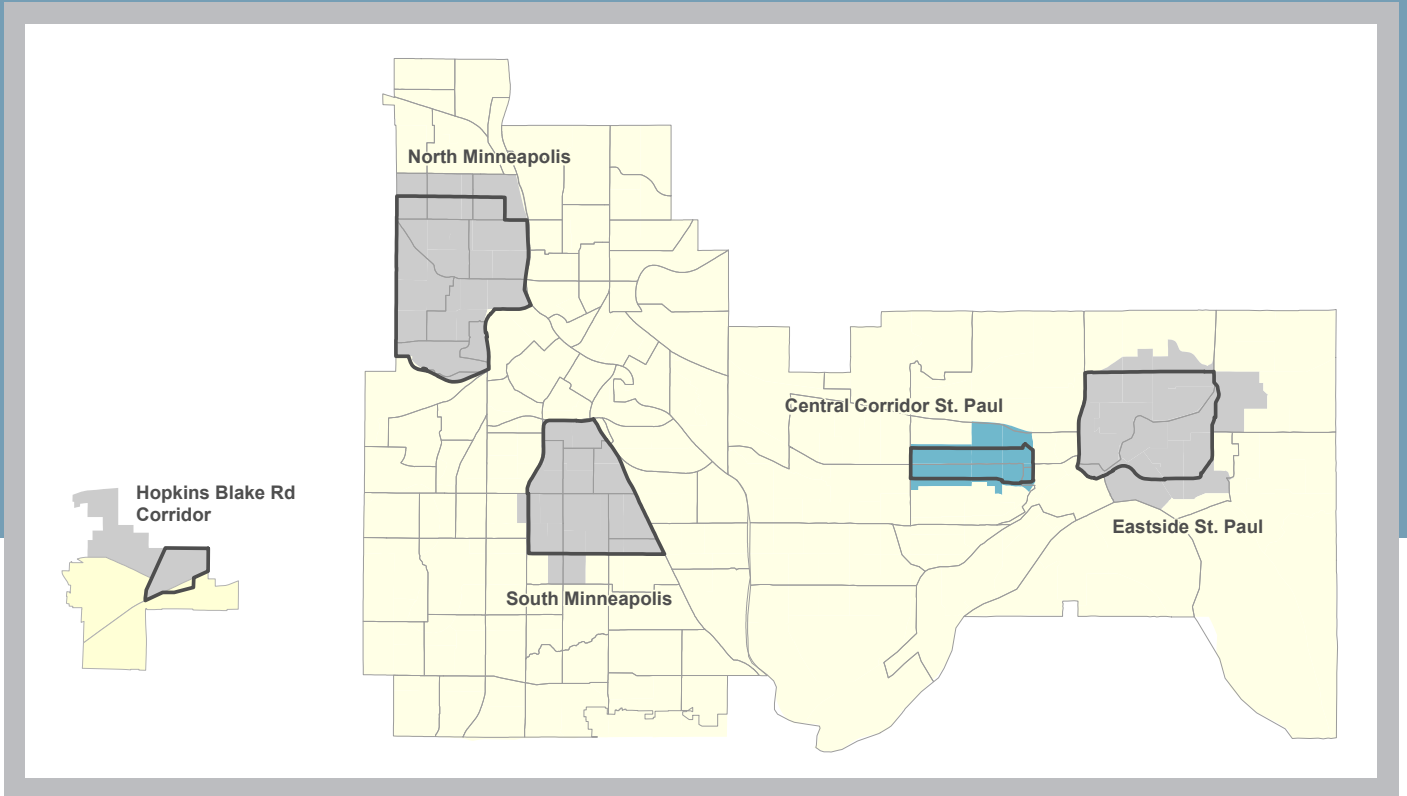


Moving Beyond the Gap

Racial Disparities in Central Corridor St. Paul

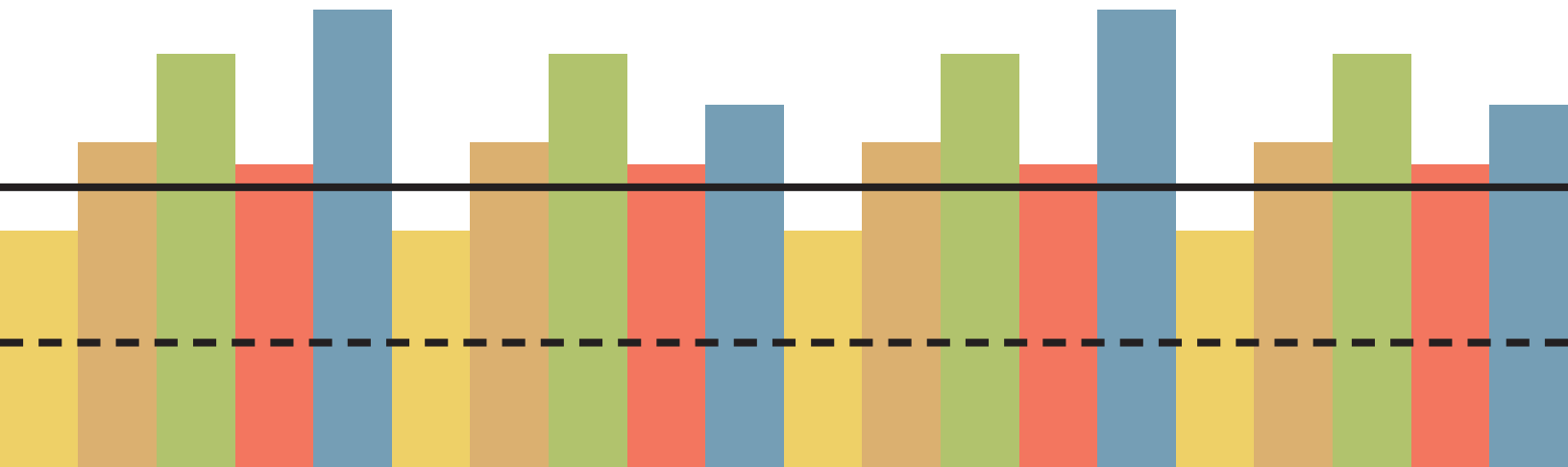
October 2014



LISC
Twin Cities
*Helping people
and places prosper*

Center for Urban and
Regional Affairs (CURA)

