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# Near North/Willard-Hay Neighborhood

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Current State of the Community, 2000



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For the Northside Residents Redevelopment Council (NRRC)



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**NEAR NORTH/WILLARD-HAY COMMUNITY ANALYSIS, 2000**  
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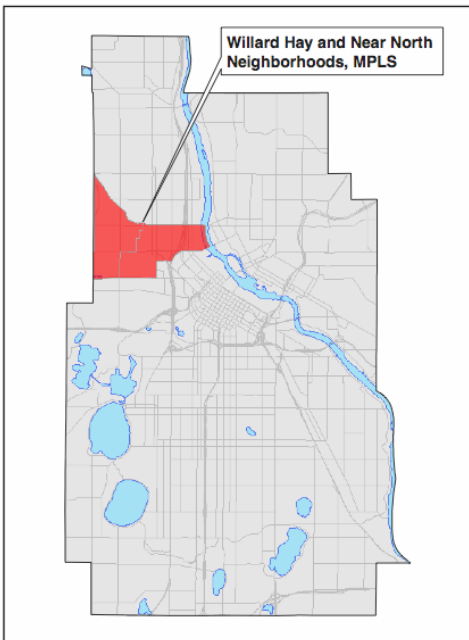
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## INTRODUCTION

The Near North and Willard-Hay (NNWH) community is located in the Northern section of the city of Minneapolis (Map 1.1) and is a community of ethnic diversity, vitality, and cultural relevance. Many successful musicians, writers, and artists grew up in North Minneapolis and have achieved national and international recognition. Despite this, the community remains one of the most poverty-stricken communities in Minneapolis and poverty continues to spread in the community. Richard M. Todd reported in the publication, *Community Dividend*, that in North Minneapolis, the number of High Poverty Neighborhoods (HPN) increased from 4 in 1990 to 7 in 2000<sup>1</sup>. However, Todd also reported that there was a decline in the extreme levels of poverty concentration that formerly plagued North Minneapolis. This suggests that while there has been a diffusion of concentrated poverty, the number of persons living in poverty has increased. More importantly, North Minneapolis continues to have the highest number of persons living in poverty.

The purpose of the report is to examine the current status of the Near North/Willard-Hay community in Minneapolis, Minnesota. The neighborhood was evaluated on Demographic, Education, Economic, and Housing characteristics. All information was generated from an analysis 2000 census data. The data was gathered from U.S. Census Bureau, Census 2000. It was found that the Near North/Willard-Hay community lags the city of Minneapolis in educational attainment, income, and homeownership. Additionally, the percentage of persons in the NNWH community who receive public assistance is greater than the percentage of persons in Minneapolis who receive public assistance.



**Map 1.1. Near North/Willard-Hay Community.**

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<sup>1</sup> This is most likely the result of changes in the census tract boundaries and the demolition of numerous public housing units in the area in the 1990s.

## DEMOGRAPHICS

### Population and Citizenship

In 2000, the Near North/Willard-Hay neighborhood had a population of 15,567. There are 4,663 households with 82.7 percent of the population living in families (3,344 families). Households and families are larger in the neighborhood than in Minneapolis. Strikingly, the average **household** size in Near North/Willard-Hay is larger than the average **family** size in the city of Minneapolis.<sup>2</sup> The average household size in the neighborhood is 3.31 persons<sup>3</sup> and in Minneapolis 2.25 persons; the average family sizes in Near North/Willard-Hay and Minneapolis are 3.86 and 3.15, respectively. Furthermore, the average family size among race and ethnic groups differs within the neighborhood. Asians have larger family sizes than other races, with average family sizes of 6.69 persons, followed by Hispanics or Latinos (4.15), African Americans and American Indians (3.63), and Whites (3.22).

Eighty-three percent of the residents in Near North/Willard-Hay are citizens, 3.6 percent naturalized citizens, and 13.1 percent non-citizens. More than half of the native citizens were born in Minnesota; 27.0 percent were born in the Midwest and 15.0 percent born in the South.

### Race and Ethnicity

The neighborhood is predominately African American, with 13.8 percent of the city of Minneapolis' African American population residing in Near North/Willard-Hay. Although Whites represent over 65 percent of the population in Minneapolis, the percent of Whites in Near North/Willard-Hay is 13.8 percent. The percent of American Indians and Alaska Natives, Native Hawaiians, Hispanics or Latinos, and persons of some other race in the neighborhood are similar to the percent of these populations in the city of Minneapolis (Table 1.1).

**Table 1.1 Race and Ethnicity of Near North/Willard-Hay and Minneapolis**

Race or Ethnicity	Near North/Willard-Hay		Minneapolis	
	Number	Percent	Number	Percent
African American	9499	61.0	68818	18.0
White	2154	13.8	249186	65.1
Asian	2032	13.1	23455	6.1
Hispanic or Latino	886	5.7	29175	7.6
Some other race	830	5.3	32492	8.5
American Indian and Alaska Native	159	1.0	8378	2.2
Native Hawaiian and Other Pacific Islander	7	0.0	578	0.2

Source: Census 2000

<sup>2</sup> Traditionally, families are larger than households because households include both families and single-persons in a residence.

