

**Hazelwood Housing Study Supplement
April 2003**

**For The Hazelwood Initiative
and
Community Outreach Partnership Center,
University of Pittsburgh**

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The neighborhood of Hazelwood consists of two census tracts, 1501 and 1515, from the 2000 Census. The neighborhood is composed of approximately 5,334 residents in 2,289 occupied housing units. Demographic and housing data at the census tract level are available in the Hazelwood Housing Study completed by the University of Pittsburgh's Community Outreach Partnership Center.

The following maps and tables provide census data for geographic areas smaller than the census tract. Blocks are the smallest geographic division for which most census data are available. Blocks are aggregated to a larger geographic division called block groups. While census tracts represent approximately 4,000 people, blocks are roughly the size of city blocks in urban areas.

In the following pages, census data including maps, tables, and comparisons of 2000 data to 1990 are provided for the seven block groups in Hazelwood. Then, data are presented for the blocks that make up the 'Sylvan/Monongahela' area which is the focus of a master planning process currently in the beginning stages. This data may be useful in the planning process itself as well as providing pertinent information for future grant proposals.

Hazelwood is bounded approximately by the Glenwood Bridge to the South; the Hot Metal Bridge to the Northwest; the Monongahela River to the Southwest; Bigelow Street to the North and Brown Hills Road to the Northeast. The first map outlines the 7 block groups within the neighborhood.

The following list provides the page number of each map and table.

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Block group 5, census tract 1515 has the highest home ownership rate, 83.8%, in the neighborhood. This block group is located east of Glenwood Avenue and south of Kilbourne. The second highest home ownership rate, 76.8%, is found in block group 2, census tract 1501 on the northern end of the neighborhood. Meanwhile, the block group with the highest proportion of renter occupied units is block group 2, census tract 1515 with a rental rate of 55.1%. For the entire neighborhood, the ownership rate is 65.1% of occupied units while the rental rate is 34.9%.

Occupancy Status, 2000 Census



Occupancy Status, 2000 Census

Block Group	Housing Units	% Owner Occupied* (#)	% Renter Occupied* (#)	% Vacant (#)
1, 1501	429	52.8% (191)	47.2% (171)	15.6% (67)
2, 1501	561	76.8% (374)	23.2% (113)	13.2% (74)
1, 1515	365	67.3% (206)	32.7% (100)	16.2% (59)
2, 1515	348	44.9% (127)	55.1% (156)	18.7% (65)
3, 1515	290	65.3% (162)	34.7% (86)	14.5% (42)
4, 1515	420	61.8% (197)	38.2% (122)	24.0% (101)
5, 1515	333	83.8% (238)	16.2% (46)	14.7% (49)

* Percent of occupied housing units. Not percentage of all housing units.

The following tables provide data regarding the change in vacant units in each block group from 1990 to 2000. Every block group experienced an increase in vacant units during the past decade. Block group 4, census tract 1515, located in the southern end of the neighborhood leading to the Glenwood Bridge, had the biggest increase in vacant units. Its vacancy rate from the 2000 census was 24%, up from 9.6% in 1990. The vacancy rate for Hazelwood as a whole was 16.6% in 2000.

Number of Vacant Units and % Change, 1990 to 2000

Block Group	Number of Units Vacant, 2000	Number of Units Vacant, 1990	Percent Change
1, 1501	67	52	28.85%
2, 1501	74	59	25.42%
1, 1515	59	26	126.92%
2, 1515	65	50	30.00%
3, 1515	42	25	68.00%
4, 1515	101	42	140.48%
5, 1515	49	29	68.97%

Vacancy Rate, 1990 and 2000

Block Group	Vacancy Rate, 2000	Vacancy Rate, 1990
1, 1501	15.62%	10.30%
2, 1501	13.19%	9.34%
1, 1515	16.16%	7.88%
2, 1515	18.68%	13.33%
3, 1515	14.48%	7.96%
4, 1515	24.05%	9.63%
5, 1515	14.71%	8.15%

For the entire neighborhood, the proportion of occupied housing units that were rented remained relatively unchanged from 1990 to 2000, from 34.8% to 34.9%. The actual

