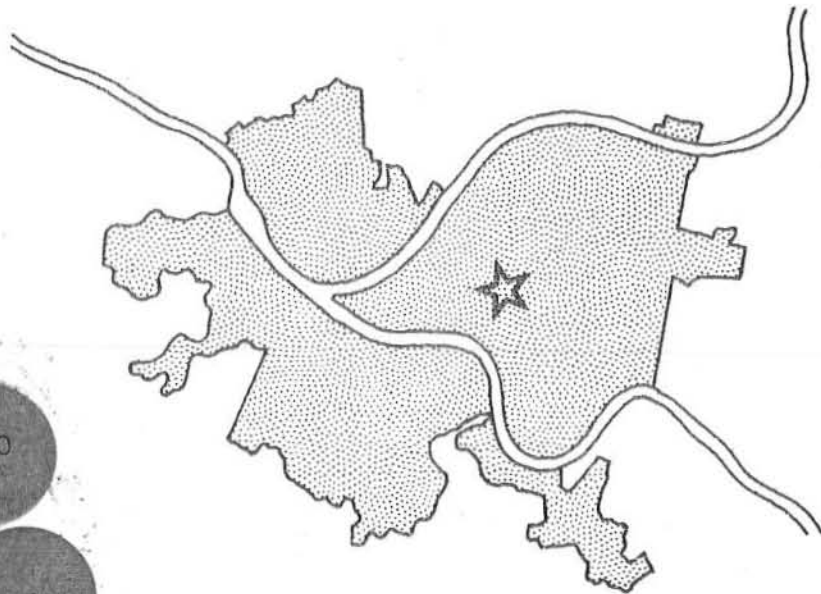


a community profile of *lower* *oakland*



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

0600

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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.

LOWER OAKLAND

Census Tracts 405 and 406, known as Lower Oakland, are generally bounded by Fifth Avenue, Boulevard of the Allies, and Halket and Boundary Streets. Lower Oakland, formerly a predominantly single family district, has seen profound changes in residential use in the last ten years to low rise apartment uses and conversions. This, of course, reflects its proximity to large University and Hospital complexes.

This transition has affected the social environment of the area. Concomitant with apartment growth has been a shift in the Forbes business district from residential service operations to fast-food and media-related stores.

In fact, the attraction of the neighborhood for students, and institutional personnel and their dollars has been so great that the remaining residents feel threatened and alienated in their own neighborhood.

The friction generated in the community has been compounded by the recent location of numerous social agencies in Lower Oakland. These agencies serve a variety of what were previously institutional populations on both a live-in and walk-in basis.

However, major efforts have been launched by all parties to formally consider the problems and recommend ways to maintain the strength and vitality of Lower Oakland.



— CENSUS TRACT OUTLINE
 — NEIGHBORHOOD OUTLINE

5280' 2640' 0' 5280'
 APPROX 2 MILES



POPULATION

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opulation declined from

OF CHILDREN LESS

hood is the husband-wife family

the highest portion of families

male head - children less than

9 years; for the city it is 33.6

between 1960 and 1970 in the

the 15-19, 20-24, and the 75

1960 - - - - - 1970

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a 8 5% ~~change~~ change. This compares to an
13.9%, ~~where~~ population declined from
in 1970 -

PRESENCE OF CHILDREN LESS

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category ~~the~~ the highest portion of families
level is ~~male head~~ male head - children less than

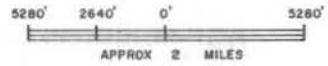
neighborhood ~~is~~ is 28.9 years; for the city it is 33.6

