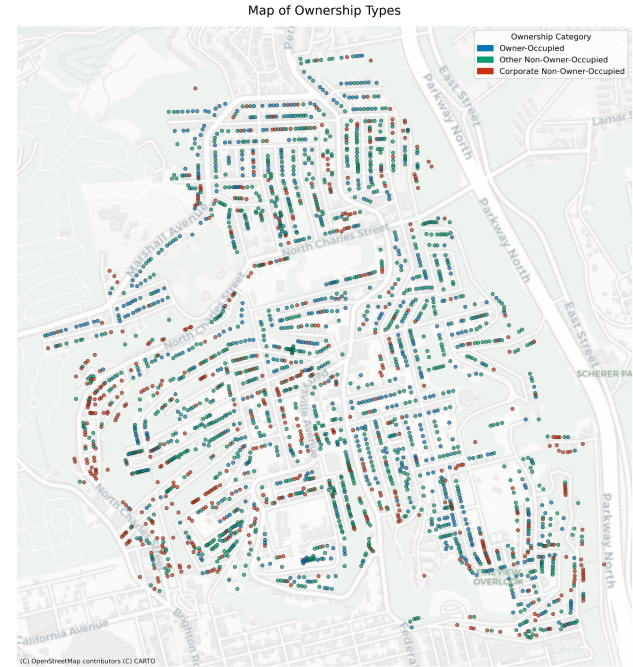
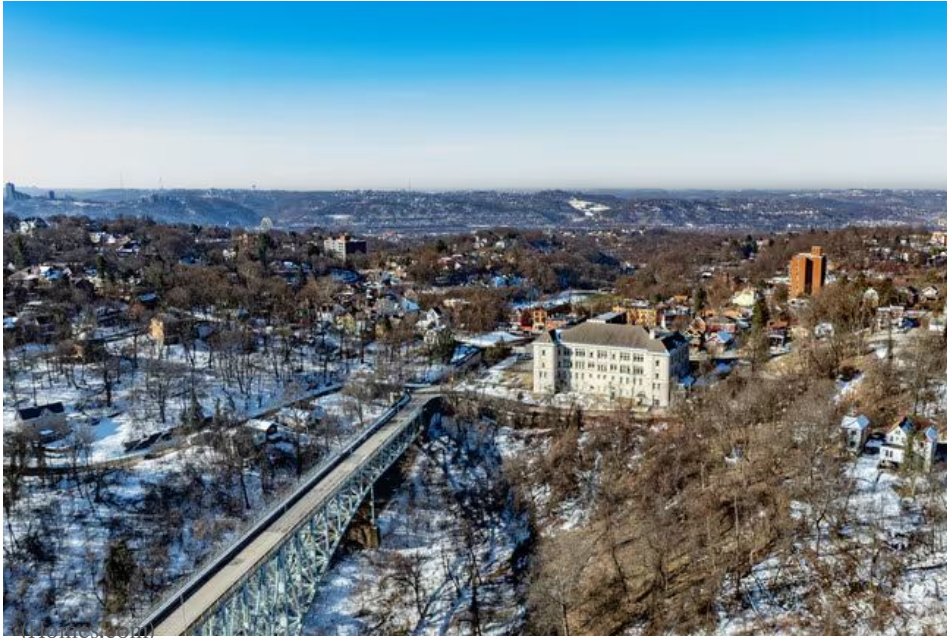


# Perry South & Fineview Community Housing Inventory

## A Data-Driven Foundation for Strategic Community Action



Presented by Patrick Swain to the Perry Hilltop Fineview Citizens Council in August 2025

# The Property Inventory

This analysis is built on a comprehensive, parcel-level inventory created specifically for this project.

## Project Process

- I merged **8 public datasets** from the Western Pennsylvania Regional Data Center (WPRDC) and cross-referenced with public databases from the U.S. Census Bureau and real estate aggregators like Zillow.
- A custom, replicable Python script created a master file of over **3,400 properties** in Fineview and Perry South.
- Each property is enriched with **over 60 data fields** covering ownership, physical condition, and financial indicators.
- I wrote several other custom Python scripts to append, analyze, and visualize the property data and compiled key findings and strategic recommendations into a 40-page report.

