

VACANT HOUSING IN SELECTED NEIGHBORHOODS
OF PITTSBURGH

Internship Report

by

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CHAPTER I

INTRODUCTION

I interned with the Department of City Planning, Pittsburgh, Pennsylvania. I began in late April, 1972, with the beginning of the Spring Trimester, and will conclude the experience in December, 1972, with the end of the Fall Trimester. I worked 20 hours weekly while also completing my coursework.

Organization of Department of City Planning

The Department of City Planning (DCP) is subdivided as follows: Comprehensive Planning, Community Planning, and Land Use Controls. The Comprehensive Planning Division is delegated with long-range, comprehensive planning. The staff of this section consists of functional specialists; some fields of specialty include economics, housing, recreation, and statistics. Each specialist, aside from serving as a resource person to other staff members, acts as a liaison with operating agencies in his field. The Community Planning Division works with community groups in planning for their local areas. This division is organized geographically, with one community planner assigned to each of seven broad residential areas encompassing the whole city. The community planner serves as a liaison between community groups of his area and the DCP; he serves as technical assistant to the local groups, and also as a development coordinator and expeditor in his area. In addition, there is one planner charged with planning in the Central Business District.

The Land Use Control Division is the regulatory arm of the DCP. It is charged with administering the city's zoning ordinance and subdivision regulations.

Work Performed

During the Spring Trimester, I worked under the Comprehensive Planning Division. I was supervised by Jane Downing in carrying out a Vacant Housing Study for selected neighborhoods in Pittsburgh. This study will be the focus of this report (see below).

During the Fall Trimester, I am involved in preliminary investigative work necessary for the preparation of a Redevelopment Area Plan for the Greater Hazelwood Area, under the State Renewal Program. The work I am doing will enable the staff to determine the feasibility of, and solve problems of some of the plan's elements. I am working under the supervision of Victor S. Willem, Jr., the community planner whose jurisdiction includes Hazelwood.

The primary reason for this paper centering on the Vacant Housing Study is that I had major responsibility for its performance. As it was begun only after I began working for the Department, I had complete familiarity with its intended content, as well as its progress. I saw the study through all phases -- from inception, through data collection, data analysis, field surveys, detailed analyses, conclusions, and review by the Deputy Director in charge of Comprehensive Planning.

The Hazelwood experience is not appropriate as the subject for this report as it is more task-oriented, involving a variety of less major, though necessary, undertakings. It does not in-

volve any one, nBjor undertaking which I will see to its conclusion, as the proposal for redevelopment will be published long after I will conclude my internship.

CHAPTER II

UNDERTAKING THE STUDY

Purpose of the Study

The hypothesis which was the basis for the investigation of vacant housing in the City of Pittsburgh is as follows: A large stock of unused, habitable housing exists in the city, as well as a portion of dilapidated vacant housing which occupies potential sites for new housing.

The purpose of the study was to verify this hypothesis, and to see to what extent the problem actually exists. While the data that was used (the 1970 Census) is the most recent data available with the detail that is necessary, (See Chapter III concerning data analysis), it was collected two years ago. It was thus also necessary to check the accuracy of this data -- to see how many housing units are still vacant and what proportion of these are usable for housing.

In addition, it was necessary to narrow the scope of geographical area and find out in which sections of the city the largest concentrations of vacant housing are found. For this purpose, census data, Community Planners' input, and field surveys were utilized. As it was impossible for one person in a three-month time frame to study the entire city, it became necessary to choose the most acute areas. These areas were to be used as a test of the hypothesis, as one aim of the study was to determine if further

investigation of the vacant housing problem would be warranted.

Finally, the study culminates in possible program solutions to get the housing re-used before additional neglect, weathering and vandalism causes further deterioration to the point that demolition is the only alternative. In addition, it was felt desirable to collect, in one place, all applicable programs, first so that the utility of each one could be examined and weighed against the others for each area studied, and secondly, so that this study might serve as an on-going resource. (For this reason, more programs are discussed than are actually suggested for use in the study areas).

The causes of the vacancies were not focused upon due to the time frame involved and because both Miss Downing and myself felt that it was more important, as a beginning, to save those units that currently exist. Causes of the problem, however, are definitely felt to be a subject for extensive investigation as soon as it can practically be undertaken.

Major Problems in Conducting the Study

The number one problem was the time constraint. According to the Department's work schedule, the study was to be completed in approximately 3 months and it was therefore necessary to only undertake that which could be brought to an intelligent conclusion in that time.

A very acute problem was the scarcity of data. While the 1970 Census was the only major source available, as already mentioned, it was two years old. Vacancy characteristics tended to

change somewhat drastically in some areas during that time. It was therefore necessary to contact other agencies and organizations for similar studies and, or, more recent relevant information. The Federal Housing Administration, of the Pittsburgh Area Office of the United States Department of Housing and Urban Development, supplied a postal vacancy study, which proved of very limited utility as it was done on the basis of zip codes and it was not possible to correlate these with census tracts or block groups.

The Code Enforcement Relocation Office of the Pittsburgh Housing Authority was sought as a possible data source as they maintain records of vacancies for their use. However, these vacancies proved to be of a transient nature and were absorbed by normal market mechanisms.

HUD/FHA Economic and Market Analysis Division sent a HousiD9: Market Analysis-Pittsburgh, Pa. as of November .1, 1971. However, this was received too late to modify the direction of the study. It did reinforce the fact that critical areas had not been overlooked as the vacancy rate reported therein for the city was higher than that rate which was used as a cut-off, above which block groups were investigated. (See next chapter concerning data analysis and the choosing of areas to investigate).

CHAPTER III

DATA ANALYSIS -- CHOOSING AREAS TO BE INVESTIGATED

The basis for the preliminary data collection was data derived from the 1970 Census, specifically Selected Housing Data for the City of Pittsburgh, 1970 Census Block File. All investigations, for various characteristics were made at the block group level and summarized at the tract level.

This data was in the form of 2 computer printouts supplied by the Southwestern Pennsylvania Regional Planning Commission, which is the regional agency that receives the census tapes; they program for computation and format the data into a useful form.

The first printout contained information on number and percent of: occupied units, vacant units, total units (all according to block, block group, and tract). This printout was used extensively to determine those block groups which had vacancy characteristics sufficient to warrant investigation. (See below for discussion of characteristics investigated).

The second printout contained information on number and percent of: total population, owner occupied units, renter occupied units and total occupied units (again according to block, block group, and tract). Correlation between such data and number of vacancies was sought; see Chapter VIII concerning general conclusions.

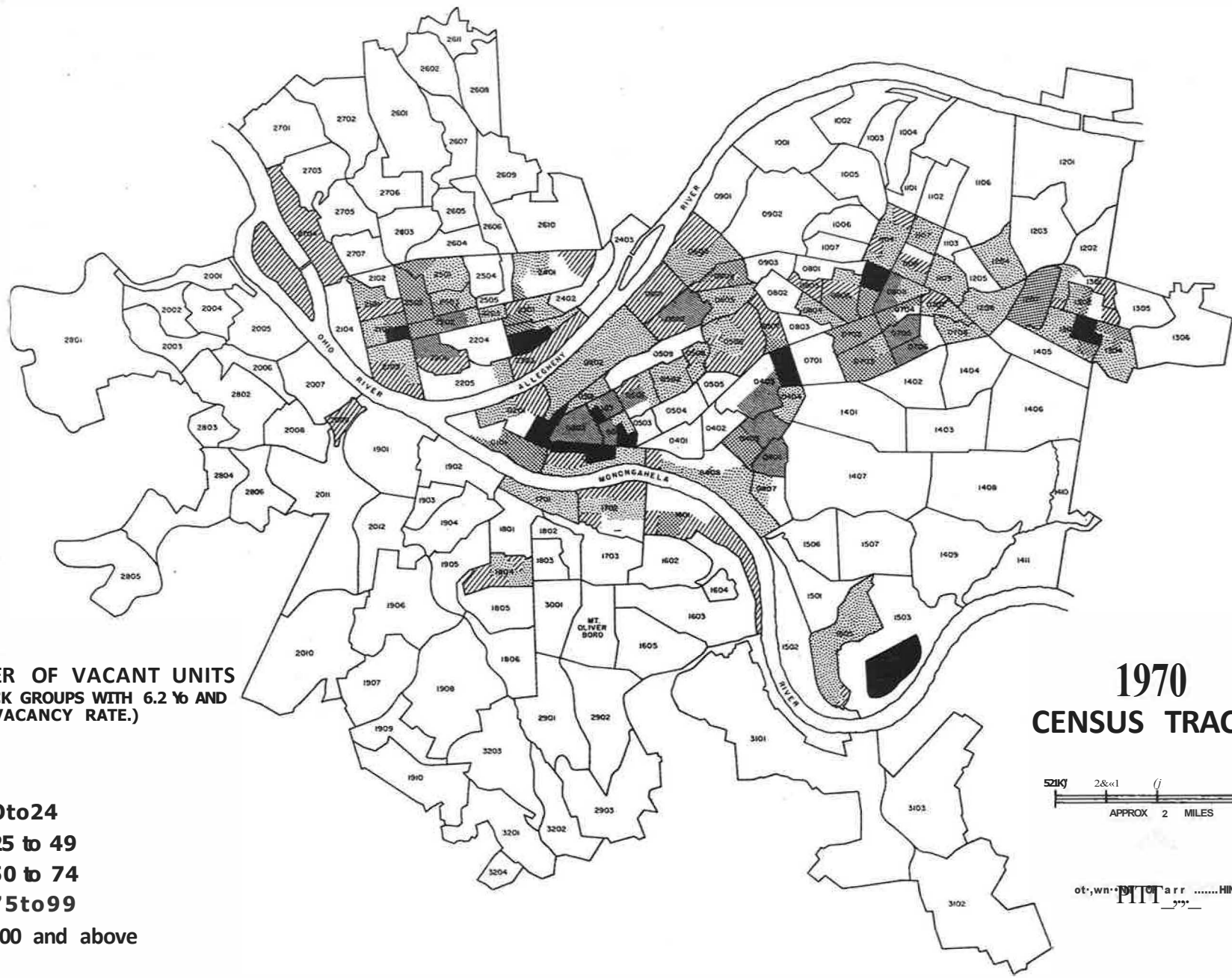
Initially, tracts with 6.2% or higher vacancy rate were tabulated; each was broken down into its block group components. The

number of vacant units, by block group, was then mapped, by increments of 25 units (see Map 1).

The 6.2% cut-off was used because it is the over-all city rate for Pittsburgh (according to the census), and it was felt that areas exhibiting higher rates would necessarily be the areas to look at for large numbers of vacant dwelling units. It was realized that 6.2% figure is somewhat arbitrary, but consultation with staff members versed in statistical work concurred that for a preliminary investigation such as this, the cut-off was adequate. Prior to establishing other statistical cut-offs which were subsequently used, similar consultations were made. In addition, prior to definitely deciding upon a cut-off, a cursory look at the data was made in order to detect where the areas of unusually high vacancy characteristics were found.

As previously mentioned, well after the study was under way, discussion with personnel in HUD's Economic Marketing Analysis Division indicated that more recent vacancy rates had been computed. After referring to their publication, it became evident that the rate for their data was 6.5%. Although this came too late to allow any modification of the study, no data has been overlooked by using 6.2% as the cut-off. It was decided that explanation for, or investigations of, all areas with higher vacancy rates were to be made (with the exception of any such areas which have under 25 vacant units.).

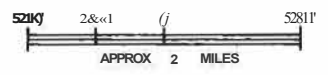
In order to detect if areas with lower vacancy rates were also contributing substantially to the problem, block groups in tracts with rates of 3.0 - 6.1% inclusive, were mapped (See Map 2).



