An Atlas of the Hazelwood and Glen Hazel Heights Neighborhoods of Pittsburgh 1977
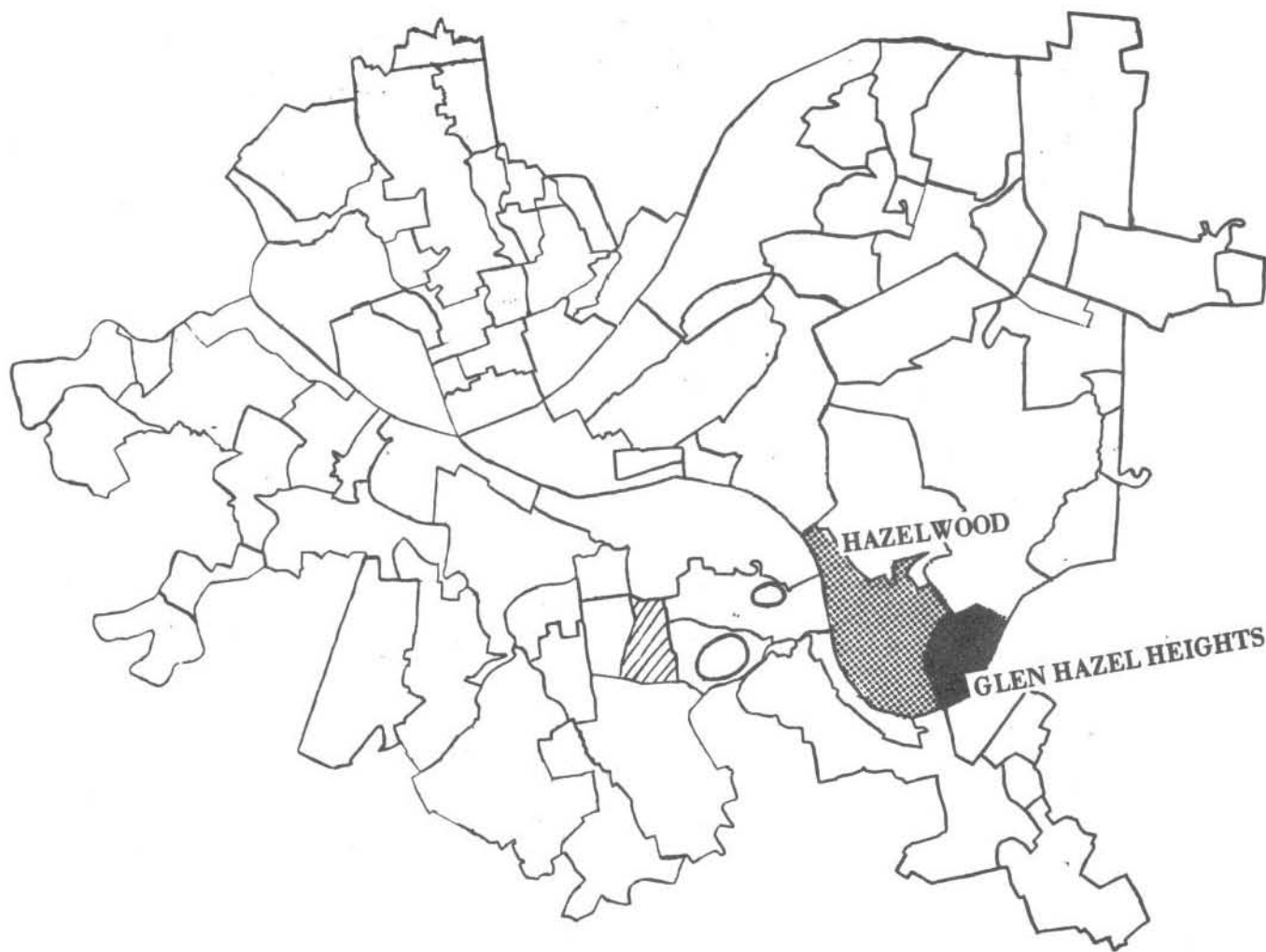
HAZELWOOD

GLEN HAZEL HEIGHTS

HAZELWOOD AND GLEN HAZEL HEIGHTS

PITTSBURGH NEIGHBORHOOD ATLAS

STAFF

Wendell D. Jordan (East Liberty-Lemington-Lincoln)
Margaret K. Charny (Squirrel Hill)
Julia Whitener (Mexican War Streets)
Millofred Russell (Homestead, Pa.)
Gerald S. Oswalt (Schenley Heights)
Katherine Knorr (East Liberty)
John Zingaro (Shadyside)
Dan Baskin
Vicky Leap
Howard Williams
Ronald Madzy
Tony Gary
Mary Shea

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INTRODUCTION

The Pittsburgh Neighborhood Alliance was formed in 1969 by a number of neighborhood organizations that were concerned with improving the city's neighborhoods and their relations with city government. The members of the Alliance recognized that in order to negotiate effectively with city government about such major concerns as public service needs, capital improvements and transportation, it was necessary to obtain accurate, up-to-date information about the neighborhoods. Unfortunately, this information was not available.

