

The Hazelwood Neighborhood, 2010



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PROGRAM IN URBAN AND REGIONAL ANALYSIS
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Executive Summary

Hazelwood is a City of Pittsburgh neighborhood of 5,033 residents (2010 Census) located along the northern shore of the Monongahela River, approximately four miles from Downtown Pittsburgh. The neighborhood developed over 100 years ago, shaped by several steel and coke-making plants located in and around the community. In recent decades, Hazelwood has lost its manufacturing base, experienced population decline, physical abandonment, and weak demand for housing.

This report presents information on the current condition of the Hazelwood community across a broad range of indicators. In this report, data for Hazelwood includes the combined totals for both the Hazelwood and Glen Hazel neighborhoods as defined by the City of Pittsburgh.

Hazelwood had disproportionately smaller shares of young adults (ages 20-34), when compared to the City of Pittsburgh. While the combined population was majority-white, the community had a larger share of African American population when compared to Pittsburgh. Nearly one in three households in the two neighborhoods contained a person under age 18 compared to 1 in 5 in the City, and the majority of these households were female-headed, with no husband present. Compared to the City of Pittsburgh, households in Hazelwood had lower incomes, and residents (especially children) were more likely to be poor.

A number of indicators included in this report strongly suggest Hazelwood's housing market suffers from a lack of demand. Prices are extremely low (sales under \$10,000 are common), the pace of sales trails the City, and low levels of mortgage originations and falling homeownership rates suggest that much of the market activity is being driven by investors through cash transactions. Hazelwood's levels of property tax delinquency are double the City of Pittsburgh's. The lack of residential demand can also be seen in comparatively higher levels of vacant land and rising numbers of unoccupied housing units. Over one in four of Hazelwood's parcels are now vacant, and one in five housing units lack an occupant in a neighborhood where most housing is over a century old.

Crime rates in Hazelwood have fallen since 2005. Rates of property crime trailed the City, but the neighborhood's rate of violent crime continued to exceed Pittsburgh's. Voter turnout was in-line with the City's trends, and was strongest for presidential elections. Turnout was lowest in years with a mayoral or county executive race.

13 percent of Hazelwood residents did not complete a high school education, compared to seven percent of City residents. This may be a factor in the residents' comparatively low levels of labor force participation and lower earnings. Over two-thirds of the neighborhoods' children attended a Pittsburgh Public School. Half of all working residents commuted to a job in the City of Pittsburgh, with many traveling to Downtown Pittsburgh and Oakland. Less than 30 percent of those working in the neighborhood were City residents.

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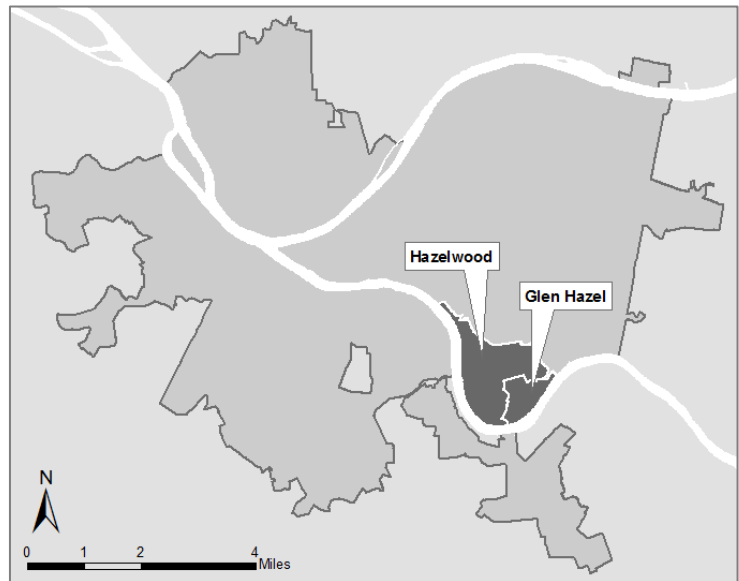
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Introduction

This report presents a picture of the City of Pittsburgh's Hazelwood community, which includes the neighborhoods of Hazelwood and Glen Hazel (Figure 1). Following decades of population decline and physical abandonment, there is a renewed interest in the community by many regional stakeholders, including The Heinz Endowments, the sponsor of this report.

Hazelwood developed as an industrial neighborhood in the last two decades of the 19th century, much like neighboring communities along the Monongahela River. Many immigrants settled in Hazelwood to make a living in the neighborhood's coke mill and nearby steel plants, and shaped the character of the neighborhood in the first half of the 20th century. The adjacent community of Glen Hazel was originally developed as housing for defense workers in the 1940's, and has been subsequently redeveloped several times as a public housing community by the Housing Authority of the City of Pittsburgh.

Figure 1. Map of Hazelwood, Glen Hazel, and the City of Pittsburgh



Data Notes

Data from this report came from federal, state, and local data sources, including:

- U.S. Census Bureau;
- U.S. Department of Housing and Urban Development;
- U.S. Postal Service;
- Federal Financial Institutions Examination Council;
- Allegheny County;
- City of Pittsburgh; and the
- Pittsburgh Public Schools.

Data can vary considerably from year to year for small geographic areas, such as neighborhoods and census tracts. For that reason, we often average data over three years to reduce the variability inherent in reporting change over time for small areas.

This document reports the combined totals for the Hazelwood and Glen Hazel neighborhoods except indicators involving residential property sales, mortgage originations, and mortgage foreclosures. These indicators are not applicable to public housing communities such as Glen Hazel. For this reason, only data for the Hazelwood neighborhood is reported for these three measures.

Changes in Census Tract boundaries in 2010 now result in the inclusion of Pittsburgh's Hays neighborhood in Tract 5629, which also includes part of Hazelwood. Because data for the 2006-10 American Community Survey is not released for geographies smaller than Census Tracts, Hazelwood data presented in this report from the 2006-10 American Community Survey include Hays.

About the University Center for Social and Urban Research

The University Center for Social and Urban Research (UCSUR) was established in 1972 to serve as a resource for researchers and educators interested in the basic and applied social and behavioral sciences. As a hub for interdisciplinary research and collaboration, UCSUR promotes a research agenda focused on the social, economic and health issues most relevant to our society. UCSUR maintains a permanent research infrastructure available to faculty and the community with the capacity to: (1) conduct all types of survey research; (2) carry out regional econometric modeling; (3) analyze qualitative data using state-of-the-art methods; (4) obtain, format, and analyze spatial data; (5) acquire, manage, and analyze large secondary and administrative data sets; and (6) design and carry out descriptive, evaluation, and intervention studies.

The Pittsburgh Neighborhood and Community Information System (PNCIS) is a project based at UCSUR. The PNCIS serves the Pittsburgh region through the collection, maintenance, analysis, and provision of neighborhood and property-based data. Over 600 people have been trained to use the PNCIS to support efforts to reduce blight, promote neighborhood investment, and revitalize communities in the Pittsburgh area. Key partners include the City of Pittsburgh and the Pittsburgh Partnership for Neighborhood Development. The PNCIS is also a partner of the National Neighborhood Indicators Partnership (NNIP), a collaborative effort by the Urban Institute and 35 local partners to further the development and use of neighborhood information systems in policymaking and community building.

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Economy

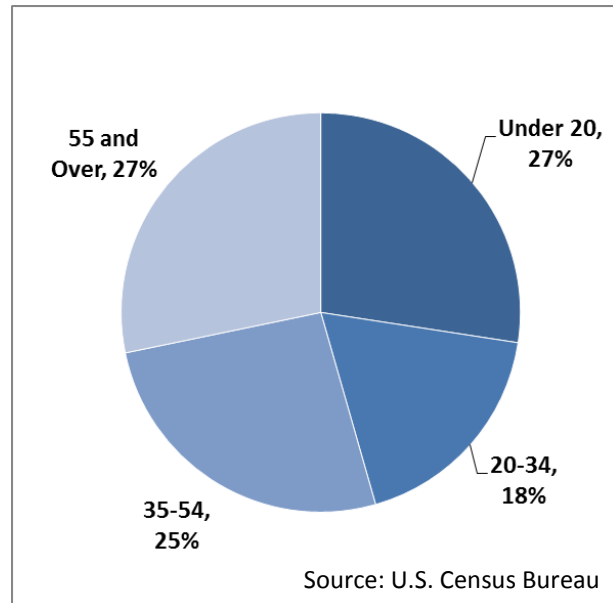
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Key Findings: Population

- In 2010, 18 percent of Hazelwood’s population was between the ages of 20 and 34. In the City of Pittsburgh, 31 percent of all residents were in the same age group. 27 percent of residents were under age 20 or over age 55. (Table 1, Figure 2).

Figure 2. Hazelwood Population by Age, 2010

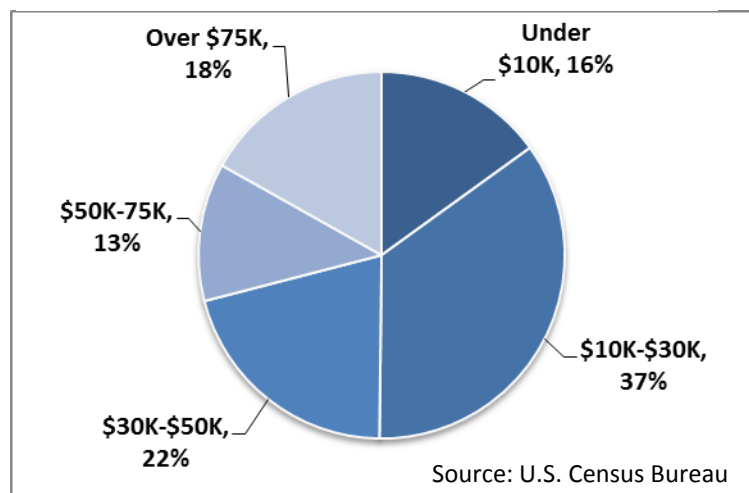


- 45 percent of Hazelwood’s population was African American in 2010, compared to 26 percent of the City’s 2010 population. Among residents under age 18, 62 percent were African-American (Table 2).
- 30 percent of Hazelwood households had a resident under 18 years old, compared to 20 percent of all 2010 City households (Table 3).

- In 2010, 61 percent of the neighborhood’s households with children under age 18 were headed by a female householder, with no husband present. In the City of Pittsburgh, 45 percent of households with children were female-headed (Table 4).

- Households in Hazelwood earned less than households in the City and County between 2006 and 2010. 52 percent of Hazelwood households earned less than \$30,000 per year on average compared to 43 percent of City households. 16 percent of neighborhood households had an annual income below \$10,000 (Table 5, Figure 3).

Figure 3. Hazelwood Households by Income, 2006-10 (Constant 2010 Dollars)

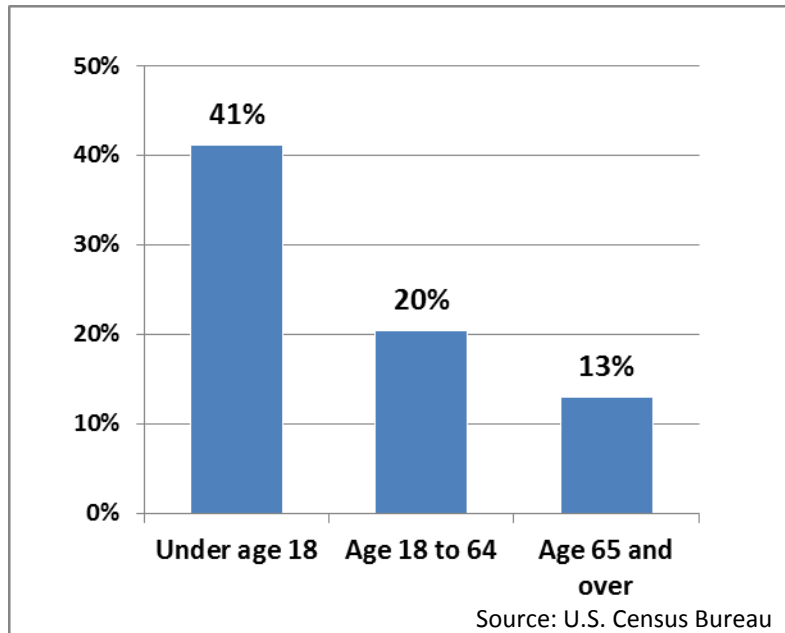


- Nearly one in four (24 percent) of Hazelwood households were living in poverty in the 2006-2010 period. The City's poverty rate was 22 percent over the same period (Table 6).

