

COMMUNITY PROFILE

Neighborhood of Larimer, City of Pittsburgh, Allegheny County

REGIONAL SETTING

Larimer, a neighborhood with a population of approximately 2,602, is located in the Northeast part of the City of Pittsburgh. An area of approximately 283 acres, Larimer borders Highland Park and Lincoln-Lemington-Belmar on the North, East Liberty on the East, and Homewood West and Point Breeze North on the West. The neighborhood's southern boundary is East Liberty Boulevard, a heavily traveled artery which is linked to the adjacent neighborhood of East Liberty.

A BRIEF HISTORY

Allegheny County

(Team Pennsylvania Foundation Web Site)

Allegheny County is the home to 139 municipalities and the history of Pittsburgh and its many neighborhoods is closely tied to history of Allegheny County. The County was once the steelmaking capital of the world; a position which has eroded with economic changes. Now only about 4 percent of the labor force is employed in primary and fabricated metals. Currently, however, the economic base of the County is health care, education, high technology, light manufacturing, professional services along with retail and wholesale trade. Employment for many of Larimer's residents is found in these industries. Allegheny County is considered an international leader in the fields of chemical, plastic and nuclear research. Nearly 1,000 high technology companies are located in the Greater Pittsburgh area. Filmmakers have chosen the area for moviemaking because of varied topography, unique architecture, strong ethnic neighborhoods, cooperative government officials, low costs and friendly environment. The Pittsburgh International Airport is the largest airport complex built since the construction of the Dallas-Fort Worth airport in 1974. The airport is dubbed the "airport of the future" because of its advanced operational functions and built-in expansion capabilities. Allegheny County has more than 50 hospitals, many of which are recognized nationally as high-quality medical research and teaching hospitals, including a leadership position in organ transplantation. The health care industry is one of the County's economic strengths; providing also employment for county residents.

The County houses many local performing groups, orchestras, such as the Pittsburgh Symphony, the Ballet Theater and the Civic Light Opera. The region also maintains more than 100 art galleries, historical landmarks and museums including the Carnegie's Museum of National History, Art Museum, Music Hall, Library and Science Center, the Pittsburgh Zoo and the Pittsburgh Aviary. The Three Rivers Regatta, The Three Rivers Arts Festival and the Pittsburgh Marathon are major cultural and recreational events; attracting thousands of residents throughout the city and county.

Pittsburgh

(Taken from the Pittsburgh Post-Gazette Webpage)

Originally part of Pitt Township, the region's central city is named for English nobleman William Pitt. The history of Pittsburgh is intimately linked to its position as a gateway to the west via the Ohio River in the early days of the nation's settlement. The confluence of the Allegheny and Monongahela rivers was a valuable location sought by the English in Virginia, the French and Native Americans. This location enabled the city to become a major commercial site.

Pittsburgh was a part of Westmoreland County until Allegheny County was formed in 1788, primarily at the urging of young lawyer Hugh Henry Brackenridge. Six years later, the frontier town was incorporated as a borough. Pittsburgh became a city in 1816.

Over the years, the city annexed dozens of boroughs and townships, including Lawrenceville, Oakland and Liberty in the east, Temperanceville and West Pittsburgh in the west, and Monongahela, Birmingham and Ormsby in the south. The northern addition to Pittsburgh occurred when Allegheny City, a jurisdiction of its own since 1840, became part of Pittsburgh in 1907 in a controversial annexation that would have a lasting impact on future development of the city and county.

The modern area of the redevelopment of Pittsburgh began in the 1940s under the guidance of Richard King Mellon and Mayor David L. Lawrence in what became known as the city's "Renaissance." It was during this time that Gateway Center, the country's first public-private urban renewal project, and Point State Park were built. In the 1950s, the city cleared the Lower Hill District and built what is now Mellon Arena, which opened in 1961.

