

**DRAFT**

# CITY OF PITTSBURGH

PENNSYLVANIA

**JURISDICTION:**

City of Pittsburgh

**MAYOR:**

Luke Ravenstahl

**JURISDICTION WEB ADDRESS:**

<http://www.city.pittsburgh.pa.us/>

**NSP CONTACT PERSON:**

Ms. Susan Scheuring

**ADDRESS:**

200 Ross Street, 2<sup>nd</sup> Floor  
Pittsburgh, PA 15219

**TELEPHONE NUMBER:**

(412) 255-2667

**FAX NUMBER:**

(412) 393-0151

**EMAIL ADDRESS:**

[sue.scheuring@city.pittsburgh.pa.us](mailto:sue.scheuring@city.pittsburgh.pa.us)

## NEIGHBORHOOD STABILIZATION PROGRAM

### *SUBSTANTIAL AMENDMENT*

For Submission to HUD

December 1, 2008





# NEIGHBORHOOD STABILIZATION PROGRAM (NSP) CITY OF PITTSBURGH, PENNSYLVANIA

## TABLE OF CONTENTS

A.	Table of Contents.....	1
B.	SF 424 Form.....	2
C.	Executive Summary.....	3
D.	Areas of Greatest Need.....	4
E.	Distribution and Uses of Funds.....	20
F.	Definitions and Descriptions.....	25
G.	Low Income Targeting.....	28
H.	Acquisitions and Relocation.....	29
I.	Public Comment Period.....	30
J.	Information By Activity.....	32
K.	Total Budget.....	41
L.	Performance Measures.....	42
M.	Certifications.....	43



## **B. HUD SF 424 FORM:**

### **1. HUD SF 424 Form –**

Attached is the Standard Form – 424, as required by HUD, in support of the City of Pittsburgh’s Neighborhood Stabilization Program Application.

DRAFT



## C. EXECUTIVE SUMMARY:

### 1. Executive Summary –

The City of Pittsburgh is required to prepare a substantial amendment to the FY 2008 Consolidated Annual Action Plan to add the anticipated funds from the U.S. Department of Housing and Development (HUD) under the Neighborhood Stabilization Program. This amended plan outlines the use of Neighborhood Stabilization Program funds that the City will receive under Title III of Division B of the Housing and Economic Recovery Act of 2008 (HERA), signed by the President on July 30, 2008. Congress appropriated \$3.92 billion to the U.S. Department of Housing and Urban Development. These funds are to be used for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties under the program entitled Neighborhood Stabilization Program (NSP). The U.S. Department of Housing and Urban Development allocated \$2,002,958 in Neighborhood Stabilization Program funds to the City of Pittsburgh.

The eligible uses of the Neighborhood Stabilization funds are:

1. Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties
2. Purchase and rehabilitate homes and residential properties abandoned or foreclosed
3. Establish land banks for foreclosed homes
4. Demolish blighted structures
5. Redevelop demolished or vacant properties

Due to the nature of these funds to help stimulate the economy, the time for submittal of the application is December 1, 2008 and the funds need to be expended within 18 months after the application has been approved and a contract is awarded.

The City of Pittsburgh's Department of City Planning in cooperation with the Urban Redevelopment Authority of the City of Pittsburgh will submit the revised plan. The Urban Redevelopment Authority will administer and monitor the Neighborhood Stabilization Program funds.



## D. AREAS OF GREATEST NEED:

### 1. Areas of Greatest Need –

The City of Pittsburgh has an allocation of \$2,002,958 in Neighborhood Stabilization Program funds. The allocations are based on local foreclosure rate, local abandonment risk, statewide foreclosure rate, and statewide abandonment risk.

**Neighborhood Stabilization Program Allocation for Pennsylvania**

Community	NSP Allocation	Local Foreclosure Rate	Local Abandonment Risk	Statewide Foreclosure Rate	Statewide Abandonment Risk
State of Pennsylvania	\$ 59,631,318	3.0%	Medium	3.4%	Medium
Allegheny County	\$ 5,524,950	2.9%	High	3.4%	Medium
Allentown	\$ 2,113,456	7.5%	High	3.4%	Medium
Philadelphia	\$ 16,832,873	5.7%	High	3.4%	Medium
<b>Pittsburgh</b>	<b>\$ 2,002,958</b>	<b>4.7%</b>	<b>High</b>	<b>3.4%</b>	<b>Medium</b>
York County	\$ 2,017,253	2.9%	Low	3.4%	Medium

Sources: [www.hud.gov](http://www.hud.gov)

*Note: Foreclosure start rate is sum of foreclosure starts over 18 months; estimated for local areas. Risk score based on vacancies in Census Tracts with high rates of high cost loans. See methodology.*

The City of Pittsburgh has a local foreclosure rate of 4.7% and a high abandonment risk. The City of Pittsburgh has the third largest foreclosure rate of Federal Entitlement Communities in the state. The State of Pennsylvania overall has a 3% foreclosure rate and a medium local abandonment risk. In the County, there is a 20.15% of sub prime mortgages between 2004 and 2006.

The City of Pittsburgh will use the following sources of data to determine the areas of greatest need in the City from the HUD Foreclosure/Abandonment Risk Scores. These figures are based on the following information:

- ◆ Home Mortgage Disclosure Act (HMDA)
- ◆ Unemployment Rate
- ◆ Predicted 18 Month Foreclosure Rate
- ◆ USPS Residential Vacancy Rate

### Foreclosure/Abandonment Risk –

The Low-, Moderate, and Middle-Income Benefit with Abandonment/Foreclosure Risk Scores were obtained from the U.S. Department of Housing and Urban Development's



website, [www.hud.gov](http://www.hud.gov). Attached at the end of this section is the Areas of Low-, Moderate-, and Middle-Income Benefit with Abandonment/Foreclosure Risk Scores by census tract and block group for the City of Pittsburgh. The areas of greatest need are those with a Foreclosure/Abandonment Risk Score of 8 and above.

The areas of greatest need with Foreclosure/Abandonment Risk score of 10 are:

Tract	Block Group	Neighborhood	Middle Low/Mod Eligible	Estimated Foreclosure Abandonment Risk Score	Percent It 120 AMI	Persons It 120 AMI	Total Persons
050100	1	Middle Hill	YES	10	80.4%	565	703
050100	2	Middle Hill	YES	10	81.3%	542	667
050100	3	Middle Hill	YES	10	95.1%	715	752
050600	1	Upper Hill	YES	10	71.8%	583	812
050600	2	Upper Hill	YES	10	84.3%	557	661
050600	3	Upper Hill	YES	10	65.0%	516	794
050900	1	Bedford Dwellings	YES	10	95.4%	2,039	2,137
101100	1	Upper Lawrenceville	YES	10	77.5%	426	550
101100	2	Upper Lawrenceville	YES	10	78.8%	629	798
101100	3	Upper Lawrenceville	YES	10	88.1%	1,214	1,378
120100	3	Lincoln Lemington Belmar	NO	10	39.7%	674	1,699
120200	1	Lincoln Lemington Belmar	YES	10	74.8%	1,229	1,643
120300	1	Lincoln Lemington Belmar	YES	10	81.5%	1,096	1,344
120300	2	Lincoln Lemington Belmar	YES	10	86.8%	750	864
120400	1	Larimer	YES	10	95.8%	477	498
120400	2	Larimer	YES	10	86.3%	712	825
120700	1	Homewood West	YES	10	81.9%	424	518
120700	2	Homewood West	YES	10	83.9%	397	473
120800	1	Larimer	YES	10	96.2%	730	759
120800	2	Larimer	YES	10	64.5%	415	643
130100	1	Homewood North	YES	10	90.0%	1,128	1,254
130100	2	Homewood North	YES	10	89.9%	616	685
130100	3	Homewood North	YES	10	88.9%	682	767
130200	1	Homewood North	YES	10	78.4%	690	880
130200	2	Homewood North	YES	10	85.8%	887	1,034
130300	1	Homewood South	YES	10	89.2%	496	556
130300	2	Homewood South	YES	10	99.5%	576	579
130300	3	Homewood South	YES	10	82.8%	596	720
130400	1	Homewood South	YES	10	90.8%	485	534
130400	2	Homewood South	YES	10	93.2%	603	647
130400	3	Homewood South	YES	10	79.7%	409	513
130600	2	East Hills	YES	10	80.7%	614	761
130600	3	East Hills	YES	10	63.3%	309	488
130600	6	East Hills	YES	10	88.2%	2,382	2,702