1960 - - - - - 1970

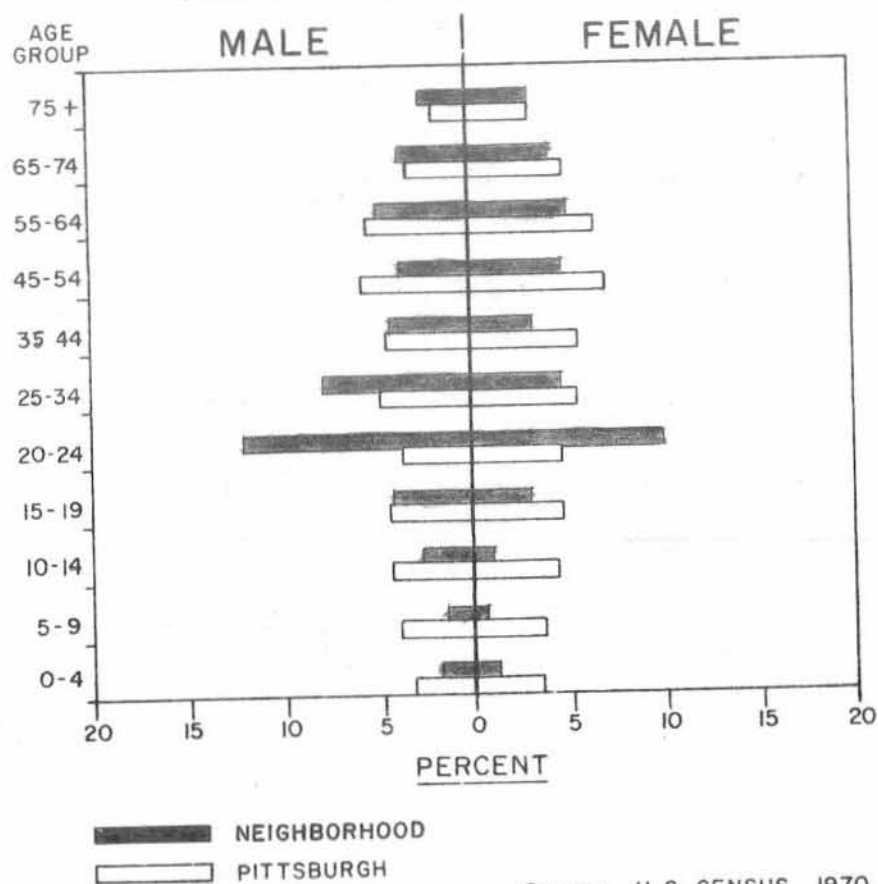
d in pop ~~ulation~~ ratio n between 1960 and 1970 in the
populat ~~ion~~ in the 15-19, 20-24, and the 75
increased -



— CENSUS TRACT OUTLINE
 — NEIGHBORHOOD OUTLINE



AGE - SEX COMPOSITION



POPULATION CHANGE, 1960-1970

The population of Lower Oakland has changed from 6,701 in 1960 to 6,135 in 1970, representing a 8.5% 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 male head - children less than 18 group.

MEDIAN AGE, 1970

The median age for the neighborhood is 28.9 years; for the city it is 33.6 years.

AGE-SEX COMPOSITION, 1970

According to the 1970 Census, the greatest portion of Lower Oakland's population falls in the age 20-24 category, the smallest being the 5-9 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.