<sup>3</sup> For average family size and average household size, the average is a function of the average of the average of each census block.

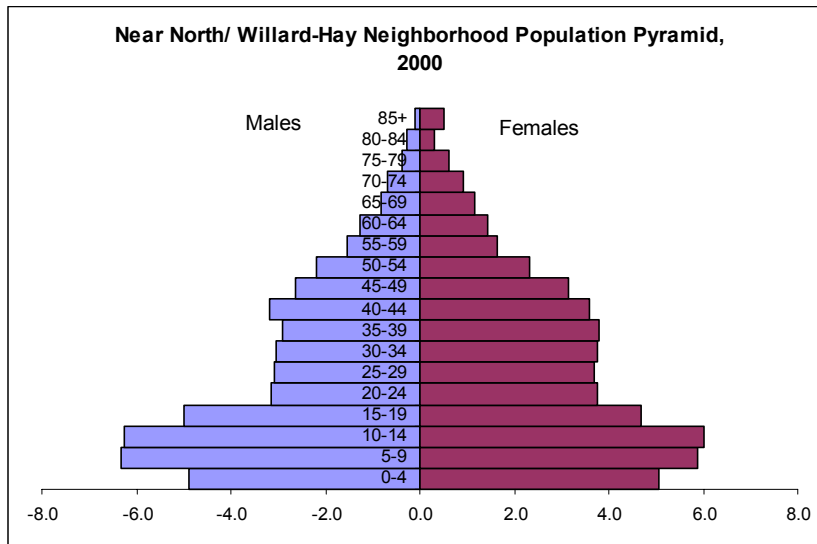
**Age and Sex**

In Minneapolis, the percents of males and females are 50.2 percent and 49.8 percent, respectively; and in the Near North/Willard-Hay neighborhood 52.3 percent of the population is female and 47.7 percent of the population is male. It is important to note that the Near North/Willard-Hay is a relatively young, and records large numbers of young children compared to Minneapolis. Approximately 25.0 percent of the population is younger than 15 years of age, compared to 18 percent in Minneapolis. Not surprisingly, the number of elderly persons is very low compared to Minneapolis—3.6 percent of the population in Near North/Willard-Hay is 65 years of age or greater compared to 9.0 percent in Minneapolis (Table 1.2). Despite that, the neighborhood is not overburden with children although the neighborhood is young.

**Table 1.2 Population Percents of Near North/Willard-Hay and Minneapolis**

	Near North/ Willard-Hay	Minneapolis
Under 5	9.9	6.6
5-9	12.2	6.3
10-14	12.3	5.8
15-19	9.7	7.0
20-24	6.9	10.7
25-34	13.6	20.6
35-44	13.5	15.9
45-54	13.5	12.0
55-59	2.7	3.4
60-64	2.0	2.5
65-74	1.6	4.0
75-84	1.6	3.4
85+	0.6	1.7

Source: Census 2000



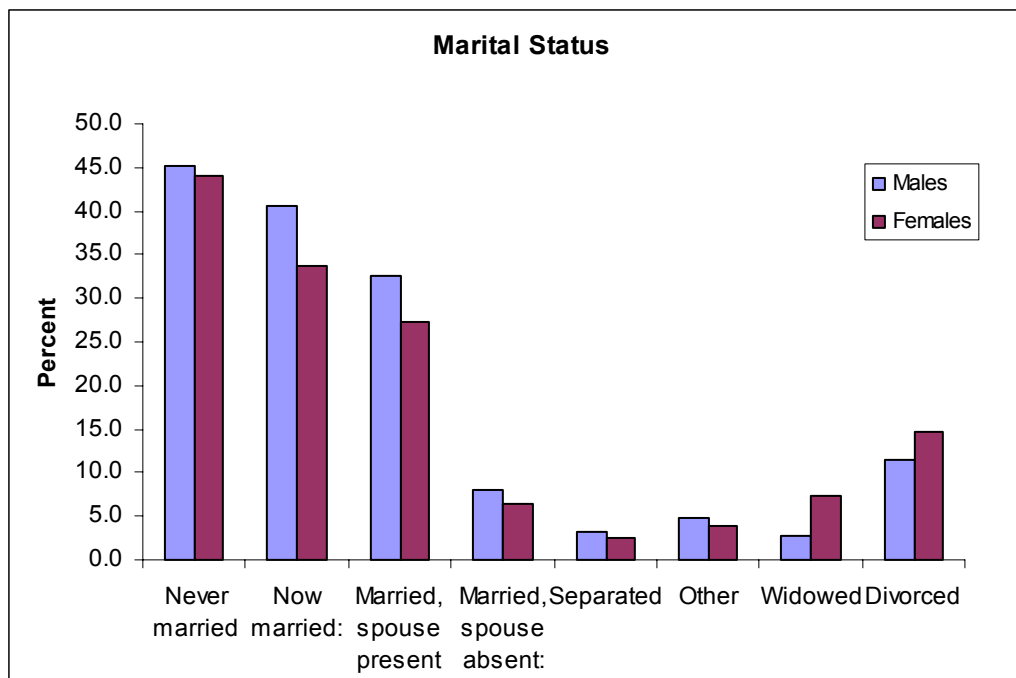
**Figure 1.1** Population of Near North/Willard-Hay

