

# Sector/Neighborhood Action Planning

## Action Planning Home



The Action Planning component of PGHSNAP is designed to be a complementary resource that enhances the functionality and usefulness of the Asset Profiles component. The Action Planning component is created by aggregating selected indicators from the Asset Profiles at the Census block group level, and performing an analysis with them in order to derive strategies that can nest within the City's Comprehensive Plan (PLANPGH), as well as strategies that can help to guide neighborhood interventions and investment.

Much like the Asset Profiles component, maps are integral to the Action Planning component--the maps shown in this section are designed to be the starting point for further analysis. The Action Planning maps serve as a resource for more strategic decision making by providing the user with a better understanding of an area's existing conditions, the scale at which a community development intervention needs to be in order to be successful, and the relative social stability of that area. From this starting point, a number of other data layers can be added on in order to take the analysis to the next level. This is accomplished in the same way as in the Asset Profiles--the link to PGHGIS, the online interactive mapping application.

In order to be a dynamic planning tool, PGHSNAP must stay current. Just as the Asset Profiles component is updated regularly, Action Planning will be updated during the first quarter of each year so that strategies for each area can be as current as possible--and change accordingly with neighborhood conditions.

Each strategy type and its variants are outlined in the following pages--an explanation of how they fit into the maps follows. In order to get the most from the maps, take a moment to read through the description of how the strategies work and how the map key functions. Each Sector of the City has an Action Planning map associated with it, and links are provided to the corresponding Sector's Asset Profile for easy and quick reference.



## Action Planning Links:

'How Action Planning Works: Menu'

'Indicators and Methodology'

'Core Blight, HCI, and QLI Scores'

'Action Planning Data Flow Chart'

'Action Planning Strategy Matrix'

'Action Planning Maps Menu'

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## PGHSNAP Link:

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## How Action Planning Works: Menu

### Links:

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### The Action Planning Process:

The Sector/Neighborhood Action Planning component is driven by data that is available through the Asset Profiles component. The goal of the Action Planning component is to create maps that correspond to a general strategy guide that can inform community development interventions as well as PLANPGH (Comprehensive Plan) recommendations. In order to create the Action Planning map, indicators are combined in a meaningful way and analyzed through a clear and documentable process. PGHSNAP accomplishes this through two basic methods: the Housing Characteristics Index, and the Quality of Life Index.

The basis for formulating the Action Planning strategy types themselves begins with the Housing Characteristics Index (HCI). As the index which measures the relative conditions of the physical environment, the HCI is the determinant of the scale at which community development interventions should take place in a given area to have a greater possibility for success. The output of the HCI is four Strategy Scale Types that geographically represent where each scale should take place. The Quality of Life Index (QLI) measures the relative social stability of an area--it is crafted to approximate the socio-demographic conditions of an area, and to add another dimension to the assessment of the physical environment. The output of the QLI is four gradations that are merged with the HCI-created strategy areas to form a matrix. These are the Social Stability Types. The resulting matrix serves as the key to the Action Planning maps, shown later in this section.

The connection between the HCI and QLI is integral to the formulation and interpretation of the Action Planning component. Realizing that studying the physical environment and social environment separately would not tell the entire story for a neighborhood, the two are combined in a meaningful way in the Action Planning component of PGHSNAP.



**Next Page: 'Indicators and Methodology'**

## Indicators and Methodology

### Indicators:

In order to create the Housing Characteristics Index (HCI) and Quality of Life Index (QLI), combining indicators that are representative of each of these areas is necessary. A central theme in the greater discussion of revitalizing older cities is that of "blight." Acknowledging that the definition of blight can take on many forms, it becomes necessary to narrow it down to something representative that can be measured by a small number of indicators.

An abstract definition of urban blight can be summed up as "the built environment conditions which have a negative effect on the surrounding environment, and are impediments to growth and prosperity." Given this broad understanding of blight, it is necessary to select indicators that can help to measure these conditions. Blight has definite negative effects on the housing character of an area--it has negative effects on quality of life as well. These negative effects are shared conditions between the physical and social environments of an area, and therefore form the core of both the HCI and QLI portions of the Action Planning study. The Core Blight Indicators represent five data layers that have been standardized on official DCP maps for several reasons, not the least of which being the fact that they are very frequently requested from the DCP GIS (Geographic Information System) division.

### Core Blight Indicators:

- Vacant lots (as a percent of all parcels)
- Homes in foreclosure (as a percent of all parcels)
- Condemned structures (as a percent of all parcels)
- Tax delinquent properties (delinquent two or more years, as a percent of all parcels)
- Properties with building code violations (as a percent of all parcels)

The HCI is rounded out with five housing-specific indicators that are combined with the Core Blight Indicators. The QLI employs five demographic indicators along with the Core Blight Indicators. They are:

#### HCI: Housing Indicators:

- Median home sale price
- Average duration of residency
- Per capita building permit value
- Percent of owner occupied homes
- Prevalence of good condition bldgs.

#### QLI: Demographic Indicators:

- Population change
- Per capita crime rate
- Percent of population age 65+
- Percent of population in poverty
- Percent of pop. age 25+ w/o HS diploma

### Methodology:

Each of the indicators in the Action Planning analysis is aggregated to the **Census Block Group** level. This is a more specific unit of analysis, in that neighborhoods (and therefore sectors) are made up of Census Tracts, which themselves consist of one or more Census Block Groups. This is the smallest, most localized unit of measure at which we can aggregate meaningful data.

The Core Blight Indicators, as well as the Housing and Demographic Indicators, each undergo a method of data classification called "Natural Breaks Classification" in a program called ESRI ArcGIS. This method uses a statistical formula to group values based on the data distribution of the selected indicator. This method is used to cluster similar groups of data together in order to classify them.

Each indicator is run through the Natural Breaks process creating 10 classes. It is given a score from 1 to 10 based on where in the distribution it lies. Each Census Block Group has a score for each indicator in the entire process. The HCI includes the Core Blight Indicators plus the Housing Indicators, and the QLI includes the Core Blight Indicators plus the Demographic Indicators.

With each block group's indicators scored, the sums of the HCI and QLI are calculated. The sum of the HCI indicators for each block group is then run through the Natural Breaks process once more, this time with four classes. The resulting distribution creates four areas, which will become the Strategy Scale Types. The sum of the QLI indicators undergoes a similar process--each of the resultant four areas that form the four Social Stability Types are created relative to the Strategy Scale Type that they lie within. The Strategy Scale Types and Social Stability Types are described further in the following section.

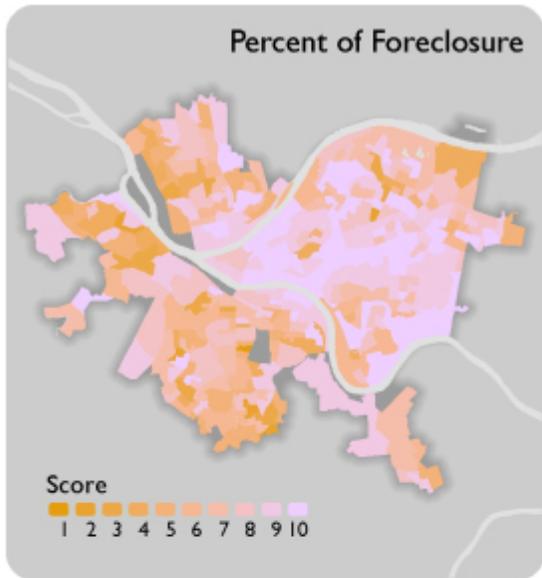
The following pages illustrate the distribution of Core Blight, HCI, and QLI scores with a breakdown of each indicator shown in a series of small maps. The data for each break point can be found in the Appendix.

### Next Page: 'Core Blight, HCI, and QLI Scores'

#### Links:

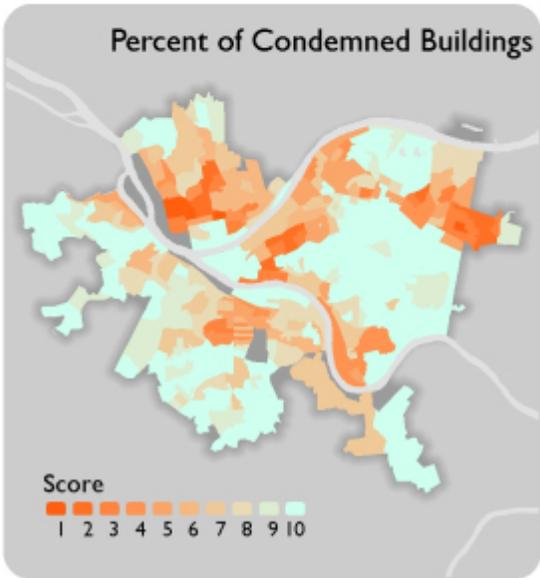
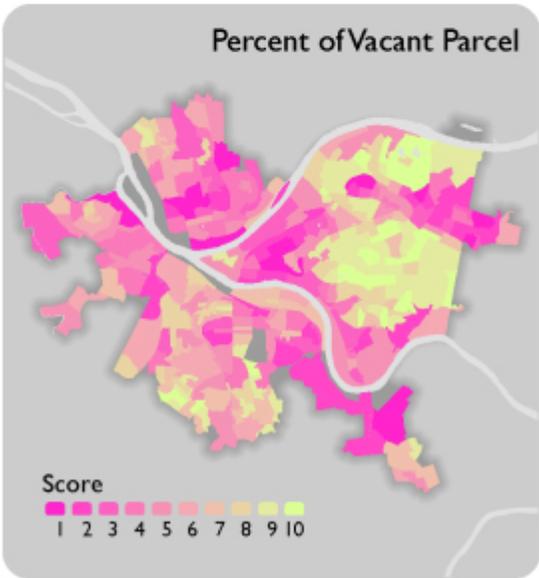
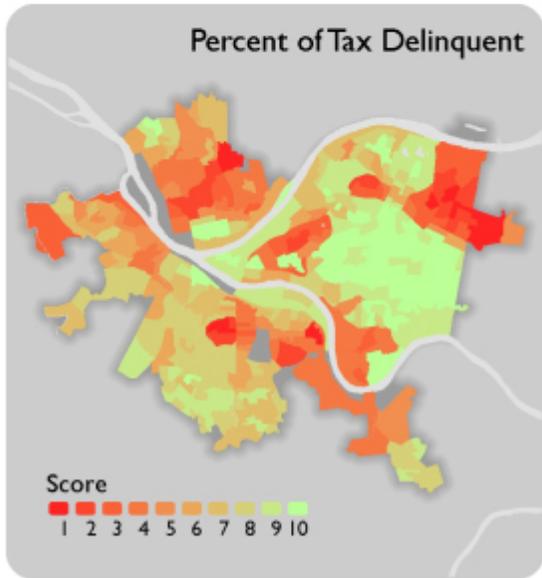
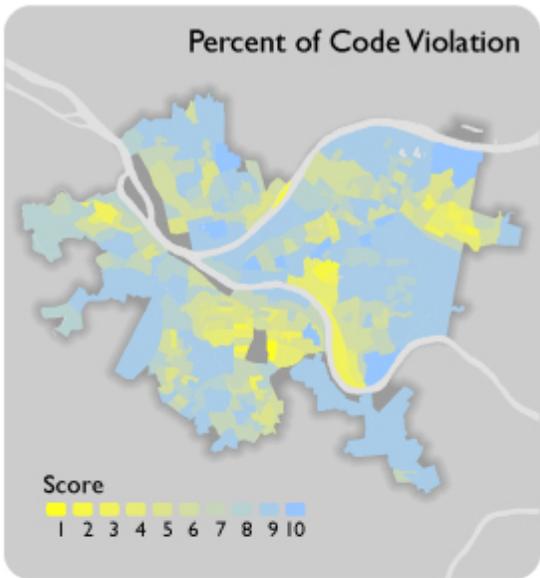
- 'Action Planning Home'
- 'How Action Planning Works: Menu'
- 'Action Planning Maps Menu'

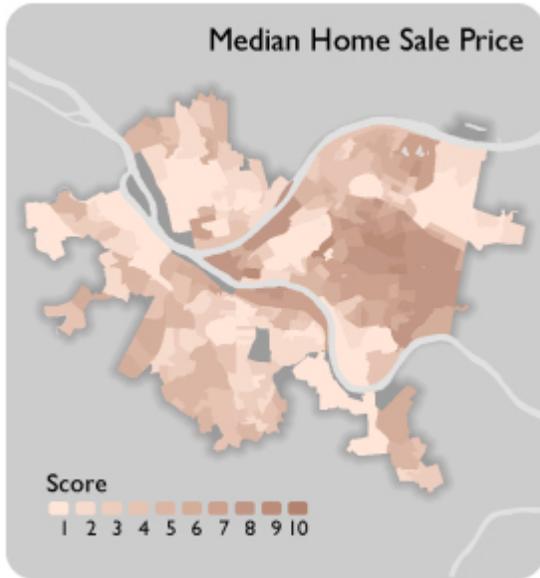
# Core Blight, HCI, and QLI Scores



## Core Blight Indicators

**Understanding the Scores:**  
-Higher scores indicate **more ideal** conditions in an area.  
(i.e. A score of **10** in *Percent of Foreclosure* means that an area has very few foreclosures.)  
-Lower scores indicate **less than ideal** conditions.  
(i.e. A score of **1** in *Percent of Vacant Parcel* means that an area has many vacant parcels.)

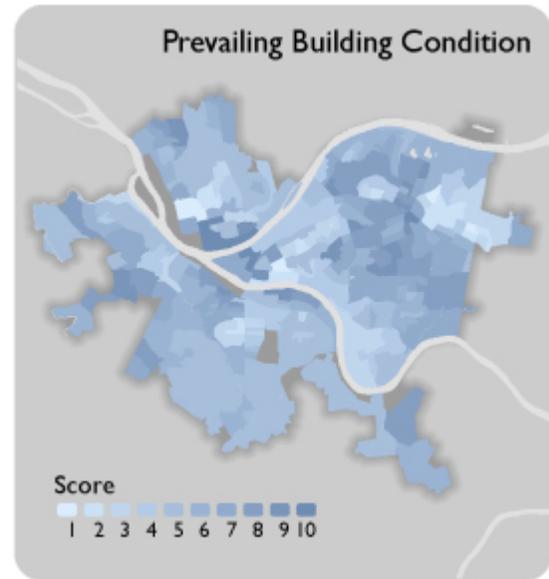
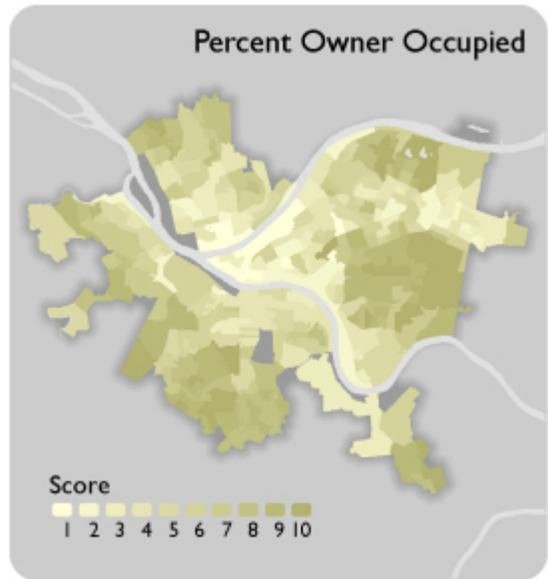
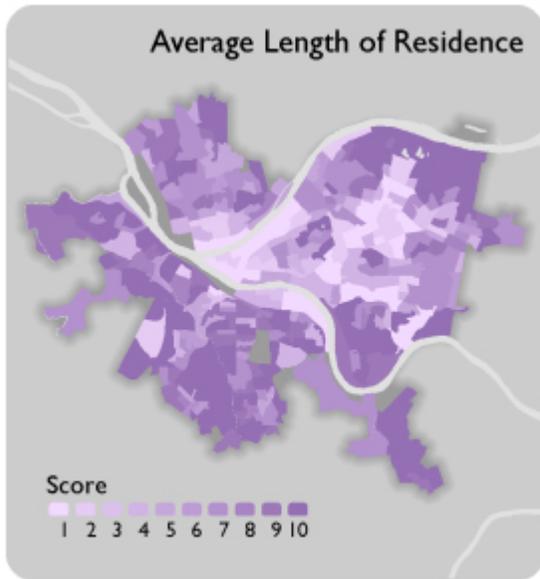
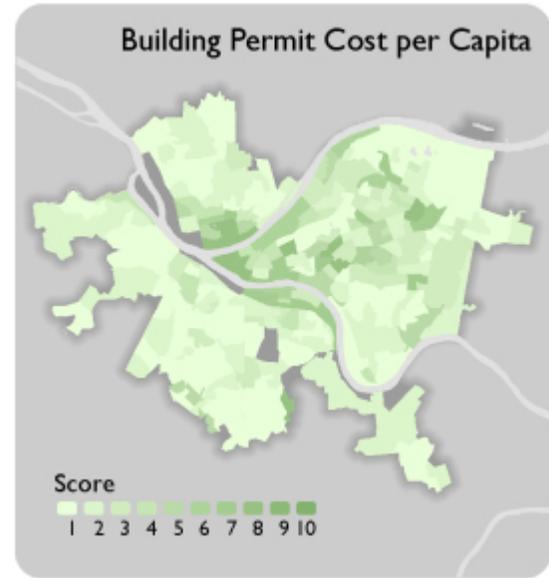


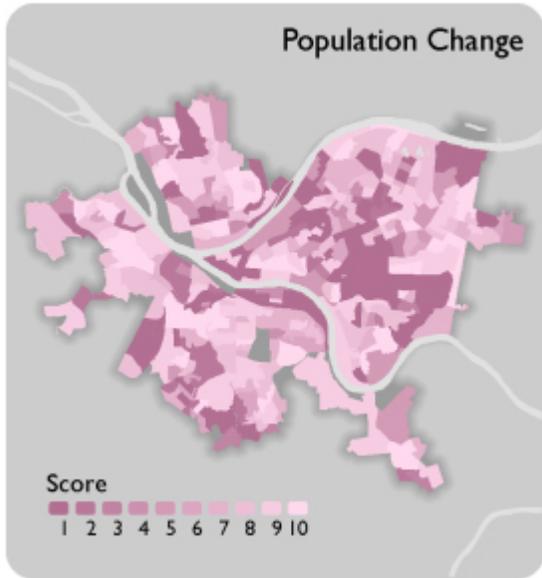


## Housing Characteristics Indicators

### Understanding the Scores:

- Higher** scores indicate **more ideal** conditions in an area.  
(i.e. A score of **10** in *Percent Owner Occupied* means that an area's homes are mostly owner occupied.)
- Lower** scores indicate **less than ideal** conditions.  
(i.e. A score of **1** in *Average Length of Residence* means that an area experiences high residential turnover.)

