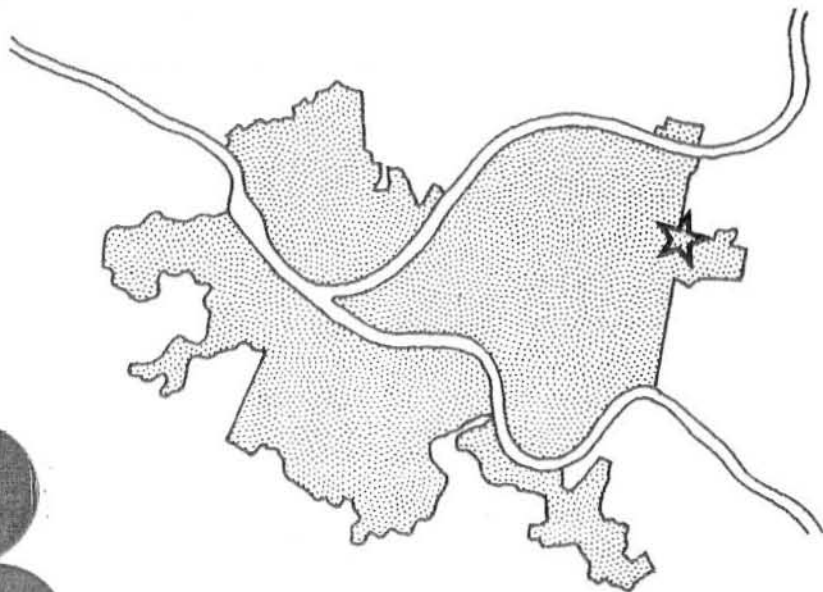


# a community profile of *homewood* *north*



prepared by ....  
the department of city planning  
pittsburgh, pa.      august 1974

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TABLE OF CONTENTS

	Page
Introduction	1
Preface	
Community Description	
City Map	
Population	4
Age-Sex Composition	
Population Change	
Families By Type and Presence Of Children	
Less Than 18 Years Old	
Median Age	
Age Group Change	
Race	
Housing	6
Occupancy Status	
Mobility	
Building Activity	
Socio Economic Conditions	8
Education: Years of School Completed By	
Persons 25 Years and Over	
Median Family Income	
Percent Distribution Of Family Income By	
Income Ranges	
Major Occupation Classifications Of Persons	
14 Years And Over	
Public Assistance Cases	
Arrests For Major Crimes	
Community Facilities	12



## PREFACE

One thing that citizens need if they are to take part in planning for their neighborhoods is up-to-date information about their neighborhoods. This booklet is an attempt by the Pittsburgh Department of City Planning to present information, primarily from the United States Census of Population and Housing, for use by citizens and community groups. Unfortunately, census material is not perfect; it may not have all the information that you need and it may not be in the most useful form for your purposes. It is, however, the best that is available.

Where possible, comparisons have been made between 1960 and 1970 characteristics, and between neighborhood and city-wide values, in order to better understand present neighborhood conditions.

The material has been divided into four sections, Population, Housing, Socio-Economic characteristics and Community Facilities. Although most of the information comes from the 1970 Census of Population and Housing, the statistics on building permits (new, and alterations) come from the city's Bureau of Building Inspection; the crime data was compiled by the Bureau of Police; and the welfare data was provided by the Allegheny County Board of Public Assistance. The summary tapes from which much of the census information was extracted were provided by the Southwestern Pennsylvania Regional Planning Commission.

## HOMEWOOD-BRUSHTON

The Homewood-Brushton area during the past one hundred years has evolved from an area of farms and large estates to a densely settled community.