Tract	Block Group	Neighborhood	Middle Low/Mod Eligible	Estimated Foreclosure Abandonment Risk Score	Percent lt 120 AMI	Persons lt 120 AMI	Total Persons
151500	1	Hazelwood	YES	10	82.0%	621	757
151500	2	Hazelwood	YES	10	86.1%	452	525
151500	3	Hazelwood	YES	10	72.4%	444	613
151500	4	Hazelwood	YES	10	90.0%	708	787
151500	5	Hazelwood	YES	10	86.8%	594	684
160300	1	Arlington	YES	10	68.1%	239	351
160300	2	Arlington	YES	10	77.6%	795	1,024
160300	3	Arlington	YES	10	87.5%	516	590
160600	1	St. Clair	YES	10	90.2%	1,295	1,435
160700	1	Mount Oliver	YES	10	86.2%	579	672
180300	1	Allentown	YES	10	75.6%	1,094	1,447
180300	2	Allentown	YES	10	75.5%	471	624
180300	3	Allentown	YES	10	88.1%	498	565
180300	4	Allentown	YES	10	88.7%	518	584
180900	1	Beltzhoover	YES	10	72.5%	403	556
180900	2	Beltzhoover	YES	10	82.6%	957	1,158
180900	3	Beltzhoover	YES	10	76.6%	321	419
180900	4	Beltzhoover	YES	10	81.5%	569	698
191500	1	Mount Washington	YES	10	74.2%	1,068	1,440
191500	2	Mount Washington	YES	10	77.7%	676	870
192100	1	South Shore	YES	10	80.8%	59	73
201700	1	Esplen	YES	10	73.5%	342	465
201800	1	Sheraden	YES	10	61.9%	479	774
201800	2	Sheraden	YES	10	72.6%	727	1,001
201800	3	Sheraden	YES	10	71.8%	939	1,308
201900	1	West End	YES	10	53.6%	232	433
202000	1	Elliott	YES	10	66.8%	584	874
202000	2	Elliott	YES	10	76.2%	602	790
202000	3	Elliott	YES	10	76.5%	995	1,300
202100	1	Chartiers City	YES	10	83.2%	514	618
202200	1	Sheraden	YES	10	80.1%	657	820
202200	2	Sheraden	YES	10	69.9%	480	687
202200	3	Sheraden	YES	10	61.3%	926	1,511
241200	1	Spring Garden	YES	10	81.2%	427	526
241200	2	Spring Garden	YES	10	79.8%	507	635
250700	1	California Kirkbride	YES	10	86.6%	811	936
250900	2	Fineview	YES	10	59.0%	436	739
250900	3	Fineview	YES	10	89.6%	973	1,086
260900	1	Northview Heights	YES	10	97.9%	2,512	2,565
261400	1	Perry South	YES	10	81.4%	609	748
261400	2	Perry South	YES	10	73.2%	619	846
261400	3	Perry South	YES	10	84.7%	819	967
261400	4	Perry South	YES	10	70.9%	508	717
261500	1	Perry South	YES	10	71.3%	660	926
261500	2	Perry South	YES	10	82.6%	859	1,040



Tract	Block Group	Neighborhood	Middle Low/Mod Eligible	Estimated Foreclosure Abandonment Risk Score	Percent lt 120 AMI	Persons lt 120 AMI	Total Persons
262000	1	Spring Hill City View	YES	10	77.8%	604	776
262000	2	Spring Hill City View	YES	10	81.1%	732	903
262000	3	Spring Hill City View	YES	10	87.0%	1,184	1,361
270300	1	Brighton Heights	YES	10	75.6%	1,030	1,362
270300	2	Brighton Heights	YES	10	85.4%	765	896
270400	1	Marshall-Shadeland	NO	10	0.0%	0	1,782
270400	2	Marshall-Shadeland	YES	10	79.5%	886	1,115
271500	1	Marshall-Shadeland	YES	10	75.7%	736	972
271500	2	Marshall-Shadeland	YES	10	89.9%	1,435	1,596
271500	3	Marshall-Shadeland	YES	10	77.0%	1,045	1,357
280800	1	Fairywood	YES	10	90.2%	951	1,054
290100	1	Carrick	YES	10	67.2%	458	682
290100	2	Carrick	YES	10	74.0%	546	738
290100	3	Carrick	YES	10	76.2%	582	764
300100	1	Knoxville	YES	10	86.8%	597	688
300100	2	Knoxville	YES	10	83.0%	485	584
300100	3	Knoxville	YES	10	70.7%	277	392
300100	4	Knoxville	YES	10	89.7%	479	534
300100	5	Knoxville	YES	10	79.9%	636	796
300100	6	Knoxville	YES	10	89.6%	661	738
300100	7	Knoxville	YES	10	70.9%	496	700

The areas with Foreclosure/Abandonment Risk score of 9 are:

Tract	Block Group	Neighborhood	Middle Low/Mod Eligible	Estimated Foreclosure Abandonment Risk Score	Percent lt 120 AMI	Persons lt 120 AMI	Total Persons
030500	1	Crawford-Roberts	YES	9	77.7%	1,170	1,505
030500	2	Crawford-Roberts	YES	9	87.3%	1,037	1,188
040200	1	West Oakland	NO	9	31.5%	492	1,561
040200	2	West Oakland	YES	9	92.7%	631	681
060500	1	Polish Hill	YES	9	88.6%	698	788
060500	2	Polish Hill	YES	9	90.1%	611	678
100500	1	Stanton Heights	NO	9	48.9%	387	791
100500	2	Stanton Heights	YES	9	72.7%	1,077	1,482
101600	1	Garfield	YES	9	96.5%	1,869	1,937
101700	1	Garfield	YES	9	72.3%	594	822
101700	2	Garfield	YES	9	91.9%	1,033	1,124
111300	1	East Liberty	YES	9	82.8%	689	832
111300	2	East Liberty	YES	9	68.8%	478	695
111300	3	East Liberty	YES	9	85.9%	625	728
111300	4	East Liberty	YES	9	76.4%	681	891
111400	1	Garfield	YES	9	78.6%	510	649
111400	2	Garfield	YES	9	80.2%	683	852



Tract	Block Group	Neighborhood	Middle Low/Mod Eligible	Estimated Foreclosure Abandonment Risk Score	Percent lt 120 AMI	Persons lt 120 AMI	Total Persons
111500	1	East Liberty	YES	9	88.4%	761	861
111500	2	East Liberty	YES	9	94.7%	304	321
111500	3	East Liberty	YES	9	78.7%	1,061	1,349
111500	4	East Liberty	YES	9	93.9%	1,183	1,260
150400	1	Glen Hazel	YES	9	72.5%	634	874
170600	1	South Side Slopes	YES	9	57.6%	365	634
170600	2	South Side Slopes	YES	9	81.7%	536	656
170600	3	South Side Slopes	YES	9	80.6%	613	761
180700	1	Mount Washington	YES	9	61.8%	417	675
180700	2	Mount Washington	YES	9	77.0%	622	808
180700	3	Mount Washington	YES	9	65.7%	545	829
191600	1	Beechview	YES	9	58.2%	521	895
191600	2	Beechview	YES	9	60.2%	535	889
191600	3	Beechview	YES	9	71.3%	510	715
191600	4	Beechview	YES	9	67.6%	617	913
191600	5	Beechview	YES	9	76.4%	954	1,249
210700	1	Manchester	YES	9	93.9%	511	544
210700	2	Manchester	YES	9	79.7%	1,545	1,938
260200	1	Perry North	YES	9	56.4%	434	770
260200	2	Perry North	YES	9	70.1%	472	673
260200	3	Perry North	YES	9	63.7%	846	1,329
260700	1	Perry North	YES	9	65.4%	527	806
260700	2	Perry North	YES	9	52.3%	550	1,052
280500	1	East Carnegie	YES	9	68.8%	348	506
280700	1	Windgap	YES	9	68.5%	500	730
280700	2	Windgap	YES	9	58.0%	421	726
281400	1	Crafton Heights	YES	9	81.1%	1,394	1,718
281400	2	Crafton Heights	YES	9	71.2%	612	860
281500	1	Crafton Heights	YES	9	59.6%	356	597
281500	2	Crafton Heights	YES	9	69.0%	707	1,024
290200	1	Carrick	YES	9	71.3%	739	1,036
290200	2	Carrick	YES	9	66.4%	576	868
290200	3	Carrick	YES	9	69.3%	471	680
290200	4	Carrick	YES	9	84.2%	586	696
290200	5	Carrick	YES	9	74.2%	777	1,047
290400	1	Carrick	YES	9	68.6%	626	913
290400	2	Carrick	YES	9	71.2%	899	1,263
290400	3	Carrick	YES	9	62.8%	429	683
290400	4	Carrick	YES	9	58.8%	361	614
290400	5	Carrick	YES	9	59.3%	416	701
310100	1	Hays	YES	9	64.0%	295	461
310200	1	Lincoln Place	YES	9	59.5%	418	702
310200	2	Lincoln Place	YES	9	56.7%	486	857
310200	3	Lincoln Place	YES	9	65.4%	394	602
310200	4	Lincoln Place	YES	9	63.1%	533	845



