



Healthy Corridor for All Health Impact Assessment

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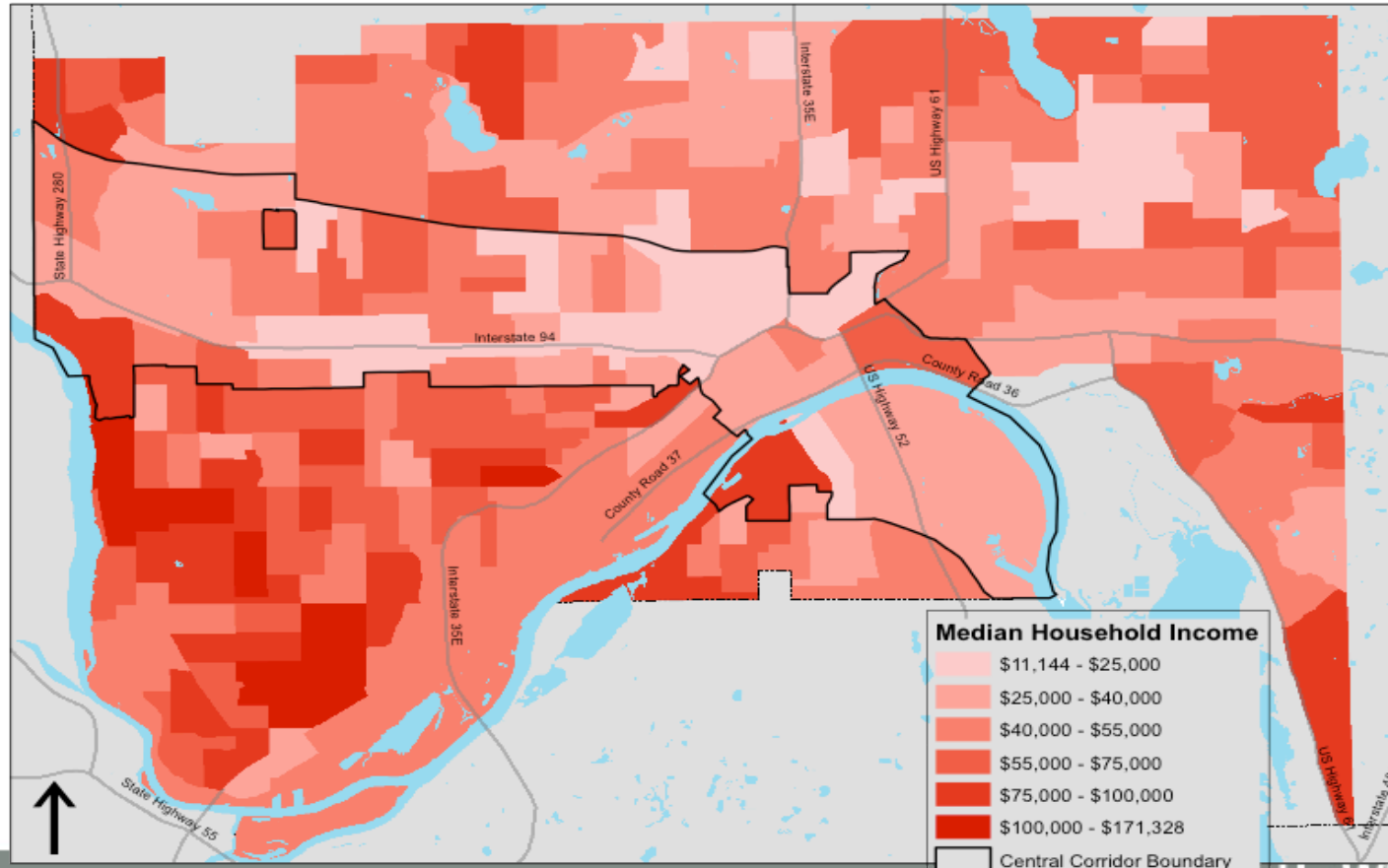
New Partners in Smart Growth Conference
Charlotte, NC
February 3, 2011

- **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



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

- **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 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

