

Median Household Income

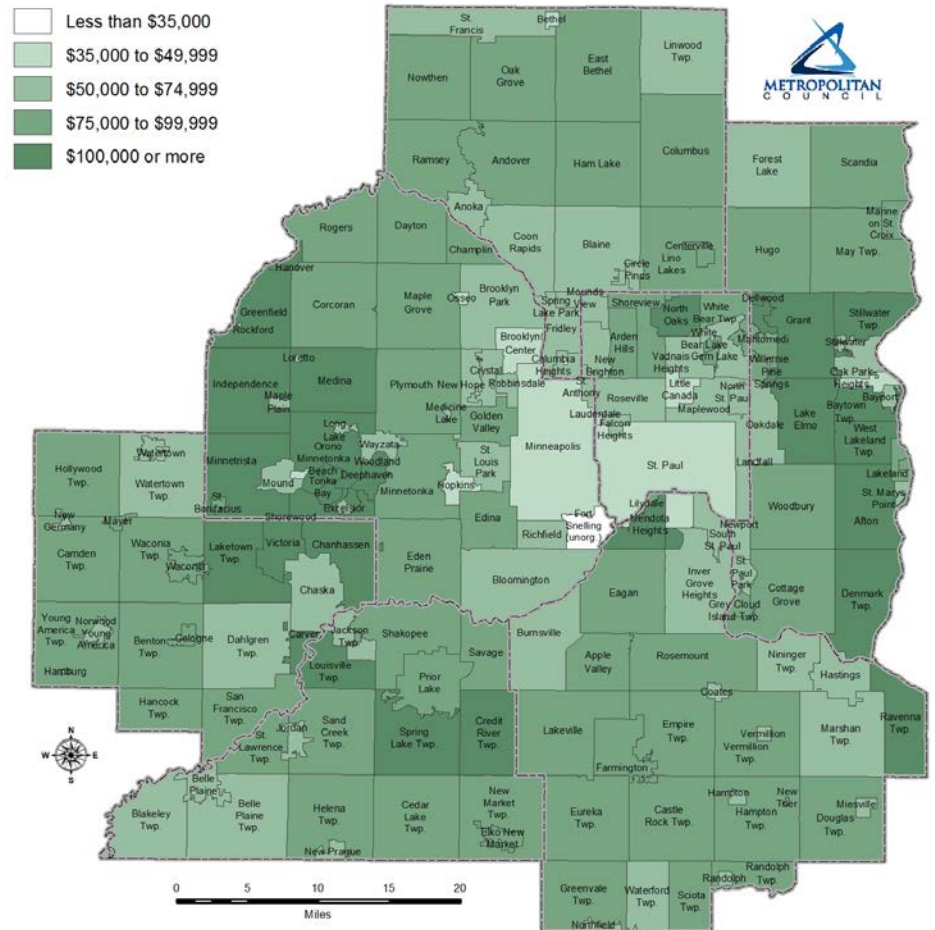
The American Community Survey (ACS) is a continuously collected survey administered by the U.S. Census Bureau. It provides estimates of demographic and housing characteristics each year. This issue of *MetroStats* highlights socioeconomic findings from the latest ACS release, which summarizes data collected during the 2008-2012 period.

This report covers the 186 cities and townships as well as the 704 census tracts in the seven-county Twin Cities region (Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington Counties). Census tracts in the Twin Cities region generally have a population of 1,800 to 7,000, with a median of 3,802 people. In larger cities, tracts provide a finer-grained picture of the population.

The numbers presented in this report are the Census Bureau's estimates based on surveys of nearly 100,000 housing units and 248,000 people across the Twin Cities region. The estimates are subject to sampling error, and they may overstate or understate the actual values.

For more information, visit www.metrocouncil.org/data or contact:

Matt Schroeder
651-602-1513
matt.schroeder@metc.state.mn.us



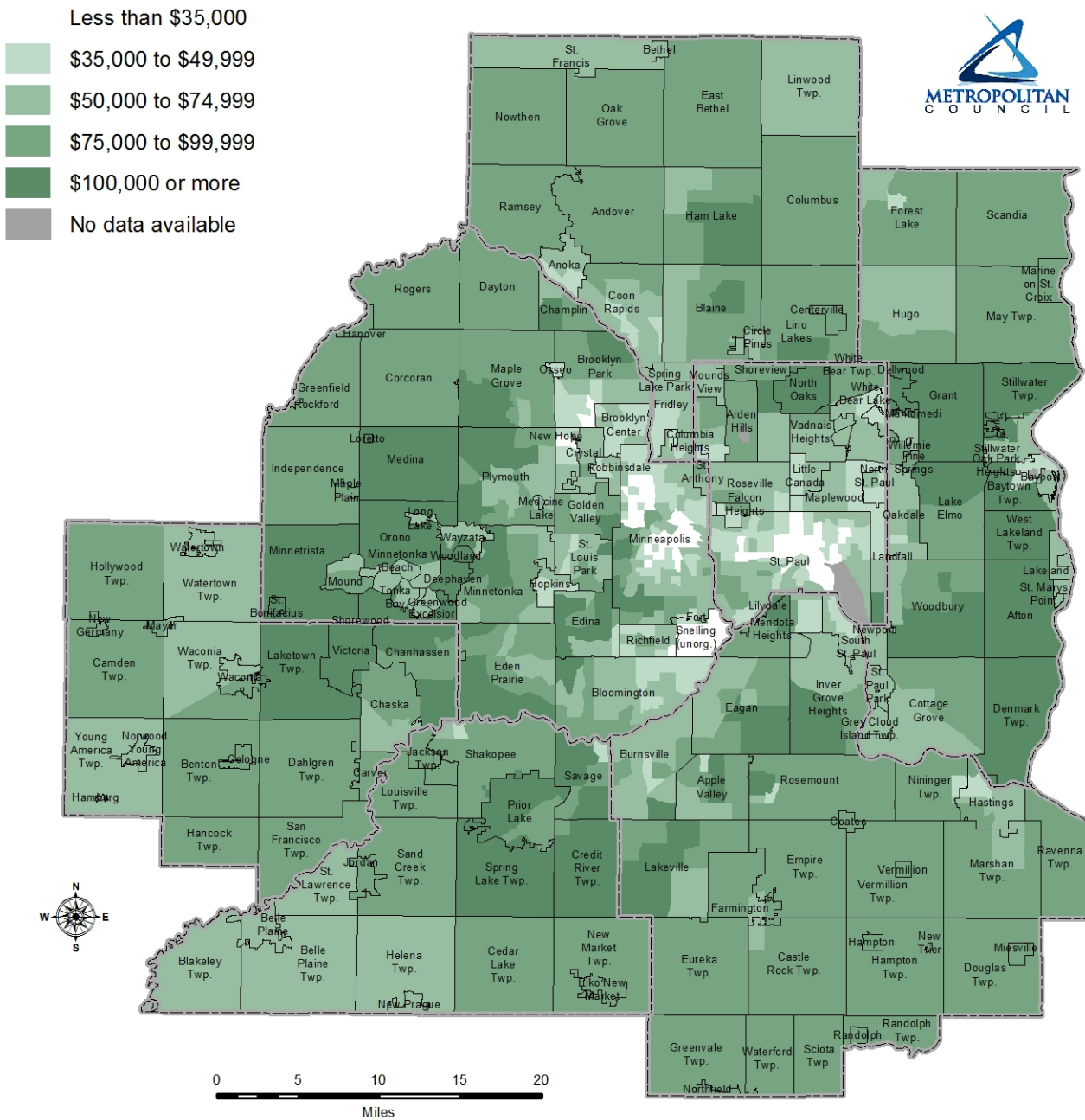
Over the 2008-2012 period, the median household income in the 13-county Minneapolis-St. Paul-Bloomington metropolitan statistical area was \$66,751.¹ Thirty-two communities had a median household income of at least \$100,000. Many of these are suburban cities around Lake Minnetonka (e.g., Orono and Shorewood) or in Washington County (e.g., Afton and Lake Elmo), though some exurban townships like Credit River and the inner-ring suburb of Mendota Heights also fall above the \$100,000 threshold.

