

# Kris Nelson Community-Based Research Program

*...a program of the Center for Urban and Regional Affairs (CURA)*

## West Side Community Indicators Project 2012 Baseline

Prepared in partnership with  
West Side Community Organization

Prepared by  
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2013

**KNCBR Report # 1356**

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# West Side Initiative Community Indicators

## 2012 Baseline

*This report was completed in 2013 as part of an effort by the West Side Initiative to bring to life the objectives and strategies outlined in the ten-year West Side Community Plan. By monitoring key community indicators, West Siders can better understand community changes with respect to their vision of a thriving, successful and sustainable West Side.*

Dean Porter  
Graduate Research Assistant  
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WEST SIDE  
community organization

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# Executive Summary

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*The West Side Initiative Community Indicators were developed in 2013 to monitor community changes on the West Side over the next ten years. This effort to create and monitor indicators began following the West Side Community Plan and the formation of the West Side Initiative, which was created to bring to life the objectives and strategies set forth in the plan. For the purpose of this project, indicators are defined as evidence that helps us assess where we stand and where we are going with respect to our values and goals. This report contains baseline data on key community indicators related to strategy areas such as housing, land use and community economic development. Future data collection and analysis with respect to the baseline data in this report can be used to measure the ways that characteristics of the West Side change over the years. Leaders of the West Side Initiative can use this data to assess the impacts of their efforts and to adapt their strategies in response to changes. The report also includes documentation of the process used to select indicators. This project will be of particular interest to other neighborhood and district council groups interested in tracking indicators that are related to community planning goals.*

# Introduction

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The bulk of this report includes baseline data on fourteen different community indicators for the West Side. The indicators were selected through analysis of the West Side Community Plan and through a community survey of community leaders who are part of the West Side Initiative. Each indicator provides a different piece of evidence about the current characteristics of the West Side. The indicators are intended to correspond to each of the 8 strategy areas in the plan, so the data in this report is diverse. For example, the report includes information about recycling and waste management, affordable housing and walkability.

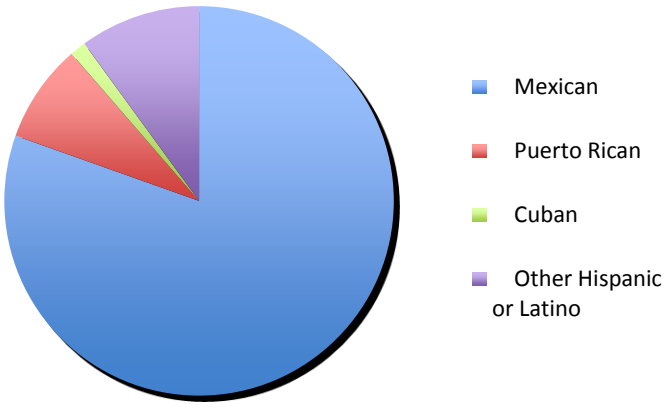
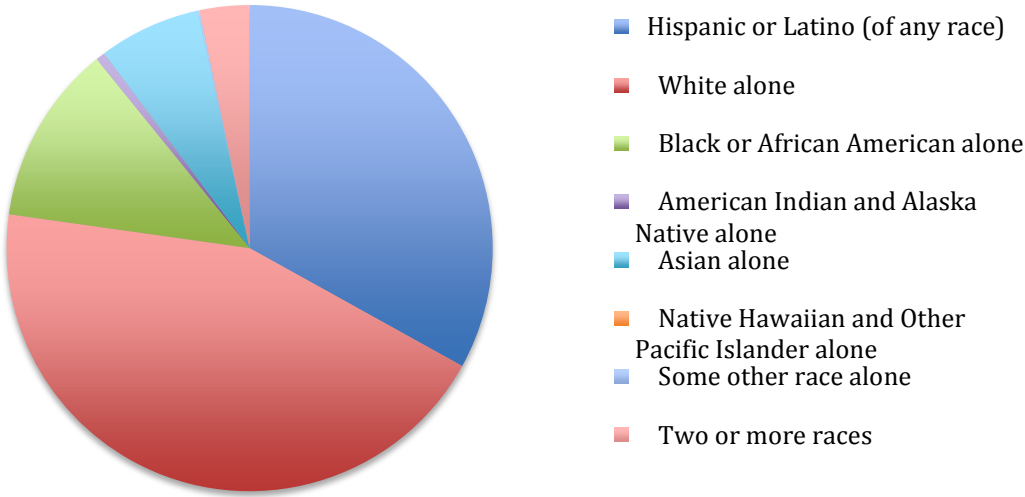
Community indicators are important because they tie the West Side Plan – the community’s official planning document – to individual activities, initiatives and projects by residents, developers and institutional leaders on the West Side. For example, efforts to increase community gardening space in the neighborhood, to distribute recycle bins, or build affordable housing units are all tied to individual objectives and strategies in the plan. By looking at changes for each of the fourteen indicators in this report every one to two years, West Side residents will be able to tell whether certain objectives and strategies have made a difference in terms of larger neighborhood trends.

A few issues should be considered when monitoring these indicators moving forward. First, community characteristics such as the number of jobs on the West Side are impacted by broad economic trends that go beyond the scope of neighborhood initiatives. In addition, certain data points are more “up to date” than others. For example, American Community Survey data on demographic and economic characteristics is based on a five year trend, and the survey data in this report is more than one year old. Other data sources of data need to be put in context to be properly understood. For example, data on educational attainment is for West Side schools, but does not necessarily represent the educational attainment of all West Side children, due to busing to and from magnet schools in and outside the neighborhood. Thus changes in these indicators could result for a variety of reasons. Neighborhood initiatives to impact certain characteristics of the West Side play an important role in neighborhood change, but any one initiative may or may not be the *cause* of changes in a particular measure.

With this context in mind, the West Side Community Indicators report here can play an important role in implementing the West Side Plan. West Siders will better understand community change each time that indicators are compared to the baseline. Over the next ten years, this project can help neighborhood leaders and residents approach their vision for a thriving, successful and sustainable West Side.

# Race and Ethnicity

## Demographics



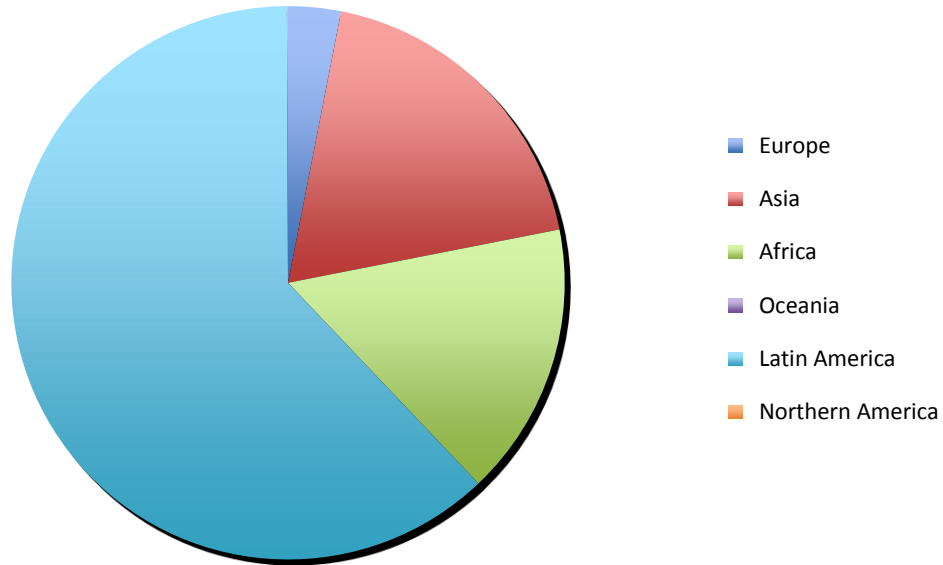
*West Side residents are racially and ethnically diverse. Non-white residents and Hispanic or Latino residents of any race make up more than 55% of the total population.*

