Saint Paul neighborhood profile

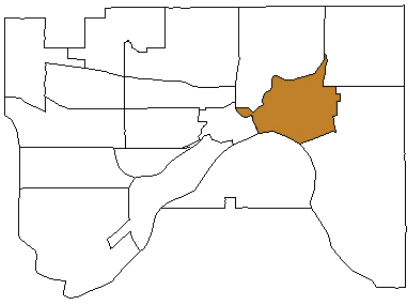
October 2011

Planning District 4

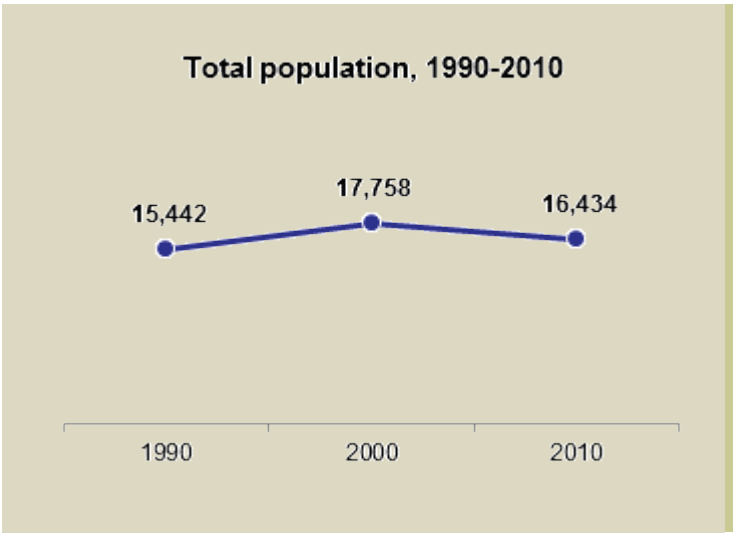
Dayton's Bluff in St. Paul

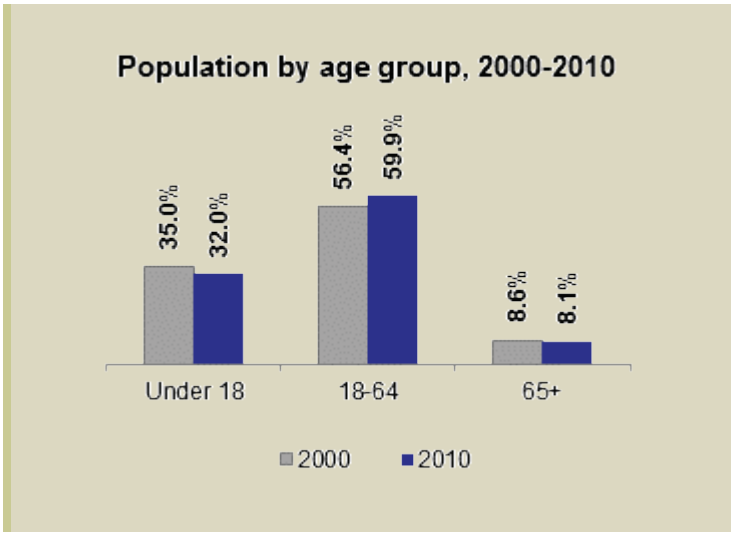
About this area

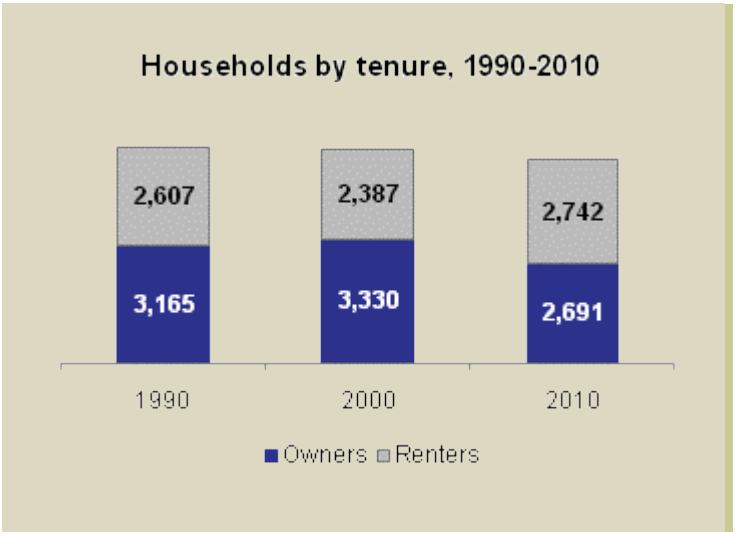
The Dayton's Bluff neighborhood is bordered by Grove Street, East 7th Street, Johnson Parkway, Minnehaha Avenue, Warner Road, the Mississippi River, Lafayette Road, MN Highway 52, and I-35E. It features the American Indian Magnet School (PreK-6), Dayton's Bluff Achievement Plus Elementary (PreK-6), World Cultures Magnet School (PreK-6), HOPE Community Academy (PreK-8), St. John Lutheran School (PreK-8), St. Michael's Academy (K-8), Twin Cities Academy (6-8), and Metropolitan State University. The neighborhood is home to several social service organizations, as well as parks, recreation centers, food markets, and businesses.

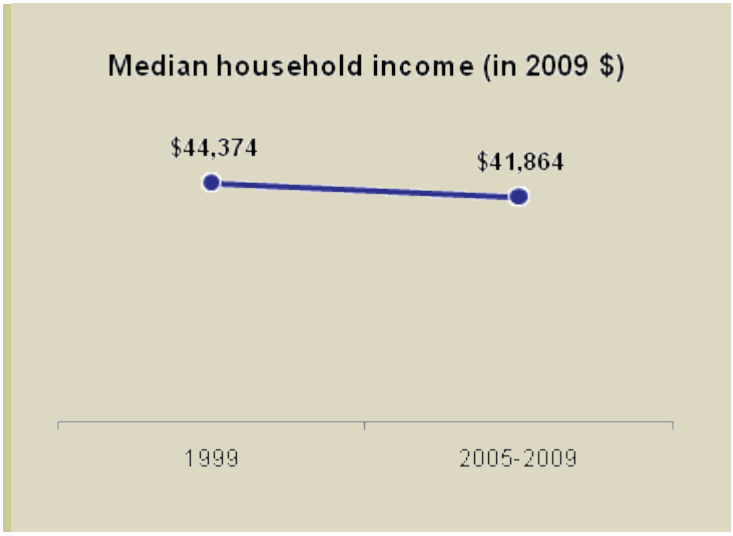


Trends in the area









About Planning District 4 residents

	Planning District 4		Saint Paul	
	Number	Percent	Number	Percent
Total population and share of city's population (2010)	16,434	5.8%	285,068	100.0%
