

## Behind the Curve: Racial and Ethnic Disparities in the Twin Cities Metro in 2015

### Key findings

Using newly released data from the U.S. Census Bureau, we compare the 16-county Minneapolis-Saint Paul-Bloomington metropolitan statistical area (the Twin Cities metro) to other large metros in the U.S. Specifically, we examine three indicators that demonstrate interrelated aspects of "quality of life"—employment, poverty, and homeownership rates—by race and ethnicity, noting disparities across groups.

<b>Our focus</b>	<b>What do the 2015 data tell us about the Twin Cities metro's racial and ethnic disparities?</b>	<b>Within the Twin Cities metro, who is faring better or worse in employment, poverty and homeownership?</b>	<b>How does the Twin Cities metro compare to peer metros? Do other metros have similar trends in racial and ethnic disparities?</b>
<b>Our findings</b>	The Twin Cities metro continues to rank highly for its impressive economic profile. However, disparities in employment, poverty, and homeownership between White residents and residents of color persist and are once again the highest in the U.S.	Compared with White residents, Black residents of the Twin Cities metro show the largest gaps in employment, poverty, and homeownership in 2015. American Indian residents also show lower outcomes in employment, poverty, and homeownership.	Since 2000, poverty and homeownership rates for the Twin Cities metro's Black, Latino and Asian residents have not improved as much as they have in some of our 11 peer metros. Recent trends, however, are encouraging, especially for our metro's Black employment rate.

### Our metro's economic profile is impressive but not shared by all residents

The Twin Cities metro continues to have an impressive social and economic profile in 2015: overall, nearly four in every five working-age residents are employed, only one in every 10 residents have incomes below the federal poverty threshold (\$24,257 for a family of four in 2015), and two in every three households own their home (see Figures 5, 8, and 11). In 2015, the Twin Cities metro ranked first among the 25 largest metros in the U.S. for our high rates of employment and homeownership, and second for our low poverty rate.

When these indicators are calculated by race and ethnicity, however, significant disparities are revealed. In fact, the Twin Cities metro continues to have the highest racial and ethnic disparities in the U.S. between White, non-Latino residents and residents of color in employment, poverty, and homeownership (Figure 1).

**FIGURE 1. RACIAL AND ETHNIC DISPARITIES IN THE TWIN CITIES METRO IN 2015**

Indicator	White metro residents	Rank among 25 metros (1=best)	Metro residents of color	Rank among 25 metros (1=best)	Disparity
					Rank among 25 metros (1=largest)
Share of working-age population that is employed	81.1%	1	71.0%	2	1 (tied)
Share of people with incomes at or below poverty	5.7%	2	21.2%	20	1
Share of households who own their home	75.4%	5	37.8%	23	1

Source: U.S. Census Bureau, American Community Survey, one-year estimates, 2015.

This marks the third year we've used the U.S. Census Bureau's release of American Community Survey one-year estimates to present the Twin Cities metro's racial and ethnic disparities and their ranking among the largest 25 U.S. metros (see 2014's report here [\[LINK\]](#) and 2015's here [\[LINK\]](#)). This report's primary focus is changes in employment, poverty, and homeownership rates between 2000 and 2015 in major metro areas. But we do want to share trends we've observed in more recent data:

- Since 2013, the employment rate for the Twin Cities metro's Black residents has increased considerably (+7.2%), especially between 2014 and 2015. There have been no statistically significant changes in the Latino or Asian employment rates during this period, however.
- Poverty rates have inched downward since 2013 for all racial and ethnic groups discussed here—however, none of these changes are statistically significant.
- The homeownership rate for Black households in the Twin Cities metro decreased by 3.7% since 2013, a statistically significant decline. The rate for other racial and ethnic groups had no substantive changes.

While the employment trend is encouraging, the overarching narrative—that the Twin Cities metro ranks highly on economic indicators overall but continues to have large racial and ethnic disparities—has not changed much for many years. To better understand our metro's racial and ethnic disparities in a broader context and, perhaps, learn from other metros where employment, poverty, and homeownership have improved for people of color, we've analyzed trends in these three economic indicators between 2000 and 2015 for the Twin Cities metro's "peer regions" as defined by GREATER MSP<sup>1</sup>. These metros have economic similarities to the Twin Cities but differ demographically (Figure 2). For example, Seattle, Denver, and Portland are the closest in population size to the Twin Cities metro, but Boston's racial and ethnic make-up more closely resembles that of our metro.