**NUMBER OF VACANT UNITS
(IN BLOCK GROUPS WITH 6.2 % AND
ABOVE,VACANCY RATE.)**

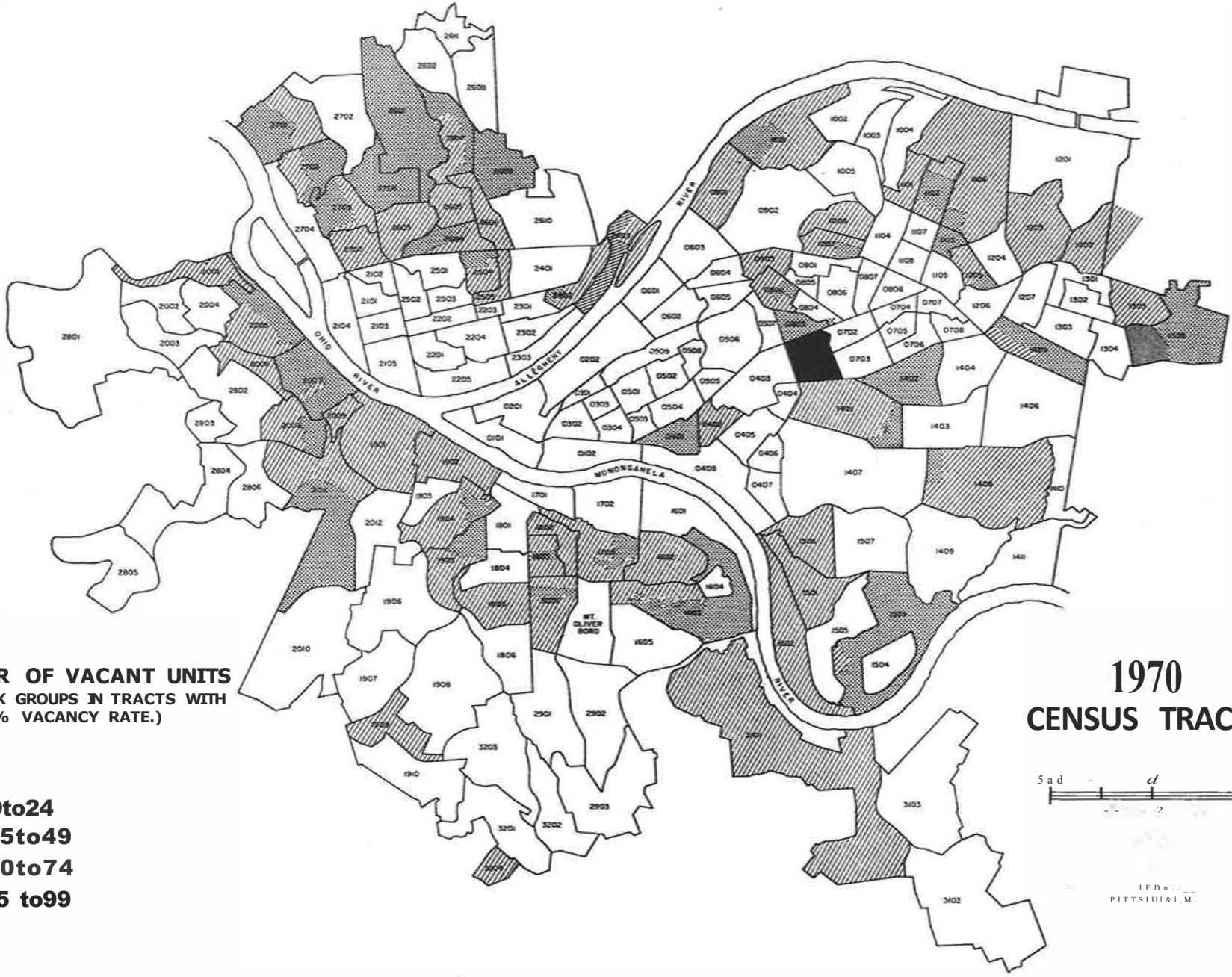
- ◊ 0 to 24
- bi◊ 25 to 49
- ffR 50 to 74
- 75 to 99
- 100 and above

**1970
CENSUS TRACTS**



SOURCE, 1970 CENSUS

MAP NO.1



**NUMBER OF VACANT UNITS
(IN BLOCK GROUPS IN TRACTS WITH
3.0%-6.1% VACANCY RATE.)**

- 0 to 24**
- fm 25 to 49**
- 50 to 74**
- 75 to 99**

**1970
CENSUS TRACTS**



IFD...
PITTSBURGH & I.M.

No change in the areas to be investigated was made because the absolute numbers of vacant units in block groups falling within the 3.0 - 6.1% category are relatively low. These block groups also show no patterns or concentrations; they appear in all sections of the city. The 3.0% figure was selected as the lower limit because, according to the National Survey of Housing Abandonment conducted by the National Urban League, abandonment becomes evident when between 3.0 and 6.0% of the buildings have been abandoned.¹ While abandonment is not synonymous with vacancy, in most cases abandoned buildings are vacant; since abandonment is evident at this level, it is a safe assumption that vacancy would also be. No source to indicate a better lower limit could be found.

Following this, a complete breakdown of vacant units, according to vacancy rate ranges was made (See Table 1 below). This was done in order to see how the units are distributed; how many are actually being investigated; and exactly how the rest are accounted for.

TABLE I: BREAKDOWN OF CITY'S VACANT DWELLINGS

Total Number of vacant Year Round Units²: 11,793.

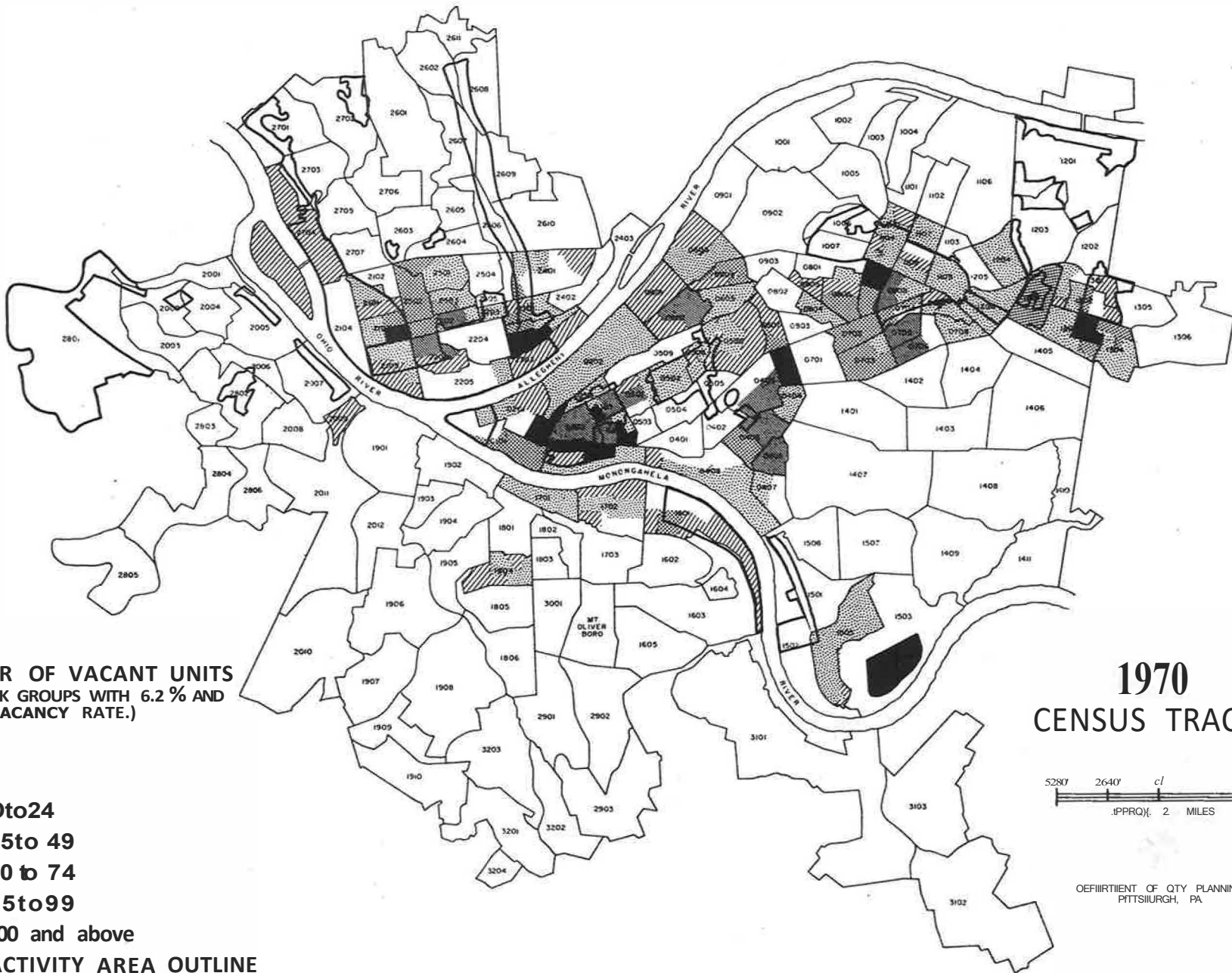
The following table breaks down the city's census tracts according to the vacancy rate range and shows the number of vacant units according to each range. It also indicates what percent each number is of the total vacant for the city.

<u>Vacancy Rates</u>	<u>No. of Units</u>	<u>Percent</u>
0.0 - 2.9	1,135	9.6
3.0 - 5.9	2,603	22.0
6.0 - 6.1	232	1.9
6.2 & above	7,786	66.0
Not applicable	10	-
TOTAL	11,764	99.7

All urban renewal areas other than those in the planning phases, were overlaid onto Map 1 (See composite Map 3) for purposes of eliminating them from consideration. This was done because some type of aid is already being planned for these areas, and presumably the vacant housing in them will also be dealt with. It was felt that it is more important to try to have some impact on those portions of the city that are currently receiving no aid. Thus, approximately 2,164 units have been excluded from the 7,786 units in the "6.2 and above" category (Table I) because they are in active renewal areas. This represents 27.7% of the units in that category, or 18.3% of the city's total of 11,793 vacant units. The Urban Redevelopment Authority of Pittsburgh was used as the source for the current status of renewal areas.

In order to further aid the narrowing down process to select critical areas, as well as to help make the investigation more manageable, block groups with more than a 20% vacancy rate were mapped. These were taken from the universe of block groups within the city to insure that no critical areas had been overlooked. (See Map 4).

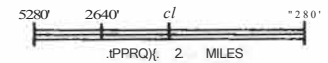
Duration of vacancy, as well as numbers of units, was felt to also be indicative of the problem. For this reason, block groups with more than 10% of their vacant units have been vacant for more than 6 months, at the time of census enumeration, were investigated. The assumption is that the characteristics causing this in those neighborhoods still exist and that it is likely that units are still remaining vacant for extended periods of time. This investigation led to a re-examination of 1 or 2 of the areas



NUMBER OF VACANT UNITS
(IN BLOCK GROUPS WITH 6.2 % AND
ABOVE,VACANCY RATE.)

- 0 to 24
- f 25 to 49
- 50 to 74
- 75 to 99
- 100 and above
- ACTIVITY AREA OUTLINE

1970
CENSUS TRACTS



DEPARTMENT OF CITY PLANNING
PITTSBURGH, PA

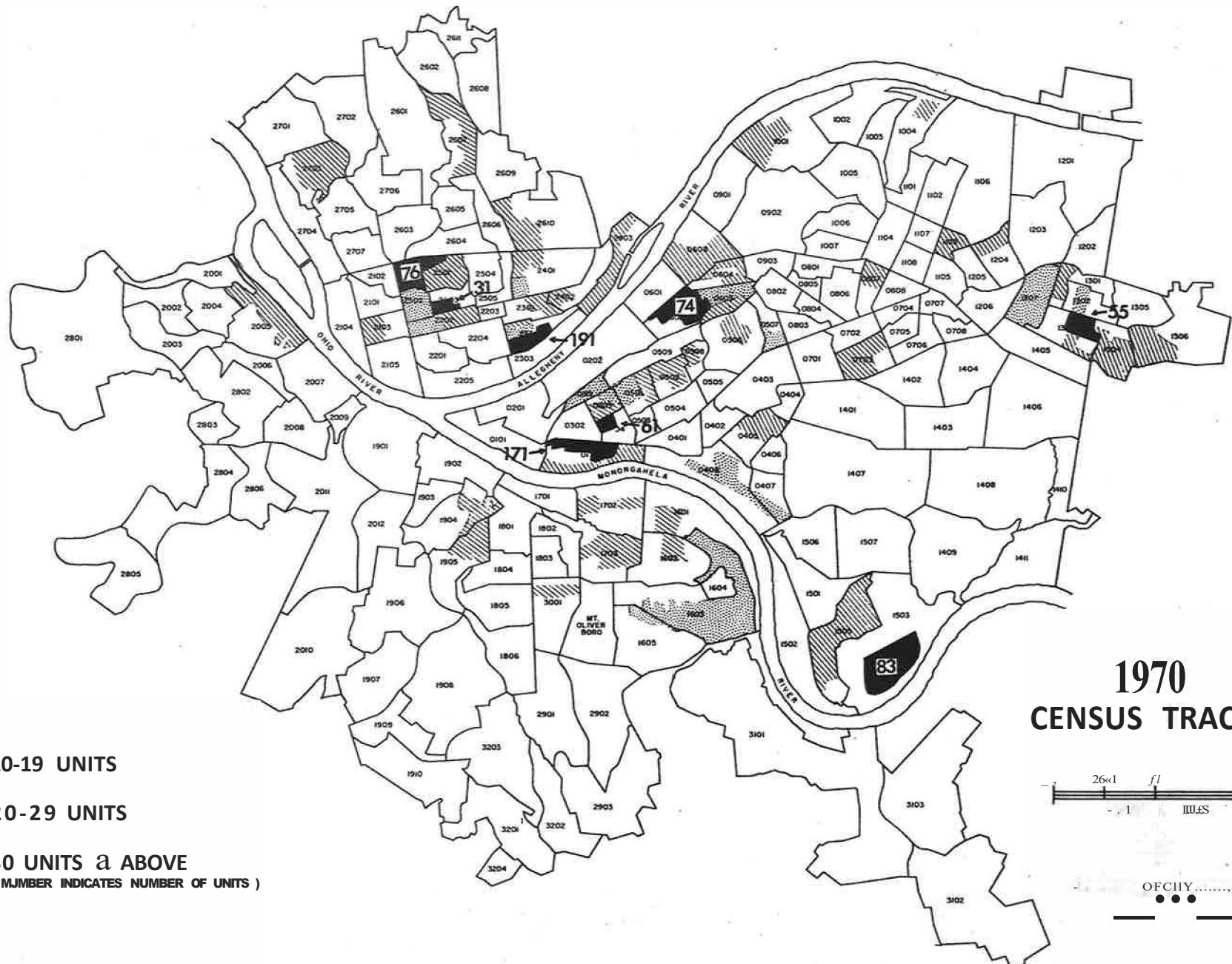
RENEWAL ACTIVITY AREAS

which had previously been discounted solely on the basis of vacancy rates. (See Map 5).