Source: Census 2000

## Marital Status and the Presence of Children

### *Marital Status*

Nearly one-third of the residents are presently married in Near North/Willard-Hay and approximately 40.0 percent have never been married. In addition, 11.4 percent of men and 14.7 percent of women are divorced. There is little difference among never-married men and never-married women. However, of those who are married or have been married, a difference is present between men and women. More men are currently married, but the spouse is absent or the couple is separated. In contrast, more women are divorced or widowed (Figure 1.2). This may suggest that married men and women in the community portray different patterns of separation. Among partners who once resided together, women more likely to divorce or become a widow and men more likely to become separated—documented or undocumented.



**Figure 1.2** Marital Status of Near North/Willard-Hay Residents, Population 16 years and older

Source: Census 2000

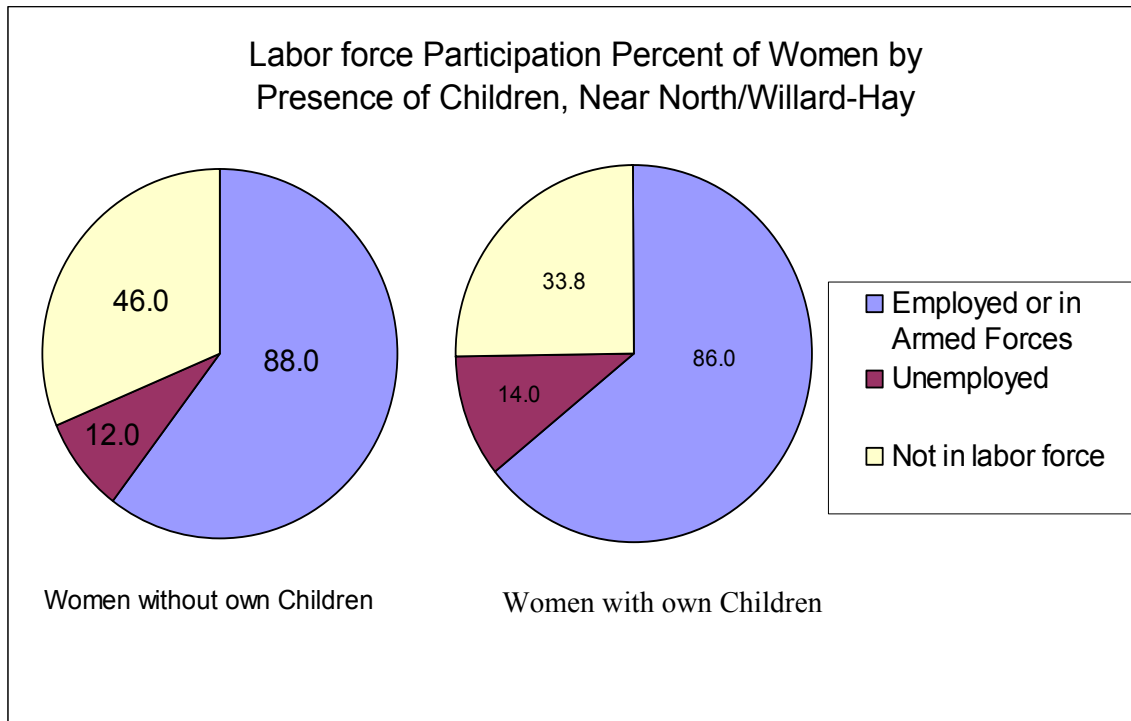
### *Children*

Forty percent of women in Near North/Willard-Hay have their own children present in the home compared to 25.0 percent in Minneapolis. This is not surprising given that the presence of children in Near North/Willard-Hay is greater than Minneapolis. Despite the higher percent of women with the presence of their own children, 60.0 percent of women have no children in the household. This suggests that women with children have more children in the neighborhood than in Minneapolis, which explains the larger average family size in the neighborhood.