Tract	Block Group	Neighborhood	Middle Low/Mod Eligible	Estimated Foreclosure Abandonment Risk Score	Percent lt 120 AMI	Persons lt 120 AMI	Total Persons
310200	5	Lincoln Place	YES	9	70.3%	496	706

The areas with Foreclosure/Abandonment Risk score of 8 are:

Tract	Block Group	Neighborhood	Middle Low/Mod Eligible	Estimated Foreclosure Abandonment Risk Score	Percent lt 120 AMI	Persons lt 120 AMI	Total Persons
010300	1	Bluff	YES	8	81.8%	656	802
010300	2	Bluff	NO	8	6.2%	212	3,419
060300	1	Lower Lawrenceville	YES	8	78.1%	1,101	1,409
060300	2	Lower Lawrenceville	YES	8	86.9%	1,041	1,198
080200	1	Bloomfield	YES	8	78.0%	1,024	1,313
080200	3	Bloomfield	YES	8	76.8%	427	556
080900	1	Bloomfield	YES	8	75.9%	758	999
080900	2	Bloomfield	YES	8	69.8%	631	904
090100	1	Central Lawrenceville	YES	8	76.6%	972	1,269
090100	4	Central Lawrenceville	YES	8	77.3%	473	612
140500	1	Point Breeze North	YES	8	75.8%	625	825
140500	2	Point Breeze North	YES	8	67.9%	475	700
140500	3	Point Breeze North	YES	8	56.1%	423	754
160800	1	South Side Slopes	YES	8	69.7%	663	951
160800	2	South Side Slopes	YES	8	64.2%	305	475
160800	3	South Side Slopes	YES	8	81.8%	560	685
160800	4	South Side Slopes	YES	8	80.4%	669	832
191400	1	Mount Washington	YES	8	57.1%	323	566
191400	2	Mount Washington	YES	8	79.0%	790	1,000
191400	3	Mount Washington	YES	8	76.2%	369	484
191400	4	Mount Washington	YES	8	86.3%	872	1,010
191900	1	Brookline	YES	8	61.2%	518	846
191900	2	Brookline	YES	8	56.0%	505	902
191900	3	Brookline	YES	8	71.4%	491	688
192000	1	Beechview	YES	8	80.6%	624	774
192000	2	Beechview	YES	8	70.3%	521	741
192000	3	Beechview	YES	8	63.8%	586	918
192000	4	Beechview	YES	8	68.3%	652	955
192000	5	Beechview	YES	8	80.9%	585	723
240600	1	Troy Hill	YES	8	70.5%	1,008	1,429
240600	2	Troy Hill	YES	8	82.4%	992	1,204
250300	1	Central Northside	YES	8	86.0%	1,053	1,225
261200	1	Summer Hill	YES	8	62.0%	688	1,109
270100	1	Brighton Heights	NO	8	46.6%	798	1,712
270100	2	Brighton Heights	YES	8	68.9%	797	1,156
320400	1	Overbrook	YES	8	67.9%	459	676
320400	2	Overbrook	YES	8	52.3%	406	777



Tract	Block Group	Neighborhood	Middle Low/Mod Eligible	Estimated Foreclosure Abandonment Risk Score	Percent lt 120 AMI	Persons lt 120 AMI	Total Persons
320400	3	Overbrook	YES	8	58.6%	445	759
320700	1	Overbrook	YES	8	65.8%	822	1,250
320700	2	Overbrook	YES	8	62.3%	349	560

### Low/Mod Income Profile –

The City of Pittsburgh has an overall low- and moderate-income percentage of 52.82% of its population. These low- and moderate-income statistics were obtained from the U.S. Department of Housing and Urban Development’s website, [www.hud.gov](http://www.hud.gov). The following is the low- and moderate-income chart that list the individual low/mod percentages by Census Tract and Block Group in the City of Pittsburgh.

### Low/Mod Income Chart by Block Group for the City of Pittsburgh, PA

TRACT	BLKGRP	NEIGHBORHOOD	POP100	HU100	LOWMOD	LOWMODUNIV	LOWMODPCT
10300	1	Bluff	752	511	562	749	75
10300	2	Bluff	3170	210	212	216	98.1
20100	1	Central Business District	1029	117	99	118	83.9
20100	2	Central Business District	583	556	341	540	63.1
20100	3	Central Business District	2752	285	92	201	45.8
20100	4	Central Business District	858	665	265	673	39.4
20300	1	Strip District	266	195	176	315	55.9
30500	1	Crawford-Roberts	1562	875	955	1463	65.3
30500	2	Crawford-Roberts	1162	665	904	1131	79.9
40200	1	West Oakland	1530	220	297	595	49.9
40200	2	West Oakland	742	418	540	681	79.3
40300	1	North Oakland	4206	11	0	15	0
40300	2	North Oakland	233	95	24	138	17.4
40400	1	North Oakland	2562	1875	1450	2311	62.7
40500	1	Central Oakland	1249	649	970	1209	80.2
40500	2	Central Oakland	1761	737	1169	1605	72.8
40600	1	Central Oakland	2271	1169	1689	2224	75.9
40900	1	South Oakland	835	495	474	724	65.5
40900	2	South Oakland	208	92	113	124	91.1
40900	3	South Oakland	1150	580	846	1266	66.8
40900	4	South Oakland	814	391	519	817	63.5
50100	1	Middle Hill	738	442	415	695	59.7
50100	2	Middle Hill	655	383	456	609	74.9
50100	3	Middle Hill	750	509	609	747	81.5
50600	1	Upper Hill	841	447	404	812	49.8



TRACT	BLKGRP	NEIGHBORHOOD	POP100	HU100	LOWMOD	LOWMODUNIV	LOWMODPCT
50600	2	Upper Hill	621	333	482	661	72.9
50600	3	Upper Hill	784	391	384	794	48.4
50700	1	North Oakland	1140	812	937	1235	75.9
50700	2	North Oakland	1716	1210	1326	1799	73.7
50900	1	Bedford Dwellings	2109	1049	1932	2137	90.4
51000	1	Terrace Village	497	584	459	503	91.3
51000	2	Terrace Village	753	628	591	700	84.4
51100	1	Terrace Village	1381	862	1251	1398	89.5
60300	1	Lower Lawrenceville	1370	805	859	1389	61.8
60300	2	Lower Lawrenceville	1215	643	739	1187	62.3
60500	1	Polish Hill	792	547	523	788	66.4
60500	2	Polish Hill	696	381	457	678	67.4
70300	1	Shadyside	691	461	318	676	47
70300	2	Shadyside	807	445	315	676	46.6
70300	3	Shadyside	726	380	130	691	18.8
70500	1	Shadyside	1320	781	567	1267	44.8
70500	2	Shadyside	725	496	453	728	62.2
70500	3	Shadyside	1093	716	596	1153	51.7
70600	1	Shadyside	862	542	270	827	32.6
70600	2	Shadyside	1115	788	389	1147	33.9
70800	1	Shadyside	691	461	248	701	35.4
70800	2	Shadyside	976	601	289	922	31.3
70900	1	Shadyside	1787	1092	605	1506	40.2
70900	2	Shadyside	2961	1688	1452	2701	53.8
80200	1	Bloomfield	1292	712	778	1313	59.3
80200	3	Bloomfield	536	307	354	556	63.7
80400	1	Bloomfield	686	444	434	660	65.8
80400	2	Bloomfield	727	490	489	700	69.9
80600	1	Bloomfield	1409	838	704	1412	49.9
80600	2	Bloomfield	709	481	360	645	55.8
80700	1	Friendship	814	521	504	754	66.8
80700	2	Friendship	977	659	627	1011	62
80900	1	Bloomfield	1048	645	556	988	56.3
80900	2	Bloomfield	872	496	448	801	55.9
90100	1	Central Lawrenceville	1336	849	777	1269	61.2
90100	4	Central Lawrenceville	621	337	311	612	50.8
90200	1	Central Lawrenceville	574	314	384	554	69.3
90200	2	Central Lawrenceville	947	509	600	934	64.2
90200	3	Central Lawrenceville	853	459	502	791	63.5
90200	4	Central Lawrenceville	775	436	482	600	80.3
90300	1	Bloomfield	1206	716	832	1330	62.6
90300	2	Bloomfield	604	303	357	647	55.2
100500	1	Stanton Heights	752	296	182	722	25.2