UNIVERSITY OF MINNESOTA

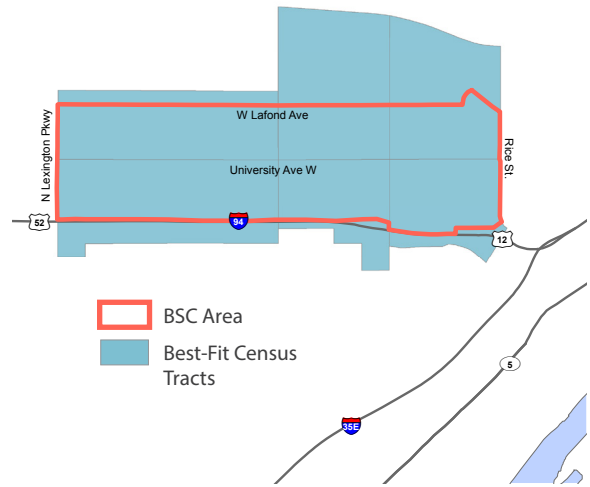


Moving Beyond the Gap - Racial Disparities in Central Corridor St. Paul

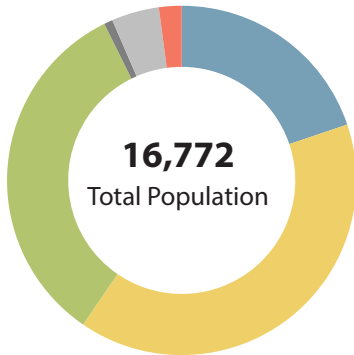
September 2014

Overview

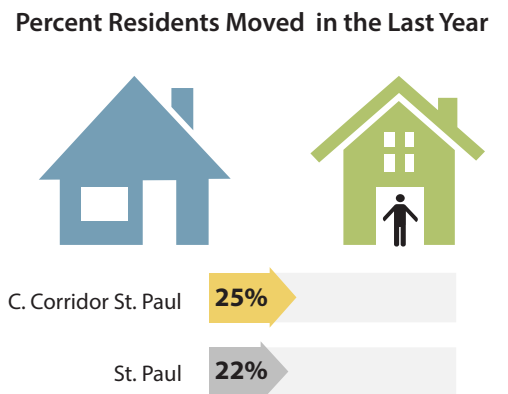
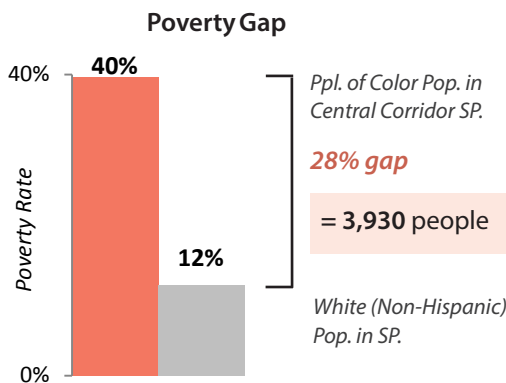
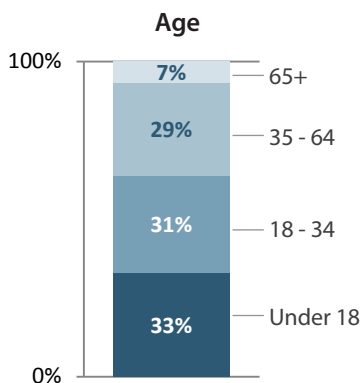
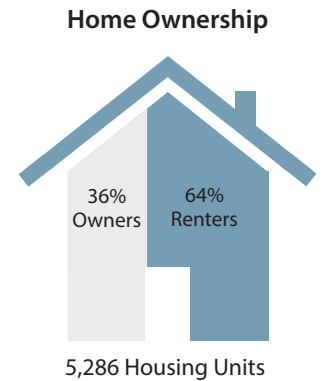
This report is part of a larger collaboration between the Local Initiatives Support Corporation (LISC) and the Center for Urban and Regional Affairs (CURA). It aims to inform community revitalization in the Twin Cities by analyzing neighborhood contributions to regional disparities between whites and other racial and ethnic groups. The report compares the Central Corridor St. Paul Building Sustainable Communities area to St. Paul along a series of economic and community health indicators. It illustrates the degree to which closing the gap between whites and people of color in Central Corridor St. Paul would contribute to narrowing disparities within the city as a whole.



Area Demographics

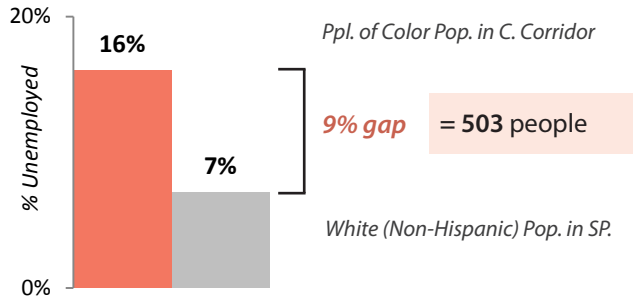


Race	
20%	White
40%	Black or African American
33%	Asian
1%	American Indian or Alaska Native
4%	Two or More Races
2%	Other Race
Ethnicity	
7%	Hispanic or Latino



Jobs/Employment: Unemployment

Unemployment Gap



KEY FINDINGS

Unemployment Rate

- The unemployment rate for all Central Corridor residents is 6 percentage points higher than the City rate
- In Central Corridor St. Paul, the African American unemployment rate is 6 percentage points higher than the Non-Hispanic white rate and 15 percentage points higher than the Asian rate