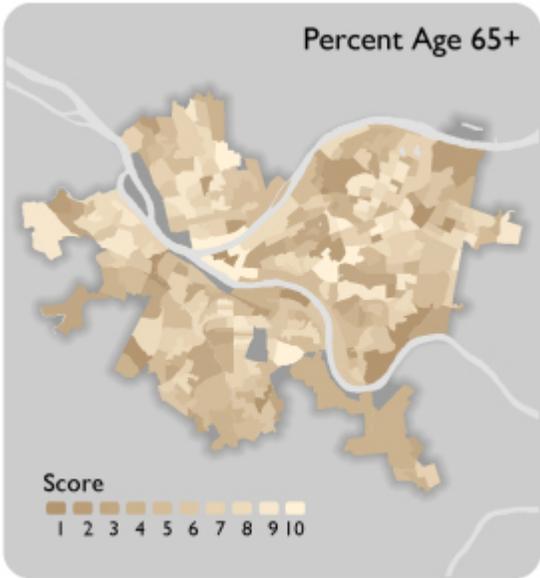
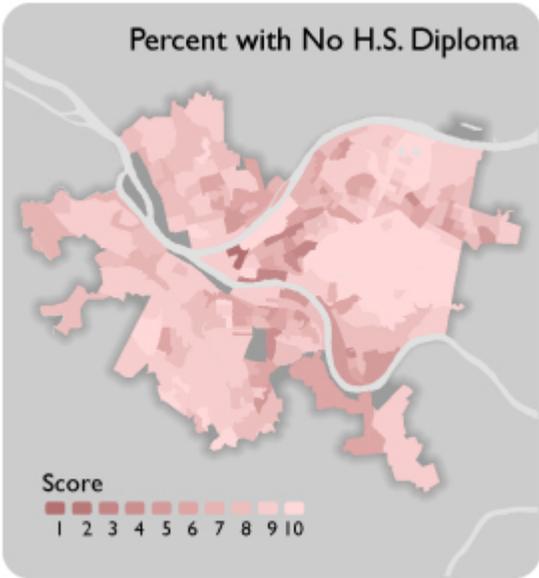
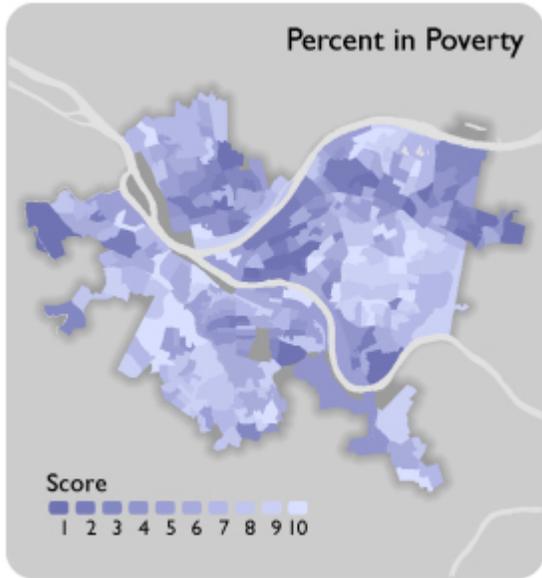
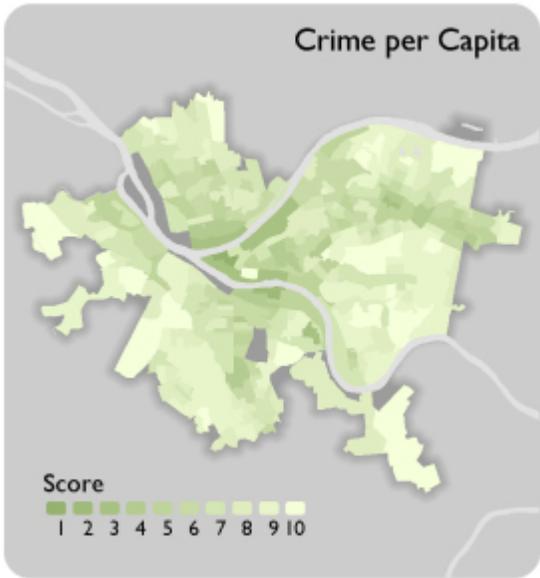




## Quality of Life Indicators

**Understanding the Scores:**

- Higher scores** indicate **more ideal** conditions in an area. (i.e. A score of **10** in *Crime per Capita* means that an area has very little crime.)
- Lower scores** indicate **less than ideal** conditions. (i.e. A score of **1** in *Percent with no H.S. Diploma* means that an area's residents have lower educational attainment.)



**Core Blight, HCI, and QLI: Data Break Points**

Each indicator's break point is shown in the table below. These correspond to the previous sets of maps. Contact [info@pghsnap.com](mailto:info@pghsnap.com) for more detailed data.

<b>BLIGHT</b>	<b>Code Violation (%)</b>	<b>Condemned (%)</b>	<b>Delinquent (%)</b>	<b>Foreclosure (%)</b>	<b>Vacant (%)</b>
10	< 1.47	< 0.13	< 1.34	< 0.15	< 2.51
9	1.48 - 2.80	0.14 - 0.39	1.35 - 2.92	0.16 - 0.39	2.52 - 4.98
8	2.81 - 4.12	0.40 - 0.65	2.93 - 4.89	0.40 - 0.62	4.99 - 8.10
7	4.13 - 5.80	0.66 - 1.05	4.90 - 7.22	0.63 - 0.84	8.11 - 11.86
6	5.81 - 7.80	1.06 - 1.64	7.23 - 11.11	0.85 - 1.06	11.87 - 16.10
5	7.81 - 10.40	1.65 - 2.55	11.12 - 15.88	1.07 - 1.33	16.11 - 21.84
4	10.41 - 13.81	2.56 - 3.77	15.89 - 22.31	1.34 - 1.62	21.85 - 29.00
3	13.82 - 19.01	3.78 - 6.02	22.32 - 30.69	1.63 - 2.09	29.01 - 36.51
2	19.02 - 28.13	6.03 - 10.24	30.70 - 39.83	2.10 - 3.10	36.52 - 47.77
1	28.14 <	10.24 <	39.84 <	3.11 <	47.78 <

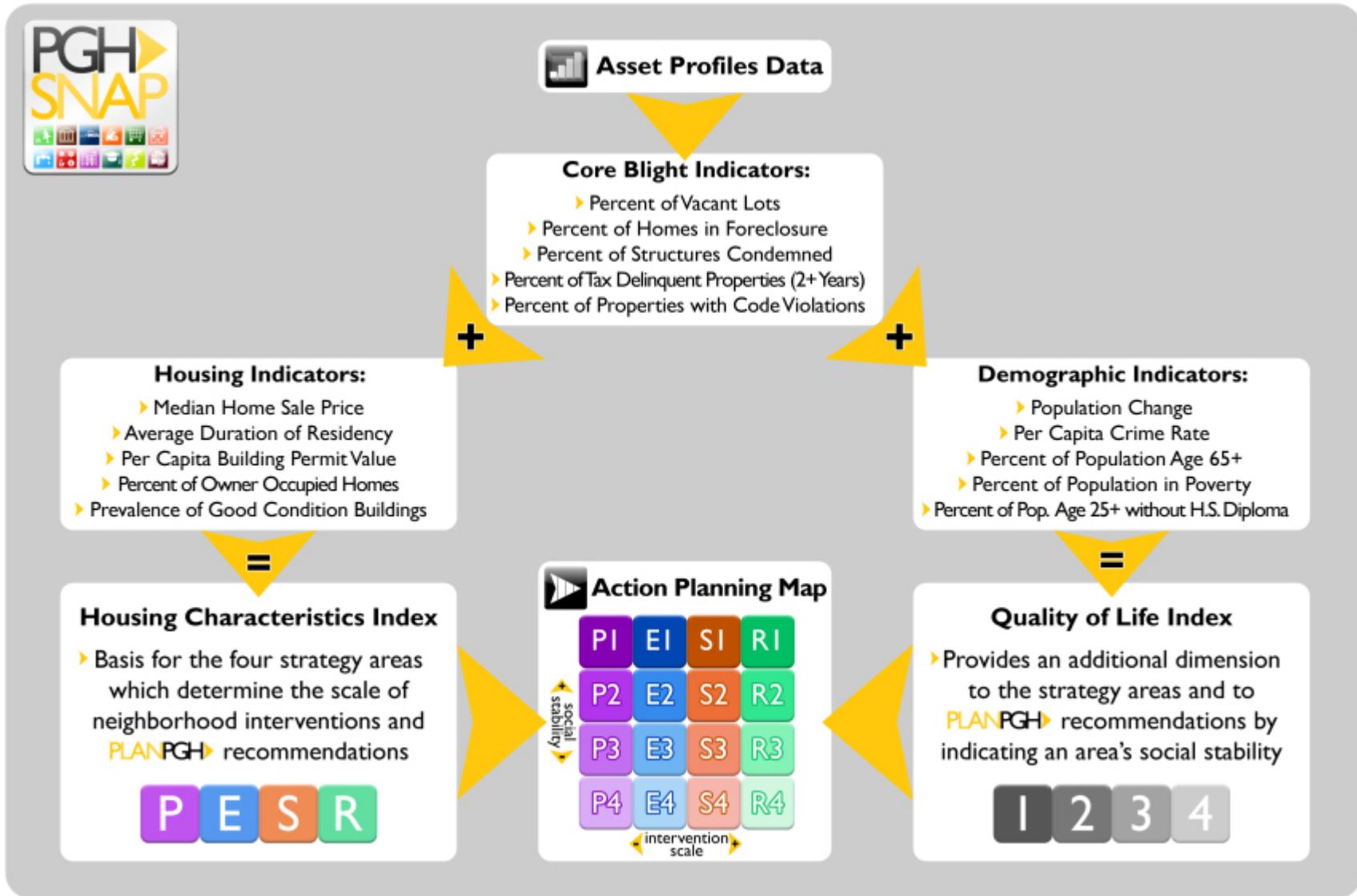
  

<b>HCI</b>	<b>Building Condition (pts.)</b>	<b>Duration of Residency (yrs.)</b>	<b>Permit Value (\$)</b>	<b>Owner Occupied (%)</b>	<b>Sale Price (\$)</b>
10	37.36 <	19.6 <	93,061.89 <	67.38 <	725,001 <
9	19.37 - 37.35	17.9 - 19.5	41,405.44 - 93,061.88	61.14 - 67.37	371,251 - 725,000
8	11.44 - 19.36	16.2 - 17.8	9,469.93 - 41,405.43	53.89 - 61.13	223,953 - 371,250
7	5.48 - 11.43	14.7 - 16.1	5,024.40 - 9,469.92	47.81 - 53.88	142,501 - 223,952
6	1.04 - 5.47	13.4 - 14.6	3,047.86 - 5,024.39	42.09 - 47.80	95,001 - 142,500
5	-3.99 - 1.03	12.2 - 13.3	1,835.10 - 3,047.85	36.84 - 42.08	66,501 - 95,000
4	-12.03 - -4.00	10.9 - 12.1	923.08 - 1,835.09	30.21 - 36.83	46,573 - 66,500
3	-26.99 - -12.04	9.5 - 10.8	429.58 - 923.07	21.65 - 30.20	29,501 - 46,572
2	-62.01 - -27.00	7.7 - 9.4	130.48 - 429.57	9.85 - 21.64	13,001 - 29,500
1	< -62.02	< 7.6	< 130.47	< 9.84	< 13,000

<b>QLI</b>	<b>Crime Rate (per 100 pers.)</b>	<b>No H.S. Diploma (%)</b>	<b>Population 65+ (%)</b>	<b>Population Change (%)</b>	<b>Poverty (%)</b>
10	< 0.12	< 3.15	< 6.13	21.97 <	< 1.68
9	0.13 - 0.20	3.16 - 6.68	6.14 - 10.17	6.83 - 21.96	1.69 - 4.71
8	0.21 - 0.29	6.69 - 9.03	10.18 - 12.46	-0.16 - 6.82	4.72 - 7.50
7	0.30 - 0.41	9.04 - 10.70	12.47 - 14.43	-4.36 - -0.17	7.51 - 10.53
6	0.42 - 0.57	10.71 - 12.55	14.44 - 16.23	-7.92 - -4.37	10.54 - 14.73
5	0.58 - 0.87	12.56 - 14.64	16.24 - 18.60	-11.39 - -7.93	14.74 - 20.00
4	0.88 - 1.36	14.65 - 17.23	18.61 - 21.52	-14.95 - -11.40	20.01 - 25.71
3	1.37 - 2.49	17.24 - 21.00	21.53 - 25.98	-18.51 - -14.96	25.72 - 33.77
2	2.50 - 3.97	21.01 - 26.89	25.99 - 32.87	-24.47 - -18.52	33.78 - 47.78
1	3.98 <	26.90 <	32.88 <	< -29.34	47.79 <