TRACT	BLKGRP	NEIGHBORHOOD	POP100	HU100	LOWMOD	LOWMODUNIV	LOWMODPCT
100500	2	Stanton Heights	1348	594	649	1482	43.8
101100	1	Upper Lawrenceville	618	368	266	550	48.4
101100	2	Upper Lawrenceville	827	383	489	798	61.3
101100	3	Upper Lawrenceville	1454	753	892	1373	65
101400	1	Morningside	1216	563	473	1111	42.6
101400	3	Morningside	701	339	328	733	44.7
101400	4	Morningside	785	338	194	750	25.9
101400	6	Morningside	847	439	379	952	39.8
101600	1	Garfield	1879	855	1667	1937	86.1
101700	1	Garfield	867	430	507	821	61.8
101700	2	Garfield	1137	548	795	1124	70.7
101800	1	Stanton Heights	1667	780	449	1606	28
101800	3	Stanton Heights	1075	472	322	1134	28.4
110200	1	Highland Park	821	455	283	827	34.2
110200	2	Highland Park	840	440	287	791	36.3
110200	3	Highland Park	1239	666	519	1261	41.2
110200	4	Highland Park	1333	686	627	1277	49.1
110600	1	Highland Park	1063	463	358	1089	32.9
110600	2	Highland Park	723	371	195	713	27.3
110600	3	Highland Park	730	315	166	770	21.6
111300	1	East Liberty	871	476	487	827	58.9
111300	2	East Liberty	739	343	306	571	53.6
111300	3	East Liberty	720	399	595	728	81.7
111300	4	East Liberty	858	437	455	873	52.1
111400	1	Garfield	655	357	456	631	72.3
111400	2	Garfield	912	391	503	843	59.7
111500	1	East Liberty	853	549	623	861	72.4
111500	2	East Liberty	317	210	214	321	66.7
111500	3	East Liberty	1269	930	868	1250	69.4
111500	4	East Liberty	1244	718	1034	1260	82.1
120100	3	Lincoln-Lemington-Belmar	1684	436	578	933	62
120200	1	Lincoln-Lemington-Belmar	1632	824	875	1643	53.3
120300	1	Lincoln-Lemington-Belmar	1322	582	863	1344	64.2
120300	2	Lincoln-Lemington-Belmar	912	477	680	864	78.7
120400	1	Larimer	453	274	426	498	85.5
120400	2	Larimer	821	379	641	783	81.9
120700	1	Homewood West	590	337	343	518	66.2
120700	2	Homewood West	524	246	368	473	77.8
120800	1	Larimer	701	535	644	759	84.8
120800	2	Larimer	627	240	317	477	66.5
130100	1	Homewood North	1197	498	926	1246	74.3



TRACT	BLKGRP	NEIGHBORHOOD	POP100	HU100	LOWMOD	LOWMODUNIV	LOWMODPCT
130100	2	Homewood North	698	351	492	685	71.8
130100	3	Homewood North	742	450	597	767	77.8
130200	1	Homewood North	833	375	609	880	69.2
130200	2	Homewood North	1052	497	654	1034	63.2
130300	1	Homewood South	566	395	415	556	74.6
130300	2	Homewood South	570	277	532	579	91.9
130300	3	Homewood South	777	488	553	720	76.8
130400	1	Homewood South	549	294	422	534	79
130400	2	Homewood South	664	339	560	647	86.6
130400	3	Homewood South	521	254	374	513	72.9
130600	2	East Hills	721	367	474	761	62.3
130600	3	East Hills	464	233	214	488	43.9
130600	6	East Hills	2766	1290	2141	2673	80.1
140100	1	Squirrel Hill North	1104	462	178	1067	16.7
140100	2	Squirrel Hill North	1222	502	158	1233	12.8
140100	4	Squirrel Hill North	3212	153	38	278	13.7
140200	1	Squirrel Hill North	816	439	277	799	34.7
140200	2	Squirrel Hill North	1619	842	609	1491	40.8
140300	1	Squirrel Hill North	811	376	230	821	28
140300	2	Squirrel Hill North	1047	519	221	1044	21.2
140300	3	Squirrel Hill North	855	358	127	852	14.9
140300	4	Squirrel Hill North	709	318	117	697	16.8
140400	1	Point Breeze	670	324	110	672	16.4
140400	2	Point Breeze	650	256	118	670	17.6
140400	3	Point Breeze	1036	423	156	1039	15
140500	1	Point Breeze North	835	473	419	825	50.8
140500	2	Point Breeze North	686	324	409	666	61.4
140500	3	Point Breeze North	783	411	224	745	30.1
140600	1	Point Breeze	1099	609	432	1086	39.8
140600	2	Point Breeze	1018	454	274	1041	26.3
140600	3	Point Breeze	1192	499	165	1160	14.2
140800	1	Squirrel Hill South	1126	474	287	1214	23.6
140800	2	Squirrel Hill South	662	284	172	665	25.9
140800	3	Squirrel Hill South	859	451	390	795	49.1
140800	4	Squirrel Hill South	1736	789	447	1706	26.2
141000	1	Regent Square	1131	562	229	1137	20.1
141100	1	Swisshelm Park	1378	627	339	1370	24.7
141300	1	Squirrel Hill South	1407	700	439	1432	30.7
141300	2	Squirrel Hill South	2037	1049	716	1720	41.6
141300	3	Squirrel Hill South	1506	826	556	1452	38.3
141400	1	Squirrel Hill South	1313	660	612	1012	60.5
141400	2	Squirrel Hill South	1091	477	227	1065	21.3
141400	3	Squirrel Hill South	681	275	189	658	28.7



TRACT	BLKGRP	NEIGHBORHOOD	POP100	HU100	LOWMOD	LOWMODUNIV	LOWMODPCT
141400	4	Squirrel Hill South	978	628	666	955	69.7
141400	5	Squirrel Hill South	1111	456	248	1242	20
150100	1	Hazelwood	842	447	644	865	74.5
150100	2	Hazelwood	1106	552	645	1103	58.5
150400	1	Glen Hazel	805	287	582	635	91.7
151500	1	Hazelwood	740	359	481	757	63.5
151500	2	Hazelwood	517	331	419	525	79.8
151500	3	Hazelwood	614	311	336	613	54.8
151500	4	Hazelwood	795	418	578	787	73.4
151500	5	Hazelwood	720	328	420	684	61.4
151600	1	Greenfield	1255	603	450	1227	36.7
151600	3	Greenfield	577	263	221	572	38.6
151600	4	Greenfield	776	425	455	740	61.5
151700	1	Greenfield	1187	551	383	1188	32.2
151700	2	Greenfield	903	485	309	884	35
151700	3	Greenfield	981	471	462	1008	45.8
151700	4	Greenfield	731	331	263	715	36.8
151700	6	Greenfield	764	393	240	746	32.2
151700	7	Greenfield	658	351	248	677	36.6
160300	1	Arlington	388	173	114	351	32.5
160300	2	Arlington	997	417	630	1024	61.5
160300	3	Arlington	614	290	424	590	71.9
160400	1	Arlington Heights	238	557	281	290	96.9
160600	1	St. Clair	1453	768	1165	1435	81.2
160700	1	Mt. Oliver	584	246	422	672	62.8
160800	1	Southside Slopes	885	445	434	951	45.6
160800	2	Southside Slopes	483	267	193	475	40.6
160800	3	Southside Slopes	704	372	400	685	58.4
160800	4	Southside Slopes	889	408	468	832	56.3
160900	1	Southside Flats	622	341	298	508	58.7
160900	2	Southside Flats	1559	1037	904	1444	62.6
170200	1	Southside Flats	748	476	342	721	47.4
170200	2	Southside Flats	633	382	336	628	53.5
170200	3	Southside Flats	2164	1377	1270	2171	58.5
170600	1	Southside Slopes	630	333	278	590	47.1
170600	2	Southside Slopes	638	367	410	656	62.5
170600	3	Southside Slopes	778	388	504	761	66.2
180300	1	Allentown	1435	723	864	1447	59.7
180300	2	Allentown	655	299	399	593	67.3
180300	3	Allentown	567	226	395	565	69.9
180300	4	Allentown	563	257	341	584	58.4
180600	1	Bon Air	889	404	336	878	38.3
180700	1	Mount Washington	642	353	302	675	44.7