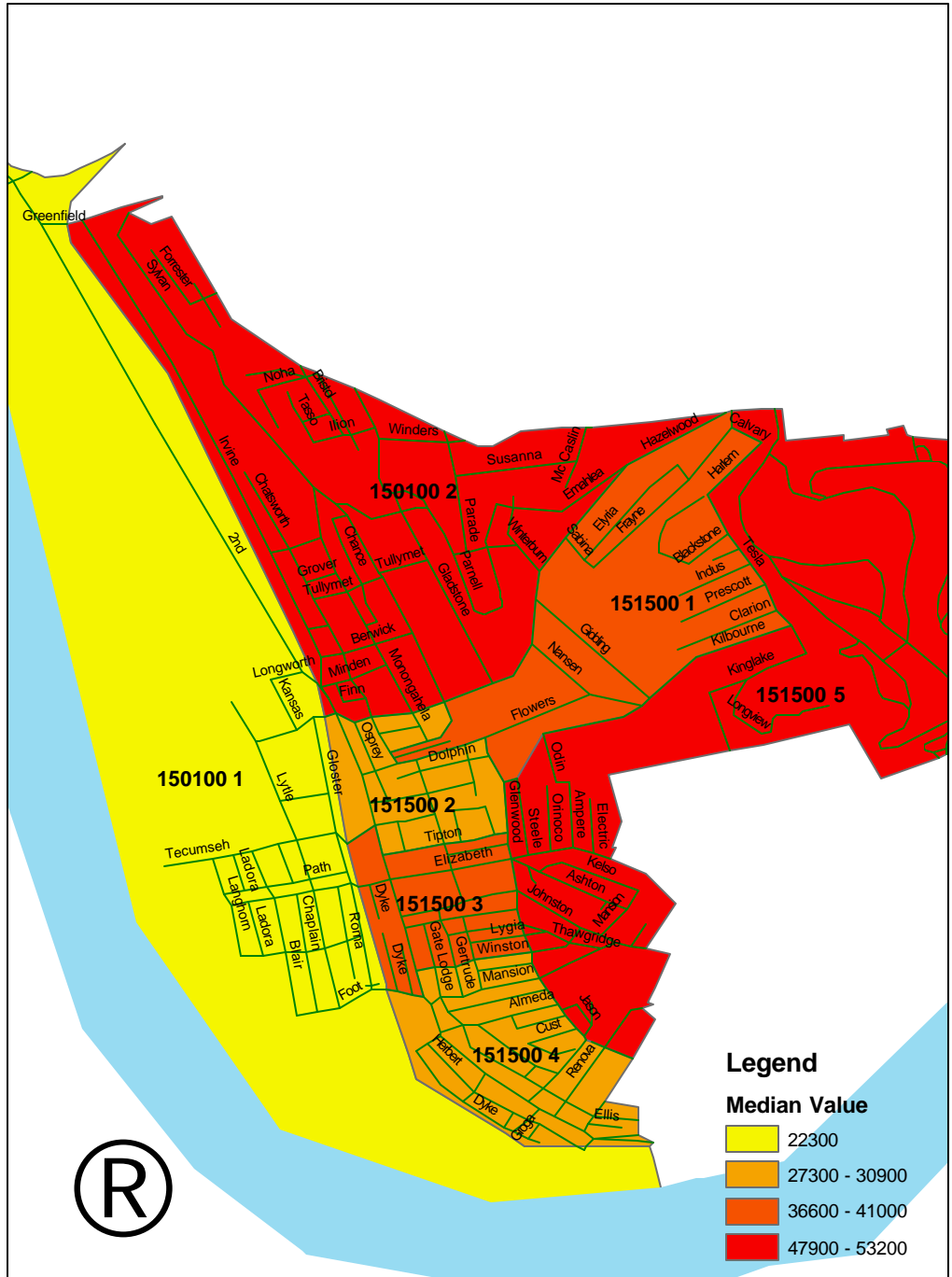
number of rental units declined by 13.5% for the neighborhood. The decline was similar to the 13.9% decline of total housing units in Hazelwood during the same time period. However, the number of renter occupied units changed in every block group with some groups experiencing significant changes.