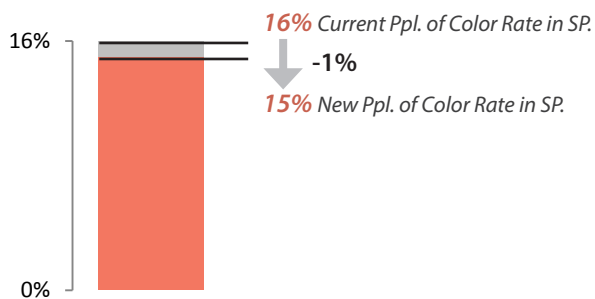
Unemployment Gap

- If the unemployment rate for people of color in Central Corridor St. Paul were to match the city rate for Non-Hispanic whites, 503 people would need to get jobs

Reduction in City Unemployment

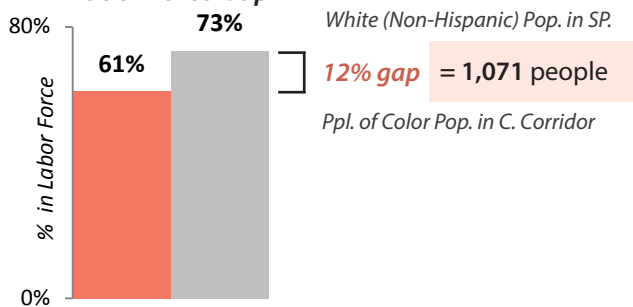
- If 503 people of color got jobs, the citywide unemployment rate for people of color would drop from 16% to 15%

Reduction in City Unemployment



Jobs/Employment: Labor Force Participation

Labor Force Gap



KEY FINDINGS

Labor Force Participation Rate

- The labor force participation rate for all Central Corridor residents is 7 percentage points lower than the City rate
- In Central Corridor St. Paul, the Asian labor force participation rate is more than 10 percentage points lower than the Non-Hispanic white rate

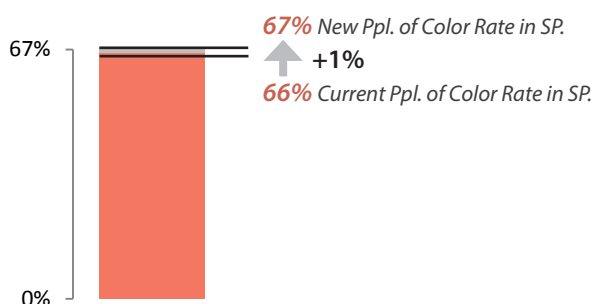
Labor Force Gap

- If the labor force participation rate for people of color in Central Corridor St. Paul were to match the city rate for Non-Hispanic whites, 1,071 people would need to enter the work force

Increase in City Labor Force Participation

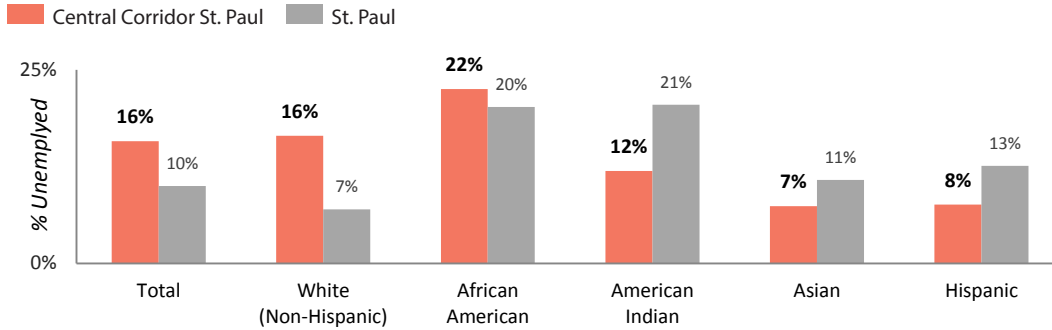
- If 1,071 people of color entered the work force, the citywide labor force participation rate for people of color would increase from 66% to 67%

Increase in City Labor Force Participation



Jobs/Employment: Unemployment

Unemployment Rate by Race/Ethnicity

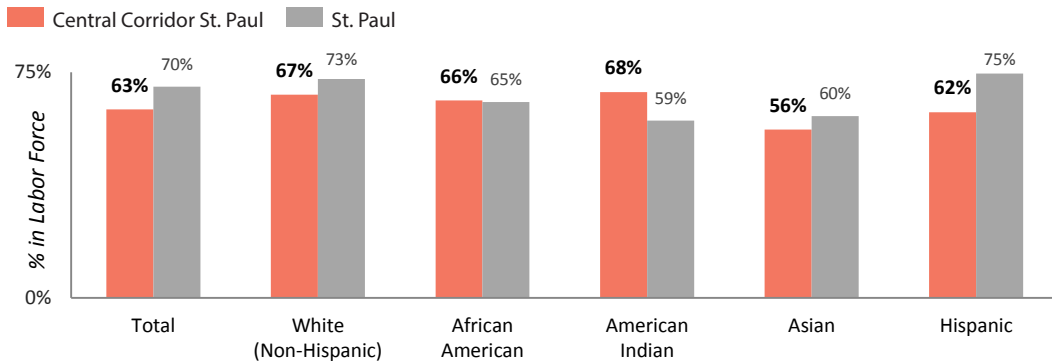


Unemployment Gap by Race/Ethnicity¹

	Central Corridor St. Paul			Target %	Impact	
	In Labor Force	# Unemployed	% Unemployed		Unemployment Gap	Reduction in St. Paul Unemployment Rate
Total	7,387	1,165	16%	7%	648	-
White (Non-Hispanic)	1,528	252	16%		145	-
African American	2,948	663	22%		457	20% → 18%
American Indian	67	8	12%		3	-
Asian	2,180	161	7%		8	-
Hispanic	488	37	8%		3	-