AGE-GROUP CHANGE, 1960-1970

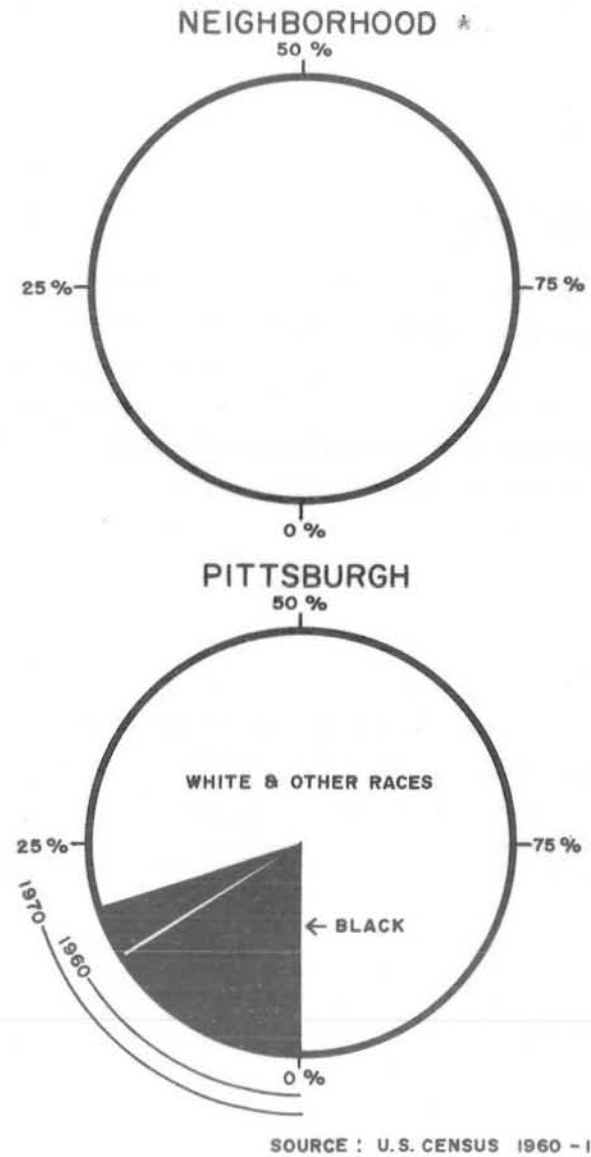
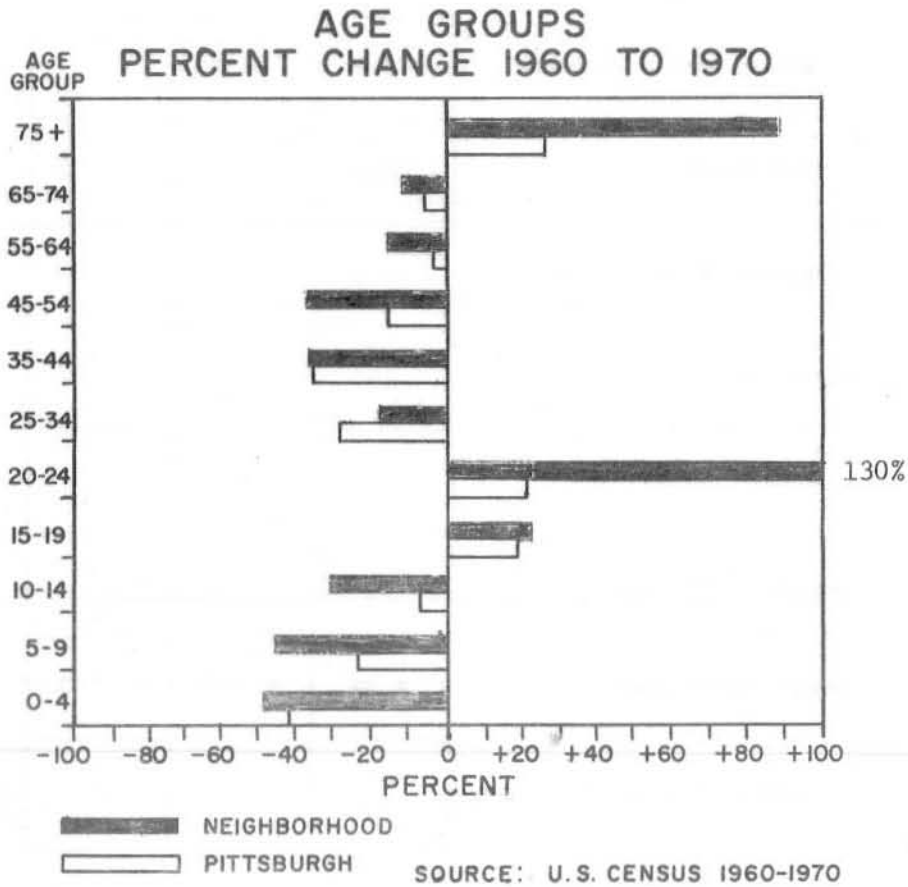
Three age brackets increased in population between 1960 and 1970 in the neighborhood. For the city, population in the 15-19, 20-24, and the 75 years and older age groups increased.