To remedy this situation, the Alliance developed its Pittsburgh Neighborhood Atlas project. First, the boundaries of the city's neighborhoods had to be determined. The Pittsburgh Neighborhood Atlas asked people attending community meetings to name and describe the boundaries of the neighborhoods in which they lived. This information was also provided by an Atlas-initiated survey. Responses from every voting district of the city were analyzed to assure citizen involvement at the neighborhood level. Seventy-eight neighborhoods were thus identified, each made up of one or more whole voting districts in order to comply with provisions in Pittsburgh's home rule charter relating to the election of community advisory boards.

The Atlas then gathered a body of useful and up-to-date information for every neighborhood. It is the beginning of a neighborhood information system that more closely reflects neighborhood boundaries as defined by residents instead of by public officials. In the past, statistics about sections of the city have been based on information published for relatively large areas such as census tracts. For the atlas, much of the material describing neighborhood characteristics came from figures compiled for smaller areas: voting districts or census blocks. As a result, detailed information is now available for neighborhoods whose boundaries differ substantially from census tract boundaries.

The information in this atlas provides an insight into current neighborhood conditions and the direction in which the neighborhood is moving. The best indicators showing the health of the neighborhood are provided by citizen satisfaction with the neighborhood, and changes in residential real estate transaction prices. Comparison of these statistics to those for the entire city provide a basis to begin understanding issues of neighborhood stability. In the years to come, as additional data are gathered for each of these indicators, trends will become more obvious.

It is important to recognize that neighborhood change is a complex process and that one indicator by itself may not be useful. Neighborhoods may be healthy regardless of their level of income, and therefore income-related statistics may not be useful guides by themselves. Neighborhoods must be viewed over time in terms of relative changes compared to the city as a whole, and any analysis of neighborhood conditions must focus upon all of the data in order to provide a comprehensive understanding.

To learn about specific sections of the neighborhood, figures by individual voting district or census tract may be obtained. Additional information on the neighborhood or the information system is available through the Center for Urban Research of the University of Pittsburgh, which has made an outstanding contribution to the development of this atlas.

NEIGHBORHOOD DESCRIPTION

This atlas presents information about two Pittsburgh neighborhoods, Hazelwood and Glen Hazel Heights. Hazelwood, approximately 3.6 miles east of downtown, is made up of voting districts #10 to #17, Ward 15. Its estimated area is 751.2 acres, containing 2.2% of the city's land and 1.7% of its 1974 population.

Glen Hazel Heights, approximately 4.3 miles east of downtown, is made up of voting district #19, Ward 15. It has an estimated area of 241.6 acres, containing 0.7% of the city's land and 0.2% of its 1974 population.

In the following section, the findings of the Citizen Survey are published separately for each neighborhood. The remaining sections of the atlas describe population and housing characteristics of Hazelwood only. Similar information for Glen Hazel Heights is omitted for much of it would be misleading or inaccurate due to major changes in the neighborhood since 1970 resulting from the razing and reconstruction of the Glen Hazel Heights housing project (in progress) and the opening of a new apartment building for the elderly. (See Appendix for a listing of the neighborhoods' census tracts and additional information about residents of Glen Hazel Heights.)

NEIGHBORHOOD HISTORY
HAZELWOOD AND GLEN HAZEL HEIGHTS

Hazelwood's name derives from the hazelnut trees which once covered its site along the Monongahela River. In 1784 John Wood, a prosperous lawyer whose father, George, was an early surveyor of Pittsburgh's environs, built an estate called "Hazel Hill" there. Over time, "wood" was substituted for "Hill".

Although the Hazelwood area had been surveyed in the post-Revolutionary period, it remained relatively undeveloped compared to the booming town of Pittsburgh downriver. Large farms and estates were carved into the woodland areas along the Monongahela, attracting numerous families of wealth to the region. This concentration of wealth brought its benefits to the entire area in the form of a wooden plank road - the first of its kind around Pittsburgh - built to bear the carriage traffic between the Point and Hazelwood.