Jobs/Employment: Labor Force

Labor Force Participation Rate by Race/Ethnicity



Labor Force Gap by Race/Ethnicity²

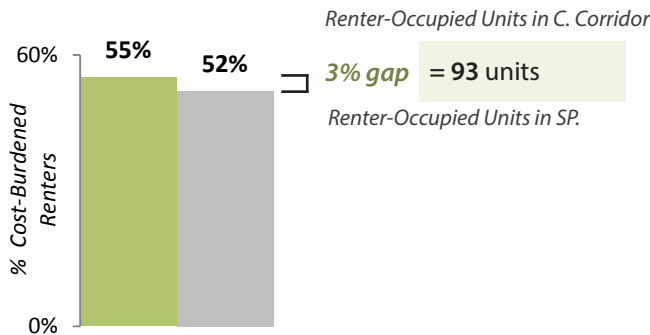
	Central Corridor St. Paul			Target %	Impact	
	Pop. Over 16	# In Labor Force	% In Labor Force		LF Participation Gap	Reduction in St. Paul LF Participation Rate
Total	11,820	7,387	63%	73%	1,190	-
White (Non-Hispanic)	2,288	1,528	67%		119	-
African American	4,492	2,948	66%		319	65% → 66%
American Indian	98	67	68%		4	-
Asian	3,896	2,180	56%		653	60% → 62%
Hispanic	791	488	62%		87	75% → 76%

¹ Unemployment: The Unemployment gap is the number of people of a given race or ethnicity who need to find work in order to match the citywide rate for non-hispanic whites. The reduction in unemployment rate is the change in the citywide rate for that racial/ethnic group if the gap were closed.

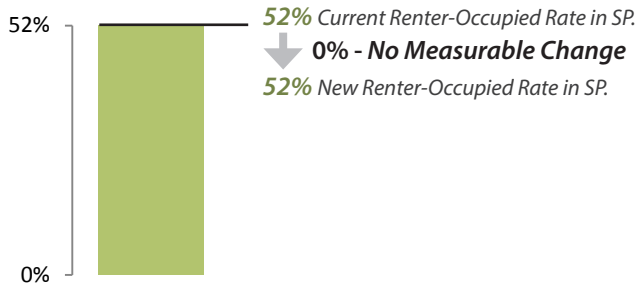
² Labor Force: The Labor Force gap is the number of people of a given race or ethnicity who need to enter the labor force in order to match the citywide rate for non-hispanic whites. The increase in participation rate is the change in the citywide rate for that racial/ethnic group if the gap were closed.

Housing: Cost-Burdened Households (Renters)

Cost-Burdened Gap (Renters)



Reduction in City's Cost-Burdened Households (Renters)



KEY FINDINGS

Cost-Burden Rate

- The cost-burden rate for renters in Central Corridor St. Paul is just 3 percentage points lower than the city rate

Cost-Burdened Gap

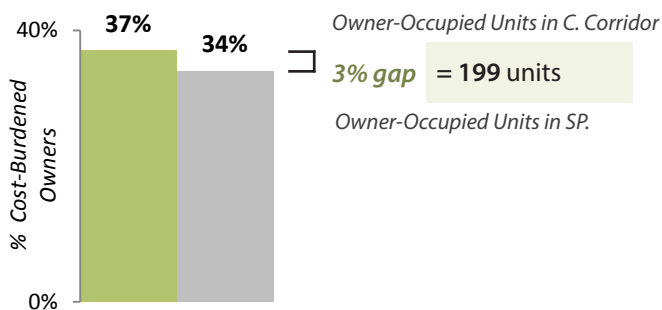
- If the cost-burden rate for renters in East-side St. Paul were to match the city rate, 93 renter-occupied homes would need to move out of cost-burdened status

Reduction in City's Cost-Burdened Households

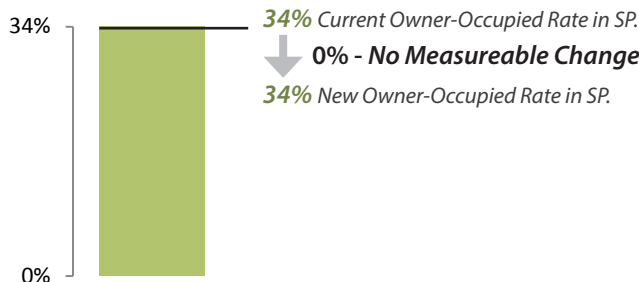
- If 93 renter-occupied homes moved out of cost-burdened status, it would have no measurable effect on the citywide cost-burden rate for renters

Housing: Cost-Burdened Households (Owners)

Cost-Burdened Gap (Owners)



Reduction in City's Cost-Burdened Households (Owners)



KEY FINDINGS

Cost-Burden Rate

- The cost-burden rate for owners in Central Corridor St. Paul is just 3 percentage points lower than the city rate

Cost-Burdened Gap

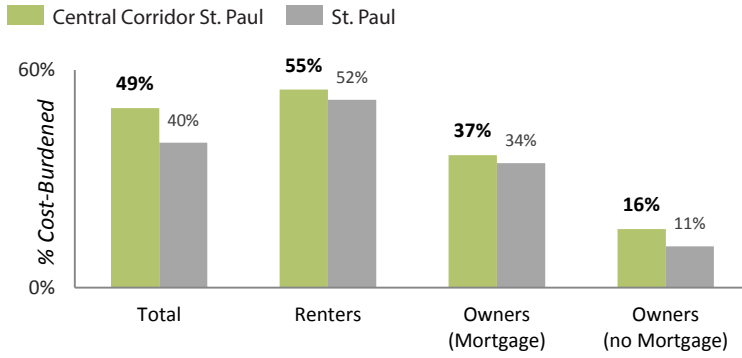
- If the cost-burden rate for owners in Central Corridor St. Paul were to match the city rate, 199 owner-occupied homes would need to move out of cost-burdened status