*Source: 2007-2011 American Community Survey (ACS)*

| Race and Ethnicity                               |        |        |
|--|--------|--------|
| Total population                                 | 15,707 | 100.0% |
| Hispanic or Latino (of any race)                 | 5,193  | 33.1%  |
| White alone                                      | 6,937  | 44.2%  |
| Black or African American alone                  | 1,877  | 12.0%  |
| American Indian and Alaska Native alone          | 95     | 0.6%   |
| Asian alone                                      | 1,067  | 6.8%   |
| Native Hawaiian and Other Pacific Islander alone | 0      | 0.0%   |
| Some other race alone                            | 18     | 0.1%   |
| Two or more races                                | 520    | 3.3%   |

# Foreign-Born Residents

## Demographics



| Place of birth, foreign born residents |       |        |
|--|-------|--------|
| Foreign born population                | 3,149 | 100.0% |
| Europe                                 | 97    | 3.1%   |
| Asia                                   | 593   | 18.8%  |
| Africa                                 | 504   | 16.0%  |
| Oceania                                | 0     | 0.0%   |
| Latin America                          | 1,953 | 62.0%  |
| Northern America                       | 2     | 0.1%   |

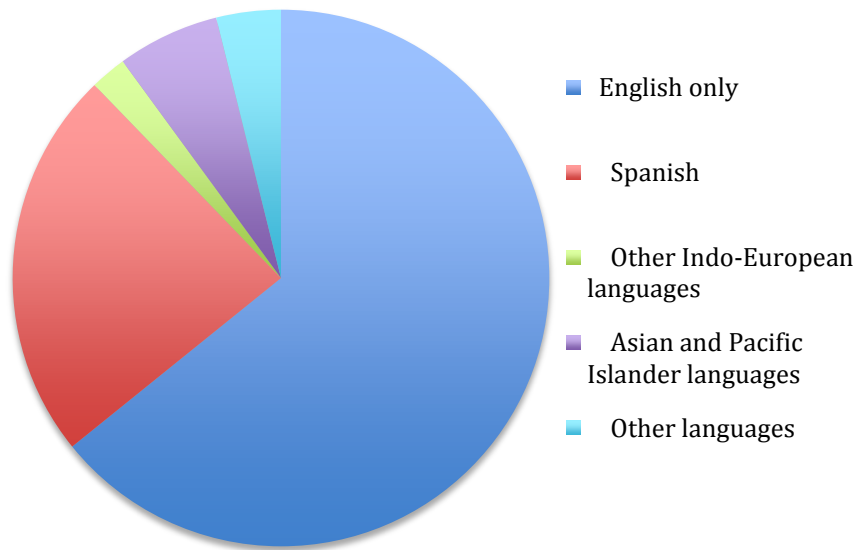
*Foreign-born residents make up 20% of the West Side's population. The majority of foreign-born residents were born in Latin America, with sizeable numbers of residents also from Asia and Africa.*

Source: 2007-2011 ACS



# Language Spoken at Home

## Demographics



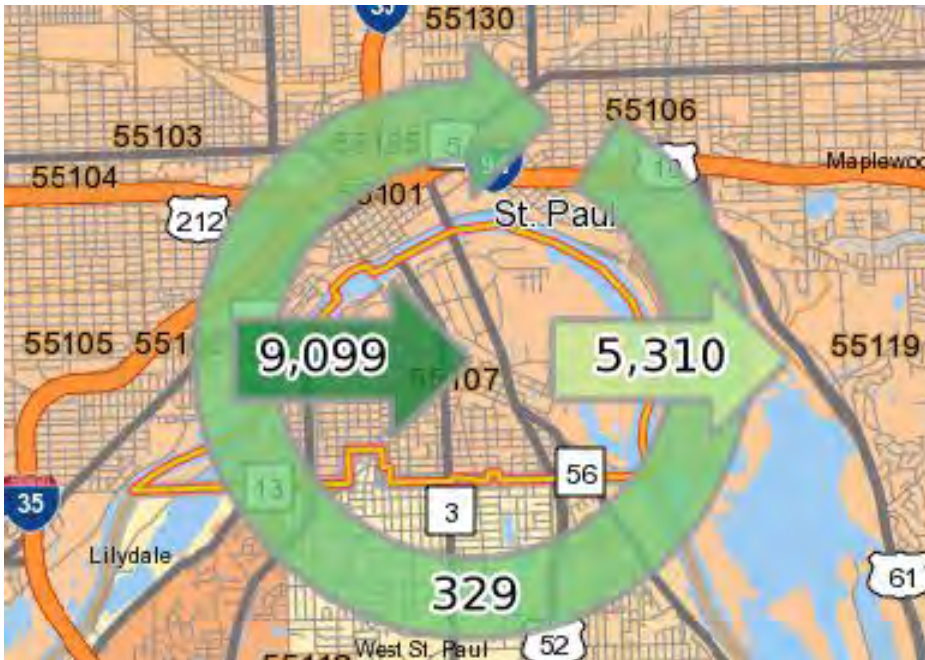
| Language spoken at home              |        |       |
|--------------------------------------|--------|-------|
| Population 5 years and over          | 14,261 |       |
| English only                         | 9,154  | 64.2% |
| Spanish                              | 3,363  | 23.6% |
| Other Indo-European languages        | 312    | 2.2%  |
| Asian and Pacific Islander languages | 878    | 6.2%  |
| Other languages                      | 554    | 3.9%  |

*Nearly 36% of West Side residents speak a language other than English at home. Spanish is the most common language, other than English, spoken in the homes of West Side residents.*

# Neighborhood Economic Opportunity

## Community Economic Development

### Inflow/Outflow Jobs report for the West Side



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2011).

Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

- Employed and Live in Selection Area
- Employed in Selection Area, Live Outside
- Live in Selection Area, Employed Outside

Unemployment rate, West Side residents (2007-2011 ACS):