Larimer

(Taken from an article from the Pittsburgh Courier by Sonya M. Toler)

Larimer has an opulent past. Nestled between Highland Park, East Liberty and Homewood-Brushton, the land was settled by James Chadwick and was named after a wealthy family of Italian immigrants; the predominant ethnic group which settled in the Larimer area at the turn of the 20th century. Many of whom were served by one of Pittsburgh's oldest "settlement houses" – the Kingsley House. The first houses were built in the 1890s in the Queen Ann style, featuring exquisite brick and stone masonry. But the majority of the housing stock that remains were built in a bungalow style during the 1920s. Until the mid 1960's, its main corridor - Larimer Avenue - was a viable shopping area.

Unlike most of the land in surrounding neighborhoods, Larimer is flat and situated on a plateau overlooking Negley Run Road and Washington Boulevard. In a sense, the geography of the neighborhood isolates it from its neighbors, but a series of other events, including a wave of gang and drug culture related violence in the 1980s, has aided the divestment in Larimer, marked by considerable housing abandonment. Though Larimer is still home to a few successful businesses and the area's largest Black church, for the most part it has been neglected in the city's economic development efforts during the past 30 years.

Recognizing its decline as a neighborhood, Larimer, starting with its own efforts in 1998, has been involved in recent years in collaborative community development planning with ELCCC and the Pittsburgh Department of City Planning to revitalize the neighborhood. This planning effort attempts to capitalize on the neighborhood's attractive features such ease of accessibility to public transportation, its flat topography, and its close proximity to large economic and job generating commercial operations such as Home Depot, Whole Foods, and a future Walgreens.

DEMOGRAPHICS

In order to enable an assessment of the present and future needs of Larimer and its residents, a broad analysis of demographic factors is presented in this profile. Reviewing population trends and estimates, age distribution, and employment enables the neighborhood to better understand the needs and concerns of the community. This examination also helps to enable planning to occur relative to, for example, the amount and type of services that may be required. The data also provides an understanding of the neighborhood's future position within the City and County. All following data used in the profile is extracted from 1980, 1990 and 2000 Census. (U.S. Department of Commerce, U.S. Census Bureau).