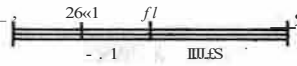
Prior to finally delineating the areas to investigate, the Community Planners were asked for their input. Through discussions with them, slight changes were suggested for several of the areas already slated for investigation. A couple of additional areas were also added, including one previously omitted because it is a federally funded code enforcement areas (see discussion of the Garfield Area in the detailed area analyses later in this report). However, it had a large vacancy problem and the code enforcement program is offering no real solution.




Based upon the total process just described, fourteen areas accounting for 2,021 vacant units were finally selected. These represent all sections of the city with the exception of the Hill because much activity, including traditional renewal and Neighborhood Development Program projects, is taking place there. The Community Planner in charge of the Hill advised against considering the area because many agencies are active there and additional programs could not be absorbed.

Four areas were subsequently eliminated — three after brief field reconnaissance, and one after a more detailed survey. The group of three that were eliminated were done so in collaboration with the North Side Community Planner because in the past two years many of the vacancies had been absorbed as a result of relocation necessitated by the East Street Valley highway improvement. The other area (Friendship) was eliminated because, upon surveying, it was found that 10 - 12 large single-family homes had



**1970
CENSUS TRACTS**

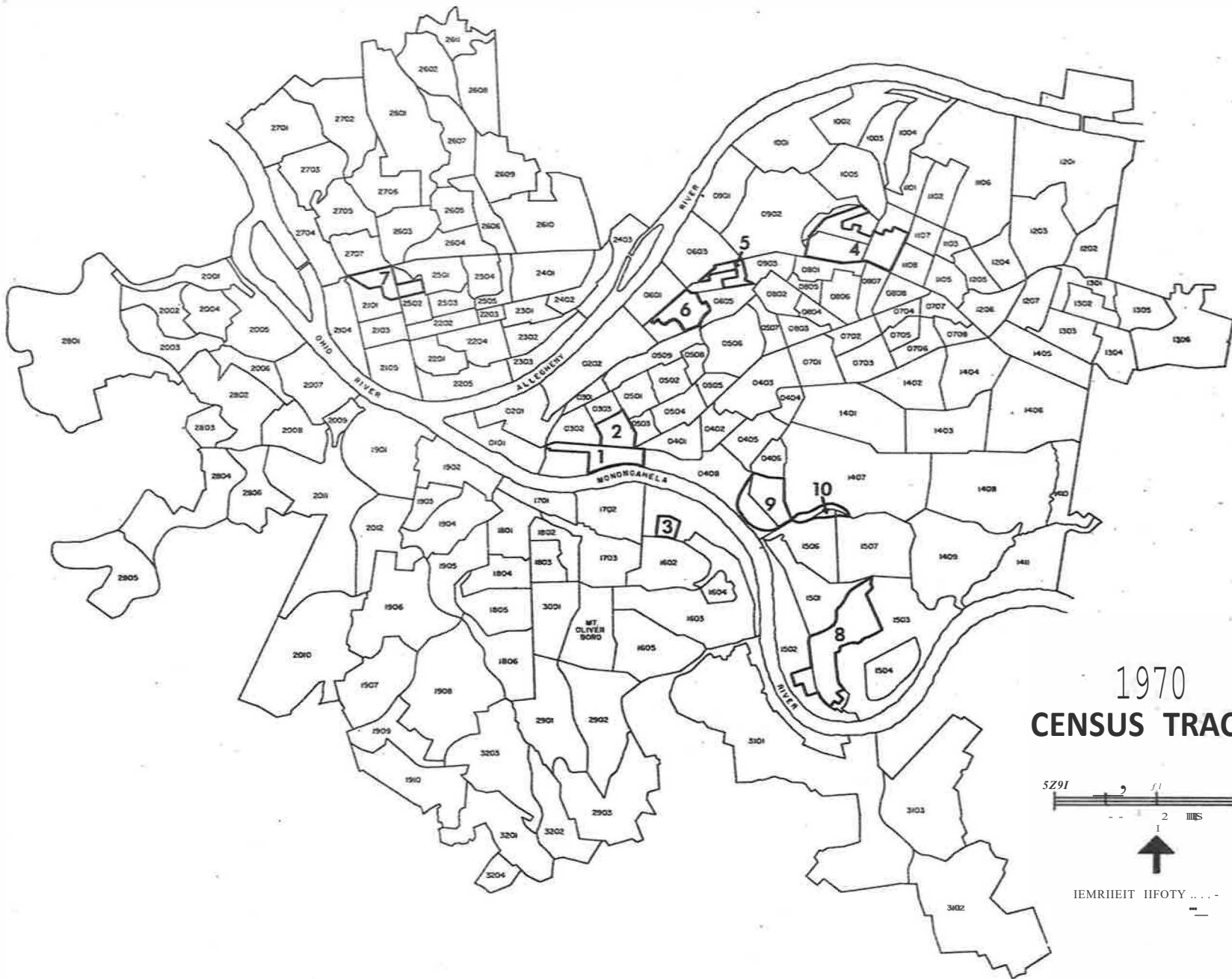


-  10-19 UNITS
-  20-29 UNITS
-  30 UNITS & ABOVE
(NUMBER INDICATES NUMBER OF UNITS)

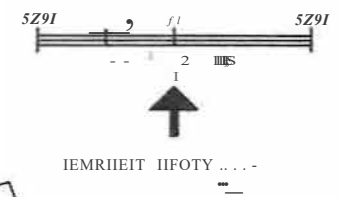
CONCENTRATIONS OF VACANCIES OVER 6 MONTHS
(FOR BLOCK GROUPS WITH OVER 10% OF UNITS VACANT OVER 6 MONTHS)

been converted into apartments. It is probable that most of these were in advanced stages of construction, but not yet inhabited at the time of the census enumeration, and would therefore have been counted as vacant.³ Other homes are currently in the process of being converted.

The ten remaining areas (See Map 6) represent 1,373 vacant units according to census counts. Seven have been surveyed. The one remaining North Side area has not been surveyed because it is to be done in the near future in connection with the North Side Community Planner's work; he will be collecting vacancy data and as time was short, duplication of effort was avoided. However, this data has not as yet been gathered. In addition, two downtown areas have not been surveyed because of the character of the neighborhoods; it is not possible to ascertain from windshield surveys, even a reliable rough estimate of vacancies.



1970
CENSUS TRACTS



AREAS OF HIGH VACANCY CHARACTERISTICS

CHAPTER IV

THE FIELD SURVEYS

Prior to the actual surveying of the areas, the appropriate Community Planners served as orientation sources, they were aids as far as the physical layout of the areas, as well as helping to explain some of the socio-economic factors causing the vacancies and decline of some of the areas. In most cases the actual survey was carried out at a later date.

The surveys were all exterior and were little more detailed than nwindshield surveys". The following information to aid in analysis of the vacant housing problem was collected in the 7 areas surveyed:

1. Address of vacant units.
2. Nwnber of vacancies at each address.
3. Characteristics of the area, in order to see if residential re-use is appropriate. Blighting environmental conditions, such as steep slope, poor street patterns, and street conditions were investigated.
4. Condition of the structure to ascertain whether or not the structure can be rehabbed.
5. Type of building -- whether it be single-family detached, single-family semi-detached, rowhouse, apartment, or a commercial/residential mix.
6. Type of construction -- whether it be frame, brick or stone.

Information on vacancies was supplemented for two areas (Lower Lawrenceville and Garfield) by outside agencies. The Garfield Code Enforcement Office was instrumental in helping weed through the units found through surveying by supplying files detailing units which were in various stages of condemnation.

The Architect's Workshop was of great help in locating vacant units in the Lower Lawrenceville area, and therefore necessitated only a partial survey having to be performed.

After the surveys were completed, the number of vacant units in each area was tallied, and the proportion of usable units was ascertained. Reasons for not re-using units, being either due to structural condition or blighting environmental conditions, were noted. Specific conclusions concerning each area can be found in the section dealing with detailed area analyses; general conclusions can be found in the chapter dealing with these; and a listing of all units surveyed can be found in the Appendix.

CHAPTER V

PRmRAM SOLUTIONS

While in proposing program solutions for vacant housing, much concern was given to the number and character of the present stock of vacant dwelling units, it is intended that the programs will have applicability for vacant units in the future as well.

Some of the programs which are described are existing, others are existing ones to which I have suggested modifications to make them more effective (preceded by an asterisk), and still others are ones which I have formulated (preceded by 2 asterisks). The HUD Area Office was consulted concerning the feasibility and mechanism, of use **for the** existing federal rehabilitation programs. Many of the existing, non-federal programs (i.e. the Mortgage Guarantee and Tax Abatement Programs discussed below) are those which have been proposed by the Department for dealing with the existing housing stock. These have not necessarily been tested yet.

The emphasis for many of the programs is on aid for the individual unit or individual homeowner, Two important reasons are seen for this: (1) As the majority of the units found are of a scattered nature, it is difficult to administer programs requiring a number of near-by or contiguous units; and (2) Expediency in program administration is fostered, as coordination and agreement with a number of property owners is not necessary; hence, the execution stage of the program is reached more quickly. Expediency is necessary

because of the marginal character of much of the vacant housing -- if it does not get re-used quickly, much of it will have to be demolished as prolonged exposure to weathering and, or vandalism will render many of the units unsalvageable.

The Programs

A. For Individual Units

*1. FAIR Plan (Fair Access to Insurance Requirements).

A HUD program which offers loans and grants to property owners and certain purchasers who cannot obtain essential property insurance because of physical hazards found as a result of a state-supervised inspection made under a FAIR plan. However, the amount of the loan or grant is merely committed to the property owner until all work is completed and the essential property insurance is in force. However, this arrangement would seem to make it impossible for many people to participate, as they are not financially able to lay out the money in advance to get the necessary work performed. A change should be made in the program whereby the loan or grant is given based on a commitment of an insurance company to provide insurance if the necessary repairs are made.

*2. Tax Abatements for People Who Improve Their Properties.

This program will have an effect on some property owners who might otherwise vacate their deteriorating properties, but it will also induce people who own vacant

houses, (and perhaps owe a small amount in taxes at most) to fix them up, either for purposes of inhabiting them or perhaps to sell them. And any rate, those vacant units affected would become inhabited. The current proposed legislation calls for a tax abatement for five years for those improvements resulting in increased assessments. A better inducement would be a suspension of required tax payments during the life of a rehab loan (whether privately obtained or as part of a federal or state program) if the amount of the loan is greater than a certain percentage of the current assessed value (perhaps 25%). Alternatively, no increase in taxes should be authorized for the life of the loan, no matter what the term, if monthly payments bring a property owner's total monthly housing cost in excess of 25% of his income. When refinanced mortgages are used to finance rehabilitation, the period should be five years, in which taxes should be suspended.

3. Rehabilitation Mortgage Guarantees could be used in order to make it possible to mortgagees to offer loans covering property acquisition and rehab costs, at one rate, which would be lower than rates typically applied to rehab loans alone. This will help make vacant, rehabitable homes more appealing prospects to potential home buyers.

- **4. A City Operated Central Contracting Agency (or agencies). These might most effectively be established according to "natural" city divisions, perhaps with one agency operating in each of the Community Planners' territories. The agencies would maintain lists of bonded contractors; they would arrange financing for the individuals involved so that they are not taken advantage of; they would supervise the work and finally carry out inspection. This will also help take some load off of the Bureau of Building Inspection.
- *5. Rehab loans could be made to private individuals at subsidized interest rates. These loans could either be backed (insured or guaranteed) by the city, or by the state, under its renewal program, in areas where such a program is planned or in execution.
6. Extended use of the Housing Allowance Program should be encouraged (if successful), by increasing annual funding and conversion from the current experimental program status to that of an officially adopted one.

B. General Programs

- *1. Early Foreclosure on Tax Delinquent Structures. Current legislation should be amended so as to allow the city to foreclose tax delinquent units within 6 months after the time designated for tax payments has passed. If within this period, the owner shows no interest in paying his back taxes, the city should take control of his property. If it is economically feasible, the city should arrange

through the aforementioned city operated contracting agency, to bring the building up to code standards (if necessary). It should then be resold. If not, it should be demolished. (While I would like to see such a program, its likelihood is very slim due to the complexity of legal problems involved).

-:n:2. City Acquisition of Land and Buildings for Open Space.