Fifteen communities had a median household income less than \$50,000, including the two central cities of Minneapolis and St. Paul and older suburbs like Brooklyn Center, Hopkins, Little Canada, and West St. Paul.

¹ The median household income is the level at which half the households have lower incomes and half the households have higher incomes. Median household income is not available for the seven-county Twin Cities region. All monetary amounts are adjusted for inflation and expressed in 2012 dollars.

Income, Education, and Immigration in the Twin Cities (2008-2012)

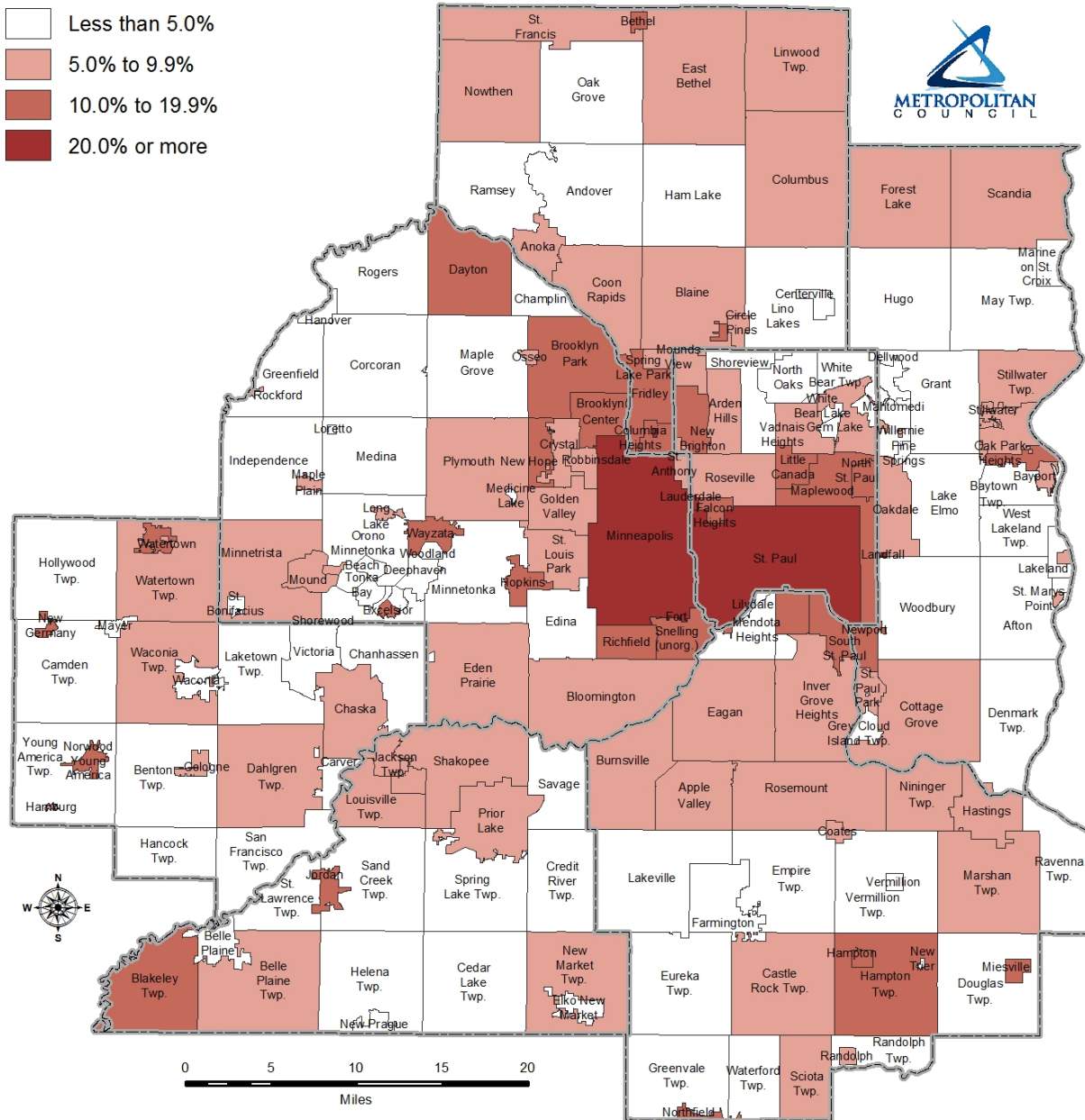
Median Household Income (By Census Tract)



The tract-level map reveals considerable variation in median household income within communities. Minneapolis, for instance, has several tracts in North Minneapolis and South Minneapolis with a median household income of less than \$35,000 and several tracts in the southwestern part of the city with a median household income of at least \$100,000. Brooklyn Park also has tracts in the lowest and the highest categories of median household income. In Bloomington, median household income generally decreases from west to east.