An evaluation of labor force participation and employment indicates that 28.1 percent of women with the presence of their own children in Minneapolis are not in the labor force compared to



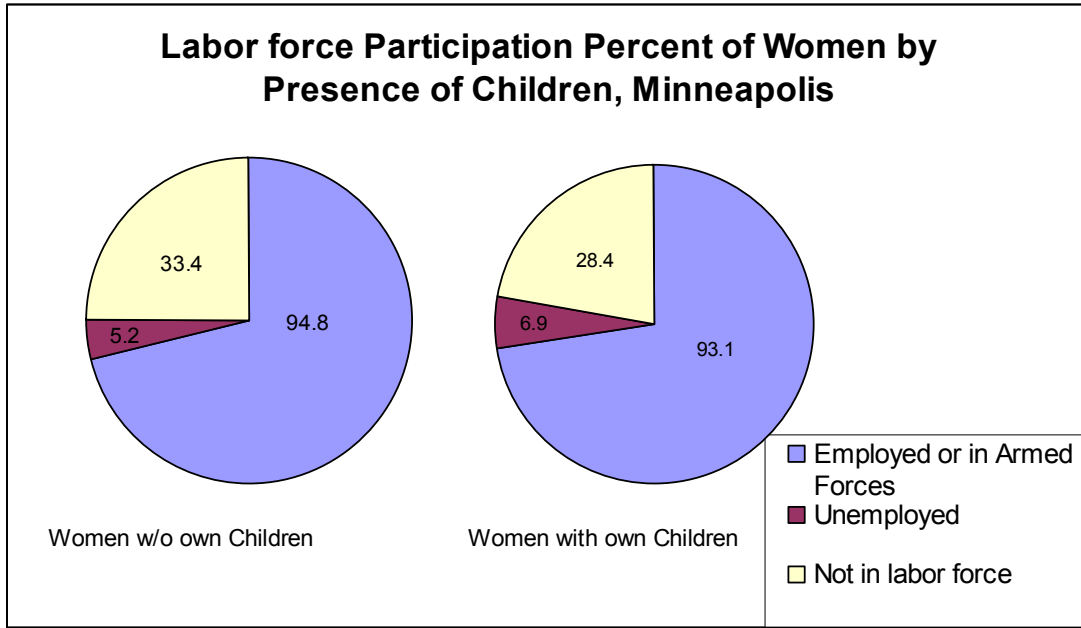
one-third in Near North/Willard-Hay. Further, women with the presence of their own children are employed at a greater percent in Minneapolis than the neighborhood. Among women without the presence of their own children, this trend remains similar for neighborhood residents and Minneapolis. This suggests that both, women with the presence of their own children and those without the presence of their own children, are unemployed and non-participants in the labor force at higher percentages in Near North/Willard-Hay than Minneapolis (Figure 1.3 and Figure 1.4).



**Figure 1.3.** Labor Force Participation Percent for Women by Presence of Children, Near North/Willard-Hay, Population females 16 years and older

Source: Census 2000

More, among neighborhood residents, the percent of labor-force participation is greater among women with the presence of children than those without children. Despite that, the percent of employed women with the presence of their own children is less than that of women without the presence of their own children. This is a puzzling finding; however this may occur if women without the presence of their own children participate in the educational system and are more employable than women with the presence of their own children.



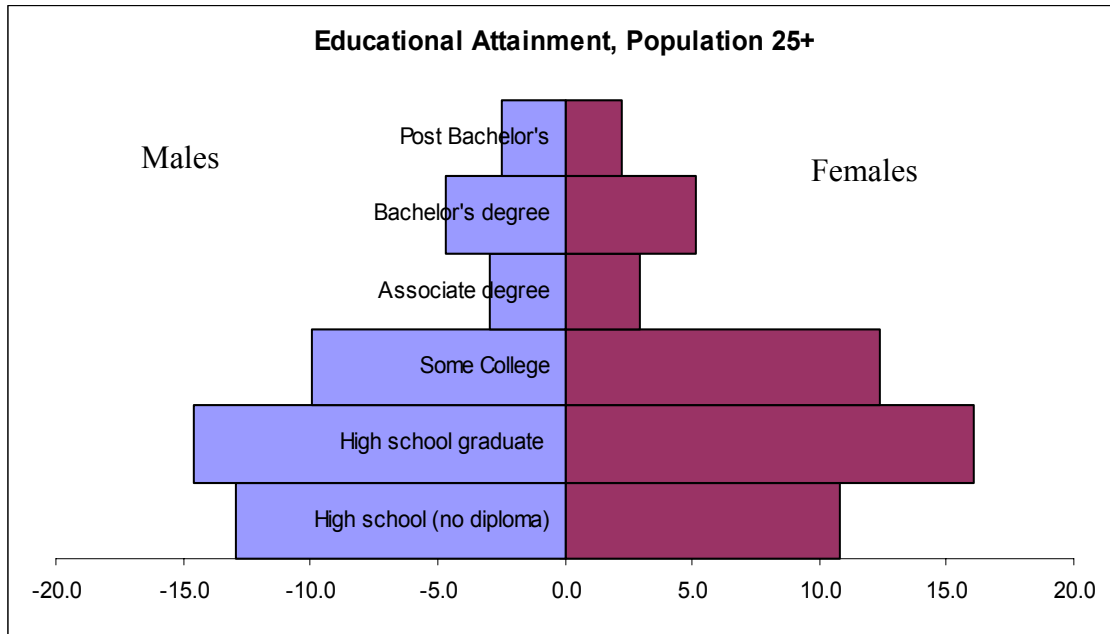
**Figure 1.4** Labor Force Participation Percent for Women by Presence of Children, Minneapolis, Population females 16 years or older

Source: Census 2000

## EDUCATION

### Educational Attainment

The average level of educational attainment of most residents in Near North/Willard-Hay is a high school diploma, but the average level of educational attainment of all Minneapolis residents is a Bachelor's Degree. Further, few residents have advanced degrees (Figure 2.1). The percent of residents with less than a high school diploma is slightly greater in Near North/Willard-Hay than Minneapolis.