The neighborhood's youngest residents were much more likely to be living in poverty, as 41 percent of Hazelwood residents under age 18 were in poverty

compared to 20 percent of those aged 18-64, and 13 percent of residents age 65 and over (Table 6, Figure 4).

Figure 4. Hazelwood Population in Poverty by Age, 2006-10

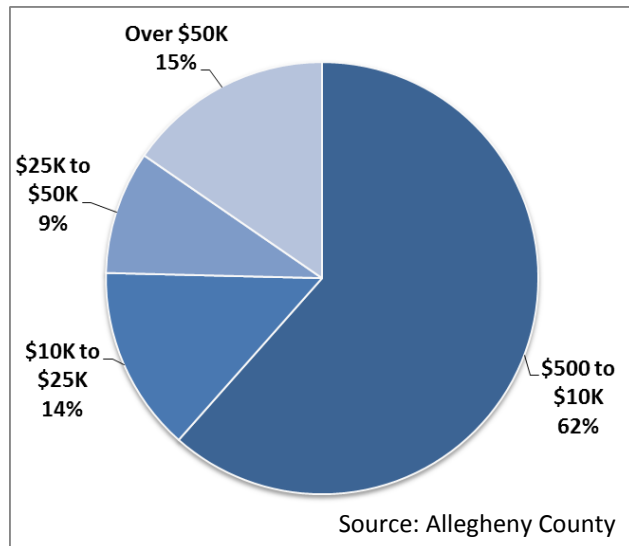


- While 24 percent of neighborhood residents were living in poverty, an additional 23 percent of Hazelwood residents are classified as “near poor” with incomes no more than twice the poverty level (Table 7).
- Four in five residents of Hazelwood did not move in the previous year, according to the 2006-10 American Community Survey. Hazelwood did not attract very many long distance movers, as less than one percent of neighborhood residents lived outside of Allegheny County one year earlier. By comparison, 8 percent of City residents, and 4 percent of Allegheny County residents lived in another county the year before (Table 8).

Key Findings: Housing, Markets, and Real Estate

- Hazelwood’s housing sales prices were four to five times less than the City of Pittsburgh, with a median price of \$5,700 and an average price of \$26,129 in 2010 (Table 9). Only 15 percent of all neighborhood properties sold for over \$50,000 in 2010 (Table 10, Figure 5). This data does not include sales of properties under \$500 to exclude potential love-and-trust sales. Average rents of \$547/month were also lower than the City by more than \$100/month (Table 11).

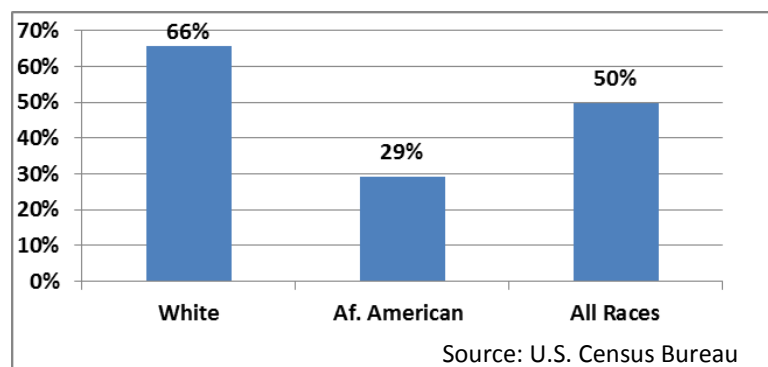
Figure 5: Hazelwood Residential Sales by Price, 2010



- Loan originations to owner-occupants in Hazelwood were slightly below the City’s share of loans to owner-occupants (Table 12). A higher share of loans in Hazelwood were made to African Americans when compared to the City (Table 13), though this share of total loans remains disproportionately low compared to the neighborhood’s African-American population. Loan amounts and borrower income also were less than the City overall (Table 14).
- In Hazelwood, the homeownership rate has fallen from 60 percent in 1980 to 50 percent in 2010 (Table 15). 74 percent of these owner occupied units were held by a white resident (Table 16).

Homeownership rates by race and age varied widely. Two-thirds of white householders in Hazelwood owned their own home compared to 29 percent of African Americans (Table 17, Figure 6). 58 percent of homeowners in Hazelwood were over age 55 (Table 18),

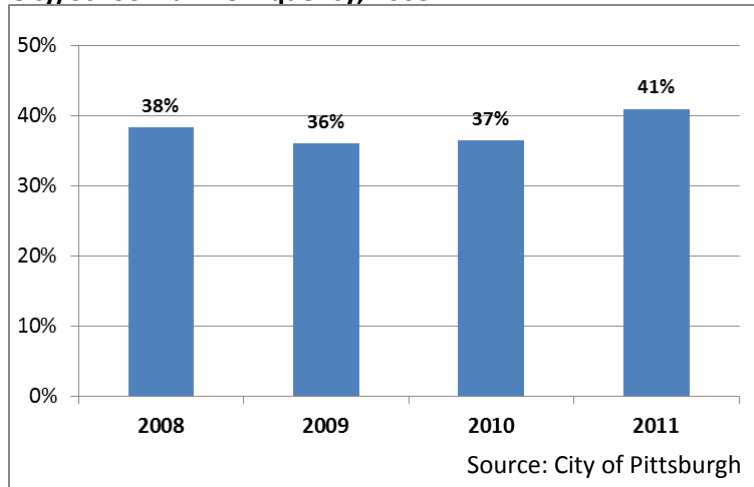
Figure 6. Hazelwood Homeownership Rate by Householder Race, 2010



compared to nearly 35 percent of renters (Table 19). 42 percent of Hazelwood’s homeowners did not have a mortgage compared to 39 percent of all homeowners in the City (Table 20).

- In Hazelwood, 21 properties each year, on average were in foreclosure between 2006 and 2010, accounting for 0.7 percent of all residential parcels. In the City, one percent of all properties were in foreclosure on average over the same time frame (Table 21).

Figure 7. Hazelwood Percent of Tax Delinquent Parcels with City/School Tax Delinquency, 2008-11

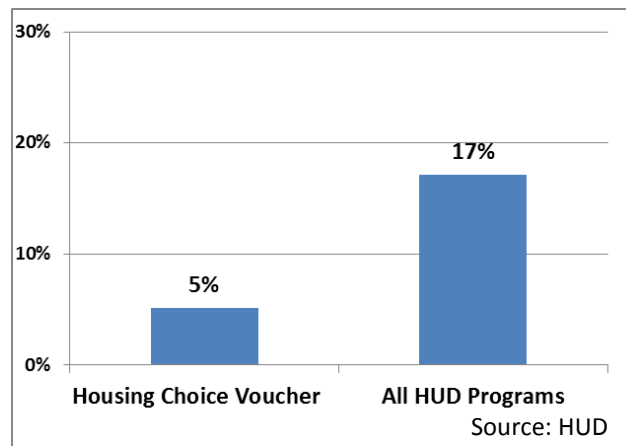


- Property tax delinquency in Hazelwood is nearly double the City average, with 41 percent of all taxable properties in the neighborhood delinquent in City or School property taxes as of November 2011 (Table 22, Figure 7).

- 56 percent of Hazelwood’s 1,157 delinquent parcels were vacant land (Table 23). The average delinquent property had a cumulative City/School delinquency of \$3,475 dating to the mid-1980’s (Table 24). Tax payments have not been made since at least 2008 on 51 percent of the neighborhood’s delinquent properties (Table 25).

- 17 percent of households in Hazelwood received a housing subsidy from the Federal Department of Housing and Urban Development from any public housing, tenant-based or project-based program in 2004. Five percent of neighborhood households received a Housing Choice Voucher in 2004, compared to 3 percent of City households (Table 26, Figure 8).

Figure 8. Hazelwood Percent of Households Receiving Housing Subsidy, 2004



- Publicly-owned property in Hazelwood accounts for 18 percent of total parcels. In the City, nearly one in ten parcels are publicly-owned. The City of Pittsburgh is the largest owner in the community, accounting for 86 percent of publicly-owned parcels in the community (Table 27, Figure 22).

- Hazelwood has low levels of housing turnover, as the ratio of residential properties to sales averaged 22 to 1 between 2008 and 2010. Housing researcher Alan Mallach suggests that in communities with a ratio of 15 to 1 or more some properties entering the market will not be absorbed under normal market conditions (Table 28, Figure 9).¹

Figure 9. Hazelwood and City of Pittsburgh Properties / Sales 2008-10

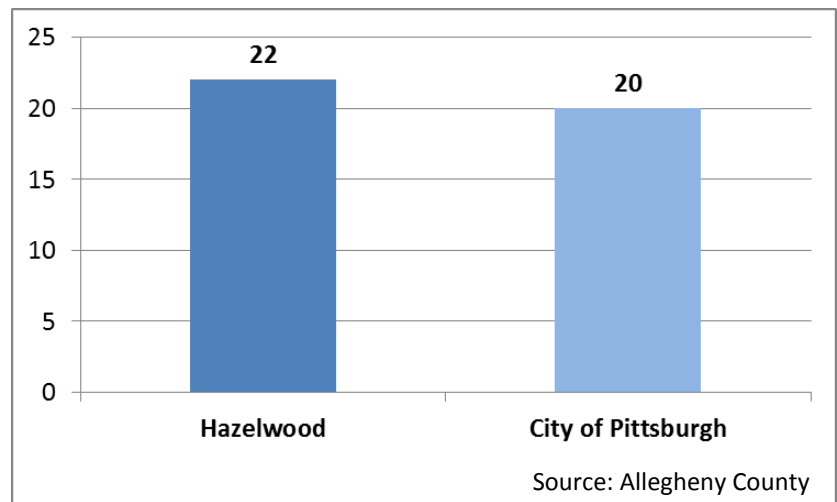
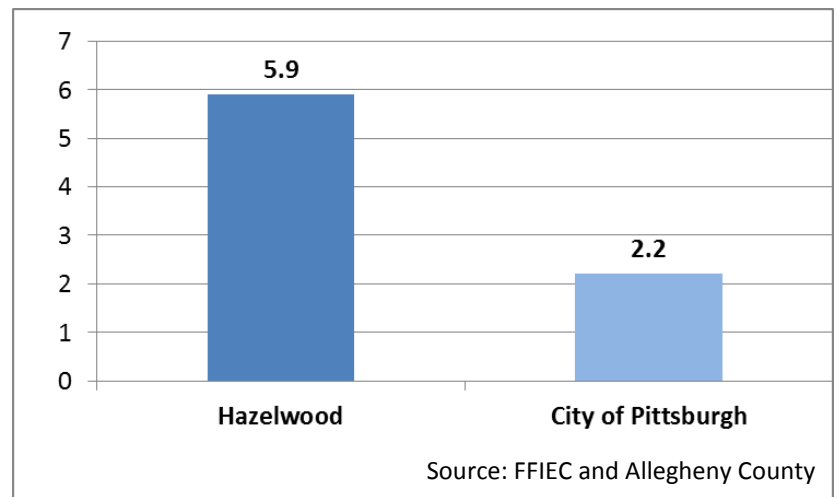


Figure 10. Hazelwood and City of Pittsburgh Sales / Mortgage Originations, 2008-10



- The ratio of sales to mortgage originations in Hazelwood is much higher than the City, suggesting that a large number of the neighborhood's properties are being purchased by investors in cash transactions (Table 29, Figure 10).²

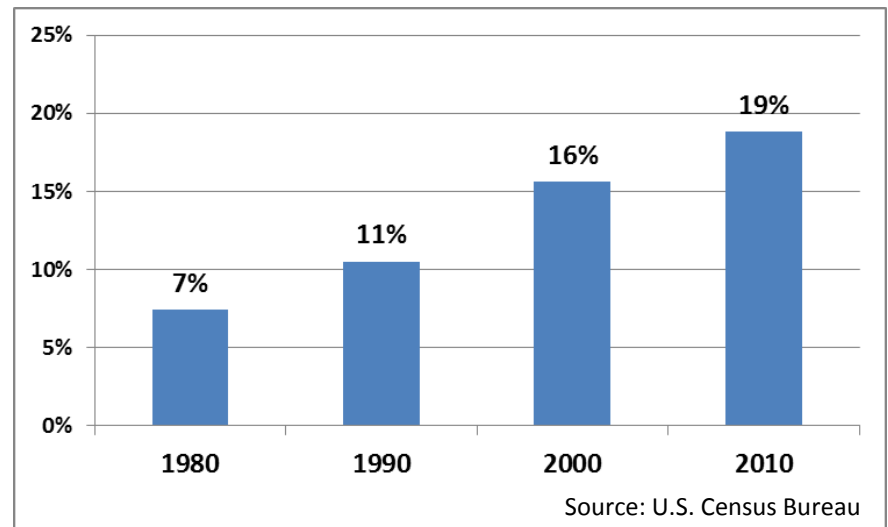
^{1,2} more information on these metrics, please see Chapter Two of "Defining a Future for America's Cities Experiencing Severe Population Loss." Alan Mallach, Editor. The 110th American Assembly, Columbia University. April 2011. <http://ced.msu.edu/resizingcities2011/definingfuture.pdf>

Key Findings: Physical Conditions

- Hazelwood’s 982 vacant parcels account for 27 percent of all parcels in the neighborhood. About one in four of these vacant properties were owned by a public entity early in 2010. In the City of Pittsburgh, 18 percent of all parcels are vacant (Table 30). Many of these vacant properties are scattered throughout the Hazelwood community.