Income, Education, and Immigration in the Twin Cities (2008-2012)

Poverty Rates



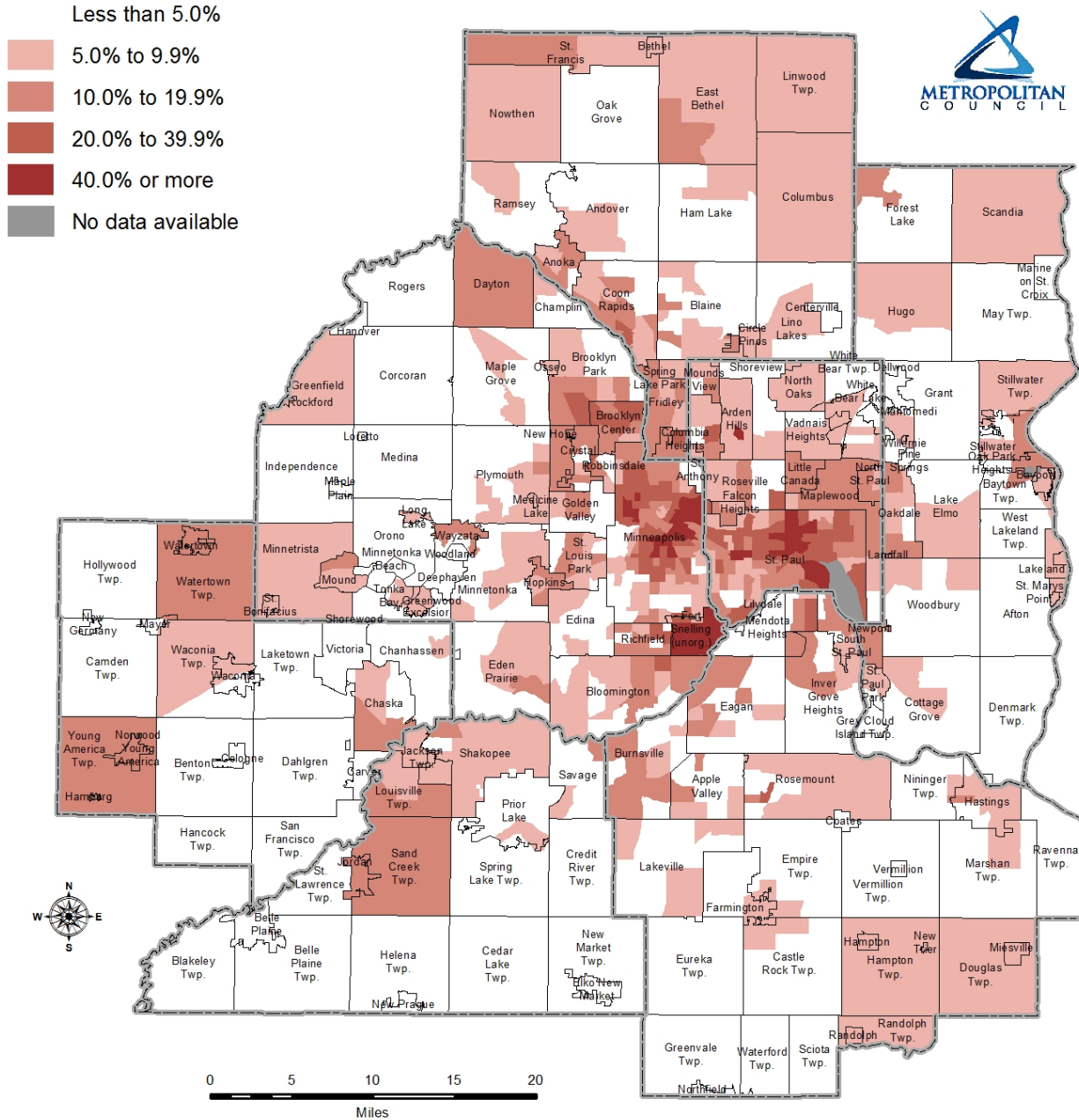
Across the seven-county Twin Cities region, about 10.6 percent of the population lived in poverty in a typical year during the 2008-2012 period.² In five communities, the estimated poverty rate exceeds 20 percent. These are Hilltop (where many residents live in manufactured homes), Landfall (where all residents live in manufactured homes), Lauderdale (with many students), Minneapolis, and St. Paul.

Eighty-three communities have an estimated poverty rate below 5.0 percent (the lightest shade in the map). Many of these are exurban and rural places, but others are large suburban cities (e.g., Lakeville, Maple Grove, Minnetonka, and Woodbury).

² The threshold for determining whether someone is in poverty varies by family size, the age of the householder, and the number of children in the family. People in an average family of four are in poverty if their combined annual income before taxes is less than \$23,492 (in 2012 dollars).

Income, Education, and Immigration in the Twin Cities (2008-2012)

Poverty Rates (By Census Tract)