Industry inevitably followed. Hazelwood was strategically located between the Connellsville coal mines and the city of Pittsburgh. In 1861 Mr. B. F. Jones, of the Pittsburgh and Connellsville Railroad and later of Jones and Laughlin, built the first line of track through the area, bringing with it new residents and new jobs. Even with the railroad, Hazelwood retained its image of a tranquil place to live. Concerned citizens convinced Mr. Jones to build his railroad inland from the river in order to retain the natural beauty of the river banks.

In 1869 the area was sufficiently developed to warrant annexation to the City of Pittsburgh as the old 23rd Ward.

The decades between 1870 and 1910 marked a period of great expansion. The iron and steel industries, railroading, boatbuilding and the river trade provided the majority of jobs. In the 1870's Braddock's Field, connecting Hazelwood to the Point, was paved and renamed Second Avenue. By 1885, at the peak of its development, the first street car line came to the area.

With cottage industries growing into vast enterprises and more and more people crowding into the area in search of job opportunities, the wealthy residents began a mass exodus to the suburbs, leaving behind a social and political vacuum. The vacant places in the power structure were soon filled by an aspiring middle class, while many newly-arrived immigrants filled the ranks of the working class. Today, Hungarian and Italo-Americans predominate, although many Slovak, Carpatho-Rusin, Polish and Irish names can be found among residents. An influx of Blacks has added to this ethnic mix.

Today the Jones and Laughlin mill dominates the Hazelwood area. An expansion program undertaken in 1952 displaced 460 people. Though the mill does little to enhance area aesthetics, it is necessary for the life and employment of residents. Second Avenue, Hazelwood's major street, has fallen into decay with numerous empty storefronts. A small redevelopment project is now underway along this thoroughfare.

A coal seam was once mined in Glen Hazel Heights by the Pittsburgh Coal Company. Elevation of land there ranges from 1,150 to 1,185 feet.

In 1942 the federal government built a housing project there for defense industry workers. No restrictions on level of income were required for residency. The Housing Authority of the City of Pittsburgh (HACP) managed the site for the government, and in 1952, purchased the project converting it to low income housing. The wartime project is being gradually replaced by new housing. In 1975, the Housing Authority opened a new 153-unit highrise for the elderly, and this was followed by a 104-unit townhouse development in 1976.

HAZELWOOD

SUMMARY STATISTICS

	Neighborhood	Pittsburgh
Population (1974)	7,938	479,276
% Change (1970-1974)	-9%	-8%
% Black population (1970)	16%	20%
Housing units (1974)	2,874	166,625
% Vacant	9%	6%
% Owner-occupied housing units (1974)	58%	54%
Average sales price of owner-occupied dwellings (1975)	$13,266	$23,518
% Residential real estate transactions with mortgages provided by financial institutions (1975)	44%	59%
Crime rate (1975)	0.035	0.053
Income index as % of city index (1974)	93%	
% Satisfied with neighborhood (1976)	14%	41%
Major neighborhood problems (1976)	Poor roads Stray dogs Burglary Trash and litter	Poor roads Dog litter Burglary

CITIZEN SURVEY

The purpose of the citizen survey was to obtain attitudes about the quality of the neighborhood environment. Citizens were asked to respond to questions concerning the neighborhood as a whole, neighborhood problems, and public services. The attitudinal data, heretofore not available, are key indicators of the relative health of the neighborhood. By specifying neighborhood problems or public service needs, the information may be a useful guide for public investment or service delivery decisions.

The city-wide survey was mailed to a randomly selected sample of registered voters. Of approximately 35,000 households contacted, 9,767 responded. The sample provides a 5% response rate for each of the city's 423 voting districts. (See Appendix for a profile of the respondents as well as for statistics on voter registration.)

I. Neighborhood Satisfaction

Hazelwood residents are generally less satisfied with their neighbor-
hood than residents city-wide. Table 1-A shows that 14% of the citizens
responding to the survey were satisfied with their neighborhood compared to
41% in all city neighborhoods. When asked to state whether the neighborhood
is better or worse than two years ago, 10% said that it was better which was
less than the city-wide response of 12%. Given the opportunity to move from
the neighborhood, 35% said they would continue to live there compared to a
response of 45% for the city as a whole. The responses to these satisfaction
questions indicate a negative attitude of residents toward their neighborhood
compared to citizens city-wide.

TABLE 1-A

Neighborhood Satisfaction
Hazelwood

Question 1: Generally, how satisfied are you with conditions in the
             neighborhood?

	Satisfied (%)	Dissatisfied (%)	Neither (%)
Hazelwood	14	70	14
All neighborhoods	41	37	21

Question 2: Do you think this neighborhood has gotten better or worse
             over the past two years?