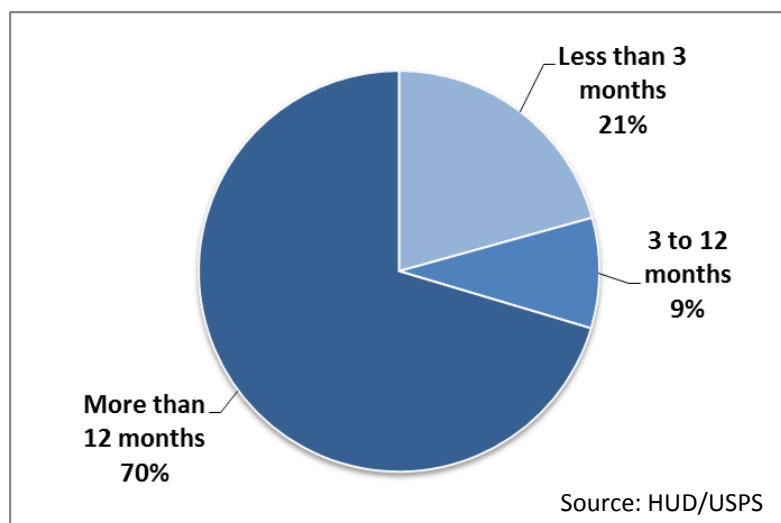
- Vacancy can also be measured by unoccupied housing units. In Hazelwood, the share of vacant housing units in the neighborhood has grown from 7 percent in 1980 to 19 percent in 2010. In the City of Pittsburgh, the increase was less-severe, rising from 7 percent to 13 percent over the same thirty-year time period (Table 31, Figure 11).

Figure 11. Hazelwood Vacant Housing Units 1980-2010



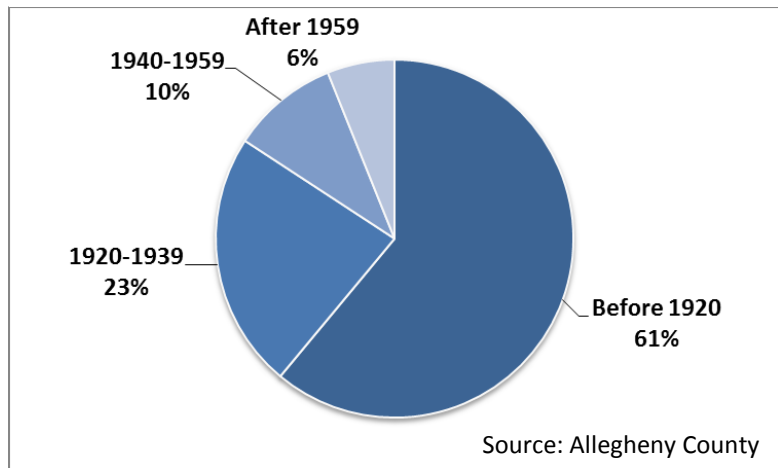
- Postal Service records show that 70 percent of Hazelwood’s vacant residential addresses have been unoccupied for over one year or more in 2010 (Table 33, Figure 12). The comparable figure for the City of Pittsburgh is 83 percent.

Figure 12. Hazelwood Length of Residential Vacancy, 2010 Q3



- Over half of all residential structures in Hazelwood are over 100 years old. The median year-built for housing in the neighborhoods was 1910. The City's median year of construction is 1920. In Hazelwood and the City of Pittsburgh, less than ten percent of housing structures were built after 1960 (Table 34, Figure 13).

Figure 13. Hazelwood Year of Construction for Residential Property

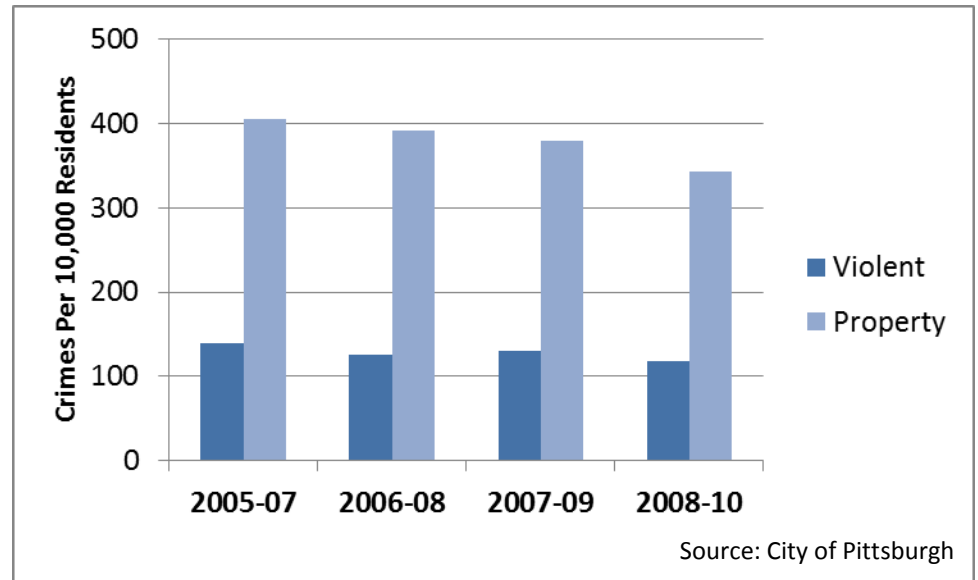


Key Findings: Safety, Voter Turnout, and Education

- Between 2005 and 2010, the rate of violent crime in Hazelwood exceeded the City of Pittsburgh's rate, but has fallen since the 2005-07 period (Table 35, Figure 14).

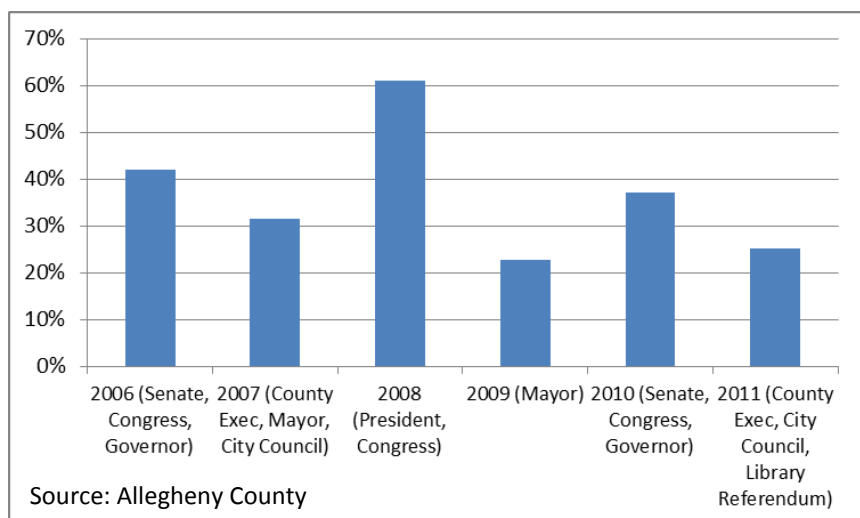
Property crime also has dropped. Rates of property crime in Hazelwood were below the City of Pittsburgh (Table 35, Figure 14).

Figure 14. Hazelwood Annualized Three-Year Violent and Property Crime Rates, 2005-10



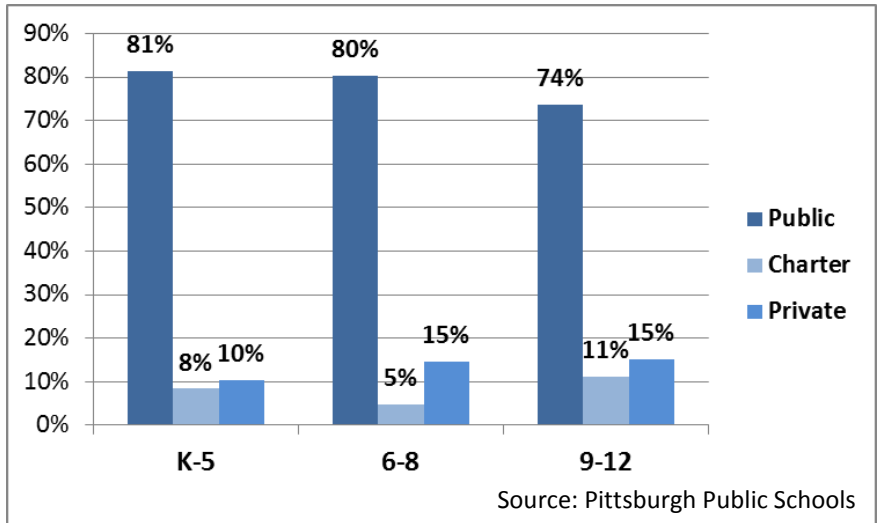
- In most elections since 2004, voter turnout rates in Hazelwood were comparable to the City of Pittsburgh. Turnout was highest for Presidential elections (at over 60 percent), and lowest for Mayoral and County Executive elections (around 20 percent) (Table 36, Figure 15).

Figure 15. Hazelwood Voter Turnout in General Elections, 2006-11



- Over three-quarters of students in Hazelwood attend a Pittsburgh Public School. (Tables 37, 38, 39, Figure 16) The share of City students attending a public school was six to eight percentage points lower than Hazelwood.

Figure 16. Hazelwood Type of School Attended by Grade Level, 2011-12 School Year

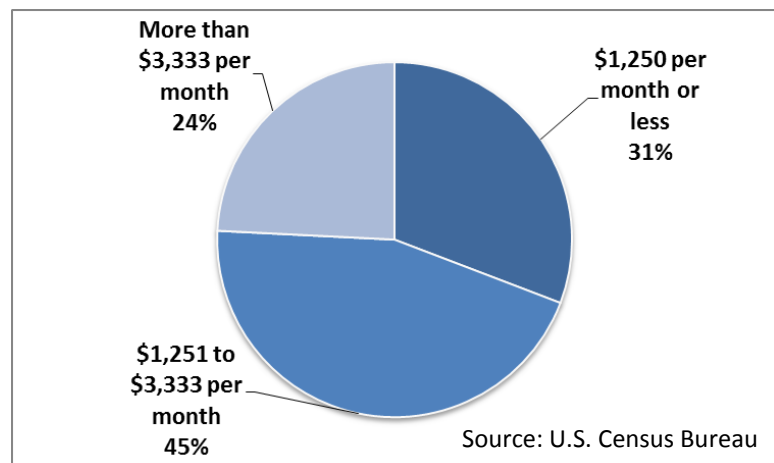


- Three in four public school students in Hazelwood were eligible for a free or reduced-price lunch in 2011, compared to two in three public school students in the City. 42 percent of Hazelwood’s charter school students were eligible for a free or reduced price lunch (Table 40).
- At least ten percent of Hazelwood students in grades K-5 attend Minadeo, Mifflin, and Greenfield schools (Table 41).
- In grades 6-8, the largest number of Hazelwood’s students attended Sterrett, Mifflin, and Greenfield schools (Table 42). Allderdice and Brashear were attended by at least ten percent of neighborhood students in grades 9-12 (Table 43). None of these schools are located in the Hazelwood neighborhood.

Key Findings: Economy

- In 2009, 1,819 jobs were located in Hazelwood. This number of jobs increased by 5 percent since 2002 (Table 44).
- 2,138 jobs were held by Hazelwood residents in 2009, Overall, these numbers were lower in 2009 compared to 2002 (Table 45).
- In 2009, 52 percent of jobs located in Hazelwood paid over \$3,333 per month, as did 47.4 percent of all jobs located in the City (Table 46).
- 24 percent of Hazelwood residents, and 35 percent of City residents held a job paying at least \$3,333 per month in 2009 (Table 47, Figure 17).