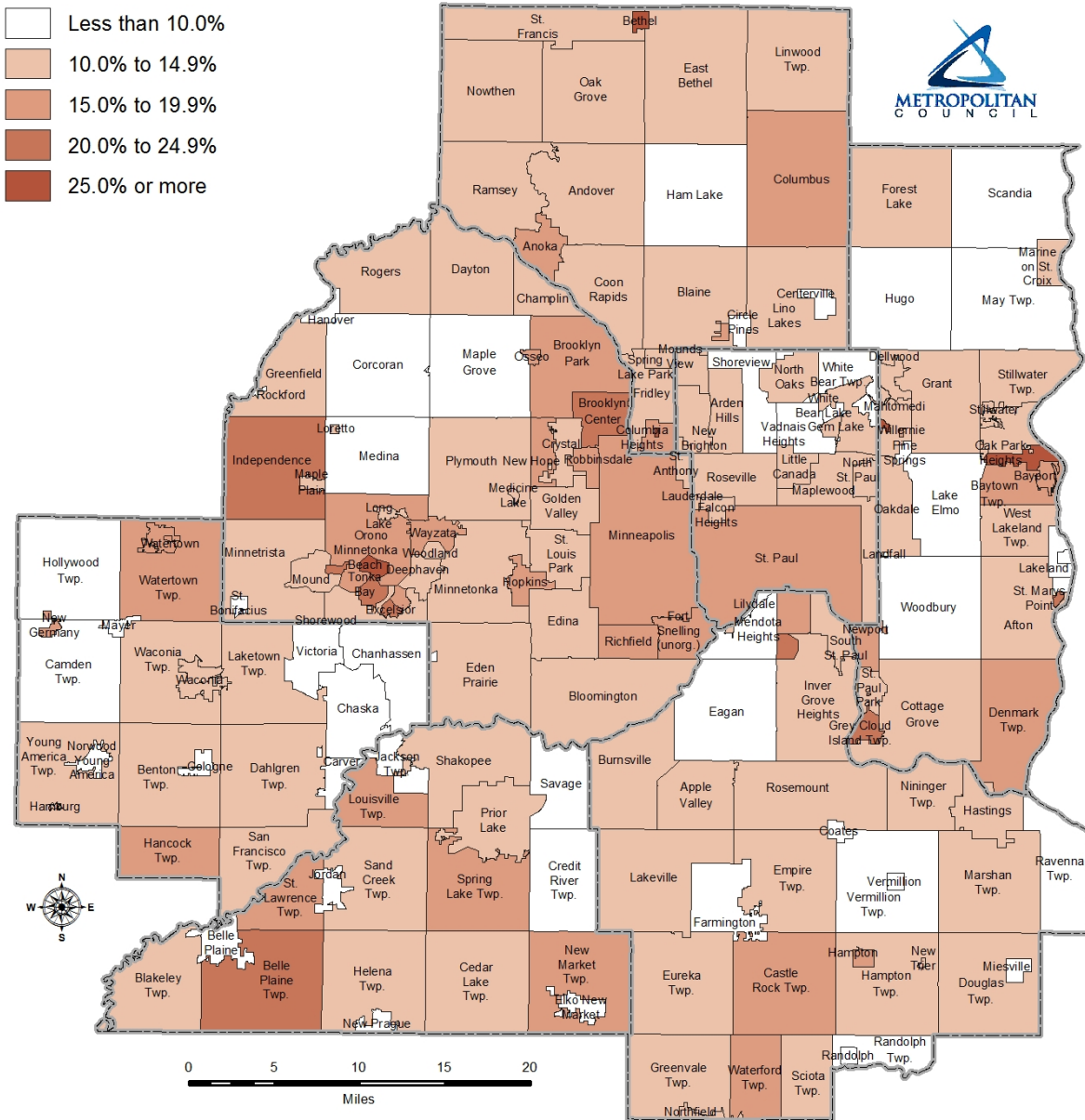


Using the U.S. Census Bureau’s classification of census tract poverty rates, 122 tracts are “poverty areas” (i.e., have a poverty rate of 20 percent or more).³ These 122 tracts are mostly in Minneapolis and St. Paul, though Arden Hills (around Bethel University), Bloomington, Brooklyn Center, Brooklyn Park, Columbia Heights, Coon Rapids, Lauderdale, New Brighton, Richfield, Robbinsdale, Rosemount, Roseville, West St. Paul, and the unorganized territory of Fort Snelling all have some high-poverty areas. Almost all of the 28 tracts with extremely high poverty rates (40 percent or more) are in Minneapolis and St. Paul; the 2 exceptions are in the unorganized territory of Fort Snelling and around Bethel University in Arden Hills.

³ This threshold comes from the U.S. Census Bureau publication “Areas With Concentrated Poverty: 2006-2010,” available at <http://www.census.gov/prod/2011pubs/acsbr10-17.pdf>.

Income, Education, and Immigration in the Twin Cities (2008-2012)

Share of Households Experiencing Severe Housing Cost Burden

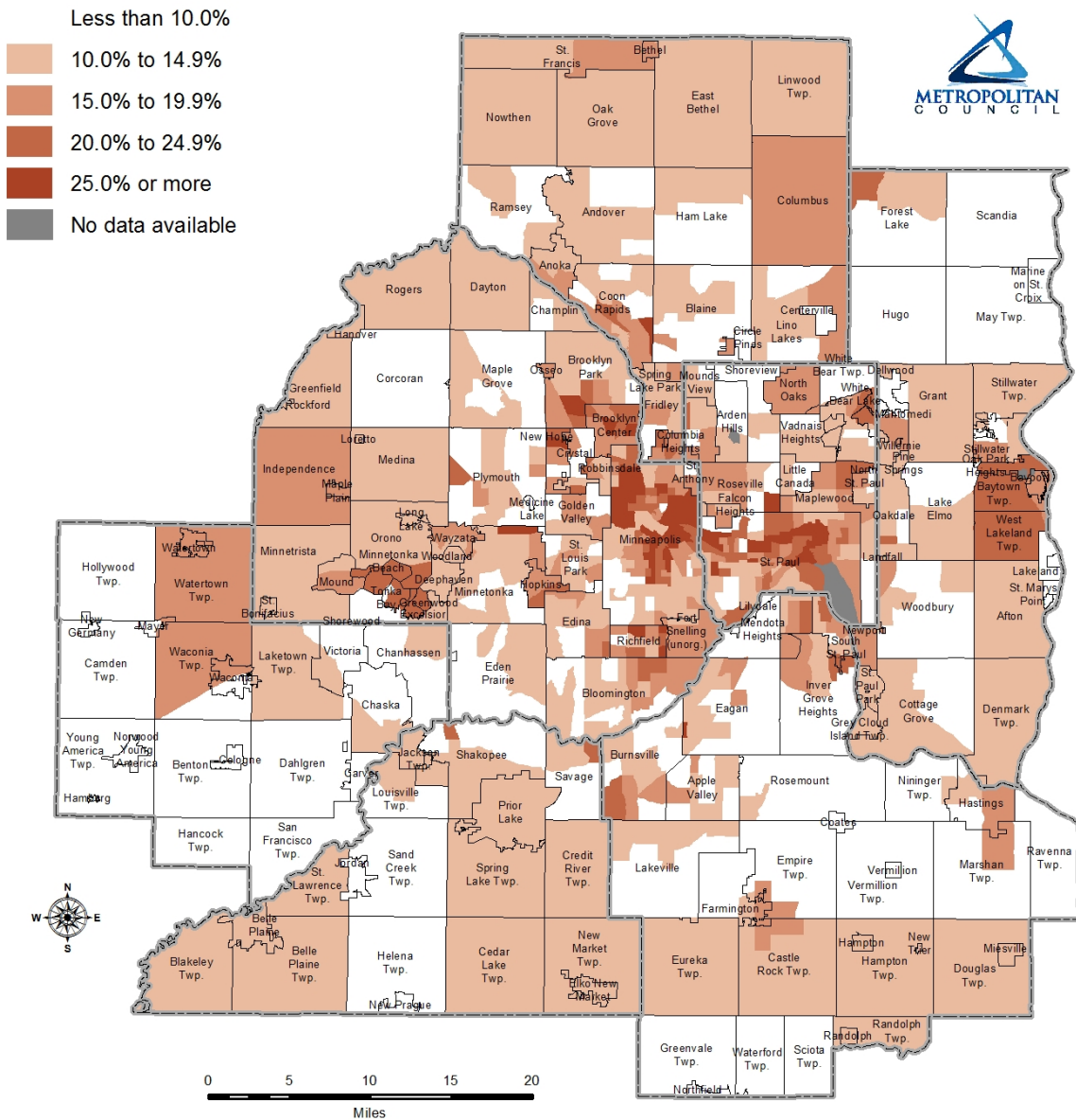


Across the Twin Cities region, about 14 percent of households experience severe housing cost burden (i.e., their housing costs are at least half of their household income). Fourteen communities in the Twin Cities have high rates (at least 20 percent) of severe housing cost burden. These communities are not uniformly low-income; four of them (Independence, Minnetonka Beach, Sunfish Lake, Tonka Bay) have median household incomes above \$100,000 and single-digit poverty rates but high housing costs. Others (Bethel, Brooklyn Center, Excelsior, Hilltop, Oak Park Heights, Spring Park) have median household incomes substantially below the average for the 13-county metropolitan area.