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

**March
2011**

City Council Decision on Re-zoning

- **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

- **Housing Affordability**

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

- **Healthy Economy**

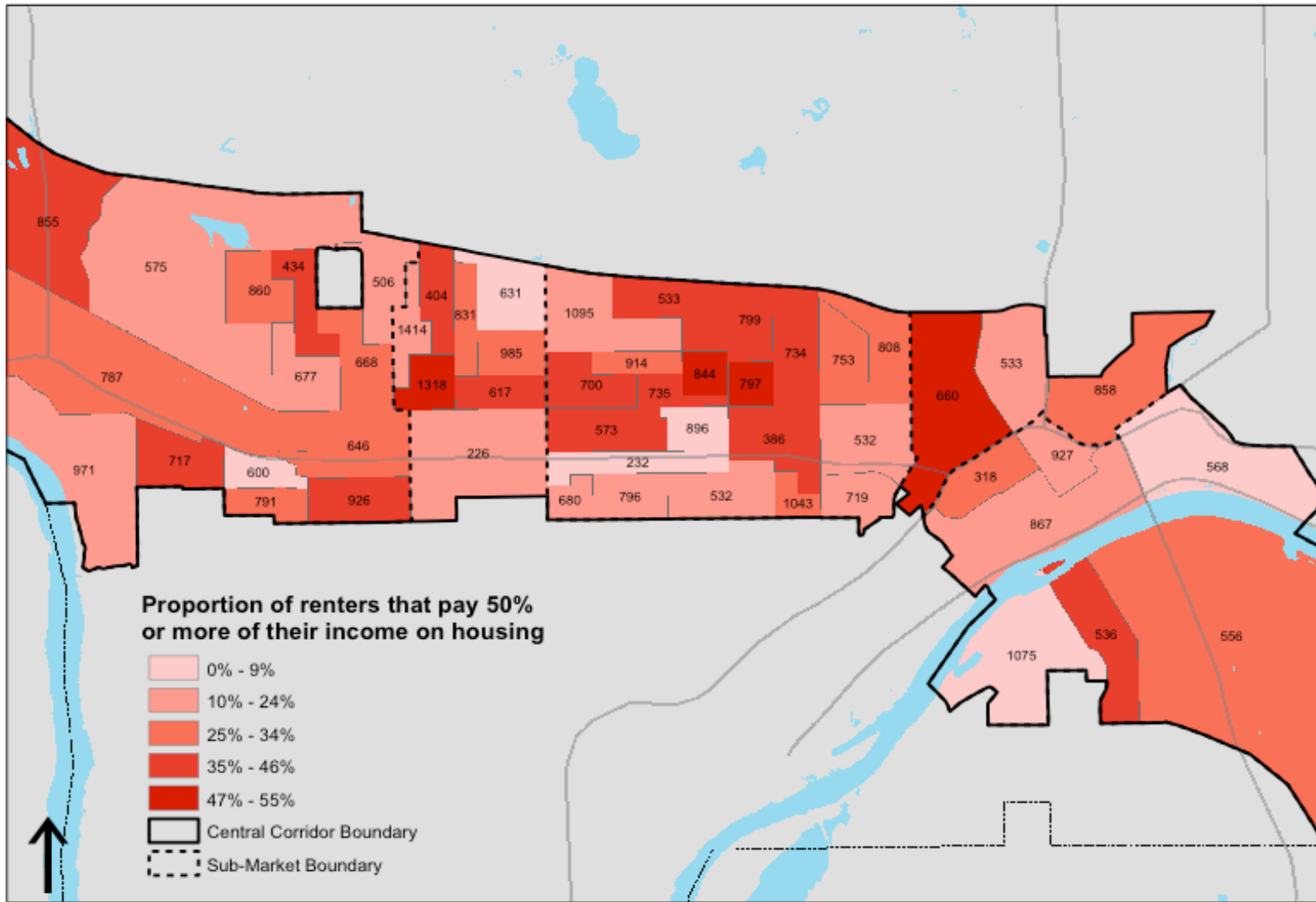
- The need for employment is high
- There is an educational attainment mismatch between residents and industry averages in the CC
- Small businesses are very prevalent in the CC and there is a fair number of minority-owned businesses –both of which tend to be vulnerable to market changes