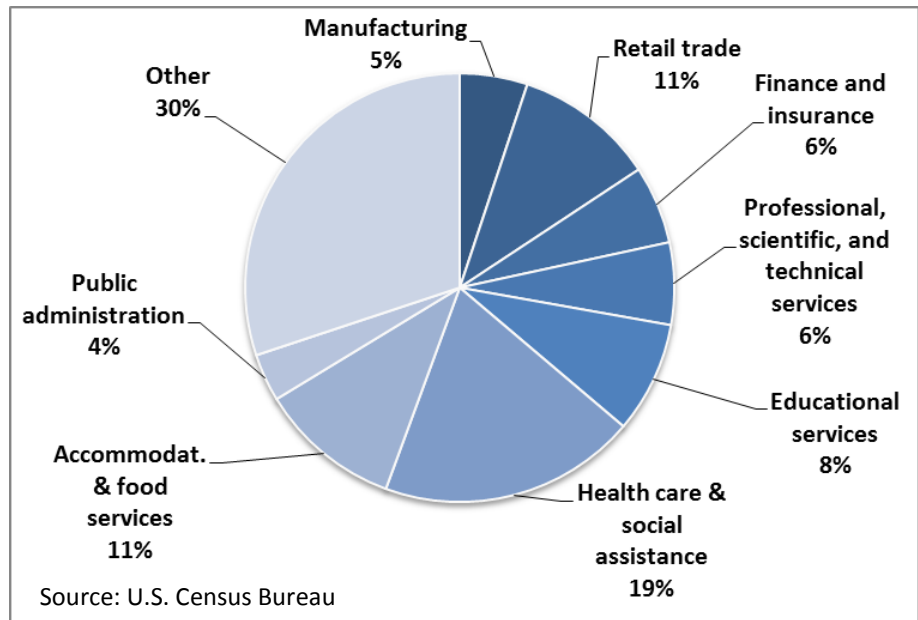
Figure 17. Hazelwood Resident Worker Earnings, 2009



- In Hazelwood, the “health care and social assistance” and “educational services” industries accounted for three out of every four jobs located in the neighborhood in 2009. In the City of Pittsburgh, about one in three jobs were in these two industries (Table 48). Allegheny County’s Kane Regional Care Center is located in Hazelwood, and is one of the community’s largest employers.

- Hazelwood’s workforce was employed in a similar mix of industries as all workers living in the City. In 2009, the “health care/social assistance” industry employed about one in five neighborhood residents. The “accommodation and food service”

Figure 18. Hazelwood Resident Worker Industry, 2009

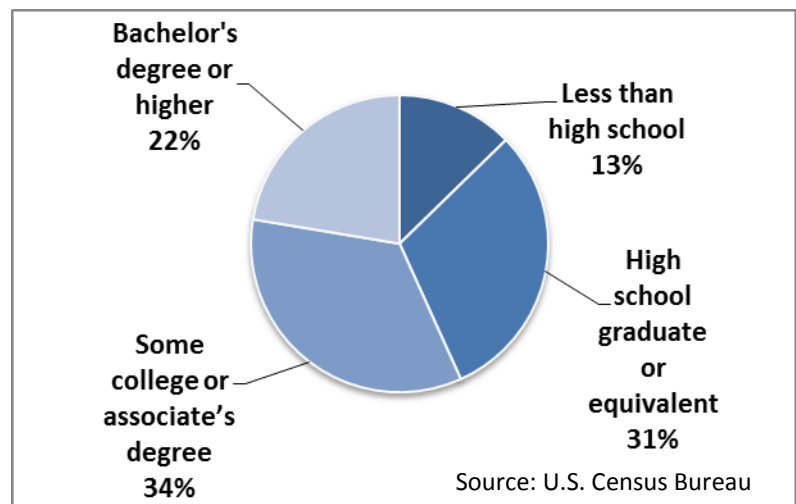


and “retail trade” combined employed another 20 percent of residents. Other industries employing over five percent of residents include “educational services,” “finance and insurance” “professional, scientific, and technical services,” and “manufacturing.” (Table 49, Figure 18).

- Of the 1,789 jobs located in Hazelwood, 339 were held by African Americans, accounting for 19 percent of all jobs (Table 50). 33 percent of the 2,138 jobs filled by Hazelwood residents in 2009 were held by African Americans (Table 51).

- 13 percent of Hazelwood residents ages 25 to 64 did not complete their high school education, and 22 percent had completed at least a Bachelor’s degree. Comparable figures for the City were 7 percent with less than a high school education, and 38 percent with at least a Bachelor’s degree. (Table 52, Figure 19).

Figure 19. Hazelwood Educational Attainment ages 25 to 64, 2006-10



- In Hazelwood, the unemployment rate of 8.5 percent mirrored the City of Pittsburgh’s rate, and 45 percent of the neighborhood’s population ages 16 and over was not in the labor force. By comparison, 39 percent of City residents were not in the labor force (Table 53).
- 499 workers employed in Hazelwood in 2009 were residents of the City of Pittsburgh, accounting for 28 percent of all working in the two neighborhoods (Table 54). 67 of these workers were residents of Zip code 15207, which encompasses Hazelwood and a portion of Greenfield.
- Half of all workers living in the Hazelwood neighborhood worked at a job located in the City of Pittsburgh (Table 55). 56 percent of these commuted to the Downtown and Oakland areas.
- One in four Hazelwood residents commuted to work by public transportation, a share larger than the City of Pittsburgh (20 percent), and Allegheny County (10 percent). 70 percent of neighborhood residents commuted by car, truck, or van (Table 56, Figure 20).

Figure 20. Hazelwood Means of Transportation to Work for Workers Age 16+, 2006-10