Renter Occupancy and % Change, 1990 to 2000

Block Group	Renter Occupied Units, 2000	Renter Occupied Units, 1990	Percent Change
1, 1501	171	145	17.93%
2, 1501	113	227	-50.22%
1, 1515	100	75	33.33%
2, 1515	156	179	-12.85%
3, 1515	86	94	-8.51%
4, 1515	122	137	-10.95%
5, 1515	46	75	-38.67%

An indicator of the strength of the housing market in Hazelwood is the median value of owner-occupied homes. For the entire neighborhood, the median value of owner occupied homes was \$39,492 in 2000. Among Hazelwood's block groups, the highest median values are found in the northern and eastern portions of Hazelwood.

Median Value of Owner Occupied Homes, 2000 Census



Block Group 2, census tract 1501 has the highest median value of owner occupied homes in Hazelwood. The block group consists of the northern piece of Hazelwood stretching from Greenfield Avenue to Hazelwood Avenue, east of Irvine.

Median Value of Owner-Occupied Units, 2000

Block Group	Median Value of Owner-Occupied Units	% Less than \$15,000 Value (#)	% Less than \$40,000 Value (#)
1, 1501	\$22,300	27.8% (49)	83.0% (146)
2, 1501	\$53,200	0.0% (0)	33.4% (123)
1, 1515	\$36,600	10.7% (21)	62.2% (122)
2, 1515	\$30,900	22.3% (27)	76.0% (92)
3, 1515	\$41,000	11.1% (18)	46.3% (75)
4, 1515	\$27,300	32.7% (54)	78.8% (130)
5, 1515	\$47,900	7.4% (17)	35.8% (82)

Median Value of Owner-Occupied Units and % Change, 1990 to 2000

Block Group	Value, 2000	Value, 1990	Percent Change
1, 1501	\$ 22,300	\$ 15,068	48.00%
2, 1501	\$ 53,200	\$ 39,833	33.56%
1, 1515	\$ 36,600	\$ 22,400	63.39%
2, 1515	\$ 30,900	\$ 20,000	54.50%
3, 1515	\$ 41,000	\$ 25,500	60.78%
4, 1515	\$ 27,300	\$ 20,203	35.13%
5, 1515	\$ 47,900	\$ 28,366	68.86%

Sixty-four percent of Hazelwood's housing stock was built before 1939. The largest proportion of newer housing stock is in block group 2, census tract 1515. Ninety-six housing units were built in this block group during the 1980's. According to the 2000 census, a total of only 28 new housing units were built in the entire neighborhood during the 1990's.

Median Year Structure Built, 2000

Block Group	Median Year Structure Built	% Built 1990-2000 (#)	% Built 1980-1989 (#)	% Built 1970-1979 (#)	% Built Prior to 1970 (#)
1, 1501	Before 1940	0%	0%	0%	100% (429)
2, 1501	1948	1.1% (6)	1.4% (8)	6.8% (38)	90.7% (509)
1, 1515	1943	0%	0%	12.6% (46)	87.4% (319)
2, 1515	1941	1.4% (5)	27.6% (96)	3.4% (12)	67.5% (235)
3, 1515	Before 1940	2.1% (6)	2.4% (7)	2.1% (6)	93.4% (271)
4, 1515	Before 1940	1.2% (5)	0%	5.0% (21)	93.8% (394)
5, 1515	Before 1940	1.8% (6)	1.5% (5)	0%	96.7% (322)

Median Household Income and Poverty

Block group 2, census tract 1515 has the lowest median household income in Hazelwood. Block groups 2 and 3 of census tract 1515 experienced a decline in median household income between 1990 and 2000. Block group 3 had a 171% increase in the number of individuals living below the poverty level from 1990 to 2000 and has the highest poverty rate at 38% of the block groups in Hazelwood.

