Analysis of the
PITTSBURGH, PENNSYLVANIA
HOUSING MARKET

as of July 1, 1967

(A supplement to the July 1, 1965 analysis)

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
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Field Market Analysis Service
Federal Housing Administration
Department of Housing and Urban Development

Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science, the judgmental factor is important in the development of findings and conclusions. There will be differences of opinion, of course, in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst and the FHA Market Analysis and Research Section.

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(A supplement to the July 1, 1965 analysis)

Summary and Conclusions

1. Employment growth in the Pittsburgh, Pennsylvania, Housing Market Area (HMA) has been very rapid. Total nonagricultural employment in the HMA averaged 900,300 in 1966, reflecting an average increase of 23,700 annually over the 1964 total. A total of 13,000 jobs was added in manufacturing employment, primarily as a result of gains in the primary metals industry (up 4,500 jobs) and the fabricated metals industry (up 4,300 jobs). Employment increases in the nonmanufacturing sector from 1964 to 1966 were led by wholesale and retail trade, which added 11,500 jobs; service industries, up 11,400 jobs; and government, up 9,100 workers. During the two-year forecast period, total nonagricultural employment is expected to increase by about 10,000 jobs annually. This is substantially below the 1964-1966 increase; much of that gain, however, is viewed as a recovery from a recession that began in 1958 and continued locally for several years.

2. The July 1967 median annual income of all families in the Pittsburgh HMA, after deducting federal income tax, is estimated at $7,000. By July 1969, this median is expected to reach $7,300. Over the two-year period, the median annual after-tax income of renter households of two-or-more persons is expected to increase from the current $5,350 to $5,600.

3. As of July 1, 1967, the population of the Pittsburgh HMA totaled about 2,509,600, reflecting average annual gains of 21,100 persons since July 1, 1965. Based on continued strong gains in employment, the total population of the HMA is expected to increase by 17,700 persons annually during the forecast period, to a July 1, 1969 level of 2,545,000.

4. There were about 750,800 households in the Pittsburgh HMA as of July 1, 1967, representing an average annual gain of 8,700 since July 1, 1965, the date of the last analysis. Based on the anticipated increase in population, there are expected to be 765,000 households in the HMA by July 1, 1969, an average prospective addition of 7,100 households annually during the next two years.

5. As of July 1, 1967, there were an estimated 784,000 housing units in the HMA, indicating a net gain of 7,700 units annually since July 1, 1965. The increase resulted from the addition of 19,600 new units and the demolition of about 4,200 housing units.

6. It is judged that there were about 17,000 units available for sale or rent in the HMA in July 1967, representing about 2.2 percent of the available inventory. Of this total, 5,050 were available for sale only, representing a homeowner vacancy rate of 1.0 percent; the remaining 11,950 were for rent, indicating a rental vacancy rate of 4.4 percent.

7. The volume of new construction that will meet the needs of the growing population of the Pittsburgh HMA is projected for the next two years at 8,700 units annually (excluding low-rent public housing or rent-supplement accommodations). Of the annual total, 5,750 units represent demand for single-family houses and 2,950 represent demand for multifamily units financed at market rates of interest. An additional 1,000 units of multifamily housing probably can be absorbed annually during the forecast period in the city of Pittsburgh, 100 in suburban Allegheny County, and only a modest number in the remainder of the HMA, at the lower rents achievable with some form of public benefits or assistance. The table on page 12 summarizes the annual demand by type of structure by submarket. The qualitative demand for new single-family and multifamily units is presented at the end of each summary report for the individual submarket areas.

ANALYSIS OF THE PITTSBURGH, PENNSYLVANIA, HOUSING MARKET AS OF JULY 1, 1967

(A supplement to the July 1, 1965 analysis)

Housing Market Area

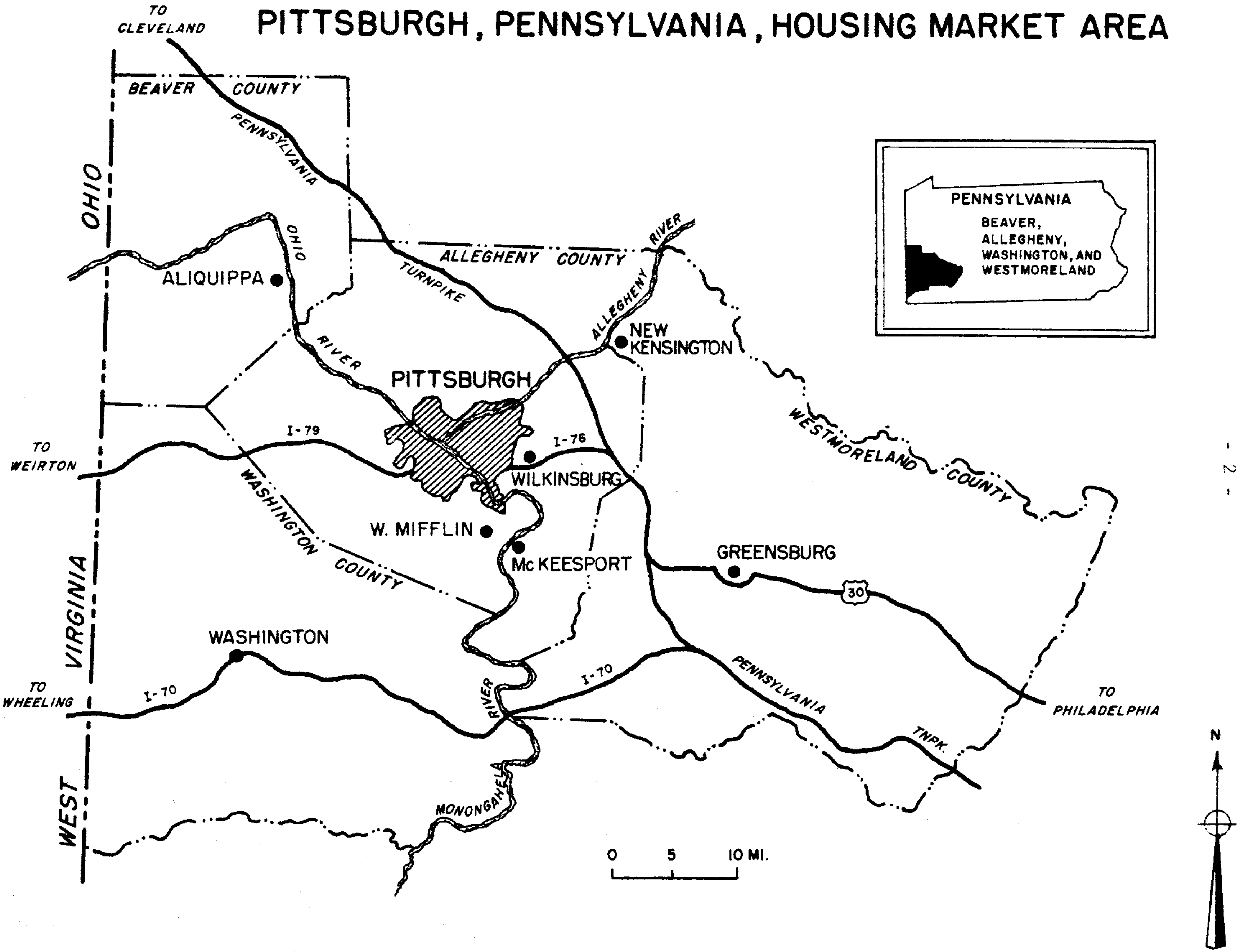
The Pittsburgh, Pennsylvania, Housing Market Area (HMA) is defined as coextensive with the Pittsburgh Standard Metropolitan Statistical Area (SMSA), which consists of Allegheny, Beaver, Washington, and Westmoreland Counties. In 1960, the HMA had a population of about 2,400.000.1/ The city of Pittsburgh, with a current population of about 582,000, is located in Allegheny County and is the urban trade and employment center of the area.

Located at the point where the Allegheny and Monongahela Rivers converge to form the Ohio River, the city of Pittsburgh is about 275 miles west of Philadelphia and 475 miles east of Chicago by turnpike, the major highway artery in the SMSA. Interstate 70, when completed (about 1970) will link Pittsburgh with Baltimore and Washington on the east and Columbus, Ohio, and other cities on the west. The Pittsburgh area is one of the nation's major rail centers and is served by more than 20 railroads.

The 1960 Census of Population reported that about 17,400 area residents commuted daily to work outside the HMA and about 32,800 residents of other areas commuted daily to work inside the HMA, so that there was net daily in-commutation of 15,400 workers.

1/ Inasmuch as the rural farm population of the Pittsburgh HMA constituted only 0.8 percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.

PITTSBURGH, PENNSYLVANIA, HOUSING MARKET AREA



Economy of the Area

Employment

Current Estimate and Recent Trend. Total nonagricultural employment in the Pittsburgh HMA averaged 900,300 in 1966, reflecting a gain of 21,100 over the 1965 level; the increase between 1964 and 1965 was 26,300 jobs. The 1966 nonagricultural employment total includes 820,900 wage and salary workers and 79,400 self-employed persons, domestics, and unpaid family workers.

Work Force Components
Pittsburgh, Pennsylvania, HMA, 1964-1966
(Annual averages in thousands)

	1964	1965	1966
Total civilian work force	911.0	920.7	936.0
Unemployed	49.9	33.3	27.6
Percent	5.5%	3.6%	2.9%
Agricultural employment	8.2	8.2	8.1
Nonagricultural employment	852.9	879.2	900.3
Wage and salary	768.5	795.4	820.9
Other employment a/	84.4	83.8	79.4

a/ Includes self-employed persons, domestics, and unpaid family workers.

Source: Commonwealth of Pennsylvania Bureau of Employment Security.

Nonagricultural wage and salary employment increased by 26,900 between 1964 and 1965 and by 25,500 between 1965 and 1966. In 1966, manfacturing employment averaged 291,100, or 35.5 percent of wage and salary employment. Increases in manufacturing employment totaled 7,800 in the 1964-1965 period and 5,200 in the 1965-1966 period. Virtually all of the gain in the two-year period was in employment in durable goods, with the largest increases occurring in fabricated metals (up 4,300) and primary metals (up 4,500). All of the gains in the primary metals industry occurred between 1964 and 1965; a slight decline occurred from 1965 to 1966. Smaller changes were reported in the other industries (see table I).

Nonmanufacturing employment increased from 490,400 in 1964 to 529,800 in 1966, a total gain of 39,400 jobs; 19,100 were added between 1964 and 1965 and 20,300 between 1965 and 1966. Trade, government, and services and miscellaneous made up almost three-fourths of nonmanufacturing employment in 1966, and these three sectors accounted for 81 percent of the 1964-1966 increase. Government employment increased by 9,100, services and miscellaneous added 11,400, and trade gained 11,500 workers in the past two years. Smaller gains were recorded in all other industries, except mining, in which employment declined slightly.

Unemployment

The unemployment rate in the HMA has declined sharply since 1964. In that year, 49,900 persons, or 5.5 percent of the work force, were unemployed. In 1966, the number of unemployed persons totaled only 27,600, and the unemployment rate was only 2.9 percent. This is the lowest unemployment rate since at least 1950.

Future Employment Prospects

During the two-year forecast period, from July 1, 1967 to July 1, 1969, total nonagricultural employment is expected to increase by about 10,000 jobs annually. This is only about two-fifths the average gain that was recorded in the 1964-1966 period. Much of the 1964-1966 increase, however, is viewed as a recovery from the recession affecting local industries between 1958 and 1963. This is pointed up by the fact that, although employment gains averaged 23,700 over the past three years, the annual gains declined from 26,300 from 1964 to 1965 to 21,100 from 1965 to 1966.

It is anticipated that about 4,000 manufacturing jobs will be added annually, about 7,000 jobs will be added in nonmanufacturing, and "other" employment will decline by about 1,000 persons, as domestics and unpaid family workers are attracted to higher paying jobs in the wage and salary sector. Of the 4,000-job increase projected for manufacturing industries, most gains will occur in the durable goods industries. Of the nonmanufacturing industries, most of the employment increase will be recorded in government, trade, and services.