	Better (%)	Worse (%)	Not Changed (%)
Hazelwood	10	65	23
All neighborhoods	12	49	36

Question 3: If you had your choice of where to live, would you continue
             living in this neighborhood?

	Yes (%)	No (%)	Not Sure (%)
Hazelwood	35	40	23
All neighborhoods	45	32	18

SOURCE: Citizen Survey, 1976.

NOTE: The percent responses to each question do not add up to 100%. The
difference is accounted for by the following: "don't know", "unable to
evaluate", or no answer.

II. Neighborhood Problems

In order to identify specific neighborhood problems, residents were asked to consider twelve problems usually associated with urban communities and rate them for the neighborhood. Table 2-A compares the problem ratings of the respondents from Hazelwood to those from all city neighborhoods. Areas of particular concern for the neighborhood include unsafe streets, vandalism, poor roads, vacant buildings, stray dogs, and dog litter.

III. Satisfaction with Public Services

Table 3-A shows the satisfaction of Hazelwood residents with their public services and compares the responses to data for all city neighborhoods. City-wide, residents are least satisfied with street and alley maintenance. Hazelwood residents are more satisfied with respect to garbage collection and the fire department, and less satisfied with respect to street and alley maintenance, and schools.

The Citizen Survey also asked the respondents to list the services with which they were the least satisfied and to explain the reasons for their dissatisfaction. Residents from Hazelwood gave the greatest number of reasons for dissatisfaction to the services listed below. Included is a summary of the major reasons for their dissatisfaction.

1. Street and alley maintenance: Poor maintenance, need for better street repair program; problems with potholes.

2. Schools: Problems with closing of schools in the neighborhood.

3. Parks and Recreation: Need more general recreational facilities (i.e., equipment, playgrounds).

TABLE 2-A

Neighborhood Problems
Hazelwood

Problem Category	Problem Rating - Percent Response		
	Not a Problem	Minor or Moderate	Big or Very Serious
Unsafe streets			
Hazelwood	13	31	43
All neighborhoods	25	45	21
Vandalism			
Hazelwood	7	41	42
All neighborhoods	13	49	28
Rats			
Hazelwood	21	37	25
All neighborhoods	34	33	12
Burglary			
Hazelwood	17	40	27
All neighborhoods	14	44	29
Poor roads			
Hazelwood	11	34	44
All neighborhoods	17	41	33
Trash and litter			
Hazelwood	17	35	36
All neighborhoods	27	41	24
Vacant buildings			
Hazelwood	20	17	49
All neighborhoods	49	24	13
Undesirable people moving into the neighborhood			
Hazelwood	29	28	24
All neighborhoods	42	28	15
Stray dogs			
Hazelwood	15	32	42
All neighborhoods	25	38	18
Dog litter			
Hazelwood	17	31	41
All neighborhoods	21	38	32

SOURCE: Citizen Survey, 1976.

NOTE: The percent responses to each question do not add up to 100%. The difference is accounted for by the following: "don't know", "unable to evaluate", or no answer. The problem categories of alcoholism and drug abuse are not included in the table because the response rates to these questions were low.

TABLE 3-A

Satisfaction with Public Services
Hazelwood

Service	Percent Response		
	Satisfied	Neither	Dissatisfied
Parks and Recreation			
Hazelwood	37	19	34
All neighborhoods	51	15	23
Schools			
Hazelwood	34	13	40
All neighborhoods	46	12	21
Street maintenance			
Hazelwood	32	15	48
All neighborhoods	32	15	49
Alley maintenance			
Hazelwood	20	12	46
All neighborhoods	20	13	39
Garbage collection			
Hazelwood	68	13	16
All neighborhoods	74	10	13
Police			
Hazelwood	44	17	32
All neighborhoods	51	17	23
Public transportation			
Hazelwood	53	13	26
All neighborhoods	61	11	23
Fire Department			
Hazelwood	84	8	3
All neighborhoods	78	7	3
Sewage system			
Hazelwood	59	12	16
All neighborhoods	63	10	13
Condition and cost of housing			
Hazelwood	26	23	32
All neighborhoods	44	17	22

SOURCE: Citizen Survey, 1976.

NOTE: The percent responses to each question do not add up to 100%. The
difference is accounted for by the following: "don't know", "unable to
evaluate", or no answer. Public health and mental health/mental retardation
services are not included in the table because the response rates to these
questions were low.