When areas with concentrations of vacant houses are not appropriate for residential re-use, (where maintenance, access, steep slopes or other factors make it a problem area) the city should acquire the land and buildings in the designated area and actively convert the land to either recreation or open space (by demolition, grading, planting, and installation of play or recreation equipment, depending upon which is more suited to a particular area). While some residences which would be acquired would be inhabited, these people would be relocated into other existing vacant houses in the general vicinity for which the city would facilitate rehabilitation under one of the appropriate federal or local programs. As a start, in areas designated to use this program, the city should demolish any properties which are city owned, and should foreclose (under the proposed early foreclosure program) any tax delinquent properties and demolish these. As the other units become vacant, and as relocation housing becomes available, the remaining houses should be demolished as quickly as possible. Whenever possible, this program

should be carried out in one phase to take the land out of inappropriate residential use as expediently as possible and convert it to a more suitable use.

3. The Neighborhood Housing Program. This program, which is in the preliminary implementation stages for the current year, will be able to expedite the development preparation process for vacant land under public ownership. According to the Cooperation Agreement between the city and the Urban Redevelopment Authority, and the state Department of Community Affairs, URA can make such improvements as will be necessary to make the project feasible. In its later stages, the program is supposed to take care of acquiring parcels, through URA, which have habitable vacant houses on them. Based upon a re-use appraisal, the land and building would be then sold to a party interested in rehabbing the house for purposes of selling it. A write-down in the price to the interested party is not allowed according to state law, and therefore the city is currently investigating whether or not URA will have the power to make improvements necessary to make a rehab project feasible. Such improvements, if allowed, will in effect, act as a subsidy. Should the program reach these latter stages and permit the rehabilitation of vacant structures, it appears that it will go a long way in alleviating the vacant housing problem, as long as it is funded past the current year. No definite judgment can be made, however, until all the details are finally worked out, and the program is tried.

4. Increased Utilization of HUD Rehab Programs, in other than certified redevelopment areas. For those areas where feasible, and in which non-profit sponsors can be obtained, it is logical to use the existing programs, if funded.
 - a) 235j -- is a rehab program for four or more units. A non-profit sponsor is responsible to buy the properties, rehab them and then sell them. The units can be scattered but must be in the same neighborhood.
 - b) 236 -- this is a rehab program for 5 or more units, also carried out by a non-profit sponsor. The housing rehabbed under this program is then rented to eligible occupants.

Several other programs have been suggested by an outside consultant hired by the Department; however his proposals have not as yet been adopted and I am not at liberty to divulge them. I believe that they do represent viable solutions to the problem.

Particular recommendations (based upon these programs) for each of the areas investigated are included in the chapter concerning detailed area analyses.

While no one program is perfect or is the cure-all for the vacant housing problem, varying ones or different combinations of programs are appropriate for different areas.

CHAPTER VI

DETAILED AREA ANALYSES

The following analyses pertain to the seven areas for which surveys were undertaken (for this reason Areas 1, 2, and 7 on Map 6 are not contained herein). The survey findings are detailed as to the characteristics of each area and the magnitude and type of vacancies found, as well as proposed program solutions, based on programs described in the previous chapter. Although all programs there described have not been suggested for use in these 7 areas, they should not be discounted as they may be appropriate for vacancies in areas yet unexplored.

In order to locate each of the areas within the City of Pittsburgh, please refer to Map 6 which outlines them, and refers to them by numbers which correspond to those used in the following descriptions and in the chapter on general conclusions. In addition, a detailed map of each area follows each analysis and shows the street pattern, general deterrents to residential re-use, and re-use potential for the units found vacant.

Area 3 (Southside Flats)

vacancies in this area are scattered, usually either in single-family dwellings (which have high lot coverage) or in mixed-use structures (residences above commercial). The vacancy rate has been computed at 9.8% according to the 1970 census data, but is probably somewhat lower than that now, at approximately 7.4% according

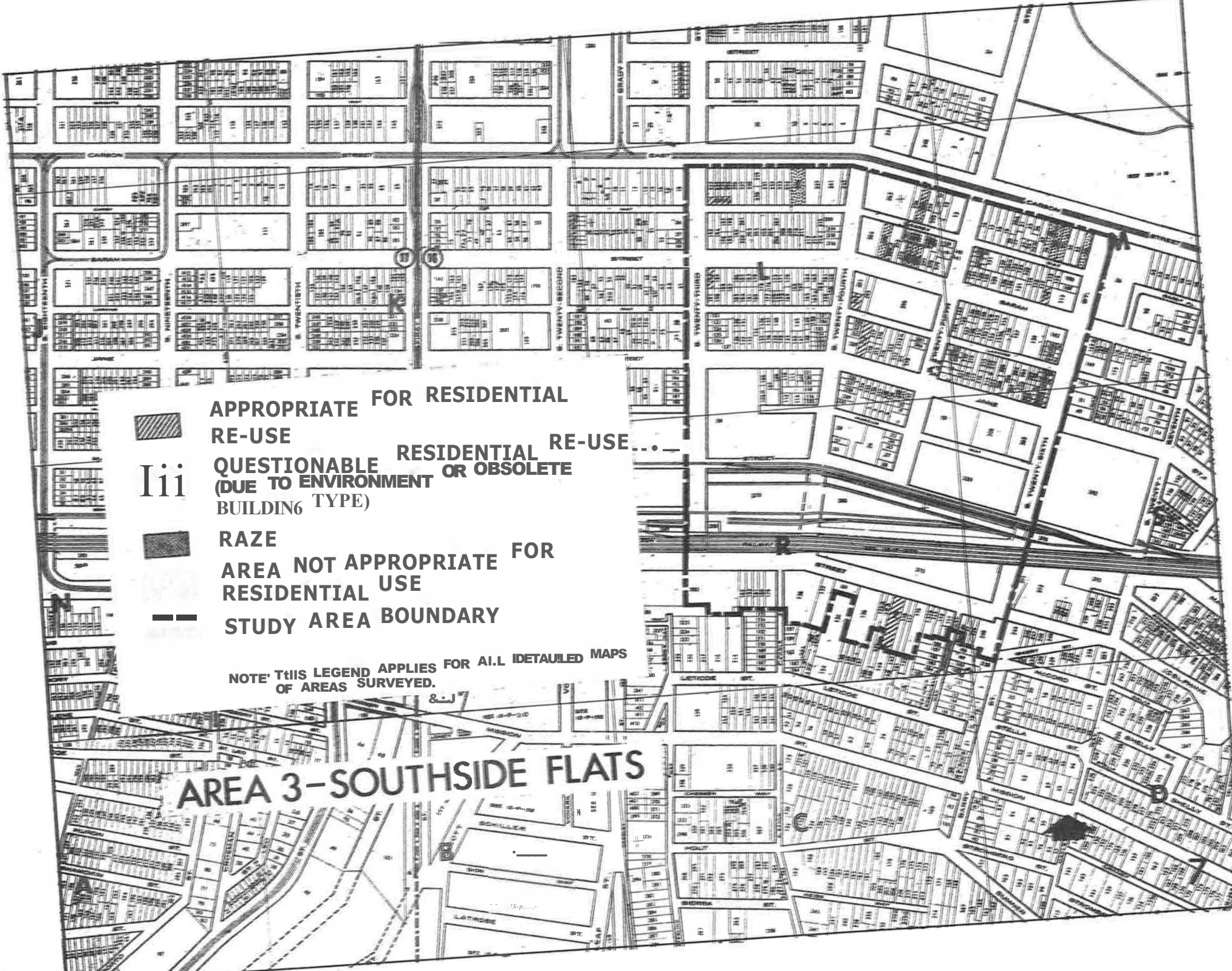
to the field surveys. This represents between 30 and 45 dwelling units. Most of the structures in this area are brick.





About 50% of the units identified as vacant have questionable residential re-use potential -- some are in structures where the commercial below is also vacant; others are directly across traffic arteries from industrial and warehousing uses.

Of the ones which should be re-used as residences, the majority appear structurally sound with the exception of one building at the intersection of S. 26th and Josephine Streets, and a portion of another building at 2300 Sarah Street. These represent about 4 dwelling units, or approximately 10.5% of those vacant in Area 3.

As the Southside is still a strong residential area, and because the units are scattered and are still generally privately owned, programs such as Tax Abatement, Rehabilitation Mortgage Guarantees, and Subsidized Rehab Loans would be appropriate. If a non-profit sponsor could be found, as may be possible through one of the churches which are still strong in this area, HUD's 235j program would provide a viable alternative. In any case, through one or more of these programs, it should not prove difficult to get the units occupied.

The only portion of Area 3 which needs more extensive work than for the scattered vacant units, is the Carson Street strip. Private renewal (rehab) would be a possibility if commitments could be obtained from the owners of all buildings needing work. However, it is this area where residential re-use in the upper stories is to be discouraged as there is very little demand for rooms or the extremely small apartments which characterize these buildings. The



-  APPROPRIATE FOR RESIDENTIAL RE-USE
- iii** QUESTIONABLE RESIDENTIAL RE-USE...
(DUE TO ENVIRONMENT OR OBSOLETE BUILDING TYPE)
-  RAZE
-  AREA NOT APPROPRIATE FOR RESIDENTIAL USE
-  STUDY AREA BOUNDARY

NOTE: THIS LEGEND APPLIES FOR ALL DETAILED MAPS OF AREAS SURVEYED.

AREA 3 - SOUTHSIDE FLATS

demand for dwelling units in general in this area, will greatly depend on the future of the J & L steel mill there. As this facility needs extensive modernization, there is a possibility that it may close. Then demand for housing, especially along Carson Street, will wane considerably.

Area 4 (Garfield)

Between 160 and 185 vacant residential units were detected in this area through surveys. Some additional units were detected from condemnation lists at the Garfield Code Enforcement Office. This compares with 137 units found by the 1970 census. Further, the number surveyed does not account for any vacancies which may exist in the Garfield Heights Housing Project. (However, from the appearance of the project, very few, if any, vacancies exist within it).

Vacancies are evident throughout the area, with perhaps a heavier preponderance on the upper, hillier section.

Aside from 3 or 4 apartment buildings with between 3 and 8 units vacant in each, there are three concentrations of vacant units consisting of 2 rows of rowhouses, and 2 adjacent single-family, semi-detached units (representing 4 dwelling units, built for the Housing Authority under a gentlemen'sⁿ turnkey agreement which did not go through; the units have never been occupied). One of the rows of rowhouses should not be saved due to environmental reasons (see below), but the other row and the other 4 units definitely should.



AREA 4-GARFIELD

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The prime environmental deficiencies in this area pertain to the street system and slope. Many of the streets are in an extreme state of disrepair, others lack pavement. Also many streets have been built on slopes normally considered unbuildable, with housing subsequently built along them. Narrow alleys are prevalent on the flatter portion (parallel to Fenn Avenue); most of these have extreme pavement deficiencies. Also. Approximately 34 dwelling units located as vacant are either built on excessive slopes or are facing alleys which are questionable residential environments. Between 5 and 10 units (some of which should be removed for the reasons just stated) are definitely unsound and should not be re-used. About 25 out of the surveyed structures should probably also be discounted because they are involved in some stage of the condemnation process. In other words, altogether approximately 37% of all vacant units should not be considered for re-use.

This area seems ideal for non-profit sponsored rehabilitation under one of the HUD rehab programs, because there are several streets (Broad, Kincaid, Aiken and the eastern section of Rosetta) which have large numbers of vacant units in close proximity. In so doing, these streets could be saved from further decline. Presently, they are still viable residential streets; rehab could have a substantial impact. The adjacent units would also stand to benefit.

Alternatively, or perhaps in conjunction with a HUD program, enough units are available so that it would be advantageous for the city to utilize the proposed central contracting agencies. This would benefit this area because under the present federally and state sponsored code enforcement program in which the area is a part, it appears

that some units are vacated when owners choose not to make necessary repairs.

Finally, as this area has many tax delinquent structures, if the city were able to follow the program of early foreclosure on such properties, the homes could then be put back into use by the aforementioned rehab programs.

Area 5 (Lower Lawrenceville)

Data concerning vacancies for this area was derived from a partial survey with information for the remainder supplied by the Architects Workshop.