SEX AND AGE (2010)				
Male	8,253	50.2%	139,355	48.9%
Female	8,181	49.8%	145,713	51.1%
Under 5 years	1,626	9.9%	22,316	7.8%
5-9 years	1,389	8.5%	19,604	6.9%
10-14 years	1,346	8.2%	18,117	6.4%
15-17 years	898	5.5%	11,571	4.1%
18-24 years	1,905	11.6%	39,307	13.8%
25-34 years	2,647	16.1%	48,477	17.0%
35-44 years	2,057	12.5%	35,753	12.5%
45-54 years	1,915	11.7%	35,706	12.5%
55-64 years	1,324	8.1%	28,629	10.0%
65-74 years	608	3.7%	13,002	4.6%
75-84 years	379	2.3%	8,083	2.8%
85 years and older	340	2.1%	4,503	1.6%
17 years and younger	5,259	32.0%	71,608	25.1%
18 years and older	11,175	68.0%	213,460	74.9%
65 years and older	1,327	8.1%	25,588	9.0%
RACE AND ETHNICITY* (2010)				
White	6,494	39.5%	159,437	55.9%
Black or African American	2,657	16.2%	43,620	15.3%
American Indian and Alaska Native	207	1.3%	2,316	0.8%
Asian or Pacific Islander	3,910	23.8%	42,614	14.9%
Other race	23	0.1%	494	0.2%
Two or more races	679	4.1%	9,276	3.3%
Hispanic or Latino	2,464	15.0%	27,311	9.6%

* People who ethnically identify as Hispanic may be of any race, but are represented only as "Hispanic or Latino" in the table above. All race categories are non-Hispanic.