IV. Neighborhood Satisfaction

Glen Hazel Heights residents are generally less satisfied with their neighborhood than residents city-wide. Table 1-B shows that 29% of the citizens responding to the survey were satisfied with their neighborhood compared to 41% in all city neighborhoods. When asked to state whether the neighborhood is better or worse than two years ago, 14% said that it was better which exceeded the city-wide response of 12%. Given the opportunity to move from the neighborhood, 57% said they would continue to live there compared to a response of 45% for the city as a whole. The responses to these satisfaction questions indicate a mixed attitude of residents toward their neighborhood compared to citizens city-wide.

TABLE 1-B

Neighborhood Satisfaction
Glen Hazel Heights

Question 1: Generally, how satisfied are you with conditions in the neighborhood?

	Satisfied (%)	Dissatisfied (%)	Neither (%)
Glen Hazel Heights	29	57	14
All neighborhoods	41	37	21

Question 2: Do you think this neighborhood has gotten better or worse over the past two years?

	Better (%)	Worse (%)	Not Changed (%)
Glen Hazel Heights	14	72	14
All neighborhoods	12	49	36

Question 3: If you had your choice of where to live, would you continue living in this neighborhood?

	Yes (%)	No (%)	Not Sure (%)
Glen Hazel Heights	57	29	14
All neighborhoods	45	32	18

SOURCE: Citizen Survey, 1976.

NOTE: The percent responses to each question do not add up to 100%. The difference is accounted for by the following: "don't know", "unable to evaluate", or no answer.

V. Neighborhood Problems

In order to identify specific neighborhood problems, residents were
asked to consider twelve problems usually associated with urban communities
and rate them for the neighborhood. Table 2-B compares the problem ratings
of the respondents from Glen Hazel Heights to those from all city neigh-
borhoods. Areas of particular concern for the neighborhood include burglary,
poor roads, trash and litter, and stray dogs.

VI. Satisfaction with Public Services

Table 3-B shows the satisfaction of Glen Hazel Heights residents with
their public services and compares the responses to data for all city
neighborhoods. City-wide, residents are least satisfied with street and
alley maintenance. Glen Hazel Heights residents are more satisfied with
respect to garbage collection and the fire department, and less satisfied
with respect to street maintenance, the schools, and the police.

The Citizen Survey also asked the respondents to list the services with
which they were the least satisfied and to explain the reasons for their
dissatisfaction. Residents from Glen Hazel Heights gave the greatest number
of reasons for dissatisfaction to the services listed below. Included is a
summary of the major reasons for their dissatisfaction.

1. Street and alley maintenance: Poor maintenance; need
    for better street repair program; problems with potholes;
    poor quality of street cleaning services.

2. Schools: Problems with closing of neighborhood school.

3. Police: Insufficient police services; not enough police
    protection.

4. Public transportation: Need more efficient transportation
    system; need better bus scheduling; need additional buses;
    need for more bus shelters.

TABLE 2-B

Neighborhood Problems
Glen Hazel Heights

Problem Category	Problem Rating - Percent Response		
	Not a Problem	Minor or Moderate	Big or Very Serious
Unsafe streets			
Glen Hazel Heights	14	57	29
All neighborhoods	25	45	21
Vandalism			
Glen Hazel Heights	29	43	29
All neighborhoods	13	49	28
Rats			
Glen Hazel Heights	0	86	14
All neighborhoods	34	33	12
Burglary			
Glen Hazel Heights	14	43	43
All neighborhoods	14	44	29
Poor roads			
Glen Hazel Heights	0	29	71
All neighborhoods	17	41	33
Trash and litter			
Glen Hazel Heights	0	43	43
All neighborhoods	27	41	24
Vacant buildings			
Glen Hazel Heights	29	29	29
All neighborhoods	49	24	13
Undesirable people moving into the neighborhood			
Glen Hazel Heights	71	14	0
All neighborhoods	42	28	15
Stray dogs			
Glen Hazel Heights	0	43	57
All neighborhoods	25	38	18
Dog litter			
Glen Hazel Heights	0	71	29
All neighborhoods	21	38	32

SOURCE: Citizen Survey, 1976.

NOTE: The percent responses to each question do not add up to 100%. The difference is accounted for by the following: "don't know", "unable to evaluate", or no answer. The problem categories of alcoholism and drug abuse are not included in the table because the response rates to these questions were low.