**FIGURE 2. 2015 DEMOGRAPHICS OF PEER METROS**

	2015 population	White, non-Latino	Black	Latino	Asian
Atlanta-Sandy Springs-Roswell, GA	5,710,795	48.3%	33.6%	10.6%	5.6%
Austin-Round Rock, TX	2,000,860	52.9%	7.5%	32.2%	5.6%
Boston-Cambridge-Newton, MA-NH	4,774,321	71.7%	8.0%	10.6%	7.6%
Chicago-Naperville-Elgin, IL-IN-WI	9,551,031	53.3%	16.8%	21.9%	6.4%
Dallas-Fort Worth-Arlington, TX	7,102,796	47.7%	15.5%	28.4%	6.4%
Denver-Aurora-Lakewood, CO	2,814,330	64.5%	5.6%	22.9%	3.9%
Phoenix-Mesa-Scottsdale, AZ	4,574,531	56.5%	5.4%	30.4%	3.8%
Pittsburgh, PA	2,353,045	85.8%	8.0%	1.7%	2.2%
Portland-Vancouver-Hillsboro, OR-WA	2,389,228	74.3%	2.8%	11.7%	6.3%
San Francisco-Oakland-Hayward, CA	4,656,132	40.4%	7.5%	21.9%	25.5%
Seattle-Tacoma-Bellevue, WA	3,733,580	64.9%	5.7%	9.8%	12.7%
Twin Cities Metro (Minneapolis-Saint-Paul-Bloomington, MN-WI)	3,524,583	76.6%	8.0%	5.7%	6.4%
United States	321,418,820	61.5%	12.7%	17.6%	5.4%

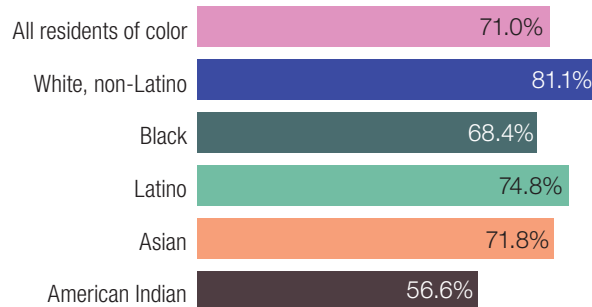
Source: U.S. Census Bureau, American Community Survey, one-year estimates, 2015; U.S. Census Bureau, Population Estimates, 2015.

We recognize other limitations to this comparative approach: first, that using Census-designated racial and ethnic categories, like "Black," "Asian," and "Latino," masks considerable complexity within these groups. For example, those categorized here as "Asian" include people born in many different countries and people whose ancestors have lived in America for generations. Second—and relatedly—these nuanced differences within racial and ethnic groups, such as their immigration profile, English language skills, and age, play out across both geography and time. Austin, San Francisco, and Seattle, for example, experienced a net growth in Asian residents between 2000 and 2015 driven by college-educated immigrants to a greater degree than in the Twin Cities metro. Demographic characteristics like these can make a substantial difference in economic outcomes across racial and ethnic groups (please see our *MetroStats* series, "Diving Deeper" for an in-depth analysis on this topic [\[LINK\]](#)).

## Employment rates

The Twin Cities metro continues to have the highest employment rate among other large metro areas: overall, nearly four in every five working-age residents were employed in 2015 (Figure 5). However, the 2015 employment rates vary across racial and ethnic groups within the Twin Cities metro (Figure 3). The American Indian employment rate (56.6%) is the lowest, followed by the Black employment rate (68.4%). Employment rates for the metro's Latino and Asian working-age residents are higher but still notably below the White employment rate.

**FIGURE 3. TWIN CITIES METRO'S 2015 EMPLOYMENT RATE BY RACE AND ETHNICITY**

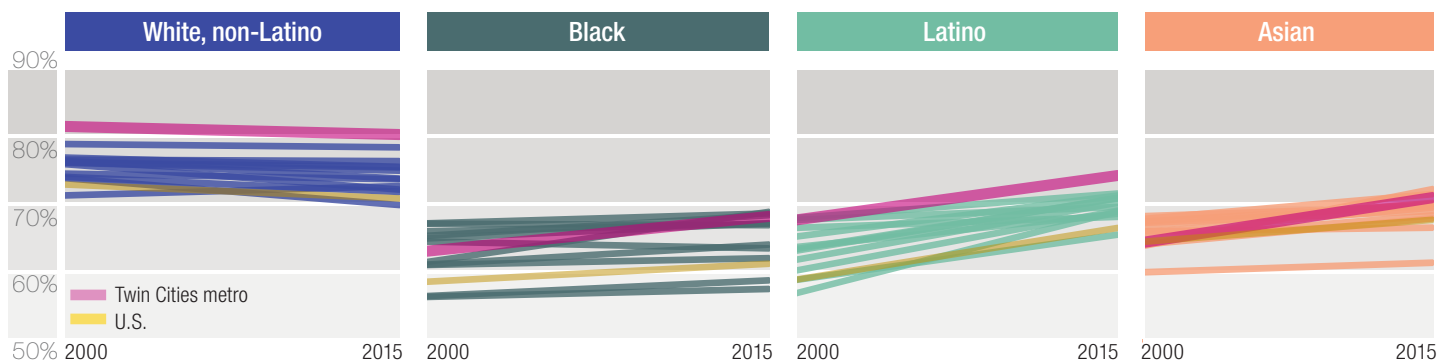


Source: U.S. Census Bureau, American Community Survey, one-year estimates, 2015.  
NOTE: Black, Asian, and American Indian racial groups include those of Hispanic or Latino ethnicity.