**Figure 2. 1** Educational Attainment of Near North/Willard-Hay residents, Population 25 years and older

Source: 2000 Census

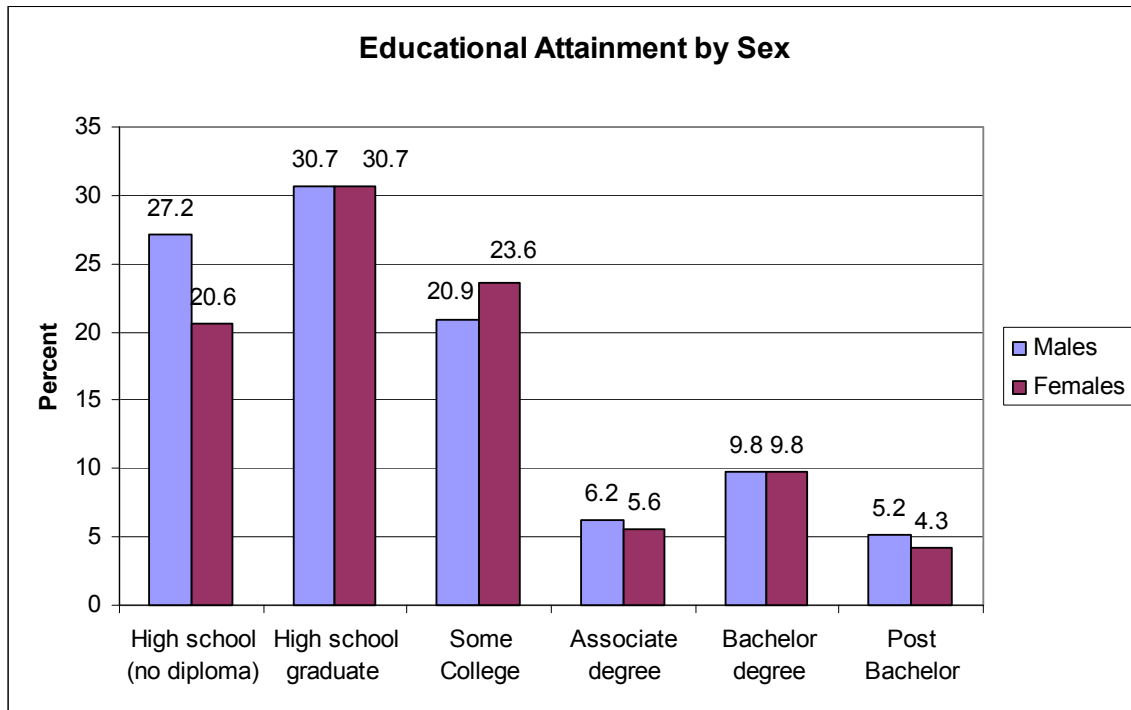
Despite similar percentages of persons with less than a high school diploma, the percent of persons in Minneapolis with an Associates Degree is double that of residents in Near North/Willard-Hay, at 43.0 percent in Minneapolis and 20.4 percent in Near North/Willard-Hay (Table 2.1).

**Table 2. 1** Educational Attainment by Percent of Population in Area

	NNWH	Minneapolis
	Percent	
High school graduate	30.7	20.7
High school	23.7	15.0
Some College	22.3	21.2
Bachelor degree	9.8	24.3
Associate degree	5.9	5.6
MA, Ph.D, or Professional degree	4.7	13.1

Source: Census 2000

There are little differences in the educational attainment of Near North/Willard-Hay residents between males and females, the exception less than a high school diploma. The percent of females with less than a high school diploma is far less than males, with 20.6 of females and 27.1 percent of males earning less than high school diploma. The percent of males and females earning high school diplomas or Bachelor’s Degrees are the same and the percent of males earning Associate’s Degrees and Post Bachelor’s Degrees is slightly greater than females (Figure 2.2).