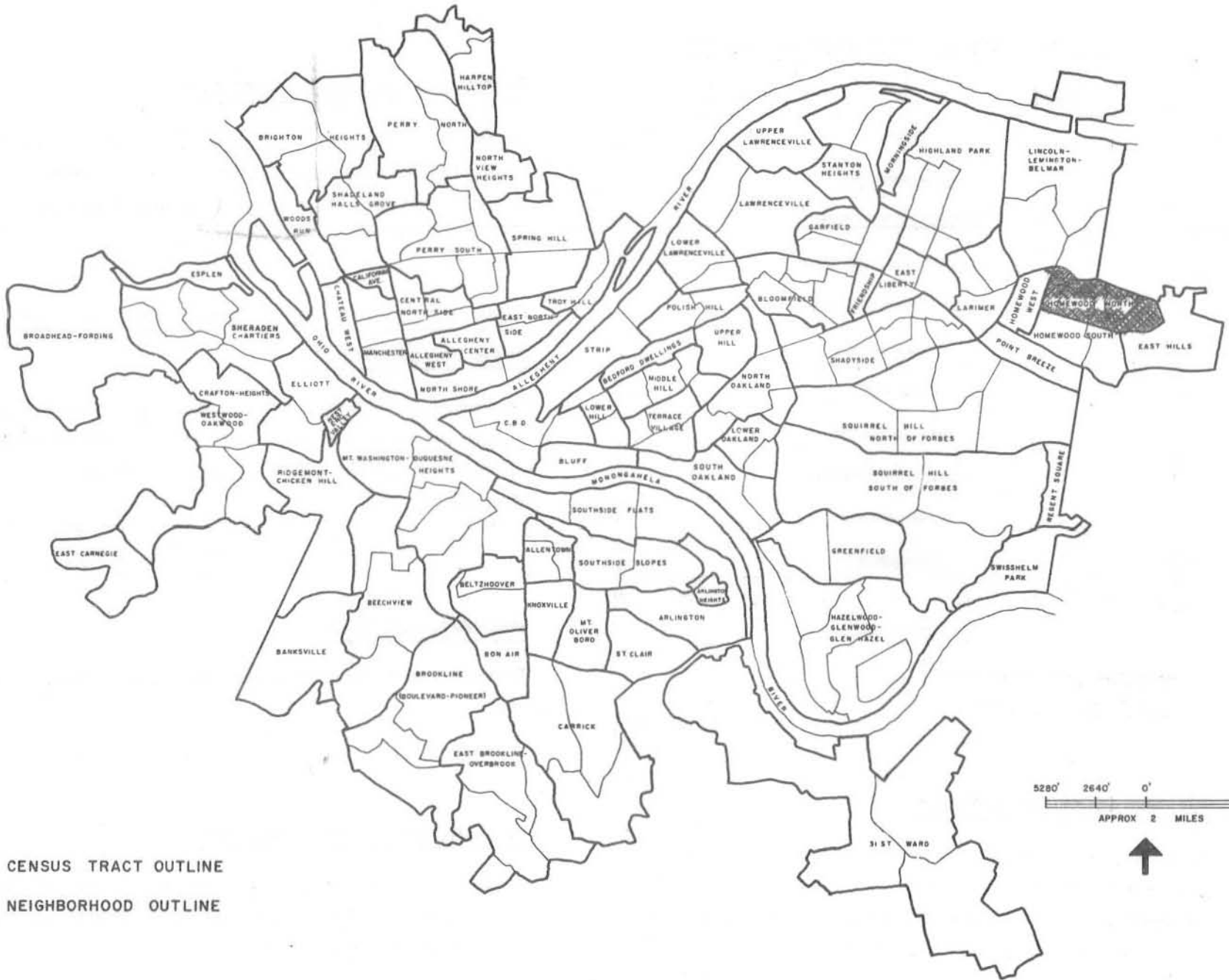
Homewood-Brushton is presently one of Pittsburgh's largest Black communities. The area gained a Black majority in the 1950's and is now approaching 100% Black. Renewal projects in the Lower Hill and East Liberty areas contributed to the Black migration into Homewood-Brushton.

The middle and late 60's saw the decline of the primary commercial area, Homewood Avenue, which was culminated by the 1968 riots. This was followed by the boarding up of many of the businesses along the Avenue.