Employment rates in the Twin Cities metro and in our peer metros changed very little between 2000 and 2015. In six of peer metros analyzed, this change was within one percentage point. In four other metros, including the Twin Cities, the employment rate declined very slightly during this period. The remaining metros increased slightly. Looking at employment rates in 2000 and 2015 by race and ethnicity in Figure 4, the following patterns emerge:

- **White, non-Latino residents** have the highest levels of employment compared with other groups. Between 2000 and 2015, the White employment rate in all metro areas except Pittsburgh declined slightly. Compared with our peers, the small drop in the Twin Cities metro's employment rate (-1.2%) for Whites fell in the middle.
- **Black residents** have the lowest levels of employment compared with other groups. Between 2000 and 2015, the Black employment rate generally rose: in 10 of the 12 metros studied, the employment rate increased. The Twin Cities metro had the second-highest increase (+5.4%).
- **Latino residents'** employment rate increased between 2000 and 2015 in all 12 metros. The largest change was in Boston (+12.6%); the smallest, in Atlanta (+1.7%). The Twin Cities metro's change in this period was in the middle of the pack (+6.8%) but resulted in the highest Latino employment rate among our peers.
- **Asian residents** have the second highest levels of employment compared with other groups. Like the Latino employment rate, the change in the Asian employment rate was positive in all 12 metros. The Twin Cities metro had the second-highest gain in Asian employment between 2000 and 2015 (+6.8%), tying us with San Francisco for the highest Asian employment rate in 2015.

**FIGURE 4. CHANGE IN EMPLOYMENT RATE BETWEEN 2000 AND 2015 BY PEER METROS**



Source: U.S. Census Bureau, Decennial Census, 2000; U.S. Census Bureau, American Community Survey, one-year estimates, 2015.  
NOTE: In Figure 4, metropolitan statistical areas are defined by boundaries determined by the U.S. Office of Management and Budget in 2013. Black and Asian racial groups include those of Hispanic or Latino ethnicity.

**FIGURE 5. 2015 EMPLOYMENT RATES BY RACE AND ETHNICITY FOR MAJOR METROS**

	All residents	White, non-Latino residents	All residents of color	Black residents	Latino residents	Asian residents	American Indian residents
<b><i>Atlanta-Sandy Springs-Roswell, GA</i></b>	69.9%	72.6%	67.3%	67.0%	68.5%	69.1%	NA
Baltimore-Columbia-Towson, MD	71.4%	75.7%	65.8%	63.9%	70.7%	70.9%	NA
<b><i>Boston-Cambridge-Newton, MA-NH</i></b>	74.7%	77.0%	69.1%	69.1%	69.3%	68.6%	NA
Charlotte-Concord-Gastonia, NC-SC	71.0%	72.5%	68.5%	67.8%	70.8%	67.6%	NA
<b><i>Chicago-Naperville-Elgin, IL-IN-WI</i></b>	70.6%	75.5%	65.0%	57.3%	69.4%	69.8%	63.7%
<b><i>Dallas-Fort Worth-Arlington, TX</i></b>	72.0%	74.3%	69.9%	68.6%	70.6%	70.8%	62.6%
<b><i>Denver-Aurora-Lakewood, CO</i></b>	76.2%	79.1%	70.8%	68.8%	71.3%	70.5%	67.0%
Detroit-Warren-Dearborn, MI	67.0%	71.1%	58.6%	55.6%	64.3%	67.6%	69.8%
Houston-The Woodlands-Sugar Land, TX	69.5%	71.9%	68.0%	66.4%	68.7%	68.2%	64.7%
Los Angeles-Long Beach-Anaheim, CA	67.8%	70.9%	66.5%	60.5%	66.9%	68.2%	62.5%
Miami-Fort Lauderdale-West Palm Beach, FL	69.3%	72.0%	68.2%	63.4%	70.5%	71.3%	59.3%
<b><i>Minneapolis-Saint Paul-Bloomington, MN-WI</i></b>	78.8%	81.1%	71.0%	68.4%	74.8%	71.8%	56.6%
New York-Newark-Jersey City, NY-NJ-PA	69.3%	73.2%	66.0%	63.6%	66.8%	67.5%	58.6%
Orlando-Kissimmee-Sanford, FL	69.2%	70.4%	68.1%	67.8%	67.5%	70.7%	NA
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	69.8%	74.4%	62.1%	60.1%	62.6%	68.0%	NA
<b><i>Phoenix-Mesa-Scottsdale, AZ</i></b>	68.1%	70.3%	65.3%	63.5%	65.7%	67.2%	59.2%
<b><i>Portland-Vancouver-Hillsboro, OR-WA</i></b>	71.6%	72.3%	69.5%	64.1%	71.7%	71.0%	57.5%
Riverside-San Bernadino-Ontario, CA	61.9%	62.6%	61.6%	57.2%	62.6%	62.1%	45.8%
San Antonio-New Braunfels, TX	67.6%	70.4%	66.1%	66.3%	65.9%	66.3%	61.5%
San Diego-Carlsbad, CA	68.7%	70.8%	66.9%	62.4%	67.2%	69.4%	56.0%
<b><i>San Francisco-Oakland-Hayward, CA</i></b>	72.6%	76.0%	70.2%	62.0%	71.3%	72.3%	63.2%
<b><i>Seattle-Tacoma-Bellevue, WA</i></b>	72.4%	74.2%	68.8%	67.3%	70.0%	70.3%	58.3%
St. Louis, MO-IL	72.5%	75.3%	64.4%	62.4%	73.5%	67.6%	NA
Tampa-St. Petersburg-Clearwater, FL	68.1%	69.4%	66.0%	61.7%	68.7%	65.4%	NA
Washington-Arlington-Alexandria, DC-VA-MD-WV	75.7%	77.7%	73.9%	71.9%	77.5%	74.4%	72.8%
<b><i>Austin-Round Rock, TX</i></b>	73.7%	76.1%	71.0%	67.3%	72.0%	73.1%	NA
<b><i>Pittsburgh, PA</i></b>	71.4%	73.2%	60.6%	58.6%	68.9%	62.0%	NA
United States	68.7%	71.3%	64.8%	61.1%	66.8%	68.4%	56.2%
Rank of Twin Cities Metro (1=highest, out of 25)	1	1	2	5	2	3	15
Rank of Twin Cities Metro's disparities between White, non-Latino residents and other racial ethnic groups (1=largest disparity, out of 25)	--	--	Tied-1	Tied-2	Tied-4	1	1