BLACK POPULATION, 1960 - 1970

POPULATION

RACE

Black population in Lower Oakland constituted 4% of its 1960 population, and 1.7% of its 1970 population. For Pittsburgh, the Black population increased from 16.7% in 1960, to 20.2% in 1970.



* Black population less than 2% in 1960 and 1970

OCCUPANCY STATUS

In 1960, total housing units numbered 2,685; in 1970, 2,733, representing a +1.8% change. A total of 21.6% were owner-occupied in 1970, compared to 47.2% citywide. In 1960, 147 units were vacant, as compared to 227 vacancies in 1970. This represents a 8.3% vacancy rate for 1970 as compared to the city's 6.2%. Overcrowded units comprised 7.7% of the 1960, and 6.5% of the 1970 neighborhood housing stock.

MOBILITY

For the neighborhood, 2,655 people over five years of age have changed their place of residence between 1965 and 1970. This represents 46% of its population. For the city, 159,774 changed their place of residency during those years, which is 33% of the total population.

OCCUPANCY STATUS 1960 - 1970

	1960	1970	PERCENT CHANGE
TOTAL HOUSING UNITS	2685	2733	+ 1.8
TOTAL OCCUPIED UNITS	2538	2506	- 1.3
OWNER OCCUPIED	679	592	- 12.8
PERCENT OWNER OCCUPIED	25.2	21.6	
RENTER OCCUPIED	1859	1914	+ 3.0
PERCENT RENTER OCCUPIED	69.2	70.0	
VACANT UNITS	147	227	+ 54.4
PERCENT VACANT	5.4	8.3	
MEDIAN MARKET VALUE	\$ 11,455	\$ 14,285	+ 24.7
MEDIAN GROSS RENT	\$ 75	\$ 109	+ 45.3
PERCENT OVERCROWDED UNITS	7.7	6.5	

SOURCE: U.S. CENSUS 1960 - 1970

BUILDING ACTIVITY, 1972

In 1972, there were 56 building permit applications in this neighborhood, at an estimated construction cost of \$3,189,700. For the entire city, 4,002 permits were issued, accounting for construction in excess of \$53 million.

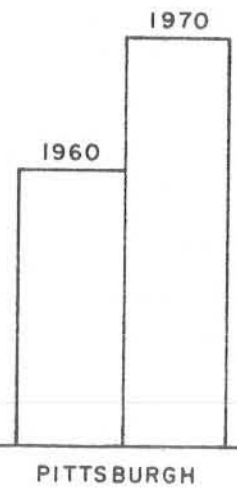
Also in 1972, there were 8.40 new housing units constructed per 1,000 existing units, and 18.63 alterations per 1,000 units in the neighborhood. City-wide 3.6 new housing units and 16.2 alterations were undertaken per every 1,000 existing units.

BUILDING PERMITS ISSUED IN 1972

	NUMBER OF PERMITS	ESTIMATED COST
NEW HOUSING UNITS	1	\$ 150,000
OTHER NEW STRUCTURES	1	2,500,000
EXTENSIONS & ADDITIONS	3	16,850
ALTERATIONS	51	522,850
TOTAL	56	\$ 3,189,700