**10.7%**

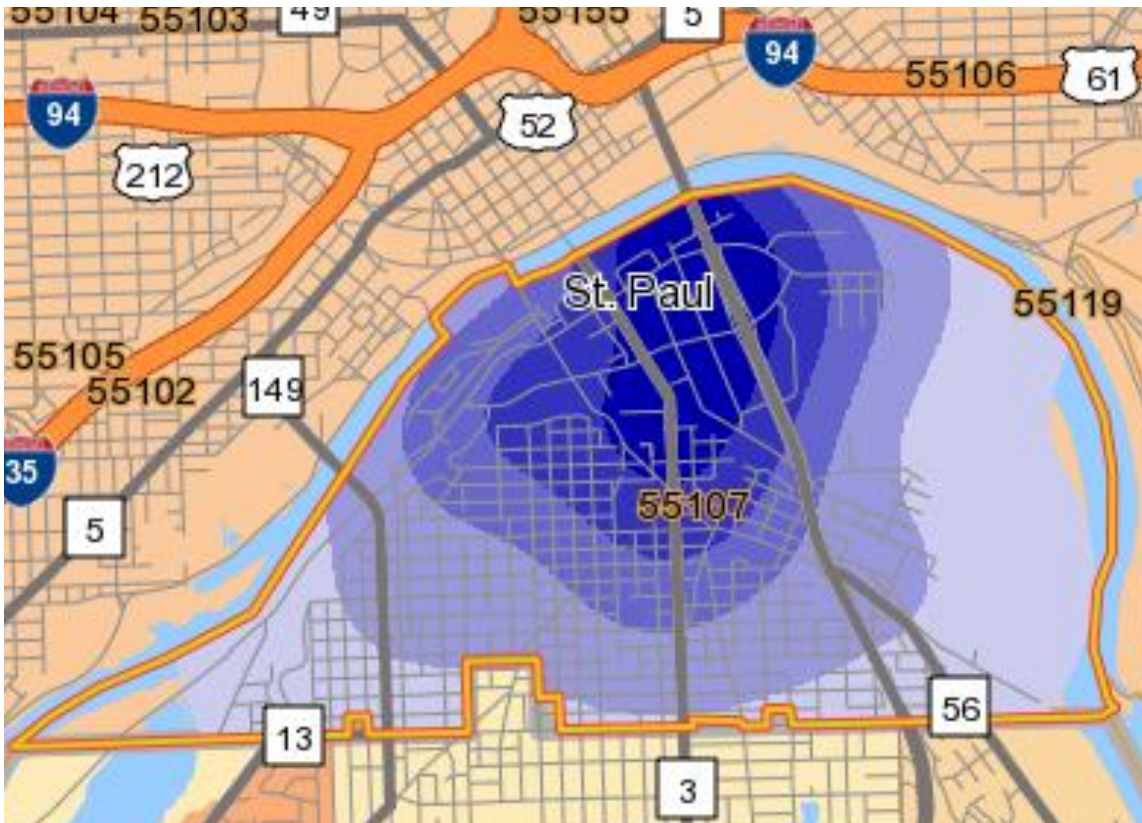
These measures help us understand the following: ***Do West Siders benefit from economic opportunities in their neighborhood? To what degree do West Siders work where they live?***

This data shows that **most West Siders, 5,310 or 96.5% of employed residents, work outside their neighborhood.** Likewise, jobs on the West Side are predominately filled by workers commuting from outside the neighborhood. This analysis demonstrates that few West Siders benefit from employment in their neighborhood. A relatively high unemployment rate further shows that many West Siders are not well matched with economic opportunities, whether in or outside the district.

# Neighborhood Economic Vitality

## Community Economic Development

### Density of West Side Jobs, 2011



- 5 - 335 Jobs/Sq.Mile
- 336 - 1,326 Jobs/Sq.Mile
- 1,327 - 2,978 Jobs/Sq.Mile
- 2,979 - 5,292 Jobs/Sq.Mile
- 5,293 - 8,266 Jobs/Sq.Mile

*The highest density of jobs is located directly across the river from Downtown Saint Paul. There is considerable density of workers along and near the Northern sections of Highway 52, Robert St., Wabasha St and Cesar Chavez St.*

**West Side:**  
 9,428 total jobs  
 2,031 jobs/sq. mile

**Saint Paul (City):**  
 175,002  
 3,115 jobs/sq. mile

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2011).

# Neighborhood Economic Vitality

## Community Economic Development



All Images Lunning Wende Associates

The West Side Initiative seeks to achieve economic vitality by promoting commercial corridors that offer quality employment opportunities, such as the District Del Sol corridor shown here.

*Photo credit: District del Sol Plan, City of Saint Paul PED*

*Image by Lunning Wende Associates*

Keeping track of data on neighborhood economic vitality helps answer the following questions about the West Side:

***How many jobs are located on the West Side? How much do employed workers earn? Is the neighborhood adding jobs or losing jobs? What are the characteristics of workers employed on the West Side?***

# Neighborhood Economic Vitality

## Community Economic Development

The data below show us the following:

- *The West Side lost more than 1,000 jobs between 2009 and 2010, likely due to the economic recession, and the neighborhood rebounded somewhat by adding nearly 350 jobs between 2010 and 2011*
- *Workers on the West Side are predominately white, and more than half have some level of college education*
- *More than half of jobs pay \$3,333 or more per month, or \$40,000 per year*

### Total # of jobs on the West Side

2009: 10,202

2010: 9,082

2011: 9,428

### Race of workers

% White alone: 84%

% Hispanic/Latino: 7.8%

% Black, Asian, or other race (not Hispanic): 8.1%

### Worker educational attainment

% with high school equivalent or less: 25.8%

% with some college or more: 54.5%

% unknown education level: 19.8%

### Worker earnings

% earning \$1,250 per month or less: 11.6%

% earning \$1,251 - \$3,333: 33.4%

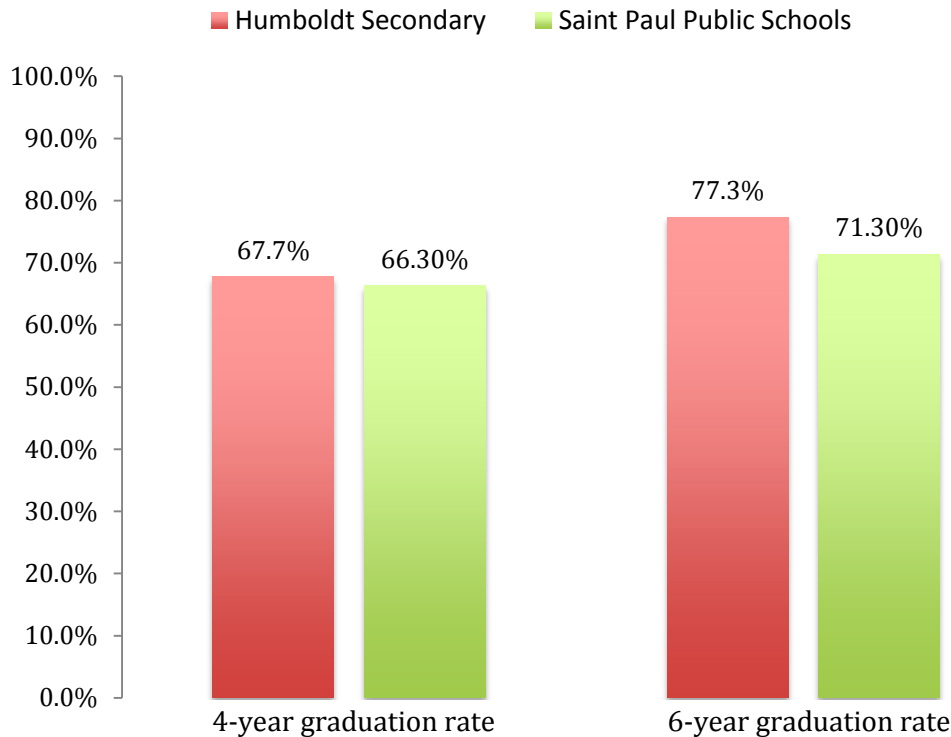
% earning \$3,333 or more: 55%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2011).

# Educational Attainment

## Community Vitality

### 2012 Graduation Rates



The West Side Initiative promotes community vitality by increasing involvement in West Side schools, ensuring academic quality, supporting after school programming, and providing opportunities for youth and family engagement. The academic indicators on the following pages are just one piece of information that may be used to track progress towards these goals. Youth engagement goals in the plan, such as youth engagement and career development, may be related to educational attainment but also have other impacts that are not fully addressed by this indicator.