Source: U.S. Census Bureau, American Community Survey, one-year estimates, 2015.

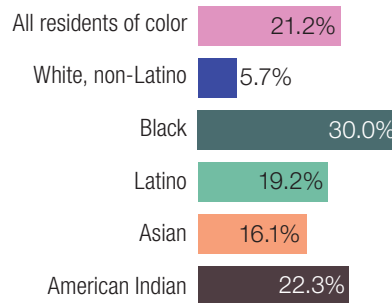
NOTES: Figure 5 presents the 25 most populous metropolitan statistical areas in the U.S. in 2015 (which is the basis of the overall rankings) and two additional peer metros (Austin and Pittsburgh) as defined by GREATER MSP (denoted by bold italics). Black, Asian, and American Indian racial groups include those of Hispanic or Latino ethnicity. Here, employment rate refers to the number of employed civilians age 16 to 64 as a share of all civilians age 16 to 64. These numbers are estimated from a sample of households, so margins of error exist around the estimates. Differences across metropolitan areas and differences across racial and ethnic groups within metropolitan areas may not be statistically meaningful. Disparities are measured by comparing the odds of employment for members of the given racial or ethnic group to the odds of employment for White, non-Latino residents. For a more detailed explanation, see Appendix A of Choice, Place and Opportunity: An Equity Assessment of the Twin Cities Region [LINK].

For more information, please contact us at [research\[at\]metc.state.mn.us](mailto:research[at]metc.state.mn.us).

## Poverty rate

The Twin Cities metro has the second-lowest poverty rate among other large metro areas: overall, only one in every 10 residents have incomes below the federal poverty threshold in 2015 (Figure 8). Like employment rates, poverty rates within the Twin Cities metro vary substantially by race and ethnicity (Figure 6). Black residents have the highest poverty rate (30%), over five times that of White residents. The American Indian poverty rate (22.3%), followed by poverty rates for Latinos and Asians, are all much higher than the White poverty rate (5.7%).

**FIGURE 6. TWIN CITIES METRO'S 2015 POVERTY RATE BY RACE AND ETHNICITY**

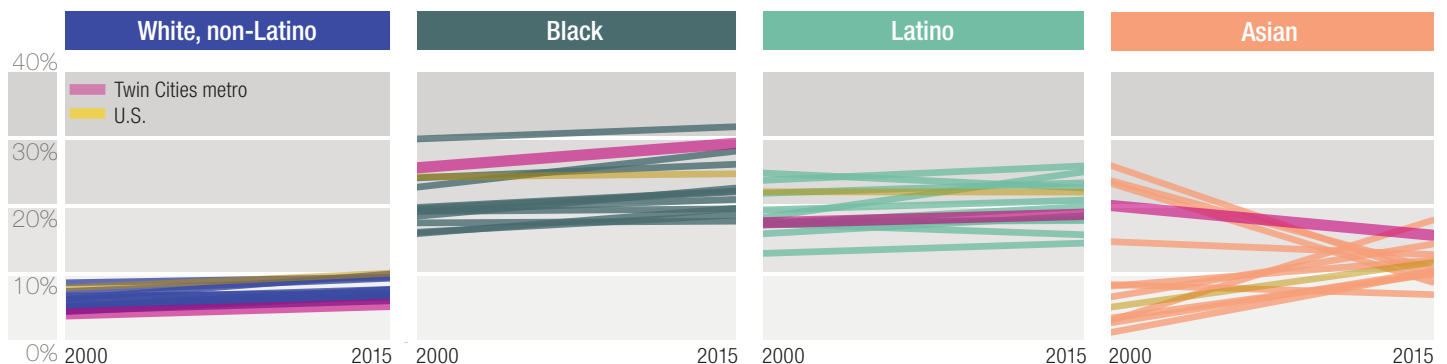


Source: U.S. Census Bureau, American Community Survey, one-year estimates, 2015.  
NOTE: Black, Asian, and American Indian racial groups include those of Hispanic or Latino ethnicity.