## Important Limitations

- Rental Data:** I use proxies to estimate occupancy and macro-level rent trends, but specific rental prices are not available in a bulk and replicable format at our preferred level of granularity.
- Real-Time Market Value:** The analysis relies on official 2018 assessed values and physical assessments from 2013, not current real-time market estimates which are searchable on various third-party private platforms on a parcel basis.
- Building Condition Nuance:** The condition data provides a valuable baseline but is not a substitute for on-the-ground inspections, and as aforementioned, physical property assessment data is generally about 12 years old.

pin	PROPERTYHOUSENUM	PROPERTYFRACTION	PROPERTYADDRESS	PROPERTYCITY	PROPERTYSTATE	PROPERTYUNIT	PROPERTYZIP
1	1000	311.0	KENNEDY AVE	PITTSBURGH	PA		15214
2	1000	1638.0	COMPROMISE ST	PITTSBURGH	PA		15212
3	1000	1634.0	COMPROMISE ST	PITTSBURGH	PA		15212
4	1000	0.0	COMPROMISE ST	PITTSBURGH	PA		15212
5	1000	0.0	COMPROMISE ST	PITTSBURGH	PA		15212
6	1000	0.0	COMPROMISE ST	PITTSBURGH	PA		15212
7	1000	1584.0	COMPROMISE ST	PITTSBURGH	PA		15212
8	1000	0.0	COMPROMISE ST	PITTSBURGH	PA		15212
9	1000	1538.0	COMPROMISE ST	PITTSBURGH	PA		15212
10	1000	1536.0	COMPROMISE ST	PITTSBURGH	PA		15212
11	1000	1534.0	COMPROMISE ST	PITTSBURGH	PA		15212
12	1000	1532.0	COMPROMISE ST	PITTSBURGH	PA		15212
13	1000	1530.0	COMPROMISE ST	PITTSBURGH	PA		15212
14	1000	0.0	HOWARD ST	PITTSBURGH	PA		15212
15	1000	1512.0	COMPROMISE ST	PITTSBURGH	PA		15212
16	1000	1514.0	COMPROMISE ST	PITTSBURGH	PA		15212
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19	1000	0.0	RIISING MAIN ST	PITTSBURGH	PA		15212
20	1000	0.0	BRIGHTRIDGE ST	PITTSBURGH	PA		15214
21	1000	859.0	BRIGHTRIDGE ST	PITTSBURGH	PA		15214
22	1000	857.0	BRIGHTRIDGE ST	PITTSBURGH	PA		15214
23	1000	838.0	BRIGHTRIDGE ST	PITTSBURGH	PA		15214
24	1000	840.0	BRIGHTRIDGE ST	PITTSBURGH	PA		15214
25	1000	852.0	BRIGHTRIDGE ST	PITTSBURGH	PA		15214
26	1000	854.0	BRIGHTRIDGE ST	PITTSBURGH	PA		15214
27	1000	856.0	BRIGHTRIDGE ST	PITTSBURGH	PA		15214

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# - 'columns_to_draw': a dictionary mapping ('original_name': 'new_name')
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# The Three Core Findings

## 1. Ownership is a key driver of stability

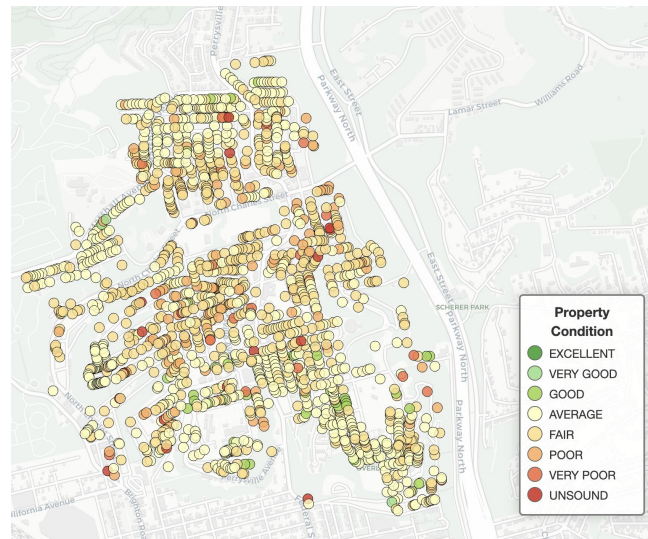
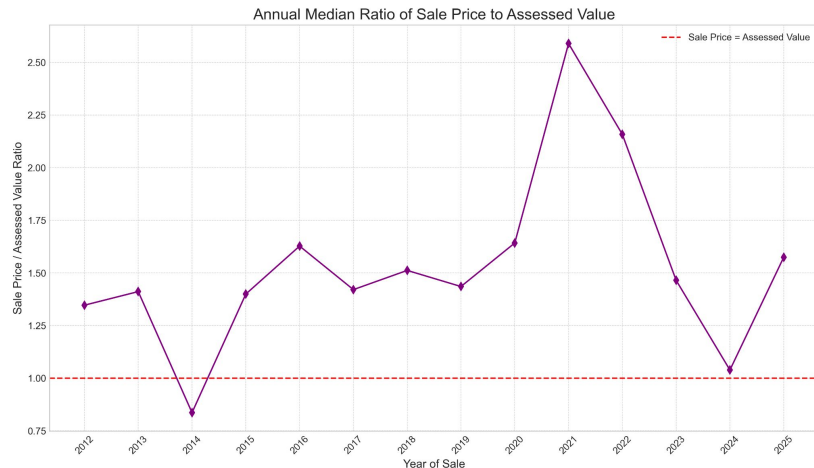
Owner-occupied properties are the bedrock of the community, consistently showing better physical conditions and lower rates of financial distress. In contrast, non-owner-occupied properties, specifically those with “absentee” landlords, are the primary source of financial distress with the highest rates of tax delinquency and property liens.