Reduction in City's Cost-Burdened Households

- If 199 owner-occupied homes moved out of cost-burdened status, it would have no measurable effect on the citywide cost-burden rate for owners

Housing: Cost-Burdened Households

Cost-Burdened Rate by Tenure



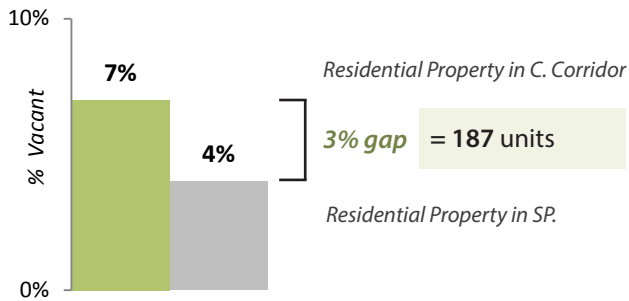
Cost-Burdened Gap by Tenure³

	Central Corridor St. Paul			Target %	Impact	
	# Households	# Cost-Burdened	% Cost-Burdened		Cost-Burden Gap	Reduction in St. Paul Cost-Burden Rate
Total	5,286	2,615	49%	40%	292	-
Renters	3,396	1,852	55%	52%	93	-
Owners (Mortgage)	1,429	689	37%	34%	199	-
Owners (no Mortgage)	461	74	16%	11%	21	-

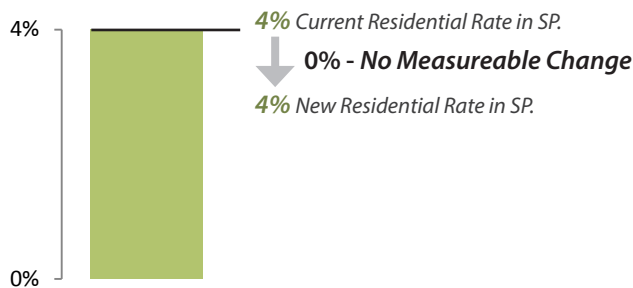
³ The Cost-Burdened gap is the number of households of a given tenure status which need to spend less than 30% of their household income on housing expenses to match the citywide or regional rate for that tenure status. The reduction in Cost-Burden rate is the change in the citywide/regional rate for that tenure status if the gap were closed.

Housing: Vacancy

Vacancy Gap



Reduction in City Vacancy



KEY FINDINGS

Vacancy Rate

- The residential vacancy rate in Central Corridor St. Paul is 3 percentage points higher than the city rate
- In Central Corridor St. Paul almost 60% of vacant residential property has been vacant longer than two years, and more than 40% have been vacant at least three years

Vacancy Gap

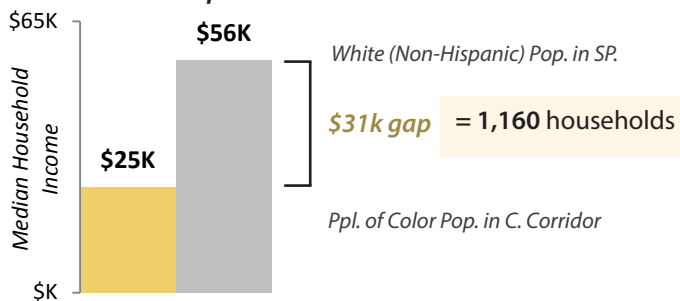
- If the residential vacancy rate in Central Corridor St. Paul were to match the city rate, 187 houses would be to be occupied

Reduction in City Vacancy

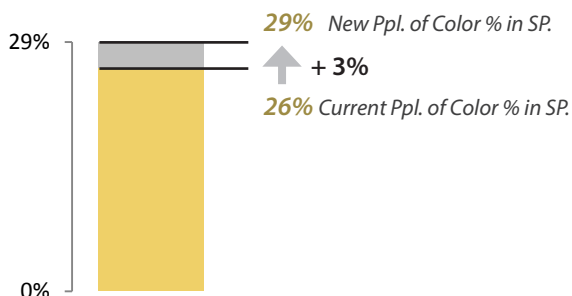
- If 187 houses became occupied, it would have no measureable effect on the citywide residential vacancy rate

Income: Median Household Income

Income Gap



Increase in City Income



KEY FINDINGS

Median Household Income

- The median income for all Central Corridor households is more than \$17k lower than the city value
- In Central Corridor St. Paul, the income for Non-hispanic whites is \$15k higher than that of African American households

Income Gap

- If median incomes for people of color in Central Corridor St. Paul were to match the city value for Non-hispanic whites, the median would need to increase by \$31k, an equivalent of 1,160 households of color moving to or above the city value

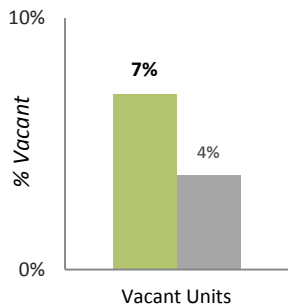
Increase in City Income

- If 1,160 households of color in Central Corridor St. Paul matched the city median value, the citywide number of households of color at or above the Non-Hispanic white median would increase from 26% to 29%

