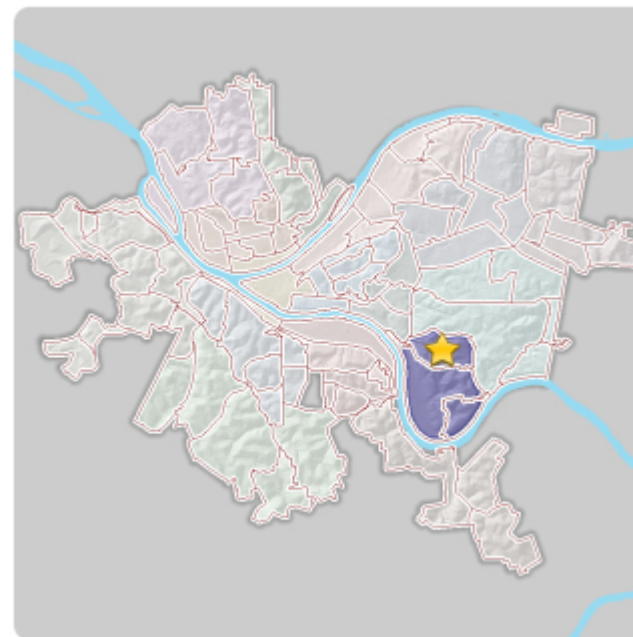
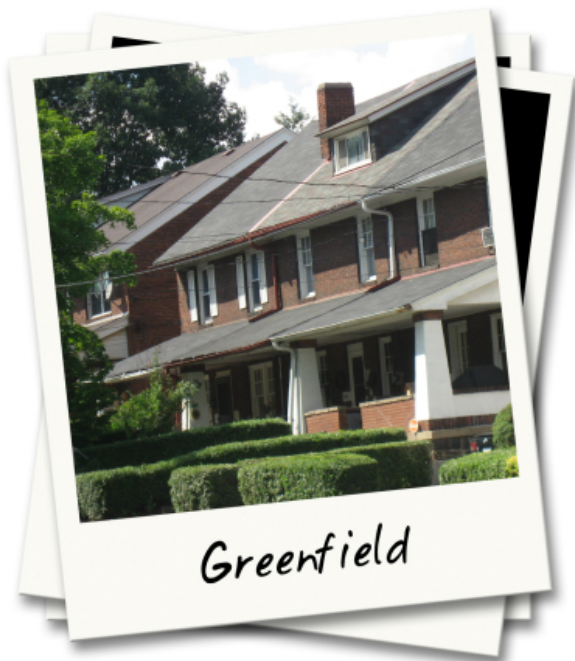


## Greenfield

Greenfield is located east of downtown Pittsburgh. It is surrounded by the neighborhoods of Central Oakland, South Oakland, Squirrel Hill South, and Hazelwood. Greenfield is a neighborhood with spectacular views of Pittsburgh, yet offers very affordable choices in housing. This family friendly neighborhood offers a mix of housing styles from Victorian to Ranch and boasts local shopping for residents along Greenfield and Murray Avenues. The community also borders Schenley Park, one of Pittsburgh's largest public parks, and is in close proximity to the retail districts of Shadyside, Squirrel Hill, and the Waterfront.



### Quick Facts:

City of Pittsburgh		Greenfield
305,704	2010 Population	7,294
333,527	2000 Population	7,832
-27,823	Pop. Change # 2000-10	-538
-6.2%	Pop. Change % 2000-10	-6.9%

### Links:

- 'Sector 9 Home'
- [PGHGIS: Interactive Map of Sector 9](#)
- 'PGHSNAP Links'



