Healthy Corridor for All
Health Impact Assessment

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Senior Associate
PolicyLink

New Partners in Smart Growth Conference
Charlotte, NC
February 3, 2011
Project Partners

- **ISAIAH**: A faith-based community organizing group focused on racial equity.

- **TakeAction Minnesota, Hmong Organizing Program**: An organization building grassroots power for progressive change.

- **PolicyLink**: A national policy and research institute dedicated to economic and social equity.
What is the project?

A Community Health Impact Assessment on a City Rezoning proposal resulting from a new light rail line connecting downtown of the Twin Cities

Median Household Income Distribution, Saint Paul, 2009
Central Corridor Characteristics

• **Very diverse:**
  - 53% white population in comparison to 61% in St. Paul and 72% in Ramsey County.

• **High poverty rate:**
  - 27% compared to 20% in St. Paul and 14% in Ramsey County

• **High unemployment:**
  - 9.9% compared to that for Saint Paul (8.5%) and Ramsey County (7.2%).

• **Lots of renters:**
  - 56% renter-occupied, compared to 44% in St. Paul and 36% in Ramsey County
Healthy Corridor for All

Goals:
• Assess the impacts of the CCLRT zoning on underlying conditions that determine health.
• Maximize positive health benefits in the decision making process.
• Empower local communities to effectively and meaningfully engage in the CCLRT zoning process.

Core Values:
• Equity
• Racial justice
• Community empowerment
• Collaboration
• Accountability
• Scientific integrity
• **Community Steering Committee**: 22 constituency-based groups

• **Technical Advisory Committee**: 21 institutions representing technical knowledge and expertise
Project Timeline

May       June       July       Aug       Sept       Oct       Nov       Dec       Jan       Feb       March       April

Screening

Scoping

Baseline Assessment

Forecasting Impacts

Identifying Recommendations

Advocacy and Capacity Building

City Council  Decision on Re-zoning

March 2011
Scoping

- **Worked with Community Steering Committee**
  - Three Priority Elements
    - **Healthy Economy**
    - **Affordable Housing**
    - **Transportation Access**
  - Two Objectives per Element
    - Example: Protect residents from the negative impacts of gentrification

- **Developed a Research Proposal**
  - 49 indicators
  - Data sources
  - Description of any differences between community identified issues and research proposal
Broad Overview of Baseline Findings

- **Housing Affordability**
  - Gentrification is likely already in process
  - The need for affordable housing is high

- **Healthy Economy**
  - The need for employment is high
  - There is an educational attainment mismatch between residents and industry averages in the CC
  - Small businesses are very prevalent in the CC and there is a fair number of minority-owned businesses – both of which tend to be vulnerable to market changes

- **Transportation Access**
  - A very high percentage of CC residents have access to high frequency transit
  - Few intersections have safe pedestrian infrastructure
Housing Burden is High

Extreme Rent Burden and Median Gross Rent: Central Corridor, 2009

Proportion of renters that pay 50% or more of their income on housing

Source: American Community Survey 2005-2009 5-year estimates, City of Saint Paul, Metropolitan Council GIS
Housing Burden by Income

- Less than $10,000
- $10,000 and $19,999
- $20,000 and $34,999
- $35,000 and $49,999
- $50,000 and $74,999
- $75,000 and $99,999
- $100,000 or more

Number of People

Number of People

0
500
1000
1500
2000
2500
3000
3500

Housing Burden
Education & Jobs Mismatch

Educational Attainment Jobs/Resident Mismatch

- Percent of CC jobs with average educational attainment at this level
- Percent of CC residents at this educational attainment level

High School Diploma or Less

Some College or Greater
Safe Pedestrian Infrastructure

Safe and Accessible Crossings in the Central Corridor

Key Intersections
- Safe & Accessible* (n=14)
- Others (n=41)

Streets Studied
Highways
Other Streets

Block Group Study Area

0 0.5 1 Mile

* Intersections are considered safe and accessible if they contain the following minimum infrastructure:
  a) marked crosswalk; b) signaled crosswalk (or 4-way stop btw 2-lane streets); c) curb cuts at all corners;
  d) no appearance of hazardous conditions (e.g., driveways close to intersection, narrow sidewalk close to road,
     wide curbs, designated right hand turning lanes, etc.)

Source: Human Impact Partners, City of Saint Paul, Metropolitan Council GIS
Overview of Potential Impacts

- **Housing**
  - Further gentrification and potential displacement
  - Loss of affordable housing units
  - Loss of low-income people and people of color

- **Jobs & Small Business**
  - Loss of manufacturing jobs
  - Increase in retail jobs
  - Small business disruption and potential displacement

- **Transportation**
  - Increased transit access
  - Increased risk of pedestrian injury
Potential Changes in Number of Estimated Residential Units

- Maximum Rezoned Dev Potential
- Market Estimated Dev Potential
- Current Dev
## Estimating Direction of Gentrification