Between 2000 and 2015, the overall poverty rate for all residents in the Twin Cities metro and in our peer metros increased. In the Twin Cities metro, along with five peer metros, poverty rates increased somewhat faster than the U.S. poverty rate during this period. Looking at poverty rates in 2000 and 2015 by race and ethnicity in Figure 7, the following patterns emerge:

- **White, non-Latino residents** have the lowest levels of poverty compared with other groups. Between 2000 and 2015, the White poverty rate in all metro areas increased slightly. Compared with our peers, the small increase in the Twin Cities metro's poverty rate for Whites (+1.4%) was in the middle of the pack.
- **Black residents** have the highest levels of poverty compared with other groups. In both 2000 and 2015, the Twin Cities metro had the second highest Black poverty rate among our peers (just behind Pittsburgh). The change in the Black poverty rate between 2000 and 2015 ranged from +5.6% in Portland to less than +1% in Dallas and Austin. The increase Twin Cities metro's Black poverty rate (+3.8%) in this period was relatively high among peer metros.
- **Latino residents'** poverty rates are the exception to the overall national trend: between 2000 and 2015, the U.S. Latino poverty rate remained stable. In the peer metros, however, this was largely unfelt. The Latino poverty rate fell between 2000 and 2015 in only two metros (Boston and Seattle). The Latino poverty rate in the Twin Cities metro increased (+1.3%), putting us in the middle of the 12-metro pack.
- **Asian residents'** poverty rates had contrasting trends. In metros with the highest Asian poverty rates in 2000 (Seattle, San Francisco, Portland and the Twin Cities), there was a considerable decline (our rate remained relatively high despite this improvement). In six metro areas, however, the Asian poverty rate increased, mirroring the national trend.

**FIGURE 7. CHANGE IN POVERTY RATE BETWEEN 2000 AND 2015 BY PEER METROS**



Source: U.S. Census Bureau, Decennial Census, 2000; U.S. Census Bureau, American Community Survey, one-year estimates, 2015.

NOTE: In Figure 7, metropolitan statistical areas are defined by boundaries determined by the U.S. Office of Management and Budget in 2013. Black and Asian racial groups include those of Hispanic or Latino ethnicity.

**FIGURE 8. 2015 POVERTY RATES BY RACE AND ETHNICITY FOR MAJOR METROS**

	All residents	White, non-Latino residents	All residents of color	Black residents	Latino residents	Asian residents	American Indian residents
<b><i>Atlanta-Sandy Springs-Roswell, GA</i></b>	13.9%	7.9%	19.6%	19.2%	25.7%	10.5%	NA
Baltimore-Columbia-Towson, MD	10.6%	6.4%	16.3%	18.8%	14.7%	7.4%	NA
<b><i>Boston-Cambridge-Newton, MA-NH</i></b>	10.2%	6.8%	18.9%	21.5%	23.2%	13.2%	NA
Charlotte-Concord-Gastonia, NC-SC	14.1%	9.6%	21.6%	21.2%	25.5%	12.3%	NA
<b><i>Chicago-Naperville-Elgin, IL-IN-WI</i></b>	13.3%	7.0%	20.6%	26.8%	19.0%	10.7%	22.4%
<b><i>Dallas-Fort Worth-Arlington, TX</i></b>	13.4%	6.8%	19.3%	20.1%	21.4%	10.2%	16.9%
<b><i>Denver-Aurora-Lakewood, CO</i></b>	10.3%	6.2%	17.7%	20.2%	18.5%	14.8%	21.4%
Detroit-Warren-Dearborn, MI	16.1%	10.4%	27.7%	31.6%	25.1%	12.6%	22.7%
Houston-The Woodlands-Sugar Land, TX	14.6%	6.7%	19.3%	19.4%	21.4%	10.0%	16.1%
Los Angeles-Long Beach-Anaheim, CA	15.7%	9.6%	18.3%	21.4%	20.4%	12.3%	21.8%
Miami-Fort Lauderdale-West Palm Beach, FL	16.5%	8.8%	20.1%	24.6%	18.7%	13.9%	NA
<b><i>Minneapolis-Saint Paul-Bloomington, MN-WI</i></b>	9.3%	5.7%	21.2%	30.0%	19.2%	16.1%	22.3%
New York-Newark-Jersey City, NY-NJ-PA	14.1%	7.8%	19.6%	20.1%	23.3%	13.0%	21.7%
Orlando-Kissimmee-Sandford, FL	15.0%	10.6%	19.1%	18.9%	20.9%	9.9%	NA
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	13.1%	6.8%	23.5%	24.9%	29.2%	13.4%	32.3%
<b><i>Phoenix-Mesa-Scottsdale, AZ</i></b>	16.2%	10.2%	24.1%	22.7%	26.6%	12.4%	28.5%
<b><i>Portland-Vancouver-Hillsboro, OR-WA</i></b>	12.2%	9.6%	19.8%	28.8%	24.0%	11.1%	23.4%
Riverside-San Bernadino-Ontario, CA	17.5%	11.2%	20.7%	23.5%	21.7%	11.9%	28.0%
San Antonio-New Braunfels, TX	14.6%	8.4%	17.8%	18.0%	18.4%	11.1%	NA
San Diego-Carlsbad, CA	13.8%	10.0%	17.0%	18.1%	19.4%	10.3%	30.3%
<b><i>San Francisco-Oakland-Hayward, CA</i></b>	10.6%	6.8%	13.1%	22.8%	14.9%	9.0%	12.1%
<b><i>Seattle-Tacoma-Bellevue, WA</i></b>	10.2%	7.9%	14.5%	23.2%	16.1%	9.9%	19.7%
St. Louis, MO-IL	12.2%	8.0%	24.6%	27.8%	24.1%	9.2%	NA
Tampa-St. Petersburg-Clearwater, FL	14.7%	11.3%	20.8%	25.3%	20.6%	10.4%	NA
Washington-Arlington-Alexandria, DC-VA-MD-WV	8.3%	4.9%	11.2%	12.9%	11.9%	6.9%	8.3%
<b><i>Austin-Round Rock, TX</i></b>	11.7%	7.4%	16.6%	18.2%	18.3%	7.1%	NA
<b><i>Pittsburgh, PA</i></b>	12.3%	9.8%	28.3%	32.5%	20.4%	18.4%	NA
United States	14.7%	10.4%	21.7%	25.4%	22.6%	12.0%	26.6%
Rank of Twin Cities Metro (1=lowest out of 25)	2	2	20	24	9	25	9
Rank of Twin Cities Metro's disparities between White, non-Latino residents and other racial ethnic groups (1=largest disparity, out of 25)	--	--	1	1	4	1	2