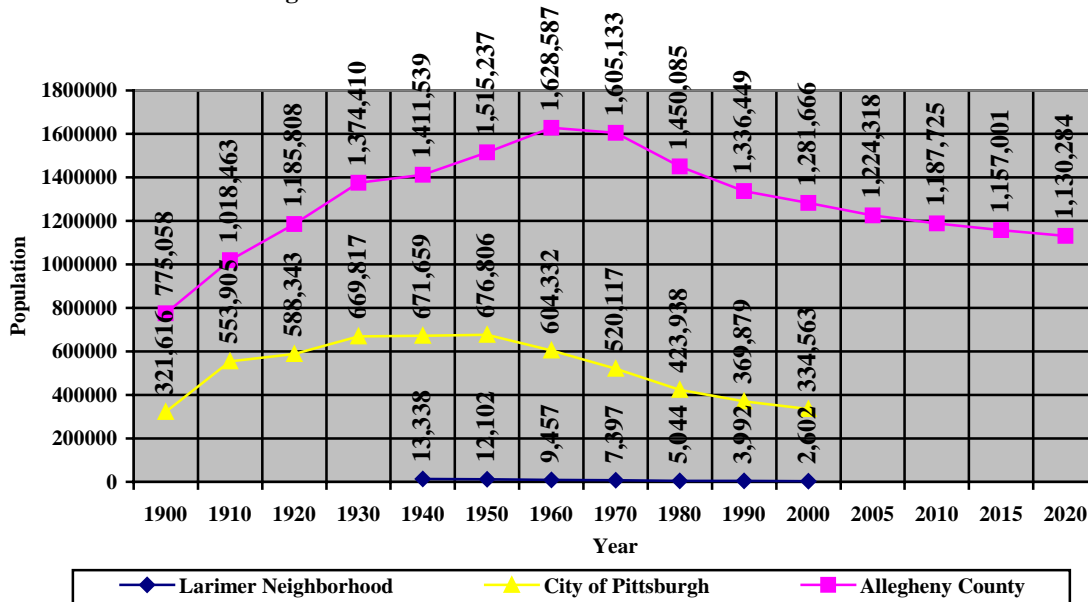
Population

Trends and Forecasts

Over the past hundred years, the population of Pittsburgh, its various neighborhoods such as Larimer, and Allegheny County has changed significantly. The initial growth period has followed the same pattern as other counties in the United States with major metropolitan areas. Relative to Allegheny County, its population grew steadily, peaking in the 1960s. From 1900 to 1950, Allegheny County's population increased 48.8%. Starting in the 1970's, Allegheny County's population began to decline due to outmigration and urban sprawl beyond county borders. From 1970 to 2000, there was a population decrease of 25.2% in Allegheny County's population. Currently Allegheny County's population is predicted to decrease another 13.4% from 2000 to 2020.

Pittsburgh's population peaked at about 600,000 in the 1940's, and afterward began to decline to its current approximately level of 350,000. For the Larimer neighborhood, the pattern was similar, but more dramatic with a population decline of 44.5% from 1940 to 1970. From 1970 to 2000, the population of Larimer also experienced a significant decline from over 7,000 to its current level of 2,602, a decline of 64.8% (See figure 2-1 – Population Trends and Forecasts). Whether the Larimer neighborhood has reached its population low is, however, not certain – given the projected further population decline of Allegheny County.

Figure 2-1 - POPULATION TRENDS AND FORECASTS



Racial Composition

Over the past 25 years or more, the racial composition of Larimer has become increasingly predominantly Black as evidenced by the decrease of 7.9 percent in the White population of Larimer since 1980 and an increase of 4.4 % increase in the Black population. There was also a 3.5 percent increase in Other populations in Larimer. From a comparative perspective, Larimer's racial composition change has been dramatic with a population which is now nearly 87% Black, while the City is 27% Black, and the County is only 12.3% Black. Conversely, the change in racial composition of the City and County has been less dramatic, with only a 2% increase in the Black population from 1980 to 2000 in the County and 3.1% increase in the City of Pittsburgh. . In the County, there was a 2.4 percent increase from 1980-2000 in the Latino population

**TABLE 2-1
RACIAL COMPOSITION, 1980-2000**

	White	Black	Latino	Other
Larimer Neighborhood				
1980%	16.2%	82.0%	1.5%	0.3%
1990%	14.0%	81.8%	1.7%	2.5%
2000%	8.3%	86.4%	1.4%	3.8%
Percent Change 1980-2000	-7.9%	4.4%	-0.1%	3.5%
City of Pittsburgh				
1980%	74.3%	23.9%	0.8%	1.1%
1990%	71.0%	25.4%	0.9%	2.6%
2000%	66.9%	27.0%	1.4%	4.8%
Percent Change 1980-2000	-7.4%	3.1%	0.6%	3.7%
Allegheny County				
1980%	88.3%	10.3%	0.6%	0.8%
1990%	86.6%	11.0%	0.6%	1.7%
2000%	83.8%	12.3%	3.0%	0.1%
Percent Change 1980-2000	-4.5%	2.0%	2.4%	-0.7%

Age Distribution

The age distribution of a community can suggest the levels of service and infrastructure necessary to meet the future needs of the various age groups. It can help to forecast future educational, recreational, and elderly facilities that may be needed. Table 2-2 compares the age distribution of Larimer, the City of Pittsburgh, and Allegheny County between 1990 and 2000. Based upon the aggregate data, the age distribution of the population of Larimer, Pittsburgh, and Allegheny County has remained fairly stable over the past 25 years, except for the significantly larger decline (9.2%) in the County as a whole of those between the ages of 35-44 and the slightly larger increase of those between the ages of 15-19 in the Larimer neighborhood, compared to both the City and the County. Data for 2000, however, indicate that Larimer has a higher percentage (24%) of those 65 and older than either the City (14.4%) and the County (17.8). In 2000, the median age of Larimer's population was 40.9, which is higher than the State's median age of 32.1. Though the age distribution changes between Larimer, the City of Pittsburgh and Allegheny County are not based on race, there is little reason to assume the aggregate data would be significantly different if race were taken into consideration.