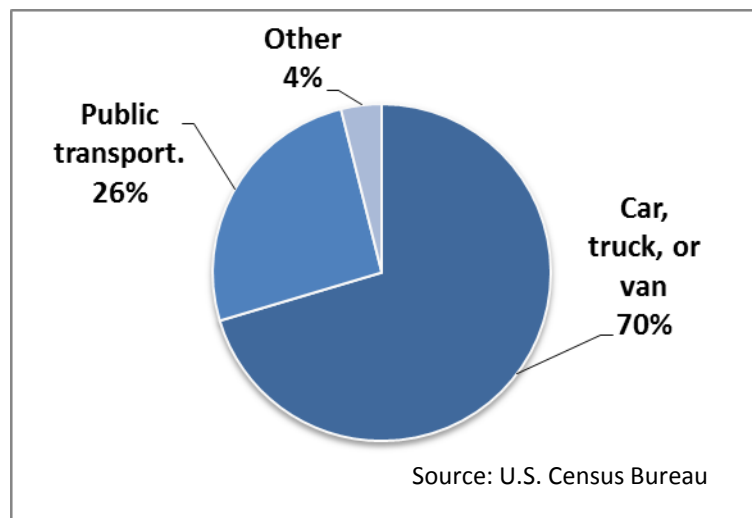


Figure 21. Map of Hazelwood Vacant Land, 2011



Figure 22. Map of Hazelwood Publicly-Owned Property, 2011

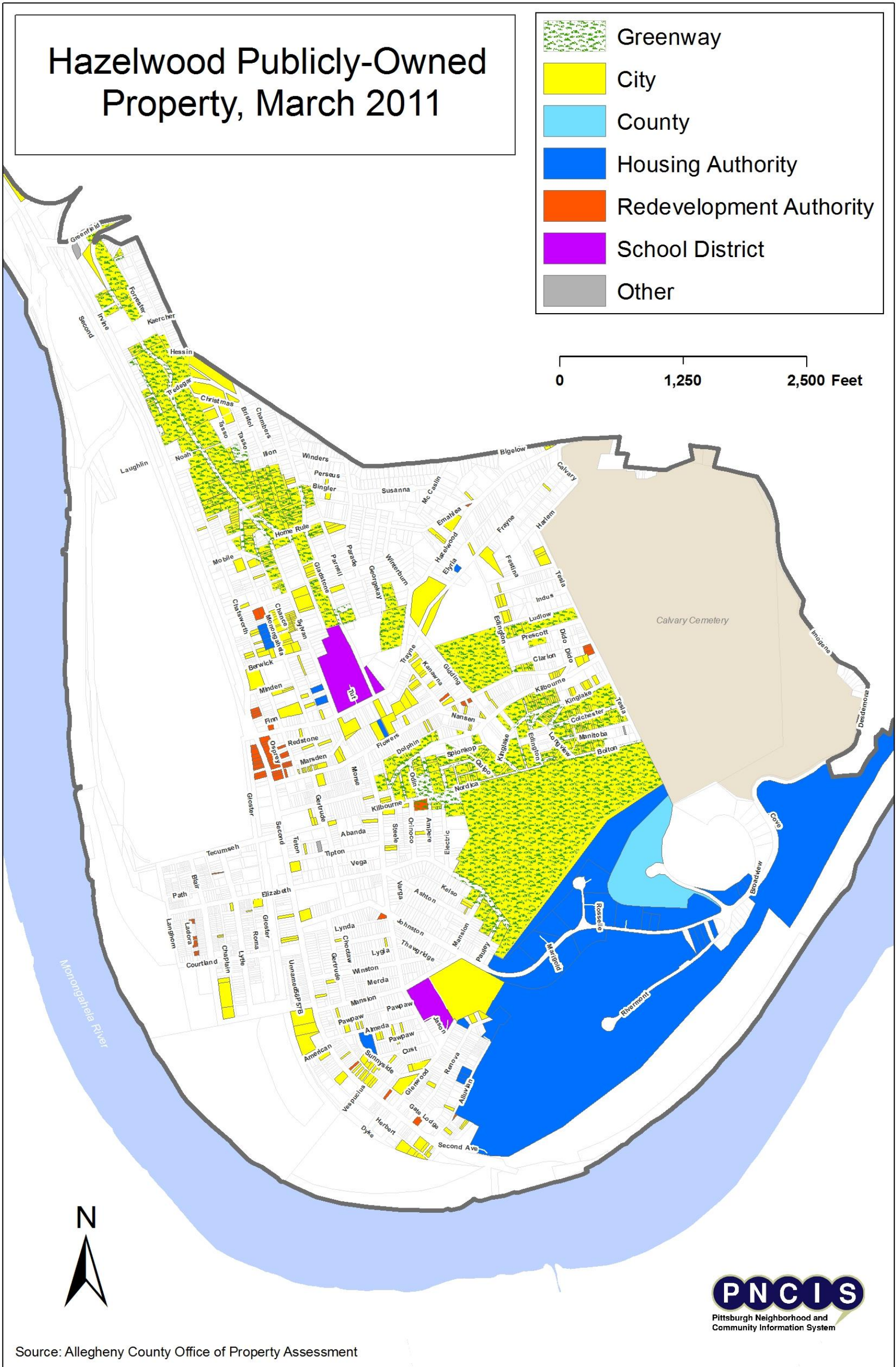


Figure 23. Map of Hazelwood Residential Property Sales Price, 2008-10

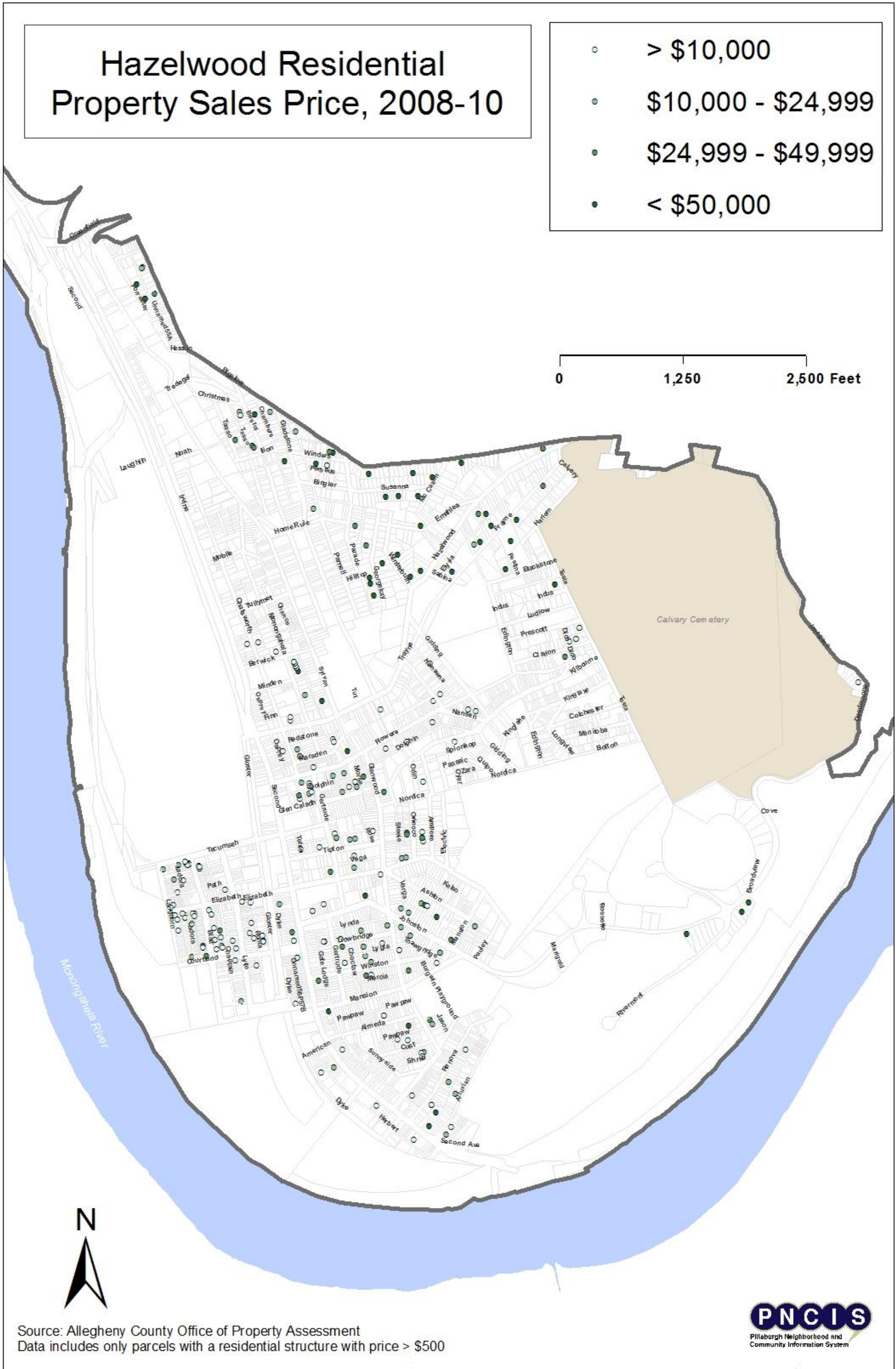


Figure 24. Map of Hazelwood City/School Property Tax Delinquency, 2011

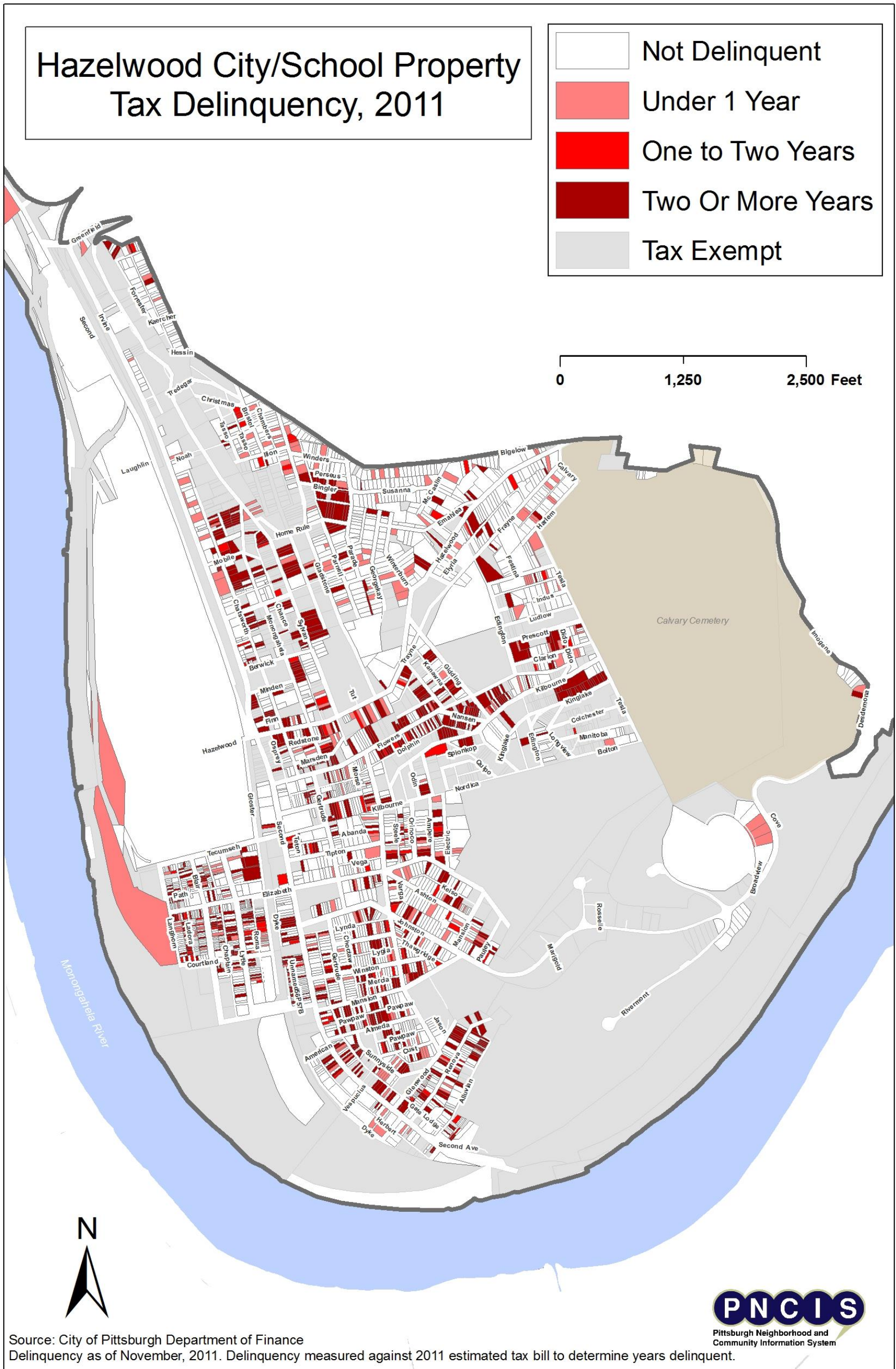
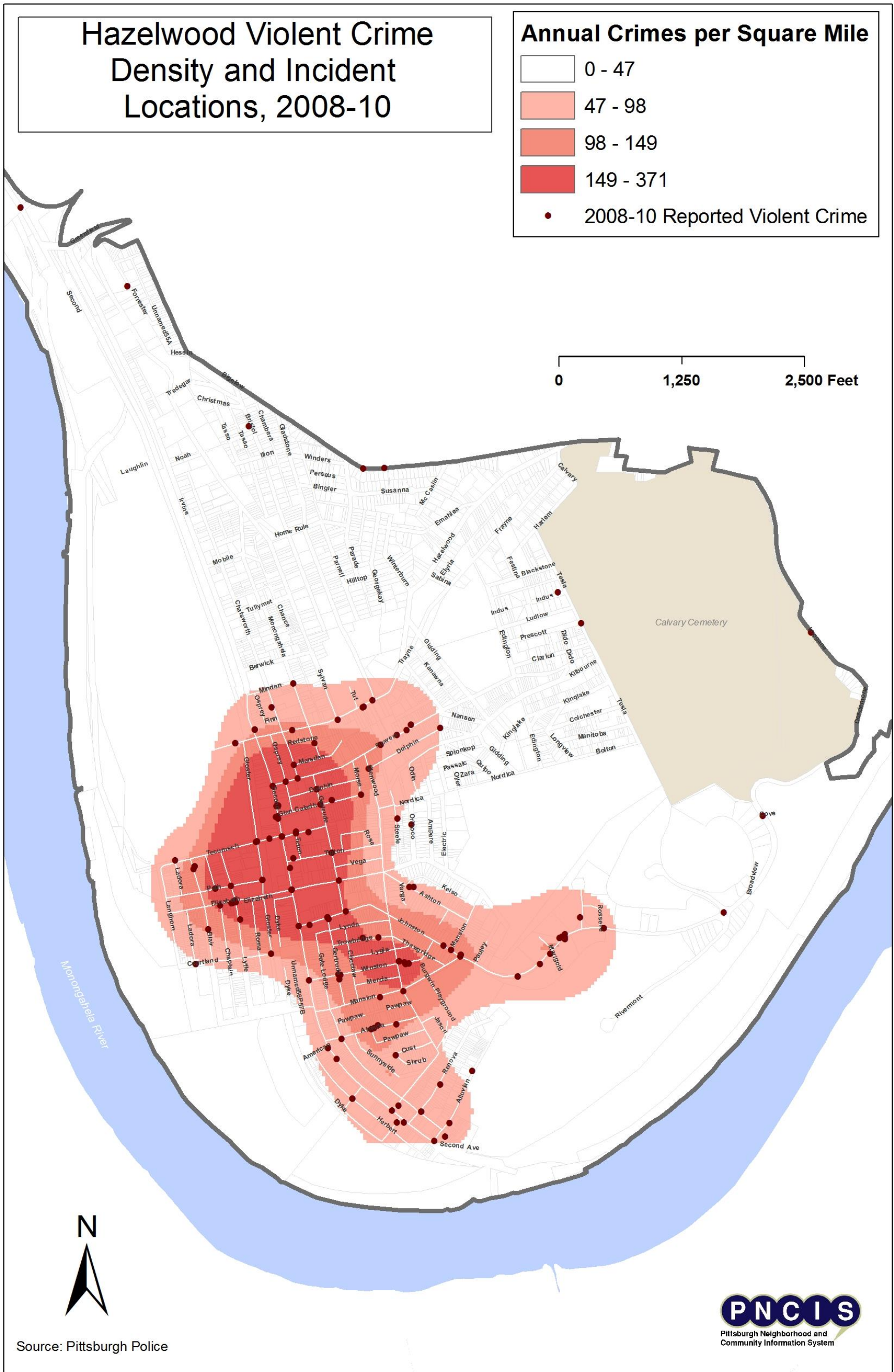


Figure 25. Map of Hazelwood Violent Crime Density and Incident Locations, 2008-10



Appendix: Data Tables

Population

Table 1: Population by age, Hazelwood, City of Pittsburgh, and Allegheny County, 2010

Age	Hazelwood		City of Pittsburgh		Allegheny County	
	Number	Percent	Number	Percent	Number	Percent
Under 5	330	6.6	15,109	4.9	63,640	5.2
5 to 9	347	6.9	13,026	4.3	64,343	5.3
10 to 19	661	13.1	37,197	12.2	148,331	12.1
20 to 24	276	5.5	42,212	13.8	88,962	7.3
25 to 34	609	12.1	51,740	16.9	157,549	12.9
35 to 44	516	10.3	31,990	10.5	145,894	11.9
45 to 54	762	15.1	37,894	12.4	186,865	15.3
55 to 64	684	13.6	34,385	11.2	162,705	13.3
65 to 74	400	7.9	19,689	6.4	95,684	7.8
75 to 84	299	5.9	15,115	4.9	74,259	6.1
85 and over	149	3.0	7,347	2.4	35,116	2.9
Total population	5,033	100.0	305,704	100.0	1,223,348	100.0

Source: U.S. Census Bureau, 2010 Census

Table 2: Population by race, all ages and under 18, Hazelwood and the City of Pittsburgh, 2010

Race	All Ages				Under Age 18			
	Hazelwood		City of Pittsburgh		Hazelwood		City of Pittsburgh	
	#	%	#	%	#	%	#	%
White alone	2,554	50.7	201,766	66.0	364	30.5	23,110	46.4
Black or African American alone	2,259	44.9	79,710	26.1	742	62.2	21,168	42.5
Asian alone	66	1.3	13,465	4.4	14	1.2	1,334	2.7
Some other race alone	34	0.7	3,075	1.0	10	0.8	752	1.5
Two or more races	120	2.4	7,688	2.5	62	5.2	3,435	6.9
Total population	5,033	100.0	305,704	100.0	1,192	100.0	49,799	100.0

Source: U.S. Census Bureau, 2010 Census

Table 3: Households by presence of people under 18 years, Hazelwood, City of Pittsburgh, and Allegheny County, 2010

Households	Hazelwood		City of Pittsburgh		Allegheny County	
	Number	Percent	Number	Percent	Number	Percent
With one or more people under 18	629	29.7	27,572	20.2	134,539	25.2
With no people under 18	1,491	70.3	108,645	79.8	399,421	74.8
Total households	2,120	100.0	136,217	100.0	533,960	100.0

