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 East Side 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 the East Side would contribute to narrowing disparities within the city as a whole.

Area Demographics

Race

- 45% White
- 16% Black or African American
- 28% Asian
- 2% American Indian or Alaska Native
- 6% Two or More Races
- 3% Other Race
- 13% Hispanic or Latino

Home Ownership

- 51% Owners
- 49% Renters

13,583 Housing Units

Age

- 7% 65+
- 33% 35 - 64
- 28% 18 - 34
- 32% Under 18

Poverty Gap

- Ppl. of Color Pop. in East Side SP: 29% gap
- White (Non-Hispanic) Pop. in SP: 12%
- = 7,746 people

Percent Residents Moved in the Last Year

- East Side St. Paul: 27%
- St. Paul: 22%
KEY FINDINGS

Unemployment Rate

- The unemployment rate for all East Side residents is 5 percentage points higher than the City rate
- In East Side St. Paul, the unemployment rate for African Americans is more than twice as high as for Non-Hispanic Whites

Unemployment Gap

- If the unemployment rate for people of color in East Side St. Paul were to match the city rate for Non-Hispanic whites, 1,136 people would need to get jobs

Reduction in City Unemployment

- If 1,136 people of color got jobs, the citywide unemployment rate for people of color would drop from 16% to 13%

Jobs/Employment: Unemployment

Unemployment Gap

- **Ppl. of Color Pop. in East Side SP.**
- **White (Non-Hispanic) Pop. in SP.**
- **11% gap** = 1,136 people

Reduction in City Unemployment

- 16% Current Ppl. of Color Rate in SP.
- -3%
- 13% New People of Color Rate in SP.

Jobs/Employment: Labor Force Participation

Labor Force Gap

- **Ppl. of Color Pop. in East Side SP.**
- **White (Non-Hispanic) Pop. in SP.**
- **13% gap** = 2,069 people

Increase in City Labor Force Participation

- 68% New Ppl. of Color Rate in SP.
- +2%
- 66% Current Ppl. of Color Rate in SP.

KEY FINDINGS

Labor Force Participation Rate

- The labor force participation rate for all East Side residents is 8 percentage points lower than the City rate
- In East Side St. Paul, the labor force participation rate is at or below the City and Regional rates for all racial categories

Labor Force Gap

- If the labor force participation rate for people of color in East Side St. Paul were to match the city rate for Non-Hispanic whites, 2,069 people would need to enter the work force

Increase in City Labor Force Participation

- If 2,069 people of color entered the work force, the citywide labor force participation rate for people of color would increase from 66% to 68%

Overall,

- Labor force participation and unemployment rates for people of color in East Side St. Paul are significantly lower than those for Non-Hispanic whites, indicating structural barriers and disparities in employment opportunities.
Jobs/Employment: Unemployment

Unemployment Rate by Race/Ethnicity

Unemployment Gap by Race/Ethnicity

<table>
<thead>
<tr>
<th>East-Side St. Paul</th>
<th>Total</th>
<th>White (Non-Hispanic)</th>
<th>African American</th>
<th>American Indian</th>
<th>Asian</th>
<th>Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Labor Force</td>
<td>18,616</td>
<td>8,671</td>
<td>2,333</td>
<td>286</td>
<td>4,180</td>
<td>2,691</td>
</tr>
<tr>
<td>Unemployed</td>
<td>2,870</td>
<td>1,038</td>
<td>584</td>
<td>97</td>
<td>526</td>
<td>453</td>
</tr>
<tr>
<td>% Unemployed</td>
<td>15%</td>
<td>12%</td>
<td>25%</td>
<td>21%</td>
<td>13%</td>
<td>17%</td>
</tr>
<tr>
<td>Target % Unemployed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unemployment Gap</td>
<td>1,567</td>
<td>431</td>
<td>421</td>
<td>77</td>
<td>233</td>
<td>265</td>
</tr>
<tr>
<td>Impact</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.
**KEY FINDINGS**

**Cost-Burden Rate**
- The cost-burden rate for renters in East Side St. Paul is 8 percentage points higher 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, 592 renter-occupied homes would need to move out of cost-burdened status.

**Reduction in City's Cost-Burdened Households**
- If 592 renter-occupied homes moved out of cost-burdened status, the citywide cost-burden rate for renters would drop from 52% to 51%.