Three renewal projects are either underway or in the planning stages in the area. The Homewood North, Silver Lake and Homewood South projects are designed to deal with problems in residential, industrial and commercial sectors of the community.

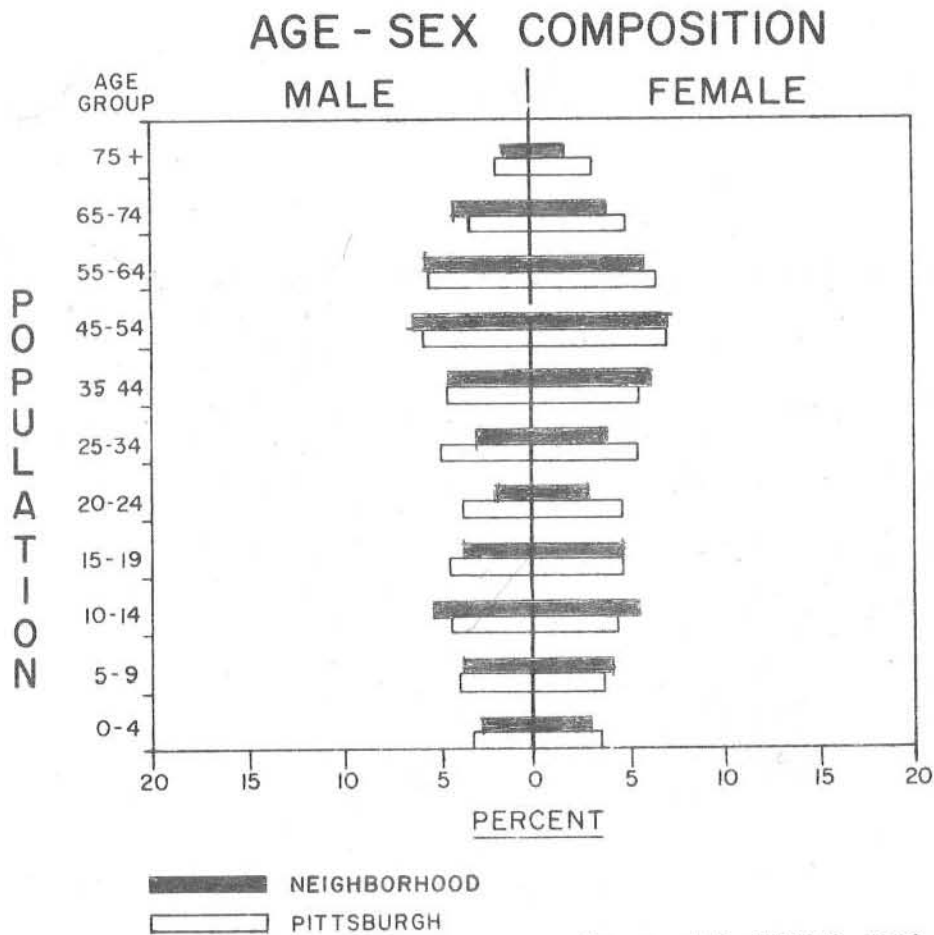
A resurgence of concerted activity by community groups, recent economic ventures in the area, and plans for revitalization of the commercial are indications of positive change and a hopeful future.

Homewood-Brushton is generally identified as the area included in Census Tracts 1207, 1301, 1302, 1303, 1304 and 1305. For the purpose of analysis, the area has been divided into Homewood North (Census Tracts 1301, 1302, 1305), Homewood West (Census Tract 1207) and Homewood South (Census Tracts 1303, 1304).



— CENSUS TRACT OUTLINE  
 — NEIGHBORHOOD OUTLINE





#### AGE-SEX COMPOSITION, 1970

According to the 1970 Census, the greatest portion of Homewood North's population falls in the age 45-54 category, the smallest being the 75 and over age group. Citywide, more people are found in the age 45-54 group than in any other; the age 75 and older category is the smallest.