Median Household Income and % Change, 1990 to 2000

Block Group	Household Income, 2000	Household Income, 1990	Percent Change
1, 1501	\$ 25,240	\$ 17,511	44.14%
2, 1501	\$ 26,429	\$ 22,893	15.44%
1, 1515	\$ 25,500	\$ 18,859	35.21%
2, 1515	\$ 13,798	\$ 16,600	-16.88%
3, 1515	\$ 27,019	\$ 28,235	-4.31%
4, 1515	\$ 24,886	\$ 13,071	90.39%
5, 1515	\$ 25,568	\$ 18,839	35.72%

Income below Poverty Level (Individuals) and % Change, 1990 to 2000

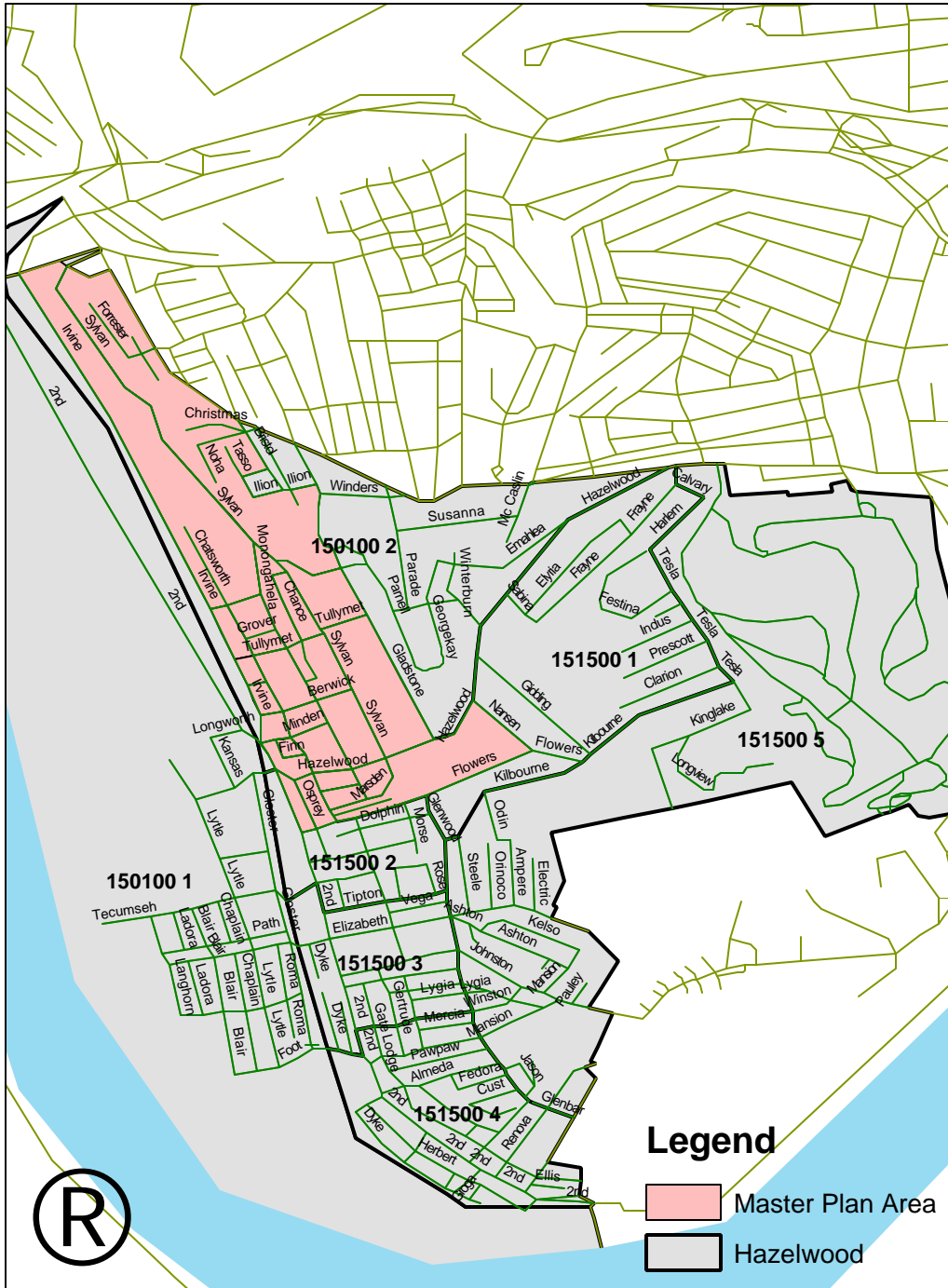
Block Group	Poverty, 2000	Poverty, 1990	Percent Change
1, 1501	157	226	-30.53%
2, 1501	188	298	-36.91%
1, 1515	258	178	44.94%
2, 1515	194	132	46.97%
3, 1515	233	86	170.93%
4, 1515	137	267	-48.69%
5, 1515	105	106	-0.94%