The projected employment increase for the HMA is predicated on continued national prosperity. Because of the highly industrial nature of the Pittsburgh economy, a national recession would cause a similiar recession in the HMA. However, a sharp increase in the rate of national economic expansion might have no effect on the HMA; because of the current tight labor market and the historical trend of out-migration from the HMA, the potential for local expansion might not be realized.

Incomes

The median annual income, after deducting federal income tax, was about $7,000 for all families in the Pittsburgh HMA as of July 1, 1967. The median after-tax income of renter households of two-or-more persons was about $5,350 annually. About 17 percent of all families and 35 percent of the renter households receive after-tax annual incomes of less than $4,000. At the upper end of the income distribution, about 23 percent of all families and 11 percent of the renter households of two-or-more persons receive after-tax annual incomes of $10,000 or more. By July 1, 1969, median after-tax incomes are expected to increase to $7,300 for all families and $5,600 for renter households.

The following table shows current and projected median annual incomes in the component parts of the HMA. Detailed distributions of families and renter households by annual after-tax incomes by submarket are presented in tables II and III.

Estimated Median Family Income by Submarket
After Deducting Federal Income Tax
Pittsburgh, Pennsylvania, HMA, 1967 and 1969

Area	July 1967 Incomes	July 1969 Incomes
HMA total	$7,000	$7,300
City of Pittsburgh	6,625	6,900
Suburban Allegheny County	7,550	7,875
Beaver County	6,775	7,075
Washington County	6,350	6,625
Westmoreland County	6,575	6,850

Source: Estimated by Housing Market Analyst.

Demographic Factors

Population

Current Estimate and Recent Trend. Population growth in the Pittsburgh HMA has been very rapid in response to a rapidly growing economy. As of July 1, 1967, the population of the HMA totaled 2,509,600 persons. This reflects an average increase of 21,100 persons since July 1, 1965 (see table IV). The almost static economic conditions that existed through 1964 affected population growth correspondingly, with population growth in the 1960-1965 period substantially below the gain of the past two years.

Estimated Future Population Growth. By July 1, 1969, the population of the Pittsburgh HMA is expected to total 2,545,000 persons, representing an average increase of 17,700 annually. The projected level is somewhat below the growth of the two prior years and suggests that while economic growth during the next two years is expected to be only slightly more than one-half of the 1964-1966 increase, the impact of the employment gain will be stronger. Increases in employment will not substantially reduce the current level of unemployment but out-migration will continue to be lower than levels experienced prior to 1963.

Households

Current Estimate. There were about 750,800 households (occupied housing units) in the Pittsburgh HMA as of July 1, 1967, indicating an average annual gain of 8,700 since July 1, 1965 (see table V). Household growth trends have paralleled population gains, with growth in the two previous years substantially above the 1960-1965 average.

Household Size Trends. As of July 1, 1967, the average size of all households in the HMA is estimated at 3.28 persons, a continuation of the declining trend in household size evident since at least 1950.

Future Household Growth. Based on the anticipated increases in population in response to new job opportunities, and on the assumption that the average size of all households will continue to decline slowly, it is estimated that the number of households in the Pittsburgh HMA will increase by about 7,100 annually, to a July 1, 1969 total of 765,000. The projected increase is somewhat below the gains of the past two years (8,700 annually), but is substantially above the 1960-1965 experience.

Housing Market Factors

Housing Supply

Current Estimate and Past Trend. As of July 1, 1967, there were approximately 784,000 housing units in the Pittsburgh HMA, a net gain of 15,400, or 7,700 units annually since July 1, 1965 (see table VI). The July 1, 1965 analysis reported a housing supply of 768,600 units, indicating an average annual net addition of 5,300 over the 1960 total.

Residential Building Activity

Recent Trend. Residential building activity in 1965 and 1966 was substantially above that for the 1960-1964 period, when an average of 7,100 privately-financed units were authorized annually. In 1965, the number of privately-financed units authorized by building permits was almost 9,390; in 1966, about 7,820 units were authorized. Based on incomplete first quarter data, the rate of construction in 1967 thus far exceeds the 1966 level.

Housing Units Authorized by Building Permits
Pittsburgh, Pennsylvania, HMA
1965 and 1966

Units	1965	1966
Total:	9,622	8,025
Privately-financed	9,390	7,820
Single-family	5,933	5,017
Multifamily	3,457	2,803
Public	232	205

Sources: Bureau of the Census, C-40 and C-42 reports; local building inspectors; and estimates by Housing Market Analyst.

The trend of single-family construction, as measured by building permits, has been fairly stable since 1961, although high and low years for the period were established in 1965 and 1966. The total of 5,933 single-family units authorized in 1965 was the highest number recorded since 1960, and the 5,017 units in 1966 represented the lowest number authorized in the post-1960 period.

The volume of multifamily construction, on the other hand, increased annually from 760 privately-financed units in 1960 to 3,457 in 1965, then declined to 2,803 in 1966. Privately-financed multifamily units accounted for only 10 percent of the 1960 permit volume, but for 37 percent of the 1965 total and 36 percent of the 1966 total. About one-half of the units authorized by building permits in 1967 have been units in multifamily structures.

Demolitions. Since July 1, 1965, an average of about 2,100 residential housing units have been removed from the inventory annually through demolition, fire, flood, or other causes. During the 1960-1965 period losses to the inventory of the HMA averaged 1,550 units annually. The upward trend of demolition is expected to continue during the forecast period, averaging 2,300 housing units annually.

Tenure of Occupancy

As of the date of this analysis, about 65.4 percent of all occupied housing units in the Pittsburgh HMA were owner-occupied and 34.6 percent were renter-occupied. There has been a slight shift from owner-occupancy to renter-occupancy in the last two years because of recent high levels of multifamily construction. This trend is expected to continue during the two-year forecast period.

Vacancy

Postal Vacancy Survey. A postal vacancy survey was conducted by 65 post offices in the HMA during March and April of 1967 (see table VII). The survey was conducted on a sample of letter carrier routes selected from post office listings and covered approximately 82 percent of the total possible deliveries to residences and apartments by the post offices conducting the survey (81 percent of all residences and 90 percent of all apartments).

On the basis of full coverage of the total possible deliveries (about four-fifths of the total HMA inventory), it is estimated that 2.2 percent of all residences and apartments were vacant. Among the estimated 546,100 total possible deliveries to residences, 1.5 percent were vacant. About 5.7 percent of the estimated 96,000 total possible deliveries to apartments were vacant.

A postal vacancy survey conducted in the Pittsburgh area in June 1965 revealed vacancy levels somewhat higher than those in the current survey. At that time, the area had an over-all vacancy rate of 2.7 percent, compared with the 2.2 percent vacancy rate as reported in the current survey. The vacancy rate in residences was 1.8 percent and in apartments 6.1 percent.

It is important to note that the postal vacancy survey data are not entirely comparable with data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include some row houses, duplexes, and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Postal surveys omit vacancies in limited areas served by post office boxes and tend to omit units and subdivisions under construction. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators, the survey serves a valuable function in the derivation of estimates of local market conditions.

Other Vacancy Indicators. A survey of 69 recently-completed rental projects was made by the Pittsburgh FHA Insuring Office in May 1967. The survey covered about 6,500 apartments, of which 6.5 percent were vacant. Only nine of the projects (containing 1,450 units) had vacancy rates in excess of 10 percent, while 44 of the projects, containing 3,375 units, were completely occupied. Most of the projects with significant vacancies were less than a year old.

Current Estimate. Based on the postal vacancy survey, on other vacancy data, and on personal observation, it is judged that there were about 17,000 vacant housing units available for sale or rent as of July 1967. Of this total, 5,050 units were available for sale only, a homeowner vacancy rate of 1.0 percent, and the remaining 11,950 were for rent, a rental vacancy rate of 4.4 percent. Approximately four percent of the sales vacancies and about 22 percent of the rental vacancies lack some or all plumbing facilities.

The July 1967 vacancy levels were somewhat below the 1965 levels. The homeowner vacancy rate was 1.2 percent in July 1965, compared to the July 1967 level of 1.0 percent. The rental vacancy rate declined from 5.2 percent in 1965 to 4.4 percent. Both the homeowner and rental vacancy rates are at reasonable levels for the HMA as a whole.

Sales Market

General Market Conditions. The market for sales housing in the Pittsburgh HMA has strengthened in the last two years; the home-owner vacancy rate has declined from the 1965 level of 1.2 percent to the current level of 1.0 percent, a level which represents a reasonable demand-supply balance in the market. New units, as measured by single-family authorizations, have averaged 5,475 annually, and market reception of the units has been good. The median price of new sales housing, which has been steadily increasing in the last few years, is now about $22,000. Most new homes have three-bedrooms, although four-bedroom houses are growing in popularity, as are two-story homes.

Unsold Inventory Survey. In January 1967, the Pittsburgh FHA Insuring Office conducted the annual unsold inventory of new sales houses in subdivisions with five or more completions in 1966. The survey covered 133 subdivisions with 2,011 completed houses, representing about 40 percent of single-family construction authorized in 1966. Of the total surveyed, 1,495 of the units (74 percent) were pre-sold and 516 (26 percent) were built on a speculative basis. At the time of the survey, 138 (27 percent) of the speculatively-built homes were unsold. The unsold ratios displayed little variation among different price ranges.

Of the total completions, about 13 percent were priced to sell for less than $17,500, about 23 percent were in the $17,500 to $20,000 class, 25 percent were in the $20,000 to $25,000 range, and 19 percent were in the $25,000 to $30,000 price class. The remaining 20 percent were priced to sell for $30,000 or more. Results of the survey are presented in greater detail in table VIII.

Rental Market

The rental market in the Pittsburgh HMA has tightened somewhat in the past two years; the rental vacancy rate has declined from 5.2 percent in July 1965 to 4.4 percent in July 1967, despite record levels of multifamily construction. At the present time, rental vacancies are concentrated in old, less-competitive units in the central city and in old single-family houses which have transferred to the rental inventory. Most of the new apartment projects in the area have very low vacancy levels, and local sources report that a high percentage of the units in projects built in the past three years have been rented before the completion of construction.

Although most units are being absorbed in a reasonable time, walk-up units and units in low-rise elevator projects (less than six stories) are doing markedly better than the medium and high-rise units with high rent levels. According to the latest market absorption survey (May 1967) conducted by the Pittsburgh FHA Insuring Office, walk-up units and low-rise elevator units are about 99 percent occupied at the present time, compared with 85 percent in the high-rise projects.

Urban Renewal

There are 62 urban renewal projects in the Pittsburgh HMA; 51 are federally-aided and 11 are privately-financed. Of the total, 10 are in various states of planning, 35 are in execution, 13 have been completed, and four are completed planning or study projects. Characteristics of the various projects are presented in the subsequent sections of this analysis which relate to submarket areas. Table IX lists the projects by name and location.

Public Housing

In the Pittsburgh HMA, there are 15,136 public housing units at the present time. An additional 1,665 units are in various stages of planning or construction. Of the completed units, most are in Pittsburgh and the rest of Allegheny County. Occupancy in the projects is generally quite good and many of the projects have waiting lists.

Demand for Housing

Based on the expected increase in households over the next two years and on the anticipated levels of demolition, demand for new housing is expected to total 8,700 units annually over the two-year forecast period, including 5,750 single-family houses and 2,950 units in multifamily structures financed at market rates of interest. These demand estimates do not include public low-rent housing or rent-supplement accommodations.

The projected annual demand for new housing over the next two years is slightly above the average of 8,600 privately-financed housing units authorized over the last two years, although the anticipated household growth is substantially below the 1965-1967 experience. Many of the households formed in the past two years, however, have been housed in the ample supply of vacant units available over the period. Vacancy rates have declined. In addition, demolitions are expected to increase over the two-year forecast period. The projected levels of single-family demand (5,750 units) and multifamily demand (2,950 units) are both slightly above the 1965-1967 construction average, but both are below the 1965 total.

