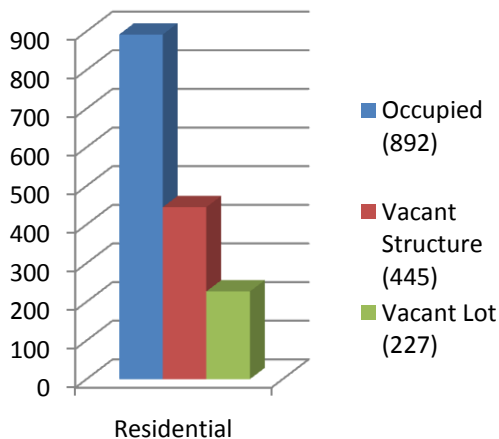


THE PITTSBURGH NEIGHBORHOOD FACT SHEET

LAND USE, VACANCY, AND HOUSING STOCK

There are a total of 1564 residential properties in the Pittsburgh neighborhood. Of these properties, 892 are occupied, while 445 are vacant structures and 227 are vacant lots. This results in a 33% vacancy rate of residential structures in Pittsburgh. If residentially-zoned vacant lots are included, the Pittsburgh neighborhood has a 43% vacancy rate.

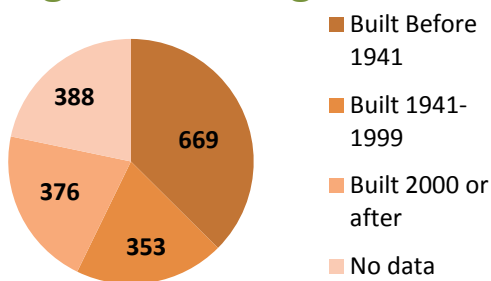
The neighborhood also includes 108 commercially-zoned properties, which is almost matched by the number of properties that are exempt from property taxes (primarily church-owned).



Of the 1564 residentially-zoned parcels in the Pittsburgh community, 43% are currently vacant.

Many houses in the neighborhood were constructed in the 1920s and prior to 1940, with a significant percentage also constructed post-2000.

Age of Housing Stock



Land Use Type	# of Parcels
Residential	1564
Commercial	108
Exempt	75
Institutional	21
Utility	14
TOTAL PARCELS	1786

PROPERTY OWNERSHIP

Private individuals (both residents and non-residents) own the majority of residential properties. Banks and investment corporations own 29% of all residential properties.

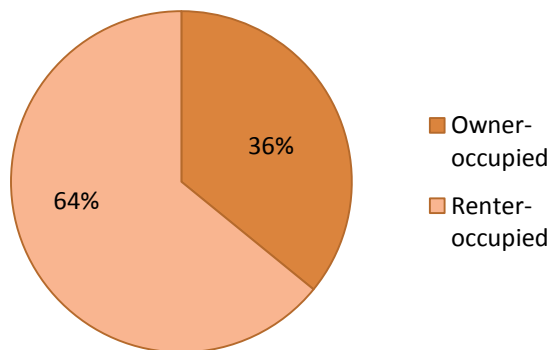
Type	# of Residential Parcels
Private Individuals	1072
Corporate-owned (bank or investor)	448
Institutional (Habitat, Salvation Army, Churches)	38
Government & Other (HUD, BeltLine)	6

TENURE & EXEMPTIONS

According to conditions surveys, 892 properties are likely occupied. Of these, 326 have current homestead exemptions, and an additional 111 are likely owner-occupied (owner address matches property address in tax file.)

Type	# of Parcels
Total occupied residential properties	892
Properties with Homestead exemptions	326
% Elderly exemptions	41%
Total owner-occupied properties*	437

Residential Occupancy in Pittsburgh



Sources: 2010 Fulton County Tax Assessor's Digest; 2010 Tax Assessor's Homestead Exemption Data; May 2010 Pittsburgh Community Improvement Association (PCIA) Parcel Survey; June 2010 POP Fieldwork