Source: Minnesota Dept. of Education Data Center; Data for Parents and Educators

Note: education data in this report comes from performance indicators for Saint Paul Public Schools located on the West Side. These schools include Humboldt Secondary School, Cherokee Heights Magnet Elementary, Guadalupe Alternative Programs, and Riverview Magnet Elementary School. Some students who attend these schools live on the West Side and others live in other parts of the city. Likewise, some school age children who live on the West Side attend schools in other parts of the city.

# Educational Attainment

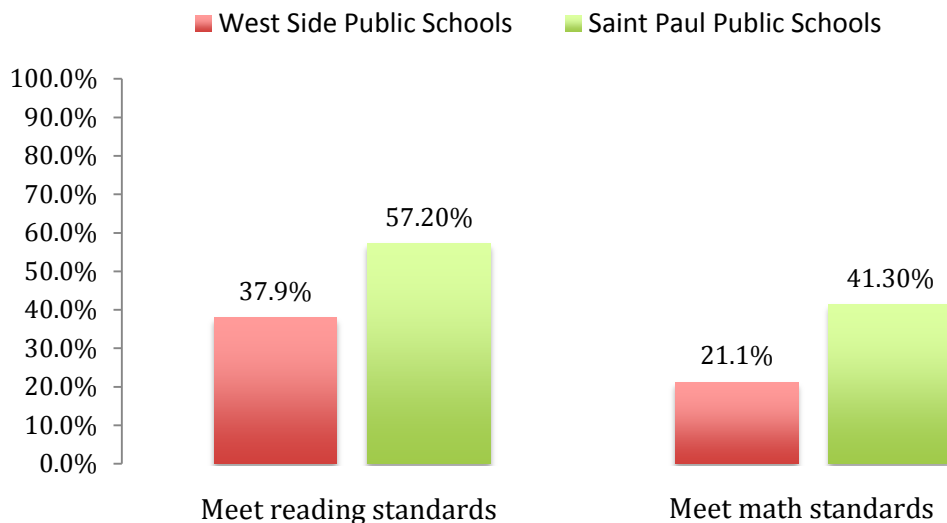
## Community Vitality



*The Youth Farm and Market project is one effort to engage West Side youth outside of school. This photo shows the first farm on the West Side in 2000.*

Photo credit:  
*youthfarmmn.org*

### 2012 Students Achieving Subject Proficiencies



Most students attending school on the West Side did not perform well enough on standardized math and reading tests to meet state standards set by educators. In addition, these students were less likely than Saint Paul Public Schools students to meet standards. ***Encouragingly, the same data set shows that 70% of West Side students had medium or high growth in reading achievement and 66% had medium or high growth math achievement.***

Source: Minnesota Dept. of Education Data Center; Data for Parents and Educators

Note: this report shows the percent of tested students who meet or exceed achievement standards set by Minnesota educators.

# Zero Waste Efforts

## Environment, Water and Natural Resources



*“Recycling and composting, as well as engaging in reuse programs like the Twin Cities Free Market, are all important ways that residents on the West Side can take action to have a positive impact on the environment in which they live.” – Christopher Goodwin, Customer Relations and Education Manager, Eureka Recycling*

### **2012 West Side Zero Waste Statistics**

**Number of bins distributed by WSCO staff: 420\***

**Free Market usage: 709 residents participated, 24 items exchanged, 1,857 pounds of material re-used\*\***

**Total Recycling: 784 tons\*\*\***

Source: all data from Eureka Recycling

\*Eureka’s Green Corps member distributed an additional 141 bins. This should be included in future year totals.

\*\*the Free Market is a resident materials exchange program that provides an opportunity to exchange durable goods like appliances and furniture. It prevents unnecessary waste of these materials by finding them a new home.

\*\*\*note that tonnage can be somewhat misleading as an indicator of recycling program participation. For example, companies are making efforts to reduce packaging weight and poor economic conditions can lead to less consumption and less recycling. Thus, a reduction in tonnage does not necessarily mean that fewer people are participating in recycling programs or that people are recycling less. However, tonnage is still a key indicator to calculate the positive environmental impacts of recycling on the West Side.



# Impact of recycling efforts

According to the United States Environmental Protection Agency WARM calculator, West Side efforts to recycling 784 tons of material in 2012 are equivalent to the following:

**Carbon Equivalent Reduction:** 476 metric tons

**Carbon Dioxide Equivalent Reduction:** 1744 metric tons

This is equivalent to removing 342 cars from the road for a year, or 6.5% of West Side households giving up a car for a year. The energy savings could also power 83 homes for one year.



## Jeffrey Morris Calculator

The Morris model shows that recycling materials with zero waste in mind recognizes not just the value of the resource itself, but the contribution to the health of the community when materials are kept out of landfills and incinerators, avoiding the toxic and carcinogenic emissions.

By saving 784 tons of material, West Siders contributed to the following human health impacts:

**Non-carcinogen toxins reduction:** 868.3 tons

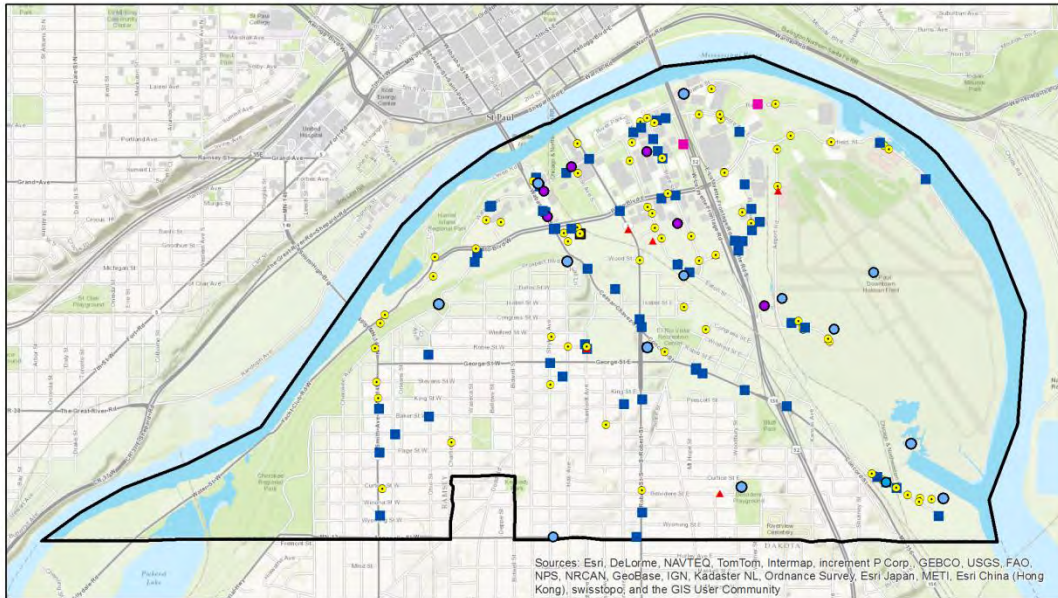
**Acidification (SO<sub>2</sub>) reduction:** 4.8 tons