The following table summarizes the projected annual demand for new housing by type of structure and by submarket area. The qualitative demand for new single-family and multifamily units is presented at the end of each summary report for the individual submarket areas.

Projected Annual Demand for New Housing
Pittsburgh, Pennsylvania, HMA
July 1, 1967 to July 1, 1969

	Number of units		
Area	Single-family	Multi-family	Total
HMA total	5,750	2,950	8,700
City of Pittsburgh	100	900	1,000
Suburban Allegheny County	3,900	1,800	5,700
Beaver County	500	75	575
Washington County	375	50	425
Westmoreland County	875	125	1,000

In addition to the demand for multifamily units stated above, about 1,000 additional units probably can be absorbed annually in the city of Pittsburgh, 100 in suburban Allegheny County, and only a modest number in the remainder of the HMA, at the lower rents possible with some form of public benefits or assistance.

The marketability of the units now under construction or planned should be watched very carefully, however. If normal occupancy is not attained over a reasonable period of time, downward adjustments must be made in the projected level for this additional demand. The market for below-market-interest-rate financed housing should be re-examined in mid-1968 in order to determine demand during the second year of the forecast period.

Housing Market Summary
Pittsburgh City Submarket
Pittsburgh, Pennsylvania, HMA

Demographic Factors

Population

As of the date of this analysis, the population of the city of Pittsburgh totaled about 582,200 persons (see table IV). This total represents an average annual decline of 2,900 persons since July 1965. The city reached a population peak in the 1940's; the population has been declining for about 20 years, although the rate of decline has slowed since 1960. During the two-year forecast period, annual population losses of 2,500 are forecast; a 577,200 population is projected for July 1, 1969.

Households

As of July 1, 1967, there were about 189,000 households in the city of Pittsburgh, an average gain of 400 annually since July 1, 1965. It should be noted that while the population has declined since 1965, the number of households has been increasing as a result of a declining household size. During the July 1, 1967-July 1, 1969 forecast period, it is expected that the number of households will increase to 189,400, a gain of 200 annually over the present level (see table V).

Household Sizes. The average size of households in the city of Pittsburgh has been declining since 1950 and, as of July 1, 1967, was about 2.98 persons, compared with 3.02 persons in July 1965. The downward trend is expected to continue during the two-year forecast period with the average size of households projected to 2.96 persons by July 1969.

Incomes

The estimated current median annual income of all families in the city of Pittsburgh, after deducting federal income tax, was $6,625 and the current median annual after-tax income of renter households of two-or-more persons was $4,950 as of July 1, 1967. By 1969, these medians are expected to increase to $6,900 and $5,175, respectively.

About 22 percent of all families and 39 percent of the renter households had after-tax incomes of less than $4,000 annually in July 1967. At the upper end of the income distribution, about 20 percent of all families and only nine percent of the renter households had after-tax incomes in excess of $10,000 annually. Detailed distributions of all families and renter households by income are shown in tables II and III, respectively.

Housing Market Factors

Housing Supply

As of July 1, 1967, there were about 197,000 housing units in the city of Pittsburgh, a net gain of 50 units annually since July 1, 1965. The net increase has resulted from the addition of 2,750 units and the removal from the inventory of 2,650 units by demolition.

Residential Building Activity

The annual average volume of privately-financed residential construction in the city of Pittsburgh during the last two years has been substantially above the 1960-1964 average; the yearly total volume since 1964, however, has been below the 1960-1964 average because of the large number of public housing units built during that period. In 1965, 1,246 privately-financed units were authorized, and in 1966 the level was 1,078 units. Based on data for the first three months of 1967, the rate of construction may surpass the 1966 total.

Housing Units Authorized by Building Permits
City of Pittsburgh, Pennsylvania
1965 and 1966

Units	1965	1966
Total	1,246	1,078
Privately-financed	1,246	1,078
Single-family	186	182
Multifamily	1,060	896
Public	0	0

Sources: Bureau of the Census, C-40 and C-42 reports; Local Building Inspectors.

Multifamily construction dominates residential building activity in the city of Pittsburgh. Of the total number of units authorized in 1965 and 1966, about 84 percent were in structures with two or more units. About 1,060 multifamily units were authorized for construction in 1965, followed by 896 multifamily units in 1966. Single-family activity totaled less than 200 annually during the same period.

Demolitions. As a result of urban renewal programs, highway construction, code enforcement, and other causes, approximately 2,650 residential housing units have been removed from the inventory of the city of Pittsburgh since July 1, 1965. During the next two years, the number of demolitions is expected to increase somewhat, to an average of about 1,425 annually.

Tenure of Occupancy

The city of Pittsburgh has the lowest rate of owner occupancy of all of the submarket areas in the HMA. In July 1967, 47.4 percent of the occupied inventory was owner-occupied, a continuation of the decline in owner-occupancy; in 1965, the owner-occupancy rate was 48.1 percent.

Vacancy

Postal Vacancy Survey. A postal vacancy survey was conducted in April 1967 in the city of Pittsburgh (see table VII). The survey was conducted on a sample of postal carrier routes selected from post office listings. Interpretation of the results should take into consideration the consequent effect of sampling variability and the difficulty in delineating post office area coverage to conform with the city boundaries. On the basis of full coverage of the total possible deliveries, it is estimated that about 2.7 percent of all residences and apartments were vacant. Residences had a vacancy rate of 2.0 percent while the vacancy rate in apartments was 4.4 percent.1/

Current Estimate. There were about 5,100 vacant housing units available for sale or rent in the city of Pittsburgh in July 1967. Of the total, about 1,000 were for sale, representing a homeowner vacancy rate of 1.1 percent. The remaining 4,100 were for rent, indicating a rental vacancy rate of 4.0 percent. The homeowner vacancy rate is somewhat above the 1965 level and reflects, primarily, the migration of families from the city rather than an increased construction level. The renter vacancy rate, on the other hand, is down substantially from the 1965 level and indicates a strong demand for rental accommodations in the city.

Sales Market

There is a limited market for sales housing in the city of Pittsburgh. Since 1960, the declining number of owner-occupants in the city paralleled the decline of single-family units. The number of single-family units authorized by building permits declined from about 560 in 1960 to only 180 in 1966. New sales housing built in the city generally has been confined to scattered lots. It is expected that future residential development in the city will tend to result in more intensive utilization of available land and that the construction of new sales housing will remain at low levels.

1/ The limitations of the postal vacancy survey are discussed on page 10.

Rental Market

The rental market in the city of Pittsburgh is generally strong, as evidenced by the July 1967 rental vacancy rate of 4.0 percent. Relatively high levels of multifamily construction have, with a few exceptions, been absorbed in only a few months. The market for low-density projects has been particularly good. Absorption of these new low-density units does not exceed 60 days in most cases, and a number of projects were fully rented before construction was completed. Rents for an efficiency usually fall in the $100 to $115 range (plus electricity). Typical one-bedroom units in new projects rent for about $125 to $150 a month, while most two-bedroom units rent for between $150 and $190 monthly. The few three-bedroom units that are on the market rent for $200 a month and more.

Luxury high-rise apartments in the HMA represent a recent development of the rental market. Efficiency units in these projects usually start at $150 a month, one-bedroom units at $200 a month, and two-bedroom units at about $260 a month. A recent survey of luxury apartments revealed an over-all vacancy rate of over 16 percent, and it is obvious that this segment of the market is slightly over-built. Many of the vacancies, however, are in one project which has been open about a year. The remaining luxury projects have a combined vacancy rate of slightly over 11 percent.

Multifamily construction has been a significant portion of total construction only in recent years. According to the 1960 Census, about 80 percent of the multifamily units in the HMA had been built prior to 1940. The sharp increase in the number of rental units in the past few years has served to provide a wider choice of acceptable rental accommodations to persons residing in the HMA. As new apartments continue to come on the market in the future, however, qualitative factors and conveniences will become more important. With a growing number of units from which to choose, prospective tenants will become increasingly selective.

Urban Renewal

There are 24 urban renewal projects in the city of Pittsburgh; 13 are federally-aided and 11 are privately-financed. A total of about 4,500 families have been relocated to date, and an additional 900 families will be rehoused in the near future.

Privately-Financed Projects. Eight of the eleven privately-financed projects are either completed or are nearing completion. Allegheny South, encompassing five areas, is currently in execution. The principal re-use of Allegheny South will be a central heating and air-conditioning plant which will occupy 1.7 acres and will serve the commercial and residential structures in Allegheny Center. Reedsdale Ridge is a 56-acre site that will be used primarily for highway rights-of-way and for industrial development. The Chartiers Valley project contains 326 acres and will be the main warehouse center for the city upon its completion.

Federally-aided Projects. Of the 13 federally-aided projects, two are general neighborhood renewal plans, two are demonstration projects, and nine are renewal projects. Two of the renewal projects are in planning, and seven are in execution. The Lower Hill Project (7-1) is a 95-acre area lying adjacent to the downtown business district, the Bluff Street renewal area, and the proposed Upper Hill renewal area. A total of about 1,550 families have been moved and 1,325 structures have been demolished. The project, which is nearing completion, contains apartment houses, a hotel, offices, and a convention center. The Chateau Street West Project (R-19), located on the lower North Side, is in the execution stage. Almost all of the 730 families have been relocated and almost all the structures have been demolished. Re-use will be predominately industrial.

East Liberty, Sections A, B, and C (R-84), comprises a 254-acre area located about three miles northeast of the center of Pittsburgh. The project area already contains a large multifamily project, and two projects for families of moderate income are planned. The Allegheny Center Project (R-41) is a 79-acre area located in the business core of North Side Pittsburgh. Acquisition and demolition of the structures is complete. The area will eventually contain shopping centers, offices, and apartments. The Bluff Street Project (R-59) is in the general vicinity of Duquesne University and will be used predominately by the university. Almost all of the 230 families who lived in the area have been re-housed and most of the structures have been removed.

The Stadium Project (R-202) is an 84-acre site located in the lower northside. The area is primarily industrial and few families have required relocation. Most of the site will be used for a 55,000-seat stadium.

Public Housing

There are 13 public housing projects in the city of Pittsburgh containing a total of 9,160 units. Another 854 units are in various stages of development. Local authorities report that occupancy in most of the projects is very high and a few of the projects have waiting lists.

Demand for Housing

Quantitative Demand

The demand for additional new housing in the city of Pittsburgh between July 1, 1967 and July 1, 1969 is based primarily upon the number of housing units expected to be demolished in the next two years and on the projected modest growth in the number of households. Consideration also has been given to changes expected in the tenure of occupancy in the inventory. Based on these considerations, a demand for 1,000 new residential housing units is forecast for each of the next two years, including 100 units of single-family housing and 900 units of multifamily housing financed at market rates of interest. The estimate excludes demand for public low-rent housing and rent-supplement accommodations.

An additional 1,000 units of multifamily housing probably can be absorbed annually during the forecast period with the lower rents achievable with below-market-interest-rate financing or assistance in land acquisitions and cost. As this potential market has not yet been tested, it is suggested that this market be watched closely. The projected level of demand for single-family houses is somewhat below construction of the past two years, but continues the downward trend evident in the last several years. The projected level of multifamily demand financed at market rates of interest is roughly comparable with the 1966 construction level. Inclusion of the 1,000 additional units annually at rents below these levels, however, represents a peak of multifamily demand in the post-1960 period. The high level of demolitions that are forecast during the next two years suggest ample justification for a higher level of building activity. However, the rate of demolition activity and of employment growth should be observed carefully, and, if future volume varies from expected levels, multifamily construction should be adjusted accordingly.

Qualitative Demand

Single-family Housing. Based on prevailing land acquisition, development, and construction costs, the annual demand for 100 new single-family houses in the city of Pittsburgh will be primarily in the $25,000 to $35,000 price class. Most of the construction can be expected to occur on scattered losts and most of the units will be pre-sold.

Multifamily Housing. The monthly rentals at which 900 new multifamily units financed at market rates of interest might best be absorbed by the rental market are shown for various size units in the following table.