## Greenfield: Social and Housing Vitality Indicators

### Population and Density

City of Pittsburgh		Greenfield
	<b>POPULATION &amp; DENSITY:</b>	
671,657	Pop. 1940	14,111
676,805	Pop. 1950	13,952
615,242	Pop. 1960	12,984
520,154	Pop. 1970	12,234
423,938	Pop. 1980	9,873
369,879	Pop. 1990	8,485
333,527	Pop. 2000	7,832
305,704	Pop. 2010	7,294
-15.5%	Change, 60-70	-5.8%
-18.5%	Change, 70-80	-19.3%
-12.8%	Change, 80-90	-14.1%
-9.8%	Change, 90-00	-7.7%
-8.3%	Change, 00-10	-6.9%
-----	Pop. as % of City total (2010)	2.4%
55.42	Land Area (sq. mi)	0.77
35,466.2	Land Area (acres)	494.7
5,517	Persons / sq. mi (2010)	9,436
6,019	Persons / sq. mi (2000)	10,132
8.6	Persons / acre (2010)	14.7
9.4	Persons / acre (2000)	15.8
	<b>RACE (2010):</b>	
27.2%	% African American	4.4%
2.9%	% Asian	4.3%
2.5%	% Other	0.9%
67.4%	% White	88.3%
	<b>AGE (2010 Est.):</b>	
5.0%	% Under 5	4.5%
17.4%	% 5-19	12.8%
27.0%	% 20-34	30.8%
31.2%	% 35-59	30.9%
11.1%	% 60-74	13.5%
8.3%	% 75 and Over	7.6%

#### Links:

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### Housing

City of Pittsburgh		Greenfield
305,704	Population (2010)	7,294
	<b>HOUSING UNITS:</b>	
163,414	Total # Units (2000)	3,873
156,165	Total # Units (2010)	3,805
	<b>VACANCY (2010):</b>	
87.2%	% Occupied	91.4%
12.8%	% Vacant	8.6%
	<b>TENURE (2010 Est.):</b>	
138,866	# Occupied Units	3,728
52.1%	% Owner Occupied	66.4%
47.9%	% Renter Occupied	33.6%
11.2	Est. Avg. Yrs. of Residence	6
	<b>POPULATION TYPE (2010 Est.):</b>	
92.6%	% Household	100.0%
7.4%	% Group Quarters	0.0%
	<b>AGE OF HOUSING STOCK (2010 Est.):</b>	
165,421	Est. Total Units	4,134
4,175	Built 00-09	95
4,257	Built 90-00	51
6,753	Built 80-89	78
23,092	Built 60-79	166
39,503	Built 40-59	1,154
87,641	Built before 1939	2,590
2.5%	% Built 00-09	2.3%
2.6%	% Built 90-99	1.2%
4.1%	% Built 80-89	1.9%
14.0%	% Built 60-79	4.0%
23.9%	% Built 40-59	27.9%
53.0%	% Built before 1939	62.7%
	<b>HOUSING VALUES / PRICES:</b>	
\$53,233	Median Value (2000)	\$65,800
\$67,409	Med. Val. ('00 in '10 Dollars)	\$83,323
\$83,100	Median Value (2010)	\$90,900
23.3%	% Change Real Value 00-10	9.1%
\$75,000	Median Sale Price 2010	\$118,250
5,398	# Sales Counted 2010	160
	<b>OTHER:</b>	
1,199	Foreclosures 2008	23
950	Foreclosures 2010	18
0.6%	% Housing Units Foreclosed 2010	0.5%

## Greenfield: Social and Housing Vitality Indicators

### Employment

City of Pittsburgh 305,704	Population (2010)	Greenfield 7,294
<b>WHAT JOBS NEIGHBORHOOD RESIDENTS DO:</b>		
148,357	Total Age 16+ Employed (2010 Est.)	4,407
<b>Selected Employment Categories:</b>		
3.6%	Construction	5.2%
5.6%	Manufacturing	3.9%
10.1%	Retail Trade	7.8%
3.8%	Transportation, warehousing, utilities	5.5%
2.5%	Information	2.5%
7.5%	Finance, insurance, real estate	4.9%
11.3%	Professional, scientific, admin, and waste mgmt	16.1%
33.1%	Educational, health and social services	31.1%
10.8%	Arts, entertainment, recreation, accommodation and food services	6.5%
4.2%	Public administration	5.0%
7.6%	Other	11.6%
<b>TYPES OF JOBS IN THE NEIGHBORHOOD:</b>		
283,902	Total Employment (2000)	795
<b>Selected Employment Categories:</b>		
4.6%	Construction	10.1%
6.4%	Manufacturing	2.5%
6.8%	Retail trade	11.9%
5.3%	Transportation, warehousing, utilities	3.8%
4.3%	Information	4.4%
10.9%	Finance, insurance, real estate	6.9%
12.7%	Professional, scientific, admin, and waste mgmt	10.7%
30.4%	Educational, health, and social services	17.0%
6.4%	Arts, entertainment, recreation, accommodation and food services	10.1%
4.7%	Public administration	7.5%
7.5%	Other	15.1%