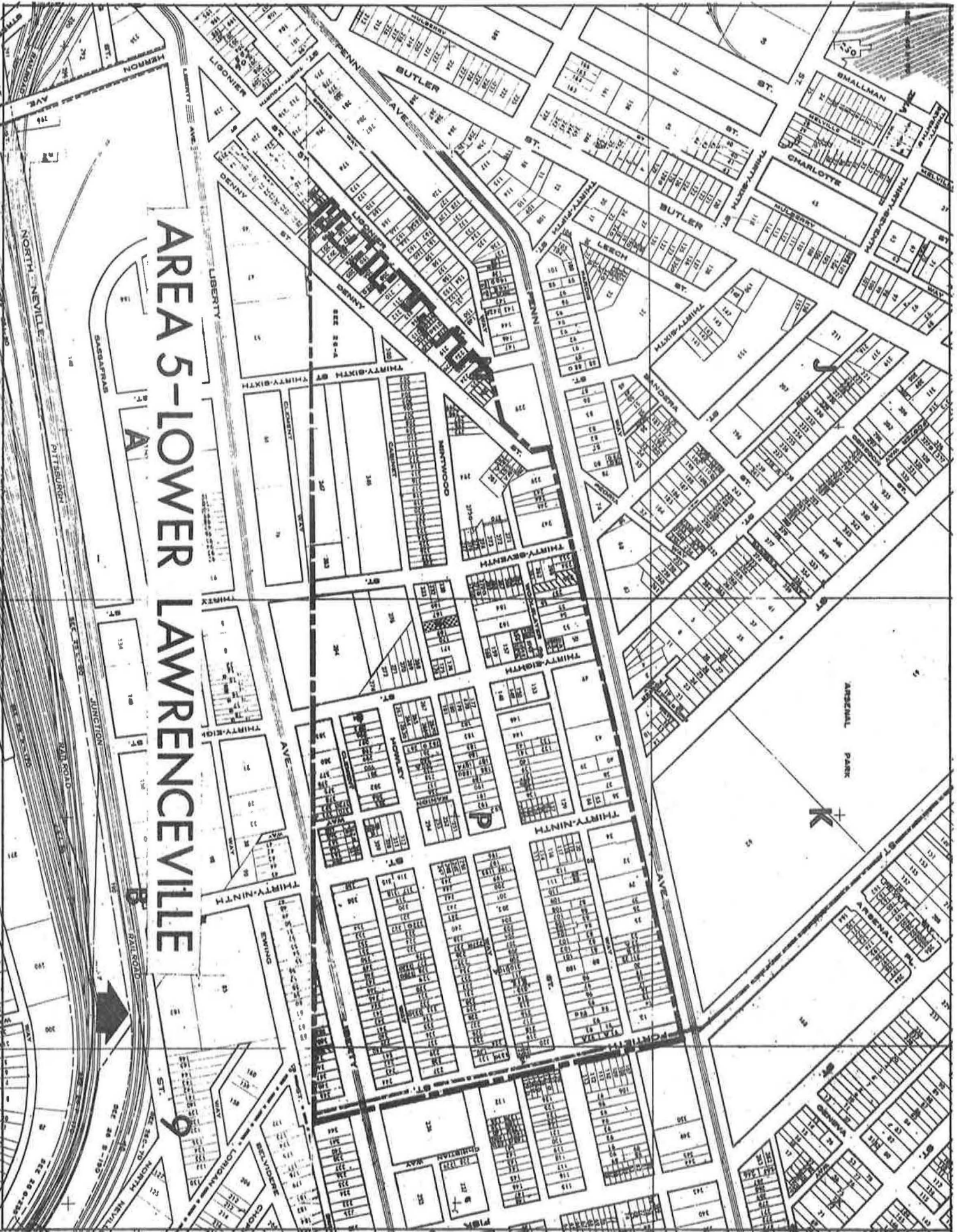
Vacancies are somewhat scattered, but increase in frequency near Penn Avenue and along 40th Street (also particularly near Penn Avenue). These areas also seem generally less well maintained than the remainder of the area. Area 5 has a high proportion of rowhouses with most of the remainder of the housing stock consisting of small single family detached structures built in close proximity to each other.

As the area is a viable residential neighborhood, attempts should be made to maintain the status quo. Already, some rehab seems to have taken place in several concentrations within the area. The sites, which will become available when the dilapidated vacant units are razed might be recommended for inclusion in the scattered site housing program (under the Neighborhood Housing Program), or alternatively, if the sites are large enough for vest-pocket parks, as the area is fairly densely built up and has little green or play space.

Although the streets in the area are in good repair, including the alleys, the latter are narrow. Many homes front on one of these, Cabinet Way, while a much smaller number are located on Woolslayer Way. Because of this small number and small physical dimension of the alley, residential re-use should be discouraged there if units do become vacant. Some of the resultant land could be used for play space.

A potential for an increased number of decent housing units in this area exists as there are several vacant neighborhood convenience shops. These were formerly residences and should likely be re-converted once again. All such stores are located amongst residences.

Lawrenceville Economic Action Program (LEAP) has a housing committee which is actively identifying sites for development of housing. Much of Area 5 is in LEAP's territory and will thus be of help in using the vacant housing sites, where appropriate. Because any remaining vacant units are relatively few in number, the area would benefit most from either or both of the following programs: Mortgage Guarantees (by the city) and Rehab Loans at Subsidized Rates (by the city or state in the case of renewal areas). By utilizing such programs as these, the units could be reused as soon as an interested party is found for each and thus help maintain the desirability of the area as a place to live. The remaining programs (as outlined in the previous chapter) for individual units would be better used in areas which have a greater number of vacancies, while those recommended for this area will hopefully stem the problem before larger numbers of units become vacant. This strategy is in



AREA 5-LOWER LAWRENCEVILLE

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agreement with the idea of preventive renewal, as slated for this area by the "Community Development Strategy" plan previously put forth by the Department of City Planning.

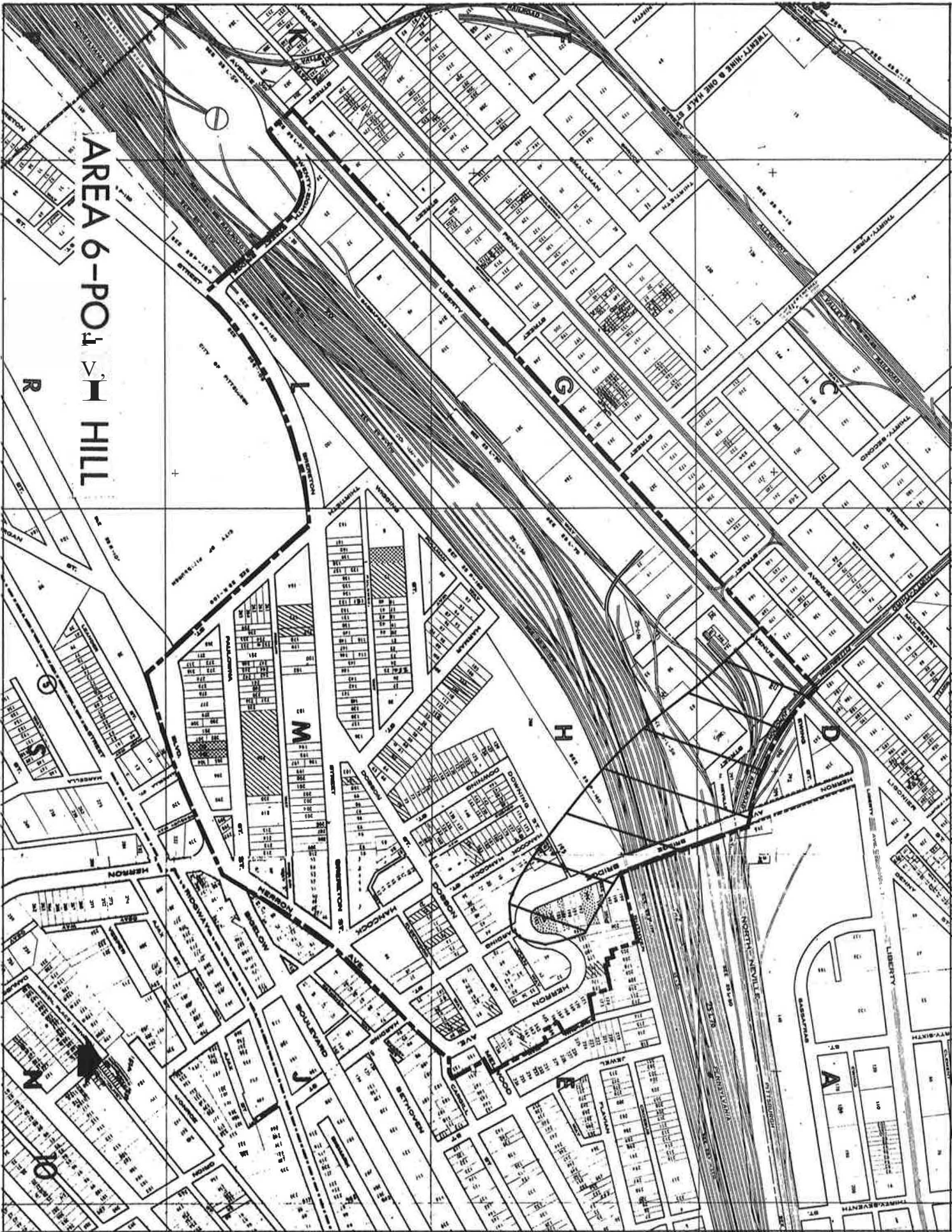
Area 6 Polish Hill

Approximately 75 vacant dwelling units were detected through the field surveys. The resultant vacancy rate is 11.3% as opposed to 14.9% as calculated from the census data, where 98 vacant units were found. Of the 75 that were found, roughly 45 should be encouraged for residential re-use as they appear structurally sound and because their location is appropriate.

In general, vacancies are scattered throughout the whole area, but there is a heavy concentration on Herron Avenue. It has been estimated that between 20 and 25 units should not be re-used along Herron Avenue because the area is not appropriate for housing due to close proximity to railroad tracks, steep slope, and very shallow lots. Some of these units may, in addition be structurally unsound.

The majority of the vacant units are apartments in small buildings with the remainder being single family (either detached or semi-detached) plus one or two in mixed use structures.

In the portion of Herron Avenue which should not be encouraged for residential re-use, there is a heavy concentration of tax delinquent properties. Therefore the program of early foreclosure of tax delinquent properties should be pursued, with a very concerted effort to locate the owners wherever possible and shorten the time it takes for the city to gain control of these buildings. Then demolition can take place and arrest the blighting influence



AREA 6-POJ > H HILL

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and danger inherent in any concentration of vacant unpatrolled structures. Subsequently, the land should be maintained by the city and converted to open space under the proposed program for so doing.

As many of the remaining units are in multi-family rental buildings, HUD's 236 rehab program would be appropriate. In addition, the city should counsel families under the proposed expanded Housing Allowance Program, to move into the area.

Area 8 (Hazel Wood)

It is estimated that between 80 and 90 units are vacant in this area. (Although only 44 were visible, it is felt that this is a gross under-estimate as many units were not visible in buildings with residential uses above commercial uses; the top floors in many of these were vacant). In addition, between 10 and 20 units have been demolished since the 1970 census was taken.

The vacant residential units in the mixed-use buildings are heavily concentrated on 2nd Avenue.

Assuming there are approximately 60 vacant units along this 2nd Ave. strip, and that these should not be proposed for future residential re-use, roughly 70% of the vacant units should not be re-used. The reason for discouraging re-use is the design of the buildings, consisting mostly of rooms (as opposed to apartments) as well as the fact that they are far below code standards.

Aside from the concentration of vacant units on 2nd Ave., there are two small clusters on Flowers. The remainder of the units are scattered throughout the area. However, no vacant units were detected in the extreme northern portion where development is more sparse.

The majority of the vacant units are brick, with almost all being structurally sound. One single-family frame structure on Second Avenue, amidst commercial and mixed uses, appears to need very extensive work if it is to be saved. (Evidence indicates there may be squatters inhabiting the building presently). Aside from a small number of single family and row units, over 90% of the vacant units are apartments, either along 2nd Avenue or in small buildings north of these.

The future of the Second Ave. section, if developed, as is seen desirable by the Department, would be changed to predominantly commercial with a complete de-emphasis of residential use. The south side would be developed for commercial facilities, while there is presently a proposal for a planned commercial center on the north side of 2nd Ave., between Gertrude and Tecumseh Streets. One section of that would be devoted to a Neighborhood Facilities Center for housing health and other necessary community organizations.

Much of the housing in the area is marginal and therefore any rehabbing that is done must keep this in mind, otherwise they will not be in demand. Especially since Hazelwood has an increasing proportion of population over 65, demand for the typical family dwelling may be lessening. For this reason and because many apartments are vacant, the 236 rehab program, with emphasis on rehabbing units desirable for the elderly, would be the best program for this area.

The proposals made for this area may be subject to change as its future is largely dependent on the proposed 2nd Ave. By-Pass which should serve to make Hazelwood a more desirable residential



AREA 8-HAZELWOOD

Estimated figures for 1911, based on 1908 figures. See also page 100.

101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130
131	132	133	134	135	136	137	138	139	140

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HAZELWOOD



community. However, the highway will also divide the area differently than now because those units to the south of it may no longer be associated with the rest of Hazelwood. Until the exact location is finalized, the precise effects of the highway cannot be predicted. However, if Hazelwood does prove to become a more desirable area as a result of the highway, aside from the vacant housing, there is room for increased development as the largest-area of usable undeveloped land in the city is in this area.

This area of Hazelwood is contained in the Greater Hazelwood Area which has recently been certified by the City Planning Commission. The renewal which will follow should also serve to make Hazelwood a desirable residential environment.

Area 9 (South Oakland)

Surveys in this area revealed approximately 47 vacant housing units. The large discrepancy between this figure and the 1970 census figure (156) is as yet unexplainable. Approximately only 6 units have been demolished since the census.