## 2. Accelerating market pressure threatens affordability

The real estate market is heating up rapidly. Properties are now consistently selling for 50–65% more than their assessed value, and during some periods much more. These dynamics are partially in line with macroeconomic trends like inflation, but sales prices show upward volatility after adjusting for such outside factors. This creates intense pressure for speculative “flipping” and risks displacing long-term residents through rent hikes and increased property taxes.

## 3. Distress is geographically concentrated

Financial and physical distress is not random — it is clustered on specific streets and blocks. My analysis identifies these “hotspots,” transforming a large neighborhood-wide issue into a series of manageable, block-level challenges that can be targeted for intervention. Smaller concentrations of distress occur among a smaller group of corporate and individual real estate portfolios. While the “best” owners in this respect overwhelmingly live in Perry Hilltop/Fineview, the “worst” tend to live outside of both the neighborhoods and the city at higher rates.

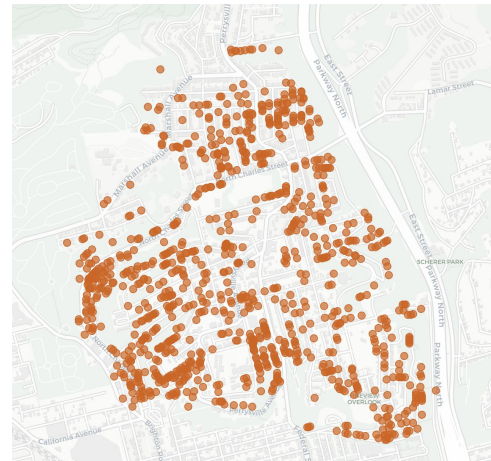


# Strategic Recommendations

## 1. Launch targeted "hotspot" intervention initiatives

Use the geospatial maps and street-level analysis to focus resources on the identified clusters of distress. This includes:

- Concentrating advocacy for code enforcement.
- Offering home repair assistance to adjacent owner-occupants to prevent the spread of blight.
- Prioritizing these areas, specifically vacancy hotspots, for property acquisition and redevelopment.



## 2. Champion and expand owner-occupancy

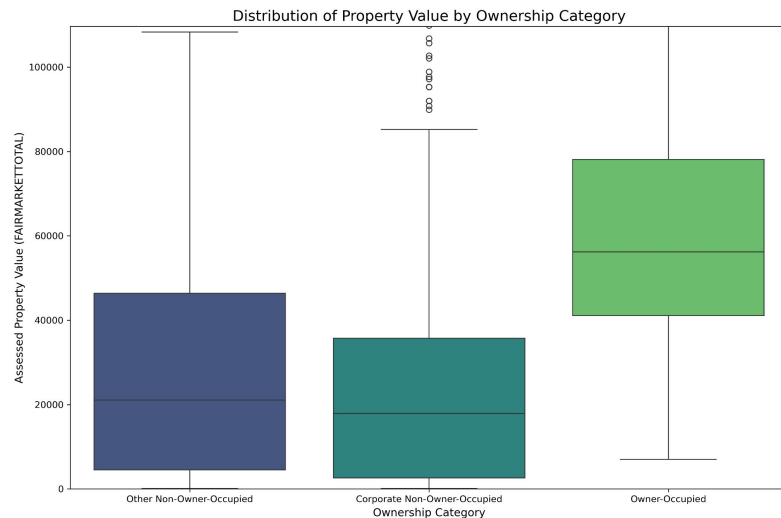
Given that owner-occupants are key to neighborhood health, the PHFCC can:

- Develop programs to support existing homeowners with repairs and tax relief.
- Work to acquire distressed non-owner-occupied properties and facilitate their sale to new owner-occupants.