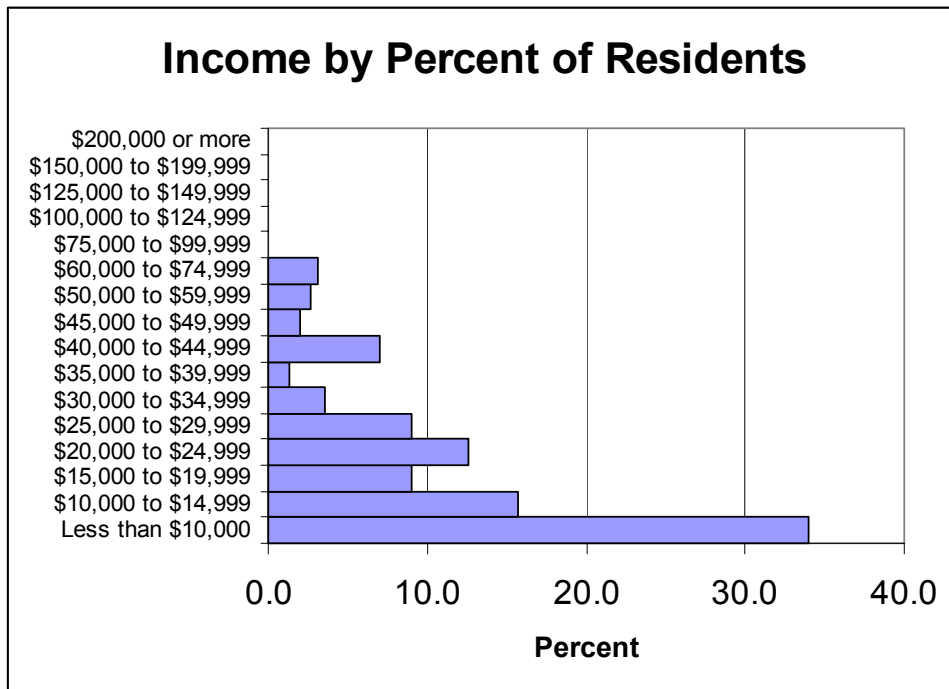
**Figure 2. 2** Educational Attainment by Sex, Near North/Willard-Hay, Population 25 years and older.

Source: Census 2000

**ECONOMICS**

**Income**

The median income of Near North/Willard-Hay residents<sup>4</sup> is less than the median income of all Minneapolis residents. The median household income in Near North/Willard-Hay is \$29,707 and in Minneapolis \$ 37,979. There were differences in median household income among different census tract blocks within the neighborhood, where median household income ranged from \$15,517 to \$45,250. Households in the Willard-Hay section of the community earn more than residents in Near North. In addition, the median family income in Near North/Willard-Hay and Minneapolis is \$30,000 and \$48,602, respectively. Again, median family income differed among census tract blocks in the neighborhood, where the median family income ranged from \$16,797 to \$60,333. Noting, the median household and median family incomes of some census tract blocks in the neighborhood well exceed those of Minneapolis. Despite this, 30.0 percent of the households in the neighborhood earn less than \$10,000 (Figure 3.1).



**Figure 3. 1** Household Incomes by Percent of Residents, Near North/Willard-Hay.

1999 Dollars

Source: Census 2000

The percent of neighborhood residents and Minneapolis residents who receive earnings is similar. In fact, the percent of Near North/ Willard-Hay and Minneapolis residents who receive income from self-employment, salary or wage, and social security are similar. However, the percent of Near North/Willard-Hay residents who receive public assistance is three times that of

<sup>4</sup> The median income for Near North/Willard-Hay is a calculation of the median of the median incomes within each census block.

Minneapolis residents. Further, neighborhood residents receive supplementary social security 3 percentage points more than Minneapolis resident (Table 3.1).

**Table 3. 1** Percent of Residents in Near North/Willard-Hay and Minneapolis who Receive Income from Selected Earnings

Earning	Percent of Residents	
	NNWH	Minneapolis
Earning	82.8	85.0
Wage or Salary Income	81.2	82.8
Public Assistance	18.2	6.8
Self-employment Income	8.5	11.8
Supplementary Social Security (SSI)	7.5	4.1
Social Security Income	1.6	17.2

Source: Census 2000

### Poverty Status

The percent of those who live below the poverty level in Near North/Willard-Hay is two-times greater than in all Minneapolis. One-third of the Near North/Willard-Hay residents are in poverty, with over 50.0 percent of those in poverty children; adults represent 45.7 percent of those in poverty and the elderly represent 3.5 percent of those in poverty (Table 3.2). Strikingly, 38.7 percent of all children in the neighborhood live below the poverty level, 26.3 percent of all adults, and 18.8 percent of all elderly. In contrast, 16.9 percent of persons in Minneapolis live below the poverty level; 24.3 percent of all children in Minneapolis live below the poverty level; 14.5 percent of all adults; and 9.7 percent of all elderly persons.

**Table 3. 2** Percent in Poverty within each Age Cohort by Poverty Population and Total Population, Near North/Willard-Hay and Minneapolis

	Percent Within Each Age cohort			
	Of Those in Poverty		Of the Total Population	
	NNWH	Minneapolis	NNWH	Minneapolis
Children (0-17)	50.8	33.0	38.7	24.3
Adults (18-64)	45.7	61.6	26.3	14.5
Elderly (64+)	3.5	5.4	18.8	9.7

Source: 2000 Census

### Employment

The employment rate of Near North/Willard-Hay residents is less than the employment rate of all Minneapolis residents, at 88.0 percent in the neighborhood compared to 94.2 percent in Minneapolis. In Minneapolis, there are employment differences among different race and ethnic groups, with whites employed at greater percents than all other groups, followed by Asians and

Hispanics or Latinos, African Americans, and last American Indians.<sup>5</sup> In Near North/Willard-Hay, the employment rate is highest for White, followed by African Americans, Asians, Hispanics or Latinos, and Native Indian, respectively.