**Links:**

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### Education and Income

City of Pittsburgh 305,704	Population (2010)	Greenfield 7,294
<b>EDUCATIONAL ATTAINMENT (2010 Est.):</b>		
208,925	Total Pop, 25 and older	5,823
<b>HIGHEST LEVEL COMPLETED:</b>		
12.2%	Less than High School	7.1%
47.3%	High School Graduate	42.8%
10.8%	Assoc./Prof. Degree	10.5%
17.3%	Bachelor's Degree	22.3%
12.4%	Postgraduate Degree	17.3%
<b>INCOME AND POVERTY (2010 Est.):</b>		
\$26,563	1999 Median Income ('99 Dollars)	\$35,613
\$35,732	2009 Median Income ('09 Dollars)	\$43,580
\$35,286	1999 Median Income ('11 Dollars)	\$47,308
\$36,860	2009 Med. Income ('11 Dollars)	\$44,955
292,618	Est. Pop. for which Poverty Calc. (2010)	7,860
63,373	Est. Pop. Under Poverty (2010)	725
21.7%	Est. Percent Under Poverty (2010)	9.2%

### Public Safety

City of Pittsburgh 305,704	Population (2010)	Greenfield 7,294
<b>2010 POLICE REPORTS:</b>		
12,253	Part 1 (Major Crime) Reports	145
14,293	Part 2 Reports	170
9,120	Other Police Reports	153
4.0	Part 1 Crime per 100 Persons	2.0
4.7	Part 2 Crime per 100 Persons	2.3
<b>SELECTED 2010 REPORT CATEGORIES:</b>		
46	Murder	0
65	Rape	2
1,038	Robbery	7
955	Aggravated Assault	6
2,650	Burglary	43
1,310	Auto Theft	15
2,375	Drug Violations	23

## Greenfield: Social and Housing Vitality Indicators

### Built Environment

City of Pittsburgh		Greenfield
305,704	Population (2010)	7,294
35,318.4	Land Area (acres)	494.7
<b>PARCELS AND STRUCTURES:</b>		
143,433	Approx. Total # Parcels	3,593
126,993	Approx. Total # Taxable Parcels	3,448
112,971	Approx. # of Structures	3,338
28,732	Approx. # Unoccupied Parcels	325
<b>2008-09 BLDG. CONDITIONS SURVEY:</b>		
6.8%	% Good / Excellent Buildings	1.0%
89.7%	% Average Buildings	97.5%
3.5%	% Poor / Derelict Buildings	1.4%
<b>BLDG. PERMIT INVESTMENT (2010):</b>		
1,882	# Residential Permits	53
\$51,865,153	\$ Residential Permits	\$353,069
907	# Commercial Permits	9
\$279,204,947	\$ Commercial Permits	\$494,270
<b>BBI ACTIONS (2010):</b>		
7,575	# Code Violations	197
6.7%	% of all Bldgs. w/ Code Violations	5.9%
1,183	# Condemned Structures	6
1.0%	% of all Bldgs. Condemned	0.2%
646	# Demolitions	10
<b>TAX DELINQUENCY (2010):</b>		
13,756	# Tax Delinquent Prop. (2+ yrs.)	133
10.8%	% of Taxable Prop. Delinquent	3.9%