Low rates (less than 10 percent) of severe housing cost burden are found in 49 communities, some of which (e.g., Mendota Heights and Woodbury) are relatively close to the central cities and some of which (e.g., Chaska and Corcoran) are farther-flung. Many of these communities have median household incomes that are close to the metro-wide median but have an appropriate balance between household income and housing costs. Only one of them—Landfall, with all of its residents in manufactured housing—has a median household income below \$50,000.

Income, Education, and Immigration in the Twin Cities (2008-2012)

Share of Households Experiencing Severe Housing Cost Burden (By Census Tract)

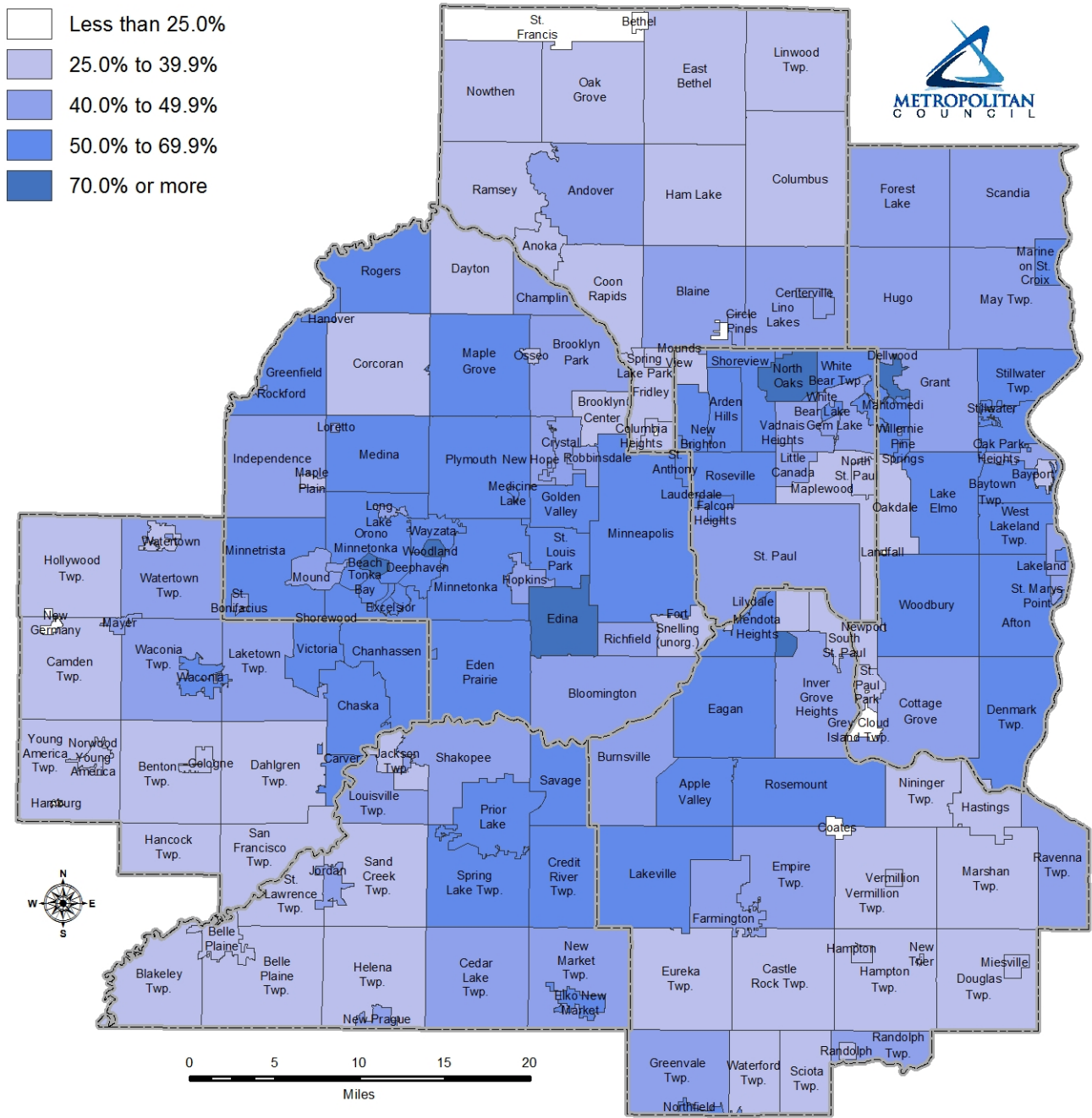


Most of the census tracts with the highest rates of severe housing cost burden are in Minneapolis and St. Paul. Some suburban communities also have at least one tract with 25 percent or more of households paying at least half of their income in housing costs; these are Brooklyn Center, Brooklyn Park, Coon Rapids, Eagan, Minnetonka, New Hope, Richfield, and Roseville. While a high percentage of renters experience severe housing cost burden in all of these areas, homeowners are not uniformly affected. In parts of Brooklyn Center and Brooklyn Park, owners with mortgages experience particularly high rates of severe housing cost burden, suggesting that the housing crisis has affected residents of those areas particularly. In parts of Minnetonka and Richfield, on the other hand, owners without mortgages experience relatively high rates of severe housing cost burden, suggesting that low-income seniors are affected in those places.

The western suburbs are particularly diverse with respect to housing cost burden. Brooklyn Park, Minnetonka, Richfield, and Robbinsdale all have at least one tract with high rates (at least 25 percent) of severe housing cost burden and at least one tract with low rates (less than 10 percent).