Housing: Vacancy

Vacancy Rate by Property Type

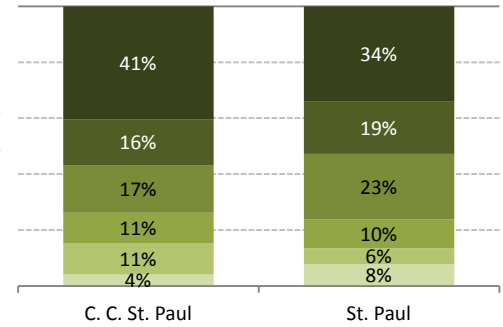
Central Corridor St. Paul St. Paul



Percent Vacant Residential Units by Time Vacant

Length Vacant

36+ months
24 - 36 months
12 - 24 months
6 - 12 months
3 - 6 months
< 3 months



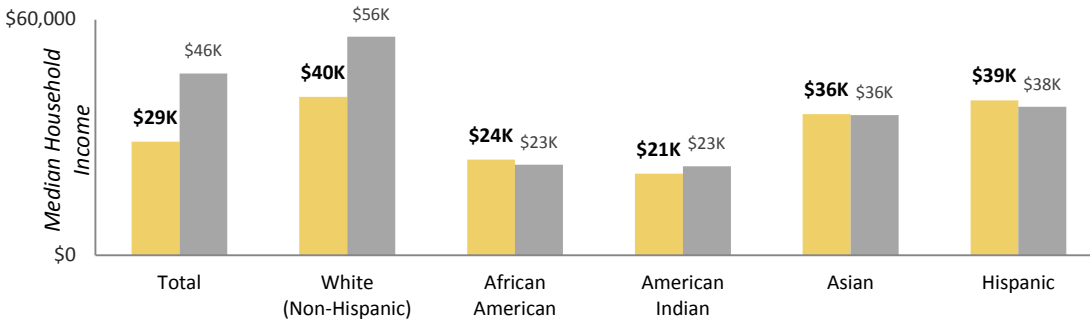
Vacancy Gap by Property Type⁴

	Central Corridor St. Paul			Target %	Impact	
	# Properties	# Vacant Properties	% Vacant Properties		Vacancy Gap	Reduction in St. Paul Vacancy Rate
Total	7,328	490	7%	4%	166	-
Residential	5,910	409	7%	4%	187	-
Business	612	81	13%	15%	-	-

Income: Median Household Income

Median Household Income by Race/Ethnicity

Central Corridor St. Paul St. Paul



Median Household Income Gap by Race/Ethnicity⁵

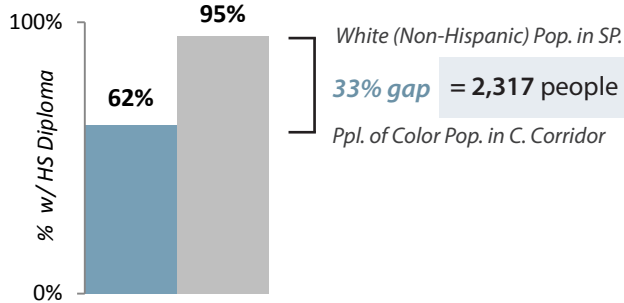
	Central Corridor		Target Income	Impact		
	# of HHs	Median HH Income		Income Gap (\$ Difference)	Income Gap (HHs)	Increase in % of HHs over target median income
Total	5,286	\$28,964	\$55,634	\$26,670	1,341	42% → 44%
White (Non-Hispanic)	1,309	\$40,343		\$15,291	181	50% → 51%
African American	2,500	\$24,341		\$31,293	840	18% → 23%
American Indian	62	\$20,769		\$34,865	31	20% → 24%
Asian	1,092	\$35,969		\$19,665	210	31% → 33%
Hispanic	262	\$39,478		\$16,156	61	32% → 33%

⁴ The Vacancy gap is the number of property units of a given type that need to become occupied to match the citywide or regional rate for that property type. The reduction in Vacancy rate is the change in the citywide/regional rate for that property type if the gap were closed.

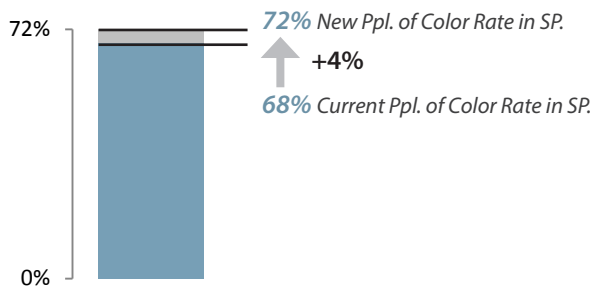
⁵ The Median Household Income gap is the difference in household income between the median income of a given race or ethnicity and the citywide or regional rate for Non-hispanic whites. The Increase in Household Income is the change in citywide/regional income for that racial/ethnic group if the gap were closed.

Education: Educational Attainment

High School Graduation Gap



Increase in City High School Graduations



KEY FINDINGS

This indicator examines the educational attainment of the adult population and is therefore not a drop-out rate. It includes immigrant populations with unrecognized degrees in addition to those who did not finish high school

High School Graduation Rate

- The percentage of individuals with a high school diploma in Central Corridor St. Paul is almost 20 percentage points lower than that of the city
- In Central Corridor St. Paul, the graduation rate for Non-hispanic whites is more than 15 percentage points higher than for African Americans and 40 percentage points higher than for Asians and Hispanics

Graduation Gap

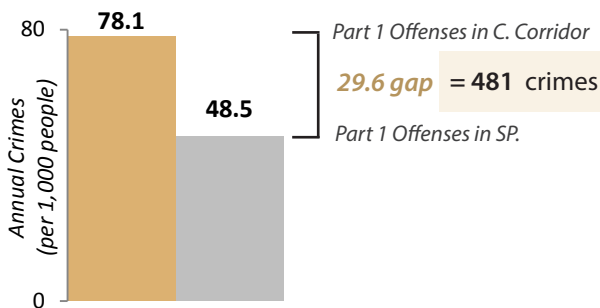
- If the graduation rate for people of color in Central Corridor St. Paul were to match the city rate for Non-hispanic whites, 2,317 people of color would need to get a high school diploma