- **Transportation Access**

- A very high percentage of CC residents have access to high frequency transit
- Few intersections have safe pedestrian infrastructure

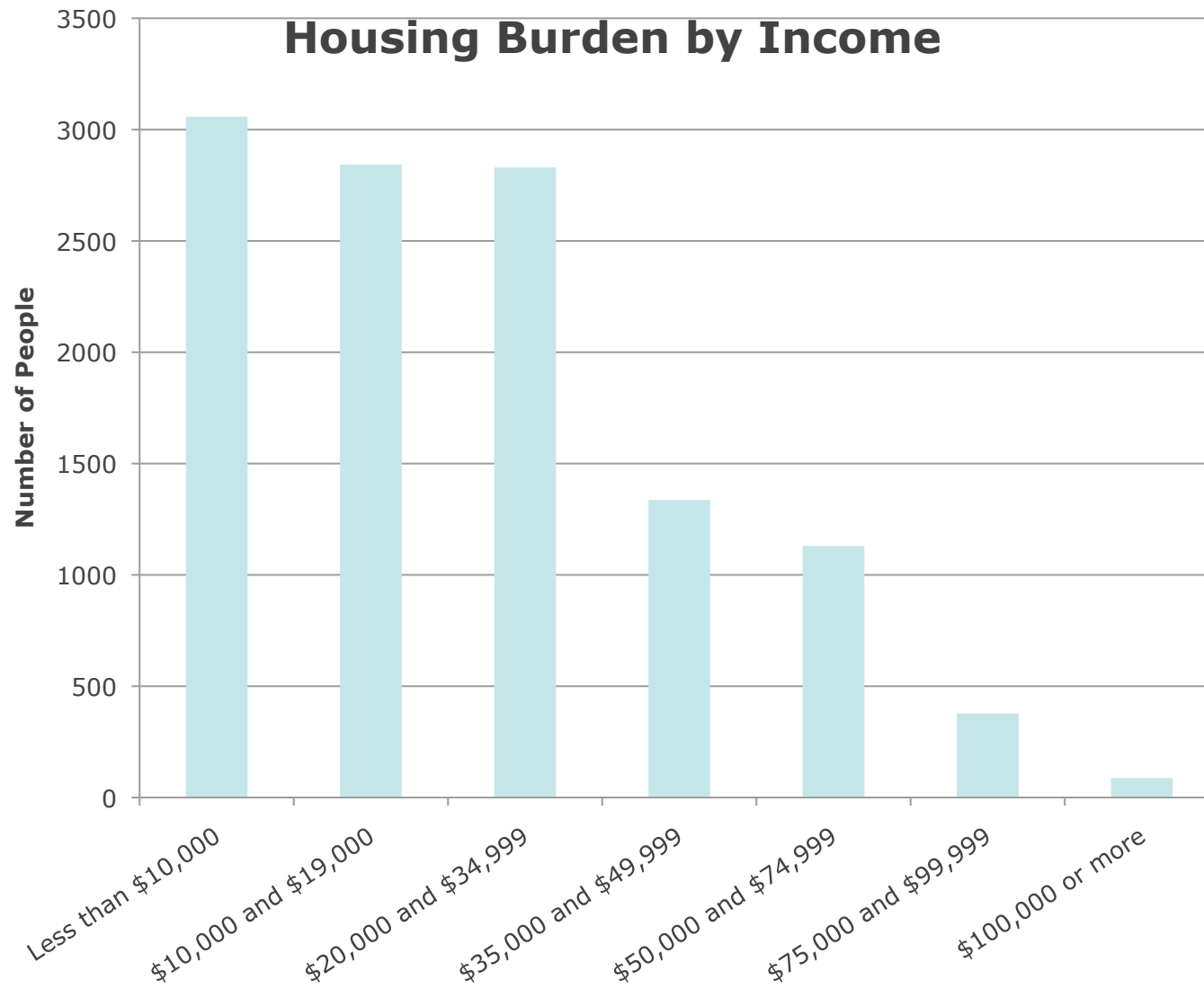