SOURCE : BUREAU OF BUILDING INSPECTION

ME, 1960 - 1970



E: U.S. CENSUS 1960-1970

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

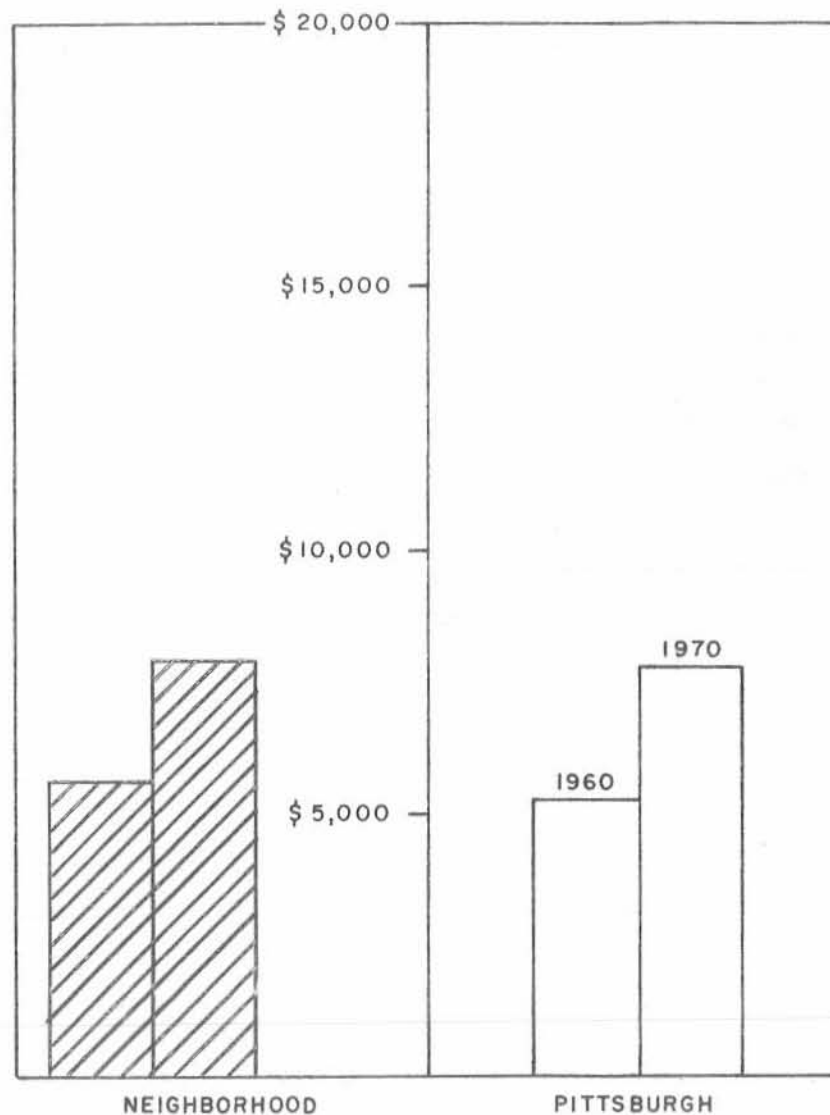
The 1970 Census indicates that, of those local residents, aged 25 and over, the largest percentage have attained a elementary education. In 1960, the largest percentage had attained a elementary education.

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

	1960	PERCENT OF TOTAL	1970	PERCENT OF TOTAL
NO SCHOOLING	183	4.2	103	3.1
ELEMENTARY (1-8 YRS.)	1691	39.0	991	30.2
HIGH SCHOOL (1-3 YRS.)	930	21.5	568	17.3
HIGH SCHOOL (4 YRS.)	884	20.4	899	27.4
COLLEGE (1-3 YRS.)	345	8.0	224	6.8
COLLEGE (4 YRS.)	301	7.0	494	18.3
TOTAL	4334	100.0	3279	100.0