**Particulates reduction:** 0.7 tons

**Carcinogens reduction:** 0.4 tons

# Monitored and Contaminated Sites

## Environment, Natural and Water Resources, Land Use



### Minnesota Pollution Control Agency (MPCA) Monitored Sites

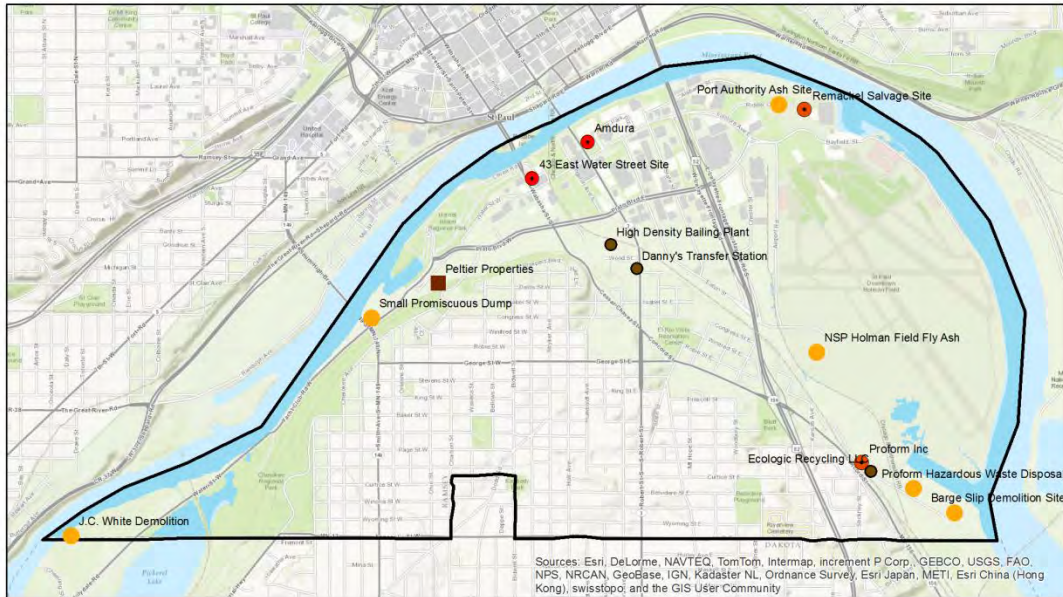
### MPCA Site Activity

- Air Permit
- Construction Stormwater Permit
- Hazardous Waste, Small to Minimal QG
- Industrial Stormwater Permit
- ▲ Leak Site
- Multiple Activities
- Solid Waste Utilization Project
- ▲ Tank Site
- Voluntary Investigation & Cleanup (VIC)
- Wastewater Discharger

**Number of active MPCA sites: 190**

*Active sites on the West Side include a variety of activities that the MPCA monitors. Many monitored activities do not pose safety risks for residents, but residents involved with particular activities or projects may be interested in this information. For example, the production of certain types of hazardous waste on a site, for example, may impact the viability of future land uses on the site.*

## Inactive sites of major significance



### Monitored Activity

- CERCLIS Site
- Landfill, Closed
- Petroleum Brownfield
- Superfund Project
- Unpermitted Dump Site

### Total # of significant inactive sites: 14

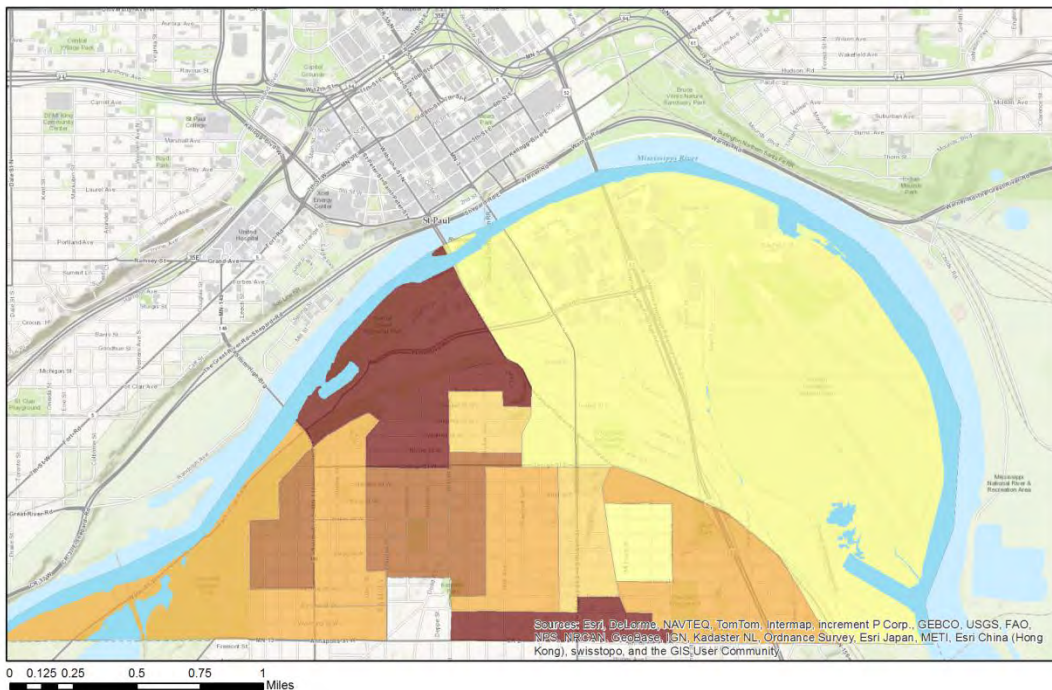
Although these sites are considered remediated and are no longer actively monitored by the MPCA, West Side residents may be interested in major contamination of these sites in past years. Some sites that are no longer monitored may need additional remediation to become suitable for certain land uses.

# Housing Cost

## Housing

### Median Household Income

#### Median Income, by block group

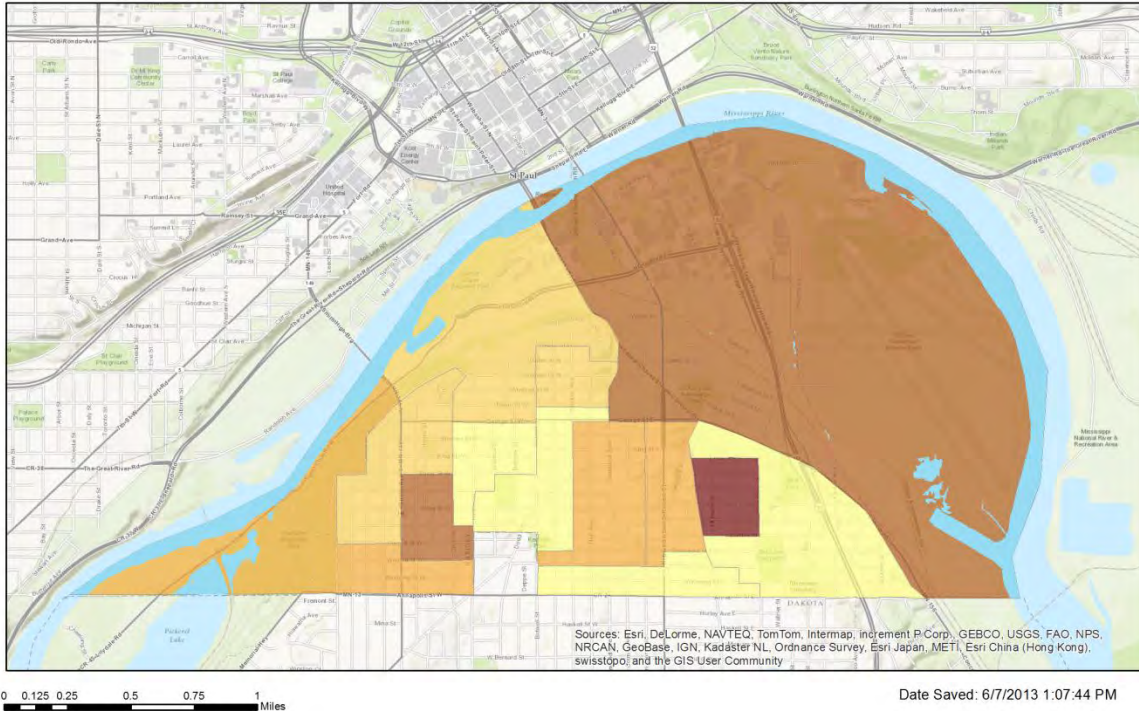
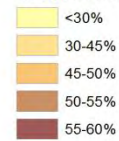


The median household income on the West Side is \$46,025 annually or \$3,835 monthly. However, the map demonstrates pockets of higher and lower income households on the West Side. For example, residents along the Mississippi bluffs in the West-Central part of the neighborhood have a median income (by block group) of \$80,000+ whereas residents in other areas have a median income of less than \$25,000.