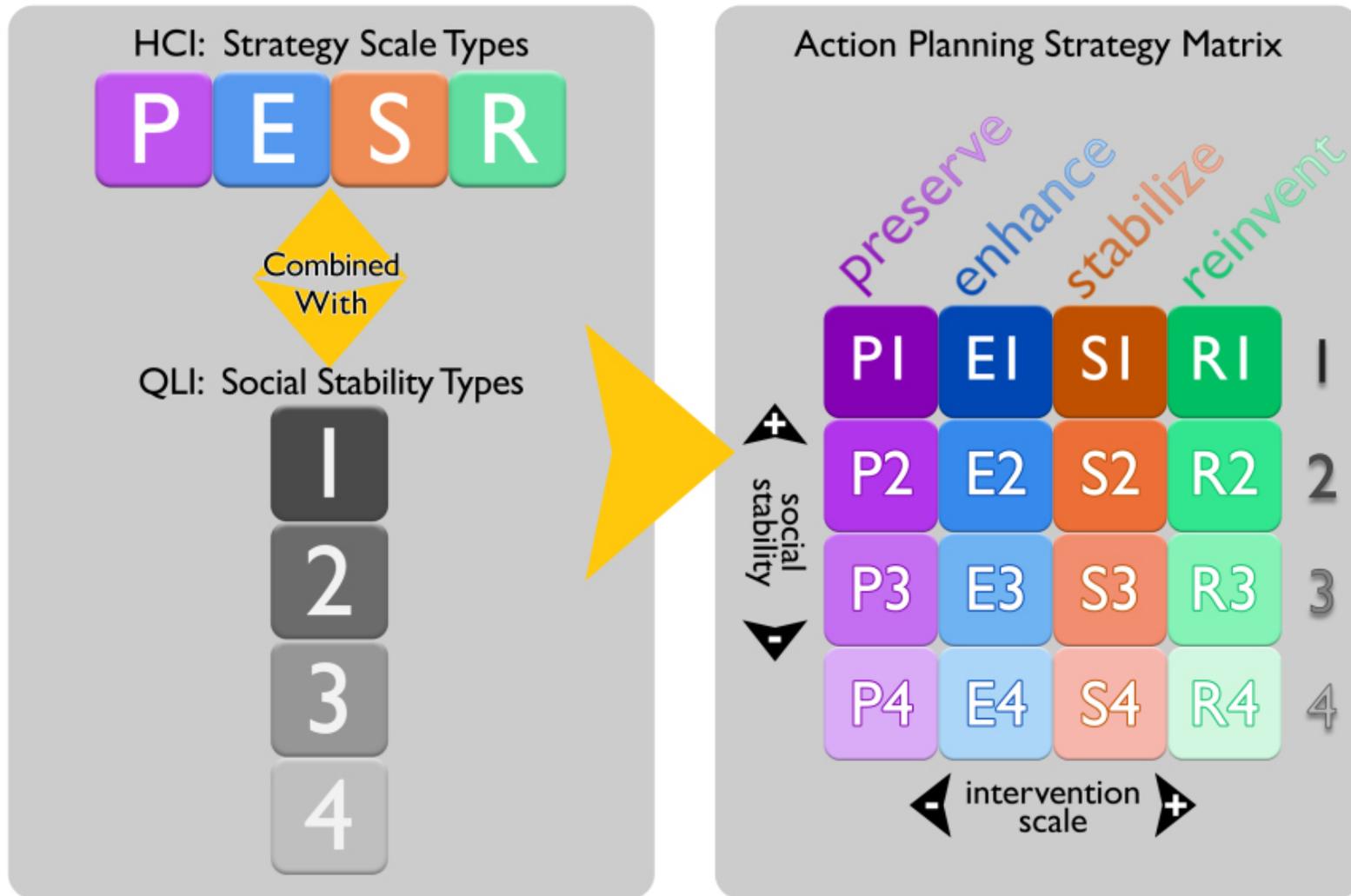
# Action Planning Data Flow Chart



'Action Planning Home' | 'How Action Planning Works: Menu' | 'Action Planning Maps Menu'

## Action Planning Strategy Matrix

The Strategy Scale Types constitute the scale of intervention, and the Social Stability Types determine social stability within each strategy scale, forming the matrix.



'Action Planning Home' | 'How Action Planning Works: Menu' | 'Action Planning Maps Menu'

## Strategy Scale Types

### **Preserve:** Very Targeted Strategies

#### General Housing Characteristics:

- High property values, low vacancy rates
- Generally well-maintained homes
- Strong, responsive real estate market
- Regionally competitive neighborhoods

#### Examples of Very Targeted Interventions:

- No direct public agency intervention in the housing market is needed
- Promote neighborhood assets and support organizations engaged in it
- Sell underutilized vacant land owned by public agencies to generate revenue
- Support programs which provide assistance to homeowners facing foreclosure

### **Enhance:** Targeted Strategies

#### General Housing Characteristics:

- Moderate to high property values, low vacancy rates
- Real estate market is active, but not strong enough to respond to scattered problems
- Some homes not up to modern standards, and need rehab.
- Some pockets of instability exist

#### Examples of Targeted Interventions:

- Focused building code enforcement for targeted problem areas
- Home improvement/purchasing programs
- Targeted home rehab, with selective demolition/infill where necessary
- Support foreclosure/credit counseling and estate planning programs

### **Stabilize:** Broad Strategies

#### General Housing Characteristics:

- Moderate to low property values
- Weaker housing markets--without broad intervention areas may destabilize
- More vacancies than “Enhance” areas--higher risk for widespread vacancies

#### Examples of Broad Interventions:

- Conduct broad building code enforcement sweeps
- Demolitions for side yards in low density areas
- Stabilize stronger blocks with rehab and infill
- Promote low-interest loans for exterior home renovations, weatherization and energy efficiency
- Build “social capital” (block-watches, home-ownership/job training programs)

### **Reinvent:** Very Broad Strategies

#### General Housing Characteristics:

- Low property values
- Traditional real estate market forces are either very weak or nonexistent
- Higher concentrations of vacant homes and unmaintained vacant lots

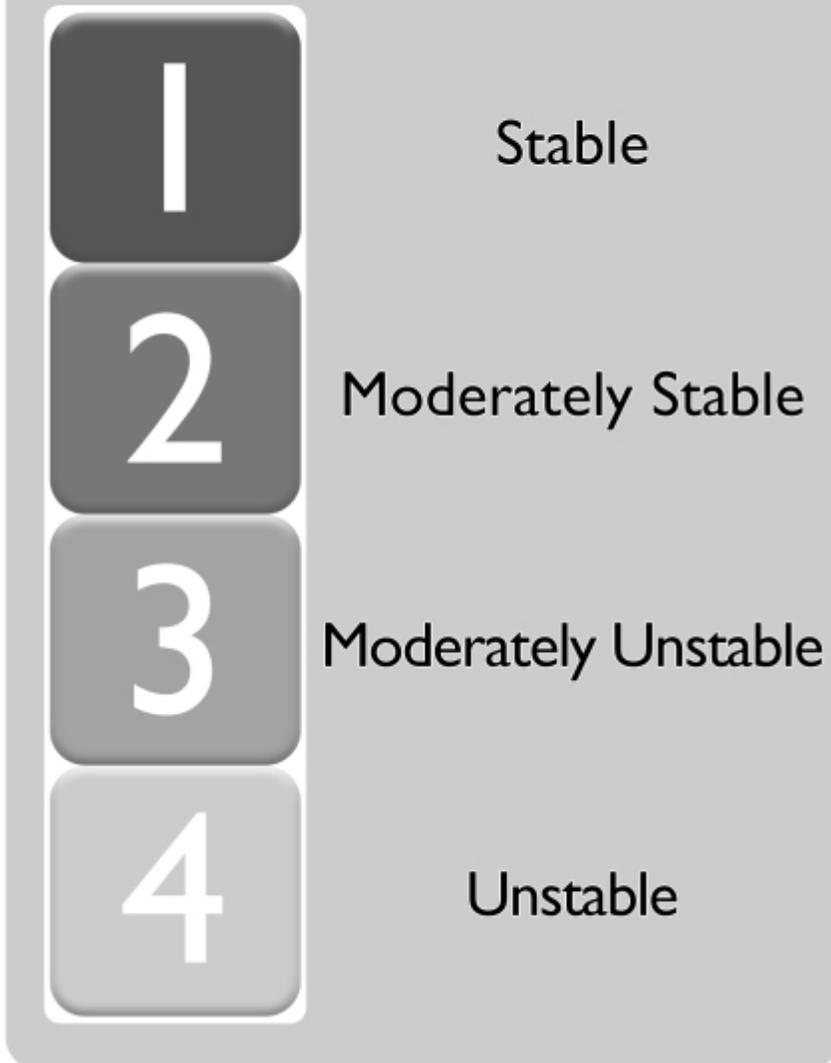
#### Examples of Very Broad Interventions:

- Land-banking for very large scale development or green space
- Smarter land use initiatives, such as creating clusters of green space (both active and passive), and clustering development near transportation nodes
- Avoid scattered-site or small scale developments
- Create “Life Estate” programs for elderly homeowners (reverse mortgage)

## Social Stability Types

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### QLI: Social Stability Types



The Social Stability Types function as a compliment to the Strategy Scale Types--each gradation of the Social Stability Types nests within each Strategy Scale Type. For example, in the Preserve Strategy Scale Type, there are four levels of social stability relative to the housing characteristics of that Strategy Scale Type.

The most socially stable area within each Strategy Scale Type will be the darkest gradation of that color, and the least socially stable area will be the lightest. Each Social Stability Type is mapped out relative to each Strategy Scale Type.

When the resultant typologies from the HCI and QLI are intersected with each other, the Strategy Matrix is created. This matrix serves as the map key for the Action Planning maps, and is described in the next section.

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#### Links:

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['Action Planning Maps Menu'](#)

## Action Planning Maps Menu

# Action Planning Maps Menu



The Action Planning maps are the product of the processes outlined in the previous section, and are arranged here by planning sector.

Each map contains the Action Planning matrix--it functions as the map key.

Each strategy area is labeled clearly on the map for easy reference--by using the map labels, you can easily gauge an area's strategy scale and social stability based on where it is located within the strategy matrix.

If you need to check back to the "How Action Planning Works" section, a link is provided below each map.

**Links:**

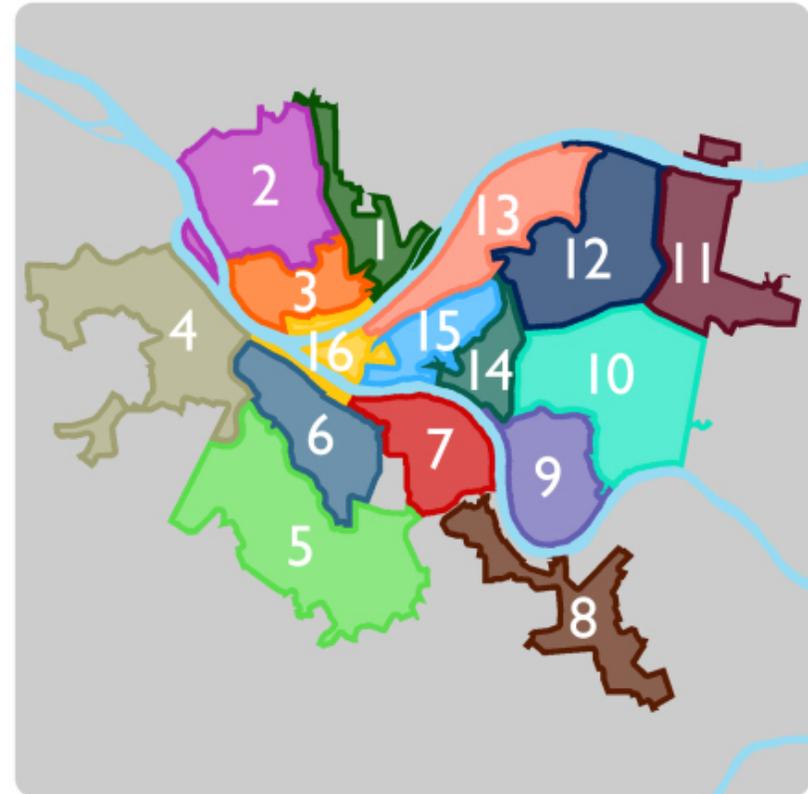
**'Action Planning Home'**

**'How Action Planning Works: Menu'**

[PGHGIS: Interactive Action Planning Map](#)

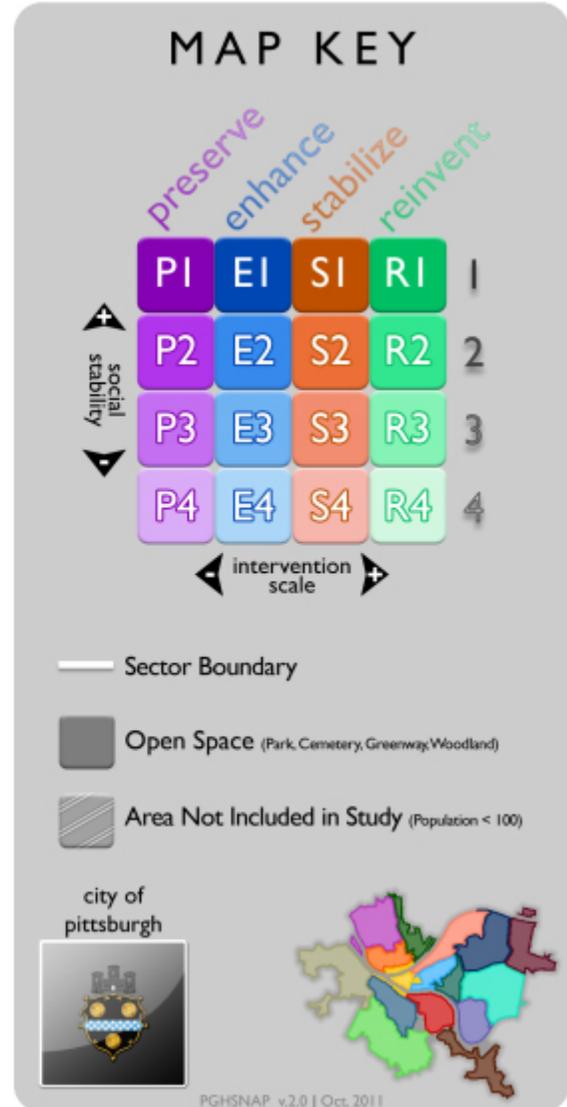
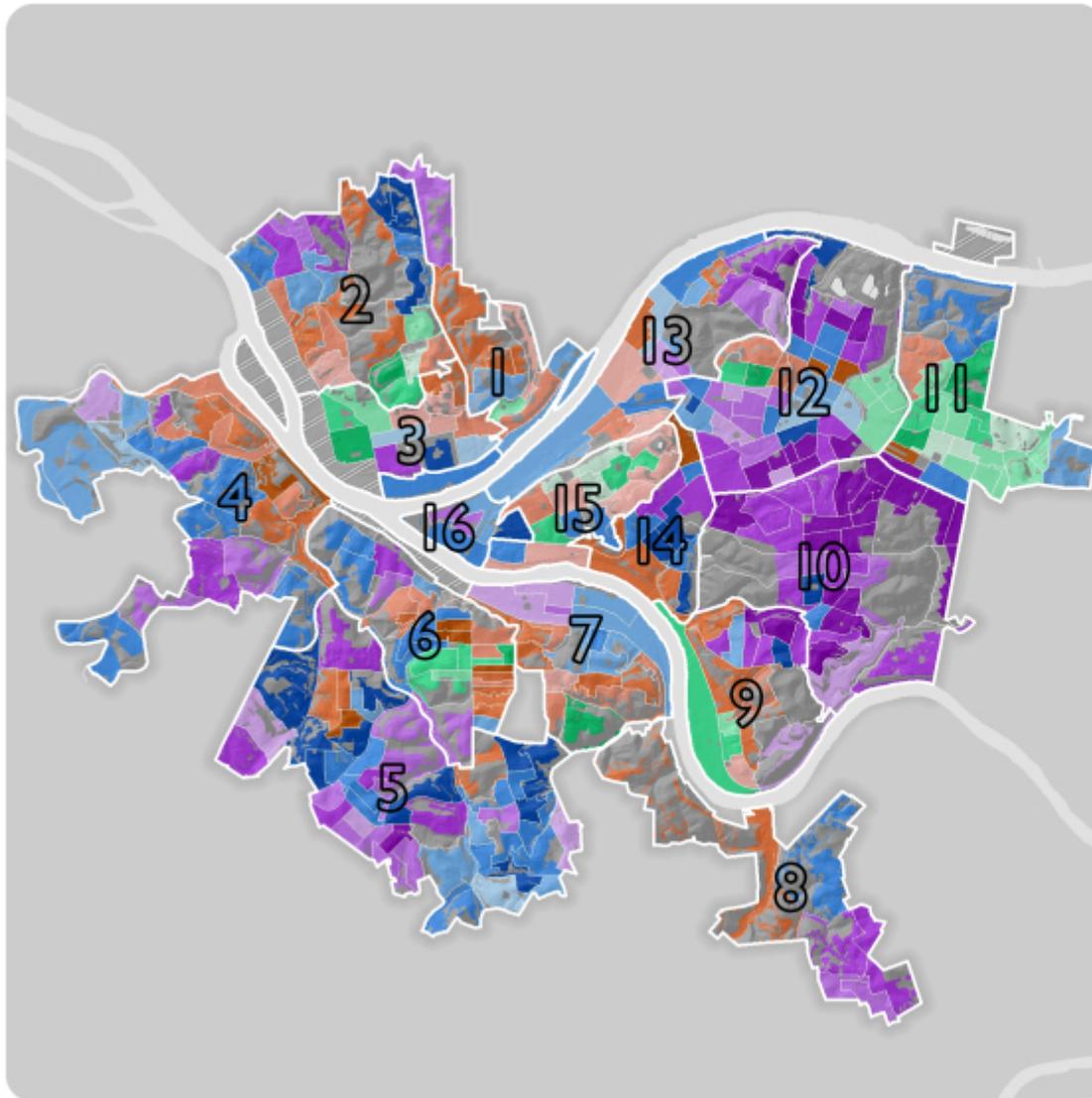
## The Action Planning Map Menu:

Click a Sector # on the map or click one of the Sector names below.