Income, Education, and Immigration in the Twin Cities (2008-2012)

Share of Population Age 25+ With Post-Secondary Degree



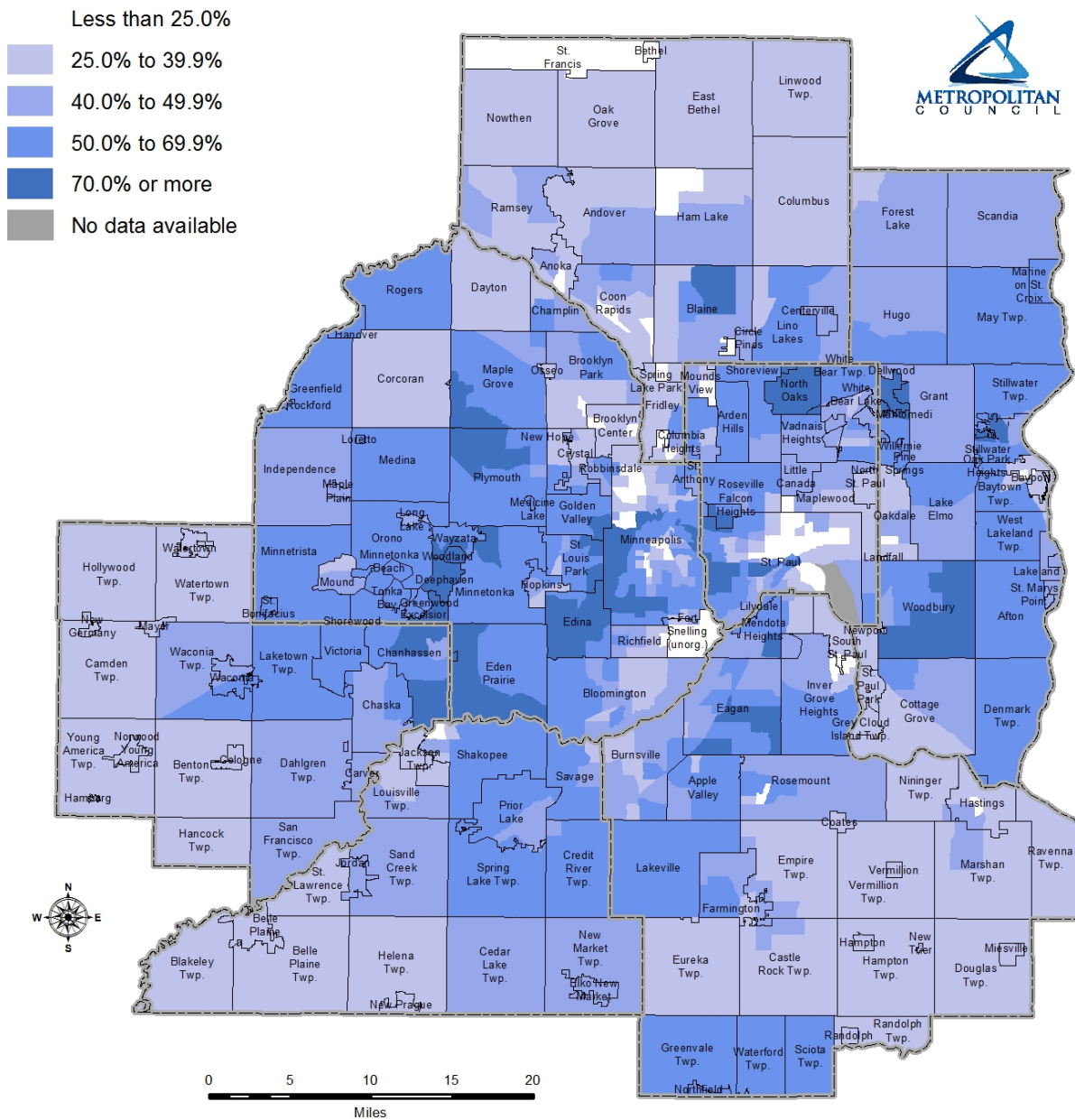
About 49 percent of all Twin Cities region residents have a post-secondary degree.⁴ Rates of post-secondary degree attainment are highest in the outer suburbs and exurbs. In six cities, at least 70 percent of residents have a post-secondary degree. These areas also have some of the lowest poverty rates in the region (Dellwood, Edina, Minnetonka Beach, North Oaks, Sunfish Lake, and Woodland).

Post-secondary educational attainment is lowest in inner suburbs (particularly Brooklyn Center, Columbia Heights, and South St. Paul) and the rural townships of Carver, Dakota, and Scott Counties.

⁴ Post-secondary degrees include associate’s degrees, bachelor’s degrees, and graduate or professional degrees.

Income, Education, and Immigration in the Twin Cities (2008-2012)

Share of Population Age 25+ With Post-Secondary Degree (By Census Tract)



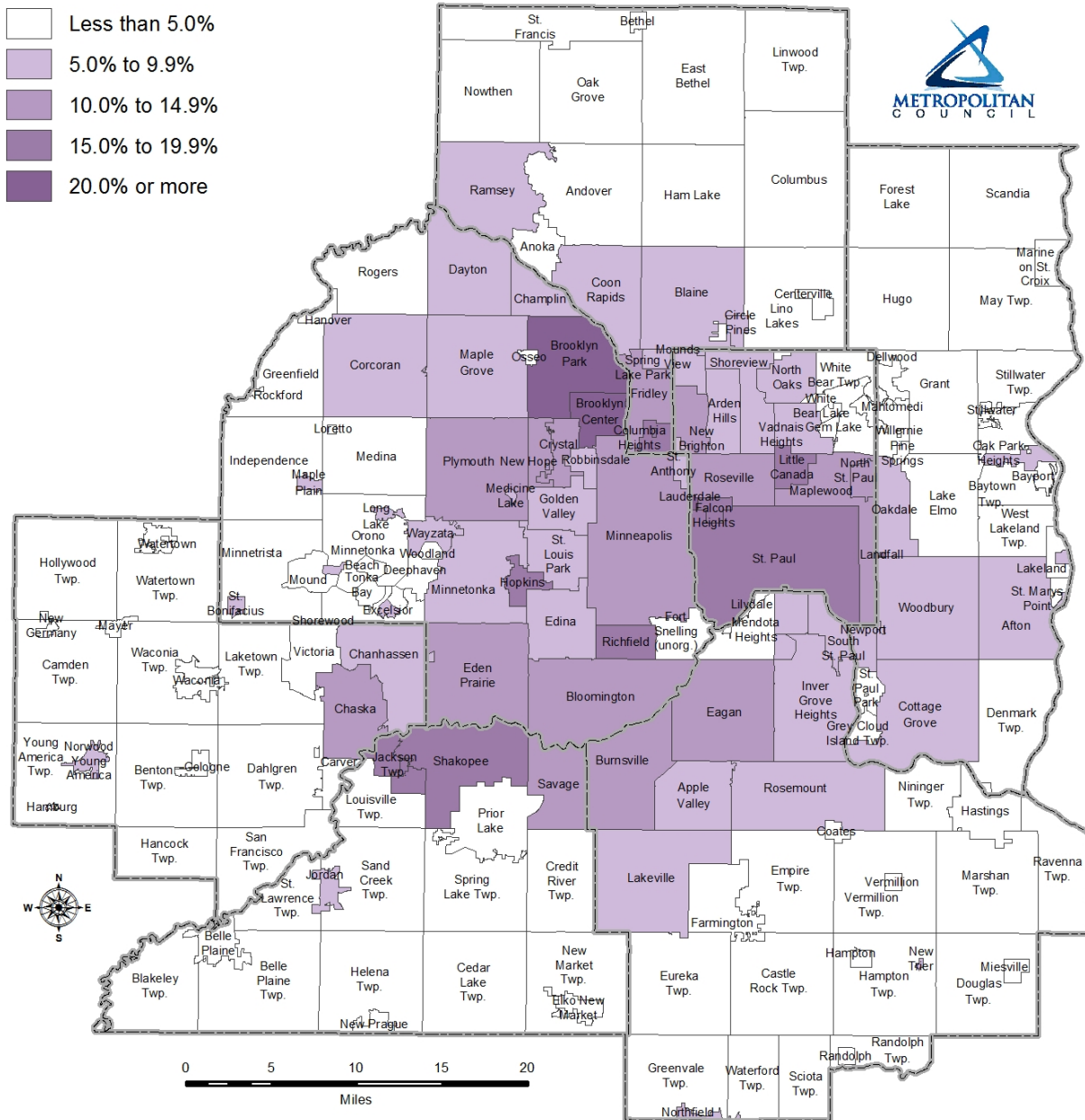
Several communities whose overall rates of post-secondary degree attainment were less than 70 percent nevertheless have pockets exceeding that threshold. These include Blaine, Chanhassen, Eagan, Eden Prairie, Golden Valley, Maple Grove, Mendota Heights, Minnetonka, Plymouth, St. Louis Park, and Woodbury.