TABLE 3-B

Satisfaction with Public Services
Glen Hazel Heights

Service	Percent Response		
	Satisfied	Neither	Dissatisfied
Parks and Recreation			
Glen Hazel Heights	57	14	14
All neighborhoods	51	15	23
Schools			
Glen Hazel Heights	43	0	43
All neighborhoods	46	12	21
Street maintenance			
Glen Hazel Heights	29	0	72
All neighborhoods	32	15	49
Alley maintenance			
Glen Hazel Heights	14	0	29
All neighborhoods	20	13	39
Garbage collection			
Glen Hazel Heights	71	0	29
All neighborhoods	74	10	13
Police			
Glen Hazel Heights	57	0	43
All neighborhoods	51	17	23
Public transportation			
Glen Hazel Heights	57	14	29
All neighborhoods	61	11	23
Fire Department			
Glen Hazel Heights	100	0	0
All neighborhoods	78	7	3
Sewage system			
Glen Hazel Heights	71	0	0
All neighborhoods	63	10	13
Condition and cost of housing			
Glen Hazel Heights	57	14	29
All neighborhoods	44	17	22

SOURCE: Citizen Survey, 1976.

NOTE: The percent responses to each question do not add up to 100%. The
difference is accounted for by the following: "don't know", "unable to
evaluate", or no answer. Public health and mental health/mental retardation
services are not included in the table because the response rates to these
questions were low.

CRIME RATE

The crime rate for major crimes has fluctuated over the last three years (Table 4). For 1973 the number of major crimes per capita was .037. The crime rate decreased in 1974 to .031; then increased to .035 in 1975. The crime rate in Hazelwood was less than the city per capita rate of .053 in 1975.

TABLE 4

Crime Rate: Major Crimes
Hazelwood

Year	Major Crimes Number	Crime Rate Neighborhood	Crime Rate Pittsburgh
1973	293	.037	.043
1974	245	.031	.047
1975	275	.035	.053

SOURCE: City of Pittsburgh, Bureau of Police.

NOTE: Major crimes are murder, rape, robbery, assault, burglary, and theft. The neighborhood crime rate is computed by dividing the number of crimes committed in the neighborhood by its adjusted population for 1974.

THE PEOPLE

Table 5 and Table 6 present data on the characteristics of the neighborhood population and compare them to city-wide statistics.

In 1974, the estimated population of Hazelwood was 7,938, down by 9% since 1970. This compares to a city-wide population decline of 8% during the same period. Information on the racial composition of the neighborhood is not available for 1974; however, the number of Black households in the neighborhood decreased during the decade of the sixties, and the Black population was 16.3% of the neighborhood's population in 1970, compared to 20.2% for the city.

The average household size in the neighborhood was 2.71 persons in 1974, down from 1970. The percentage of the population 65 years and older was 12.7% in 1970, compared to 13.5% for the city as a whole.

TABLE 5

Population and Household Characteristics, 1970 and 1974
Hazelwood

	Neighborhood		Pittsburgh	
	1970	1974	1970	1974
Population				
% Black	16.3%	....	20.2%	....
% 65 years and over	12.7%	....	13.5%	....
Households				
% One-person households	19.8%	24.5%	25.4%	25.5%
% Retired head-of-household	....	27.4%	....	26.3%
% Households with children	....	35.5%	....	32.7%
% Female head-of-household				
with children	....	7.2%	....	6.4%
% In owner-occupied housing unit	64.5%	57.9%	50.3%	54.2%
% Households changing place of				
residence within past year	....	23.6%	....	27.0%
Average household size	3.05	2.71	2.82	2.67

SOURCES: U. S. Census (1970) and R. L. Polk & Co. (1974).

NOTE: Dotted lines (....) indicate data unavailable for that year.

The turnover rate of households in the neighborhood is less than that for all of the city's neighborhoods. During 1973, 23.6% of the households in the neighborhood changed their place of residence compared to a rate of 27.0% for the city. (The figures represent households who have moved within the neighborhood or city as well as those moving into or out of the neighborhood or city.)

Female-headed households with children in 1974 comprised 7.2% of the total households in the neighborhood compared to 6.4% for the city as a whole. In 1974, one-person households consisted of 24.5% of the total households in the neighborhood compared to 25.5% city-wide and to 19.8% for the neighborhood in 1970.

TABLE 6

Neighborhood Change: 1960-1970 and 1970-1974
Hazelwood

| | Number | Percent Change | |
	Neighborhood	Neighborhood	Pittsburgh
Population			
1960	11,641		
1970	8,692	-25	-14
1974	7,938	- 9	- 8
Households[1]			
1960	3,369		
1970	2,840	-16	- 6
1974	2,625	- 8	-12
Black households[2]			
1960	400		
1970	384	- 4	+15
1974	(not available)		
Housing units			
1960	3,473		
1970	3,052	-12	- 3
1974	2,874	- 6	-12

SOURCES: U. S. Census (1960; 1970) and R. L. Polk & Co. (1974).