#### POPULATION CHANGE, 1960-1970

The population of Homewood North has changed from 11,732 in 1960 to 8,645 in 1970, representing a -26.2% change. This compares to an average citywide change of -13.9%, where population declined from 604,332 in 1960 to 520,117 in 1970.

#### FAMILIES BY TYPE AND PRESENCE OF CHILDREN LESS THAN 18 YEARS OLD

The predominant family-type in this neighborhood is the Husband Wife family (No children less than 18) category. The highest portion of families with incomes below poverty level is the Female head (Children less than 18) group.

#### MEDIAN AGE, 1970

The median age for the neighborhood is 35.0 years; for the city it is 33.6 years.

#### AGE-GROUP CHANGE, 1960-1970

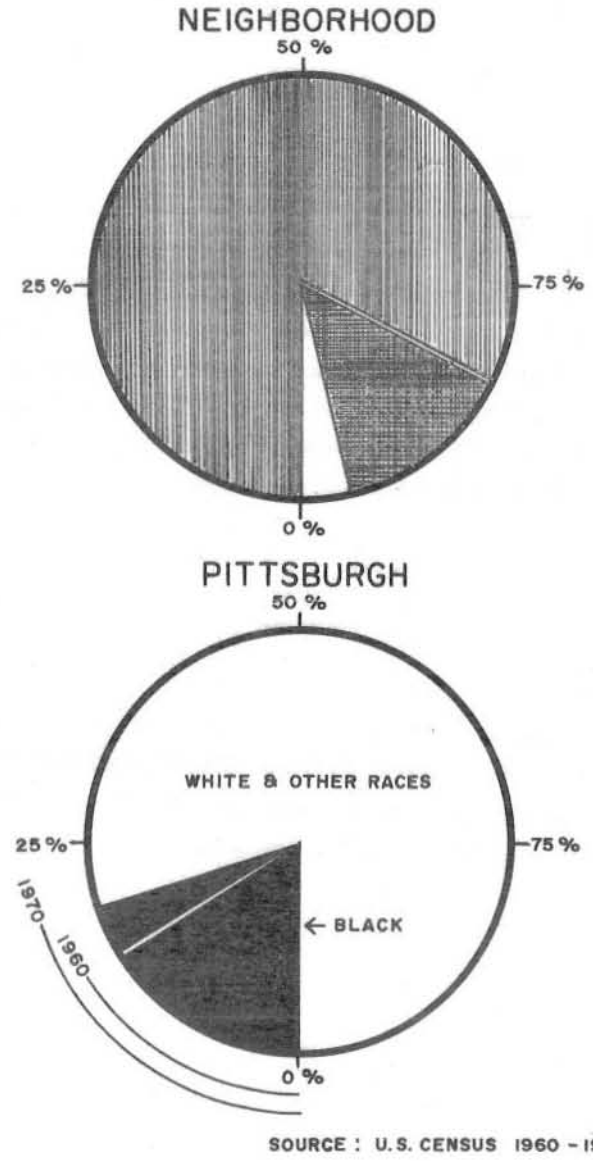
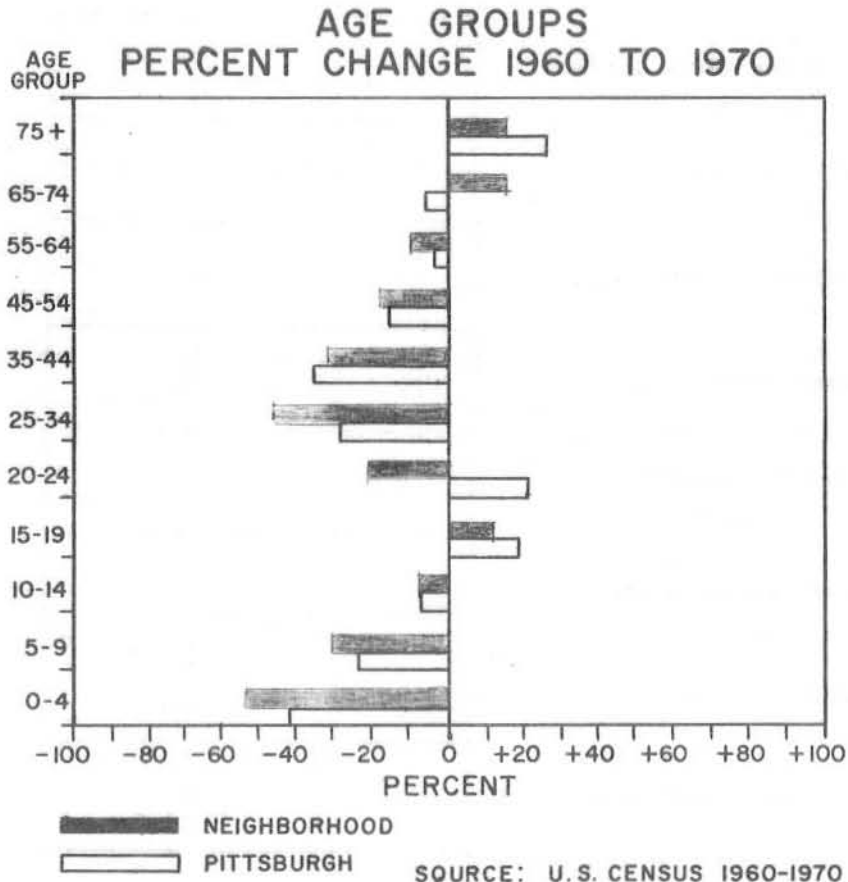
Three age brackets increased in population between 1960 and 1970 in the neighborhood. For the city, population in the 15-19, 20-24, and the 75 years and older age groups increased.