Increase in City High School Graduations

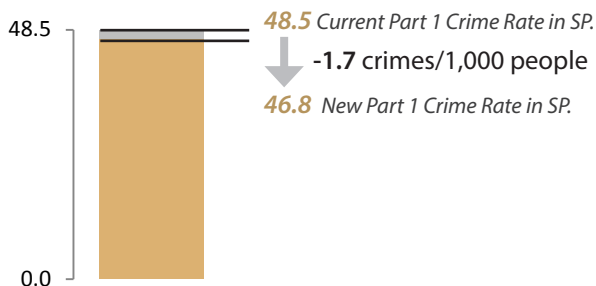
- If 2,317 people of color were to get a diploma, the citywide graduation rate for people of color would increase from 68% to 72%

Safety: Crime

Crime Gap (per 1,000 people)



Reduction in City Crime



KEY FINDINGS

Part 1 Crime Rate

- There is an average of 30 more part one crimes being committed annually per 1,000 people in Central Corridor St. Paul than in the city as a whole

Crime Gap (per 1,000 people)

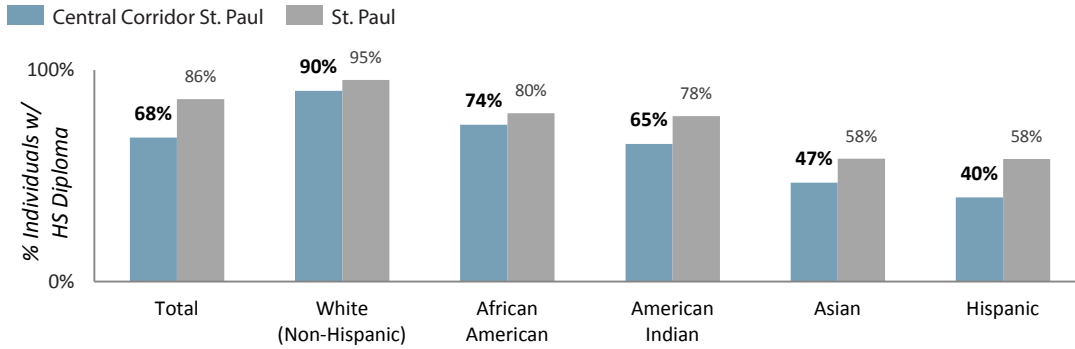
- If the part one crime rate in Central Corridor St. Paul were to match the city rate, the number of crimes committed annually would need to be reduced by 481

Reduction in City Crime

- If 481 crimes were prevented, the citywide part one crime rate would drop from 48.5 to 46.8 crimes per 1,000 people

Education: High School Graduation

High School Graduation Rate by Race/Ethnicity

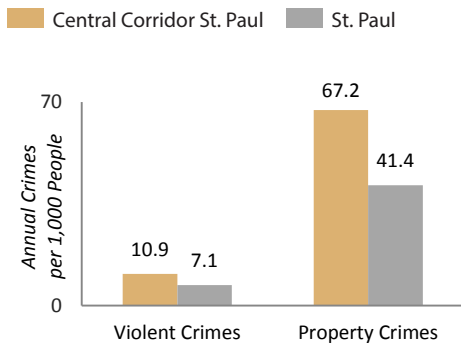


High School Graduation Gap by Race/Ethnicity⁶

	Central Corridor St. Paul			Target %	Impact	
	Pop. Over 25	# w/ HS Diploma	% w/ HS Diploma		HS Graduation Gap	Increase in St. Paul HS Graduation Rate
Total	8,892	6,054	68%	95%	2,421	86% → 88%
White (Non-Hispanic)	2,030	1,831	90%		104	-
African American	3,441	2,551	74%		729	80% → 83%
American Indian	60	39	65%		18	78% → 80%
Asian	2,641	1,234	47%		1,283	58% → 65%
Hispanic	543	216	40%		302	58% → 60%

Safety: Crime

Crime Rate by Type



Crime Gap by Type⁷

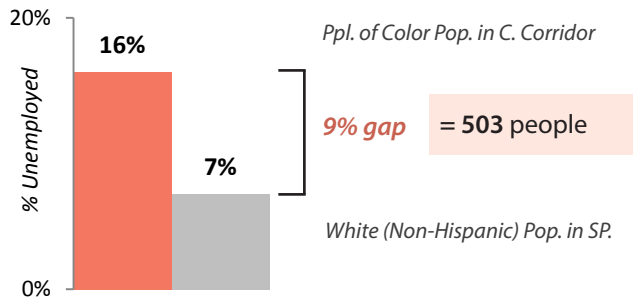
	Central Corridor St. Paul		Target rate	Impact	
	# of Crimes	Crime rate (per 1,000 people)		Crime Gap	Reduction in St. Paul Crime Rate
Part One Crime	1,271	78.1	48.5	481	48.5 → 46.8
Violent Crime	177	10.9	7.1	61	7.1 → 6.9
Property Crime	1,094	67.2	41.4	420	41.4 → 39.9

⁶ The High School gap is the number of people of a given race or ethnicity over the age of 25 who need to get a high school diploma in order to match the citywide or regional rate for non-hispanic whites. The increase in High School Graduation rate is the change in the citywide/regional rate for that racial/ethnic group if the gap were closed.

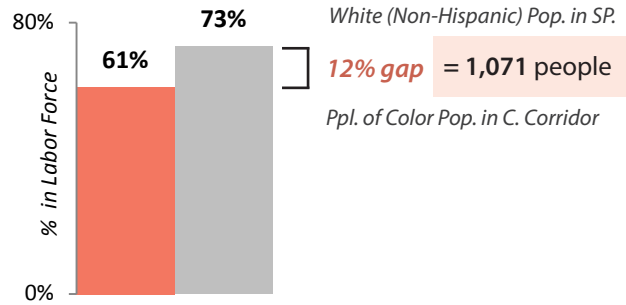
⁷ The Crime gap is the number of crimes per 1,000 people of a given type that would need to be reduced in order to match the citywide or regional rate. The Reduction in Crime rate is the change in the citywide/regional rate for that crime type if the gap were closed.