Housing Burden is High

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

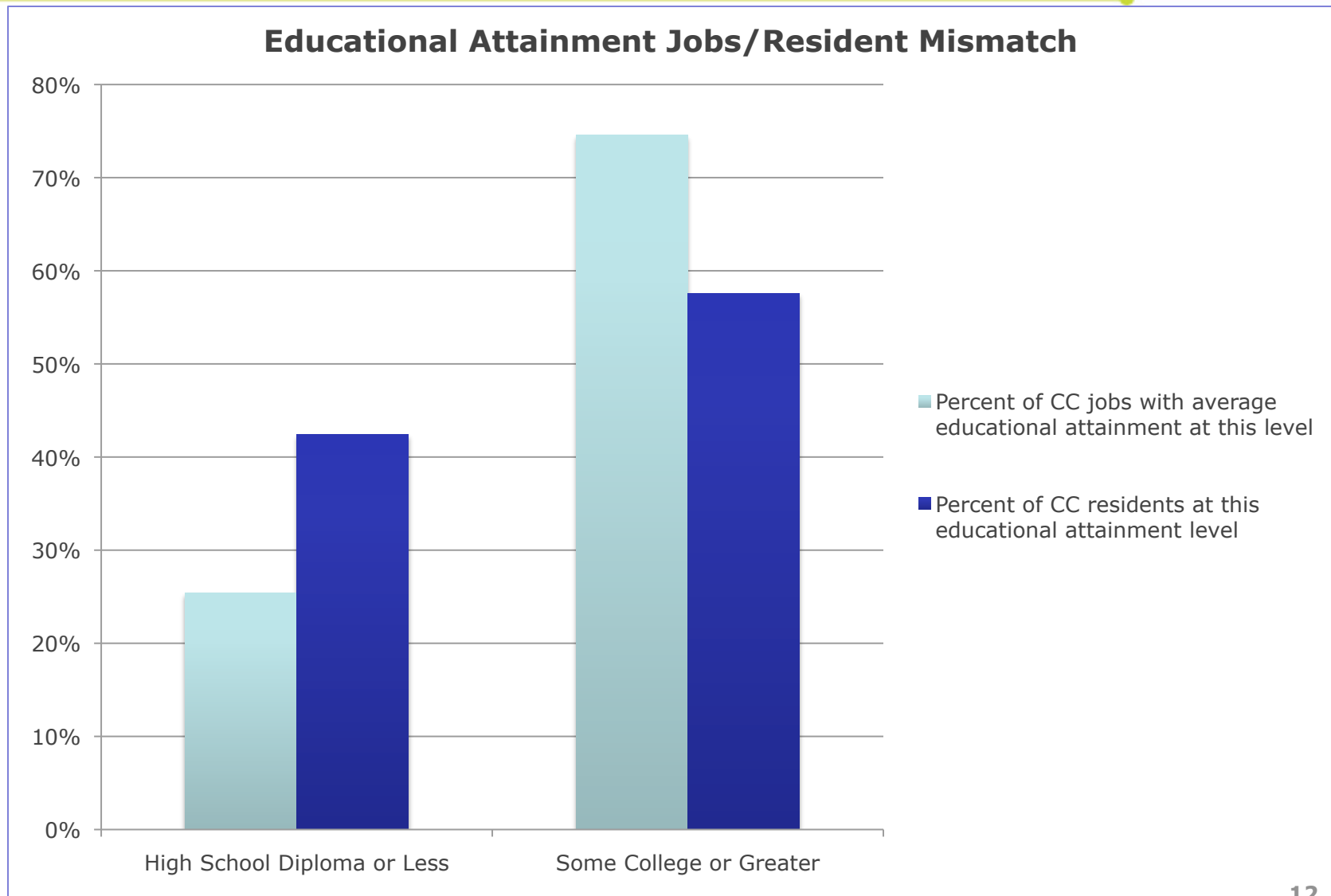


Source: American Community Survey 2005-2009 5-year estimates, City of Saint Paul, Metropolitan Council GIS