Source: U.S. Census Bureau, American Community Survey, one-year estimates, 2015.

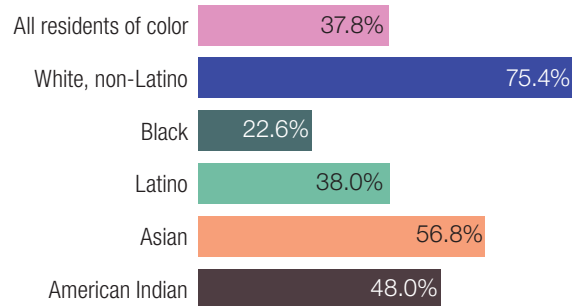
NOTES: Figure 8 presents the 25 most populous metropolitan statistical areas in the U.S. in 2015 (which is the basis of the overall rankings) and two additional peer metros (Austin and Pittsburgh) as defined by GREATER MSP (denoted by bold italics). Black, Asian, and American Indian racial groups include those of Hispanic or Latino ethnicity. Here, poverty rate refers to the number of people whose individual or family income is less than the federal poverty threshold (\$24,257 for a family of four in 2015) as a share of all people for whom poverty status can be determined. (Poverty status is not determined for people living in institutional group quarters like nursing homes and correctional facilities, people living in college dormitories or military barracks, and children under 15 living with someone not related to them.) These numbers are estimated from a sample of households, so margins of error exist around the estimates. Differences across metropolitan areas and differences across racial and ethnic groups within metropolitan areas may not be statistically meaningful. Disparities are measured by comparing the odds of poverty for members of the given racial/ethnic group to the odds of poverty for White, non-Latino residents. For a more detailed explanation, see Appendix A of *Choice, Place and Opportunity: An Equity Assessment of the Twin Cities Region* [LINK].

For more information, please contact us at [research\[at\]metc.state.mn.us](mailto:research[at]metc.state.mn.us).

## Homeownership rate

The Twin Cities metro has the highest rate of homeownership among other large metro areas: more than two in every three households own their home (Figure 11). Homeownership rates within the Twin Cities metro by race and ethnicity show a large disparity, however (Figure 9). The Black homeownership rate (22.6%) is about a third of the White homeownership rate. Latino households are also much less likely to own their homes compared with White households. Asian and American Indian households have higher rates of homeownership but remain below that of White households.

**FIGURE 9. TWIN CITIES METRO'S 2015 HOMEOWNERSHIP RATE BY RACE AND ETHNICITY**

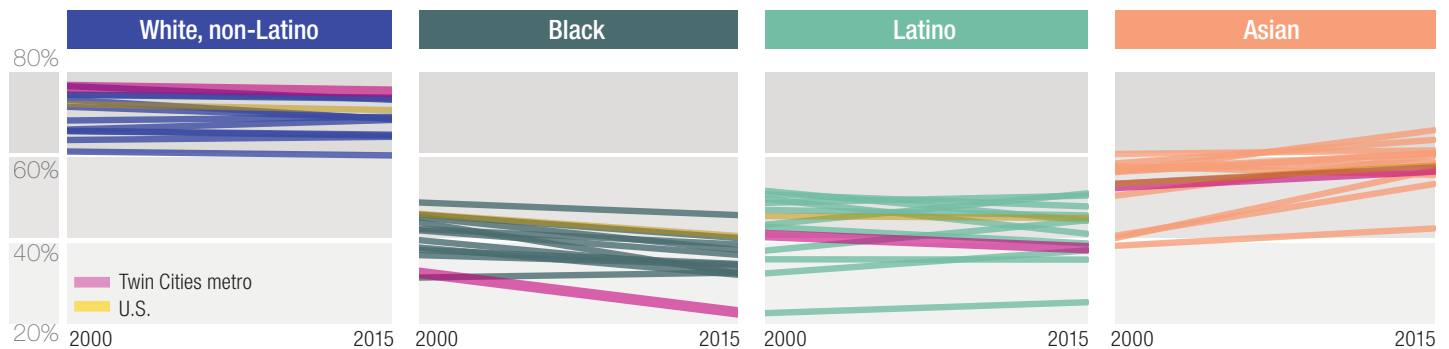


Source: U.S. Census Bureau, American Community Survey, one-year estimates, 2015.  
NOTE: Black, Asian, and American Indian racial groups include those of Hispanic or Latino ethnicity.