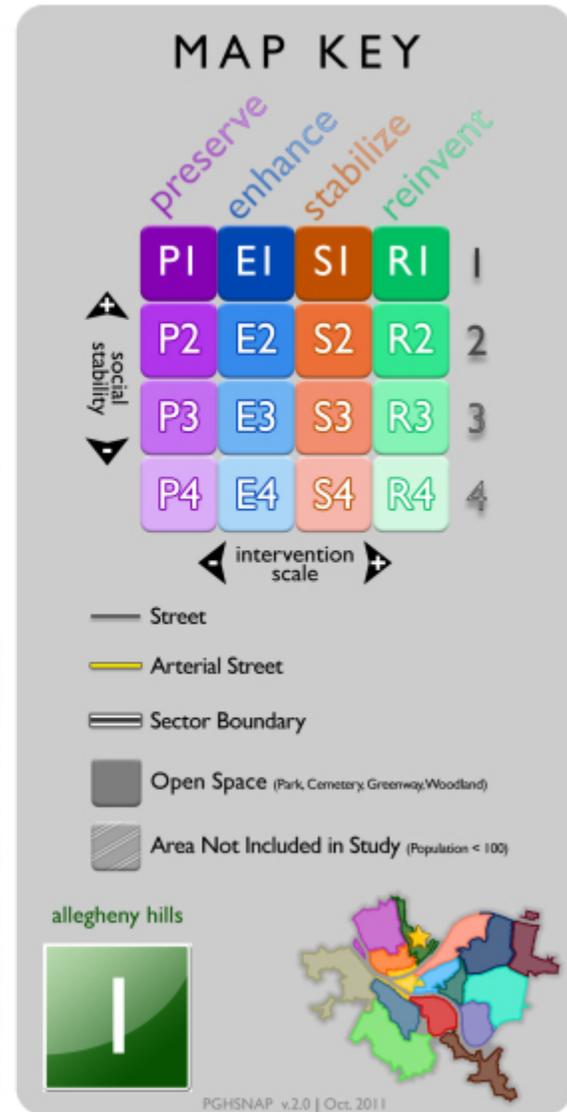
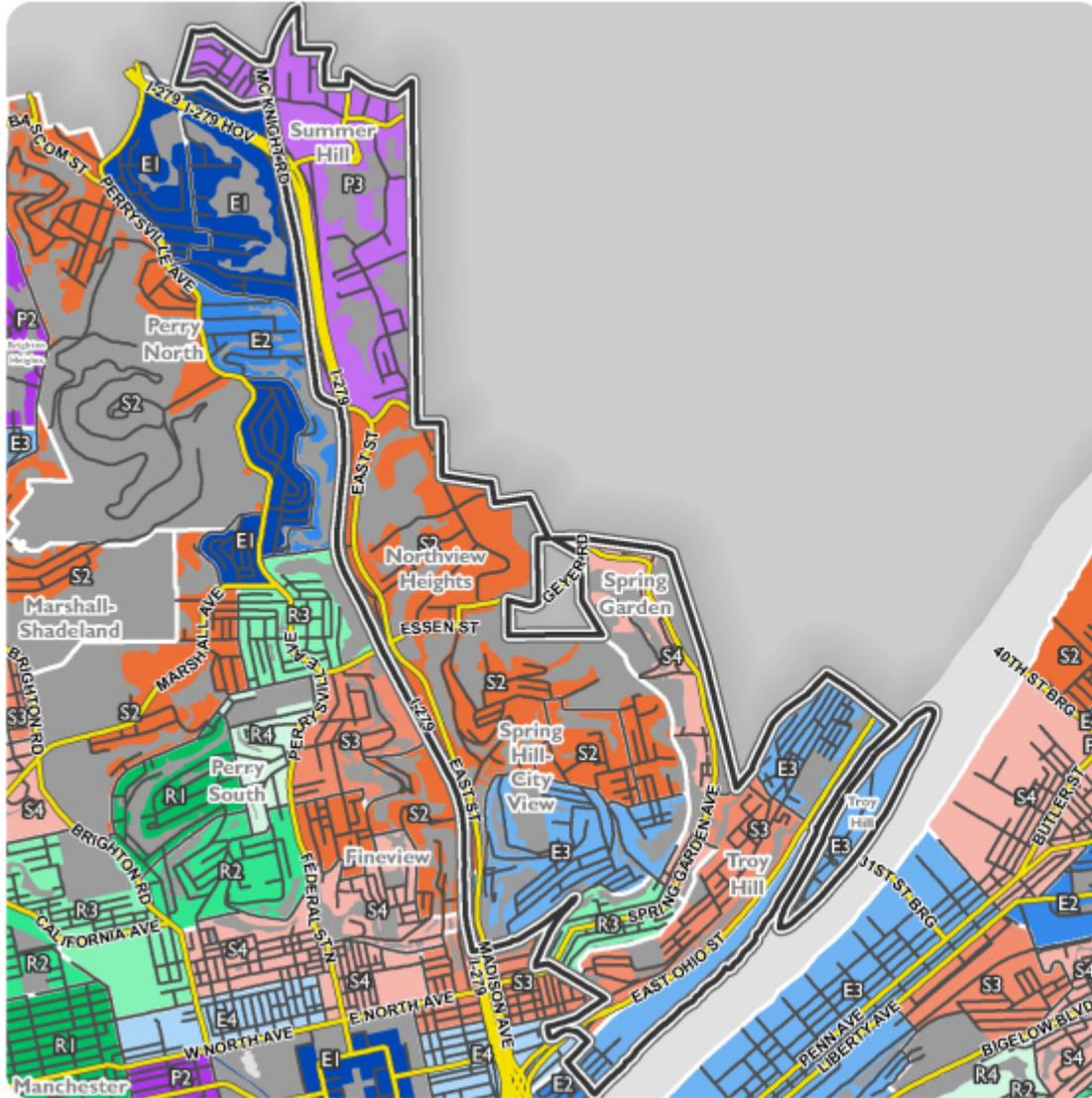
- 'Citywide Action Planning Map'
  - 'Sector 1 Action Planning Map'
  - 'Sector 2 Action Planning Map'
  - 'Sector 3 Action Planning Map'
  - 'Sector 4 Action Planning Map'
  - 'Sector 5 Action Planning Map'
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  - 'Sector 10 Action Planning Map'
  - 'Sector 11 Action Planning Map'
  - 'Sector 12 Action Planning Map'
  - 'Sector 13 Action Planning Map'
  - 'Sector 14 Action Planning Map'
  - 'Sector 15 Action Planning Map'
  - 'Sector 16 Action Planning Map'
- 'Which Neighborhoods Are In Which Sectors?'

# Citywide Action Planning Map



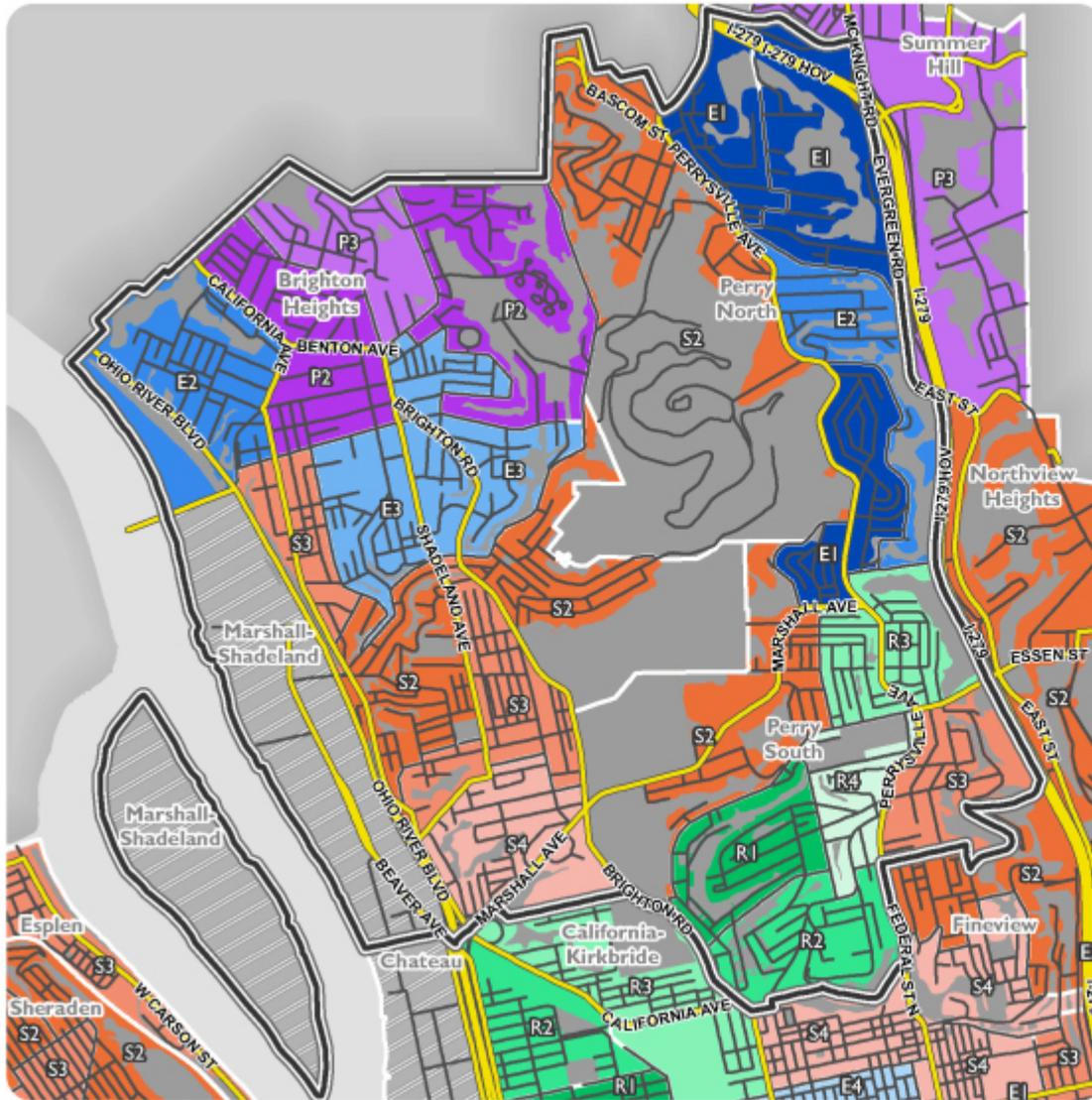
'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector I Action Planning Map



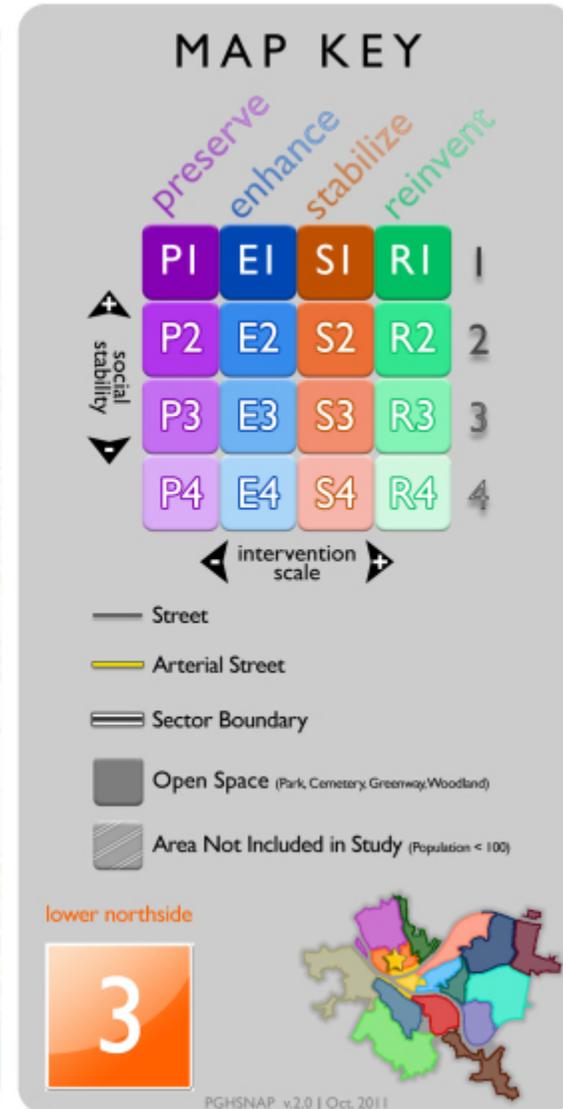
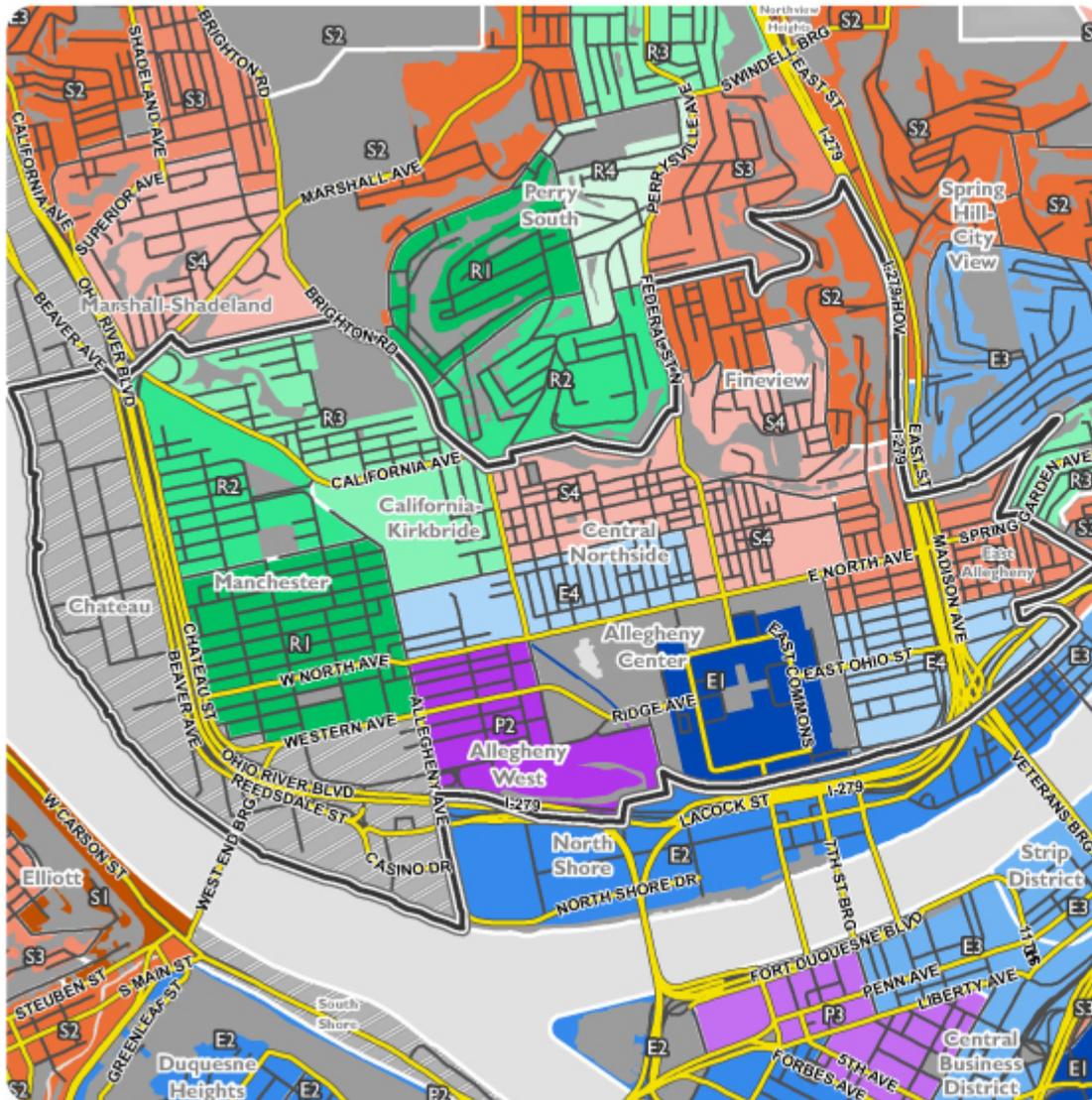
'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector 2 Action Planning Map