Vacant single family units account for 17, or about 36% of those units found. Only 7 units are in rowhouses, with the remainder being apartments in low-rise buildings. There is about a fifty-fifty split in construction type among the vacant units, with half being frame and half being brick construction. Although structural soundness is doubtful in several buildings, accounting for about 6 or 7 units, the majority are salvageable. However, at least 6 to 8 units should not be encouraged for residential re-use. (All but one of the unsound ones also fall into this group). These are located at the southern end of this area (near the parkway, and at

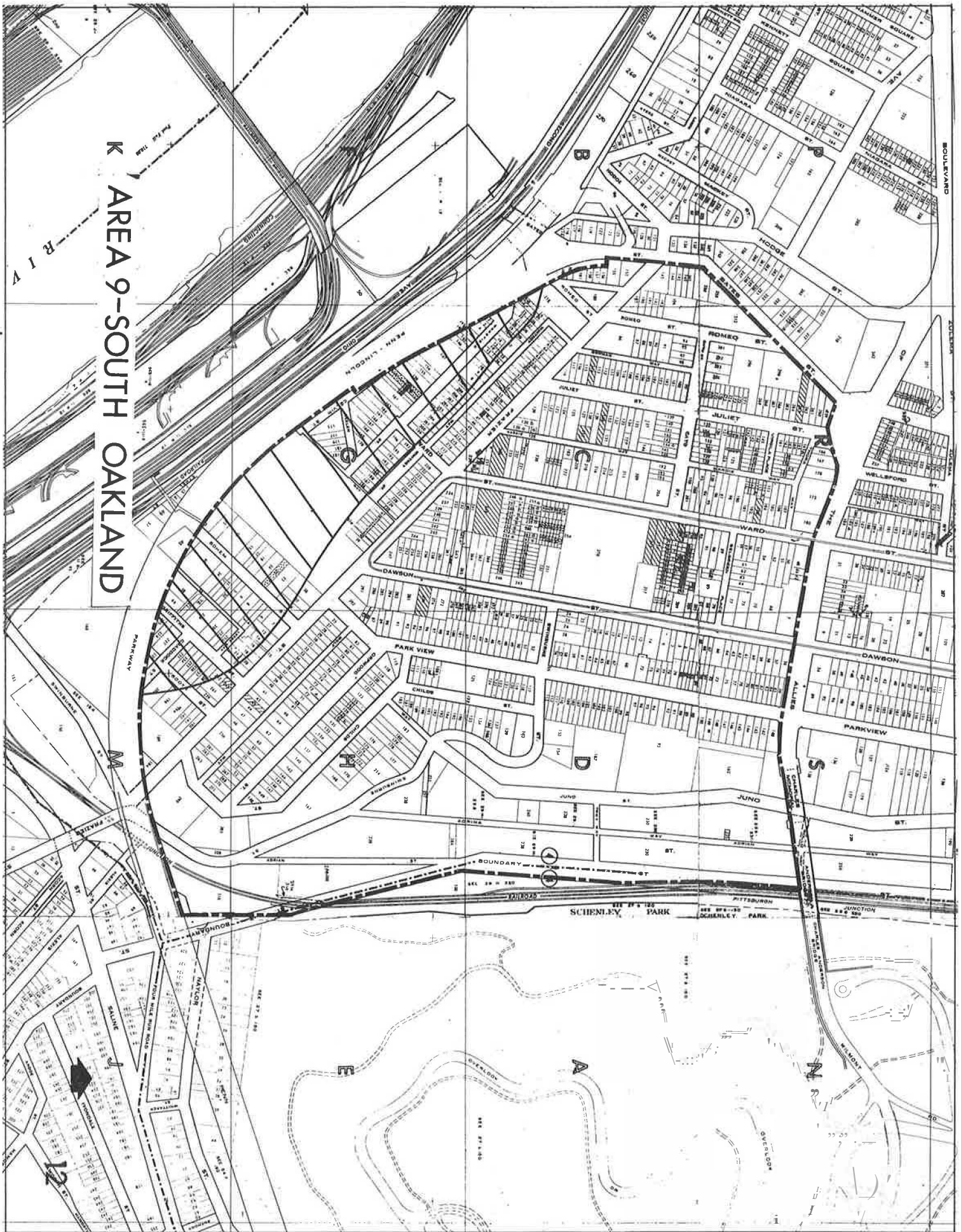
the eastern section just south of Frazier St). These portions are characterized by excessive slopes, poor street conditions, and several homes are only accessible by foot. These areas also contain many tax delinquent properties.

Concentrations of vacancies were found at the eastern section of Frazier Street (and just south of it), including one totally vacant apartment structure, which is also tax delinquent. The rest of the vacancies are fairly well distributed throughout the area with the exception of the section lying east of Parkview and north of Frazier, where none was noted.

In the area not to be encouraged for residential re-use, the city should begin immediately to purchase any properties that come up for sale. Subsequently, as soon as the program can be worked out, the rest of the land in that section should be purchased by the city, the residents relocated (in the same area if possible and thereby use up some of the other vacant units), the buildings demolished and then make the necessary improvements to use the land for recreation and open space. Purchase of the properties might be accomplished through use of some of the city's surplus revenues (should these continue to exist), as well as through some money received from revenue-sharing. Property tax revenues could also be used if they could be freed for this purpose.

The other vacant units should be privately rehabbed (minor private rehabilitation has already taken place here) due to the scattered nature of the units and the small number involved. The area is a very strong residential community and thus this rehab should be encouraged through the following proposed programs: Mortgage

K AREA 9-SOUTH OAKLAND



Guarantee, Tax Abatement, and Rehab Loans at Subsidized Rates, to maintain the desirable character.

Area 10 Saline Street

Note: Because the configuration of this area necessitated pooling census data from portions of several block groups, the accuracy of the calculations on Table II (see chapter on general conclusions) and in this description, may be questionable.

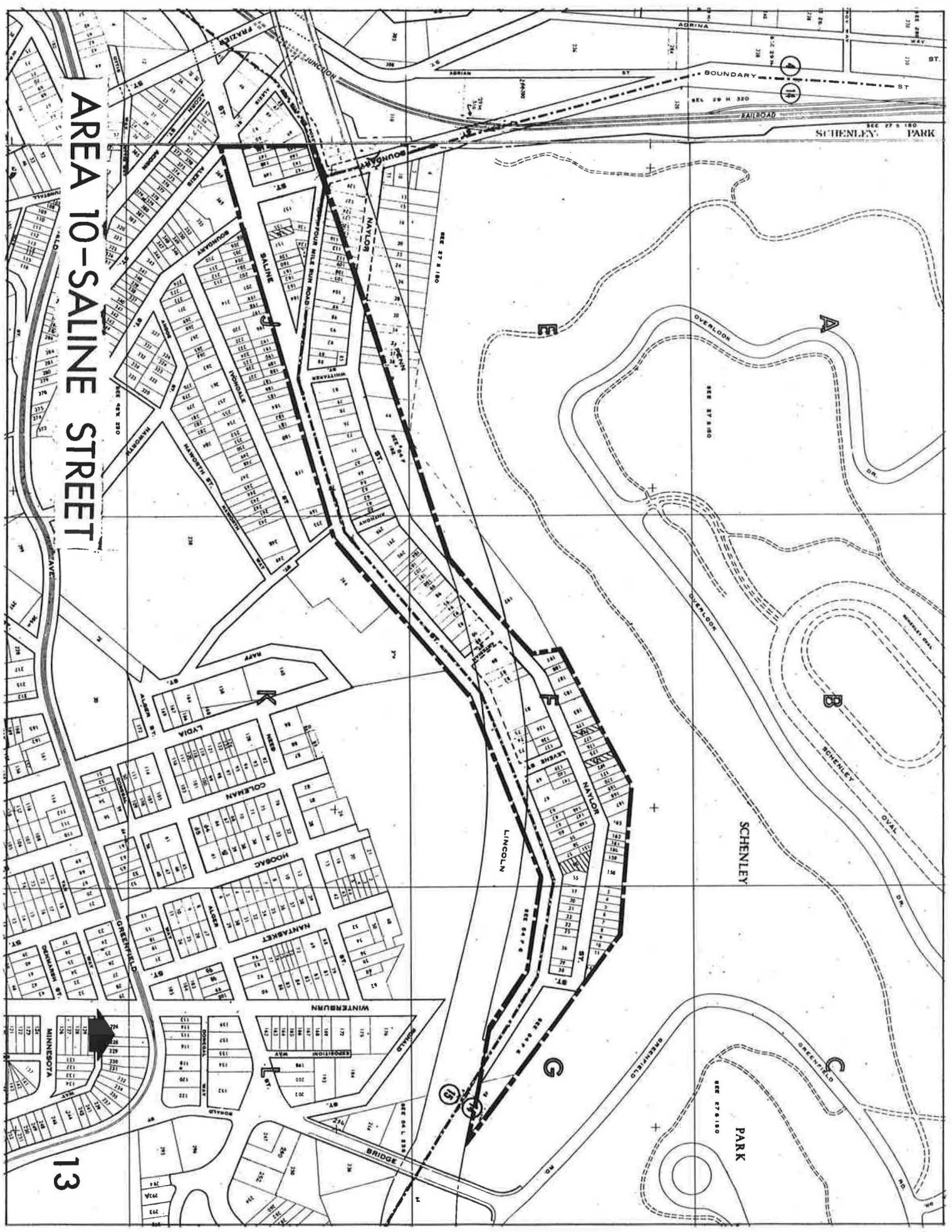
From field surveys, between 12 and 15 vacant dwelling units were found, indicating a vacancy rate of 9.3%. This is in excess of the 7.5% rate calculated based on 1970 census information.

Of the units which were found, only 1 should not be re-used because of its extremely poor state of repairs. A slight problem must be faced if it is to be demolished, as the other half of the building is in use (the structure is a one-family, semi-detached home) and appears in much better condition. As the entire building would have to come down, the inhabitants of the one half could be relocated into one of the other vacant units found in very close proximity.

The area, except for the buildings facing onto Saline Street, is not a very densely built area. Most of the units found to be vacant are single-family units, with a few apartments accounting for the remainder (one of which is in a mixed-use building).

There is a substantial number of tax delinquent properties at either "end" of the area (see map). An early foreclosure program would be of advantage here, and then the units should be rehabbed where necessary and be re-used. As the number of units is small,

AREA 10-SALINE STREET



rehab should be encouraged by such programs as Tax Abatement, Rehab Mortgage Guarantee, and Subsidized Rehab Loans.

Within the last year, much investment has been made in play equipment and recreational facilities in the area. Therefore, it is logical to encourage young families to move into the area. In addition, much of the surrounding area is wooded; there is no through traffic as Saline Street terminates at the Parkway. The area is somewhat isolated because of this and therefore tends to be a little bit more "community-like" than many other areas in the city.

No long term capital investments should be made until final plans for the proposed Oakland Crosstown Expressway, which is slated to go through this area, are revealed. This highway, as presently conceived, would yield the area undesirable for residential use. However, rehab as proposed should still be encouraged as it will be quite some time before the right-of-way for such an expressway will be finalized and acquisition begins, if the idea is not completely abandoned.

CHAPTER VII

APPLICATIONS AND RECCMMENDATIONS

After all the areas were surveyed, a listing was made of the units found in each area. (See Appendix). These were done primarily for the Community Planners' use. The re-use potential at each address is noted. In addition to address, lot and block numbers are supplied for identification purposes and because all city property information relies upon this system; if a planner wants any additional information concerning a vacant unit, it will thus be easier to find it. These lists *have* already proven useful; some sites which were found to have dilapidated vacant housing, were submitted to the Neighborhood Housing Coordinator for use in that program's scattered housing site component.

As of yet, this is the only use to which the data collected has been put. However, it could serve as a source for relocation housing; it could also be used by the Community Planners as a resource for people in their jurisdictions who seek better or more suitably sized housing than they presently inhabit.

The data could also serve as a source of vacant land because much of the housing found is either dilapidated or otherwise not suited for re-use. Therefore, this housing could be razed and the resulting land be used by the Community Planners by their actively planning for other uses for it, such as developed open spaces, recreation, or parking, where needed. (In any case, these units should

be razed to alleviate the danger they represent by standing idle). Where more housing is needed in areas, the Community Planners could encourage and aid developers in building new housing on lots which would become available as the structurally unsound units are removed.

A very important use of the data would be as an index of the health of the areas surveyed. People move out of an area often because of the decline or certain services and, or lack of facilities and amenities. For similar reasons, vacant housing remains vacant and is not absorbed by normal market mechanisms. The data collected can help indicate where such phenomena has occurred and should be used as an impetus to determine exactly what the neighborhood lacks and then plan for the necessary improvements and programs which might remedy the situation.

Certainly the areas surveyed are not the only ones in which a vacancy problems exists. Other critical areas of the city should be surveyed so that remedial help can be undertaken. In addition, an effective data bank of vacant housing units, representing many more areas of the city, could subsequently be maintained.

Also of interest for further investigation are the areas falling into the 3.0 - 6.1% vacancy rate range, as roughly 2,600 vacant units are supposed to be in these areas. These areas may be in an earlier stage of decline and may possibly have a higher rate of re-useable housing. This could be checked by further study. The 3.0 - 6.1% range is also of interest because, as mentioned early in this report, according to the National Survey of Housing Abandonment, abandonment becomes noticeable when between 3 and 6% of the housing has become finally abandoned. The abandonment problem, as

well as causes for vacancies in general, are subjects which should be investigated, but which were beyond the scope of this study.