TRACT	BLKGRP	NEIGHBORHOOD	POP100	HU100	LOWMOD	LOWMODUNIV	LOWMODPCT
180700	2	Mount Washington	831	372	412	808	51
180700	3	Mount Washington	876	360	415	829	50.1
180900	1	Beltzhoover	599	247	288	547	52.7
180900	2	Beltzhoover	1083	505	778	1158	67.2
180900	3	Beltzhoover	468	255	203	419	48.4
180900	4	Beltzhoover	633	291	438	698	62.8
190300	1	Mount Washington	1331	759	453	1312	34.5
190300	2	Mount Washington	828	499	310	814	38.1
191100	1	Duquesne Heights	598	299	218	581	37.5
191100	2	Duquesne Heights	928	571	335	932	35.9
191100	3	Duquesne Heights	1170	547	371	1209	30.7
191400	1	Mount Washington	579	385	177	566	31.3
191400	2	Mount Washington	994	582	647	1000	64.7
191400	3	Mount Washington	519	256	272	484	56.2
191400	4	Mount Washington	969	505	579	1010	57.3
191500	1	Mount Washington	1477	761	745	1437	51.8
191500	2	Mount Washington	832	419	477	870	54.8
191600	1	Beechview	890	413	238	895	26.6
191600	2	Beechview	853	367	278	889	31.3
191600	3	Beechview	751	332	361	715	50.5
191600	4	Beechview	949	449	374	894	41.8
191600	5	Beechview	1218	559	598	1249	47.9
191700	1	Brookline	2217	1036	854	2150	39.7
191700	2	Brookline	669	266	292	664	44
191700	3	Brookline	748	330	432	809	53.4
191800	1	Brookline	828	360	345	795	43.4
191800	2	Brookline	745	311	187	751	24.9
191800	3	Brookline	813	379	409	791	51.7
191800	4	Brookline	745	306	263	824	31.9
191800	5	Brookline	950	430	510	940	54.3
191800	6	Brookline	1078	449	394	1068	36.9
191800	7	Brookline	659	310	206	624	33
191900	1	Brookline	850	363	363	846	42.9
191900	2	Brookline	882	414	339	880	38.5
191900	3	Brookline	715	318	302	667	45.3
192000	1	Beechview	774	331	415	774	53.6
192000	2	Beechview	763	365	353	741	47.6
192000	3	Beechview	896	409	392	918	42.7
192000	4	Beechview	953	484	430	955	45
192000	5	Beechview	725	339	381	714	53.4
192100	1	South Shore	56	40	44	73	60.3
201600	1	Ridgemont	530	233	217	504	43.1
201700	1	Esplen	495	231	209	465	44.9



TRACT	BLKGRP	NEIGHBORHOOD	POP100	HU100	LOWMOD	LOWMODUNIV	LOWMODPCT
201800	1	Sheraden	754	303	390	774	50.4
201800	2	Sheraden	1025	468	491	1001	49.1
201800	3	Sheraden	1274	523	557	1304	42.7
201900	1	West End	466	211	178	306	58.2
202000	1	Elliott	890	436	458	874	52.4
202000	2	Elliott	780	354	387	790	49
202000	3	Elliott	1284	625	634	1300	48.8
202100	1	Chartiers City	595	238	354	618	57.3
202200	1	Sheraden	796	358	506	820	61.7
202200	2	Sheraden	670	277	400	687	58.2
202200	3	Sheraden	1530	692	586	1511	38.8
202300	1	Banksville	2391	1358	836	2322	36
202300	2	Banksville	1031	336	232	895	25.9
202300	3	Banksville	1118	509	423	1085	39
210700	1	Manchester	576	294	403	544	74.1
210700	2	Manchester	1930	1054	1099	1899	57.9
210800	1	Chateau	39	29	41	41	100
220100	1	Allegheny West	508	390	252	502	50.2
220400	1	Allegheny Center	886	675	626	836	74.9
220500	1	North Shore	270	251	60	230	26.1
220600	1	Central Northside	1466	938	763	1291	59.1
220600	2	Central Northside	472	300	252	442	57
230400	1	East Allegheny	1451	917	996	1565	63.6
230400	2	East Allegheny	1184	818	723	1050	68.9
240600	1	Troy Hill	1361	817	703	1422	49.4
240600	2	Troy Hill	1179	598	695	1204	57.7
241200	1	Spring Garden	492	239	288	526	54.8
241200	2	Spring Garden	762	382	352	635	55.4
250300	1	Central Northside	1262	754	892	1218	73.2
250700	1	California-Kirkbride	973	450	654	903	72.4
250900	2	Fineview	708	344	289	739	39.1
250900	3	Fineview	1043	512	931	1086	85.7
260200	1	Perry North	725	318	266	770	34.5
260200	2	Perry North	667	296	329	664	49.5
260200	3	Perry North	1380	612	498	1291	38.6
260700	1	Perry North	813	390	398	806	49.4
260700	2	Perry North	1084	500	297	1031	28.8
260900	1	Northview Heights	2526	879	2330	2565	90.8
261200	1	Summer Hill	1077	503	443	1109	39.9
261400	1	Perry South	701	330	523	741	70.6
261400	2	Perry South	920	450	503	753	66.8
261400	3	Perry South	900	395	672	950	70.7
261400	4	Perry South	772	447	420	704	59.7



TRACT	BLKGRP	NEIGHBORHOOD	POP100	HU100	LOWMOD	LOWMODUNIV	LOWMODPCT
261500	1	Perry South	970	439	430	906	47.5
261500	2	Perry South	1013	551	622	1040	59.8
262000	1	Spring Hill-City View	805	351	469	768	61.1
262000	2	Spring Hill-City View	841	328	667	817	81.6
262000	3	Spring Hill-City View	1394	713	788	1361	57.9
270100	1	Brighton Heights	1652	736	449	1663	27
270100	2	Brighton Heights	1216	550	595	1127	52.8
270300	1	Brighton Heights	1294	652	788	1362	57.9
270300	2	Brighton Heights	835	397	634	853	74.3
270400	2	Marshall-Shadeland	1261	599	647	1097	59
270800	1	Brighton Heights	883	348	275	784	35.1
270800	2	Brighton Heights	1028	454	396	1016	39
270800	3	Brighton Heights	1142	527	562	1155	48.7
271500	1	Marshall-Shadeland	950	452	497	955	52
271500	2	Marshall-Shadeland	1614	745	1056	1579	66.9
271500	3	Marshall-Shadeland	1361	652	756	1357	55.7
280500	1	East Carnegie	485	193	221	436	50.7
280700	1	Windgap	773	356	397	730	54.4
280700	2	Windgap	674	311	275	726	37.9
280800	1	Fairywood	1099	644	858	1054	81.4
281100	1	Westwood	1032	471	364	960	37.9
281100	2	Westwood	2061	1028	846	2091	40.5
281200	1	Oakwood	1028	551	493	1040	47.4
281400	1	Crafton Heights	1681	693	1081	1718	62.9
281400	2	Crafton Heights	890	409	385	860	44.8
281500	1	Crafton Heights	619	254	216	597	36.2
281500	2	Crafton Heights	1009	463	359	1024	35.1
290100	1	Carrick	702	346	356	682	52.2
290100	2	Carrick	764	354	331	721	45.9
290100	3	Carrick	725	370	398	764	52.1
290200	1	Carrick	1069	439	513	1036	49.5
290200	2	Carrick	880	518	432	868	49.8
290200	3	Carrick	689	287	333	680	49
290200	4	Carrick	688	337	416	694	59.9
290200	5	Carrick	994	464	578	1047	55.2
290400	1	Carrick	899	441	457	898	50.9
290400	2	Carrick	1284	641	643	1263	50.9
290400	3	Carrick	620	280	299	673	44.4
290400	4	Carrick	661	304	255	614	41.5
290400	5	Carrick	710	333	225	701	32.1
300100	1	Knoxville	610	216	445	683	65.2
300100	2	Knoxville	628	274	461	584	78.9
300100	3	Knoxville	396	156	202	381	53