**Table 3. 3** Employed Persons in Near North/Willard-Hay and Minneapolis, Population 16 years and older

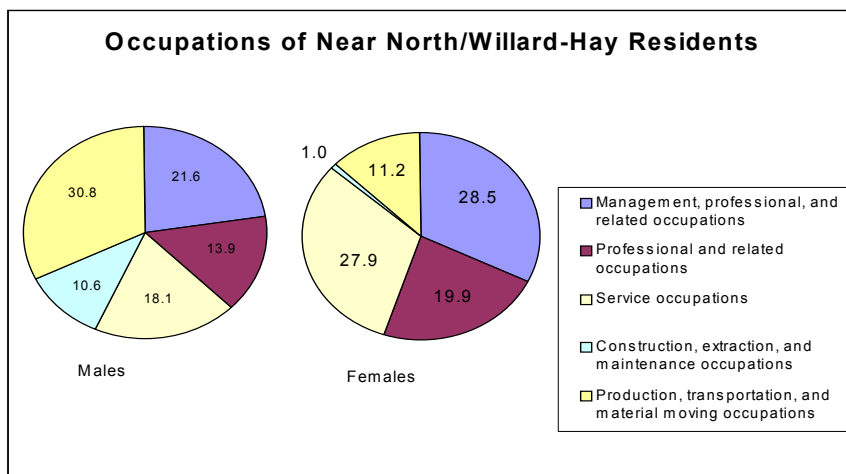
	Percent Employed	
	NNWH	Minneapolis
All Persons	88.0	94.2
*Native Hawaiian or Pacific Islander	100.0	100.0
*Some other race	100.0	100.0
White	96.2	96.2
African American	85.6	85.6
Asian	81.3	92.7
Hispanic or Latino	73.8	92.7
Native Indian or Alaska Native	70.9	83.1

Source: Census 2000

\*Numbers in the population are small.

### Industries and Occupations

Over half of Near North/Willard-Hay residents are employed in the education and health services, health care, and manufacturing industries (Table 3.4). The top occupations are office support, production, sales, food preparation, and building and grounds maintenance. Top occupations for females are office support, healthcare, and retail and for males the top occupations are production, construction, office support, and building and ground maintenance (Table 3.5). The percentage of neighborhood residents employed in the major occupational categories does not differ much by sex, the exception production and construction. Males are employed in this occupation 20 percentage points and 10 percentage points greater than females in production and construction, respectively (Figure 3.2).



**Figure 3. 2** Occupations of Near North/Willard-Hay Residents by Sex, Workers

Source: Census 2000

<sup>5</sup> Native Hawaiians and Some other race are excluded because the numbers are very small.

**Table 3. 4** Percent of Employment by Industry, Near North/Willard-Hay Residents

<b>Industry</b>	<b>Percent</b>
Educational, health and social services	24.0
Health care and social assistance	14.8
Manufacturing	14.3
Arts, entertainment, recreation, accommodation and food services	10.7
Retail trade	10.4
Professional, scientific, management, administrative, and waste management services	9.5
Educational services	9.1
Accommodation and food services	8.2
Transportation and warehousing, and utilities	7.9
Finance, insurance, real estate and rental and leasing	7.8
Transportation and warehousing	7.0
Finance and insurance	6.4
Professional, scientific, and technical services	4.9
Administrative and support and waste management services	4.5
Other services (except public administration)	3.7
Public administration	3.6
Construction	3.1
Wholesale trade	2.8
Arts, entertainment, and recreation	2.5
Information	2.3
Real estate and rental and leasing	1.4
Utilities	0.9
Agriculture, forestry, fishing and hunting, and mining	0.0
Mining	0.0
Management of companies and enterprises	0.0

Source: Census 2000

**Table 3. 5** Top Occupations of Near North/Willard-Hay Residents by Sex

<u>Top Occupations of Males</u>
1. Production occupations
2. Sales and related occupations
3. Office and administrative support occupations
4. Construction trades workers
5. Building and grounds cleaning and maintenance occupations
<u>Top Occupations of Females</u>
1. Office and administrative support occupations
2. Professional and related occupations
3. Healthcare support occupations
4. Sales and related occupations
5. Personal care and service occupations

Source: Census 2000



### **Worker Patterns**

Sixty percent of workers in Near North/Willard-Hay work in the city of Minneapolis. The commuter patterns of Near North/Willard-Hay residents indicate that 73.6 percent of workers commute to work via car, 59.0 percent drove alone and 14.6 percent carpooled. Twenty-six percent of the workers used other forms of transportation to commute to work, which includes walking, biking, and public transit.