While the causes of the vacancy problem were not explored in this study, they definitely need to be. This should be a very high priority, as the problem cannot be effectively solved on a long-term basis until the reasons why it exists are determined. Only then can a real turn-around be hoped for and only then can the programs be designed with optimum effectiveness.

One result of the study was in discovering the need for a rehab commitment by the city. It is obvious that private forces are not taking care of the many vacant, habitable structures. If the city followed the programs proposed, and had these as a high priority, much could be done to alleviate the problem. Until this comes to pass, little improvement can be expected.

It must be pointed out that the data collected by the surveys is tentative. All areas surveyed as well as any others done in the future, must be looked at more carefully before definite decisions concerning re-use can be made. More detailed exterior surveys are needed; it is necessary to carefully inspect all sides of a building, which cannot be accomplished through the windshield survey technique. In addition, before a definite decision can be made on the rehab potential of a building, an interior survey is necessary to detect the condition of interior structural elements, as well as the condition of the building's major system (plumbing heating, electrical). All these surveys would necessitate qualified inspectors and a great deal of time. None of this should be undertaken unless, and until the direction in which the city is going to move to solve this problem is clarified.

CHAPTER VIII

GENERAL CONCLUSIONS

Since this study investigated those areas with 6.2% and higher vacancy rates, excluding the Hill, and since, to make the take more manageable, only concentrations of vacancies were examined, areas representing 1,373 vacant units out of the 5,622 in the 6.2 and above¹¹ category (and not in renewal areas) were considered. However, for reasons mentioned previously, only 755 vacant units were actually surveyed. Although this is the number reported by the 1970 census, only 418 were actually found during the surveys. Some reasons for this discrepancy have been formulated by me but for some of the surveyed areas, no explanation seems apparent. The reasons are as follows: (1) Census enumeration techniques are more systematic (and time-consuming) than the "windshield" surveys conducted for this study; (2) It is almost impossible using anything but interior or mail surveys, to calculate the number of vacant units in mixed use structures where residential units are found above commercial uses, as well as in multi-family structures; and (3) Changes have occurred in the areas over the past 2 years, with demolitions accounting for the loss of a certain number of units.

Contrarily, in 2 areas, more than the number of vacant units found by the census, were discovered. In Area 10, the difference was only 2 units and is insignificant. For Area 4, the increased number is explained by the ineffectiveness of the Code Enforcement

Program as mentioned in the analysis of that area in Chapter VI,

For a complete comparison of the number found by the census in each area, and the corresponding survey number, refer to Table II, Characteristics of Vacancy Areas. Other summary characteristics of the areas may also be seen from this table. Vacancies can be examined in light of such indices as owner occupancy and percent of minority group population in order to determine whether any correlation can be found between such factors and an area's vacancy rate. Such examinations are helpful in order to ascertain if possible, general characteristics of areas exhibiting high or chronic vacancies. These are also useful in order to try and detect areas which may be logical to look at for vacancies. (This was beyond the scope of this investigation). There does seem to one correlation to be gathered from Table II: A very slight inverse correlation exists between vacancy rate and the percent of owner occupancy in an area, with areas with higher vacancy rates exhibiting a lower percent of owner-occupied units, in general. This may imply the desirability to encourage ownership programs, as has been done in the chapter concerning detailed area analyses, where appropriate.

Of the vacant units that were found, between 53% and 59% have been estimated as being usable for residences because the areas are appropriate for residential re-use, as well as the fact that the structures are in sound structural condition and can be rehabilitated. This represents approximately 235 units. Based on the fact that none of the areas investigated seemed to exhibit an extremely high or low rate for re-use, and that none of the areas was in an extreme state of deterioration beyond which aid is not feasible, it seems safe to

TABLE II: CHARACTERISTICS OF VACANCY AREAS⁴

AREA	TOTAL HABITABLE UNITS	1970 CENSUS		SURVEY		NO. VACANT OVER 6 MONTHS	% VACANT OVER 6 MONTHS*	PER CENT OWNER OCCUPIED (OF TOTAL OCCUPIED UNITS)	PER CENT MINORITY GROUP POPULATION (OF TOTAL POPULATION)
		NO. VACANT UNITS	VACANCY RATE (PER CENT)	NO. VACANT UNITS	VACANCY RATE (PER CENT)				
1	1402	289	20.6			184	63.7	23.8	23.5
2	1756	331	18.8			81	24.4	17.3	91.8
3	511	50	9.8	38	7.4	14	28.0	46.0	1.1
4	2206	137	6.2	173	7.8	30	21.8	49.2	37.1
5	592	55	9.2	20	3.3	11	20.0	49.5	7.5
6	659	98	14.9	75	11.3	74	75.5	41.2	9.8
7	741	100	13.4			37	37.0	49.2	49.6
8	1853	146	7.8	44	2.3	53	36.3	63.4	9.8
9	2022	156	7.7	47	2.3	25	16.0	42.0	19.3
10	145	11	7.5	13	8.9	0	0	69.6	3.3

* $\frac{\text{Vacant Habitable Units}}{\text{Total Habitable Units}}$

**Per Cent of the Number of Vacant Units

NOTE: Source for all but "Survey" columns is Selected Housing Data for the City Of Pittsburgh, 3rd Count Census Block File

assume that a similar re-use ratio can be applied to the remainder of the uninvestigated areas in the "6,2%and above" category. Based on this assumption, approximately 2,380 additional units in this category are usable. As areas in no other category were investigated, and therefore characteristics of other neighborhoods with vacancies are not known, this assumption cannot be applied to any other type of area.

After analyzing the field survey findings and observations made in the field, it became evident that the neighborhoods examined fall into three types. Although an area can fall into more than one, or may perhaps be an exception to all three, these classifications make it easier for program proposal purposes, so that programs may be applicable for more than one area and will thus have greater utility. In addition, it is hoped that these classifications may prove valuable in the future for locating areas in need of study. The three classifications are as follows:

- (1) An area which is partially a viable residential environment, and part of which has a concentration of environmental deficiencies, such as poor streets and steep slopes. vacancies are predominantly in the section evidencing the deficiencies and many are in dilapidated structures. Throughout the rest of the area, vacancies are scattered. The portion with the environmental deficiencies would best be used in an alternate manner, such as for open space. (One such area is Area 9 -- South Oakland).

- (2) An area whose future, at some indefinite time, will be affected by public action or other forces external to the community -- such as the possibility of the proposed Oakland Crosstown Expressway and its effect on the Saline Street Area (Area 10); the effects of the proposed Second Avenue By-Pass on Hazelwood (Area 8). Both relate to public action. An external factor -- the future of the J & L mill will have a direct effect on the Southside Flats (Area 3).
- (3) A viable residential area with scattered vacancies which benefit most from programs focused on individual units. An example is Lower Lawrenceville (Area 5). In addition, an area like Saline Street, in its present state, falls into this category, although it may be threatened at some uncertain time in the future.

Also an aid in proposing solutions for the areas is the fact that a very small percent of the vacant housing is in public hands. This conclusion is based on a small random sample of those vacant units recorded by field surveys. This fact helped lead to the conclusion that many programs should be focused on individual, privately owned units. It also helped lead to the conclusion that it will be more difficult to implement many of the programs without a strong commitment by the city as mentioned in the previous chapter.

From evidence collected during the course of this study, vacant housing does constitute a problem, but the magnitude is not as great as had been assumed, according to the number of units

actually found. Based upon this number, those assumed to be usable in the remainder of the "6.2% and above" category, and the probability that there is at least as high a proportion of useable units in the areas with lower vacancy rates, the city probably has on the order of at least 4,000 useable vacant units. It must be remembered, however that this is a rough "ball park" figure as such a small part of the city has actually been surveyed. Finally, it does seem worthwhile, based on the current findings, to take a closer look at other areas of the city with high vacancy rates but which perhaps have less concentrations or a lower absolute number of units.

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The charts on the following pages⁵ give the following information concerning the units found during the field surveys: Address; Ward Located In; Lot and Block Number; Owner; Number of Units Vacant At Each Address; and Program Status (whether or not the units should be re-used for residential purposes).

Only the small proportion of vacant units detected which had no readily available address, were omitted.

SOUTH SIDE FLATS

Street Address	Ward	Lot & Block Number	Owner	Units	Program Status
2528 Carson Street, E.	16	12M034	Blue stone	1	Questionable Re-use
2522 Carson Street, E.	16	12M031	Lewis	2	Questionable Re-use
2520 Carson Street, E.	16	12M030	Max	1-2	Questionable Re-use
2518 Carson Street, E.	16	12M028	Miskiewicz	2	Questionable Re-use
2322 Carson Street, E.	16	121235	Washvich	1	Questionable Re-use
2416 Carson Street, E.	16	121255	Nichol	2-3	Questionable Re-use
2404 Sarah Street	16	121269	Pavicic	1	Questionable Re-use
2405 Sarah Street	16	121268	Raaker	1-2	Questionable Re-use
2413 Sarah Street	16	121274	Onku	1	Questionable Re-use
2415 Sarah Street	16	121275	Nichol	1	Questionable Re-use
2417 Sarah Street	16	121276	Nichol	1	Questionable Re-use
2525 Sarah Street	16	12M116	Milanovich	1	Usable
2300 Sarah Street	16	121192	Bachleda	1-3	Usable
2405 Jane Street	16	121319	Nichol	1-2	Usable
2506 Josephine Street	16	12R120	Grattan	1	Usable
118 Twenty-Sixth St., S.	16	012S295	Winowich	1	usable
115 Twenty-Fourth St., S.	16	121293	Nichol	3-5	Usable
97 Twenth Third St., S.	16	121222A	Lido	1-3	Usable
2430 Carey Way	16			1	Usable
2432 Carey Way	16			1	Usable

GARFIELD

Street Address	Ward	Lot & Block Number	Owner	Units	Program Status
5537 Margarett St.	11	083F009	Fisher	1	Usable
216 Graham St., N.	11	50M278	Ford	1	Usable
525 Negley Ave., N.	11	83F034	Barkley	1	Usable
524 Negley Ave., N.	11	83F122	Eckstein	2-3	Usable
5153 Brown Way	10	50G11	Fitzpatrick	1	Questionable Re-use
5151 Brown Way	10			1	Questionable Re-use
5121 Gem Way	10	50K263	Zimmerman	1	Questionable Re-use
4918 Gem Way	10	50K319	Fox		Questionable Re-use
4935 Jordan Way	10	50K052	Schmidt	1	Raze
5107 Jordan Way	10	50K020	Magram	1	Usable
5128 Jordan Way	10	50K131	Zigler	1	Usable
5209 Jorddn Way	10	50) (020	Magram	3	Raze
506 Fannel Street	10	050K269	Burnett	1	Questionable Re-use
508 Fannel Street	10	050H268	Trafton	1	Questionable Re-use
510 Fannel Street	10	050H267	Smilovitz	1	Questionable Re-use
512 Fannel Street	10	050H266	Litman	1	Questionable Re-use
130 Fairmount St., N.	10	83J122		2-3	Usable
315 Mathilda St., N.	10	50 115	Neil	2-4	Usable
519 Mathilda St., N	10	50E.Q28	Manski	1	Usable
713 Mathilda St., N.	10	50E228		1	Usable
719 Mathilda St., N.	10	50E225		1	usable
110 Millvale Ave., N.	10	50K308	Farkas	1	Usable
112 Millvale Ave., N.	10	50K308	Farkas	1	Usable
114 Millvale Ave., N.	10	50K308	Farkas	1	Usable

GARFIELD (Cont'd.)

Street Address	Ward	Lot & Block Number	Owner	Units	Program Status
116 Millvale Ave., N.	10	50K308	Farkas	1	Usable
118 Millvale Ave., N.	10	50K308	Farkas	1	Usable
120 Millvale Ave., N.	10	50K308	Farkas	1	Usable
300 Millvale Ave., N.	10	----	Sullivan	1-2	Usable
419 Millvale Ave., N.	10	50F075		1	Usable
313 Evaline St., N.	10	50K080		1	Usable
313 Evaline St., N.	10	50K080A		1	Usable
308 Evaline St., N.	10	50K176	Marinack	1	Usable
428 Wicklow Street	10	50H214	3 Taxing Bodies	1	Usable
5418 Black Street	11	83A277	Ravick	1	usable
5458 Black Street	11	83E116	Board of Education	1	Usable
5534 Black Street	11	83E062	Plusquellec	3	Usable
5454 Black Street	11	83A266	Matthews	1	Usable
4821 Rosetta Street	10	50F178		1	Usable
4912 Rosetta Street	10	50F87	McKinley	1	Usable
5127 Rosetta Street	10	50G80	Ross	1	Raze
5149 Rosetta Street	10	50G69	Jackson	1	Usable
5348 Rosetta Street	10	50M20A	Gold	1	Usable
5349 Rosetta Street	10	50M20B	Ford	1	usable
5346 Rosetta Street	10	50M20	Cherico	1	Usable
5310 Rosetta Street	10	50G22B		1	Usable
5326 Rosetta Street	10	50M11	Gold	1	Usable
4847 Breesport Street	10			1	Usable
5202 Alhambra Way	10	501199	Shelton	1	Questionable Re-use

GARFIELD (Cont'd.)