TRACT	BLKGRP	NEIGHBORHOOD	POP100	HU100	LOWMOD	LOWMODUNIV	LOWMODPCT
300100	4	Knoxville	524	267	413	534	77.3
300100	5	Knoxville	813	390	529	796	66.5
300100	6	Knoxville	743	295	500	738	67.8
300100	7	Knoxville	718	325	337	700	48.1
310100	1	Hays	457	228	268	461	58.1
310200	1	Lincoln Place	706	323	245	702	34.9
310200	2	Lincoln Place	798	306	315	857	36.8
310200	3	Lincoln Place	604	270	293	602	48.7
310200	4	Lincoln Place	866	410	314	845	37.2
310200	5	Lincoln Place	697	310	347	706	49.2
310300	1	New Homestead	937	387	307	892	34.4
320400	1	Overbrook	692	306	316	676	46.7
320400	2	Overbrook	766	293	229	741	30.9
320400	3	Overbrook	786	354	318	759	41.9
320600	1	Brookline	1238	534	467	1255	37.2
320600	2	Brookline	1181	543	473	1177	40.2
320700	1	Overbrook	1213	520	534	1250	42.7
320700	2	Overbrook	584	253	198	560	35.4
<b>City of Pittsburgh's Total:</b>			<b>332,798</b>	<b>163,366</b>	<b>164,650</b>	<b>311,730</b>	<b>52.82%</b>

Of the 343 Census Tract and Block Groups in the City, 100 have Foreclosure/Abandonment Risk Scores of 10 and 98 are low- and moderate-income (98%); 64 have Foreclosure/Abandonment Risk Scores of 9 and 62 are low- and moderate-income (93.8%); and 40 have Foreclosure/Abandonment Risk Scores of 8 and 38 are low- and moderate-income (95%). This means that 198 of the total are low- and moderate-income Census Tract and Block Groups and have Foreclosure/Abandonment Risk Scores of 8 to 10 (57.8%).

**Maps:**

Included in this Neighborhood Stabilization Program are the following maps:

- ◆ Census Tracts for the City of Pittsburgh, Pennsylvania
- ◆ Total Population by Census Tract for the City of Pittsburgh, Pennsylvania
- ◆ Low- and Moderate-Income Census Tracts Map for the City of Pittsburgh, Pennsylvania
- ◆ Mortgage Foreclosure Map for the City of Pittsburgh, Pennsylvania



- ◆ Neighborhood Stabilization Program with HUD Foreclosure Scores Map for the City of Pittsburgh, Pennsylvania
- ◆ Neighborhood Stabilization Program with Mortgage Foreclosures for the City of Pittsburgh, Pennsylvania
- ◆ Blight Map for the City of Pittsburgh, Pennsylvania

DRAFT



## E. DISTRIBUTION AND USES OF FUNDS:

### 1. Distribution and Uses of Funds –

The City of Pittsburgh proposed to use the Neighborhood Stabilization Program funds to help areas that have been effected by HMDA High Cost Loan Rates, Foreclosure Rate, and Residential Vacancy Rate that produce the greatest foreclosure abandonment risk scores. The areas with scores that are 8 and greater are the areas of greatest need. The following list represents the census tracts, block groups, neighborhoods, low- and moderate-income statistics, where the NSP funds will be used:

Tract	Block Group	Neighborhood	Low/Mod Area
010300	1	Bluff	YES
010300	2	Bluff	NO
030500	1	Crawford-Roberts	YES
030500	2	Crawford-Roberts	YES
040200	1	West Oakland	NO
040200	2	West Oakland	YES
050100	1	Middle Hill	YES
050100	2	Middle Hill	YES
050100	3	Middle Hill	YES
050600	1	Upper Hill	YES
050600	2	Upper Hill	YES
050600	3	Upper Hill	YES
050900	1	Bedford Dwellings	YES
060300	1	Lower Lawrenceville	YES
060300	2	Lower Lawrenceville	YES
060500	1	Polish Hill	YES
060500	2	Polish Hill	YES
080200	1	Bloomfield	YES
080200	3	Bloomfield	YES
080900	1	Bloomfield	YES
080900	2	Bloomfield	YES
090100	1	Central Lawrenceville	YES
090100	4	Central Lawrenceville	YES
100500	1	Stanton Heights	NO
100500	2	Stanton Heights	YES
101100	1	Upper Lawrenceville	YES
101100	2	Upper Lawrenceville	YES
101100	3	Upper Lawrenceville	YES
101600	1	Garfield	YES
101700	1	Garfield	YES



Tract	Block Group	Neighborhood	Low/Mod Area
101700	2	Garfield	YES
111300	1	East Liberty	YES
111300	2	East Liberty	YES
111300	3	East Liberty	YES
111300	4	East Liberty	YES
111400	1	Garfield	YES
111400	2	Garfield	YES
111500	1	East Liberty	YES
111500	2	East Liberty	YES
111500	3	East Liberty	YES
111500	4	East Liberty	YES
120100	3	Lincoln Lemington Belmar	NO
120200	1	Lincoln Lemington Belmar	YES
120300	1	Lincoln Lemington Belmar	YES
120300	2	Lincoln Lemington Belmar	YES
120400	1	Larimer	YES
120400	2	Larimer	YES
120700	1	Homewood West	YES
120700	2	Homewood West	YES
120800	1	Larimer	YES
120800	2	Larimer	YES
130100	1	Homewood North	YES
130100	2	Homewood North	YES
130100	3	Homewood North	YES
130200	1	Homewood North	YES
130200	2	Homewood North	YES
130300	1	Homewood South	YES
130300	2	Homewood South	YES
130300	3	Homewood South	YES
130400	1	Homewood South	YES
130400	2	Homewood South	YES
130400	3	Homewood South	YES
130600	2	East Hills	YES
130600	3	East Hills	YES
130600	6	East Hills	YES
140500	1	Point Breeze North	YES
140500	2	Point Breeze North	YES
140500	3	Point Breeze North	YES
150400	1	Glen Hazel	YES
151500	1	Hazelwood	YES
151500	2	Hazelwood	YES
151500	3	Hazelwood	YES
151500	4	Hazelwood	YES
151500	5	Hazelwood	YES
160300	1	Arlington	YES
160300	2	Arlington	YES
160300	3	Arlington	YES



Tract	Block Group	Neighborhood	Low/Mod Area
160600	1	St. Clair	YES
160700	1	Mount Oliver	YES
160800	1	South Side Slopes	YES
160800	2	South Side Slopes	YES
160800	3	South Side Slopes	YES
160800	4	South Side Slopes	YES
170600	1	South Side Slopes	YES
170600	2	South Side Slopes	YES
170600	3	South Side Slopes	YES
180300	1	Allentown	YES
180300	2	Allentown	YES
180300	3	Allentown	YES
180300	4	Allentown	YES
180700	1	Mount Washington	YES
180700	2	Mount Washington	YES
180700	3	Mount Washington	YES
180900	1	Beltzhoover	YES
180900	2	Beltzhoover	YES
180900	3	Beltzhoover	YES
180900	4	Beltzhoover	YES
191400	1	Mount Washington	YES
191400	2	Mount Washington	YES
191400	3	Mount Washington	YES
191400	4	Mount Washington	YES
191500	1	Mount Washington	YES
191500	2	Mount Washington	YES
191600	1	Beechview	YES
191600	2	Beechview	YES
191600	3	Beechview	YES
191600	4	Beechview	YES
191600	5	Beechview	YES
191900	1	Brookline	YES
191900	2	Brookline	YES
191900	3	Brookline	YES
192000	1	Beechview	YES
192000	2	Beechview	YES
192000	3	Beechview	YES
192000	4	Beechview	YES
192000	5	Beechview	YES
192100	1	South Shore	YES
201700	1	Esplen	YES
201800	1	Sheraden	YES
201800	2	Sheraden	YES
201800	3	Sheraden	YES
201900	1	West End	YES
202000	1	Elliott	YES
202000	2	Elliott	YES