**RACE**

Black population in Homewood North constituted 82.5% of its 1960 population, and 96.6% of its 1970 population. For Pittsburgh, the Black population increased from 16.7% in 1960, to 20.2% in 1970.

**BLACK POPULATION, 1960 - 1970**



POPULATION

## OCCUPANCY STATUS 1960 - 1970

### OCCUPANCY STATUS

In 1960, total housing units numbered 3,621; in 1970, 3,080, representing a -14.9% change. A total of 48.7% were owner-occupied in 1970, compared to 47.2% citywide. In 1960, 124 units were vacant, as compared to 237 vacancies in 1970. This represents a 7.7% vacancy rate for 1970 as compared to the city's 6.2%. Overcrowded units comprised 13.6% of the 1960, and 9.2% of the 1970 neighborhood housing stock.

### MOBILITY

For the neighborhood, 1,938 people over five years of age have changed their place of residence between 1965 and 1970. This represents 24% of its population. For the city, 159,774 changed their place of residency during those years, which is 33% of the total population.

	1960	1970	PERCENT CHANGE
TOTAL HOUSING UNITS	3621	3080	-14.9
TOTAL OCCUPIED UNITS	3497	2843	-18.7
OWNER OCCUPIED	1740	1501	-13.7
PERCENT OWNER OCCUPIED	48.1	48.7	
RENTER OCCUPIED	1757	1342	-23.6
PERCENT RENTER OCCUPIED	48.5	43.6	
VACANT UNITS	124	237	+91.1
PERCENT VACANT	3.4	7.7	
MEDIAN MARKET VALUE	\$9380	\$11,054	+17.8
MEDIAN GROSS RENT	\$68	\$ 91	+33.8
PERCENT OVERCROWDED UNITS	13.6	9.2	

SOURCE: U.S. CENSUS 1960 - 1970

**BUILDING ACTIVITY, 1972**

In 1972, there were 94 building permit applications in this neighborhood, at an estimated construction cost of \$208,520. For the entire city, 4,002 permits were issued, accounting for construction in excess of \$53 million.

Also in 1972, there were 0.00 new housing units constructed per 1,000 existing units, and 29.87 alterations per 1,000 units in the neighborhood. City-wide 3.6 new housing units and 16.2 alterations were undertaken per every 1,000 existing units.