Housing Burden

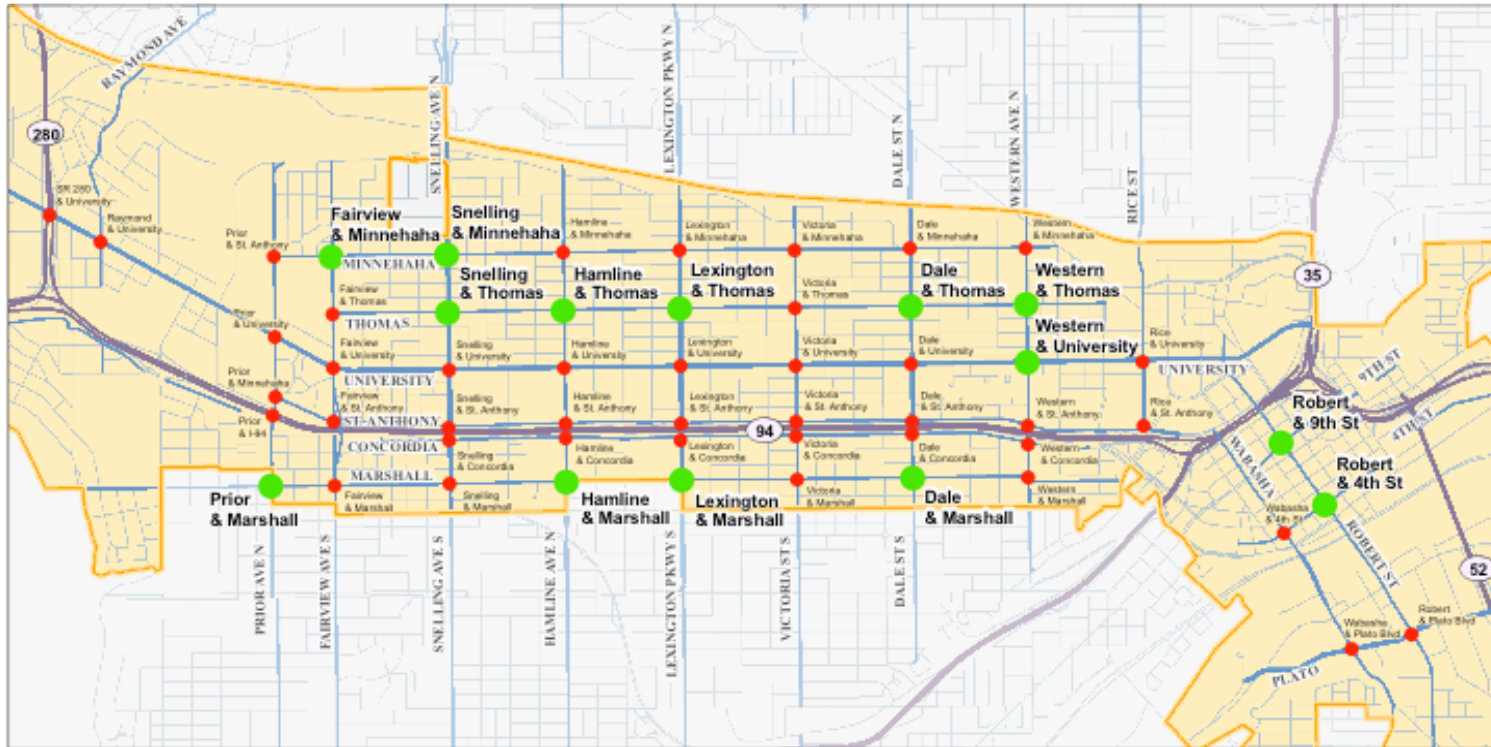


Education & Jobs Mismatch



Safe Pedestrian Infrastructure

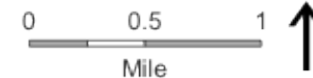
Safe and Accessible Crossings in the Central Corridor