Poverty Rate, 1990 and 2000

Block Group	Poverty Rate, 2000	Poverty Rate, 1990
1, 1501	18.15%	21.52%
2, 1501	17.23%	20.71%
1, 1515	34.08%	22.03%
2, 1515	36.95%	21.46%
3, 1515	38.01%	11.01%
4, 1515	17.65%	28.16%
5, 1515	15.35%	13.98%

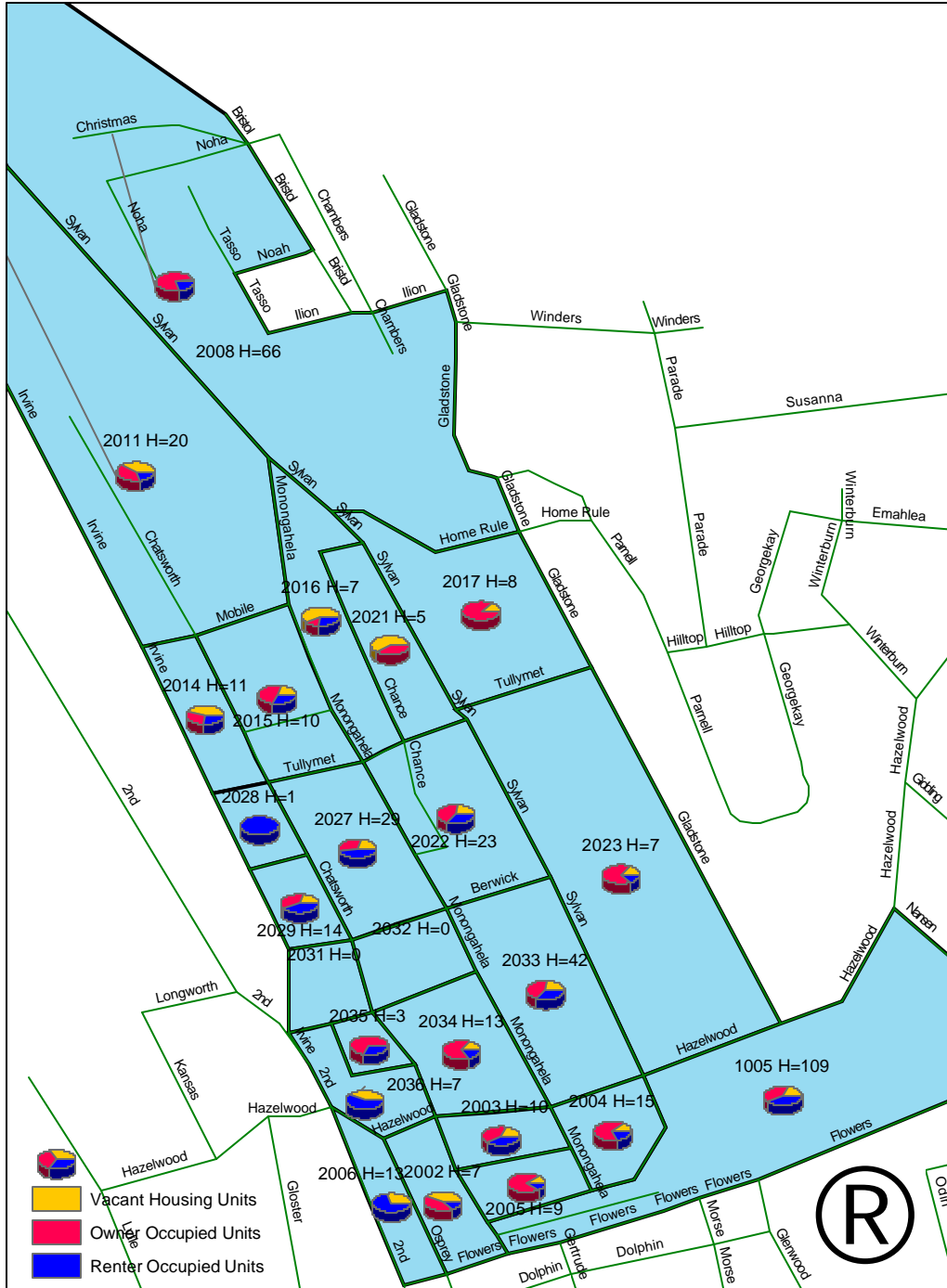
The following section provides housing data for an area of Hazelwood that will be the focus of an upcoming master planning process. The section of Hazelwood that is most likely to be included in the master plan is bounded by the intersection of Second and Hazelwood Avenues to the North and Flowers to the South; Second Avenue to the West and Gladstone to the East. This section includes the neighborhood landmarks of the Gladstone School, Hazelwood Branch of the Carnegie Library, and the Woods House.