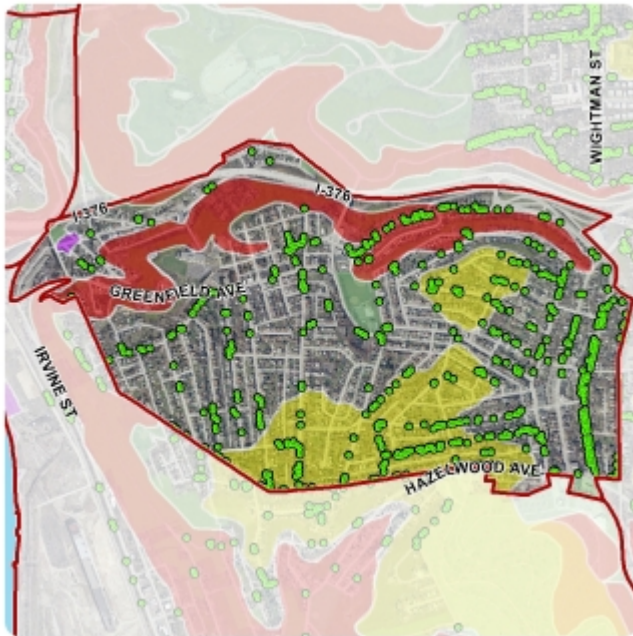


### Links:

- 'Sector 9 Home'
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- 'PGHSNAP Links'

# Greenfield: Social and Housing Vitality Indicators

## Natural Environment



Map colors match the categories shown below.

City of Pittsburgh		Greenfield
305,704	Population (2010)	7,294
35,318.4	Land Area (acres)	494.7
	<b>NATURAL ENVIRONMENT:</b>	
20.8%	Landslide Prone (% land area)	15.3%
26.9%	Undermined (% land area)	19.5%
5.3%	Flood Plain (% land area)	0.2%
31,595	# Street Trees (dots on map)	540
2,780.8	Park Space (acres)	9.6
7.9%	Park Space (% of land area)	1.9%
9.1	Park Space (acres/1000 pers.)	1.3
1.3%	Greenway (% of land area)	0.1%
17.9%	Woodland (% of land area)	4.3%
3.3%	Cemetery (% of land area)	0.3%

## Land Use and Zoning



Map colors match the categories shown below.

City of Pittsburgh		Greenfield
333,527	Population (2010)	7,294
35,318.4	Land Area (acres)	494.7
	<b>GENERAL LAND USES:</b>	
48.7%	Residential	75.4%
4.8%	Mixed Use / Commercial	4.9%
10.4%	Mixed Use / Industrial	2.2%
2.3%	Institutional / Edu. / Med.	0.0%
20.8%	Open Space	2.0%
8.3%	Hillside	15.5%
4.7%	Special Land Use	0.0%

### Links:

- 'Sector 9 Home'
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- 'PGHSNAP Links'

## Greenfield Transportation

- The main corridors in this neighborhood are Greenfield Avenue, Beechwood Boulevard, Hazelwood Avenue, and the Parkway East. The busy Parkway East forms the northern border of Greenfield, and has an interchange at Greenfield Ave. Many of the streets in the northern section of Greenfield have no outlet, as do many of the roads on the other side of the highway, in Squirrel Hill South. Hazelwood and Greenfield Avenues provide connections to Second Ave.
- Main bus routes include the 61C, 59U, and 56E. The 56E runs from Homestead and thoroughly covers the neighborhood via Greenfield Avenue, and then the route goes to Downtown by way of Second Ave.
- The Eliza Furnace Trail has its endpoint in Greenfield. Cyclists and pedestrians are allowed free parking at the lot in Greenfield and can use this trail, which runs along Second Avenue, to access Oakland, Downtown, or the South Side Works (via the pedestrian/bike span of the Hot Metal Bridge).

### Links:

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## Transportation Data:

City of Pittsburgh		Greenfield
305,704	Population (2010)	7,294
287.91	Miles of Major Roads	3.88
1434.41	Total Street Miles	27.81
25.9	Street Density (st. mi/area sq. mi)	36.0
704	# Sets of Steps	23
43,993	# Step Treads	1,362
28 Areas	Res. Permit Parking Area(s)	None
	<b>COMMUTING MODE (2010)</b>	
144,214	Total Working Pop. (Age 16+)	4,363
54.0%	Drive Alone	57.9%
10.0%	Carpool/Vanpool	14.2%
19.7%	Public Transportation	14.6%
0.1%	Taxi	0.2%
0.2%	Motorcycle	0.0%
1.1%	Bicycle	3.1%
11.5%	Walk	6.9%
0.4%	Other	0.4%
2.8%	Work at Home	2.8%