Tract	Block Group	Neighborhood	Low/Mod Area
202000	3	Elliott	YES
202100	1	Chartiers City	YES
202200	1	Sheraden	YES
202200	2	Sheraden	YES
202200	3	Sheraden	YES
210700	1	Manchester	YES
210700	2	Manchester	YES
240600	1	Troy Hill	YES
240600	2	Troy Hill	YES
241200	1	Spring Garden	YES
241200	2	Spring Garden	YES
250300	1	Central Northside	YES
250700	1	California Kirkbride	YES
250900	2	Fineview	YES
250900	3	Fineview	YES
260200	1	Perry North	YES
260200	2	Perry North	YES
260200	3	Perry North	YES
260700	1	Perry North	YES
260700	2	Perry North	YES
260900	1	Northview Heights	YES
261200	1	Summer Hill	YES
261400	1	Perry South	YES
261400	2	Perry South	YES
261400	3	Perry South	YES
261400	4	Perry South	YES
261500	1	Perry South	YES
261500	2	Perry South	YES
262000	1	Spring Hill City View	YES
262000	2	Spring Hill City View	YES
262000	3	Spring Hill City View	YES
270100	1	Brighton Heights	NO
270100	2	Brighton Heights	YES
270300	1	Brighton Heights	YES
270300	2	Brighton Heights	YES
270400	1	Marshall-Shadeland	NO
270400	2	Marshall-Shadeland	YES
271500	1	Marshall-Shadeland	YES
271500	2	Marshall-Shadeland	YES
271500	3	Marshall-Shadeland	YES
280500	1	East Carnegie	YES
280700	1	Windgap	YES
280700	2	Windgap	YES
280800	1	Fairywood	YES
281400	1	Crafton Heights	YES
281400	2	Crafton Heights	YES
281500	1	Crafton Heights	YES



Tract	Block Group	Neighborhood	Low/Mod Area
281500	2	Crafton Heights	YES
290100	1	Carrick	YES
290100	2	Carrick	YES
290100	3	Carrick	YES
290200	1	Carrick	YES
290200	2	Carrick	YES
290200	3	Carrick	YES
290200	4	Carrick	YES
290200	5	Carrick	YES
290400	1	Carrick	YES
290400	2	Carrick	YES
290400	3	Carrick	YES
290400	4	Carrick	YES
290400	5	Carrick	YES
300100	1	Knoxville	YES
300100	2	Knoxville	YES
300100	3	Knoxville	YES
300100	4	Knoxville	YES
300100	5	Knoxville	YES
300100	6	Knoxville	YES
300100	7	Knoxville	YES
310100	1	Hays	YES
310200	1	Lincoln Place	YES
310200	2	Lincoln Place	YES
310200	3	Lincoln Place	YES
310200	4	Lincoln Place	YES
310200	5	Lincoln Place	YES
320400	1	Overbrook	YES
320400	2	Overbrook	YES
320400	3	Overbrook	YES
320700	1	Overbrook	YES
320700	2	Overbrook	YES



## F. DEFINITION AND DESCRIPTIONS:

### 1. Blighted Structure –

The following definition of a blighted structure is based on the Pennsylvania Urban Redevelopment Law [35 P.S. § 1712.1(c)], as amended:

A blighted property includes:

1. Any premises which because of physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes.
2. Any premises which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures.
3. Any dwelling which because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation.
4. Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property.
5. Any structure from which the utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
6. Any vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.
7. Any unoccupied property which has been tax delinquent for a period of two years prior to the effective date of this act, and those in the future having a two year tax delinquency.
8. Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency.
9. Any abandoned property. A property shall be considered abandoned if:
  - i. it is a vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of six months;



- ii. it is a vacant property or vacant or unimproved lot or parcel of ground on which the total of municipal liens on the property for tax or any other type of claim of the municipality are in excess of 150% of the fair market value of the property as established by the Board of Revisions of Taxes or other body with legal authority to determine the taxable value of the property; or
- iii. the property has been declared abandoned by the owner, including an estate that is in possession of the property.

## 2. Affordable Rent –

The following chart illustrates what the affordable rents are for the metro fair market rent area of the City of Pittsburgh for households 50% of Area Median Income:

Area Name	FY 2008 Income Limits for 50% of HUD Area Median Income							
	1 person household	2 person household	3 person household	4 person household	5 person household	6 person household	7 person household	8 person household
Pittsburgh, PA HUD Metro FMR Area	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800	\$37,200	\$39,600

This charts shows what the affordable rents are for the metro fair market rent area for the City of Pittsburgh for households 120% of Area Median Income:

Area Name	FY 2008 Income Limits for 120% of HUD Area Median Income							
	1 person household	2 person household	3 person household	4 person household	5 person household	6 person household	7 person household	8 person household
Pittsburgh, PA HUD Metro FMR Area	\$50,400	\$57,600	\$64,800	\$72,000	\$77,750	\$83,500	\$89,300	\$95,050

## 3. Affordability Period For NSP Assisted Housing –

City of Pittsburgh and the URA of Pittsburgh will utilize HUD’s requirements for affordability under the HOME Investment Partnership Program 24 CFR § 92.252 and 92.254. The charts below are illustrates the minimum period of affordability for rental housing and homeownership.



### Rental Housing Affordability Period

Rental Housing Activity	Minimum Period of Affordability in years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

### Homeownership Assistance Affordability Period

Homeownership Assistance Activity	Minimum Period of Affordability in years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

#### 4. Housing Rehabilitation Standards –

The City's Housing Rehabilitation Standards surpass the Federal Housing Quality Standards. The City of Pittsburgh will abide by the City's Building Codes. The City of Pittsburgh has adopted the Pennsylvania Uniform Construction Code, which is the 2006 Edition of the International Building Code issued by the International Code Council.



## **G. LOW INCOME TARGETING:**

### **1. Low Income Targeting –**

The City of Pittsburgh will budget \$650,000, which is 32.5% of the Neighborhood Stabilization Program funds, to assist individuals and families at 50% or below median income. These funds will be budgeted for a Rental Housing Development Activity in cooperation with Low Income Housing Tax Credits (LIHTC). The activity will fund acquisition, pre-development, demolition, construction and/or rehabilitation costs. This activity will meet the requirement that 25% of the NSP funds are to be set-aside for projects that serve individuals and families equal to or less than 50% of the area's median income.

DRAFT



## H. ACQUISITIONS AND RELOCATION:

### 1. Acquisitions and Relocation –

The NSP funds are eligible for acquisition of property. Acquisition funds will only be used for property that is vacant land, and for unoccupied structures. The acquisition activities will follow all Federal requirements and if relocation is needed, the City will follow the Uniform Relocation and Real Property Acquisition Policies Act.

DRAFT



## I. PUBLIC COMMENT PERIOD:

### 1. Public Comments –

Through the consultation with the City housing agencies, the URA and the City Planning Department staff have developed the Neighborhood Strategic Program Application to improve the quality of life for all residents of the City of Pittsburgh, Pennsylvania.

The following schedule was used in the preparation of the Neighborhood Strategic Program Application:

ACTIVITY	DATE
Meeting with housing agencies and providers to inform them about the NSP Program and suggestions and ideas of how to spend the NSP funds.	October 21 ,2008
Published in newspapers that the Neighborhood Strategic Program Application is going on display.	November 12, 2008
Neighborhood Strategic Program Application put on display and begin 15 day public comment period.	November 13, 2008
End of 15 day public comment period.	November 28, 2008
Submission of Application to HUD.	December 1, 2008
End of HUD review period.	January 15, 2009

The Neighborhood Strategic Program Application was placed on display beginning November 13, 2008 at the following locations in the City of Pittsburgh:

- ◆ Department of City Planning  
200 Ross Street  
Pittsburgh, PA 15219
- ◆ Urban Redevelopment Authority  
200 Ross Street  
Pittsburgh, PA 15219

The City of Pittsburgh’s Neighborhood Stabilization Program Application was also displayed on the City of Pittsburgh’s website, <http://www.city.pittsburgh.pa.us/>.



The following comments were received during the public comment period:

- ◆ [The public comments will be added after the public comment period ends.]

DRAFT



## J. INFORMATION BY ACTIVITY:

### 1. Information by Activity –

Attached are the Neighborhood Stabilization Program Activity Sheets for the Amended FY 2008 Consolidated Annual Action Plan:

- ◆ Program Administration
- ◆ Demolition
- ◆ Rental Housing Development
- ◆ For Sale Housing Development/Greening

DRAFT



## NSP ACTIVITY SHEET

1. **Activity Name:** Program Administration
2. **Activity Type:** NSP eligible use: planning and administering activities §2301(c)(3)  
CDBG eligible use: program administrative activities  
(24 CFR 570.201)
3. **National Objective:** N/A
4. **Projected Start Date:** March 1, 2009
5. **Project End Date:** February 28, 2014
6. **Responsible Organization:** City of Pittsburgh and the Urban Redevelopment Authority of the City of Pittsburgh
7. **Location Description:** N/A
8. **Activity Description:** Funds used to pay for the administration of the City's Neighborhood Stabilization Program by the URA. These costs include salaries, fringe benefits and indirect costs associated with the NSP program.