Key Intersections

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

- Streets Studied
- Highways
- Other Streets
- Block Group Study Area

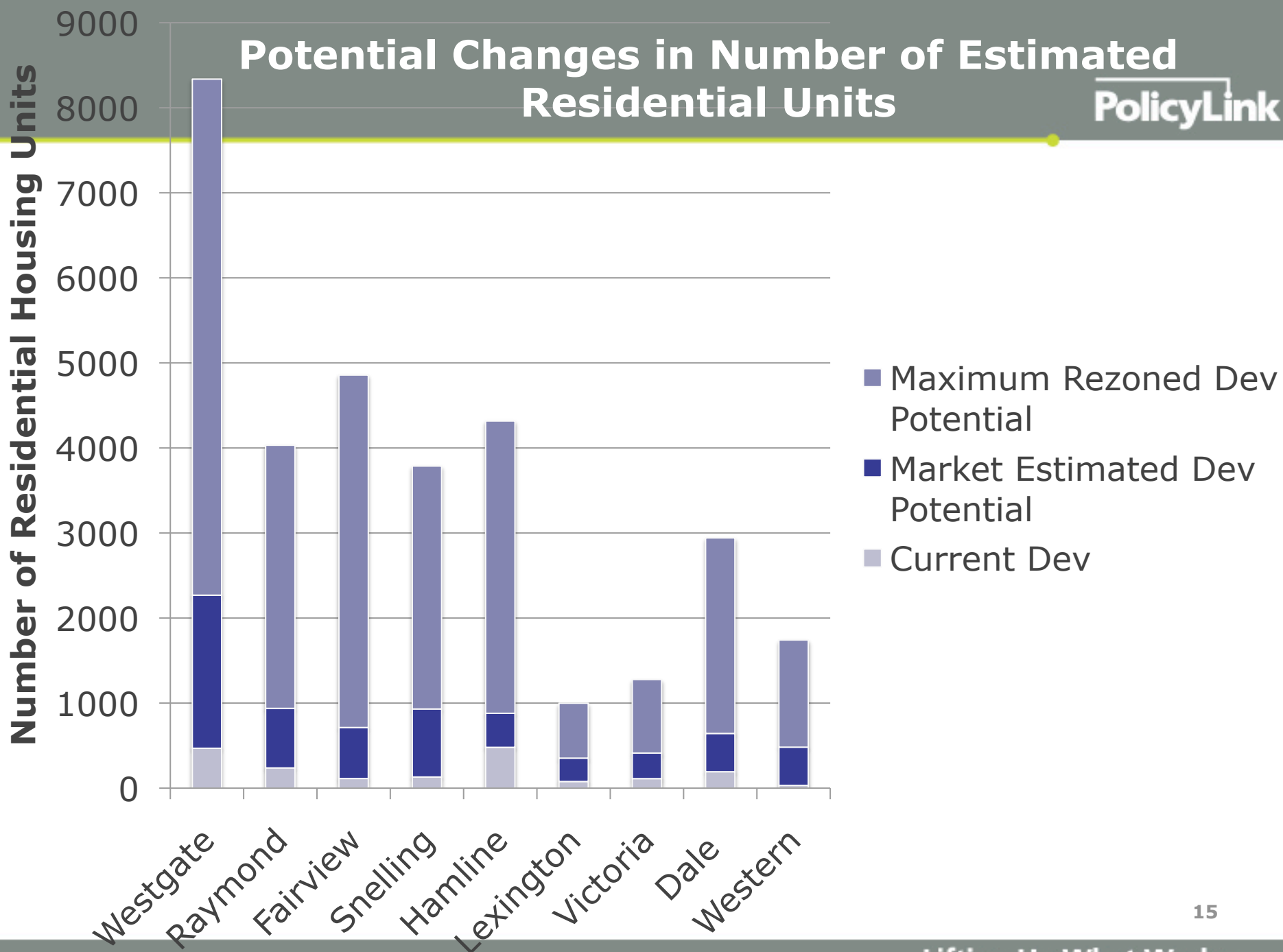


* Intersections are considered safe and accessible if they contain the following minimum infrastructure:
 a) marked crosswalk; b) signaled crosswalk (or 4-way stop btw 2-lane streets); c) curb cuts at all corners;
 d) no appearance of hazardous conditions (eg. driveways close to intersection, narrow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