**BUILDING PERMITS ISSUED IN 1972**

	NUMBER OF PERMITS	ESTIMATED COST
NEW HOUSING UNITS		
OTHER NEW STRUCTURES	1	\$ 1,800
EXTENSIONS & ADDITIONS	1	\$ 2,500
ALTERATIONS	92	\$204,220
TOTAL	94	\$208,520

SOURCE : BUREAU OF BUILDING INSPECTION

**EDUCATION: YEARS OF SCHOOL COMPLETED BY PERSONS  
25 YEARS AND OVER, 1960-1970**

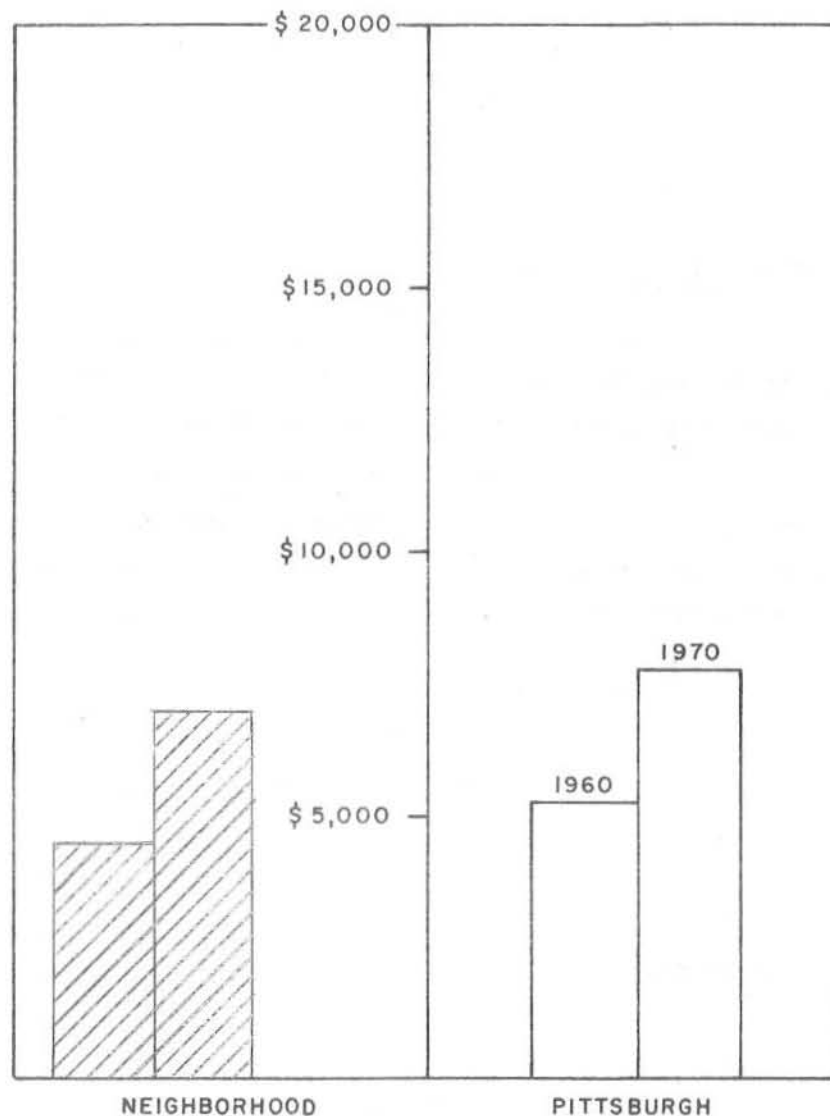
The 1970 Census indicates that, of those local residents, aged 25 and over, the largest percentage have attained a High School education. In 1960, the largest percentage had attained a Elementary education.