Annual Demand for New Multifamily Housing
By Gross Monthly Rent and Unit Size
Pittsburgh City
Pittsburgh, Pennsylvania, HMA
July 1, 1967 to July 1, 1969

Gross monthly rents[a]	Efficiency	Size of unit: One bedroom	Two bedroom	Three bedroom
$100 - $119	40	-	-	-
120 - 139	20	110	-	-
140 - 159	10	90	100	-
160 - 179	5	75	80	30
180 - 199	5	65	55	20
200 - 219	-	50	40	15
220 - 239	-	25	25	10
240 and over	-	15	10	5
Total	80	430	310	80

a/ Gross rent is shelter rent plus the cost of utilities.

The preceding distribution of average annual demand for new apartments are based on projected tenant-family income, the size distribution of tenant household, and rent-paying propensities found to be typical in the area; consideration also is given to the recent absorption experience of new rental housing. Thus, they represent a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Specific market demand opportunities or replacement needs may permit effective marketing of a single project differing from these demand distributions. Even though a deviation may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless a thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods.

The demand for 1,000 multifamily units annually at rents below these levels can be satisfied only through the use of below-market-interest-rate financing or assistance in land acquisition and cost. This additional demand should be distributed as follows: 50 efficiencies, 350 one-bedroom units, 450 two-bedroom units, and 150 three-bedroom units. They may be supplied either in new or rehabilitated structures.

Housing Market Summary
Suburban Allegheny County
Pittsburgh, Pennsylvania, HMA

Demographic Factors

Population

As of July 1, 1967, there were about 1,122,500 persons residing in suburban Allegheny County,1/ equal to almost 45 percent of the HMA total, contrasting with less than 43 percent of the HMA population in 1960. The current total represents an average annual gain of 17,550 persons since July 1, 1965 when the population totaled 1,087,400. Over the two-year forecast period, population increases are expected to average 14,800 annually, resulting in a total population of 1,152,100 by July 1, 1969 (see table IV).

Households

There were about 326,600 households in suburban Allegheny County as of July 1, 1967, representing an average annual gain of 6,100 since July 1, 1965. Household growth trends have paralleled population gains, with growth in the past two years substantially above the 1960-1965 average. By July 1, 1969, households in suburban Allegheny County will total about 336,900, an anticipated average annual gain of 5,150 during the next two years (see table V).

Household Size. The trend in suburban Allegheny County has been to smaller households. As of July 1967, the average household size is estimated at 3.38 persons, compared with 3.40 persons in 1965. It is anticipated that the downward trend will continue during the forecast period, with average household size falling to 3.37 persons by July 1, 1969.

Incomes

The July 1967 median annual incomes in suburban Allegheny County, after deducting federal income taxes, are $7,550 for all families and $5,775 for renter households of two-or-more persons. These are the highest medians of any of the submarket areas. About 13 percent of all families and 28 percent of the renter households received less than $4,000 annually, while 29 percent of all families and 13 percent of the renter households had after-tax incomes in excess to $10,000 annually. Median after-tax incomes are expected to increase to $7,875 for all families and $6,025 for the renter households by July 1, 1969. Detailed distributions of families by income are shown in table II and of renter households in table III.

1/ Includes all of Allegheny County except the city of Pittsburgh.

Housing Market Factors

Housing Supply

Approximately 338,500 housing units comprised the current housing inventory in suburban Allegheny County in July 1967 (see table VI). This is about 10,950 units, or 5,475 a year, above the July 1, 1965 total of 327,550.

Residential Building Activity

Suburban Allegheny County accounts for the largest single portion of the total construction volume in the HMA. The area accounted for 62 percent of the privately-financed construction activity in 1965 and 61 percent in 1966. In 1965, about 5,834 residential housing units were authorized for construction by building permits. The level of activity dropped substantially in 1966 to a level of 4,773 units. The reduction is viewed as a tightening of the mortgage market, however, rather than a reduced demand for new housing.

Housing Units Authorized by Building Permits
Suburban Allegheny County
Pittsburgh, Pennsylvania, HMA
1965 and 1966

Units	1965	1966
Total	5,834	4,773
Privately-financed	5,834	4,773
Single-family	3,921	3,037
Multifamily	1,913	1,736
Public	0	0

Sources: Bureau of the Census, C-40 and C-42 reports, local building inspectors; and estimates by Housing Market Analyst.

Single-family activity has accounted for about two-thirds of the total construction volume in the area in the past two years, but the predominance of the single-family market is declining. Between 1960 and 1964, single-family houses made up 85 percent of all privately-financed construction; during that period, the number of single-family units authorized averaged 4,025 annually. In 1965, 3,921 units were authorized and in 1966, the number was 3,037.

Multifamily units have gained in importance in suburban Allegheny County in recent years. Prior to 1964, there were relatively few multifamily units constructed in the area. Since that time, however, this submarket has dominated the multifamily market of the HMA. In 1965, 1,913 multifamily units were authorized, and in 1966, about 1,736 units in multiple-unit projects were permitted.

Demolitions. A total of approximately 1,000 units have been removed from the housing inventory of suburban Allegheny County since July 1, 1965. Based on anticipated demolitions for urban renewal and highway constructions, and on estimates for other losses, about 600 units will be razed during each of the next two years.

Tenure of Occupancy

Of the 326,600 occupied housing units in suburban Allegheny County, 235,200 (72.0 percent) were owner-occupied in July 1967, a slight increase from the 71.9 percent reported in July 1965 and a continuation of the trend toward owner occupancy.

Vacancy

Postal Vacancy Survey. The postal vacancy survey conducted in April 1967 revealed an over-all vacancy rate of 1.8 percent (see table VII); 1.3 percent of the residences and 5.6 percent of the apartments were vacant. A comparable survey conducted in June 1965 reported a vacancy rate of 1.7 percent in residences and 5.7 percent in apartments.1/

Current Estimate. It is judged on the basis of available data that, as of July 1967, there were about 6,600 vacant housing units available for sale or rent in suburban Allegheny County, indicating an over-all vacancy ratio of 2.0 percent. Approximately 2,500 vacant units were available for sale, a homeowner vacancy rate of 1.1 percent, and 4,100 vacant units were available for rent, a rental vacancy rate of 4.3 percent. Both of these rates indicate substantial improvement since July 1965, when the homeowner vacancy rate was reported to be 1.4 percent and the rental vacancy rate was 5.3 percent.

Sales Market

The market for sales housing in suburban Allegheny County was in a balanced condition in July 1967. The declining rate of construction for new single-family housing during the last two years and the increasing rate of household growth have decreased the number of sales vacancies by 650 units and have lowered the homeowner vacancy rate from 1.4 percent to 1.1 percent.

1/ The limitations of the postal vacancy survey are discussed on page 10.

Although single-family construction is occurring throughout the area, it tends to be concentrated on the northern edge of the city of Pittsburgh. Areas of major subdivision activity include McCandless, Penn Hills, Ross, and Shaler Townships, and the borough of Plum. Speculative construction in these areas accounts for a relatively small share of total construction, ranging generally between 15 percent and 25 percent.

The trend in suburban Allegheny County has been to larger and more expensive homes. Buyers are interested primarily in two-story homes containing four bedrooms. This has resulted in a corresponding increase in price. Most of the new homes now being constructed are priced to sell for over $20,000 and there are a large number with sales prices in excess of $25,000. The decreasing supply of lower-priced units (particularly under $15,000) has made the market for these homes extremely good. Although sales are generally good in all price ranges, sales are not quite as strong for homes priced above $30,000.

Rental Market

The rental market in suburban Allegheny County has improved considerably since 1965, despite unprecedented high levels of multifamily construction. In mid-1965, the rental vacancy rate stood at 5.3 percent; the high level of construction since that time has been more than offset by increased demand--the number of renter vacancies has declined by 800, and the vacancy rate dropped to 4.3 percent by July 1967.

Typical monthly rentals for new garden apartments are about $90 to $110 a month for efficiencies, $115 to $150 a month for one-bedroom units, and $140 to $175 for two-bedroom units. These rents generally exclude the cost of electricity. Monthly rents in the high-rise projects are about $50 to $75 above these levels. Occupancy is generally good in all rent classes, but somewhat slower in the high-rent, high-rise units. These represent a new development in the area, however, and many of these units have been on the market for only a few months.

The Pittsburgh FHA Insuring Office recently conducted a survey of 50 newly-completed apartment projects in suburban Allegheny County, most of which were built in the last three years. Of the nearly 3,600 units that were surveyed, only 5.2 percent were vacant. In addition, most of the vacancies were in projects that had been open for six months or less. Projects completed longer than six months had a vacancy rate of only 2.6 percent. Of the projects which had achieved 100 percent occupancy, (39 of the 50 surveyed), most were fully occupied within six months, and many were absorbed within 30 days.

Urban Renewal

There are 19 federally-aided urban renewal areas in suburban Allegheny County, of which two are in planning, 15 are in execution, and two are completed. Four of the projects are located in McKeesport and the rest are scattered throughout the rest of the county. The characteristics of the larger projects are outlined below.

The General Braddock Plaza Project (25-1), located in Braddock is now nearing completion. The project area encompasses 29 acres and originally contained about 500 families. Re-use of the area will be primarily industrial.

The East Pittsburgh Project (R-56) contained about 550 housing units, most of which were substandard. The 29 acres will be used for a mix of residential, commercial, and public facilities.

The First Ward Project (2-1) and the Mon-Yough Project (R-101), both located in McKeesport, are in execution. The First Ward area contains about 30 acres, most of which will be developed for industrial use. The Mon-Yough project area originally contained about 523 housing units and a large portion of the area will be redeveloped for residential purposes.

Public Housing

There are 28 public housing projects containing a total of 3,671 units in suburban Allegheny County. An additional 100 units are in various stages of development.

Demand for Housing

Quantitative Demand

Demand for new housing in suburban Allegheny County during the two-year period from July 1, 1967 to July 1, 1969 is primarily a function of the projected level of household growth, estimated at 5,150 annually. Consideration also is given to expected losses from the inventory through demolition and to changes expected in the tenure of occupancy in the inventory. Based on these factors, demand for additional housing during the next two years is estimated at 5,700 units annually. This additional housing will be best absorbed by the provision of 3,900 single-family houses and 1,800 multifamily units financed at market rates of interest. An additional 100 units of multifamily housing probably can be absorbed annually at the lower rents achievable with some form of public benefits or assistance in financing or land acquisition and cost. This demand estimate does not include public low-rent housing or rent-supplement accommodations.

The projected level of demand, while somewhat above the 4,775 units authorized in 1966, is roughly comparable to the 1965 experience. In that year, 3,925 single-family units and 1,925 multifamily units were authorized. A continuous high rate of household formation and an increased level of demolition activity warrant sustained high levels of construction activity in this submarket.

Qualitative Demand

Single-family Housing. The expected distribution of the annual demand for 3,900 single-family units in the following table is based on ability to pay, as determined by current family income levels, and the ratio of sales price to income typical of the area. The minimum sales price at which acceptable sales housing can be produced in suburban Allegheny County is estimated to be $12,500, but it is expected that few units will be provided to sell for less than $15,000.

Annual Demand for New Single-Family Housing, by Price Class
Suburban Allegheny County
Pittsburgh, Pennsylvania, HMA
July 1, 1967 to July 1, 1969

Price class	Number of units	Percentage distribution
Under $17,500	600	15
$17,500 - 19,999	850	22
20,000 - 24,999	1,000	26
25,000 - 29,999	650	17
30,000 - 34,999	350	9
35,000 and over	450	11
Total	3,900	100

Multifamily Housing. The monthly rentals at which 1,800 new multifamily units financed at market rates of interest might best be absorbed annually by the rental market are shown for various size units in the following table.

Annual Demand for New Multifamily Housing
by Gross Monthly Rent and Unit Size
Suburban Allegheny County
Pittsburgh, Pennsylvania, HMA
July 1, 1967 to July 1, 1969

	Number of units			
Gross monthly rent a/	Efficiency	One bedroom	Two bedroom	Three bedroom
$100 - $119	50	-	-	-
120 - 139	30	250	-	-
140 - 159	20	225	300	-
160 - 179	10	90	190	80
180 - 199	5	60	130	50
200 - 219	5	40	90	30
220 - 239	-	25	50	20
240 and over	-	10	30	10
Total	120	700	790	190

a/ Gross monthly rent is shelter rent plus the cost of utilities.