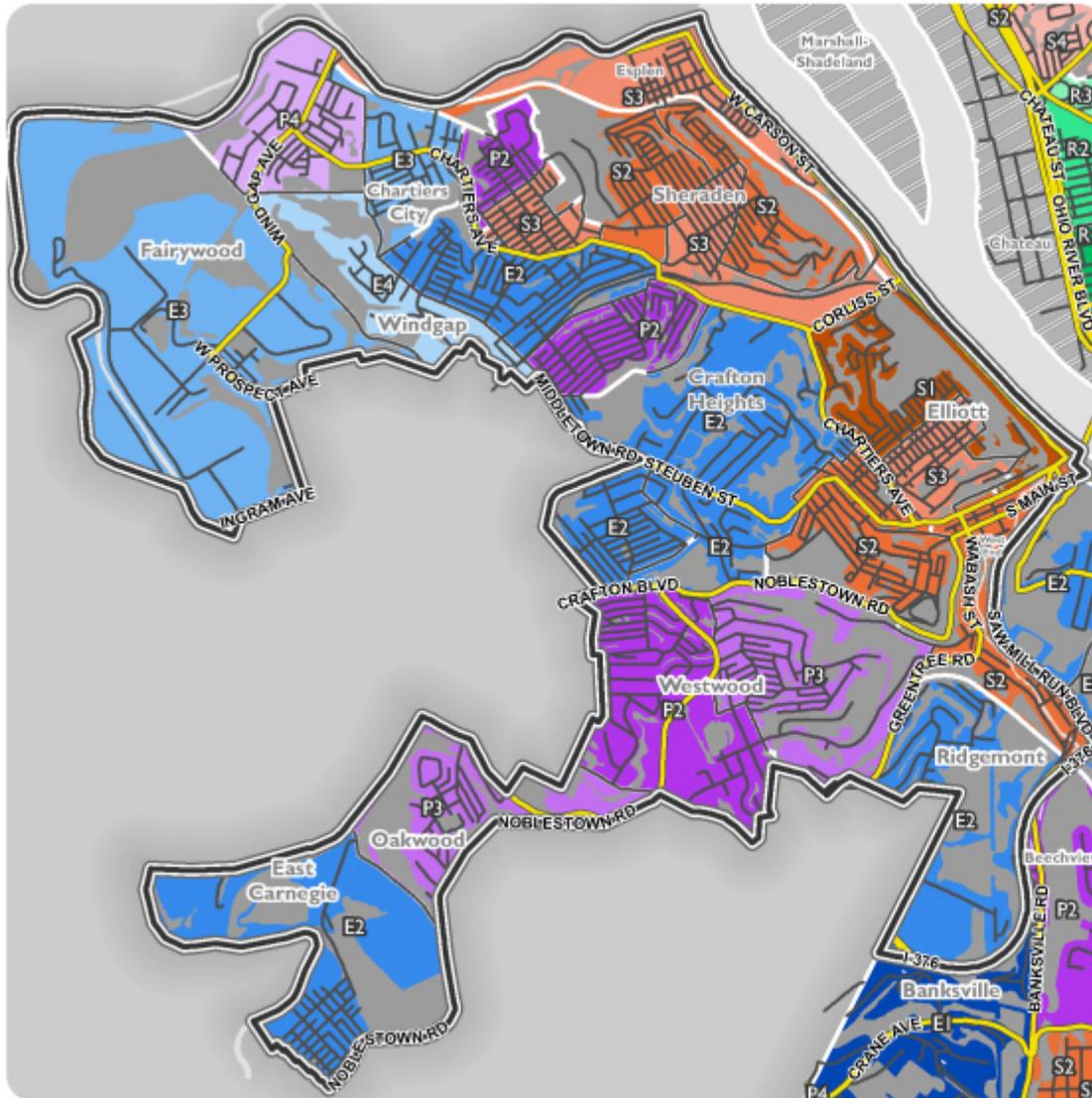
'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector 3 Action Planning Map



'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector 4 Action Planning Map



### MAP KEY

Preserve  
enhance  
stabilize  
reinvent

PI	EI	SI	RI	1
P2	E2	S2	R2	2
P3	E3	S3	R3	3
P4	E4	S4	R4	4

social stability

intervention scale

- Street
- Arterial Street
- Sector Boundary
- Open Space (Park, Cemetery, Greenway, Woodland)
- Area Not Included in Study (Population < 100)

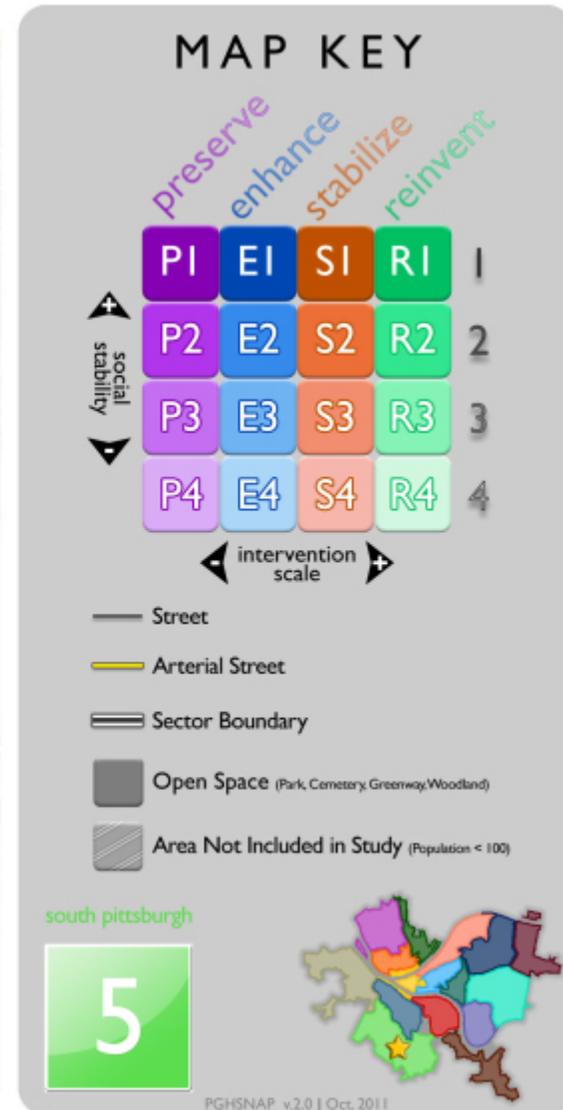
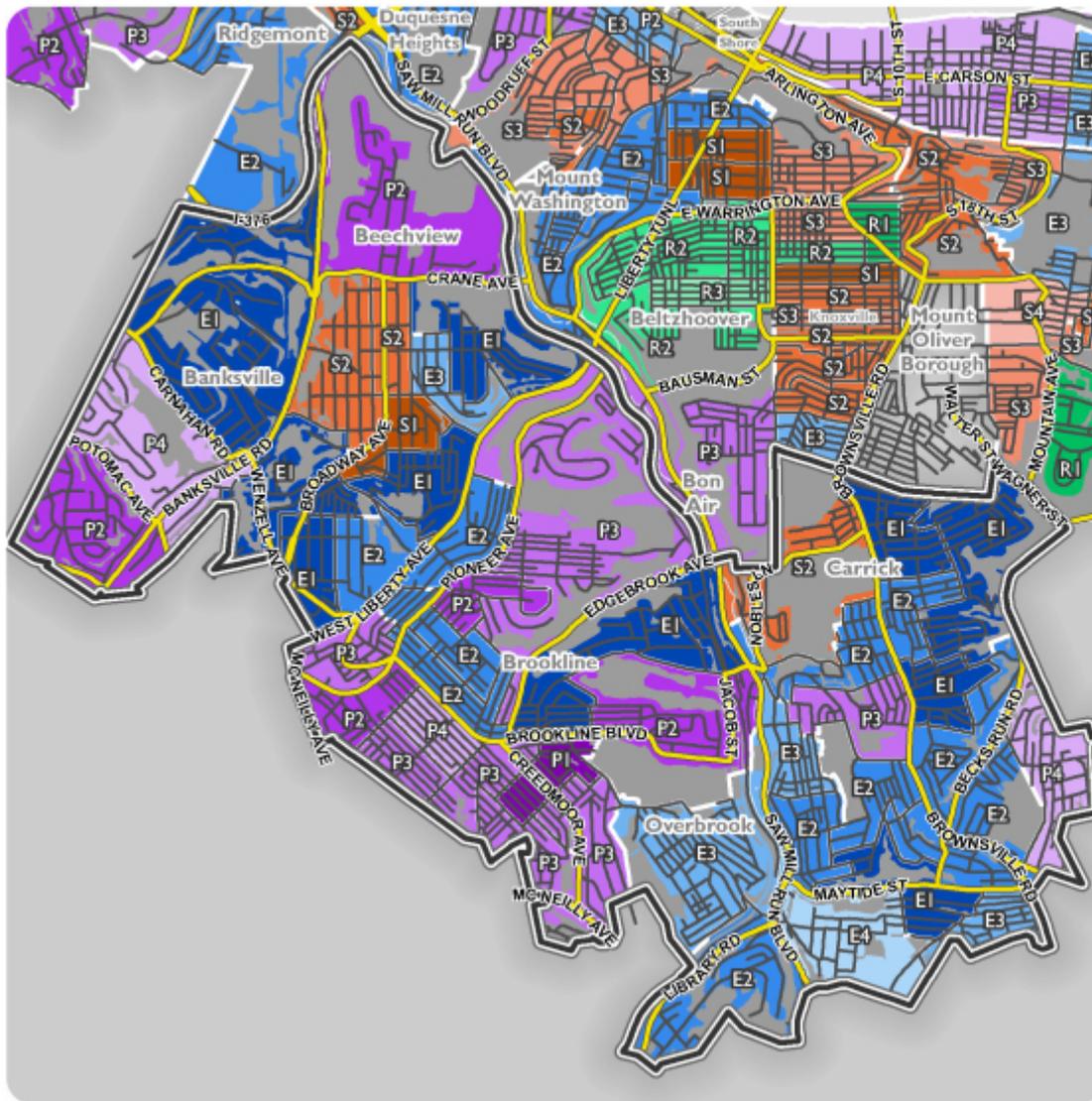
west pittsburgh

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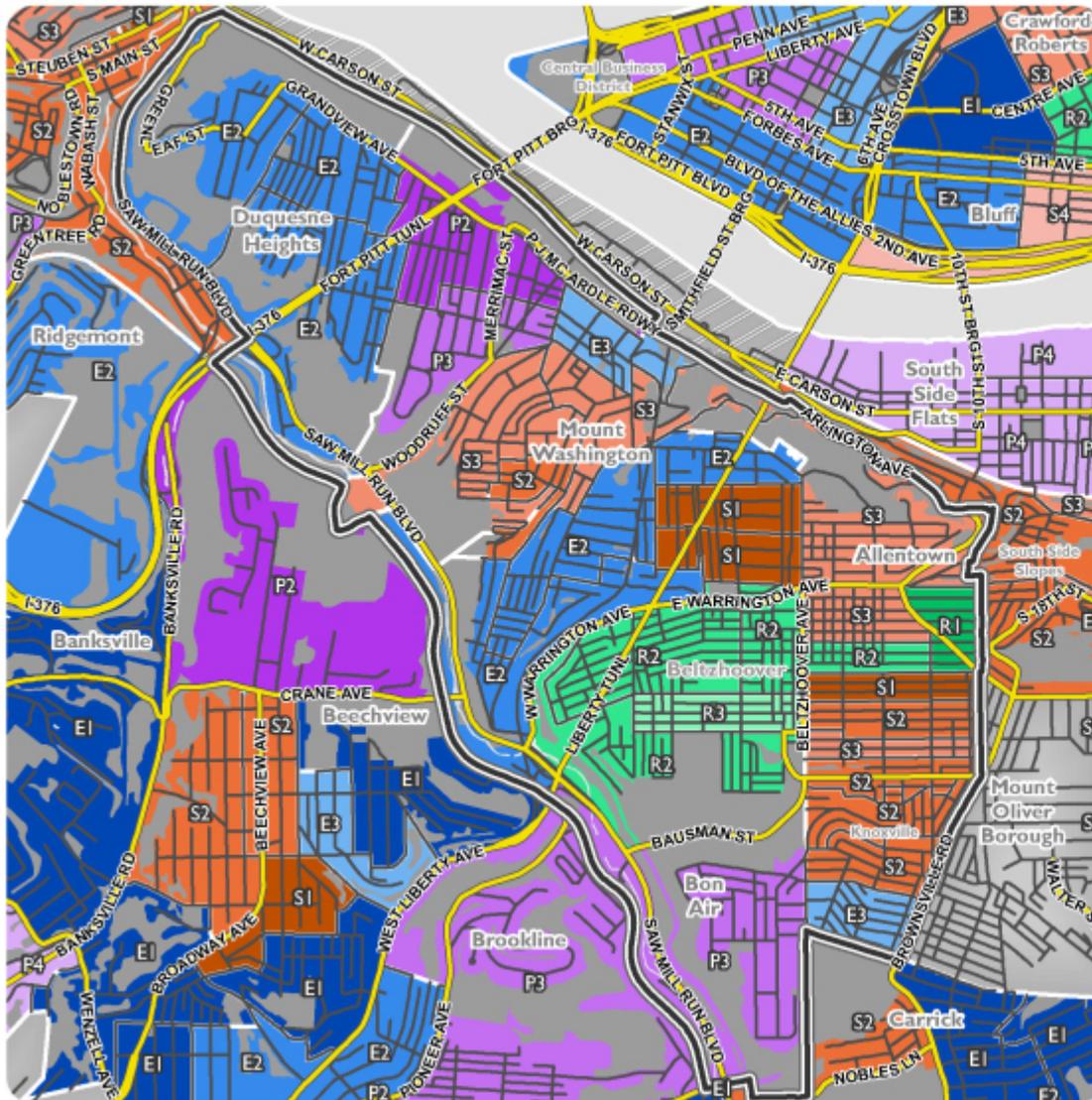
'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector 5 Action Planning Map



'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector 6 Action Planning Map



## MAP KEY

Preserve  
enhance  
stabilize  
reinvent

	P1	E1	S1	R1	1
	P2	E2	S2	R2	2
	P3	E3	S3	R3	3
	P4	E4	S4	R4	4

▲ social stability  
▼

◀ intervention scale ▶

- Street
- Arterial Street
- Sector Boundary
- Open Space (Park, Cemetery, Greenway, Woodland)
- Area Not Included in Study (Population < 100)