Source: 2007-2011 ACS; map created by Dean Porter

## Cost Burdened Households

% HH cost-burdened



**Median Gross Rent:** \$743 per month (2007-2011 ACS)

**Median Estimated Market Value of Single Family Home:** \$124,250 (Ramsey County Assessor's report, 2013 tax assessment)

Cost burdened households spent more than 30% of income on housing alone. This means that households making the annual median income of \$46,000 on the West Side (\$3,835 per month) and spending more than \$1,150 per month on housing are considered cost burdened.

According to the 2007-2011 American Community Survey, approximately 2,200 households, or 41% of all households on the West Side, are considered cost burdened. About 35% of homeowners are cost burdened whereas nearly 50% of renters spend 30%+ of household income on housing. The map shows that more than 50% of households in the NE part of the West Side are cost burdened. As the map on the previous page demonstrates, the median household income in this area is less than \$25,000. This challenge can be addressed through providing more affordable rental and homeownership opportunities in this and other cost burdened parts of the neighborhood.

# Affordable Housing Availability

## Housing



The 178-unit West Side Flats development will include 36 new units of affordable housing. The project is schedule for a 2014 completion.

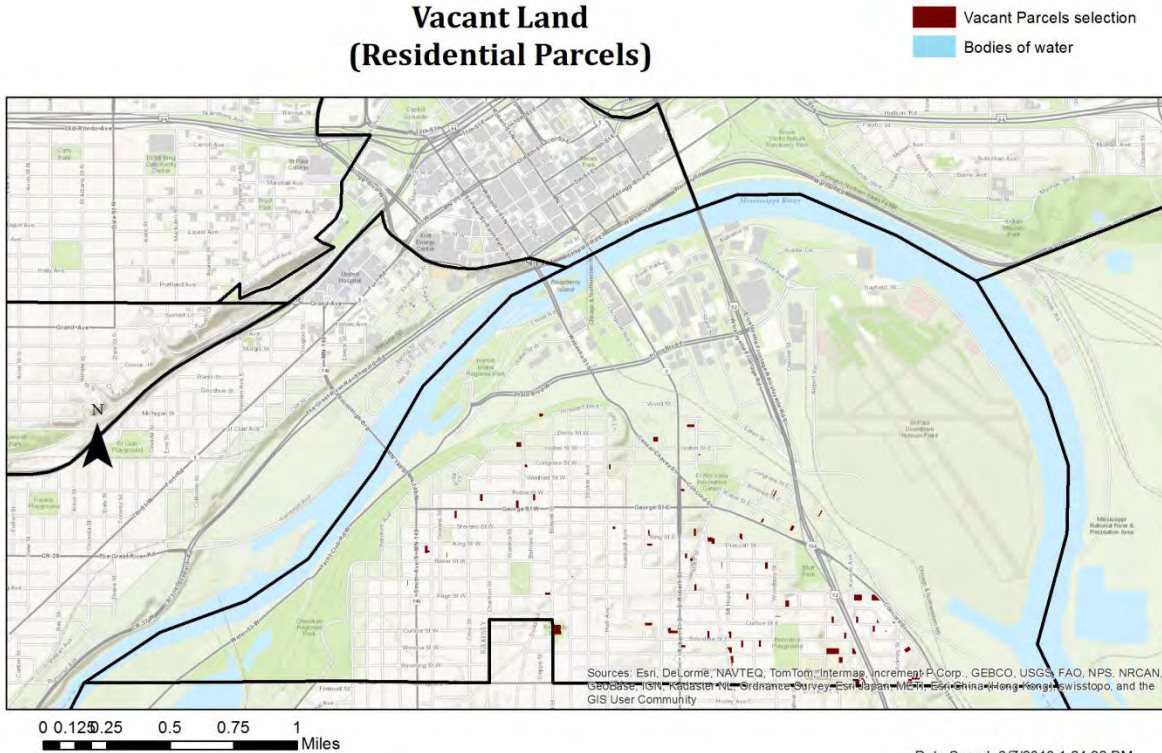
**# of subsidized affordable housing units: 1,027**  
**# of properties with subsidized units: 25**  
**Total housing units on the West Side: 5,400**  
**% of total units subsidized: 19%**

| Affordability levels of units    | 30% AMI | 50% AMI | 60% AMI | 80% AMI |
|----------------------------------|---------|---------|---------|---------|
| <b>number of units</b>           | 367     | 120     | 517     | 23      |
| <b>% of all affordable units</b> | 36%     | 12%     | 50%     | 2%      |

Data sources: 2007-2011 ACS and MN Housing Link “streams” database

# Vacancy Housing, Land use

## Vacant Land (Residential Parcels)



The map shows **87 vacant residential parcels** (of a total 3,836 parcels on the West Side) making up **11.9 acres**, for an average size of about 0.14 acres per parcel. In addition, ACS 2007-2011 data reported **602 vacant housing units** or about 10% of units on the West Side.

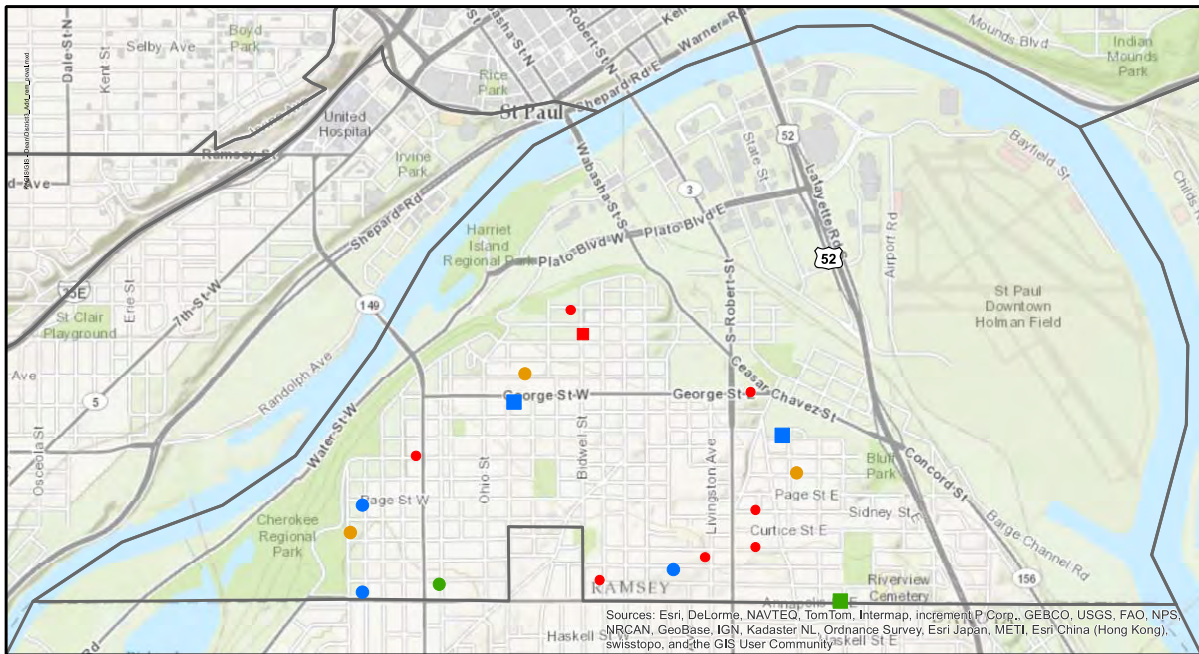
*Vacant residential land is of particular interest to the West Side Plan for two reasons. First, these parcels may provide potential opportunities for new construction in order to meet housing needs for residents of various income levels. These parcels are also relevant to the plans land use and community economic development goals associated with community gardening and urban agriculture. Although parcels may be vacant for a variety of reasons and not all are accessible or suitable for growing food, this can be a temporary or long term use for vacant land on the West Side.*