These demand estimates are based on a number of qualifications, which are stated on page 22 of the city of Pittsburgh submarket summary.

The annual demand for rentals below these levels, which can be satisfied only through the use of below-market-interest-rate financing or other public assistance in land acquisition or cost, is modest and will be primarily for two-bedroom units. Any projects proposed should be of minimum size and should be examined carefully with respect to location and facilities to serve properly the market intended.

Housing Market Summary
Beaver, Washington, and Westmoreland Counties
Pittsburgh, Pennsylvania, HMA

Demographic Factors

Population

The population of the remainder of the Pittsburgh HMA, which encompasses Beaver, Washington, and Westmoreland Counties, totaled 804,900 persons as of July 1, 1967, equal to 32 percent of the HMA total. This total represents average annual increases of 6,450 since July 1, 1965. Westmoreland County, with a current population of 366,250 has accounted for most of this growth with average gains of 3,425 annually in the past two years. The population of Beaver County increased by 1,825 annually during the 1965-1967 period to a July 1, 1967 total of 215,950, while average gains of 1,200 annually in Washington County resulted in a July 1967 population of 222,700 (see table IV).

During the two-year forecast period, the population of the three-county area is expected to increase by about 5,400 annually, to a July 1, 1969 total of 815,700. Average gains of 1,650 annually in Beaver County will result in a July 1, 1969 population of about 219,250. The population of Westmoreland County is projected to 371,850, reflecting average annual gains of 2,800; Washington County will have a population of about 224,600 in July 1969, up 950 annually over the current total.

Households

As of July 1, 1967, there were about 235,200 households in the remainder of the HMA, including 106,800 in Westmoreland County, 66,400 in Washington County, and 62,000 in Beaver County. One-half (1,100) of the 2,200 annual net additions to households in the last two years were in Westmoreland County; annual gains in Washington County averaged 525, and in Beaver County, 575.

During the two-year forecast period, the number of households in the three-county area is expected to increase by an average of 1,750 annually to a total of 238,700 by July 1, 1969. Westmoreland County will have about 108,600 by the end of the period, indicating annual additions of 900, while net additions of 350 annually in Washington County will result in a total of 67,100. Beaver County is expected to add 500 annually, to a July 1969 total of 63,000.

Household Size

In each of the three counties there has been a slight trend to smaller households. The average size of households in Westmoreland County has declined from 3.38 persons in July 1965 to 3.37 persons in July 1967, and the average of 3.32 persons per household in Washington County was down slightly from the 1965 average of 3.33 persons. Beaver County had an average household size of 3.45 persons in July 1967, compared with 3.46 in July 1965.

Incomes

The current median family incomes in Beaver County in July 1967, after deducting federal income taxes, were \$6,775 for all families and \$5,200 for renter households of two or more persons. About 15 percent of all families and 34 percent of the renter households received less than \$4,000 annually, after-tax. An annual income of \$10,000 or more was earned by 20 percent of all families and seven percent of the renter households.

In Westmoreland County, the July 1967 median annual after-tax incomes were \$6,575 for all families and \$5,025 for the renter households. Twenty-one percent of all families and 37 percent of the renter households had incomes under \$4,000 a year. At the upper end of the income distribution, 18 percent of all families and five percent of the renter households received after-tax annual incomes of \$10,000 or more.

The July 1967 median incomes in Washington County were \$6,350 and \$4,850 for all families and renter households, respectively. Earning less than \$4,000 annually were 23 percent of all families and 39 percent of the renter households. Approximately 17 percent of all families and five percent of the renter households of two or more persons had after-tax incomes of \$10,000 or more annually. Detailed distributions of all families and renter households in the three counties by annual after-tax incomes are presented in tables II and III.

Estimated Median Family Income by County
After Deducting Federal Income Tax
Pittsburgh, Pennsylvania, HMA
1967 and 1969

County	July 1967 incomes		July 1969 incomes	
	All families	Renter households[a/]	All families	Renter households[a/]
Beaver	\$6,775	\$5,200	\$7,075	\$5,425
Washington	6,350	4,850	6,625	5,075
Westmoreland	6,575	5,025	6,850	5,250

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Housing Market Factors

Housing Supply

Average annual net additions of 2,175 units during the past two years resulted in a July 1, 1967 housing inventory of 248,500 units in the three-county area. There were 65,000 housing units in Beaver County, 69,800 in Washington County, and 113,700 units in Westmoreland County, reflecting average annual increases of 550, 425, and 1,200, respectively.

Residential Building Activity

Construction activity was at a high level in each of the three counties in 1965, and each recorded reductions in 1966 as a result of the tight mortgage market. The largest portion of construction activity occurred in Westmoreland County, which accounted for 40 percent of the privately-financed construction in the HMA outside Allegheny County in 1965 and 52 percent in 1966. Privately-financed construction volume in Westmoreland County totaled about 920 units in 1965 and 1,025 units in 1966. Beaver County had 740 units authorized in 1965 and 440 (excluding public) the following year. Construction activity in Washington County totaled 510 units in 1966, down from the 1965 level of 650 units.

Housing Units Authorized by Building Permits
Beaver, Washington, and Westmoreland Counties
Pittsburgh, Pennsylvania, HMA
1965 and 1966

	Privately-financed				
Year	Single-family	Multi-family	Total	Public	Total
Beaver County					
1965	525	216	741	0	741
1966	415	24	439	107	546
Washington Co.					
1965	541	111	652	0	652
1966	478	34	512	48	560
Westmoreland Co.					
1965	760	157	917	232	1,149
1966	905	113	1,018	50	1,068

Sources: Bureau of the Census, C-40 and C-42 Reports; local building inspectors; and estimates by Housing Market Analyst.

Single-family units represent the bulk of building activity in the three-county area: 79 percent of the total in 1965 and 91 percent in 1966. In the last two years, the smallest number of single-family units was authorized in the Beaver County (525 in 1965 and 415 in 1966) while the largest number was in Westmoreland County (760 in 1965 and 905 in 1966). Washington County registered annual totals of 541 in 1965 and 478 in 1966.

Multifamily construction has not been concentrated in any one county. There were 484 multifamily units authorized in the three-county area in 1965--216 in Beaver County, 111 in Washington County, and 157 in Westmoreland County. Volume was down sharply in 1966, however, when only 171 multifamily units were authorized, most of which (113) were in Westmoreland County.

Demolitions. Since July 1965, approximately 550 units were lost through demolitions in the three-county area, 150 in Beaver County, 150 in Washington County, and 250 in Westmoreland County. A similar volume is expected to be demolished during the two-year forecast period.

Tenure of Occupancy

Owner-occupied units represent a substantial portion of the total occupied inventory, but their predominance has been declining. The highest rate of owner occupancy is in Beaver County where 72.1 percent of the occupied units were owner-occupied in July 1967, down from the 72.4 percent in July 1965. In Westmoreland County, the owner-occupancy rate was 71.4 percent, compared with 72 percent in 1965. About 68 percent of the occupied housing inventory in Washington County was owner-occupied, the same ratio as in July 1965.

Vacancy

Postal Vacancy Survey. The results of the postal vacancy surveys that were conducted in the three-county area in June 1965 and April 1967 are summarized in the following table; a more detailed presentation of the current survey is shown in table VII.

Postal Vacancy Survey Ratios
Beaver, Washington, and Westmoreland Counties
Pittsburgh, Pennsylvania, HMA
1965 and 1967

Date	Beaver County	Washington County	Westmoreland County
June 1965:			
Total	2.3	2.6	2.6
Residences	1.6	1.8	1.8
Apartments	6.2	7.7	11.9
April 1967:			
Total	2.1	2.1	2.4
Residences	1.2	1.5	1.7
Apartments	7.7	6.7	13.1

Source: Postal Vacancy Surveys conducted by local postmasters.

A comparison of the two surveys reveals that over-all vacancy rates have declined in all parts of the submarket area. Increases in apartment vacancy rates in Beaver and Westmoreland Counties ran counter to the over-all trend.1/

Current Estimate. As of July 1967, there were about 5,300 vacant available housing units in the three counties, of which 1,550 were for sale and 3,750 were for rent. The homeowner vacancy rate in each of the three counties represents a slight decline from the 1965 level; as of July 1967, the homeowner vacancy rate was 0.8 percent in Beaver County, 0.9 percent in Washington County, and 1.0 percent in Westmoreland County. Rental vacancy rates have declined since 1965 to 5.2 percent in Beaver County and 4.5 percent in Washington County, but the rate has increased slightly in Westmoreland County to 5.6 percent. A large number of the units lack some or all plumbing facilities. Where these units are excluded, the vacancy rates are reduced to reasonable levels.

Sales Market

The general condition of the sales market of the three counties continues to be strong. Rather constant levels of single-family construction have been matched by high levels of demand so that the number of sales vacancies has declined somewhat. Between 1960 and 1965, the homeowner vacancy rate in each of the three counties increased slightly. The strong demand for sales units since that time, however, has brought vacancy back to or below the 1960 levels.

1/ The limitations of the postal vacancy survey are discussed on page 10.

Most of the subdivisions in these outlying areas are small, usually containing less than 20 units. A large portion of the homes are sold from models, with speculative construction accounting for only a small proportion (usually 20 percent or less). Homes are generally available for as little as $12,500 and range as high as $30,000 or more. The predominant price range, however, is between $17,500 and $20,000. Unsold ratios in all price ranges are quite low.

Rental Market

The rental market in the three-county area is in generally good condition. In Beaver and Washington Counties, the rental vacancy rates have declined somewhat since 1965; the rate increased slightly in Westmoreland County. Although the vacancy rates appear moderately high for slow growth areas,' many of the units are substandard, and the few new multifamily units that have been placed on the market in recent years have been satisfactorily absorbed. There has been only limited multifamily construction activity in the three counties in the last few years; the rental properties in each of the counties are primarily old single-family homes of only marginal quality that have been transferred from owner to renter status.

Urban Renewal

There are 19 urban renewal projects in the three counties, four in Beaver County, seven in Washington County, and eight in Westmoreland County. Six of the projects are in various stages of planning, ten are in execution, and three have been completed. The larger projects are discussed below.

The First Ward Project (R-32), is located in New Kensington (Westmoreland County). The area originally contained about 350 housing units, most of which were substandard. About one-half of the project land will be used for residential purposes with the remainder being commercial and industrial.

The Central City Project (R-98), in the city of Washington, encompasses about 75 acres of land. Clearance of the 400 housing units originally contained in the project area will permit development of new residential, commercial, and industrial areas.

Public Housing

There are 35 public housing projects containing a total of 2,305 units in the three counties; an additional 711 units are in various stages of development. There are 1,091 units under management in Beaver County and an additional 221 in development. Washington County has 606 public housing units and 282 more programmed, while Westmoreland County has 608 units completed and 208 in development.

Demand for Housing

Quantitative Demand

Based on the projected increase in the number of households in the three counties (1,750 annually), on the number of housing units expected to be removed from the inventory through demolition, and on changes expected in the tenure of occupancy in the inventory, there will be a demand for about 2,000 units annually during each of the next two years. The units will be best abosrbed if 1,750 single-family units and 250 multifamily units financed at market rates of interest are provided. A modest number of units of multifamily housing probably can be absorbed annually at the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition or cost. The estimate excludes demand for low-rent public housing and rent-supplement accommodations.

Projected Annual Demand for New Housing
Beaver, Washington, and Westmoreland Counties
Pittsburgh, Pennsylvania, HMA
July 1, 1967 to July 1, 1969

County	Total	Single-family	Multi-family[a]
Beaver	575	500	75
Washington	425	375	50
Westmoreland	1,000	875	125
Total	2,000	1,750	250

a/ Includes only units at market rates of interest.