Between 2000 and 2015, homeownership in the U.S. fell (-3.2%). This downward trend applies to all but one of the peer metros analyzed here (Boston), including the Twin Cities metro (-3.7%). Looking at homeownership rates in 2000 and 2015 by race and ethnicity in Figure 10, the following patterns emerge:

- **White, non-Latino households** have much higher levels of homeownership compared with other groups. Between 2000 and 2015, White homeownership remained stable, with declines in peer metros within one percentage point. In Boston, the White homeownership rate rose during this period (+2.3%).
- **Black households** have the lowest levels of homeownership compared with other groups. In the 12 metros studied, only Boston showed an increase in Black homeownership (+1.2%). Both Phoenix (-12.6%) and the Twin Cities metro (-9.7%) experienced large declines in Black homeownership during this period.
- **Latino households'** homeownership rates are an exception to the overall national decline: between 2000 and 2015, Latino homeownership rates remained fairly stable. Within the 12 metros studied, five metros experienced increases in Latino homeownership, the largest being in Dallas (+7.6%) and Atlanta (+7.4%). In five other metros, including the Twin Cities metro, the Latino homeownership rate fell. (The remaining two metros, Seattle and Austin, showed changes within one percentage point.)
- **Asian households'** homeownership rates are also an exception to the overall national decline: in the U.S. and in all but one of the 12 metros studied (Denver), Asian homeownership increased. In the Twin Cities metro, Asian homeownership falls in the lower half of our 11 peer metros, but did increase slightly (+4.0%) between 2000 and 2015, a change similar to that of Pittsburgh and Seattle. Austin had the largest increase (+16.8%).

**FIGURE 10. CHANGE IN HOMEOWNERSHIP RATE BETWEEN 2000 AND 2015 BY PEER METROS**



Source: U.S. Census Bureau, Decennial Census, 2000; U.S. Census Bureau, American Community Survey, one-year estimates, 2015.  
NOTE: In Figure 10, metropolitan statistical areas are defined by boundaries determined by the U.S. Office of Management and Budget in 2013. Black and Asian racial groups include those of Hispanic or Latino ethnicity.

**FIGURE 11. 2015 HOMEOWNERSHIP RATES BY RACE AND ETHNICITY FOR MAJOR METROS**

	All households	White, non-Latino households	All households of color	Black households	Latino households	Asian households	American Indian households
<b><i>Atlanta-Sandy Springs-Roswell, GA</i></b>	61.6%	73.5%	48.0%	45.9%	44.6%	66.2%	37.5%
Baltimore-Columbia-Towson, MD	65.6%	76.9%	47.1%	44.3%	45.3%	64.2%	51.6%
<b><i>Boston-Cambridge-Newton, MA-NH</i></b>	61.2%	68.6%	36.6%	32.1%	25.1%	53.3%	25.5%
Charlotte-Concord-Gastonia, NC-SC	64.6%	74.8%	44.3%	42.4%	42.1%	58.9%	74.8%
<b><i>Chicago-Naperville-Elgin, IL-IN-WI</i></b>	63.2%	74.0%	46.9%	38.9%	50.5%	60.7%	52.5%
<b><i>Dallas-Fort Worth-Arlington, TX</i></b>	59.3%	69.4%	46.8%	36.4%	51.1%	60.1%	52.3%
<b><i>Denver-Aurora-Lakewood, CO</i></b>	62.9%	69.0%	47.1%	37.6%	48.0%	55.5%	52.1%
Detroit-Warren-Dearborn, MI	68.0%	77.0%	47.1%	42.2%	57.9%	63.2%	65.2%
Houston-The Woodlands-Sugar Land, TX	58.7%	70.7%	49.0%	41.1%	50.0%	64.5%	55.8%
Los Angeles-Long Beach-Anaheim, CA	47.9%	57.2%	41.6%	33.6%	37.5%	54.3%	41.3%
Miami-Fort Lauderdale-West Palm Beach, FL	58.5%	72.5%	49.0%	43.7%	50.0%	67.2%	44.5%
<b><i>Minneapolis-Saint Paul-Bloomington, MN-WI</i></b>	68.9%	75.4%	37.8%	22.6%	38.0%	56.8%	48.0%
New York-Newark-Jersey City, NY-NJ-PA	50.8%	66.0%	33.7%	31.6%	26.0%	50.7%	28.7%
Orlando-Kissimmee-Sandford, FL	59.6%	69.1%	47.2%	41.4%	45.2%	76.0%	75.7%
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	67.2%	76.1%	49.1%	47.8%	43.5%	61.8%	63.4%
<b><i>Phoenix-Mesa-Scottsdale, AZ</i></b>	60.5%	68.8%	43.7%	31.9%	44.6%	61.4%	35.0%
<b><i>Portland-Vancouver-Hillsboro, OR-WA</i></b>	61.1%	64.9%	45.8%	34.2%	37.5%	63.9%	37.2%
Riverside-San Bernadino-Ontario, CA	60.8%	69.7%	53.7%	38.9%	54.2%	70.2%	48.6%
San Antonio-New Braunfels, TX	60.8%	70.5%	53.9%	39.7%	55.9%	51.2%	62.6%
San Diego-Carlsbad, CA	52.0%	60.4%	41.1%	29.5%	37.8%	54.3%	47.4%
<b><i>San Francisco-Oakland-Hayward, CA</i></b>	53.5%	60.2%	46.9%	31.6%	39.1%	58.5%	47.7%
<b><i>Seattle-Tacoma-Bellevue, WA</i></b>	59.9%	65.1%	46.6%	34.0%	35.2%	60.6%	40.2%
St. Louis, MO-IL	68.3%	75.8%	43.0%	39.9%	50.2%	55.9%	59.0%
Tampa-St. Petersburg-Clearwater, FL	62.9%	69.9%	45.9%	36.2%	48.1%	67.1%	56.4%
Washington-Arlington-Alexandria, DC-VA-MD-WV	62.3%	71.3%	52.3%	49.8%	45.8%	67.4%	49.5%
<b><i>Austin-Round Rock, TX</i></b>	57.5%	64.6%	46.5%	40.4%	45.8%	56.7%	59.9%
<b><i>Pittsburgh, PA</i></b>	69.2%	73.7%	36.0%	32.8%	41.4%	42.7%	27.6%
United States	63.0%	71.0%	45.8%	40.9%	45.2%	57.7%	53.1%
Rank of Twin Cities Metro (1=highest, out of 25)	1	5	23	25	19	18	15
Rank of Twin Cities Metro's disparities between White, non-Latino residents and other racial ethnic groups (1=largest disparity, out of 25)	--	--	1	1	3	Tied-2	Tied-5