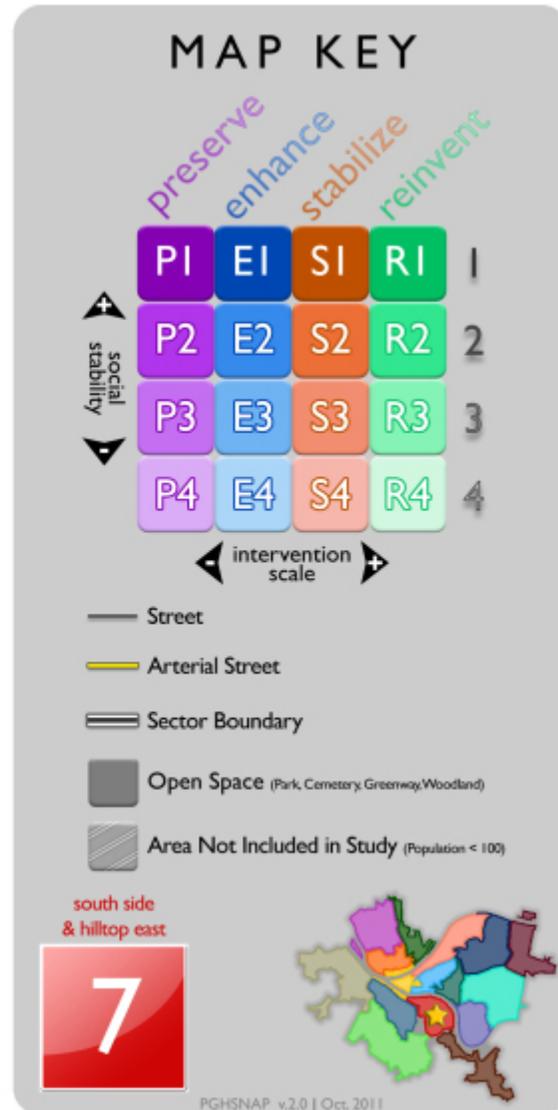
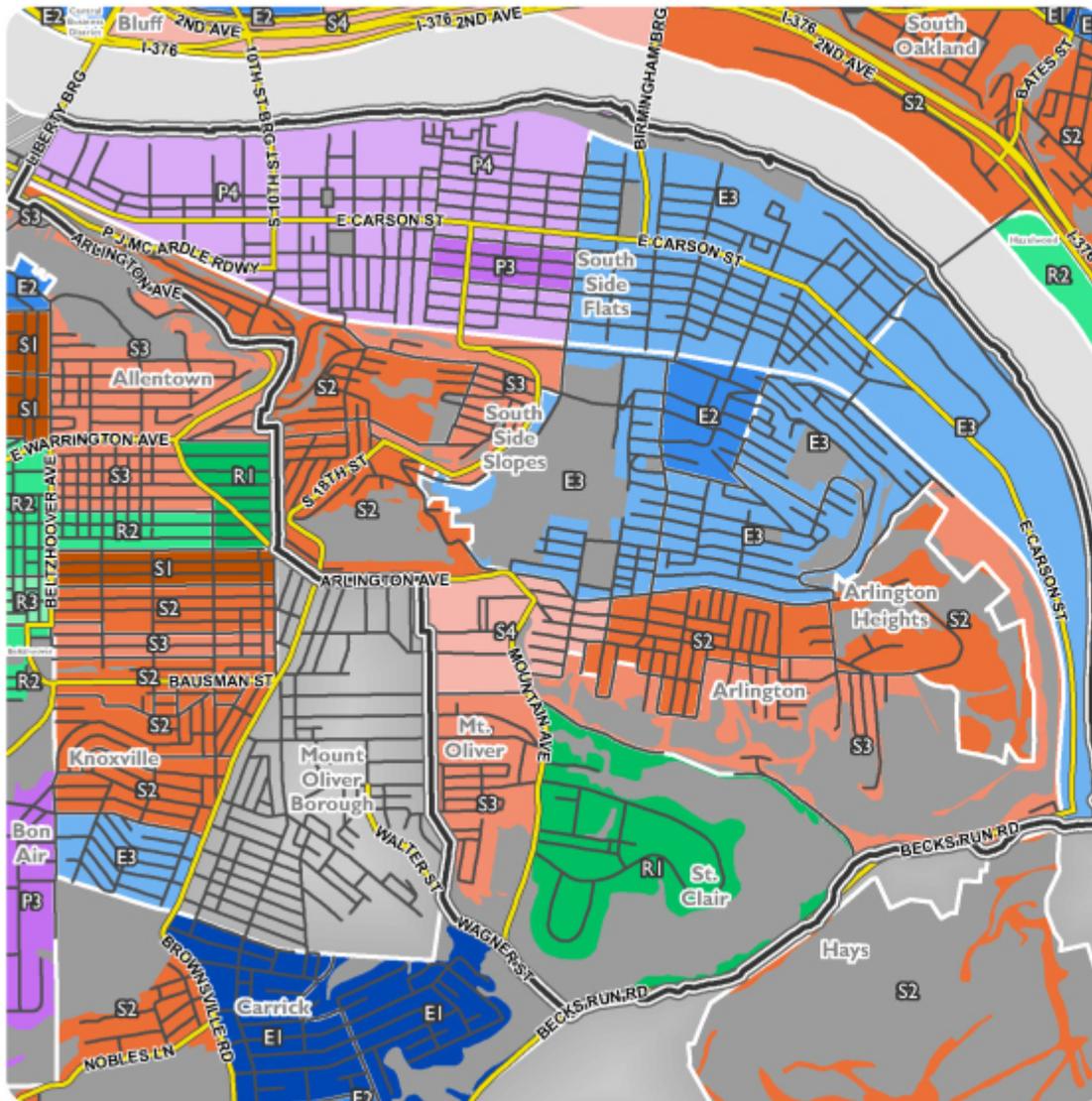
mount washington & hilltop west

6

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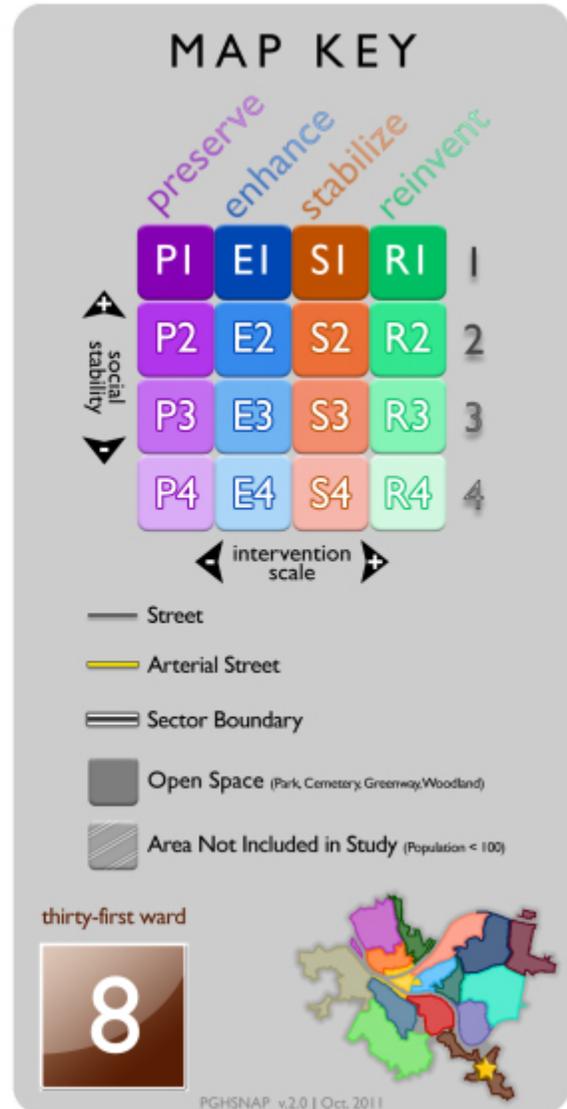
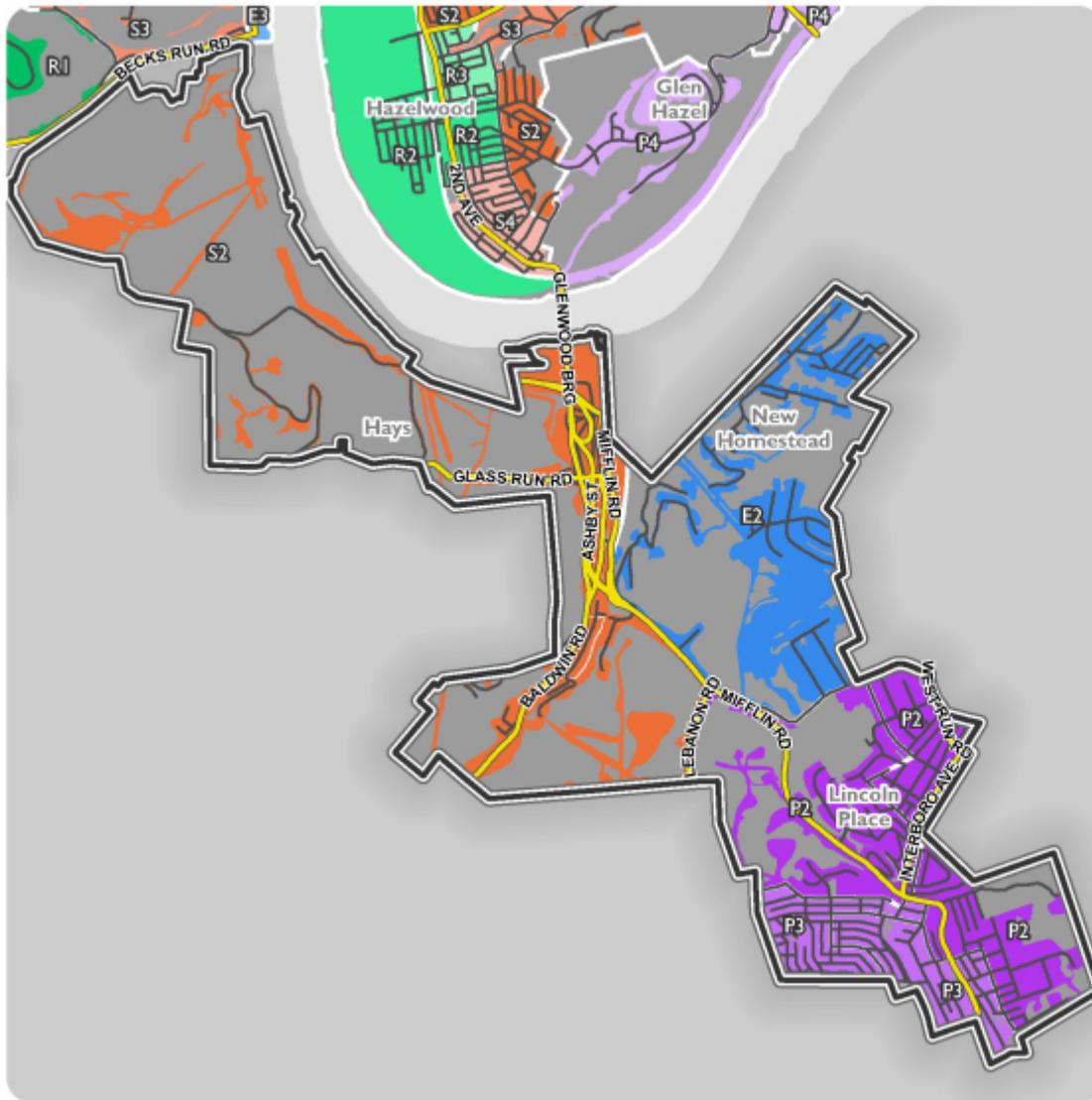
'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector 7 Action Planning Map



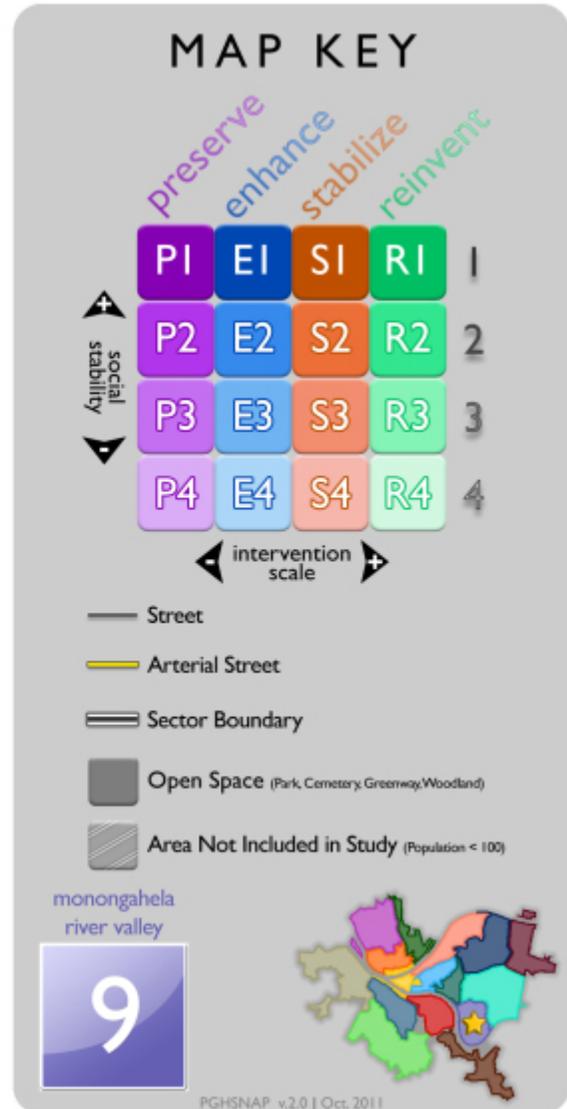
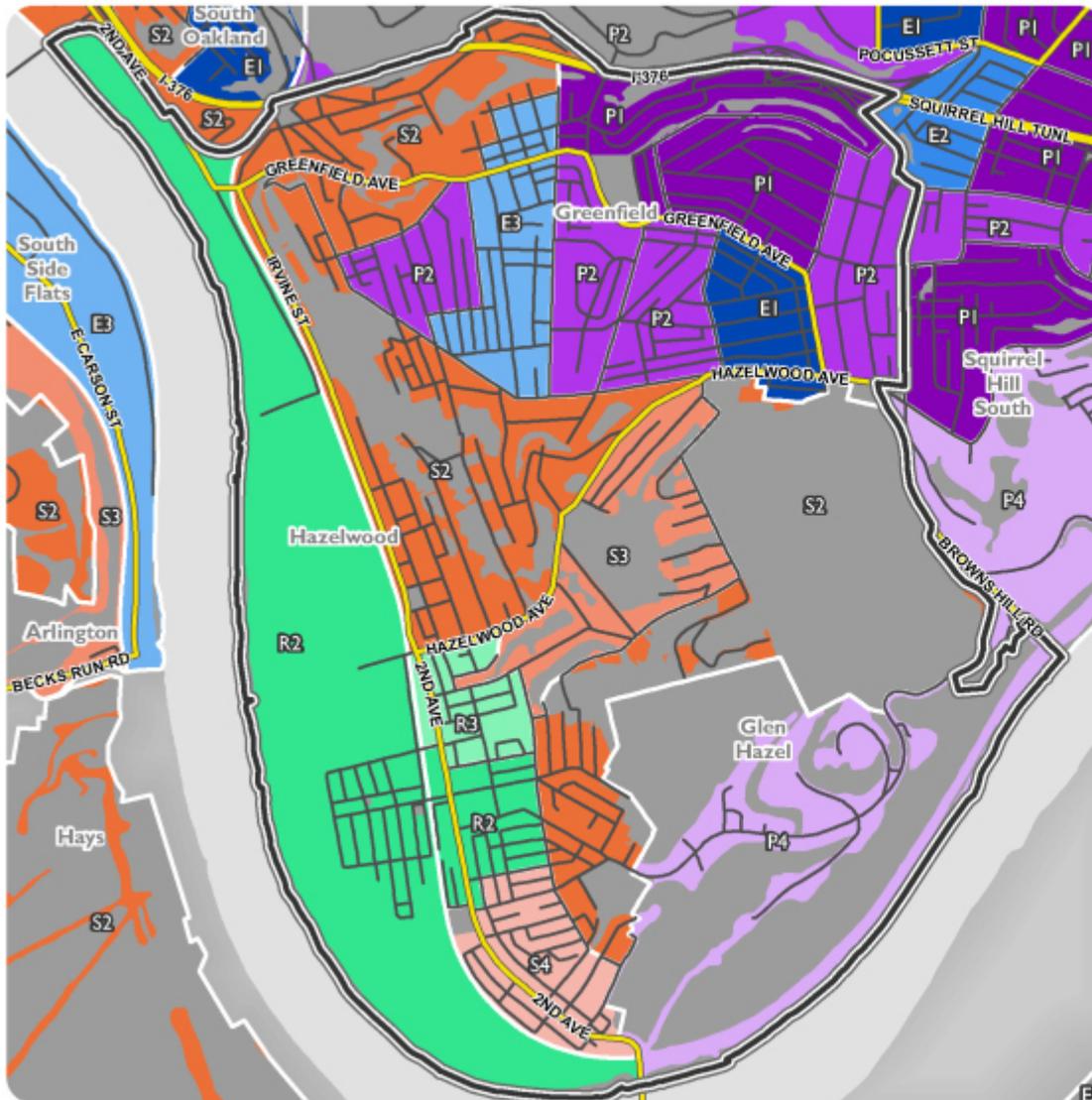
'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector 8 Action Planning Map