In addition to the multifamily demand stated above, a small number of units at the lower rents achievable with public assistance can be absorbed. Any projects proposed should be of minimum size and should be carefully examined with respect to location and facilities to serve properly the market intended.

In general, the projected levels of demand in the three counties are below the 1965 rate of construction but slightly above the 1966 levels. The demand for single-family units in Washington County is below both the 1965 and 1966 construction volume because of a reduced rate of household formation.

Qualitative Demand

Single-family Housing. Based on current family incomes, on sales price to income ratios typical in the area, and on recent market experience, demand for new sales housing is expected to approximate the patterns presented in the following table. It is judged that acceptable housing cannot be produced to sell for less than $10,000, and little will be priced below $12,500.

Annual Demand for New Single-family Housing, by Price Class
Beaver, Washington, and Westmoreland Counties
Pittsburgh, Pennsylvania, HMA
July 1, 1967 to July 1, 1969

Sales price	Beaver County	Washington County	Westmoreland County	Total
Under $15,000	55	50	115	220
$15,000 - 17,499	95	65	160	320
17,500 - 19,999	100	85	180	365
20,000 - 24,999	130	105	230	465
25,000 - 29,999	65	40	100	205
30,000 and over	55	30	90	175
Total	500	375	875	1,750

Multifamily Demand. The demand for multifamily units in the three counties will be primarily for one- and two-bedroom units at minimum rent levels. Most of the demand for efficiencies will be in the $100 to $125 range, most of the one-bedroom units should be provided at rents of $120 to $150, and demand for two-bedroom units will arise in the $140 to $165 range. Units of three or more bedrooms should be provided at monthly rents of $190 or less.

Table I

Nonagricultural Wage and Salary Employment by Type of Industry
Pittsburgh, Pennsylvania, Housing Market Area, 1964-1966
(Annual averages in thousands)

Industry	1964	1965	1966
Total wage and salary employment	768.5	795.4	820.9
Manufacturing	278.1	285.9	291.1
Durable goods	233.5	241.5	246.4
Stone, clay, & glass products	18.9	19.1	20.3
Primary metals	125.4	130.1	129.9
Fabricated metal products	24.6	26.4	28.9
Nonelectrical machinery	18.3	18.3	19.3
Electrical machinery	29.7	29.5	29.3
Transportation equipment	6.3	7.3	7.9
Other durable goods	10.3	10.8	10.8
Nondurable goods	44.6	44.4	44.7
Food products	17.8	17.6	17.7
Printing & publishing	8.1	8.1	7.8
Chemical products	7.3	7.4	7.6
Other nondurable goods	11.4	11.3	11.6
Nonmanufacturing	490.4	509.5	529.8
Mining	9.5	9.5	8.9
Contract construction	34.7	37.3	39.5
Transportation	34.0	34.5	35.1
Public utilities	20.9	21.1	21.5
Wholesale and retail trade	151.0	156.6	162.5
Finance, insurance, & real estate	32.4	33.3	33.9
Service and miscellaneous	124.2	129.2	135.6
Government	83.7	88.0	92.8

Note: Detail may not add to totals because of rounding.

Source: Commonwealth of Pennsylvania Bureau of Employment Security.

Table II

Estimated Percentage Distribution of All Families by Income
After Deducting Federal Income Taxes
Pittsburgh, Pennsylvania, Housing Market Area
1967 and 1969

Annual after-tax income	HMA total	City of Pittsburgh	Suburban Allegheny	Beaver County	Washington County	Westmoreland County
	July 1967 Distribution					
Under $4,000	17	22	13	15	23	21
$4,000 - 4,999	9	10	8	10	10	9
5,000 - 5,999	12	11	11	15	13	13
6,000 - 6,999	12	11	13	13	12	13
7,000 - 7,999	11	10	10	11	11	12
8,000 - 8,999	9	9	8	9	9	8
9,000 - 9,999	7	7	8	7	5	6
10,000 - 12,499	11	10	14	11	10	11
12,500 and over	12	10	15	9	7	7
Total	100	100	100	100	100	100
Median	$7,000	$6,625	$7,550	$6,775	$6,350	$6,575
	July 1969 Distribution					
Under $4,000	16	21	13	14	21	20
$4,000 - 4,999	8	9	7	9	9	8
5,000 - 5,999	11	11	8	14	13	12
6,000 - 6,999	12	10	14	13	12	12
7,000 - 7,999	10	10	10	11	11	12
8,000 - 8,999	9	9	9	9	8	9
9,000 - 9,999	8	7	7	7	7	7
10,000 - 12,499	13	11	14	12	10	11
12,500 and over	13	12	18	11	9	9
Total	100	100	100	100	100	100
Median	$7,300	$6,900	$7,875	$7,075	$6,625	$6,850

Source: Estimated by Housing Market Analyst.

Table III

Estimated Percentage, Distribution of Renter Households[a/] by Income
After Deducting Federal Income Taxes
Pittsburgh, Pennsylvania, Housing Market Area
1967 and 1969

Annual after-tax income	HMA total	City of Pittsburgh	Suburban Allegheny	Beaver County	Washington County	Westmoreland County
	July 1967 Distribution					
Under $4,000	35	39	28	34	39	37
$4,000 - 4,999	11	12	14	14	13	13
5,000 - 5,999	13	11	11	14	14	14
6,000 - 6,999	12	10	12	12	12	13
7,000 - 7,999	8	8	9	9	8	8
8,000 - 8,999	6	6	8	5	4	5
9,000 - 9,999	4	5	5	5	5	5
10,000 - 12,499	7	4	7	4	2	2
12,500 and over	4	5	6	3	3	3
Total	100	100	100	100	100	100
Median	$5,350	$4,950	$5,775	$5,200	$4,850	$5,025
	July 1969 Distribution					
Under $4,000	33	37	26	31	37	35
$4,000 - 4,999	10	11	14	14	12	12
5,000 - 5,999	12	12	10	12	12	13
6,000 - 6,999	12	9	10	14	13	14
7,000 - 7,999	9	8	11	9	9	8
8,000 - 8,999	7	7	8	7	6	6
9,000 - 9,999	4	5	6	4	4	5
10,000 - 12,499	8	5	8	6	4	4
12,500 and over	5	6	7	3	3	3
Total	100	100	100	100	100	100
Median	$5,600	$5,175	$6,025	$5,425	$5,075	$5,250

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table IV

Population Trends
Pittsburgh, Pennsylvania, HMA
1960, 1965, and 1967

Area	April 1, 1960	July 1, 1965	July 1, 1967	Average annual change 1960-1965	Average annual change 1965-1967
HMA total	2,405,435	2,467,400	2,509,600	11,800	21,100
Allegheny County	1,628,587	1,675,400	1,704,700	8,925	14,650
Pittsburgh	604,332	588,000	582,200	-3,100	-2,900
Suburban Allegheny Co.	1,024,255	1,087,400	1,122,500	12,025	17,550
Bethel	23,650	27,600	29,400	750	900
McKeesport	45,489	44,600	44,400	-170	-100
Mt. Lebanon Twp.	35,361	36,950	38,000	300	525
Penn Hills Twp.	51,512	58,950	63,400	1,425	2,225
Ross Twp.	25,952	30,350	32,200	840	925
Rest of County	842,291	888,950	915,100	8,890	13,100
Remainder of HMA	776,848	792,000	804,900	2,925	6,450
Beaver County	206,948	212,300	215,950	1,025	1,825
Aliquippa	26,369	26,300	26,350	-10	25
Rest of County	180,579	186,000	189,600	1,025	1,800
Washington County	217,271	220,300	222,700	580	1,200
Washington	23,545	23,600	24,000	10	200
Rest of County	193,726	196,700	198,700	570	1,000
Westmoreland County	352,629	359,400	366,250	1,300	3,425
Greensbury	17,383	17,600	17,750	40	75
Monessen	18,424	18,300	18,500	-20	100
New Kensington	23,485	23,000	23,500	-90	250
Rest of County	293,337	300,500	306,500	1,375	3,000

a/ Detail may not add to totals because of rounding.

Sources: 1960 Census of Population.
1965 and 1967 estimated by Housing Market Analyst.

Table V

Household Trends
Pittsburgh, Pennsylvania, HMA
1960, 1965, and 1967

Area	April 1, 1960	July 1, 1965	July 1, 1967	Average annual change a/ 1960-1965	1965-1967
HMA total	709,941	733,400	750,800	4,475	8,700
Allegheny County	483,893	502,600	515,600	3,575	6,500
Pittsburgh	188,336	188,200	189,000	-25	400
Suburban Allegheny Co.	295,557	314,400	326,600	3,600	6,100
Bethel	6,288	7,400	8,000	210	300
McKeesport	14,446	14,300	14,300	-30	-
Mt. Lebanon Twp.	10,899	11,500	11,850	120	175
Penn Hills Twp.	13,780	15,900	16,700	400	400
Ross Twp.	7,286	8,600	9,200	250	300
Rest of County	242,858	256,700	266,550	2,625	4,925
Remainder of HMA	226,048	230,800	235,200	905	2,200
Beaver County	59,099	60,850	62,000	330	575
Aliquippa	7,403	7,400	7,450	5	25
Rest of County	51,696	53,450	54,550	330	550
Washington County	64,364	65,350	66,400	190	525
Washington	7,493	7,600	7,650	20	25
Rest of County	56,871	57,750	58,750	170	500
Westmoreland County	102,585	104,600	106,800	380	1,100
Greensbury	5,740	5,825	5,925	20	50
Monessen	5,744	5,725	5,825	- 5	50
New Kensington	7,555	7,400	7,650	-30	125
Rest of County	83,546	85,650	87,400	400	875

a/ Components may not add to totals because of rounding.

Sources: 1960 Census of Housing.
1965 and 1967 estimated by Housing Market Analyst.

Table VI

The Housing Inventory by Occupancy and Tenure
Pittsburgh, Pennsylvania, HMA
1960, 1965, and 1967

	April 1, 1960	July 1, 1965	July 1, 1967
Housing Market Area			
Total housing inventory	740,838	768,600	784,000
Total occupied	709,941	733,400	750,800
Owner	464,249	480,500	490,850
Percent	65.4	65.5	65.4
Renter	245,692	252,900	259,950
Percent	34.6	34.5	34.6
Total vacant	30,897	35,200	33,200
Available	17,193	19,500	17,000
For sale	4,715	5,600	5,050
Homeowner vacancy rate	1.0	1.2	1.0
For rent	12,478	13,900	11,950
Renter vacancy rate	4.8	5.2	4.4
Other vacant	13,704	15,700	16,200
City of Pittsburgh			
Total housing inventory	196,168	196,900	197,000
Total occupied	188,336	188,200	189,000
Owner	91,831	90,600	89,500
Percent	48.8	48.1	47.4
Renter	96,505	97,600	99,500
Percent	51.2	51.9	52.6
Total vacant	7,832	8,700	8,000
Available	5,225	5,800	5,100
For sale	655	700	1,000
Homeowner vacancy rate	0.7	0.8	1.1
For rent	4,570	5,100	4,100
Renter vacancy rate	4.5	5.0	4.0
Other vacant	2,607	2,900	2,900
Suburban Allegheny County			
Total housing inventory	306,838	327,550	338,500
Total occupied	295,557	314,400	326,600
Owner	211,420	226,000	235,200
Percent	71.5	71.9	72.0
Renter	84,137	88,400	91,400
Percent	28.5	28.1	28.0
Total vacant	11,281	13,150	11,900
Available	6,864	8,050	6,600
For sale	2,586	3,150	2,500
Homeowner vacancy rate	1.2	1.4	1.1
For rent	4,278	4,900	4,100
Renter vacancy rate	2.3	5.3	4.3
Other vacant	4,417	5,100	5,300

(more)

Table VI
(continued)

The Housing Inventory by Occupancy and Tenure
Pittsburgh, Pennsylvania, HMA
1960, 1965, and 1967

Housing Market Area	April 1, 1960	July 1, 1965	July 1, 1967
Beaver County			
Total housing inventory	61,755	63,900	65,000
Total occupied	59,099	60,850	62,000
Owner	43,218	44,050	44,700
Percent	73.1	72.4	72.1
Renter	15,881	16,800	17,300
Percent	26.9	27.6	27.9
Total vacant	2,656	3,050	3,000
Available	1,281	1,400	1,300
For sale	375	450	350
Homeowner vacancy rate	0.9	1.0	0.8
For rent	906	950	950
Renter vacancy rate	5.4	5.4	5.2
Other vacant	1,375	1,650	1,700
Washington County			
Total housing inventory	67,447	68,950	69,800
Total occupied	64,364	65,350	66,400
Owner	43,966	44,450	45,150
Percent	68.3	68.0	68.0
Renter	20,398	20,900	21,250
Percent	31.7	32.0	32.0
Total vacant	3,083	3,600	3,400
Available	1,436	1,650	1,400
For sale	385	450	400
Homeowner vacancy rate	0.9	1.0	0.9
For rent	1,051	1,200	1,000
Renter vacant rate	4.9	5.4	4.5
Other vacant	1,647	1,950	2,000
Westmoreland County			
Total housing inventory	108,630	111,300	113,700
Total occupied	102,585	104,600	106,800
Owner	73,814	75,350	76,300
Percent	72.0	72.0	71.4
Renter	28,771	29,250	30,500
Percent	28.0	28.0	28.6
Total vacant	6,045	6,700	6,900
Available	2,387	2,600	2,600
For sale	714	900	800
Homeowner vacancy rate	1.0	1.2	1.0
For rent	1,673	1,700	1,800
Renter vacancy rate	5.5	5.5	5.6
Other vacant	3,658	4,100	4,300

Sources: 1960 Census of Housing;
1965 and 1967 estimated by Housing Market Analysts.