**TABLE 2-2
AGE DISTRIBUTION, 1990 AND 2000**

	Larimer Neighborhood					City of Pittsburgh					Allegheny County				
	1990 Pop.	% of Pop.	2000 Pop.	% of Pop.	% Change	1990 Pop.	% of Pop.	2000 Pop.	% of Pop.	% Change	1990 Pop.	% of Pop.	2000 Pop.	% of Pop.	% Change
00-04	250	6.3	141	5.4	-0.9	22,788	6.2	17,607	5.3	-0.9	84,113	6.3	71,081	5.5	-0.8
05-09	241	6.0	188	7.2	1.2	20,745	5.6	19,004	5.7	0.1	80,090	6.0	79,385	6.2	0.2
10-14	258	6.5	215	8.3	1.8	18,692	5.1	18,907	5.7	0.6	73,684	5.5	82,688	6.5	1.0
15-19	281	7.0	234	9.0	2.0	26,654	7.2	25,881	7.7	0.5	81,420	6.1	81,721	6.4	0.3
20-24	245	6.1	104	4.0	-2.1	36,192	9.8	34,570	10.3	0.5	92,746	6.9	75,792	5.9	-1.0
25-34	547	13.7	236	9.1	-4.6	62,602	16.9	48,870	14.6	-2.3	220,125	16	161,277	12.6	-3.4
35-44	452	11.3	355	13.6	2.3	48,738	13.2	41,082	14.0	0.8	196,559	15	201,974	5.8	-9.2
45-54	322	8.1	274	10.5	2.4	31,439	8.5	14,142	12.3	3.8	133,938	10	181,542	14.2	4.2
55-59	157	3.9	115	4.4	0.5	15,906	4.3	12,606	4.2	-0.1	64,860	4.9	63,512	5.0	0.1
60-64	263	8.6	102	3.9	-2.7	19,787	5.3	26,483	3.8	-1.5	76,963	5.8	4,278	4.2	-1.6
65-74	495	12.4	264	10.1	-2.3	37,426	10.1	26,483	7.9	-2.2	137,054	10	112,549	8.8	-1.2
75-84	322	8.1	232	8.9	0.8	22,286	6.0	21,362	6.4	0.4	74,238	6.0	87,724	6.8	0.8
85+	159	4.0	142	5.5	1.5	6,624	1.8	7,189	2.1	0.3	20,619	1.5	28,143	2.2	0.7
Total	3,992	100	3,602	100		369,879	100	334,563	100		1,336,449	100	1,281,666	100	

Economics

Income and Education

The U.S. Census Bureau records income in two categories. Household income is defined as the yearly earnings of a group of unrelated people or one person living alone. Family income comprises a group of two or more people residing together and who are related by birth, marriage, or adoption. As more residents obtain diplomas and degrees, their income earning potential improves, creating a direct positive correlation between the two. Table 2-3 shows that educational attainment increased from 1980-2000 in almost every category in Larimer, the City of Pittsburgh and Allegheny County. This fact, notwithstanding, there is a significant disparity relative to educational attainment when the 'Some higher education and above' categories are considered. In 2000, only 36.3% of the population of Larimer fell in this grouping, compared to almost twice that level for the City of Pittsburgh

Educational attainment disparities may, in part, also account for the disparities in median family income between Larimer, the City and the County. While there has been increase in median family income change over the past two decades in Larimer, the disparity between the three, it should be noted, remains significantly high. Between Larimer and the City of Pittsburgh, the actual median income difference is \$16,335 and between Larimer and the County, the difference is \$27,355. A large disparity in median household income between Larimer and the State also is evident. In term of poverty, over 25% (2000) of Larimer families fell below the poverty level; a rate which is considerably higher than the City, the County, Pennsylvania, and the national level.