Source: U.S. Census Bureau, 2010 Census

Table 4: Households with people under 18 years, by household type, Hazelwood, City of Pittsburgh, Allegheny County, 2010

Household type	Hazelwood		City of Pittsburgh		Allegheny County	
	Number	Percent	Number	Percent	Number	Percent
Total households with one or more people under 18 years	629	100.0	27,572	100.0	134,539	100.0
Family households:	626	99.5	27,347	99.2	133,540	99.3
Married-couple family	188	29.9	12,529	45.4	85,569	63.6
Other family:	438	69.6	14,818	53.7	47,971	35.7
Male householder, no wife present	56	8.9	2,397	8.7	9,759	7.3
Female householder, no husband present	382	60.7	12,421	45.0	38,212	28.4
Nonfamily households	3	0.5	225	0.8	999	0.7

Source: U.S. Census Bureau, 2010 Census

Table 5: Household income for population 16 years and over, Hazelwood, City of Pittsburgh, and Allegheny County, 2006-2010 (constant 2010 dollars)

Household income	Hazelwood		City of Pittsburgh		Allegheny County	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	364	15.7	18,749	13.9	42,259	8.1
\$10,000 to \$19,999	475	20.5	21,818	16.2	65,507	12.5
\$20,000 to \$29,999	375	16.2	17,668	13.1	60,905	11.7
\$30,000 to \$49,999	502	21.7	26,810	19.9	102,096	19.5
\$50,000 to \$74,999	295	12.7	21,375	15.8	93,845	18.0
\$75,000 to \$99,999	130	5.6	11,660	8.6	60,988	11.7
\$100,000 to \$124,999	103	4.4	6,315	4.7	36,840	7.0
\$100,000 or more	175	7.6	16,873	12.5	97,103	18.6
Total households	2,316	100.0	134,953	100.0	522,703	100.0

Source: U.S. Census Bureau, 2006-2010 5-Year American Community Survey

Table 6: Poverty status by age, Hazelwood and the City of Pittsburgh, 2006-2010 (constant 2010 dollars)

Age	Hazelwood			City of Pittsburgh		
	People in poverty	Total population*	% in poverty	People in poverty	Total population*	% in poverty
Under age 18	483	1,171	41.2	15,884	52,278	30.4
Age 18 to 64	584	2,858	20.4	41,386	191,748	21.6
Age 65 and over	126	970	13.0	5,553	42,669	13.0
Total population, all ages*	1,193	4,999	23.9	62,823	286,695	21.9

Source: U.S. Census Bureau, 2006-2010 5-Year American Community Survey

*Total Population includes only those for whom poverty status has been determined.

Table 7: Ratio of income to poverty level, Hazelwood, City of Pittsburgh, and Allegheny County, 2006-2010

Ratio of income in 2010 to poverty level*	Hazelwood		City of Pittsburgh		Allegheny County	
	Number	Percent	Number	Percent	Number	Percent
Under .50	377	7.5	29,788	10.4	63,688	5.4
.50 to .74	278	5.6	15,607	5.4	39,443	3.3
.75 to .99	538	10.8	17,428	6.1	43,349	3.6
1.00 to 1.49	827	16.5	29,102	10.2	90,204	7.6
1.50 to 1.99	336	6.7	30,581	10.7	101,289	8.5
2.00 and over	2,643	52.9	164,189	57.3	852,376	71.6
Population for whom poverty status is determined	4,999	100.0	286,695	100.0	1,190,349	100.0

Source: U.S. Census Bureau, 2006-2010 5-Year American Community Survey

Table 8: Residence one year ago, Hazelwood, City of Pittsburgh, and Allegheny County, 2006-2010

Residence 1 year ago	Hazelwood		City of Pittsburgh		Allegheny County	
	Number	Percent	Number	Percent	Number	Percent
Same house	4,133	81.1	239,024	78.4	1,048,109	86.6
Moved within same county	947	18.6	40,580	13.3	109,545	9.1
Moved from different county within same state	7	0.1	10,305	3.4	21,849	1.8
Moved from different state	10	0.2	11,465	3.8	24,092	2.0
Moved from abroad	0	0.0	3,472	1.1	6,806	0.6
Total:	5,097	100.0	304,846	100.0	1,210,401	100.0

Source: U.S. Census Bureau, 2006-2010 5-Year American Community Survey

Housing, Markets, and Real Estate

Table 9: Residential median and average sales price, Hazelwood and the City of Pittsburgh, 2008-2010

Year	Hazelwood			City of Pittsburgh		
	Sales*	Median*	Average*	Sales*	Median*	Average*
2008	101	\$10,127	\$25,375	5,641	\$53,171	\$99,356
2009	93	\$10,164	\$25,792	4,555	\$56,079	\$92,495
2010	65	\$5,700	\$26,129	4,414	\$55,000	\$95,368

Source: Allegheny County Office of Property Assessments

* Excludes all sales under \$500 and sales of vacant land

Amounts adjusted for inflation (BLS CPI) appear as 2010 \$

Table 10: Residential sales by price range, Hazelwood, 2008-2010

Price Range	2008		2009		2010	
	Number	Percent	Number	Percent	Number	Percent
\$0 to \$499.99	26	20.5	30	24.4	31	32.3
\$500-\$9,999.99	50	39.4	44	35.8	40	41.7
\$10,000-\$24,999.99	21	16.5	22	17.9	9	9.4
\$25,000-\$49,999.99	14	11.0	10	8.1	6	6.3
\$50,000-\$99,999	9	7.1	11	8.9	5	5.2
Over \$100,000	7	5.5	6	4.9	5	5.2
Total	127	100.0	123	100.0	96	100.0
Median*	\$10,127		\$10,164		\$5,700	
Average*	\$25,375		\$25,792		\$26,129	

Source: Allegheny County Office of Property Assessments

Excludes sales of vacant land

*Median and average prices exclude sales under \$500, and have been adjusted for inflation (BLS CPI), appearing as 2010 \$

Table 11: Gross rent for renter-occupied units, Hazelwood, City of Pittsburgh, Allegheny County, 2006-2010 (constant 2010 dollars)

Gross rent	Hazelwood	City of Pittsburgh	Allegheny County
Average	\$547	\$715	\$704
Median	\$589	\$700	\$688
Median as % of household income	32.7	31.3	29.0

Source: U.S. Census Bureau, 2006-2010 5-Year American Community Survey

Table 12: Loan originations by owner occupancy, Hazelwood and the City of Pittsburgh, 2008-2010

Year	Hazelwood			City of Pittsburgh		
	Loan originations	Owner occupied	Percent owner occupied	Loan originations	Owner occupied	Percent owner occupied
2008	15	12	80.0	2,412	2,034	84.3
2009	18	13	72.2	2,168	1,908	88.0
2010	11	8	72.7	1,923	1,690	87.9
2008-10 average	15	11	75.0	2,168	1,877	86.6

Source: Allegheny County Office of Property Assessments, Federal Financial Institutions Examination Council: Home Mortgage Disclosure Act

Totals include only purchase mortgage loan originations on 1-4 unit properties.

Table 13: Loan originations by race of primary borrower, Hazelwood and the City of Pittsburgh, 2008-10

Year	Hazelwood								City of Pittsburgh							
	Total*		White		African American		Other		Total*		White		African American		Other	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
2008	12	100.0	12	100.0	0	0.0	0	0.0	2,149	88.9	1,911	88.9	156	7.3	82	3.8
2009	18	77.8	14	77.8	4	22.2	0	0.0	1,938	88.9	1,723	88.9	155	8.0	60	3.1
2010	10	50.0	5	50.0	5	50.0	0	0.0	1,682	87.6	1,473	87.6	144	8.6	65	3.9
2008-10 average	13	77.5	10	77.5	3	22.5	0	0.0	1,923	88.5	1,702	88.5	152	7.9	69	3.6

Source: Allegheny County Office of Property Assessments, Federal Financial Institutions Examination Council: Home Mortgage Disclosure Act

*Not all loan data includes race of applicant. Total borrowers in this table exclude those not reporting race.

Totals include only purchase mortgage loan originations on 1-4 unit properties.

Table 14: Loan originations by borrower median income and loan amount, Hazelwood and the City of Pittsburgh, 2008-2010

Year	Hazelwood		City of Pittsburgh	
	Borrower median income	Median loan amount	Borrower median income	Median loan amount
2008	\$40,511	\$63,806	\$63,806	\$97,228
2009	\$51,328	\$71,148	\$58,951	\$101,640
2010	\$47,000	\$73,000	\$62,000	\$104,000

Source: Allegheny County Office of Property Assessments, Federal Financial Institutions Examination Council: Home Mortgage Disclosure Act

Amounts adjusted for inflation (BLS CPI) appear as 2010 \$

Totals include only purchase mortgage loan originations on 1-4 unit properties.

Table 15: Housing tenure, Hazelwood and the City of Pittsburgh, 1980-2010

Year	Hazelwood			City of Pittsburgh		
	Owner-occupied units	Total occupied units	Percent owner occupied	Owner-occupied units	Total units	Percent owner occupied
1980	2,021	3,365	60.1	84,968	166,067	51.2
1990	1,733	2,916	59.4	80,168	153,483	52.2
2000	1,490	2,559	58.2	74,927	143,739	52.1
2010	1,054	2,120	49.7	64,807	136,217	47.6

Source: U.S. Census Bureau Decennial Census

Table 16: Owner-occupied households by race of householder, Hazelwood, City of Pittsburgh, and Allegheny County, 2010

Race	Hazelwood		City of Pittsburgh		Allegheny County	
	Number	Percent	Number	Percent	Number	Percent
White alone	780	74.0	52,122	80.4	313,796	90.9
Black or African American alone	251	23.8	10,733	16.6	23,692	6.9
Some other race alone	12	1.1	1,310	2.0	5,833	1.7
Two or more races	11	1.0	642	1.0	2,072	0.6
Total owner occupied households	1,054	100.0	64,807	100.0	345,393	100.0

Source: U.S. Census Bureau, 2010 Census

Table 17: Housing Tenure by race of householder, Hazelwood, 2010

Race of householder	Homeowners	Renters	Total households	Percent homeowner by race	Percent renter by race
White alone	780	407	1,187	65.7	34.3
Black/African American alone	251	608	859	29.2	70.8
Other including two or more races	23	55	78	29.5	70.5
Total All Races	1,054	1,066	2,120	49.7	50.3

Source: U.S. Census Bureau, 2010 Census

Table 18: Owner-occupied households by age of householder, Hazelwood, City of Pittsburgh, and Allegheny County, 2010

Age of householder	Hazelwood and Glen Hazel		City of Pittsburgh		Allegheny County	
	Number	Percent	Number	Percent	Number	Percent
15 to 24 years	5	0.5	856	1.3	2,638	0.8
25 to 34 years	85	8.1	7,313	11.3	32,498	9.4
35 to 44 years	112	10.6	9,073	14.0	52,581	15.2
45 to 54 years	241	22.9	13,238	20.4	78,628	22.8
55 to 64 years	271	25.7	14,659	22.6	77,297	22.4
65 years and over	340	32.3	19,668	30.3	101,751	29.5
Total owner occupied households	1,054	100.0	64,807	100.0	345,393	100.0

Source: U.S. Census Bureau, 2010 Census

Table 19: Renter-occupied households by age of householder, Hazelwood, City of Pittsburgh, and Allegheny County, 2010

Age of householder	Hazelwood		City of Pittsburgh		Allegheny County	
	Number	Percent	Number	Percent	Number	Percent
15 to 24 years	63	5.9	14,300	20.0	24,324	12.9
25 to 34 years	227	21.3	20,647	28.9	46,607	24.7
35 to 44 years	183	17.2	9,254	13.0	27,486	14.6
45 to 54 years	220	20.6	9,411	13.2	29,163	15.5
55 to 64 years	164	15.4	7,660	10.7	23,247	12.3
65 years and over	209	19.6	10,138	14.2	37,740	20.0
Total renter occupied households	1,066	100.0	71,410	100.0	188,567	100.0

Source: U.S. Census Bureau, 2010 Census

Table 20: Mortgage status for owner-occupied units, Hazelwood, City of Pittsburgh, and Allegheny County, 2006-2010

Mortgage Status	Hazelwood		City of Pittsburgh		Allegheny County	
	Number	Percent	Number	Percent	Number	Percent
Housing units with a mortgage, home equity loan, or similar debts	660	57.6	42,047	60.7	217,436	62.1
Housing units without a mortgage	486	42.4	27,245	39.3	132,593	37.9
Owner-occupied housing units	1,146	100.0	69,292	100.0	350,029	100.0