Census tracts with particularly low rates of post-secondary degree attainment (less than 25 percent) are concentrated in Minneapolis and St. Paul, though also exist across the region in first-ring suburbs (e.g., Brooklyn Center and Columbia Heights), suburban growth areas (e.g., Hastings and Shakopee), and in rural areas (e.g., Bethel and St. Francis).

Bloomington, Brooklyn Park, Coon Rapids, Inver Grove Heights, Minneapolis, and St. Paul all have tracts with widely varying levels of post-secondary degree attainment. Other western suburbs, like Eden Prairie, Edina, Golden Valley, and Minnetonka, have no tracts where fewer than half of residents have a post-secondary degree.

Income, Education, and Immigration in the Twin Cities (2008-2012)

Percentage of Foreign-Born Residents



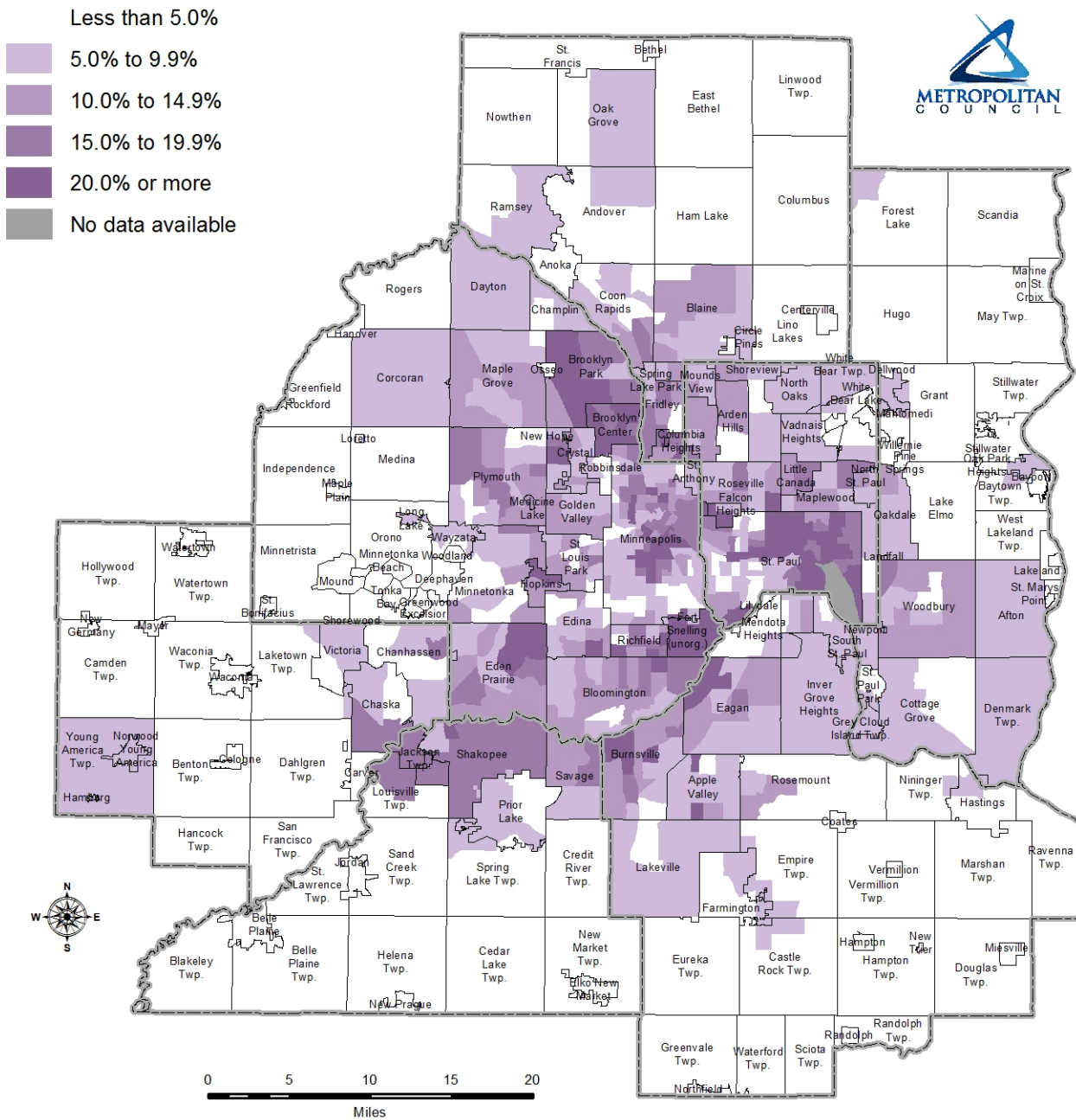
About 11 percent of Twin Cities region residents are foreign-born.⁵ They are most prevalent in Brooklyn Center, Brooklyn Park, and Lauderdale (which has a high student population). Other relatively large cities with high proportions of foreign-born residents include Columbia Heights, Hopkins, Richfield, and St. Paul. Immigrants can also be found south of the Minnesota River: the foreign-born constitute more than 15 percent of residents in both Shakopee and Jackson Township in Scott County.