NOTE: The population figures reported by Polk are adjusted to account for under-reporting.   Population includes persons living in institutions and other group quarters, such as nursing homes, dormitories or jails.   Differences in the population, household, or housing unit count between 1970 and 1974 are due primarily to changes occurring in the neighborhood.   A small percentage of the difference may be accounted for, however, by variations in data gathering techniques.   Census statistics were compiled from information provided by all city households answering a standard questionnaire either by mail or interview on or about April 1, 1970.   R. L. Polk collected its information by a door-to-door survey carried out over a period of several months.   (See Appendix.)

[1] The number of occupied housing units equals the number of households.

[2] Non-white households in 1960.

NEIGHBORHOOD INCOME

The average family income in Hazelwood was $9,000, 86% of the city average, for the year 1969.* R. L. Polk and Company computes an income index for each city census tract. This index, derived from the occupation of heads of households, was used to calculate the income index of the neighborhood. In 1974, the index for Hazelwood was 93% of the figure for the city as a whole.

Table 7 shows the number of neighborhood households receiving cash grants in 1974, 1975 and 1976 under the public assistance program of the Pennsylvania Department of Welfare. Public assistance in the form of food stamps, Medicaid, and various social services are also available to these households, as well as to other households in need. Public assistance payments were made to 17.1% of the neighborhood households in 1976, a lower proportion than for the city overall and an increase since 1974.

TABLE 7

Public Assistance: Households Receiving Cash Grants
Hazelwood

| Year | Neighborhood | | Pittsburgh |
	Number	Percent	Percent
1974	406	15.5	16.0
1975	442	16.8	17.2
1976	450	17.1	18.0

SOURCE: Allegheny County Board of Assistance.

NOTE: The percentages are based on 1974 Polk households. Only households receiving cash grants under Aid to Dependent Children, Aid to Dependent Children-Unemployed Parent; General Assistance, and State Blind Pension programs are tabulated. The count is of those on assistance as of April 5, 1974, February 28, 1975, and February 27, 1976; households whose grants were terminated between reporting dates are not included.

*Data not available for census tract #1505; average income calculated only for the section of the neighborhood consisting of census tracts #1502 and parts of #1501 and #1503.

HOUSING

Table 6 shows that the number of housing units in Hazelwood decreased during the decade of the sixties and decreased from 1970 to 1974. Of the occupied housing units, 57.9% were owner-occupied in 1974, compared to a city-wide rate of 54.2%. The vacancy rate for the neighborhood was 8.8% which was greater than the rate for the city as a whole. (See Table 8.)

The average value of owner-occupied housing in the neighborhood was $9,100 in 1970, compared to a city-wide average of $14.800.

A housing expenditure greater than 25% of household income is often considered to be excessive and a problem associated with low income households. In 1970, for the city as a whole, less than 1% of renter households earning $10,000 or more a year spent 25% or more of this income for rent; of those earning less than $10,000, 43.7% spent 25% or more of their income on rent. In Hazelwood, 37.7% of renter households in the lower income category paid out 25% or more of their income on rent.* These percentages suggest a lack of housing choice for renters with limited incomes, both in the neighborhood and the city.

TABLE 8

Housing Characteristics, 1970 and 1974
Hazelwood

	Neighborhood		Pittsburgh	
	1970	1974	1970	1974
Housing units				
% Vacant	6.9	8.8	6.2	6.2
% One-unit structures	76.2	....	52.9	....
Occupied housing units				
% Owner-occupied	64.5	57.9	50.3	54.2
Average value: owner-occupied units[1]	$9,100	....	$14,800	....

SOURCES: U. S. Census (1970) and R. L. Polk & Co. (1974).

[1] Average value rounded to nearest one hundred dollars.

*Percentage calculated only for the part of Hazelwood made up of census tracts #1502 and #1505, which contained 75% of the neighborhood's renter-occupied housing units in 1970.

REAL ESTATE AND MORTGAGE LOAN TRANSACTIONS

   The average sales price of owner-occupied housing was $13,266 in 1975. (See Table 9.) Although the average price was less than the city-wide average, the implications of this divergence are difficult to judge because of variations in the quality and size of the structures among city neighborhoods. As additional data are obtained, however, the trend in real estate prices for the neighborhood can be compared to the trend for the city as a whole in order to determine relative differences.

   In order to evaluate the extent to which private lenders are involved in the neighborhood, the number of mortgage loans made on residential property each year must be divided by the number of residential real estate transactions for that year. The percentage of residential real estate transactions financed through financial institutions was 44% in 1975 in Hazelwood compared to a city-wide rate of 59%. The implications of the difference between the two rates are difficult to discern because of variations in risk factors and income levels among city neighborhoods. However, as additional data become available, trends in lending activity within the neighborhood compared to other neighborhoods or to the city as a whole can be assessed.