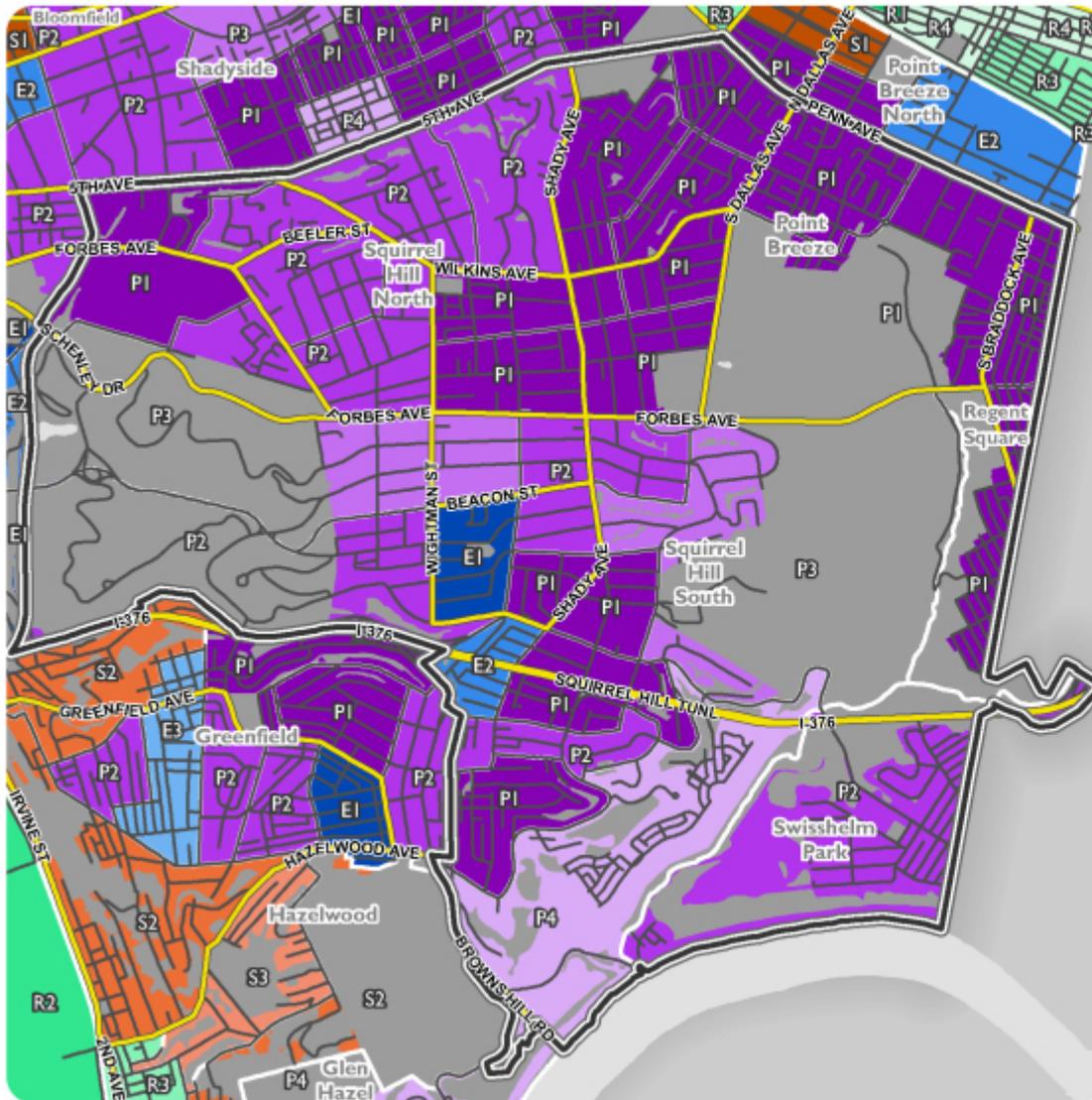
'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector 9 Action Planning Map



'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector 10 Action Planning Map



### MAP KEY

*Preserve*  
*enhance*  
*stabilize*  
*reinvent*

	P1	E1	S1	R1	1
	P2	E2	S2	R2	2
	P3	E3	S3	R3	3
	P4	E4	S4	R4	4

↑ social stability  
↓

← intervention scale →

- Street
- Arterial Street
- Sector Boundary
- Open Space (Park, Cemetery, Greenway, Woodland)
- Area Not Included in Study (Population < 100)

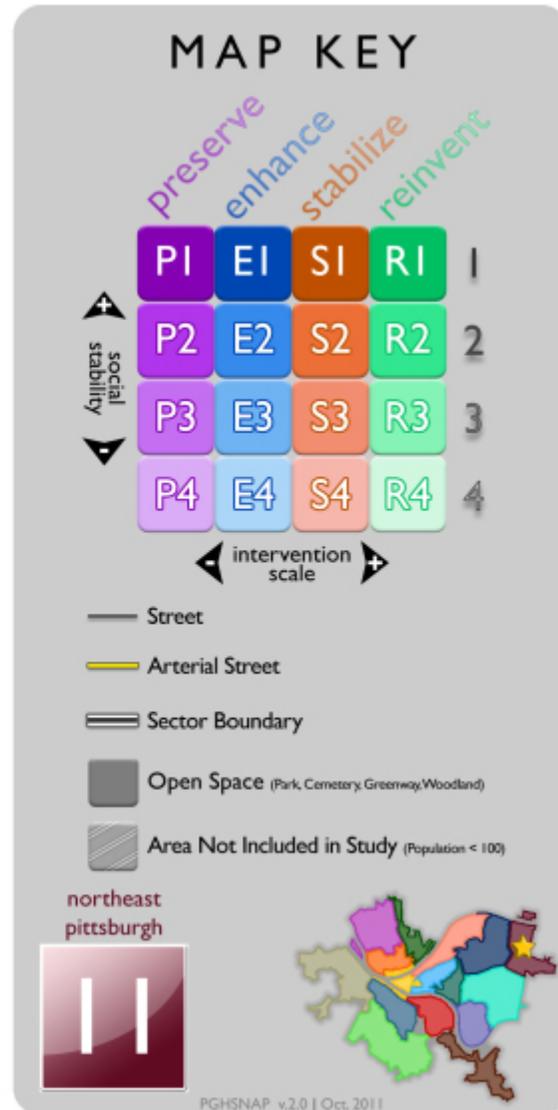
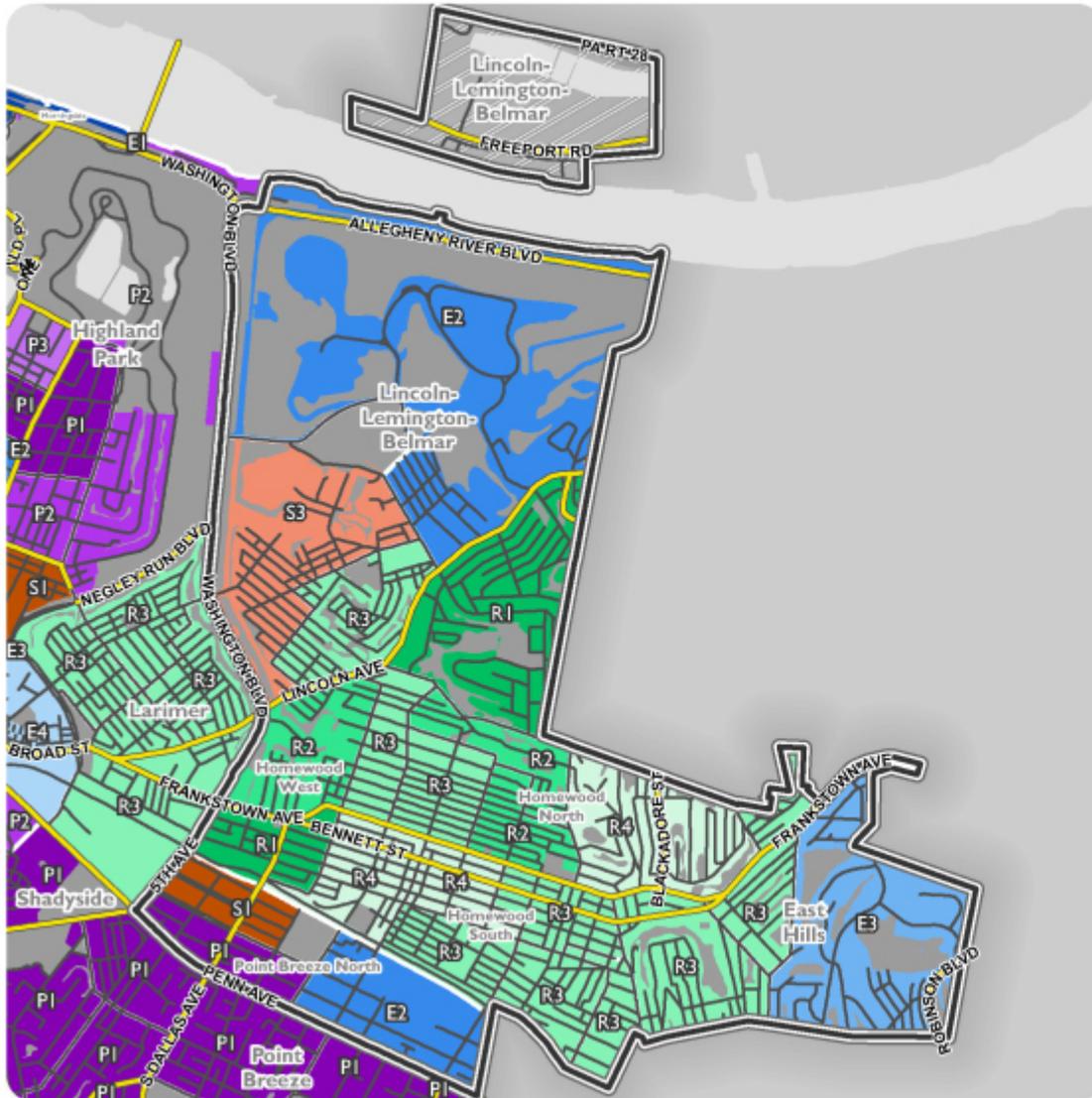
lower east end

10

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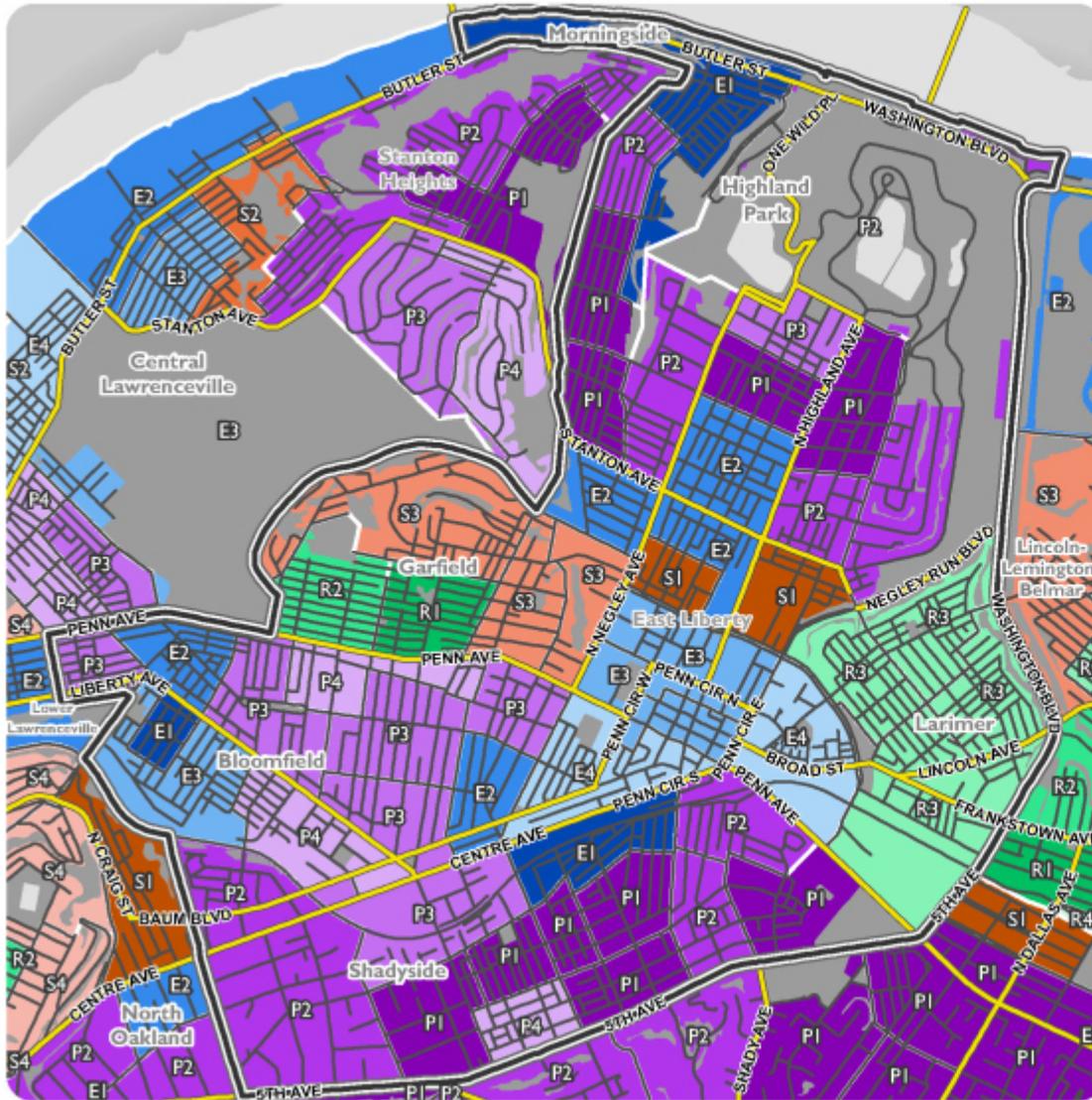
'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector II Action Planning Map



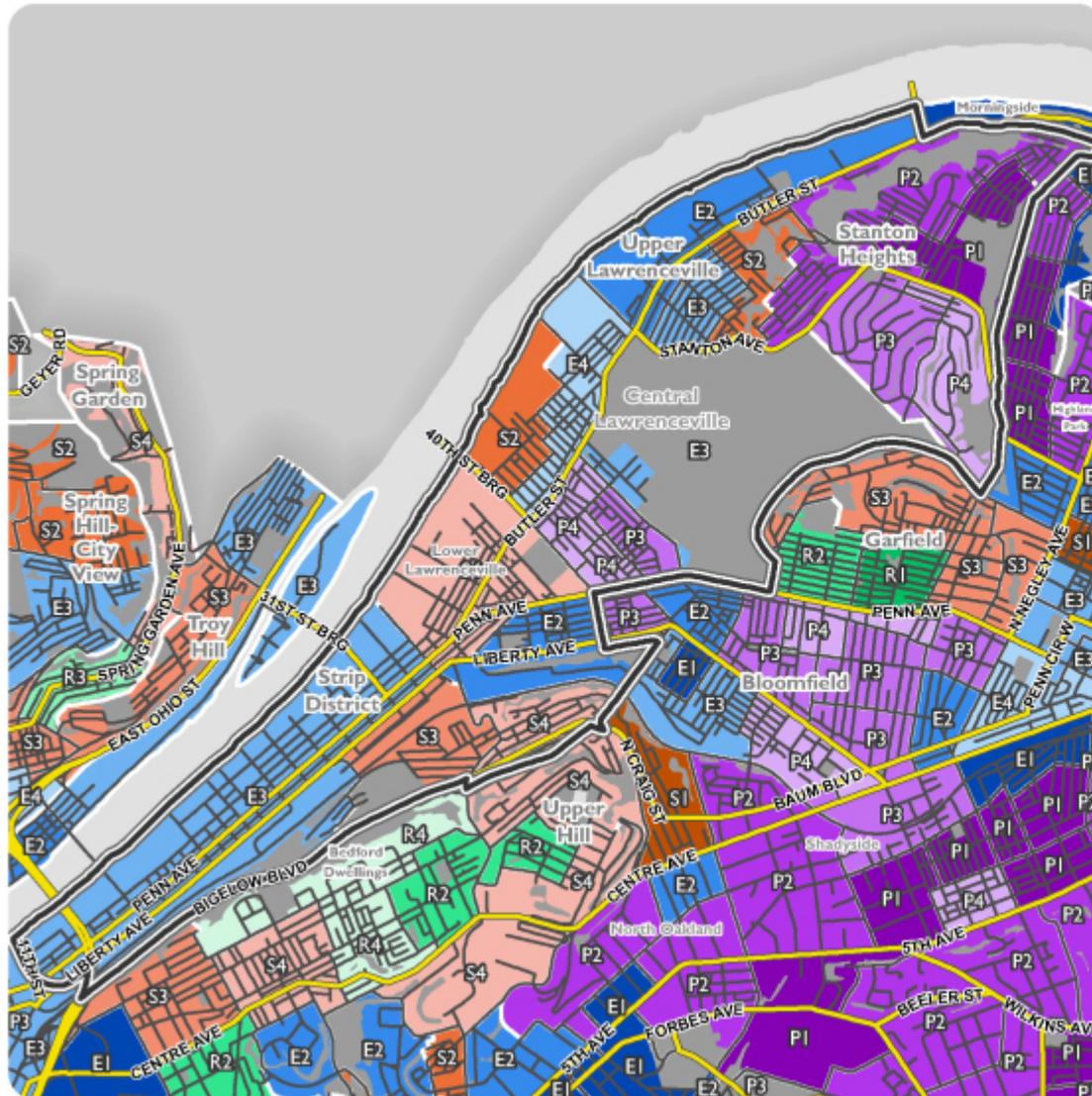
'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector 12 Action Planning Map