## NSP ACTIVITY SHEET

1. **Activity Name:** Demolition
  
2. **Activity Type:** NSP Eligible Use – Demolition of blighted structures § 2301(c)(3)(D)  
CDBG Eligible Activity – 24 CFR 570.201(d) Clearance for blighted structures only
  
3. **National Objective:** Low, Moderate and Middle Income Persons – ≤ 120% of area median income.
  
4. **Projected Start Date:** March 1, 2009
  
5. **Project End Date:** February 28, 2014
  
6. **Responsible Organization:** City of Pittsburgh and the Urban Redevelopment Authority of the City of Pittsburgh
  
7. **Location Description:** Demolition will only take place in the areas with Foreclosure/Abandonment Risk score of 8 and greater. The census tracts and block groups are listed in Section E. Distribution and Uses of Funds.
  
8. **Activity Description:** The City's Bureau of Building Inspection ("BBI") will use \$1,000,000 of the NSP funds for demolition activities. Properties demolished using NSP funds will be located in areas designated as "8", "9", and "10" by the HUD data. The URA will work with BBI and other City staff to target the NSP funded demolitions to those areas which will facilitate future development. Approximately 125 structures (\$8,000 per structure) will be demolished. Properties demolished will meet the following criteria:
  - The structures must be blighted.



- They structures will be in areas identified on the HUD Map of “Estimated Foreclosure Abandonment Risk”.
- Program income will be returned to the City and re-spent in accordance with NSP guidelines. Any program income received after five (5) years will be returned to the Federal Government.

DRAFT



## NSP ACTIVITY SHEET

1. **Activity Name:** Rental Housing Development
2. **Activity Type:** NSP Eligible Use – § 2301(c)(3)(B)  
CDBG Eligible Activity – 24 CFR 570.2-(a) and 570.202
3. **National Objective:** Low Income Persons, ≤ 50% of area median income
4. **Projected Start Date:** March 1, 2009
5. **Project End Date:** February 28, 2014
6. **Responsible Organization:** City of Pittsburgh and the Urban Redevelopment Authority of the City of Pittsburgh
7. **Location Description:** Rental Housing Developments will be located in areas with Foreclosure/Abandonment Risk Scores of 8 and greater. The census tracts and block groups are listed in the Section E. Distribution and Uses of Funds.
8. **Activity Description:** A minimum of 25% of the grant funds will be used to house people at 50% or below median income. NSP funds will be used to support Low Income Housing Tax Credit (LIHTC) Development(s) where at least a portion of the site meets the definition of foreclosed or abandoned properties. Projects which may be funded include, but are not necessarily, limited to the following:  
  
(a) Dinwiddie Street Homes Phase I – a 23-unit scattered site LIHTC housing development proposed for the 200 Block of Dinwiddie Street in the Crawford Roberts Neighborhood of the City of Pittsburgh (Census Tract 305). This neighborhood has been classified as a “9” by the HUD Foreclosure



Abandonment Risk Score data. A majority of the project sites are being acquired through the Treasurer's Sale process. An application was submitted in October, 2008 for an allocation of LIHTC from the Pennsylvania Housing Finance Agency (PHFA). At least 51% of the 23 units will be rented to households with incomes at or below 50% of area median income. A decision regarding this application is expected in the spring, 2009. NSP funds maybe used to support the proposed development including acquisition, pre-development, demolition, construction and/or rehabilitation. NSP funds could also potentially be used for site assembly costs for a subsequent phase Dinwiddie Street LIHTC development.

**(b) Dad's House/Safe Haven** is a 15-unit supportive housing program being undertaken in the East Liberty Neighborhood of the City by the East Liberty Development, Inc. This project is located on nine (9) strategic sites in Census Tract 1113 of the East Liberty Neighborhood. This portion of the East Liberty neighborhood has been classified as a "9" by the HUD Foreclosure Abandonment Risk Score. The Dad's House portion of the project will provide 10 units of permanent supportive housing for homeless fathers who are in recovery from substance abuse and mental illness. The Safe Haven portion of the project will provide supportive housing for eight (8) chronically homeless men in five (5) apartment units. The majority of the residents will be below 50% of area median income. A number of the project sites meet the definition of foreclosed or abandoned. NSP funds can be used in support of the proposed development including acquisition, pre-development, demolition, construction and/or rehabilitation.

**(c) Fairfield Apartments Phase II** is a 69-unit mixed income rental housing development being undertaken by McCormack Baron Salazar in cooperation with East Liberty Development, Inc. A portion of the site which contains 12 units, is located on the northwest corner of the intersection of Collins Street and East Liberty Boulevard. This portion of the site was assembled by ELDI and includes several properties which meet the definition of foreclosed or abandoned. This site is situated in Census Tract 1113 which is an



area classified as “9” by the HUD Foreclosure Abandonment Risk Score data. An application was submitted in October, 2008 for an allocation of LIHTC from the Pennsylvania Housing Finance Agency (PHFA). A decision regarding this application is expected in the spring, 2009. NSP funds can be used in support of the proposed development including acquisition, pre-development, demolition, construction and/or rehabilitation.

DRAFT



## NSP ACTIVITY SHEET

1. **Activity Name:** For Sale Housing Development/Greening
2. **Activity Type:** NSP Eligible Use – § 2301(c)(3)A  
CDBG Eligible Activity – 24 CFR 570.206
3. **National Objective:** Low, Moderate, or Middle Income Person –  
≤ 120% of area median income.
4. **Projected Start Date:** March 1, 2009
5. **Project End Date:** February 28, 2014
6. **Responsible Organization:** City of Pittsburgh and the Urban Redevelopment  
Authority of the City of Pittsburgh
7. **Location Description:** Activities will be used in the areas with HUD  
Foreclosure/Abandonment Risk Score of 8 and  
greater. The census tracts and block groups are  
listed in the Section E. Distribution and Uses of  
Funds.
8. **Activity Description:** Funds to be used to support the re-development of for -  
sale housing units and/or the greening of vacant lots  
by community development corporations on  
properties which have been assembled using the  
City's land reserve process. All of the properties will  
meet the definition of foreclosed and/or abandoned,  
since they were all acquired by the City via the tax  
sale process. NSP funds will be used to support  
proposed developments, including: acquisition, pre-  
development, demolition, greening, construction  
and/or rehabilitation.



Specific developments to be accomplished with these NSP funds include but are not necessarily limited to the following:

- Garfield Homeownership Choice Phase 3 in the Garfield Neighborhood being undertaken by the Bloomfield Garfield Corporation. These properties are generally located in Census Tract(s) 1017 which is classified as “9” by the HUD Foreclosure Abandonment Risk Score data.
- East Liberty Neighborhood Revitalization Initiative (NRI) and Excellence in Design Initiative (EDI) programs on Hays, North St. Clair Street, and North Euclid Street in the East Liberty Neighborhood being undertaken by East Liberty Development, Inc. (ELDI). These properties are generally located in Census Tract 1113 which is classified as “9” by the HUD Foreclosure Abandonment Risk Score data.
- Greening of vacant lots in the Beltzhoover and Allentown Neighborhoods (Census Tracts 1803 & 1809) by Neighborhood Development Ventures. This area is classified as “10” by the HUD Foreclosure Abandonment Risk Score data.



## K. TOTAL BUDGET:

### 1. Total Budget –

The City of Pittsburgh, proposes to undertake the following activities and projects through the Neighborhood Stabilization Program:

<b>Activity Name:</b>	<b>Budget:</b>
Program Administration	\$ 200,295.80
Demolition	\$ 1,000,000.00
Rental Housing Development	\$ 650,000.00
For Sale Housing Development/Greening	\$ 152,662.20
<b>Total:</b>	<b>\$ 2,002,958.00</b>



## L. PERFORMANCE MEASURES:

### 1. Performance Measures –

The chart below lists the performance measures for the Neighborhood Stabilization Program funds:

Activity	Income Levels of Households	Proposed Units
Acquisition	50% of area median income	0 housing units
	51-80% of area median income	15 housing units
	81 to 120% of area median income	0 housing units
Rehabilitation	50% of area median income	20 housing units
	51-80% of area median income	0 housing units
	81 to 120% of area median income	0 housing units
Demolished	50% of area median income	0 structures
	51-80% of area median income	125 structures
	81 to 120% of area median income	0 structures
<b>Total Units:</b>		<b>160 units</b>



## **M. CERTIFICATIONS:**

### **1. Certifications –**

Attached are the required certifications signed by Mayor Ravenstahl of the City of Pittsburgh.

DRAFT