TABLE 9

Real Estate and Mortgage Loan Statistics
Hazelwood

	Neighborhood	Pittsburgh
Average sales price: owner-occupied dwellings		
1974	$10,904	$21,582
1975	$13,266	$23,518
Number of residential mortgages		
1973	35	
1974	31	
1975	33	
% Residential real estate transactions with mortgages provided by financial institutions		
1974	54%	58%
1975	44%	59%

SOURCE: City of Pittsburgh, Department of City Planning.

APPENDIX

a. Data Sources: Information for the atlas was obtained from the 1960 and 1970 U. S. Census of Population and Housing; R. L. Polk and Company's "Profiles of Change" for Pittsburgh in 1974; Pittsburgh's Department of City Planning and Bureau of Police; the Allegheny County Board of Assistance, and Department of Elections and Voter Registration; Southwestern Pennsylvania Regional Planning Commission; and the Citizen Survey conducted by the Pittsburgh Neighborhood Atlas.

b. Neighborhood Census Tracts: #1502, #1505, part of #1501, and part of #1503 (Hazelwood); and #1504 (Glen Hazel Heights).

c. Methodology: The opinions and characteristics of survey respondents, as well as voter registration, were recorded by voting district and then compiled for Hazelwood by the Pittsburgh Neighborhood Atlas in conjunction with the Center for Urban Research, University of Pittsburgh. Other material in the atlas was drawn from statistics tabulated for city census tracts or census blocks.

The neighborhood boundaries, which were determined on the basis of whole voting districts, do not conform exactly to census tract boundaries, so minor boundary adjustments were made wherever possible to simplify data collection efforts. In Hazelwood and in other parts of the city where substantial portions of a census tract fall in more than one neighborhood, the neighborhood characteristics for 1960 and 1970 were arrived at by adding together data for the census blocks in the neighborhood, item by item. The statistics from sources other than the U. S. Census were made available only by census tract, not by census block; therefore a method for prorating the data among neighborhoods was developed. The procedure allocated data for each neighborhood containing partial census tracts on the basis of the proportion of total tract population, households, or housing units contained in each sub-section.

To compensate for under-reporting, the 1974 figure for the neighborhood population has been increased by 1.11, a factor that was derived from the U. S. Bureau of the Census 1973 population estimate for Pittsburgh. An additional adjustment has been made where applicable, since Polk and Co. does not count persons living in institutions or other group quarters. To arrive at the total estimated population for 1974, the neighborhood population was further increased by adding the number of persons in group quarters for the neighborhood according to the 1970 Census.

d. Characteristics of the Sample: In Hazelwood, 164 citizens answered the questionnaires. Based on the number of replies to each question, the characteristics of the respondents can be generally described as follows: an average age of 51; 60% female; 9% Black; 70% with at least four years of high school education; 79% homeowners; and an average of 29 years in the neighborhood. The median household income falls in the range of $7,000 to $9,999; the average household size is 3.08 persons; and 64% of the households have no members under 18 years old living in the home.

In Glen Hazel Heights, 7 citizens answered the questionnaires. Their characteristics are: an average age of 43; 43% female; 100% Black; 50% with at least four years of high school education; 0% homeowners; and an average of 17 years in the neighborhood. The median household income falls in the range of $5,000 to $6,999; the average household size is 4.14 persons; and 14% of the households have no members under 18 years old living in the home.

The total sample (all respondents to the survey) was over-represented by homeowners (68% compared to 50% for Pittsburgh in 1970) and under-represented by Blacks (14% compared to a city Black population of 20% in 1970).

APPENDIX (CONTINUED)

e. Voter Registration: The following list gives the number of neighborhood
residents registered to vote in November 1975, the number registered in 1976,
and the percent increase.

    1. Hazelwood: 3,670 (1975), 3,673 (1976), +0.1%
    2. Glen Hazel Heights: 258 (1975), 275, (1976), +6.6%

In this period, city registration increased by 1.3% to 233,028.

In the process of collecting data for this
publication, the Pittsburgh Neighborhood
Atlas staff was assisted by many community
organizations. The following list reflects
those organizations that we were able to make
contact with in Hazelwood:

Hazelwood-Glenwood-Glen Hazel Council (CAP council)
4910 Second Avenue
Pittsburgh, Pa. 15201 (11 years)
521-8000

Outreach-YWCA
4944 Second Avenue
Pittsburgh, Pa. 15201
421-8300

Outreach-YMCA
4713 Chatsworth Avenue
Pittsburgh, Pa. 15201
421-5648

Note: Dates in parenthesis indicate when
organization started.