SOURCE: U.S. CENSUS 1960-1970

MEDIAN FAMILY INCOME, 1960 - 1970



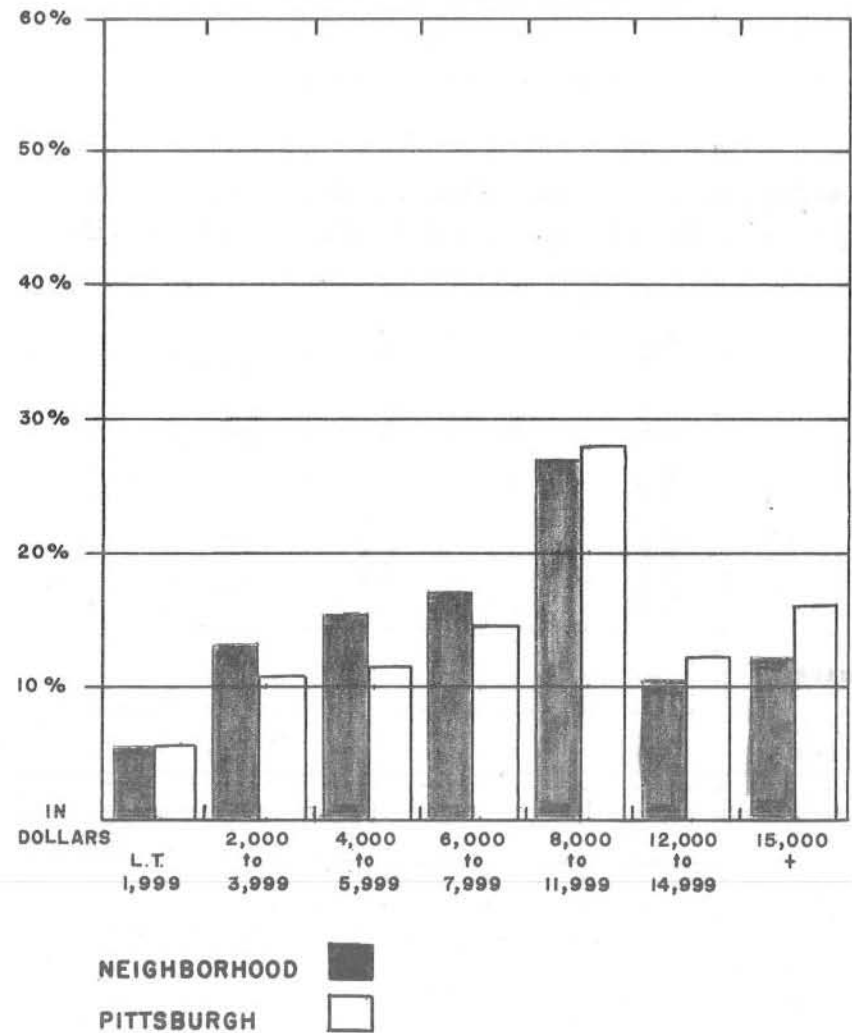
SOURCE: U.S. CENSUS 1960-1970

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

INCOME, MEDIAN FAMILY INCOME, 1960-1970

The median income for Lower Oakland families was \$5,386 in 1960. In 1970, the median family income was \$7,929, representing a ten year change of 47.2%. 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 professional positions. This group constitutes 29% of the employed population. The largest percentage of people in the city work in sales & 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	343	251	488	368	1450
FEMALE	403	464	51	239	1157
TOTAL	746	715	539	607	2607
PERCENT OF TOTAL	28.60	27.42	20.66	23.26	100.00

SOURCE: U. S. CENSUS 1970

**PERSONS RECEIVING
PUBLIC ASSISTANCE IN 1972**

ASSISTANCE TYPE	NUMBER OF RECIPIENTS	PERCENT OF TOTAL POPULATION
OLD AGE	29	.47
BLIND	5	.08
AID TO DEPENDENT CHILDREN	146	2.37
GENERAL	164	2.67
AID TO DISABLED	135	2.20
TOTAL	479	7.79

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

Handwritten calculations:

$$\begin{array}{r} 2690 \\ 2445 \\ \hline 6115 \end{array}$$

$$\frac{6115}{6125} = 0.001$$

ARRESTS FOR MAJOR CRIMES IN 1972

S-O-C-I-O-L-O-G-I-C-A-L

PUBLIC ASSISTANCE CASES, 1972

Of the neighborhood's total population, 8% 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 10.51; for Pittsburgh, the rate was 4.71.

CRIME	NUMBER OF ARRESTS	CRIME RATE
MURDER	0	.00
RAPE	6	.10
ROBBERY	48	.78
ASSAULT	78	1.27
BURGLARY	249	4.06
LARCENY	264	4.30
TOTAL	645	10.51

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

COMMUNITY FACILITIES

Community facilities which serve Lower Oakland are not limited to those located within the confines of Lower Oakland. 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:

Lower Oakland

Public Facilities

Police District No. 4

Fire Engine Company No. 24, Engine & Truck Company No. 14

Carnegie Library, Main Division

Recreation

Charles Anderson Playground

Schenley Park

Louisa Tot Lot (Proposed) - ?

Zulema Park

Boundary St. Parklet

Schools

Holmes Elementary

Schenley High School

Colleges

University of Pittsburgh

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