<table>
<thead>
<tr>
<th>Indicators of Gentrification</th>
<th>Existing Conditions</th>
<th>Estimated Forecast</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rising rents and home values</td>
<td>Yes – home values</td>
<td>Continue to Rise</td>
</tr>
<tr>
<td></td>
<td>Somewhat – rents</td>
<td></td>
</tr>
<tr>
<td>Decreased racial diversity</td>
<td>Yes</td>
<td>Continue to Decrease</td>
</tr>
<tr>
<td>An influx of higher-income residents/outmigration of</td>
<td>Somewhat</td>
<td>Continue to Increase</td>
</tr>
<tr>
<td>lower-income residents</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Increases in educational attainment of residents</td>
<td>Yes</td>
<td>Continue to Increase</td>
</tr>
<tr>
<td>Conversion of apartments to condominiums</td>
<td>Do not have data</td>
<td>Unknown</td>
</tr>
</tbody>
</table>
## Changes in Industries

<table>
<thead>
<tr>
<th>Top Industries Employing CC Residents</th>
<th>Average Annual Wages in County</th>
<th>% of Employed CC Residents</th>
<th>Average Ed. Attainment of workers in County</th>
<th>Potential Changes Based on Rezoning Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Healthcare and Social Assistance</td>
<td>$44,372</td>
<td>16%</td>
<td>22% - H.S or less</td>
<td>Unknown</td>
</tr>
<tr>
<td>2. Education Services</td>
<td>$40,787</td>
<td>11%</td>
<td>16% - H.S or less</td>
<td>Unknown</td>
</tr>
<tr>
<td>3. Accommodations and Food Services</td>
<td>$15,516</td>
<td>10%</td>
<td>51% - H.S or less</td>
<td>Increase</td>
</tr>
<tr>
<td>4. Retail Trade</td>
<td>$25,578</td>
<td>9%</td>
<td>39% - H.S or less</td>
<td>Increase</td>
</tr>
<tr>
<td>5. Manufacturing</td>
<td>$68,161</td>
<td>8%</td>
<td>25% - H.S or less</td>
<td>Decrease</td>
</tr>
<tr>
<td>6. Administrative, Support, Waste Management and Remediation</td>
<td>$27,919</td>
<td>8%</td>
<td>34% - H.S or less</td>
<td>Unknown</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>62%</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Next Steps

- Identify and prioritize recommendations
  - Developed an inventory of policy options.
  - Examples for housing:
    - Lower by-right FARs in exchange for public benefit incentives
    - Density Bonus for Affordable Housing
    - Tax Increment Financing for TOD
    - One to one replacement of affordable units
    - Inclusionary Zoning
- Advocate for recommendations in zoning
- Identify policy opportunities outside of zoning
Thank You!

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Affordable Housing
## Gentrification Indicators

<table>
<thead>
<tr>
<th>Indicators of Gentrification</th>
<th>Preliminary Conclusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rising rents and home values</td>
<td>Yes: home values up 77%</td>
</tr>
<tr>
<td></td>
<td>Somewhat: rents up 10%</td>
</tr>
<tr>
<td>Decreased racial diversity</td>
<td>Yes: 47% in 2009 from 53% in 2000</td>
</tr>
<tr>
<td>An influx of higher-income residents/outmigration of lower-income residents</td>
<td>Somewhat: Poverty increased 4% but lower income decreased by 65%</td>
</tr>
<tr>
<td>Increases in educational attainment of residents</td>
<td>Yes: Those w/ Bachelor’s Degree increased by 57%</td>
</tr>
<tr>
<td>Conversion of apartments to condominiums</td>
<td>Do not have data</td>
</tr>
</tbody>
</table>
# Matching New Supply w/ Demand

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Existing Housing Burden</th>
<th>New Units from Total Units from Stn Area Plans</th>
<th>New Units Potential from Max Rezoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $10,000</td>
<td>26%</td>
<td>1,501</td>
<td>6,414</td>
</tr>
<tr>
<td>$10,000 and $19,000</td>
<td>24%</td>
<td>1,386</td>
<td>5,921</td>
</tr>
<tr>
<td>$20,000 and $34,999</td>
<td>24%</td>
<td>1,386</td>
<td>5,921</td>
</tr>
<tr>
<td>$35,000 and $49,999</td>
<td>11%</td>
<td>635</td>
<td>2,714</td>
</tr>
<tr>
<td>$50,000 and $74,999</td>
<td>10%</td>
<td>578</td>
<td>2,467</td>
</tr>
<tr>
<td>$75,000 and $99,999</td>
<td>3%</td>
<td>173</td>
<td>740</td>
</tr>
<tr>
<td>$100,000 or more</td>
<td>1%</td>
<td>58</td>
<td>247</td>
</tr>
</tbody>
</table>
Land Use Changes in Re-Zoning

- Significant increase in residential units
- Increase in retail
- Increase in office space
- Increase in mixed-use
- Increase in densities and heights
- Significant decrease in industrial land
- Lower parking requirements
Changes in Neighborhood Livability and Health

Rezoning

Δ in environmental hazards (real and perceived)

Δ in neighborhood infrastructure (e.g., libraries, parks)

Direct or indirect displacement

Δ Local Economy

Δ in community livability (real and perceived)

Δ in migration patterns (e.g., wealthier residents leave)

Δ in material & social support

Δ in business investment

Δ in property values

Δ in individual and community wealth

Δ in concentrated poverty and other demographics

Blight

Δ in crime/safety (real and perceived)

Δ in social networks

Δ in investment in public & private infrastructure

Health outcomes include injury and morbidity from crime; stress-related illness; effects from lack of social cohesion; effects from lower incomes (e.g., from lack of access to jobs, education, etc.); increased risk of injury/death from lack of police and fire protection and others.