Gap Summary

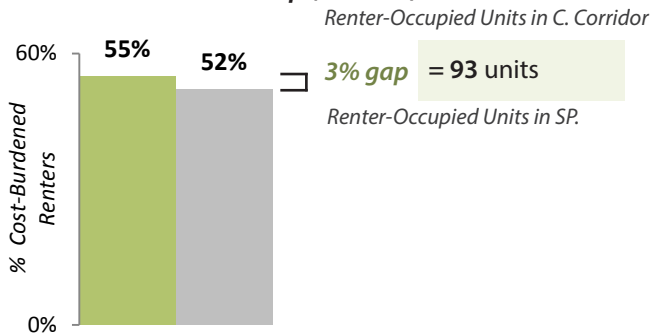
Unemployment Gap



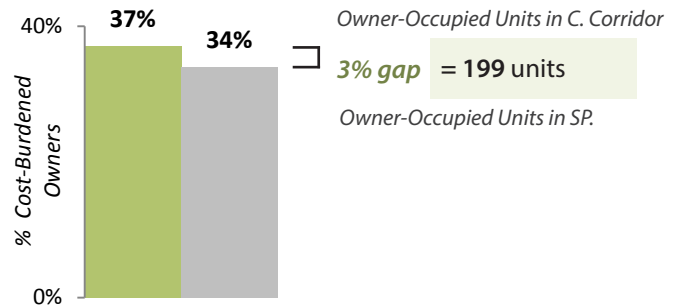
Labor Force Gap



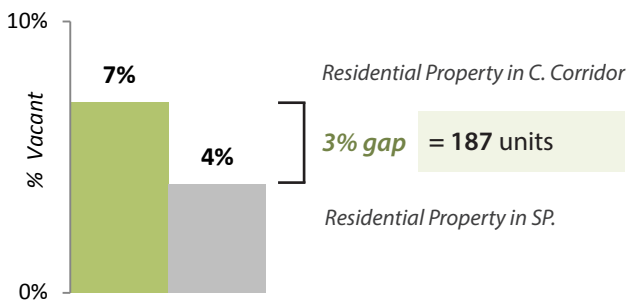
Cost-Burdened Gap (Renters)



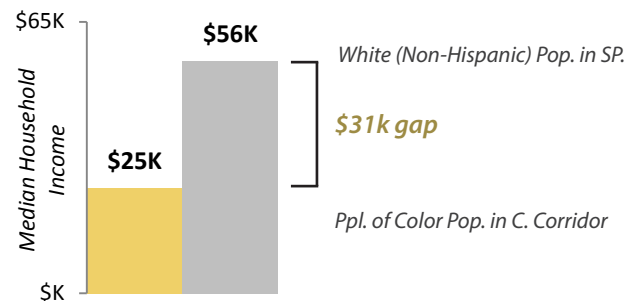
Cost-Burdened Gap (Owners)



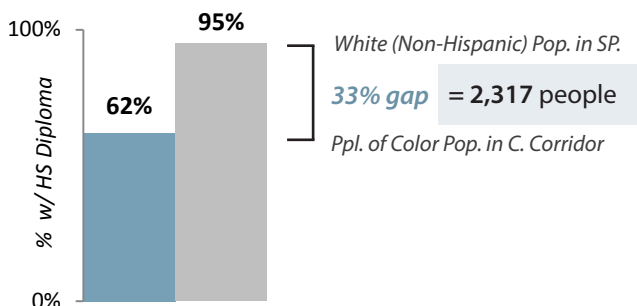
Vacancy Gap



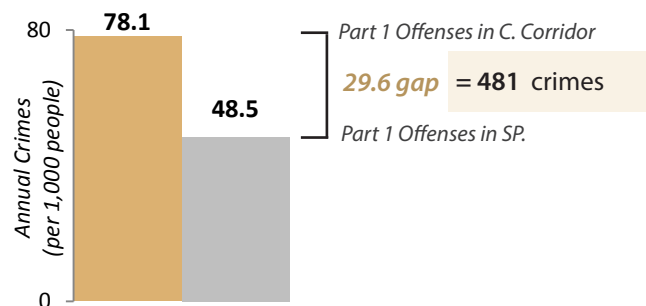
Income Gap



High School Graduation Gap



Part 1 Crime Gap (per 1,000 people)



Notes

Poverty is measured as the percentage of individuals whose income falls below the poverty threshold. Data comes from the American Community Survey's 5-year estimates (2008-2012) and was collected at the census tract level.

Residential mobility is calculated as the percentage of individuals who have changed residences within the last year. Data comes from the American Community Survey's 5-year estimates (2008-2012) and was collected at the census tract level.

Unemployment is calculated as the number of people without work as a percentage of the labor force. Data comes from the American Community Survey's 5-year estimates (2008-2012) and was collected at the census tract level.

Labor force participation is calculated as the number of people in the labor force as a percentage of the civilian population over the age of 16. Data comes from the American Community Survey's 5-year estimates (2008-2012) and was collected at the census tract level.

Median household income is calculated as the median household's aggregate inflation-adjusted income. Data comes from the American Community Survey's 5-year estimates (2008-2012) and was collected at the census tract level.

Vacancy is calculated as the number of vacant properties as a percentage of total existing properties. Data comes from the Department of Housing and Urban Development's Aggregated USPS Administrative Vacancy Data and was aggregated at the census tract level.

Cost-Burdened households are defined as households which spend 30% or more of their income on housing costs. Data comes from the American Community Survey's 5-year estimates (2008-2012) and was collected at the census tract level.

Educational attainment is calculated as the education level of individuals over the age of 25. Data comes from the American Community Survey's 5-year estimates (2008-2012) and was collected at the census tract level.

Crime is calculated as the number of part 1 (violent and property) crimes committed between 2010 and 2012 for every 1,000 people in the given geographic region. Data comes from the City of St. Paul's Police Reports and the FBI's Uniform Crime Reporting Program. Crime statistics were calculated using St. Paul planning districts (Summit-University) and therefore do not match the census tract boundaries of the other indicators.