Source: U.S. Census Bureau, American Community Survey, one-year estimates, 2015.

NOTES: Figure 11 presents the 25 most populous metropolitan statistical areas in the U.S. in 2015 (which is the basis of the overall rankings) and two additional peer metros (Austin and Pittsburgh) as defined by GREATER MSP (denoted by bold italics). Black, Asian, and American Indian racial groups include those of Hispanic or Latino ethnicity. Here, the homeownership rate is the number of households who own their home as a share of all households. Households are classified as the racial or ethnic group of the household-er (the occupant in whose name the house is owned or rented). For example, Black households are those that are occupied by a Black owner or renter, even if someone from another racial or ethnic group also lives there. These numbers are estimated from a sample of households, so margins of error exist around the estimates. Differences across metropolitan areas and differences across racial/ethnic groups within metropolitan areas may not be statistically meaningful. Disparities are measured by comparing the odds of homeownership for householders of the given racial/ethnic group to the odds of homeownership for White, non-Latino householders. For a more detailed explanation, see Appendix A of Choice, Place and Opportunity: An Equity Assessment of the Twin Cities Region [LINK].

For more information, please contact us at [research \[at\] metc.state.mn.us](mailto:research[at]metc.state.mn.us).



By comparing employment, poverty, and homeownership trends between 2000 and 2015 for the Twin Cities metro and our peer metros, we learned:

- Employment rates have increased since 2000 for Black, Latino, and Asian residents of the Twin Cities metro. Gains made in the Twin Cities metro's Black employment rate outpaced all but one other metro area. Yet, the employment disparity between White, non-Latinos and Black residents remained the highest in the U.S. in 2015.
- Higher employment is not necessarily leading to less poverty for people of color: in particular, the Twin Cities metro's Black poverty rate is higher than it was in 2000. The poverty rate for Latinos increased slightly in the Twin Cities metro between 2000 and 2015, as it did in several of our peer metros. Our Asian poverty rate declined in this period but remained high relative to other metros.
- Homeownership rates did not improve much for households of color in the Twin Cities metro between 2000 and 2015: our Black homeownership rate is lower, as is the Latino homeownership rate.
- Over the 2000-2015 period, these economic outcomes improved for Black residents (Austin and Boston), Asian residents (Austin, San Francisco, and Seattle), and Latino residents (Atlanta, Chicago, and Dallas). Underlying demographic differences within and across each metro's racial and ethnic groups, such as immigration profiles and their historical context, may have played a role.<sup>2</sup> Though there are some positive signs—mostly in the employment rates for Black and Asian residents in the Twin Cities metro during this period—by and large, our racial and ethnic disparities persist.

## Endnotes

<sup>1</sup> See GREATER MSP's Regional Indicators Dashboard for an economic profile comparison between the Twin Cities metro and its peer regions [\[LINK\]](#).

<sup>2</sup> Please contact us if you'd like more information about underlying demographic differences within racial and ethnic groups in other large metro areas at [research \[at\] metc.state.mn.us](mailto:research[at]metc.state.mn.us).

## METROSTATS

Metropolitan Council | Regional Policy and Research

390 Robert Street North

Saint Paul, MN 55101-1805

[metro council.org/metrostats](http://metro council.org/metrostats) contact us: [research@metc.state.mn.us](mailto:research@metc.state.mn.us)