Source: Ramsey County Assessor's office, parcel dataset; data procured by the Center for Urban and Regional Affairs (CURA)

# Home renovation

## Housing, Land use, Historic preservation

2012 Locations of additions and remodels to single family homes exceeding 10% of building value



West Side - total number of projects exceeding 10% of building value

Additions: 4

Remodels: 15

### Additions

- 10-15%
- 15-20%
- 20-30%
- 30-50%
- >50%

### Remodels

- 10-15%
- 15-20%
- 20-30%
- 30-50%
- >50%

Planning Districts

Source: St. Paul Dept of Safety and Inspections and Ramsey County Assessor's office; map prepared by Dean Porter

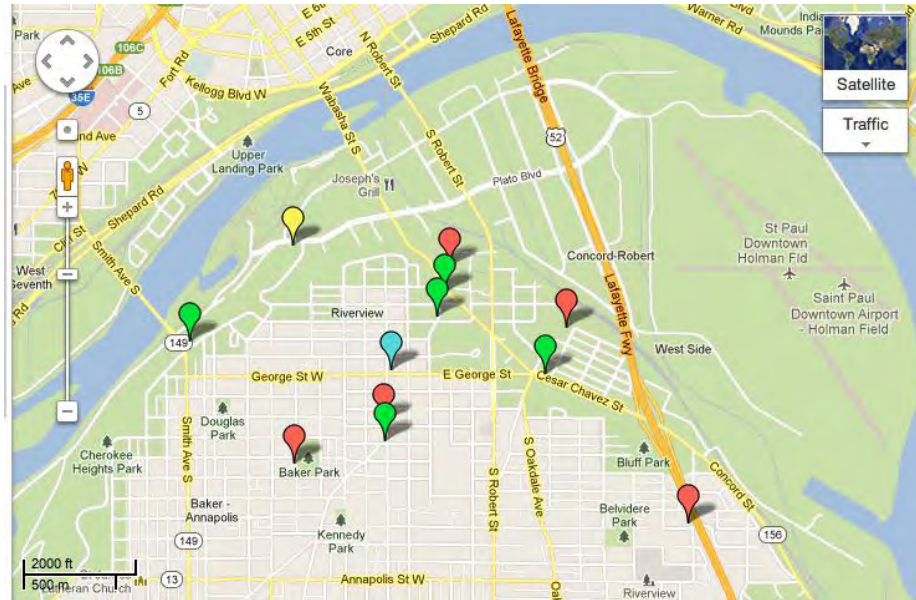
Land use and historic preservation goals in the West Side Plan seek to promote development that maintains the West Side's traditional urban form on the West Side and when possible emphasizes the preservation of existing structures over demolition and new construction. Since single-family homes make up a large part of the West Side's traditional development, monitoring investment in existing homes is useful in tracking progress towards these goals.



# Gardening opportunities

## Community economic development, Land use

Map of public gardens, community gardens, farmers market, and school gardens



### West Side Gardening Facts

**5** community gardens provide **13,800 sq. ft.** of space to grow food  
**5** public gardens, **9,090 sq. ft.**, beautify the neighborhood  
That's **.53 total acres** of public and community garden space total!



Photo: West Side Farmers Market

Sources: Growingwestside.com; acreage calculated using findlotsize.com

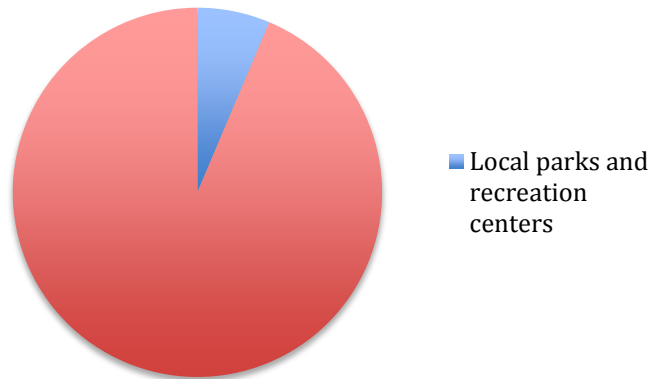
# Parks and Recreation Spending

## Parks and Recreation

In 2012, the City of St. Paul spent over \$3 million on West Side parks, about \$192 for each West Side resident. Although the city spent about the same amount operating regional and local parks, most of the \$2.6 million spent on capital projects (major improvements or repairs) went to regional parks.

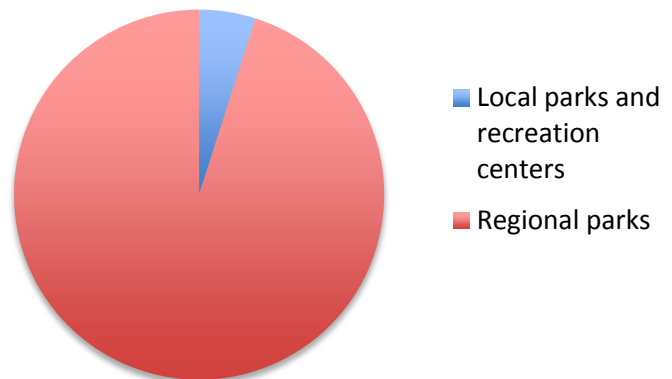
Improvements to regional parks have taken priority over local parks for the past three years. The city spent a total of \$5.7 million on capital projects for regional parks and only \$295,000 on improving local (neighborhood) parks and recreation centers.