Table VII

Pittsburgh, Pennsylvania, Area Postal Vacancy Survey

April 4-21, 1967

Postal area	Total residences and apartments: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	Residences: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	Apartments: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	House trailers: Total possible deliveries	Vacant: No.	%
The Survey Area Total (estimated)	642,100	13,850	2.2	12,275	1,575	2,975	546,100	8,425	1.5	7,625	800	1,425	96,000	5,425	5.7	4,650	775	1,550	2,500	110	4.4
Allegheny County	459,700	9,775	2.1	8,600	1,175	2,100	380,500	5,875	1.5	5,350	525	900	79,200	3,900	4.9	3,250	650	1,200	800	30	3.8
Pittsburgh	153,100	4,175	2.7	3,675	500	700	108,800	2,225	2.0	2,175	50	100	44,300	1,950	4.4	1,500	450	600	50	-	0.0
Remainder of Allegheny County	306,600	5,600	1.8	4,925	675	1,400	271,700	3,650	1.3	3,175	475	800	34,900	1,950	5.6	1,750	200	600	750	30	4.0
The Survey Area Total (surveyed sample)	528,959	11,792	2.2	10,382	1,410	2,693	442,774	6,935	1.6	6,202	733	1,264	86,185	4,857	5.6	4,180	677	1,429	2,457	106	4.3
Allegheny County	346,549	7,714	2.2	6,706	1,008	1,835	277,177	4,388	1.6	3,917	471	760	69,372	3,326	4.8	2,789	537	1,075	761	30	3.9
Pittsburgh 1/	194,730	4,246	2.2	3,620	626	1,136	142,702	2,278	1.6	2,089	189	360	52,028	1,968	3.8	1,531	437	776	255	20	7.8
Inside City	104,994	2,882	2.7	2,516	366	576	66,591	1,371	2.1	1,349	22	55	38,403	1,511	3.9	1,167	344	521	35	-	0.0
Stations:																					
Arsenal	3,632	68	1.9	65	3	5	3,470	44	1.3	41	3	5	162	24	14.8	24	-	-	-	-	-
Bloomfield	4,117	58	1.4	55	3	-	2,579	28	1.1	28	-	-	1,538	30	2.0	27	3	-	-	-	-
Brookline	3,252	23	0.7	21	2	2	3,125	23	0.7	21	2	2	127	-	0.0	-	-	-	-	-	-
Carson	2,893	109	3.8	109	-	-	2,596	74	2.9	74	-	-	297	35	11.8	35	-	-	-	-	-
Downtown	490	131	26.7	85	46	-	90	11	12.2	11	-	-	400	120	30.0	74	46	-	-	-	-
East Liberty	14,336	410	2.9	322	88	253	9,396	151	1.6	151	-	28	4,940	259	5.2	171	88	225	-	-	-
Hazelwood	4,405	351	8.0	351	-	-	3,837	190	5.0	190	-	-	568	161	28.3	161	-	-	35	-	0.0
Kilbuck	2,383	48	2.0	48	-	-	951	47	4.9	47	-	-	1,432	1	0.1	1	-	-	-	-	-
Mount Oliver	9,554	309	3.2	288	21	4	6,822	100	1.5	99	1	4	2,732	209	7.7	189	20	-	-	-	-
Mount Washington	3,076	102	3.3	101	1	34	3,053	91	3.0	90	1	2	23	11	47.8	11	-	32	-	-	-
North Side	11,646	389	3.3	388	1	4	8,339	211	2.5	210	1	4	3,307	178	5.4	178	-	-	-	-	-
Oakland	11,003	157	1.4	157	-	16	3,447	101	2.9	101	-	-	7,556	56	0.7	56	-	16	-	-	-
Observatory	5,103	136	2.7	133	3	4	3,569	73	2.0	70	3	4	1,534	63	4.1	63	-	-	-	-	-
Shadyside	5,608	68	1.2	27	41	20	1,865	19	1.0	16	3	-	3,743	49	1.3	11	38	20	-	-	-
Squirrel Hill	7,858	30	0.4	17	13	13	5,072	8	0.2	8	-	1	2,786	22	0.8	9	13	12	-	-	-
Uptown	10,823	336	3.1	226	110	1	4,633	122	2.6	122	-	1	6,190	214	3.5	104	110	-	-	-	-
Wabash	4,815	157	3.3	123	34	220	3,747	78	2.1	70	8	4	1,068	79	7.4	53	26	216	-	-	-

1/ See footnote on page 5.

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table VII (cont'd)

Pittsburgh, Pennsylvania, Area Postal Vacancy Survey (continued)

April 4-21, 1967

Postal area	Total residences and apartments: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Residences: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Apartments: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	House trailers: Total possible deliveries	Vacant: No.	Vacant: %
Outside City	89,736	1,364	1.5	1,104	260	560	76,111	907	1.2	740	167	305	13,625	457	3.4	364	93	255	220	20	9.1
Branches:																					
Bellevue	5,949	102	1.7	52	50	140	4,576	22	0.5	22	-	68	1,373	80	5.8	30	50	72	-	-	-
Blawnox	1,379	9	0.7	9	-	12	1,371	8	0.6	8	-	12	8	1	12.5	1	-	-	-	-	-
Brentwood	6,960	59	0.8	52	7	23	5,450	36	0.7	29	7	23	1,510	23	1.5	23	-	-	-	-	-
Castle Shannon	3,772	37	1.0	37	-	14	3,160	31	1.0	31	-	14	612	6	1.0	6	-	-	-	-	-
Cedarhurst	2,183	11	0.5	9	2	-	2,178	11	0.5	9	2	-	5	-	0.0	-	-	-	-	-	-
Crafton	4,839	93	1.9	68	25	9	4,231	60	1.4	49	11	9	608	33	5.4	19	14	-	-	-	-
Etna	1,435	31	2.2	16	15	8	1,327	15	1.1	15	-	-	108	16	14.8	1	15	8	112	4	3.6
McKnight	5,618	95	1.7	71	24	52	5,077	71	1.4	47	24	52	541	24	4.4	24	-	-	-	-	-
Millvale	2,288	26	1.1	18	8	2	2,286	26	1.1	18	8	2	2	-	0.0	-	-	-	-	-	-
Mount Lebanon	4,645	44	0.9	44	-	4	3,340	32	1.0	32	-	4	1,305	12	0.9	12	-	-	-	-	-
Neville Island	528	-	0.0	-	-	-	296	-	0.0	-	-	-	232	-	0.0	-	-	-	20	-	0.0
Penn Hills	9,458	119	1.3	77	42	191	8,885	103	1.2	69	34	81	573	16	2.8	8	8	110	-	-	-
Pleasant Hills	6,452	69	1.1	58	11	10	5,092	67	1.3	56	11	10	1,360	2	0.1	2	-	-	47	15	31.9
Sharpsburg	2,412	29	1.2	26	3	10	2,197	24	1.1	23	1	10	215	5	2.3	3	2	-	-	-	-
South Hills	6,177	92	1.5	84	8	4	4,922	61	1.2	53	8	4	1,255	31	2.5	31	-	-	41	1	2.4
Swissvale	3,813	53	1.4	53	-	20	3,055	24	0.8	24	-	4	758	29	3.8	29	-	16	-	-	-
West View	2,701	20	0.7	19	1	6	2,606	15	0.6	14	1	6	95	5	5.3	5	-	-	-	-	-
Wilkinsburg	10,757	120	1.1	114	6	53	8,895	65	0.7	63	2	4	1,862	55	3.0	51	4	49	-	-	-
Stations:																					
Corliss	2,314	83	3.6	25	58	2	2,314	83	3.6	25	58	2	-	-	-	-	-	-	-	-	-
Homewood	6,056	272	4.5	272	-	-	4,853	153	3.2	153	-	-	1,203	119	9.9	119	-	-	-	-	-
Other Post Offices	151,819	3,468	2.3	3,086	382	699	134,475	2,110	1.6	1,828	282	400	17,344	1,358	7.8	1,258	100	299	506	10	2.0
Allison Park (3-30-67)	4,479	95	2.1	38	57	72	4,438	90	2.0	33	57	72	41	5	12.2	5	-	-	-	-	-
Bethel Park (3-27-67)	7,335	138	1.9	75	63	50	7,122	125	1.8	64	61	50	213	13	6.1	11	2	-	-	-	-
Brackenridge (3-31-67)	1,676	20	1.2	20	-	5	1,487	20	1.3	20	-	5	189	-	0.0	-	-	-	-	-	-
Braddock	8,004	377	4.7	377	-	1	6,874	160	2.3	160	-	1	1,130	217	19.2	217	-	-	-	-	-
Bridgeville	5,862	129	2.2	91	38	57	5,743	121	2.1	83	38	57	119	8	6.7	8	-	-	-	-	-
Carnegie (3-28-67)	8,034	133	1.7	78	55	106	6,596	46	0.7	40	6	7	1,438	87	6.1	38	49	99	-	-	-

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Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table VII (cont'd)

Pittsburgh, Pennsylvania, Area Postal Vacancy Survey (continued)