'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector 13 Action Planning Map



### MAP KEY

Preserve  
enhance  
stabilize  
reinvent

	P1	E1	S1	R1	1
	P2	E2	S2	R2	2
	P3	E3	S3	R3	3
	P4	E4	S4	R4	4

↑ social stability  
↓

← intervention scale →

- Street
- Arterial Street
- Sector Boundary
- Open Space (Park, Cemetery, Greenway, Woodland)
- Area Not Included in Study (Population < 100)

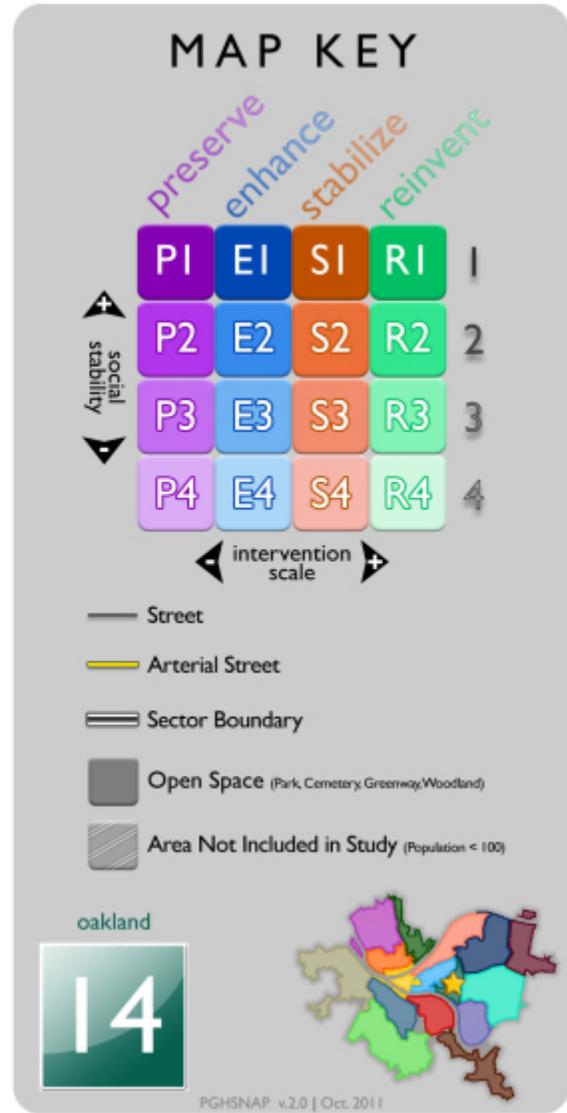
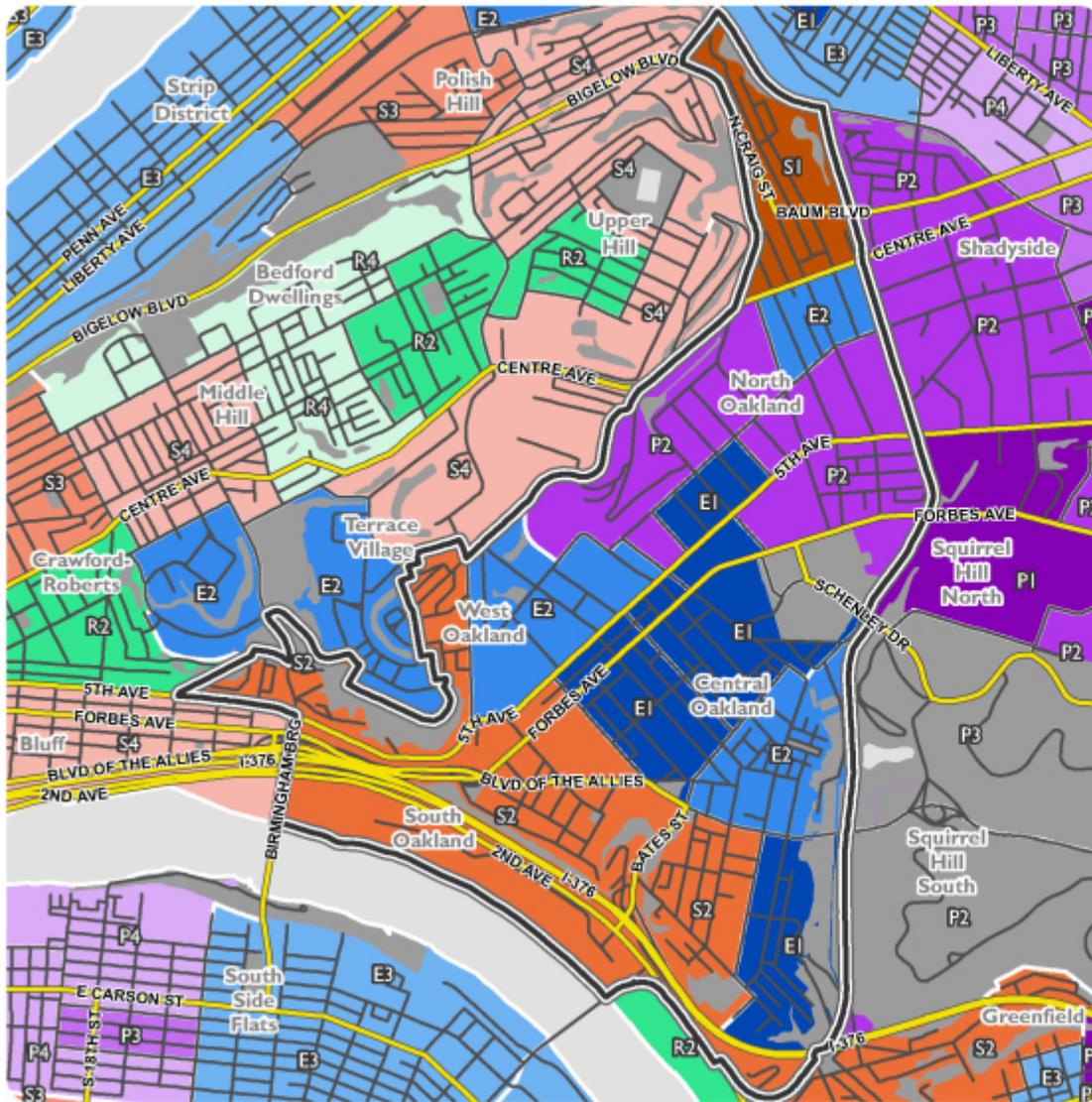
allegheny river valley

13

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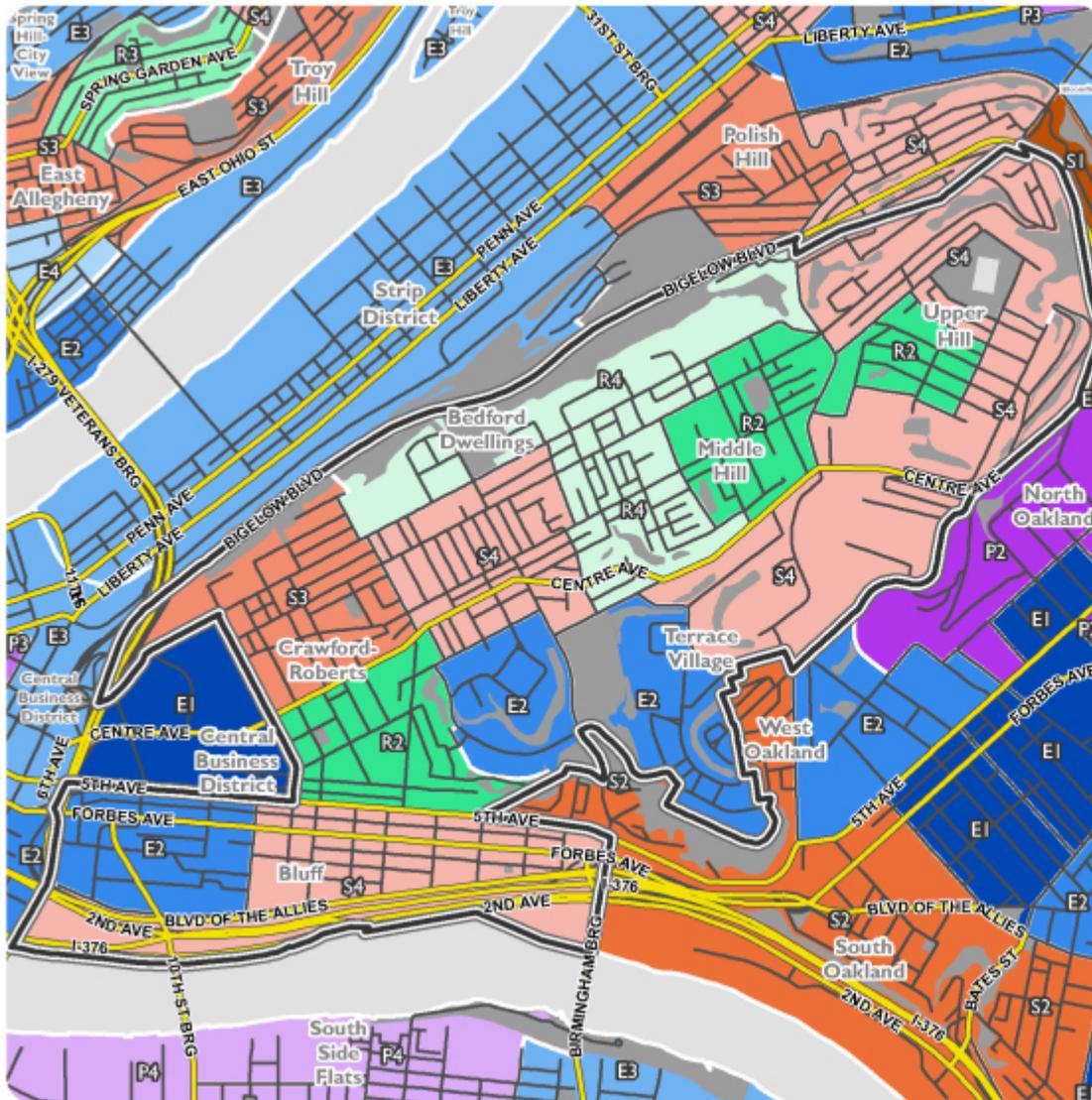
'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector 14 Action Planning Map



'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector 15 Action Planning Map



### MAP KEY

*Preserve*  
*enhance*  
*stabilize*  
*reinvent*

	P1	E1	S1	R1	1
	P2	E2	S2	R2	2
	P3	E3	S3	R3	3
	P4	E4	S4	R4	4

▲ social stability ▲  
▼ social stability ▼

◀ intervention scale ▶

- Street
- Arterial Street
- Sector Boundary
- Open Space (Park, Cemetery, Greenway, Woodland)
- Area Not Included in Study (Population < 100)

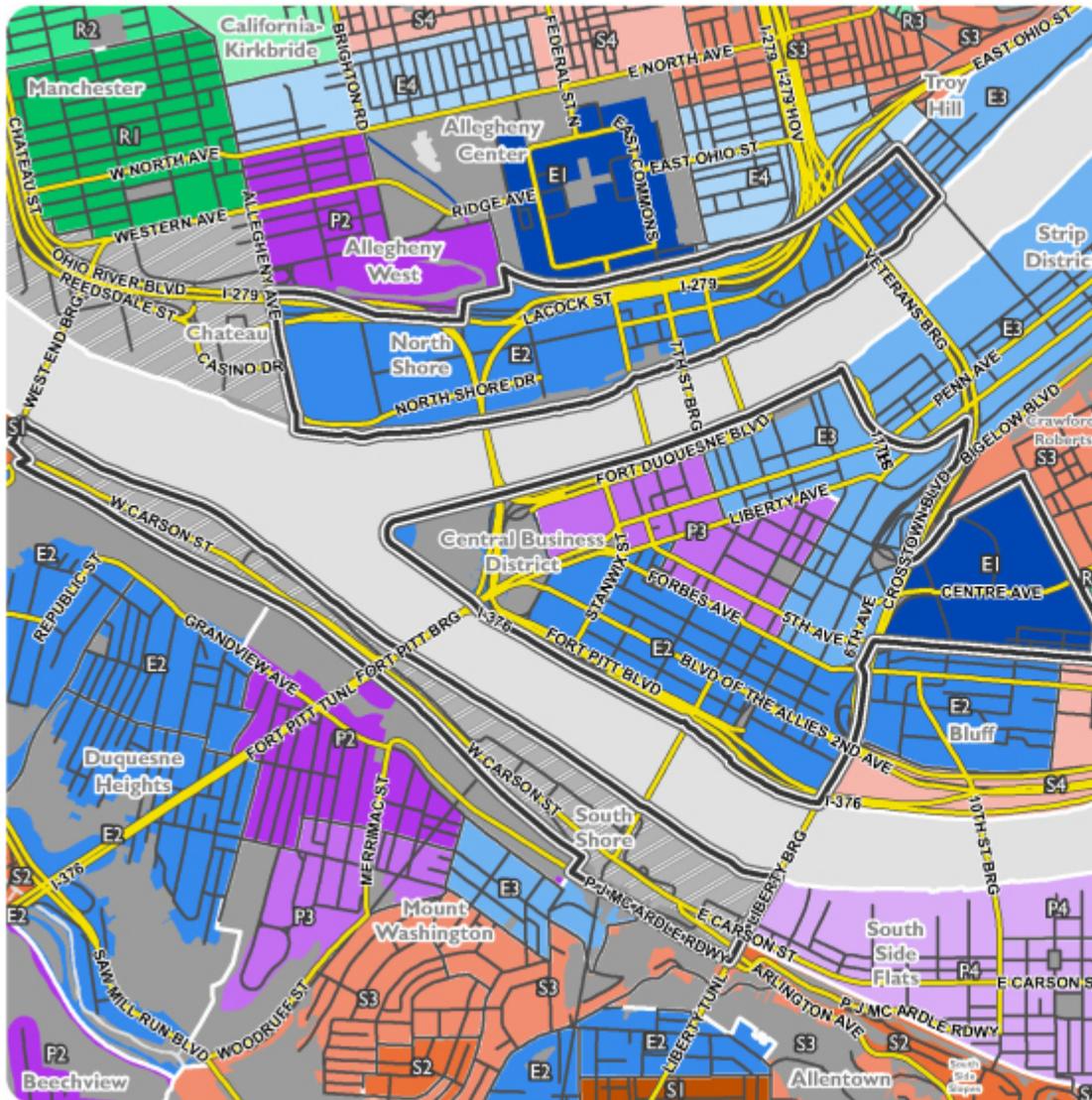
hill district & uptown

15

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'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)

# Sector 16 Action Planning Map



## MAP KEY

Preserve  
enhance  
stabilize  
reinvent

PI	EI	SI	RI	1
P2	E2	S2	R2	2
P3	E3	S3	R3	3
P4	E4	S4	R4	4

social stability ↑ ↓

intervention scale ← →

- Street
- Arterial Street
- Sector Boundary
- Open Space (Park, Cemetery, Greenway, Woodland)
- Area Not Included in Study (Population < 100)

downtown pittsburgh

16

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'Action Planning Maps Menu' | 'How Action Planning Works: Menu' | [PGHGIS: Interactive Action Planning Map](#)