### 2012 Total Spending, West Side Parks



*Several hundred West Siders marching to city hall for the Ballfield and Parque Castillo improvements. Residents hope that a greater share of city parks funding will go towards maintaining and improving these neighborhood amenities.*

### 2010-2012 Capital Projects, West Side



Source: St. Paul Parks and Recreation Department

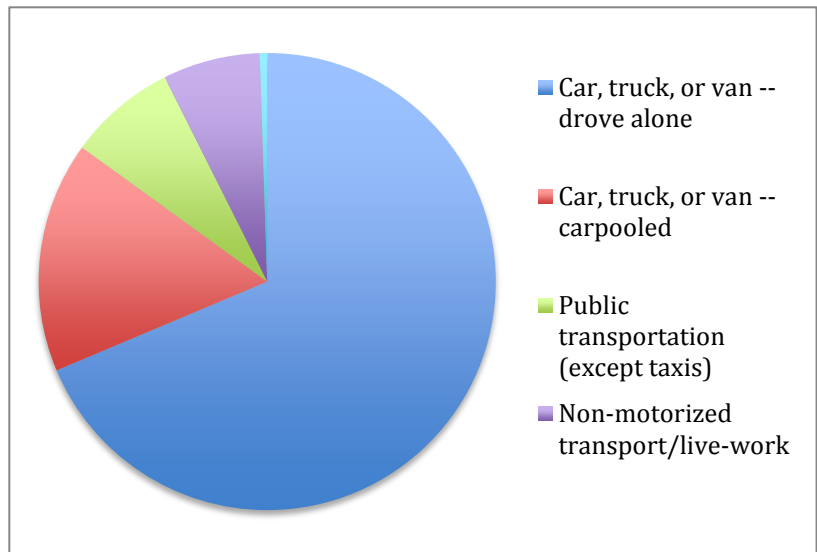
# Mode of transportation to work

## Transportation

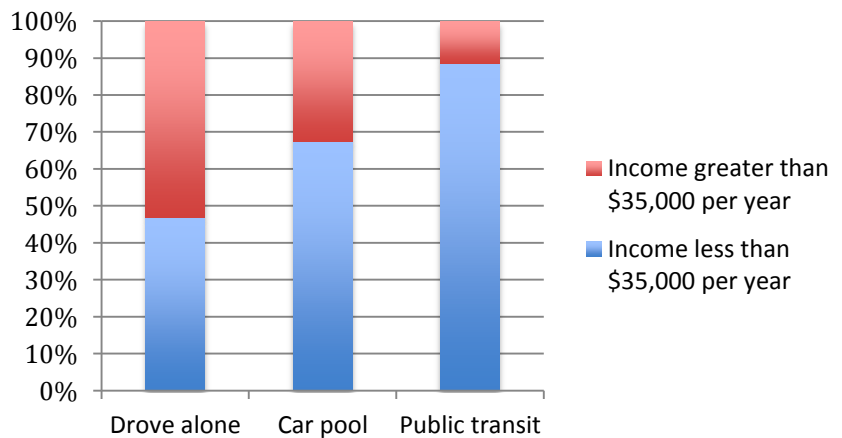
According to the latest data, 69% of 6,647 West Side commuters over age 16 drove to work alone. Other workers carpooled (16%), took public transportation (7.6%), worked at home (3.6%), walked (2.7%) or biked (.5%). The remaining .5% took a taxi or used other means.



*The Robert St. Transitway Alternatives study, underway in 2012-2013, could impact transit service on the West Side.*



### Mode of transportation by income

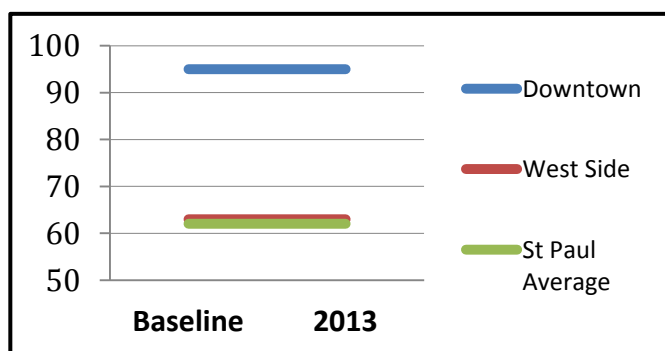
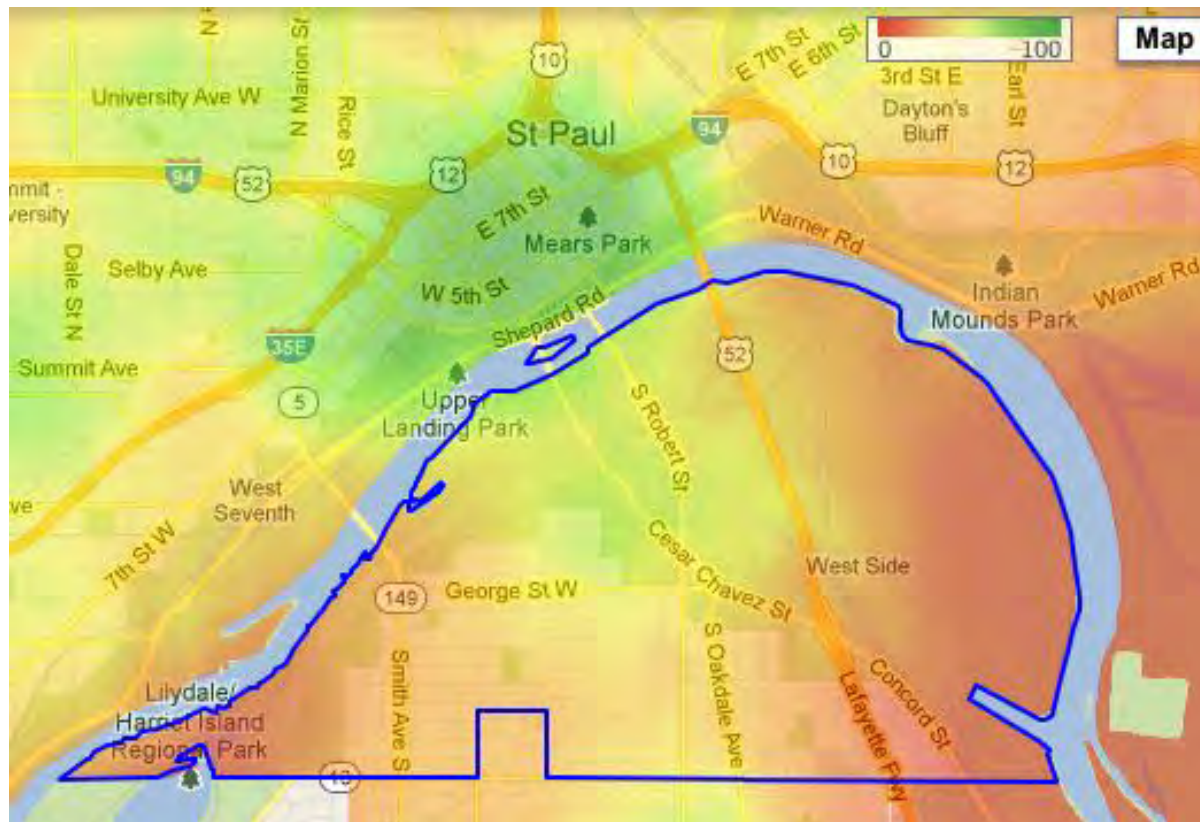


*50%+ of residents who drove alone have incomes greater than \$35,000*

*Nearly 90% of transit users make less than \$35,000*

# Walkability

Community economic development, Transportation



## Somewhat Walkable

Walkable places like Downtown have a wide range of amenities (groceries, restaurants, shops) within walking distance from homes and workplaces. The map shows that areas around George St., Robert St. and Cesar Chavez St. are the most walkable areas on the West Side, making the neighborhood more walkable than the St. Paul average. The walk score will improve as more amenities become available throughout the neighborhood.

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\*publicly available data sources, such as the 2007-2011 ACS, are cited in the text of the report