Source: U.S. Census Bureau, 2006-2010 5-Year American Community Survey

Table 21: Residential parcels with a mortgage foreclosure filing in Hazelwood and the City of Pittsburgh, 2006-2010

Year	Hazelwood			City of Pittsburgh		
	Parcel w/ foreclosure filing	Residential parcels	Percent	Parcel w/ foreclosure filing	Residential parcels	Percent
2006	24	2,861	0.8	1,376	117,695	1.2
2007	18	2,861	0.6	1,149	117,695	1.0
2008	26	2,861	0.9	1,233	117,695	1.0
2009	14	2,861	0.5	1,115	117,695	0.9
2010	21	2,861	0.7	906	117,695	0.8
2006-10 average	21	2,861	0.7	1,156	117,695	1.0

Sources: Allegheny County Department of Court Records, Allegheny County Office of Property Assessment (Parcels from March, 2011)

Table 22: City of Pittsburgh and Pittsburgh Public School tax delinquent property, Hazelwood and the City of Pittsburgh, 2004-2011

Year	Hazelwood			City of Pittsburgh		
	Delinquent parcels	Taxable parcels	Percent delinquent	Delinquent parcels	Taxable parcels	Percent delinquent
2004	1,003	2,908	34.5	23,517	116,516	20.2
2005	1,164	3,022	38.5	28,914	122,937	23.5
2006	1,233	3,025	40.8	29,811	124,890	23.9
2007	819	3,007	27.2	15,904	122,193	13.0
2008	1,150	3,002	38.3	26,849	127,609	21.0
2009	1,082	2,994	36.1	25,532	124,488	20.5
2010	1,093	2,995	36.5	24,280	124,004	19.6
2011	1,168	2,848	41.0	26,345	119,809	22.0

City of Pittsburgh Department of Finance

Data collected in the fall of each year (Late September-Early November)

Table 23: City of Pittsburgh and Pittsburgh Public School tax delinquent property and vacant land, Hazelwood and the City of Pittsburgh, November 2011

Vacancy status	Hazelwood		City of Pittsburgh	
	Number	Percent	Number	Percent
Delinquent parcel: vacant land	651	55.7	18,321	69.5
Delinquent parcel: with structure	517	44.3	8,024	30.5
Total delinquent	1,168	100.0	26,345	100.0

City of Pittsburgh Department of Finance

Vacant Properties defined as having "0" building value

Table 24: City of Pittsburgh and Pittsburgh Public School value of property tax delinquency cumulative from 1986 through 2011, Hazelwood and the City of Pittsburgh, November 2011

Delinquency	Hazelwood	City of Pittsburgh
Total cumulative delinquency	\$4,058,472	\$97,924,995
Average cumulative	\$3,475	\$3,717
Median cumulative	\$1,487	\$1,441

City of Pittsburgh Department of Finance

Cumulative delinquency dates to mid-1980's

Table 25: City of Pittsburgh and Pittsburgh Public School tax delinquent property by year of last payment, Hazelwood and the City of Pittsburgh, November 2011

Year taxes last paid	Hazelwood		City of Pittsburgh	
	Number	Percent	Number	Percent
Prior to 2000	258	22.1	4,079	15.5
2000-2004	140	12.0	2,037	7.7
2005-2008	198	17.0	3,265	12.4
2009-2010	173	14.8	5,118	19.4
2011	378	32.4	11,275	42.8
N/A	21	1.8	571	2.2
Total delinquent	1,157	100.0	26,345	100.0

City of Pittsburgh Department of Finance

Table 26: Number of households receiving a Federal housing subsidy – Housing Choice Vouchers and all HUD programs, Hazelwood and the City of Pittsburgh, 2004

Housing program	Hazelwood		City of Pittsburgh	
	Number	Percent	Number	Percent
Housing Choice Voucher	121	5.1	4,517	3.2
All HUD Programs**	407	17.1	12,947	9.2
Total households**	2,122	100.0	140,738	100.0

Source: U.S. Department of Housing and Urban Development: A Picture of Subsidized Households 2008, U.S. Census Bureau Decennial Census, 2000 and 2010

Housing data includes households reported as of 12/2004 with effective dates spanning the prior 18 months.

*HUD programs reporting data include *public housing, tenant-based assistance* (housing choice vouchers), and multifamily assisted or privately-owned *project based* housing (LIHTC, Section 8, Section 236, and other HUD assisted multifamily programs).

**Estimate of households based on straight-line depreciation of 2000 and 2010 household data.

Table 27: Publicly-owned property by owner, Hazelwood and the City of Pittsburgh, March 2011

Owner	Hazelwood		City of Pittsburgh	
	Total	% of total parcels	Total	% of total parcels
City of Pittsburgh	568	15.3	10,384	7.2
Urban Redevelopment Authority	71	1.9	1,762	1.2
Housing Authority of the City of Pittsburgh	34	0.9	450	0.3
Pittsburgh Public Schools	3	0.1	333	0.2
Other	7	0.2	923	0.6
Total Publicly Owned	683	18.4	13,852	9.7
Total Parcels	3,705	100.0	143,228	100.0

Source: Allegheny County Office of Property Assessments

Table 28: Ratio of residential properties to sales, Hazelwood and the City of Pittsburgh, 2008-2010

Year	Hazelwood			City of Pittsburgh		
	Total residential parcels with structure	Sales of residential parcels with structure	Properties/sales	Total residential parcels with structure	Sales of residential parcels with structure	Properties/sales
2008	1,898	101	18.8	97,625	5,641	17.3
2009	1,898	93	20.4	97,625	4,555	21.4
2010	1,898	65	29.2	97,625	4,414	22.1
2008-10 average	1,898	86	22.0	97,625	4,870	20.0

Source: Allegheny County Office of Property Assessments

For more information on this metric, please see Chapter Two of “Defining a Future for America’s Cities Experiencing Severe Population Loss.” Alan Mallach, Editor. The 110th American Assembly, Columbia University. April 2011. <http://ced.msu.edu/resizingcities2011/definingfuture.pdf>

Table 29: Ratio of residential sales to mortgage originations, Hazelwood and the City of Pittsburgh, 2008-2010

Year	Hazelwood			City of Pittsburgh		
	Sales of residential parcels with structure*	Mortgage originations**	Sales/mortgage originations	Sales of residential parcels with structure*	Mortgage originations**	Sales/mortgage originations
2008	101	15	6.7	5,641	2,412	2.3
2009	93	18	5.2	4,555	2,168	2.1
2010	65	11	5.9	4,414	1,923	2.3
2008-10 average	86	15	5.9	4,870	2,168	2.2

Source: Allegheny County Office of Property Assessments, Federal Financial Institutions Examination Council: Home Mortgage Disclosure Act

*Excludes sales under \$500.

**Includes only purchase mortgage loan originations on 1-4 unit properties.

For more information on this metric, please see Chapter Two of “Defining a Future for America’s Cities Experiencing Severe Population Loss.” Alan Mallach, Editor. The 110th American Assembly, Columbia University. April 2011. <http://ced.msu.edu/resizingcities2011/definingfuture.pdf>

Physical Conditions

Table 30: Vacant and total parcels, Hazelwood and the City of Pittsburgh, March 2011

Vacancy	Hazelwood		City of Pittsburgh	
	Number	% of total parcels	Number	% of total parcels
Vacant	982	26.5	25,986	18.1
Publicly owned vacant	258	7.0	8,638	6.0
Total parcels	3,705	100.0	143,228	100.0

Source: Allegheny County Office of Property Assessments

Vacant properties are defined as having "0" building value

Vacant Parcel Counts exclude vacant parcels being used as a greenway, park, cemetery, parking lot, railroad, utility, and other rights of way. It also excludes parcels whose center is located on a steep slope of over 25 percent.

Table 31: Vacant housing units, Hazelwood and the City of Pittsburgh, 1980-2010

Year	Hazelwood			City of Pittsburgh		
	Vacant units	Total units	Percent vacant	Vacant units	Total units	Percent vacant
1980	269	3,634	7.4	13,079	179,146	7.3
1990	337	3,199	10.5	16,676	170,159	9.8
2000	474	3,033	15.6	19,627	163,366	12.0
2010	490	2,610	18.8	19,948	156,165	12.8

Source: U.S. Census Bureau Decennial Census

Table 32: Vacant residential addresses, ready and not ready for occupancy, Hazelwood and the City of Pittsburgh, 3rd quarter 2010

Addresses	Hazelwood		City of Pittsburgh	
	Number	% of total residential addresses	Number	% of Total residential addresses
Vacant, ready for occupancy	192	6.7	10,726	6.6
Vacant, not ready for occupancy	459	15.9	9,241	5.7
Total vacant	651	22.5	19,967	12.3
Total residential addresses	2,887	100.0	161,770	100.0

Source, U.S. Department of Housing and Urban Development, U.S. Postal Service

Vacant properties can be defined by the mail carrier either as unoccupied addresses ready for immediate occupancy, or uninhabitable vacant addresses. Many vacant residential addresses (officially classified as "no-stat" in the Postal Service data) are either abandoned properties in poor condition or actively under construction.

Table 33: Vacant residential addresses - length of vacancy, Hazelwood and the City of Pittsburgh, 3rd quarter 2010

Duration of vacancy	Hazelwood		City of Pittsburgh	
	Number	Percent	Number	Percent
Less than 3 months	135	20.7	605	3.0
3 to 12 months	58	8.9	2,816	14.1
More than 12 months	458	70.4	16,546	82.9
Total vacant addresses	651	100.0	19,967	100.0

Source, U.S. Department of Housing and Urban Development, U.S. Postal Service

Vacant properties can be defined by the mail carrier either as unoccupied addresses ready for immediate occupancy, or uninhabitable vacant addresses. Many vacant residential addresses (officially classified as “no-stat” in the Postal Service data) are either abandoned properties in poor condition or actively under construction.

Table 34: Residential property, year of construction, Hazelwood and the City of Pittsburgh, 2008

Year built	Hazelwood		City of Pittsburgh	
	Number	Percent	Number	Percent
Before 1920	1,266	61.1	44,841	44.0
1920-1939	481	23.2	30,857	30.3
1940-1959	200	9.7	16,122	15.8
1960-1979	91	4.4	6,457	6.3
1980-2000	28	1.4	2,639	2.6
After 2000	6	0.3	997	1.0
Total	2,072	100.0	101,913	100.0
Average	1916		1923	
Median	1910		1920	

Source: Allegheny County Office of Property Assessments

Data reported by parcel

Safety, Voter Turnout, and Education

Table 35: Annualized three-year crime rates (crimes per 10,000 residents), Hazelwood and the City of Pittsburgh, 2005-2010

Three-year period	Hazelwood		City of Pittsburgh	
	Violent	Property	Violent	Property
2005-07	139.4	404.8	112.9	472.1
2006-08	125.5	392.1	114.1	444.3
2007-09	130.1	379.4	107.5	411.0
2008-10	117.3	343.5	101.3	388.4

Source: City of Pittsburgh Bureau of Police, U.S. Census Bureau Decennial Census
Population estimate based on interpolation between 2000 and 2010

Table 36: Voter turnout for selected elections, Hazelwood and the City of Pittsburgh, 2004-2011

Election	Featured Races	Hazelwood			City of Pittsburgh		
		Voters	Registered	Percent	Voters	Registered	Percent
2004 general	President, Senate, Congress	3,561	5,698	62.5	154,354	240,858	64.1
2006 general	Senate, Congress, Governor	2,272	5,421	41.9	101,456	229,502	44.2
2007 primary	County Exec, Mayor, City Council	1,183	5,371	22.0	46,792	227,911	20.5
2007 general	County Exec, Mayor, City Council	1,691	5,392	31.4	71,287	228,486	31.2
2008 general	President, Congress	3,538	5,791	61.1	157,406	253,643	62.1
2009 primary	Mayor	1,057	5,812	18.2	50,257	235,968	21.3
2009 general	Mayor	1,215	5,381	22.6	52,918	234,948	22.5
2010 general	Senate, Congress, Governor	2,010	5,401	37.2	91,237	236,850	38.5
2011 primary	County Exec, City Council	999	5,188	19.3	40,521	228,572	17.7
2011 general	County Exec, City Council, Library Referendum	1,309	5,200	25.2	52,979	229,079	23.1

Source: Allegheny County Department of Elections

Voting districts do not align with neighborhood boundaries – defined as: Hazelwood: Ward 15, Districts 1, 3, 11-18;
Glen Hazel: Ward 15, District 19

Table 37: Enrollment by type of school attended, Grades K-5, Hazelwood and the City of Pittsburgh, December 2011