**SCHOOL YEARS  
COMPLETED BY PERSONS  
25 YEARS & OVER  
1960-1970**

	1960	PERCENT OF TOTAL	1970	PERCENT OF TOTAL
NO SCHOOLING	212	3.1	94	1.9
ELEMENTARY (1-8 YRS.)	2,818	41.2	1,516	30.0
HIGH SCHOOL (1-3 YRS.)	1,710	25.0	1,404	27.8
HIGH SCHOOL (4 YRS.)	1,618	23.7	1,653	32.7
COLLEGE (1-3 YRS.)	285	4.2	258	5.1
COLLEGE (4 YRS.)	193	2.8	124	2.5
TOTAL	6,836	100.0	5,049	100.0

SOURCE: U.S. CENSUS 1960-1970

**MEDIAN FAMILY INCOME, 1960 - 1970**

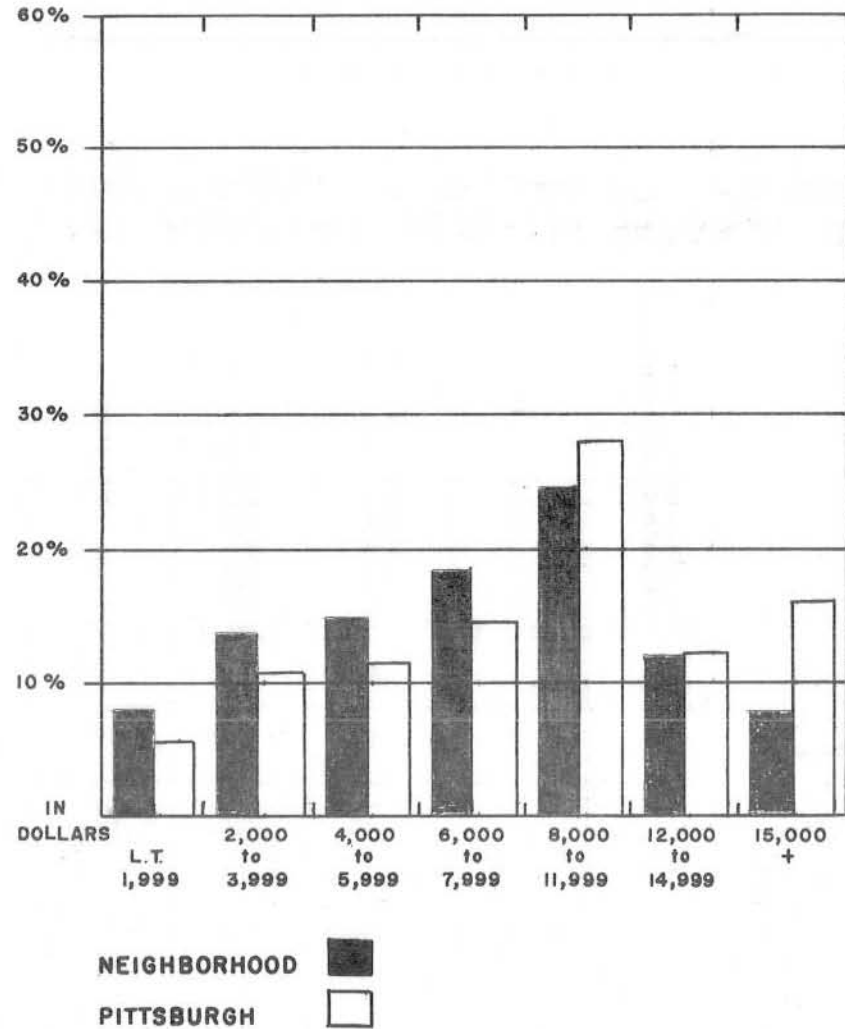


SOURCE: U.S. CENSUS 1960-1970

**PERCENT DISTRIBUTION  
OF FAMILY INCOME  
BY INCOME RANGES  
( IN DOLLARS )**

**INCOME, MEDIAN FAMILY INCOME, 1960-1970**

The median income for Homewood North families was \$4,528 in 1960. In 1970, the median family income was \$7,337, representing a ten year change of 62.0%. Citywide, the median family income rose from \$5,605 in 1960, to \$8,800 in 1970, a 57% change.