April 4-21, 1967

Postal area	Total residences and apartments: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	Residences: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	Apartments: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	House trailers: Total possible deliveries	Vacant: No.	%
Cheswick	2,647	26	1.0	26	-	1	2,478	24	1.0	24	-	1	169	2	1.2	2	-	-	109	3	2.8
Clairton	7,000	166	2.4	154	12	13	4,564	83	1.8	71	12	8	2,436	83	3.4	83	-	5	63	1	1.6
Coraopolis	9,029	219	2.4	196	23	67	8,503	139	1.6	116	23	43	526	80	15.2	80	-	24	36	1	2.8
Creighton	688	31	4.5	31	-	-	688	31	4.5	31	-	-	-	-	-	-	-	-	-	-	-
Dravosburg (3-28-67)	1,268	21	1.7	21	-	1	1,247	17	1.4	17	-	1	21	4	19.0	4	-	-	-	-	-
Duquesne (3-28-67)	4,352	76	1.7	67	9	7	3,887	48	1.2	47	1	1	465	28	6.0	20	8	6	22	-	0.0
East McKeesport (3-30-67)	3,291	45	1.4	35	10	3	2,966	29	1.0	21	8	3	325	16	4.9	14	2	-	54	-	0.0
East Pittsburgh	2,380	32	1.3	30	2	-	1,577	17	1.1	15	2	-	803	15	1.9	15	-	-	4	-	0.0
Elizabeth	3,392	66	1.9	60	6	6	3,040	44	1.4	39	5	6	352	22	6.3	21	1	-	59	2	3.4
Glassport (3-31-67)	2,353	108	4.6	101	7	3	1,864	49	2.6	44	5	3	489	59	12.1	57	2	-	-	-	-
Glenshaw	4,266	38	0.9	32	6	45	4,200	34	0.8	28	6	45	66	4	6.1	4	-	-	-	-	-
Homestead	9,920	206	2.1	198	8	103	8,186	98	1.2	90	8	6	1,734	108	6.2	108	-	97	-	-	-
Leetsdale	676	17	2.5	17	-	-	676	17	2.5	17	-	-	-	-	-	-	-	-	-	-	-
McKeesport (3-30-67)	24,191	863	3.6	819	44	27	20,503	500	2.4	486	14	27	3,688	363	9.8	333	30	-	23	2	8.7
McKees Rocks	10,388	127	1.2	122	5	17	9,811	90	0.9	85	5	13	577	37	6.4	37	-	4	41	-	0.0
Natrona Heights (4-28-67)	4,672	68	1.5	67	1	6	4,114	29	0.7	28	1	3	558	39	7.0	39	-	3	-	-	-
Oakmont	2,228	48	2.2	45	3	40	1,997	26	1.3	23	3	1	231	22	9.5	22	-	39	-	-	-
Pitcairn	1,826	84	4.6	82	2	16	1,418	45	3.2	44	1	1	408	39	9.6	38	1	15	4	1	25.0
Springdale (4-3-67)	1,906	9	0.5	9	-	2	1,876	8	0.4	8	-	-	30	1	3.3	1	-	2	-	-	-
Turtle Creek	4,043	131	3.2	127	4	8	3,796	69	1.8	65	4	8	247	62	25.1	62	-	-	-	-	-
Verona	6,507	84	1.3	71	13	17	5,811	65	1.1	52	13	17	696	19	2.7	19	-	-	22	-	0.0
West Mifflin (3-30-67)	7,713	49	0.6	35	14	26	7,676	42	0.5	33	9	21	37	7	18.9	2	5	5	69	-	0.0
Wilmerding (3-28-67)	1,693	62	3.7	62	-	-	1,337	44	3.3	44	-	-	356	18	5.1	18	-	-	-	-	-
Beaver County	53,761	1,117	2.1	1,023	94	245	46,614	569	1.2	538	31	96	7,147	548	7.7	485	63	149	564	15	2.7
Aliquippa (3-28-67)	12,226	164	1.3	147	17	158	11,317	114	1.0	99	15	15	909	50	5.5	48	2	143	168	6	3.6
Ambridge	6,339	117	1.8	116	1	4	4,386	19	0.4	18	1	4	1,953	98	5.0	98	-	-	37	2	5.4
Baden	2,591	14	0.5	14	-	10	2,531	10	0.4	10	-	10	60	4	6.7	4	-	-	11	-	0.0
Beaver	5,177	123	2.4	119	4	12	3,776	61	1.6	58	3	12	1,401	62	4.4	61	1	-	22	1	4.5
Beaver Falls	10,800	300	2.8	237	63	24	9,984	157	1.6	153	4	24	816	143	17.5	84	59	-	102	1	1.0

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Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table VII (cont'd)

Pittsburgh, Pennsylvania, Area Postal Vacancy Survey (continued)

April 4-21, 1967

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
Freedom	1,922	43	2.2	41	2	3	1,707	25	1.5	23	2	3	215	18	8.4	18	-	-	78	2	2.6
Midland	1,806	114	6.3	114	-	1	1,371	34	2.5	34	-	1	435	30	18.4	80	-	-	-	-	-
Monaca	4,435	53	1.2	49	4	10	4,224	41	1.0	37	4	10	211	12	5.7	12	-	-	63	2	3.2
New Brighton	4,807	146	3.0	144	2	14	4,300	90	2.1	88	2	8	507	56	11.0	56	-	6	66	1	1.5
Rochester	3,658	43	1.2	42	1	9	3,018	18	0.6	18	-	9	640	25	3.9	24	1	-	17	-	0.0
Washington County	43,812	902	2.1	830	72	149	39,379	607	1.5	553	54	116	4,433	295	6.7	277	18	33	475	20	4.2
Burgettstown (3-29-67)	2,071	49	2.4	44	5	5	1,958	18	0.9	15	3	5	113	31	27.4	29	2	-	10	2	20.0
California	1,270	22	1.7	20	2	2	1,246	18	1.4	17	1	2	24	4	16.7	3	1	-	11	-	0.0
Canonsburg (3-30-67)	7,649	175	2.3	154	21	40	6,846	137	2.0	119	18	36	803	38	4.7	35	3	4	-	-	-
Charleroi	5,183	174	3.4	167	7	7	4,458	130	2.9	123	7	5	725	44	6.1	44	-	2	14	1	7.1
Finleyville (3-30-67)	2,321	57	2.5	50	7	12	2,257	48	2.1	42	6	12	64	9	14.1	8	1	-	26	8	30.8
Houston	1,816	55	3.0	51	4	4	1,215	18	1.5	14	4	4	601	37	6.2	37	-	-	4	-	0.0
McDonald (3-29-67)	2,113	43	2.0	37	6	9	2,012	36	1.8	30	6	9	101	7	6.9	7	-	-	11	1	9.1
Monongahela	5,221	120	2.3	105	15	4	4,484	52	1.2	48	4	4	737	68	9.2	57	11	-	52	-	0.0
Washington	16,168	207	1.3	202	5	66	14,903	150	1.0	145	5	39	1,265	57	4.5	57	-	27	347	8	2.3
Westmoreland County	84,837	2,059	2.4	1,823	236	464	79,604	1,371	1.7	1,194	177	292	5,233	688	13.1	629	59	172	657	41	6.2
Derry	1,859	79	4.2	77	2	11	1,703	29	1.7	27	2	11	156	50	32.1	50	-	-	19	2	10.5
Greensburg	14,212	406	2.9	350	56	94	12,471	256	2.1	206	50	78	1,741	150	8.6	144	6	16	9	-	0.0
Herminie	942	17	1.8	17	-	5	918	17	1.9	17	-	5	24	-	0.0	-	-	-	14	1	7.1
Irwin	10,341	183	1.8	142	41	77	10,166	151	1.5	119	32	43	175	32	18.3	23	9	34	283	10	3.5
Jeannette	7,734	165	2.1	157	8	20	7,337	129	1.8	123	6	20	397	36	9.1	34	2	-	33	7	21.2
Latrobe	8,426	162	1.9	143	19	13	7,871	102	1.3	89	13	13	555	60	10.8	54	6	-	106	4	3.8
Ligonier	2,091	81	3.9	76	5	18	2,036	71	3.5	66	5	12	55	10	18.2	10	-	6	67	8	11.9
Monessen	5,254	243	4.6	242	1	5	4,472	101	2.3	100	1	5	782	142	18.2	142	-	-	-	-	-
Mount Pleasant	4,710	63	1.3	54	9	64	4,680	61	1.3	52	9	14	30	2	6.7	2	-	50	5	1	20.0
Murrysville	1,992	33	1.7	16	17	18	1,955	28	1.4	14	14	18	37	5	13.5	2	3	-	-	-	-
New Kensington (4-1-67)	14,853	325	2.2	258	67	112	14,377	240	1.7	206	34	49	476	85	17.9	52	33	63	23	2	8.7

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Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table VII (cont'd)

Pittsburgh, Pennsylvania, Area Postal Vacancy Survey

April 4-21, 1967

Postal area	Total residences and apartments: Total possible deliveries	Total residences and apartments: Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Residences: Total possible deliveries	Residences: Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Apartments: Total possible deliveries	Apartments: Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	House trailers: Total possible deliveries	House trailers: Vacant: No.	Vacant: %
Scottdale	2,752	72	2.6	71	1	9	2,542	45	1.8	44	1	9	210	27	12.9	27	-	-	21	3	14.3
Trafford	2,358	57	2.4	52	5	8	2,258	32	1.4	27	5	8	100	25	25.0	25	-	-	52	-	0.0
Vandergrift	4,201	135	3.2	134	1	5	3,832	80	2.1	79	1	2	369	55	14.9	55	-	3	4	1	25.0
West Newton (3-28-67)	2,003	17	0.8	13	4	1	1,931	14	0.7	10	4	1	72	3	4.2	3	-	-	14	2	14.3
Youngwood	1,109	21	1.9	21	-	4	1,055	15	1.4	15	-	4	54	6	11.1	6	-	-	7	-	0.0

1/ The sampling in the areas served by the Pittsburgh Post Office included all routes estimated to have substantial deliveries to apartments and about one-half of the remaining postal routes. In the areas served by all other post offices 100 percent of all routes were surveyed.

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Source: FHA postal vacancy survey conducted by collaborating postmaster(s)

Table VIII

Status of New House Completions During 1966 in Selected Subdivisions
Pittsburgh, Pennsylvania, HMA
as of January 1, 1967

Sales price	Total completions	Pre-sold	Speculative construction Total	Unsold	Percent
$12,500 - $14,999	35	31	4	1	25.0
15,000 - 17,499	226	158	68	20	29.4
17,500 - 19,999	464	350	114	22	19.3
20,000 - 24,999	501	399	102	24	23.5
25,000 - 29,999	382	290	92	27	29.3
30,000 - 34,999	201	150	51	15	29.4
35,000 and over	202	117	85	29	34.1
Total	2,011	1,495	516	138	26.7

a/ Includes 133 subdivisions, each with five or more completions during 1966.

Source: Unsold Inventory Survey conducted by the Pittsburgh, Pennsylvania, FHA Insuring Office.

Table IX

Urban Renewal Projects
Pittsburgh, Pennsylvania, HMA

City of Pittsburgh

Privately-financed Projects:

- Gateway Center
- Jones & Laughlin (3 projects)
- DeSota-Thackeray
- Centre-Morgan
- Allegheny General Hospital
- Sherieden Park
- Allegheny South
- Reedsdale-Ridge
- Chartiers Valley

Federally-aided Projects:

- Lower Hill (7-1)
- Chateau Street West (R-19)
- East Liberty (A, B, and C) (R-84)
- Allegheny Center (R-41)
- Bluff Street (R-59)
- Stadium (R-202)
- Homewood North (R-199)
- Woods Run (R-285)
- Federal-Anderson
- Community Renewal Program (R-113)
- East Liberty (GN) (R-18)
- Demonstration Project (D-6)
- Demonstration Project (D-8)

Suburban Allegheny County

- Brackenridge (R-203)
- General Braddock Plaza (25-1)
- Carnegie Project (R-65)
- Blair Redevelopment (15-1)
- Oliver Plaza (31-1)
- East Pittsburgh (R-56)
- Downtown (R-125)
- First Ward (2-1)
- Mon-Yough (R-101)
- GNRR (GN) (R-66)
- Plaza (23-1)
- Project No. 2 (R-205)
- Wayman Way (R-67)
- Valley Center (R-57)
- Wilmerding (GN) (R-209)
- Collier Twp. Area (FS) (R-70)

Suburban Allegheny County (cont.)

- Palisades Plaza (26-1)
- Wilkinsburg Center (R-265)
- Wilkinsburg Project (R-96)

Beaver County

- Southend (3-1)
- Center (R-118)
- Rochester Hospital (R-297)
- The Hub (R-114)

Washington County

- California State College (R-133)
- Canonsburg Area (GN) (R-132)
- Curry Field (R-165)
- Central City (R-217)
- McKean Avenue (R-267)
- Community Renewal Prog. (R-190)
- Central City (R-98)

Westmoreland County

- Central (R-294)
- Eastgate (R-27)
- Westgate (R-227)
- First Ward (R-32)
- Ninth Street (R-210)
- Parnassu Triangle (R-78)
- Plaza (R-189)
- Downtown (R-259)

Sources: 1966 Urban Renewal Directory and Pittsburgh Redevelopment Authorities.

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