Type of school	Hazelwood		City of Pittsburgh	
	Number	Percent	Number	Percent
Public	356	81.3	11,818	72.7
Charter	37	8.4	1,291	7.9
Private	45	10.3	3,153	19.4
Total	438	100.0	16,262	100.0

Source: Pittsburgh Public Schools

Table 38: Enrollment by type of school attended, grades 6-8, Hazelwood and the City of Pittsburgh, December 2011

Type of school	Hazelwood		City of Pittsburgh	
	Number	Percent	Number	Percent
Public	148	80.4	5,721	72.1
Charter	9	4.9	510	6.4
Private	27	14.7	1,699	21.4
Total	184	100.0	7,930	100.0

Source: Pittsburgh Public Schools

Table 39: Enrollment by type of school attended, grades 9-12, Hazelwood and the City of Pittsburgh, December 2011

Type of school	Hazelwood		City of Pittsburgh	
	Number	Percent	Number	Percent
Public	210	73.7	7,296	68.2
Charter	32	11.2	1,339	12.5
Private	43	15.1	2,058	19.2
Total	285	100.0	10,693	100.0

Source: Pittsburgh Public Schools

Table 40: Free/Reduced Price Lunch Eligibility, Hazelwood and the City of Pittsburgh, December 2011

Type of school	Grade level	Hazelwood			City of Pittsburgh		
		Total students	Eligible for free/reduced lunch	Percent	Total students	Eligible for free/reduced lunch	Percent
Public	K-5	356	273	76.7	11,818	8,205	69.4
	6-8	148	112	75.7	5,721	3,867	67.6
	9-12	210	153	72.9	7,296	4,322	59.2
	Total	714	538	75.4	24,835	16,394	66.0
Charter	K-5	37	21	56.8	1,291	634	49.1
	6-8	9	3	33.3	510	246	48.2
	9-12	32	9	28.1	1,339	494	36.9
	Total	78	33	42.3	3,140	1,374	43.8
Public and Charter	K-5	393	294	74.8	13,109	8,839	67.4
	6-8	157	115	73.2	6,231	4,113	66.0
	9-12	242	162	66.9	8,635	4,816	55.8
	Total	792	571	72.1	27,975	17,768	63.5

Source: Pittsburgh Public Schools

Table 41: Enrollment by school, grades K-5, Hazelwood, December, 2011

School	Number	Percent
Minadeo	142	36.5
Mifflin	66	17.0
Greenfield	43	11.1
St. Rosalia	23	5.9
Propel - Homestead	14	3.6
Other	101	26.0
Total	389	100.0

Source: Pittsburgh Public Schools

Table 42: Enrollment by school, grades 6-8, Hazelwood, December, 2011

School	Number	Percent
Sterrett	45	29.0
Mifflin	30	19.4
Greenfield	16	10.3
St. Rosalia	10	6.5
Other	54	34.8
Total	155	100.0

Source: Pittsburgh Public Schools

Table 43: Enrollment by school, Grades 9-12, Hazelwood, December, 2011

School	Number	Percent
Allderdice	106	44.5
Brashear	28	11.8
Central Catholic / Oakland Catholic	11	4.6
Other	93	39.1
Total	238	100.0

Source: Pittsburgh Public Schools

Economy

Table 44: Number of jobs by place of work, Hazelwood and the City of Pittsburgh, 2002-2010

Community	2002	2003	2004	2005	2006	2007	2008	2009	Change 2002-2009
Hazelwood	1,725	1,802	1,932	2,020	2,131	2,019	1,894	1,819	5.4
City of Pittsburgh	259,679	253,063	261,408	258,243	265,020	265,328	260,638	266,138	2.5

Source: U.S. Census Bureau Local Employment Dynamics Data

Glen Hazel is home to Allegheny County's John J. Kane long term care facility.

Table 45: Number of jobs by place of residence, Hazelwood and the City of Pittsburgh, 2002-2010

Community	2002	2003	2004	2005	2006	2007	2008	2009	Change 2002-2009
Hazelwood	2,273	2,253	2,244	2,127	2,185	2,229	2,030	2,138	-5.9
City of Pittsburgh	130,958	128,437	127,351	125,014	127,011	128,574	128,513	131,546	0.4

Source: U.S. Census Bureau Local Employment Dynamics Data

Table 46: Total jobs: worker earnings by place of work, Hazelwood and the City of Pittsburgh, 2009

Earnings	Hazelwood		City of Pittsburgh	
	Number	Percent	Number	Percent
\$1,250 per month or less	157	8.8	50,069	18.8
\$1,251 to \$3,333 per month	734	41.0	89,796	33.7
More than \$3,333 per month	928	51.9	126,273	47.4
Total jobs	1,789	100.0	266,138	100.0

Source: U.S. Census Bureau Local Employment Dynamics Data

Table 47: Total jobs: Worker earnings by place of residence, Hazelwood and the City of Pittsburgh, 2009

Earnings	Hazelwood		City of Pittsburgh	
	Number	Percent	Number	Percent
\$1,250 per month or less	659	30.8	35,383	26.9
\$1,251 to \$3,333 per month	962	45.0	50,644	38.5
More than \$3,333 per month	517	24.2	45,519	34.6
Total jobs	2,138	100.0	131,546	100.0

Source: U.S. Census Bureau Local Employment Dynamics Data

Table 48: Total jobs by industry, by place of work, Hazelwood and the City of Pittsburgh, 2009

Industry	Hazelwood		City of Pittsburgh	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting	0	0.0	44	0.0
Mining, quarrying, and oil and gas extraction	10	0.6	493	0.2
Utilities	0	0.0	1,072	0.4
Construction	61	3.4	5,803	2.2
Manufacturing	57	3.2	7,780	2.9
Wholesale trade	17	1.0	6,088	2.3
Retail trade	47	2.6	14,143	5.3
Transportation and warehousing	10	0.6	5,459	2.1
Information	9	0.5	7,275	2.7
Finance and insurance	11	0.6	25,362	9.5
Real estate and rental and leasing	5	0.3	4,467	1.7
Professional, scientific, and technical services	20	1.1	27,303	10.3
Management of companies and enterprises	9	0.5	16,115	6.1
Administration & support, waste management and remediation	43	2.4	14,403	5.4
Educational services	787	44.0	28,904	10.9
Health care and social assistance	552	30.9	59,274	22.3
Arts, entertainment, and recreation	5	0.3	5,008	1.9
Accommodation and food services	37	2.1	20,798	7.8
Other services (excluding public administration)	17	1.0	10,897	4.1
Public administration	122	6.8	5,450	2.0
Total jobs	1789	100.0	266,138	100.0

Source: U.S. Census Bureau Local Employment Dynamics Data

Industries defines by NAICS Industry Sector

Table 49: Total jobs by industry, by place of residence, Hazelwood and the City of Pittsburgh, 2009

Industry	Hazelwood		City of Pittsburgh	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting	2	0.1	50	0.0
Mining, quarrying, and oil and gas extraction	6	0.3	262	0.2
Utilities	9	0.4	653	0.5
Construction	58	2.7	3,607	2.7
Manufacturing	110	5.1	5,241	4.0
Wholesale trade	68	3.2	3,824	2.9
Retail trade	227	10.6	12,380	9.4
Transportation and warehousing	92	4.3	3,920	3.0
Information	50	2.3	2,992	2.3
Finance and insurance	126	5.9	9,300	7.1
Real estate and rental and leasing	27	1.3	1,841	1.4
Professional, scientific, and technical services	133	6.2	10,088	7.7
Management of companies and enterprises	60	2.8	4,928	3.7
Administration & support, waste management and remediation	149	7.0	7,677	5.8
Educational services	180	8.4	14,077	10.7
Health care and social assistance	415	19.4	26,562	20.2
Arts, entertainment, and recreation	32	1.5	2,563	1.9
Accommodation and food services	228	10.7	12,551	9.5
Other services (excluding public administration)	88	4.1	5,255	4.0
Public administration	78	3.6	3,775	2.9
Total jobs	2,138	100.0	131,546	100.0

Source: U.S. Census Bureau Local Employment Dynamics Data
Industries defines by NAICS Industry Sector

Table 50: Total jobs: worker race, by place of work, Hazelwood and the City of Pittsburgh, 2009

Race	Hazelwood		City of Pittsburgh	
	Number	Percent	Number	Percent
White alone	1,456	81.4	224,055	84.2
Black or African American alone	339	18.9	32,867	12.3
Asian alone	8	0.4	6,820	2.6
Other alone, or two or more races	16	0.9	2,396	0.9
Total jobs	1,789	100.0	266,138	100.0

Source: U.S. Census Bureau Local Employment Dynamics Data

Table 51: Total jobs: worker race, by place of residence, Hazelwood and the City of Pittsburgh, 2009

Race	Hazelwood		City of Pittsburgh	
	Number	Percent	Number	Percent
White alone	1,380	64.5	99,603	75.7
Black or African American alone	703	32.9	26,712	20.3
Asian alone	39	1.8	3,715	2.8
Other alone, or two or more races	16	0.7	1,516	1.2
Total jobs	2,138	100.0	131,546	100.0

Source: U.S. Census Bureau Local Employment Dynamics Data

Table 52: Educational attainment for population 25 to 64 years, Hazelwood, City of Pittsburgh, and Allegheny County, 2006-2010

Highest Level Attained	Hazelwood		City of Pittsburgh		Allegheny County	
	#	%	#	%	#	%
Less than high school	320	12.7	10,885	7.0	30,502	4.7
High school graduate or equivalent	771	30.6	44,670	28.5	184,652	28.4
Some college or associate's degree	867	34.4	40,909	26.1	181,608	28
Bachelor's degree or higher	564	22.4	60,121	38.4	252,903	38.9
Population 25 to 64 years	2,522	100.0	156,585	100.0	649,665	100.0

Source: U.S. Census Bureau, 2006-2010 5-Year American Community Survey

Table 53: Employment Status for population 16 years and over, Hazelwood, City of Pittsburgh, and Allegheny County, 2006-2010

Employment Status	Hazelwood		City of Pittsburgh		Allegheny County	
	#	%	#	%	#	%
Population 16 years and over	4,200	100.0	261,458	100.0	1,008,364	100.0
In armed forces	0	0.0	171	0.1	882	0.1
Civilian:	2,315	100.0	159,798	99.9	639,617	99.9
Employed	2,118	91.5	146,129	91.3	596,090	93.1
Unemployed	197	8.5	13,669	8.5	43,527	6.8
In labor force:	2,315	55.1	159,969	61.2	640,499	63.5
Not in labor force	1,885	44.9	101,489	38.8	367,865	36.5

Source: U.S. Census Bureau, 2006-2010 5-Year American Community Survey

Percent employed and unemployed based on total population in the labor force.

Percent in the armed forces, in labor force, and not in labor force based on total population age 16 and over.

Table 54: Primary jobs: home municipality of those working in Hazelwood, 2009

Municipality	Primary Jobs	Percent
Pittsburgh	499	27.8
Penn Hills	92	5.1
Monroeville	44	2.4
Ross Township	39	2.2
West Mifflin	39	2.2
McCandless	37	2.1
McKeesport	37	2.1
Wilkinsburg	36	2.0
All other locations	973	54.2
Total primary jobs	1,796	100.0

Source: U.S. Census Bureau Local Employment Dynamics Data

Table 55: Primary jobs: work municipality of workers living in Hazelwood, 2009

Municipality	Count	Share
Pittsburgh	980	49.5
Monroeville	44	2.2
West Mifflin	39	2.0
Homestead	29	1.5
Ross	28	1.4
Greentree	27	1.4
All other locations	832	42.0
Total primary jobs	1,979	100.0

Source: U.S. Census Bureau Local Employment Dynamics Data

Table 56: Means of transportation to work for workers age 16 and over, Hazelwood, City of Pittsburgh, Allegheny County, 2006-2010

Means Of Transportation	Hazelwood		City of Pittsburgh		Allegheny County	
	Number	Percent	Number	Percent	Number	Percent
Car, truck, or van	1,453	70.4	90,542	63.8	470,396	80.8
Public transportation (includes taxi)	531	25.7	27,727	19.5	58,277	10.0
Motorcycle	0	0.0	249	0.2	814	0.1
Bicycle	10	0.5	1,692	1.2	2,148	0.4
Walked	53	2.6	16,722	11.8	27,615	4.7
Other means	0	0.0	720	0.5	3,601	0.6
Worked at home	16	0.8	4,335	3.1	19,535	3.4
Workers 16 years and over	2,063	100.0	141,987	100.0	582,386	100.0

Source: U.S. Census Bureau, 2006-2010 5-Year American Community Survey