**TABLE 2-3
INCOME AND EDUCATION, 1980-2000**

Income and Education	Larimer	City of Pittsburgh	Allegheny County
1980			
Median Household Income	\$7,612	\$13,408	\$17,944
Median Family Income	\$10,712	\$17,499	\$21,643
NO DEGREE	56.9%	38.9%	31.0%
High School Graduate	28.0%	35.9%	40.4%
Some higher education	5.3%	10.6%	12.1%
Bachelor's Degree or Higher	1.9%	14.6%	16.5%
Graduate or Professional Degree	n/a	n/a	n/a
1990			
Median Household Income	\$10,473	\$20,747	\$28,136
Median Family Income	\$14,823	\$27,484	\$35,338
NO DEGREE	46.6%	27.6%	35.7%
High School Graduate	30.8%	34.6%	36.0%
Some higher education	15.9%	17.8%	15.0%
Bachelor's Degree or Higher	6.7%	20.1%	23.0%
Graduate or Professional Degree	2.6%	9.6%	9.0%
2000			
Median Household Income	\$18,478	\$28,588	\$38,329
Median Family Income	\$22,460	\$38,795	\$49,815
NO DEGREE	30.1%	18.7%	30.7%
High School Graduate	36.5%	32.7%	33.9%
Some higher education	25.0%	22.3%	52.4%
Bachelor's Degree or Higher	8.5%	26.2%	28.3%
Graduate or Professional Degree	2.8%	12.5%	11.0%
Percent Change from 1980-2000			
Median Household Income	58.8%	53.1%	53.2%
Median Family Income	52.3%	54.9%	56.6%
NO DEGREE	-26.8%	-20.2%	-0.3%
High School Graduate	8.5%	-3.2%	-6.5%
Some higher education	19.7%	11.7%	40.3%
Bachelor's Degree or Higher	6.6%	11.6%	11.8%
Graduate or Professional Degree	n/a	n/a	n/a

Employment

Based upon the analysis of Table 2-4, several employment characteristics – the single best indicator of economic well being - are evident. First, though there was an 83.1% decrease in Larimer’s population of persons 16 years old and over, the percent of those in the labor force increased by 2.0% over the past twenty-five years. Second, the percent of unemployment (averaging over 6% over the past two decades) has been higher in Larimer than the City (5.3%) and the County as a whole (3.8). Third, while the City of Pittsburgh’s population of individuals 16 years and over fell 20.5%, participation in the labor force still increased by a higher percent (4.2) than in Larimer. What employment status statistics do not show, however, are those who have “dropped out” of the labor market and who are no longer actively seeking employment, which, if calculated, would indicate a higher level of actual unemployment.