The countries of origin differ in these areas. The three most common birthplaces for foreign-born residents of Shakopee were Mexico, India, and Vietnam; in Brooklyn Center and Brooklyn Park, they were Liberia, Laos, and Mexico.

⁵ The U.S. Census Bureau uses the term “foreign-born” to describe people who were born outside the United States or Puerto Rico, except those who were born abroad to American parents (and are therefore American citizens by birth).

Income, Education, and Immigration in the Twin Cities (2008-2012)

Percentage of Foreign-Born Residents (By Census Tract)



Most of the census tracts where at least 20 percent of residents were born abroad are in Minneapolis (particularly South Minneapolis) and St. Paul (particularly the Interstate 94 corridor, the North End, the East Side, and the West Side). There are also concentrations of foreign-born residents in the suburban cities shown on the following page.

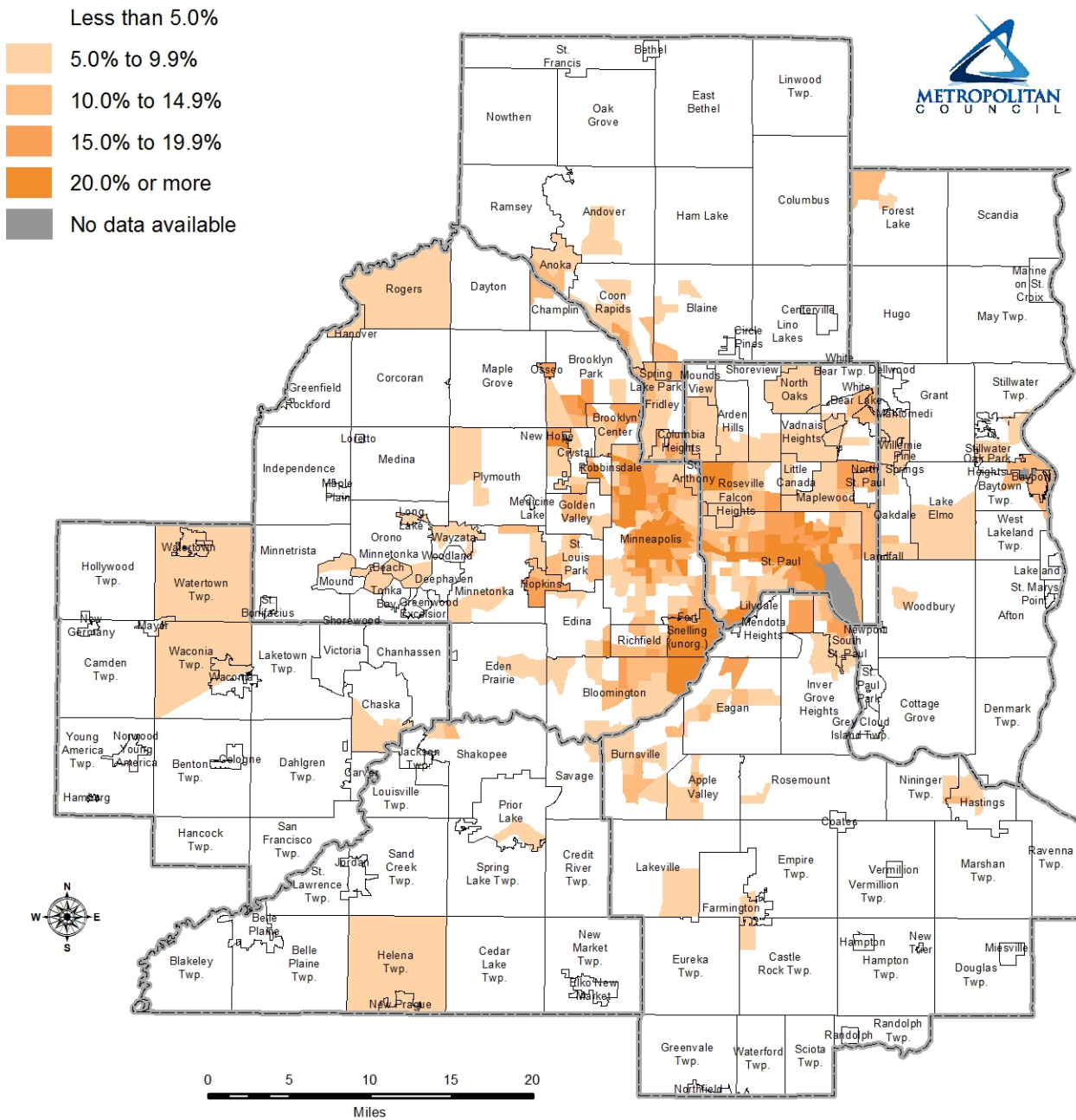
Income, Education, and Immigration in the Twin Cities (2008-2012)

City with census tract(s) where foreign-born residents are at least 20% of the population	Most common birthplaces in those census tracts
Apple Valley	Various African countries, China/Hong Kong, Korea, Mexico, Southeast Asia
Bloomington	East Africa, Mexico, Southeast Asia
Brooklyn Park	Liberia, Mexico, Southeast Asia
Brooklyn Center	Liberia, Mexico, Southeast Asia
Burnsville	East Africa, India, Mexico, Southeast Asia
Columbia Heights/Hilltop	East Africa, Mexico, Southeast Asia
Eagan	East Africa, El Salvador, Mexico, Ukraine
Eden Prairie	East Africa, India
Edina	Various Central American and South American countries, India
Hopkins	East Africa, India
New Hope	Liberia, Mexico
Richfield	India, Mexico
Roseville	Mexico, Southeast Asia (including Burma)
Shakopee	East Africa, Mexico

Note: The “most common birthplaces” include countries where 10 percent or more of the census tracts’ foreign-born population were born. Some places of birth are combined into general categories because the Census Bureau does not publish estimates for them or because the categories reveal the presence of a significant group for which no single birthplace reaches the 10% threshold. For example, “East Africa” includes people who were born in Eritrea, Ethiopia, Kenya, or Somalia, among other places; “Southeast Asia” includes people who were born in Cambodia, Laos, Thailand, or Vietnam, among other places.

Income, Education, and Immigration in the Twin Cities (2008-2012)

Share of Households Without A Vehicle (By Census Tract)



Most census tracts where at least 20 percent of households lack a vehicle are in Minneapolis (mainly North Minneapolis and South Minneapolis) and St. Paul (chiefly along the University Avenue and Interstate 94 corridors). Several tracts are in suburban areas, however, including Bloomington, Brooklyn Park, Edina, New Hope, Robbinsdale, and Roseville. There are also moderately high rates of households with no vehicle in Hopkins and St. Louis Park.