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

- **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



Estimating Direction of Gentrification

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

Changes in Industries

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

- 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

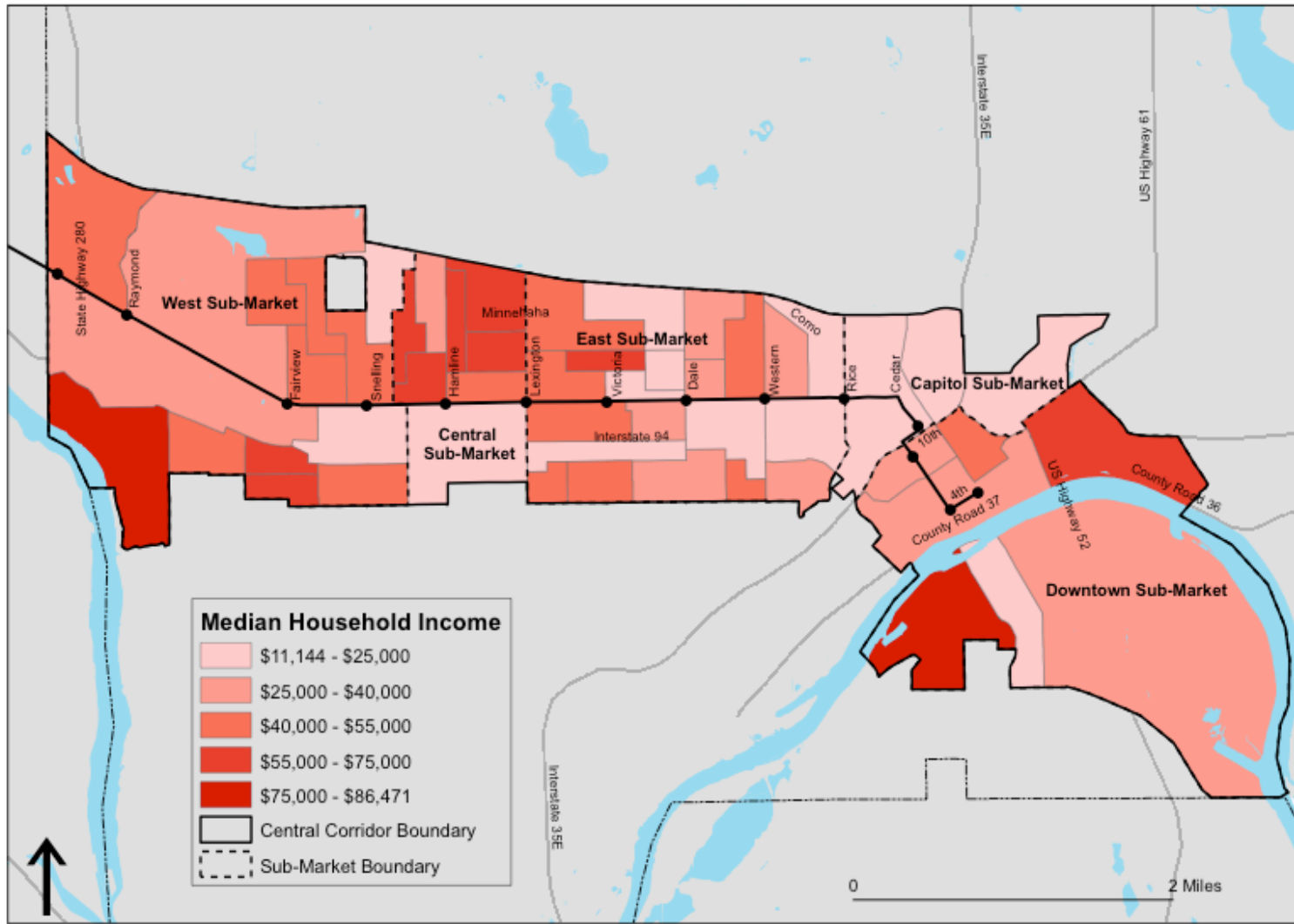
Indicators of Gentrification	Preliminary Conclusion
Rising rents and home values	Yes: home values up 77% Somewhat: rents up 10%
Decreased racial diversity	Yes: 47% in 2009 from 53% in 2000
An influx of higher-income residents/outmigration of lower-income residents	Somewhat: Poverty increased 4% but lower income decreased by 65%
Increases in educational attainment of residents	Yes: Those w/ Bachelor's Degree increased by 57%
Conversion of apartments to condominiums	Do not have data