**KEY FINDINGS**

**Cost-Burden Rate**
- The cost-burden rate for owners in East Side St. Paul is 7 percentage points higher than the city rate.

**Cost-Burdened Gap**
- If the cost-burden rate for owners in East Side St. Paul were to match the city rate, 357 owner-occupied homes would need to move out of cost-burdened status.

**Reduction in City's Cost-Burdened Households**
- If 357 owner-occupied homes moved out of cost-burdened status, the citywide cost-burden rate for owners would drop from 34% to 33%.
**Housing: Cost-Burdened Households**

**Cost-Burdened Rate by Tenure**

![Bar chart showing cost-burdened rate by tenure in East Side St. Paul and St. Paul.]

**Cost-Burdened Gap by Tenure**

<table>
<thead>
<tr>
<th></th>
<th>East-Side St. Paul</th>
<th>St. Paul</th>
<th>Target</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td># Households</td>
<td># Cost-Burdened</td>
<td>% Cost-Burdened</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>13,583</td>
<td>6,444</td>
<td>47%</td>
<td>40%</td>
</tr>
<tr>
<td>Renters</td>
<td>6,940</td>
<td>4,187</td>
<td>60%</td>
<td>52%</td>
</tr>
<tr>
<td>Owners (Mortgage)</td>
<td>5,031</td>
<td>2,083</td>
<td>41%</td>
<td>34%</td>
</tr>
<tr>
<td>Owners (no Mortgage)</td>
<td>1,612</td>
<td>174</td>
<td>11%</td>
<td>11%</td>
</tr>
</tbody>
</table>

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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.
KEY FINDINGS

**Vacancy Rate**
- The residential vacancy rate in East Side St. Paul is twice as high as the city rate and more than three times as high as the regional rate.
- In East Side St. Paul, more than 50% of residential vacant housing has been vacant for at least two years, and almost 20% have been vacant for more than three years.

**Vacancy Gap**
- If the residential vacancy rate in East Side St. Paul were to match the city rate, 618 houses would need to be occupied.

**Reduction in City Vacancy**
- If 618 houses became occupied, the citywide residential vacancy rate would drop from 4% to 3%.

**Median Household Income**

**Income Gap**
- If median incomes for people of color in East Side St. Paul were to match the city value for Non-hispanic whites, the median would need to increase by $32k, an equivalent of 1,652 households of color moving to or above the city value.

**Increase in City Median Income**
- If 1,652 households of color in East Side 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 30%.
Housing: Vacancy

Vacancy Rate by Property Type

<table>
<thead>
<tr>
<th></th>
<th>East Side St. Paul</th>
<th>St. Paul</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>15,844</td>
<td>1,323</td>
</tr>
<tr>
<td>Business</td>
<td>867</td>
<td>109</td>
</tr>
<tr>
<td>Total</td>
<td>18,131</td>
<td>1,323</td>
</tr>
</tbody>
</table>

Percent Vacant Residential Units by Time Vacant

<table>
<thead>
<tr>
<th>Length Vacant</th>
<th>East Side St. Paul (%)</th>
<th>St. Paul (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 3 months</td>
<td>34</td>
<td>34</td>
</tr>
<tr>
<td>3 - 6 months</td>
<td>26</td>
<td>23</td>
</tr>
<tr>
<td>6 - 12 months</td>
<td>5</td>
<td>10</td>
</tr>
<tr>
<td>12 - 24 months</td>
<td>3%</td>
<td>6%</td>
</tr>
<tr>
<td>24 - 36 months</td>
<td>19%</td>
<td>19%</td>
</tr>
<tr>
<td>36+ months</td>
<td>4%</td>
<td>4%</td>
</tr>
</tbody>
</table>

Vacancy Gap by Property Type

<table>
<thead>
<tr>
<th></th>
<th>East-Side St. Paul</th>
<th>Target</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td># Properties</td>
<td>% Vacant</td>
<td>Vacancy Gap</td>
</tr>
<tr>
<td>Residential</td>
<td>15,844</td>
<td>8%</td>
<td>618</td>
</tr>
<tr>
<td>Business</td>
<td>867</td>
<td>13%</td>
<td>521</td>
</tr>
<tr>
<td>Total</td>
<td>18,131</td>
<td>7%</td>
<td>521</td>
</tr>
</tbody>
</table>