**TABLE 2-4
EMPLOYMENT, 1980-2000**

	Larimer		City of Pittsburgh		Allegheny County	
	No. of Persons	%	No. of Persons	%	No. of Persons	%
1980						
Persons 16 years and Over	3,834	100.0%	346,613	100.0%	1,155,409	100.0%
In labor Force	1,656	43.2%	188,105	54.3%	665,467	57.6%
Civilian Labor Force	1,648	43.0%	187,941	54.2%	664,678	57.5%
Employed	1,388	36.2%	170,591	49.2%	617,018	53.4%
Unemployed	260	6.8%	17,350	5.0%	47,660	4.1%
Armed Forces	8	0.2%	164	0.0%	789	0.0%
Not in Labor Force	2,178	56.8%	158,508	45.7%	489,942	42.4%
1990						
Persons 16 years and Over	3,177	100.0%	304,280	100.0%	1,084,508	100.0%
In labor Force	1,224	38.5%	169,913	55.8%	647,028	59.7%
Civilian Labor Force	1,224	38.5%	169,399	55.7%	645,399	59.5%
Employed	1,029	32.4%	153,991	50.6%	604,923	55.8%
Unemployed	195	6.1%	15,408	5.1%	40,476	3.7%
Armed Forces	0	0.0%	514	0.2%	1,629	0.2%
Not in Labor Force	1,953	61.5%	134,367	44.2%	437,480	40.3%
2000						
Persons 16 years and Over	2,094	100.0%	275,396	100.0%	1,032,364	100.0%
In labor Force	940	45.2%	161,182	58.5%	630,964	61.1%
Civilian Labor Force	946	45.2%	160,996	58.5%	630,293	61.1%
Employed	801	38.3%	144,768	52.6%	591,905	57.3%
Unemployed	145	6.9%	16,228	5.9%	38,388	3.7%
Armed Forces	0	0.0%	186	0.1%	671	0.1%
Not in Labor Force	1,148	54.8%	114,214	41.5%	401,400	38.9%
Percent Change from 1980-2000						
Persons 16 years and Over	-83.1%	n/a	-20.5%	n/a	-11.9%	n/a
In labor Force	2.0%	n/a	4.2%	n/a	3.6%	n/a
Civilian Labor Force	2.2%	n/a	4.3%	n/a	3.6%	n/a
Employed	2.1%	n/a	3.4%	n/a	3.9%	n/a
Unemployed	0.1%	n/a	0.9%	n/a	-0.4%	n/a
Armed Forces	-0.2%	n/a	0.1%	n/a	0.1%	n/a
Not in Labor Force	-2.0%	n/a	-4.2%	n/a	-3.5%	n/a

Housing and Real Estate

Not unlike many older urban areas in Allegheny County, the proportion of housing 30 years or older (98.3%) in Larimer is high, indicating that there has been relatively little new housing built in the last ten years. (See figure 2-2) The data further suggests that the level of occupancy of existing housing has decreased 16.3% over the past two decades, which may indicate a high level of vacancy or the lower quality of existing housing,. Even for the units occupied, what is not known, however, is the quality of that housing.. What is significant is that over the past decade, the number of units valued at over \$100,000 has increased by 9%; a characteristic that might reflect the general increasing value of housing in the Pittsburgh metropolitan area. (See figure 2-3). On the other hand, the housing market analysis of the neighborhood as whole suggests that real estate values may be more depressed in Larimer than in the City or the County as a whole. While the exact level of affordability of rental housing cannot be fully determined, the data indicates that slightly more than 47% of the families spend 30% (the generally accepted threshold of affordability) or more of their household income for rent.

Figure 2-2 - AGE OF STRUCTURE, 1990 AND 2000

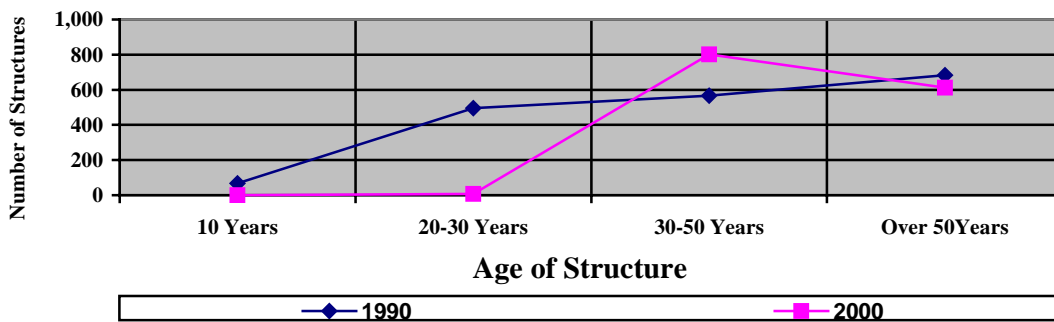


Figure 2-3 - VALUE OF STRUCTURE, 1990 AND 2000