SOURCE: U. S. CENSUS 1970

**OCCUPATION: MAJOR OCCUPATION CLASSIFICATIONS  
OF PERSONS 14 YEARS AND OVER, 1970**

The largest percentage of people in this neighborhood work in Labor and Service positions. This group constitutes 43% of the employed population. The largest percentage of people in the city work in Sales and Clerical positions, which represents 28% of the total population.

**MAJOR OCCUPATION CLASSIFICATIONS  
OF PERSONS 14 YEARS AND OVER, 1970**

	PROFESSIONAL, TECHNICAL, MANAGERIAL, ADMINISTRATIVE	SALES AND CLERICAL	CRAFTSMEN, OPERATIVES, FOREMEN	LABORERS, SERVICES, HOUSEHOLD WORKERS	TOTAL EMPLOYED
MALE	158	256	691	693	1,798
FEMALE	142	398	162	689	1,391
TOTAL	300	654	853	1,382	3,189
PERCENT OF TOTAL	9.39	20.50	26.73	43.32	100.00

SOURCE: U. S. CENSUS 1970

**PERSONS RECEIVING  
PUBLIC ASSISTANCE IN 1972**

ASSISTANCE TYPE	NUMBER OF RECIPIENTS	PERCENT OF TOTAL POPULATION
OLD AGE	95	1.09
BLIND	18	.20
AID TO DEPENDENT CHILDREN	2,636	30.49
GENERAL	515	5.95
AID TO DISABLED	94	1.08
TOTAL	3,358	38.81

SOURCE: DEPARTMENT OF PUBLIC WELFARE  
ALLEGHENY COUNTY  
BOARD OF ASSISTANCE  
MARCH 2, 1973

## ARRESTS FOR MAJOR CRIMES IN 1972

CRIME	NUMBER OF ARRESTS	CRIME RATE
MURDER	3	.03
RAPE	5	.05
ROBBERY	36	.41
ASSAULT	84	.97
BURGLARY	90	1.04
LARCENY	58	.67
TOTAL	276	3.17

### PUBLIC ASSISTANCE CASES, 1972

Of the neighborhood's total population, 39% received public assistance in 1972. Citywide, 14% of the population received some kind of assistance in the same year.

### ARRESTS FOR MAJOR CRIMES, 1972

The crime rate listed here represents the number of arrests that were made for major crimes in 1972 as a ratio of the total population of the area. Major crimes are defined as murder, rape, robbery, assault, burglary, and larceny. In 1972, the crime rate for this neighborhood was 3.17 ; for Pittsburgh, the rate was 4.71.

SOURCE: ANNUAL REPORT OF MAJOR CRIMES  
CITY OF PITTSBURGH  
POLICE DEPARTMENT, 1972

**COMMUNITY FACILITIES**

Community facilities which serve Homewood North are not limited to those located within the confines of Homewood North. Although there are many community facilities in the general vicinity, this list is limited to police and fire stations, public libraries, public schools, City of Pittsburgh recreational facilities (indoor and outdoor), major hospitals, and major colleges and universities.

Community facilities for this neighborhood include:

Homewood-Brushton

Public Facilities

No. 5 Police Station

No. 29 Fire Station

Recreation

Baxter Park

Chadwick Playground

Homewood Recreation Center

Westinghouse Park

Upland Tot Lot

Frankstown Tot Lot

Homewood Pool

Homewood North Parklet

Finance Street Parklet

Kelly Street Parklet

Tioga Street Parklet

Cora Tot Lot

Hermitage Street Court

Schools

Westinghouse High

Belmar Elementary

Baxter Elementary

Crescent Elementary

Homewood Elementary

Health

Homewood-Brushton Neighborhood Health Center

Pittsburgh Hospital

Columbia Hospital



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