Income: Median Household Income

Median Household Income by Race/Ethnicity

<table>
<thead>
<tr>
<th></th>
<th>East Side St. Paul</th>
<th>St. Paul</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Median Household Income</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>$35K</td>
<td>$46K</td>
</tr>
<tr>
<td>White (Non-Hispanic)</td>
<td>$44K</td>
<td>$56K</td>
</tr>
<tr>
<td>African American</td>
<td>$18K</td>
<td>$23K</td>
</tr>
<tr>
<td>American Indian</td>
<td>$21K</td>
<td>$23K</td>
</tr>
<tr>
<td>Asian</td>
<td>$36K</td>
<td>$36K</td>
</tr>
<tr>
<td>Hispanic</td>
<td>$34K</td>
<td>$38K</td>
</tr>
</tbody>
</table>

Median Household Income Gap by Race/Ethnicity

<table>
<thead>
<tr>
<th></th>
<th>East-Side St. Paul</th>
<th>Target</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Median HH Income</td>
<td>Income Gap ($) Difference</td>
<td>Income Gap (HHs)</td>
</tr>
<tr>
<td>Total</td>
<td>$34,615</td>
<td>$21,019</td>
<td>2,548</td>
</tr>
<tr>
<td>White (Non-Hispanic)</td>
<td>$43,589</td>
<td>$21,045</td>
<td>896</td>
</tr>
<tr>
<td>African American</td>
<td>$18,278</td>
<td>$37,356</td>
<td>690</td>
</tr>
<tr>
<td>American Indian</td>
<td>$20,502</td>
<td>$35,132</td>
<td>93</td>
</tr>
<tr>
<td>Asian</td>
<td>$36,243</td>
<td>$19,391</td>
<td>494</td>
</tr>
<tr>
<td>Hispanic</td>
<td>$34,176</td>
<td>$21,458</td>
<td>253</td>
</tr>
</tbody>
</table>

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**

**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 East Side St. Paul is more than 10 percentage points lower than that of the city.
- In East Side St. Paul, the graduation rate for Non-hispanic whites is more than 10 percentage points higher than for all other racial/ethnic groups.

### Graduation Gap

- If the graduation rate for people of color in East Side St. Paul were to match the city rate for Non-hispanic whites, 4,168 people of color would need to get a high school diploma.
- If 4,168 people of color were to get a diploma, the citywide graduation rate for people of color would increase from 68% to 77%.

### Increase in City High School Graduations

- 77% New Pp. of Color Rate in SP.
- +9% 68% Current Ppl. of Color Rate in SP.

<table>
<thead>
<tr>
<th>White (Non-Hispanic) Pop. in SP</th>
</tr>
</thead>
<tbody>
<tr>
<td>95%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ppl. of Color Pop. in East Side SP</th>
</tr>
</thead>
<tbody>
<tr>
<td>37% gap</td>
</tr>
</tbody>
</table>

= 4,168 people

**Safety: Crime**

**KEY FINDINGS**

### Crime Gap (per 1,000 people)

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

### Crime Gap (per 1,000 people)

- If the part one crime rate in East Side St. Paul were to match the city rate, the number of crimes committed annually would need to be reduced by 1,396.

### Reduction in City Crime

- If 1,396 crimes were prevented, the citywide part one crime rate would drop from 48.5 to 43.7 crimes per 1,000 people.
**Education: High School Graduation**

**High School Graduation Rate by Race/Ethnicity**

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>East Side St. Paul %</th>
<th>St. Paul %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>75%</td>
<td>90%</td>
</tr>
<tr>
<td>White (Non-Hispanic)</td>
<td>90%</td>
<td>95%</td>
</tr>
<tr>
<td>African American</td>
<td>78%</td>
<td>80%</td>
</tr>
<tr>
<td>American Indian</td>
<td>78%</td>
<td>78%</td>
</tr>
<tr>
<td>Asian</td>
<td>49%</td>
<td>58%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>43%</td>
<td>58%</td>
</tr>
</tbody>
</table>