Sylvan/Hazelwood Master Plan Area (Extended)



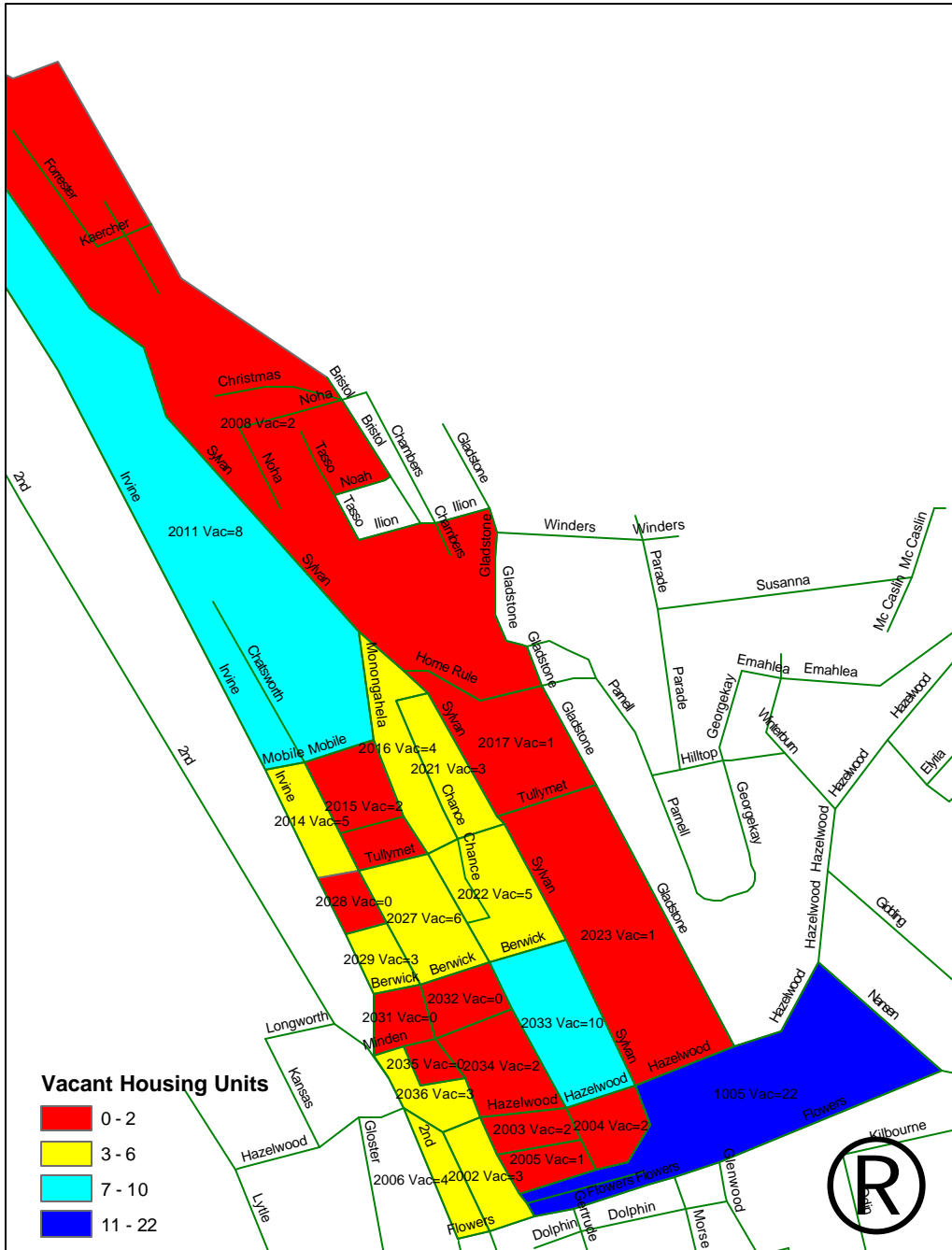
The following maps illustrate housing occupancy data in the upcoming master plan's area of focus. The first map represents the proportion of housing stock in each block that is vacant, owner occupied, or renter occupied. A table can be found with the actual numbers for each category in each block later in the report.