Matching New Supply w/ Demand

Income Group	Existing Housing Burden	New Units from Total Units from Stn Area Plans	New Units Potential from Max Rezoning
Less than \$10,000	26%	1,501	6,414
\$10,000 and \$19,000	24%	1,386	5,921
\$20,000 and \$34,999	24%	1,386	5,921
\$35,000 and \$49,999	11%	635	2,714
\$50,000 and \$74,999	10%	578	2,467
\$75,000 and \$99,999	3%	173	740
\$100,000 or more	1%	58	247

Central Corridor Close Up

Median Household Income Distribution, Central Corridor, 2009



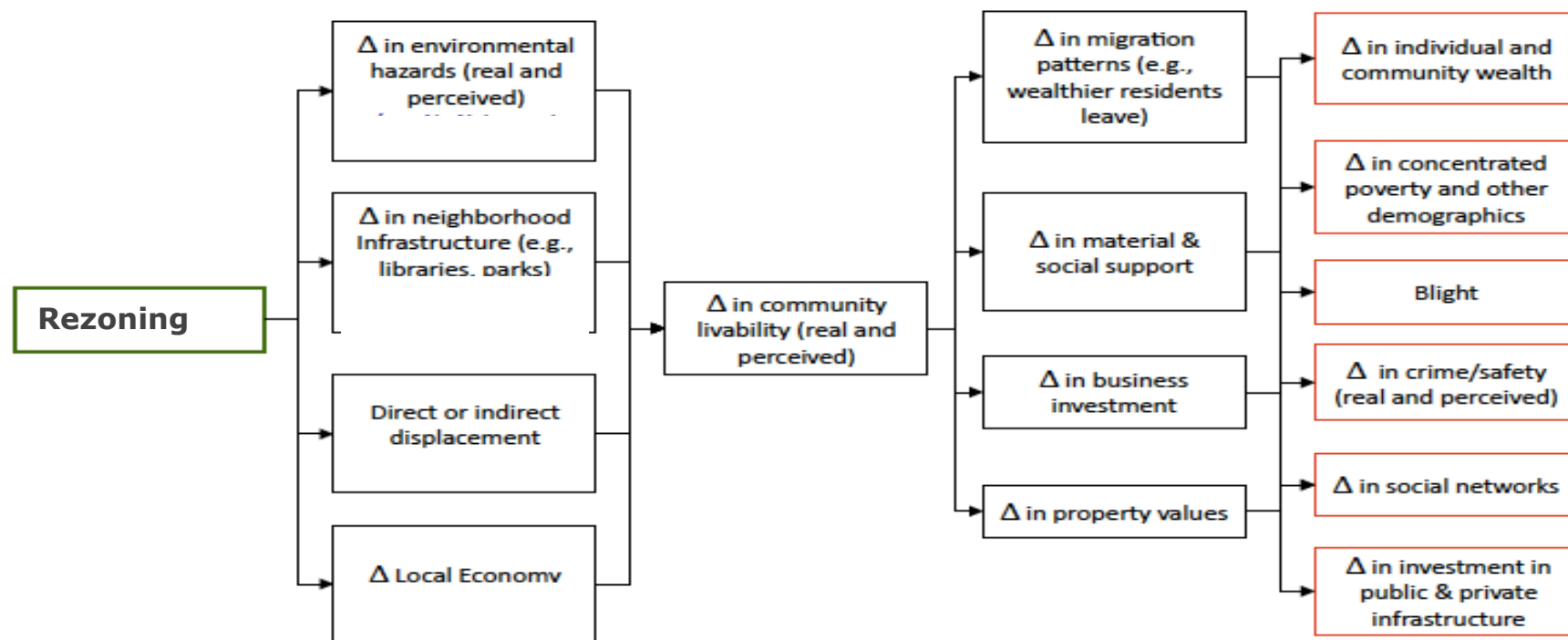
Source: American Community Survey 2005-2009 5-year estimates, City of Saint Paul, Metropolitan Council GIS

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

Health & Neighborhood Change

Changes in Neighborhood Livability and Health



- 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

Source: Human Impact Partners, 2011.