**High School Graduation Gap by Race/Ethnicity**

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>Pop. Over 25</th>
<th># w/ HS Diploma</th>
<th>% w/ HS Diploma</th>
<th>Target</th>
<th>HS Graduation Gap</th>
<th>Increase in St. Paul HS Graduation Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>23,226</td>
<td>17,365</td>
<td>75%</td>
<td>4,772</td>
<td>86% – 89%</td>
<td></td>
</tr>
<tr>
<td>White (Non-Hispanic)</td>
<td>12,009</td>
<td>10,842</td>
<td>90%</td>
<td>604</td>
<td>95% – 96%</td>
<td></td>
</tr>
<tr>
<td>African American</td>
<td>3,125</td>
<td>2,437</td>
<td>78%</td>
<td>541</td>
<td>80% – 82%</td>
<td></td>
</tr>
<tr>
<td>American Indian</td>
<td>424</td>
<td>331</td>
<td>78%</td>
<td>73</td>
<td>78% – 84%</td>
<td></td>
</tr>
<tr>
<td>Asian</td>
<td>4,411</td>
<td>2,152</td>
<td>49%</td>
<td>2,052</td>
<td>58% – 69%</td>
<td></td>
</tr>
<tr>
<td>Hispanic</td>
<td>2,756</td>
<td>1,195</td>
<td>43%</td>
<td>1,432</td>
<td>58% – 68%</td>
<td></td>
</tr>
</tbody>
</table>

**Safety: Crime**

**Crime Rate by Type**

<table>
<thead>
<tr>
<th>Crime Type</th>
<th>East Side St. Paul</th>
<th>St. Paul</th>
</tr>
</thead>
<tbody>
<tr>
<td>Violent Crimes</td>
<td>68.5</td>
<td>41.4</td>
</tr>
<tr>
<td>Property Crimes</td>
<td>9.9</td>
<td>7.1</td>
</tr>
</tbody>
</table>

**Crime Gap by Type**

<table>
<thead>
<tr>
<th>Crime Type</th>
<th># of Crimes</th>
<th>Crime rate (per 1,000 people)</th>
<th>Target</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part One Crime</td>
<td>3,661</td>
<td>78.4</td>
<td>48.5</td>
<td>1,396</td>
</tr>
<tr>
<td>Violent Crime</td>
<td>463</td>
<td>9.9</td>
<td>7.1</td>
<td>131</td>
</tr>
<tr>
<td>Property Crime</td>
<td>3,198</td>
<td>68.5</td>
<td>41.4</td>
<td>1,265</td>
</tr>
</tbody>
</table>

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**

- **Ppl. of Color Pop. in East Side SP.**
  - 11% gap
  - 1,136 people

- **White (Non-Hispanic) Pop. in SP.**
  - 18% unemployment

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**Labor Force Gap**

- **White (Non-Hispanic) Pop. in SP.**
  - 73% in labor force
  - 2,069 people

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**Cost-Burdened Gap (Renters)**

- Renter-Occupied Units in East Side SP.
  - 8% gap
  - 592 units

- Renter-Occupied Units in SP.
  - 60% cost-burdened renters
  - 52% cost-burdened renters

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**Cost-Burdened Gap (Owners)**

- Owner-Occupied Units in East Side SP.
  - 7% gap
  - 357 units

- Owner-Occupied Units in SP.
  - 41% cost-burdened owners
  - 34% cost-burdened owners

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**Vacancy Gap**

- Residential Property in East Side SP.
  - 4% gap
  - 618 units

- Residential Property in SP.
  - 8% vacant
  - 4% vacant

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**Income Gap**

- **White (Non-Hispanic) Pop. in SP.**
  - Median Household Income:
    - $56K
  - $32k gap

- **Ppl. of Color Pop. in East Side SP.**
  - Median Household Income:
    - $24K

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**High School Graduation Gap**

- **Ppl. of Color Pop. in East Side SP.**
  - 58% w/ HS Diploma

- **White (Non-Hispanic) Pop. in SP.**
  - 95% w/ HS Diploma

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**Part 1 Crime Gap (per 1,000 people)**

- **Part 1 Offenses in East Side SP.**
  - 78.4 annual crimes

- **Part 1 Offenses in SP.**
  - 48.5 annual crimes

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- **Part 1 Offenses in East Side SP.**
  - 29.9 gap
  - 1,396 crimes
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 (Payne-Phalen and Dayton’s Bluff) and therefore do not match the census tract boundaries of the other indicators.