Occupancy Status, 2000 (H = Number of Total Housing Units)



The block with the greatest number of vacant housing units, block #1005, lies between Flowers and Hazelwood Avenues. This block has 22 vacant housing units. 10 vacant units are in block #2033 which lies between Monongahela and Sylvan Avenues bounded by Hazelwood Avenue and Berwick.

**Number of Vacant Units, 2000
(Vac = # of Vacant Units)**



Block #1005 has the largest number of rental units in the master planning area with 45 renter-occupied units in 2000. This block also has the largest number of vacant units. Vacant and rental units account for more than 60% of the housing stock in block #1005.

Number of Renter Occupied Units, 2000 (R = Number of Renter Occupied Units)



The following table presents data that are illustrated in the previous three maps. Among blocks within the master plan area, block #1005, census tract 1515, on the southeastern end of the study area, has the greatest number of housing units. Of the 109 units in this block, 20% are vacant and 41% are renter occupied. Block #2008, census tract 1501, has the 2nd greatest number of housing units of which 77% are owner occupied.

Housing Occupancy and Vacancy Status by Block (Master Plan Area)

Tract	Block	Total Units	Vacant	% Vacant	Owned	% Owned	Rented	% Rented
1501	2008	66	2	3.03%	51	77.27%	13	19.70%
1501	2011	20	8	40.00%	8	40.00%	4	20.00%
1501	2014	11	5	45.45%	3	27.27%	3	27.27%
1501	2015	10	2	20.00%	5	50.00%	3	30.00%
1501	2016	7	4	57.14%	1	14.29%	2	28.57%
1501	2017	8	1	12.50%	7	87.50%	0	0.00%
1501	2021	5	3	60.00%	2	40.00%	0	0.00%
1501	2022	23	5	21.74%	10	43.48%	8	34.78%
1501	2023	7	1	14.29%	5	71.43%	1	14.29%
1501	2027	29	6	20.69%	9	31.03%	14	48.28%
1501	2028	1	0	0.00%	0	0.00%	1	100.00%
1501	2029	14	3	21.43%	5	35.71%	6	42.86%
1501	2031	0	0		0		0	
1501	2032	0	0		0		0	
1501	2033	42	10	23.81%	17	40.48%	15	35.71%
1501	2034	13	2	15.38%	9	69.23%	2	15.38%
1501	2035	3	0	0.00%	2	66.67%	1	33.33%
1501	2036	7	3	42.86%	0	0.00%	4	57.14%
1515	1005	109	22	20.18%	42	38.53%	45	41.28%
1515	2002	7	3	42.86%	3	42.86%	1	14.29%
1515	2003	10	2	20.00%	4	40.00%	4	40.00%
1515	2004	15	2	13.33%	10	66.67%	3	20.00%
1515	2005	9	1	11.11%	7	77.78%	1	11.11%
1515	2006	13	4	30.77%	0	0.00%	9	69.23%