## HOUSING

### Housing Units

The median year homes were built in the neighborhood was 1940. There are 4,943 housing units in Near North/Willard-Hay, approximately 3.0 percent of the housing units in the city of Minneapolis. 5.7 percent of the units are vacant compared to 3.7 percent in the all Minneapolis. The percent of owner-occupied housing units is lower in Near North/Willard-Hay (53.8 percent) than in Minneapolis. The percent of owner-occupied housing units in Minneapolis is 54.1 percent.

### Tenure by Race or Ethnicity

Understandingly, 64.5 percent of the housing units are occupied by African American households. The remaining housing units are occupied by Whites, Asians, and Hispanics or Latinos. There is a small percentage of the housing units occupied by households of other races (Table 4.1).

**Table 4. 1** Percent of Households in Near North/Willard-Hay by Race or Ethnicity

Race or Ethnicity	Percent
African American	64.1
White	20.4
Asian	6.8
Hispanic or Latino	4.1
Some other Race	3.7
American Indian or Alaska Native	0.9
Native Hawaiian or Other Pacific Islander	0.0

Source: Census 2000

In Near North/Willard-Hay, African Americans reside in 59.8 percent of the owner-occupied housing units, followed by Whites who reside in 30.0 percent of the owner-occupied housing units. Despite that, the percent of African American households who reside in owner-occupied housing units is 49.5 percent. The percent of White households who reside in owner-occupied housing is 75.1 percent. In addition, the percent of households who are some other race who reside in owner-occupied housing is 94.1 percent. This suggests that while African Americans reside in most of the owner-occupied housing units, the percentage of African American households who reside in owner-occupied units is low (Table 4.2).

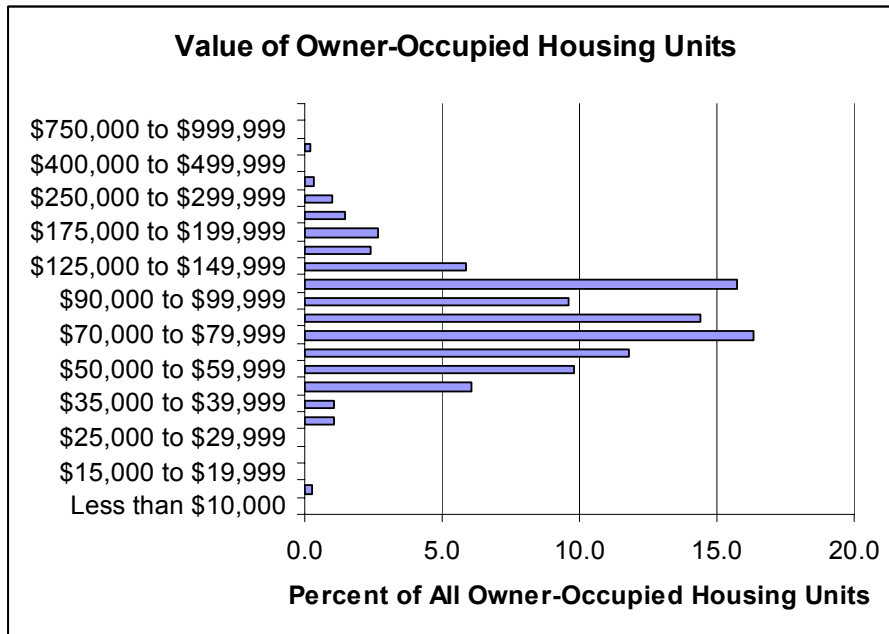
**Table 4. 2** Percent of Owner-occupied Units by Total Housing Units and Race, Near North/Willard-Hay Neighborhood

Owner-occupied Housing Units by Race	Percent	
	Of Total	Within Race
All	53.8	
Some other Race	2.0	94.0
White	30.0	75.1
African American	59.3	49.5
Asian	5.5	42.9
Hispanic or Latino	4.1	42.9
American Indian or Alaska Native	0.8	42.2
Native Hawaiian or Other Pacific Islander	0.0	0.0

Source: Census 2000

### Owner-Occupied Housing Values

The median housing value of owner-occupied housing in Near North/Willard-Hay is \$83,800, well below the median value of owner-occupied housing in Minneapolis. Nearly half of the owner-occupied housing units are valued between \$50,000 and \$90,000 (Figure 4.1).



**Figure 4. 1** Value of Owner-Occupied Housing Units, Near North/Willard-Hay

Source: Census 2000

Note: 1999 Dollars

### Mortgages Status and Contract Rents

The lower quartile contract rent in the neighborhood is \$426 and the upper quartile contract rent is \$669. Eighty-two percent the households have a first mortgage in Near North/Willard-Hay,

and of the households with a mortgage, 70.0 percent do not have a second mortgage or home equity loan. The percent of owner-occupied households without a mortgage is 13.4 percent.

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