## 3. Engage and regulate non-owner-occupied properties

Acknowledge the footprint of absentee owners with a dual strategy:

- **Engage:** Proactively contact landlords in distress "hotspots" to address maintenance issues.
- **Regulate:** Advocate with the City for robust and consistent code enforcement to increase owner accountability.





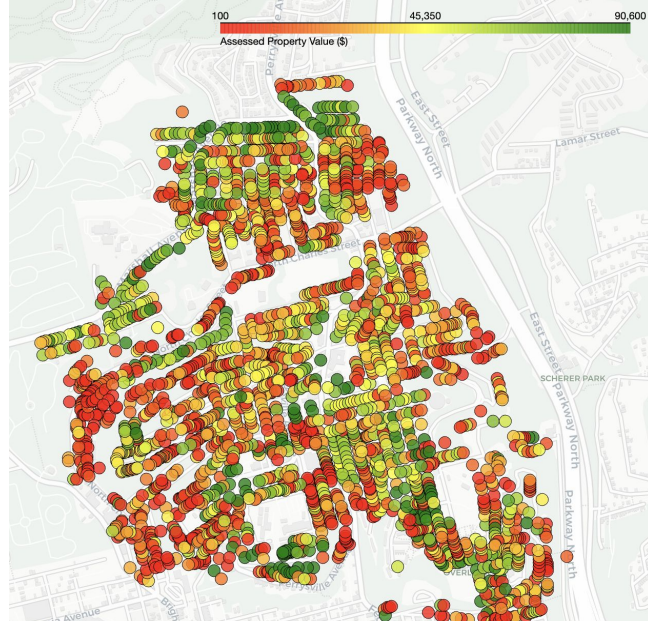
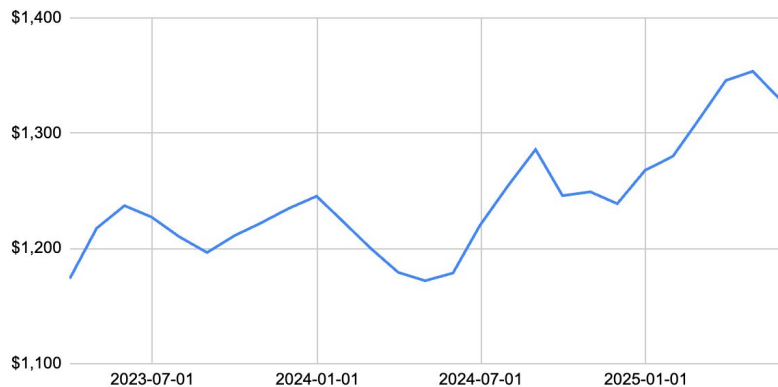
By systematically sourcing, merging, and cleaning data from multiple public datasets hosted by the WPRDC, the establishment of a replicable, script-based process for the PHFCC ensures that this inventory can serve as a living resource, capable of being updated as new data becomes available.

The PHFCC can build upon this work in several key ways:

1. **Longitudinal Tracking:**
  - Re-run the inventory creation scripts with updated data on an annual basis. By comparing these yearly snapshots, the PHFCC can track critical trends over time, such as changes in corporate ownership and shifts in tax delinquency.
2. **Deeper Rental Market Analysis:**
  - Although bulk data is unavailable, a dedicated volunteer or staff member could perform a quarterly manual sampling or web scraping of rental listings on sites like Zillow or Craigslist for the target zip codes. Tracking the average asking rent for different unit sizes (e.g., 1-bed, 2-bed) over time would provide an invaluable, low-cost dataset for understanding affordability pressures.

### Zillow Observed Rent Index

ZIP Code 15214, 2023-2025



Annual Sales Volume in Perry South & Fineview