Street Address	Ward	Lot & Block Number	Owner	Units	Program Status
5170 Alhambra Way	10			1	Raze
5162 Alhambra Way	10	50L184	Brown	1	Questionable Re-use
5516 Broad Street	10	83J136		2-4	Usable
5420 Broad Street	11	51M127		2-4	Usable
5330 Broad Street		501225	DeAndrea	1	Usable
5230 Broad Street	10	501209	Brown	1	Usable
5222 Broad Street	10	50L205	Shelton	3	Usable
5210 Broad Street	10	501198	Evans	1	Usable
5208 Broad Street	10	501194	Evans	1	Usable
5178 Broad Street	10	501175	Shelton	4-6	Usable
5161 Broad Street	10	50K166	Silvaggio	6-8	Usable
5012 Broad Street	10			2	
4912 Broad Street	10	50K181	James	1	Usable
5327 Broad Street	10	501134	3 Taxing Bodies	3-4	Raze
4901 Broad Street	10	50K077	Robinson	1-2	Usable
5315 Hillcrest Street	10	50H291	Claytor	1	Usable
5317 Hillcrest Street	10			1	Usable
5319 Hillcrest Street	10		3 Taxing Bodies	1	Usable
5461 Hillcrest Street	11	83E287	Hopkins	1	Usable
5159 Schenley Avenue	10	50C34	Brown	1	Usable
5207 Schenley Avenue	10	81S004	3 Taxing Bodies	1	Usable
5269 Schenley Avenue	10	818005	J.E. Sally Supply Station	1	Usable

GARFIELD (Cont'd.)

Street Address	Ward	Lot & Number Number	Owner	Units	Program Status
5019 Kincaid Street	10	50F036	Western Fin. & Dev. Corp.	2	Usable
5122 Kincaid Street	10	50K912	Morris	4	Usable
5124 Kincaid Street	10				
5137 Kincaid Street	10	501074	Pgh. Nat'l. Bank	1	Usable
5139 Kincaid Street	10	50L073	Evans	1	Usable
5158 Kincaid Street	10	501092	-	1	Usable
5169 Kincaid Street	10	501064	Portis	1	Usable
5225 Kincaid Street	10	50145	Cush	2	Usable
5313 Kincaid Street	10	501032	Akins	1	Usable
5321 Kincaid Street	10	5GL028	Ralph	1	Usable
5408 Kincaid Street	11	50M160	El-Gar Rehab.	1	Usialble
5470 Kincaid Street	11	83J087	Adams	2	usable
5319 Kincaid Street	10	50L029	Massimino	1	Usable
240 Aiken Ave., N.	11	50M242	Washington	1	Usable
333 Aiken Ave., N.	10	50H45	Ivory	1	Usable
411 Aiken Ave., N.	10	50H160	Davis	1	Raze
429 Aiken Ave., N.	10	50H171	William	1-2	Usable
431 Aiken Ave., N.	10	50H171	William	1-2	usable
505 Aiken Ave,, N.	10	50H176	3 Taxing Bodies	1-2	Usable
533 Aiken Ave., N.	10	50H189		3	Usable
544 Aiken Ave., N.	11	50D28	Landsman	2	Usable
5211 Penn Ave.	10	50112	3 Taxing Bodies	2-3	Usable

GARFIELD (Cont'd.)

Street Address	Ward	Lot & Number Number	Owner	Units	Program Status
5209 Penn Ave.	10	50111	3 Taxing Bodies	1	Usable
5371 Cornwall St.	10	50H198	Singer	1	Usable
5375 Cornwall St.	10	50H196	Callahan	1	Usable
4916 Dearborn St.	10	50K299	Suchan	2	Usable
5002 Dearborn St.	10	50K291	Beegle	1	Usable
5022 Dearborn St.	10	50K278	Beegle	1	Usable
5109 Dearborn St.	10	59K236	AHRCO	1	Usable
5153 Dearborn St.	10	501275		1	Usable
526 Atlantic Ave., N.	10	50G40A	Schumaker	1	Usable
528 Atlantic Ave., N.	10	50G40	Oertel	1	Usable

LCMER LAWRENCEVILLE

Street Address	Ward	Lot & Block Number	Owner	Units	Program Status
3704 Penn Ave.	6	49N255	Jankowski	1	Usable
3706 Penn Ave.	6	49N255	Jankowski	1	Usable
4026 Ewing Street	8	49R368	3 Taxing Bodies	1	Questionable Re-use
3834 Liberty Ave.	6	26B045	Larkin	3	Usable
3912 Liberty Ave.	6	26B053	3 Taxing Bodies	1	Raze
3940 Liberty Ave.	6	49R350			Usable
330 Thirty-Ninth St.	6	49P121	Kirsh	1	Usable
3493 Denny Street	6	49N226	Ostrowski	1	Usable
3717 Mintwood Street	6	49P168	Potter	1	Raze
3708 Mintwood Street	6			1	Raze
4030 Liberty Avenue	6	49R330	Balback	2	Usable

POLISH HILL

Street Address	Ward	Lot & Block Number	Owner	Units	Program Status
3034 Paulowna Street	6	25M284	Klein	4	Raze
3032 Paulowna Street	6	25M283	Kalson	1	Raze
3117 Downing Street	6	25M070	Majowski	3-4	usable
3115 Downing Street	6	NO HOUSE			
3346 Ruthven Street	6	26E216		1	Questionable Re-use
334 Hancock Street	6	025H184	Kicinski	1	Usable
346 Harmar Street	6	025M62	Harman	1	Usable
316 Harmar Street	6	25H107	Kicinski	1	Usable
		109	Szozzorek	1	Usable
3204 Dobson Street	6	26J023	Sinicki	2	Usable
950 Herron Avenue	6	26J073	Livingston	1	Usable
1041 Herron Avenue	6	26E090	Grodner	1	Usable
1039 Herron Avenue	6	26E091	Lasky Beer	2	Usable
1049 Herron Avenue	6	26E088	Allen	2	Usable
1107 Herron Avenue	6	26E083	Lilly	2	Usable
1108 Herron Avenue	6	26E160	Ciesielski	1	Usable
1136 Herron Avenue	6	26E177	Ellison	2	Usable
1138 Herron Avenue	6	26E177A	3 Taxing Bodies	1	Usable
1154 Herron Avenue	6	26E185	World Wide Inves, Inc.	1	Questionable Re-use
1156 Herron Avenue	6	26E185	World Wide Inves, Inc.	1	Questionable Re-use
1202 Herron Avenue	6	26E185	World Wide Inves, Inc.	1	Questionable Re-use
1204 Herron Avenue	6	26E186	James	1	Questionable Re-use

POLISH HILL (Cont'd,)

Street Address	Ward	Lot & Block. Number	Owner	Units	Program Status
1206 Herron Avenue	6	26E187	Williams	1	Questionable Re-use
1210 Herron Avenue	6	26E189	Pietrangeli	1	Questionable Re-use
1220 Herron Avenue	6	26E194	Morreale	1	Questionable Re-use
3020 Pulaswski Way	6	25M15	3 Taxing Bodies	6-8	Usable
3004 Pulaswski Way	6	25M15	3 Taxing Bodies	1	Raze
3008 Pulaswski Way	6	25M15	3 Taxing Bodies	1	Raze
3028 Phelan Way	6	25M234	Immaculate Heart of Mary	1	Usable
3037 Phelan Way	6	25M234	Immaculate Heart of Mary	4	Usable
3028 Brereton Street	6	25M177	Immaculate Heart of Mary	1-2	Usable
		25M173	Pgh. Falcon Soc. Stanislaus Staszic		
3105 Brereton Street	6	25M101	Mostowy	1	Usable
3346 Melwood Avenue	6	26E132	Chang Han and Poljng	3	Usable
3447 Melwood Avenue	6	26F36	Klein	1	Usable
3546 Melwood Avenue	6		Klein	1	Usable
3620 Melwood Avenue	6	26F074	Todd	2	Raze

HAZELWOOD

Street Address	Ward	Lot & Block Number	Owner	Units	Program Status
129 Tecumseh Street	15	56K274	Cashi	2-4	Usable
131 Tecumseh Street	15	56K272	Lewis	2-4	Usable
105? Tecumseh Street	15	56K029	3 Taxing Bodies	1-2	Usable
125 Hazelwood Avenue	15	56B328	Lannis	1	Usable
130 Hazelwood Avenue	15	56F341	Brown	1-2	Usable
5121 Ladora Way	15	56N184	Cohen	1	Usable
214 Tipton Street	15	561038	Serbin	1	Usable
5244 Gertrude Street	15	56P243	Rush	1	Usable
246 Winston Street	15	56R114	Major	1	Usable
159 Flowers Avenue	15	26F289	Littman	1-2	Usable
165 Flowers Avenue	15	56F289	Littman	2	Usable
169 Flowers Avenue	15	56F289	Littman	2-3	Usable
436 Flowers Avenue				1	Usable
438 Flowers Avenue				1	Usable
440 Flowers Avenue				1	Usable
4850 Second Avenue	15	56F76	Brog		Questionable Re-use
4852 Second Avenue	15	56F76	Brog		Questionable Re-use
4844 Second Avenue	15	56F80 (?)	Gold		Questionable Re-use
4846 Second Avenue	15	56F080	Gold		Questionable Re-use
4800 Second Avenue	15	56F94	Jordan		Questionable Re-use
4802 Second Avenue	15	56F094	Jordan		Questionable Re-use
4823 Second Avenue	15	56F104	Pgh. Nat'l Bank		Questionable Re-use
4385 Second Avenue	15	56F111	Metro Housing Inc.		Questionable Re-use

HAZELWOOD (Cont'd.)

Street Address	Ward	Lot &-Number Number	Owner	Unit-s	Program Status
4811 Second Avenue	15	56F101	Spector		Questionable Re-use
4813 Second Avenue	15	56F101	Spector		Questionable Re-use
4909 Second Avenue	15	56F122	Hazelwood- Glenwood Glen Hazel Council, Inc.		Questionable Re-use
4911 Second Avenue	15	56F124	Oakley		Questionable Re-use
4945 Second Avenue	15	56K259	Klein		Raze
4930 Second Avenue	15	56K104	Messineo		Questionable Re-use

SOUTH OAKLAND

Street Address	Ward	Lot & Block Number	Owner	Units	Program Status
3325 Ward Street	4	28R103	Varrati	1	Usable
3268 Ward Street	4	29C274	Johnson	1	Usable
3270 Ward Street	4	29C275B	Minnie Corp. Assoc.	1	Usable
3272 Ward Street	4	29C275A	Minnie Corp. Assoc.	1	Usable
3300 Ward Street	4	29C277	City. of Pittsburgh		Usable
3211 Ward Street	4	029C236	Cohen	6	Usable
3213 Ward Street	4	029C236	Cohen	6	Usable
3215 Ward Street	4	029C236	Cohen	6	Usable
3210 Ward Street	4	029C242	Zytnick	1	Usable
3222 Dawson Street	4	29G277	Colucci	1	Usable
3212 Dawson Street	4	29G273	Cicqhitto Hudson	1	Usable
3145 Bohem Street	4	29G22	Webb	1	Questionable Re-use
515 Belgreen Place	4	28R263	Sedlack	1	Usable
3800 Frazier Street	4	29M243	Garda	1	usable
3761 Frazier Street	4	29M045	Allen	1	Usable
3506 Frazier Street	4	29C053	Charles	1	Usable
3227 Hardie Way	4	29C157	Friedman	4-7	Usable
3548 Wakefield St.	4	029G158	3 Taxing Bodies	1	Questionable Re-use
3559 Wakefield Street	4	029158A	3 Taxing Bodies	1	Questionable Re-use
3213 Juliet Street	4	029C114	Lasek	1	Usable
3322 Juliet Street	4	029C130	Swazuk	1	usable

SALINE STREET

Street Address	Ward	Lot & Block Number	Owner	Units	Program Status
3699 Alexis Street	15	29M68	Schuylkill	4-6	Usable
309 Saline Street	15	54J156	Civitate	2	Usable
627 Naylor Street	14	54F178	Mohnack	1	Usable
705 Naylor Street	14	54F173	Greenburg	1	Usable
732 Naylor Street	14	54F56	Unit Con. Enterprises Inc.	1	Usable
210 Four Mile Run Rd.	15			1	Usable
3234 Four Mile Run Rd.	15			1	Usable

FOOTNOTES

¹National Urban League, Center for Community Change, The National Survey of Housing Abandonment, April, 1971, p. 19. -

²U.S. Department of Commerce, Bureau of the Census, General Demographic Trends for Metropolitan Areas, 1960 - 1970, Pennsylvania, PHC (2) - 40, September, 1971, p. 57. Vacant year **round** units "... are units which, although vacant at the time of enumeration, are usually occupied or are intended for occupancy at any time of the year".

³ibid., p. 57. "New:units not yet occupied are enumerated as vacant housing units if construction has reached a point where all exterior doors are installed and final useable floors are in place."

⁴Department of City Planning, City of Pittsburgh, Pa. (Prepared by Charles L. Guttenplan), vacant Housing Study (Draft), September, 1972, p. 45.

⁵ibid., p. 52-63,

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1970 U.S. Census, November, 1971.
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D.C., Housing Market Analysis: Pittsburgh - as of
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