About Planning District 4 residents

	Planning District 4		Saint Paul	
	Number	Percent	Number	Percent
EDUCATIONAL ATTAINMENT (2005-2009)				
Population (25 years and older)	9,270	X	174,153	X
Less than high school	2,008	21.7%	21,945	12.6%
High school diploma or GED	3,177	34.3%	41,884	24.0%
Some college or associate's degree	2,376	25.6%	44,524	25.6%
Bachelor's degree	1,245	13.4%	40,109	23.0%
Graduate or professional degree	464	5.0%	25,691	14.8%
High school graduate or higher	7,262	78.3%	152,208	87.4%
Bachelor's degree or higher	1,708	18.4%	65,800	37.8%
RESIDENCE ONE YEAR AGO (2005-2009)				
Population (1 year and older)	15,985	X	280,136	X
Same residence	12,244	76.6%	222,635	79.5%
Different residence in the U.S.	3,394	21.2%	54,707	19.5%
Different residence outside the U.S.	347	2.2%	2,795	1.0%
LANGUAGE SPOKEN AT HOME (2005-2009)				
Population (5 years and older)	14,808	X	262,752	X
English only	10,042	67.8%	201,268	76.6%
Language other than English	4,766	32.2%	61,484	23.4%
Speak English less than "very well"	S	S	31,530	12.0%
HOUSEHOLDS BY TYPE (2010)				
Total households and share of city's households	5,433	4.9%	111,001	100.0%
Family households	3,252	59.9%	59,689	53.8%
With children under 18 years	1,944	35.8%	30,744	27.7%
Married-couple family households	1,707	31.4%	37,870	34.1%
With children under 18 years	943	17.4%	17,756	16.0%
Single-person family households	1,545	28.4%	21,819	19.7%
With children under 18 years	1,001	18.4%	12,988	11.7%
Nonfamily households	2,181	40.1%	51,312	46.2%
Householder living alone	1,716	31.6%	39,782	35.8%
65 years and over	486	8.9%	9,380	8.5%
Households with one or more children under 18 years	2,192	40.3%	33,719	30.4%
Households with one or more people 65 years and over	966	17.8%	19,300	17.4%

Jobs in Planning District 4

	Planning District 4		Saint Paul	
	Number	Percent	Number	Percent
Total number of jobs and share of city's jobs (2009)	7,100	4.1%	174,887	100.0%
BY WORKER AGE (2009)				
Age 29 and younger	1,014	14.3%	40,836	23.3%
Age 30-54	4,329	61.0%	101,395	58.0%
Age 55 and older	1,757	24.7%	32,656	18.7%
BY EARNINGS (2009)				
$1,250 per month or less	1,172	16.5%	39,750	22.7%
$1,251 to $3,333 per month	2,383	33.6%	54,678	31.3%
More than $3,333 per month	3,545	49.9%	80,459	46.0%
BY EDUCATIONAL ATTAINMENT (workers 30 years and older) (2009)				
High school diploma or equivalent or less	1,607	22.6%	37,728	21.6%
Some college or associate's degree	2,001	28.2%	43,341	24.8%
Bachelor's, graduate or professional degree	2,478	34.9%	52,982	30.3%
Educational attainment not available (workers 29 or younger)	1,014	14.3%	40,836	23.3%
BY INDUSTRY SECTOR (2009)				
Accommodation and food services	268	3.8%	11,339	6.5%
Administration and support, waste management, and remediation	252	3.5%	10,572	6.0%
Agriculture, forestry, fishing, and hunting	S	S	128	0.1%
Arts, entertainment, and recreation	128	1.8%	3,170	1.8%
Construction	133	1.9%	4,065	2.3%
Educational services	1,923	27.1%	20,720	11.8%
Finance and insurance	202	2.8%	11,128	6.4%
Health care and social assistance	755	10.6%	31,902	18.2%
Information	132	1.9%	5,298	3.0%
Management of companies and enterprises	131	1.8%	13,062	7.5%
Manufacturing	319	4.5%	10,118	5.8%
Mining, quarrying, and oil and gas extraction	S	S	S	S
Other services (excluding public administration)	126	1.8%	6,358	3.6%
Professional, scientific, and technical services	146	2.1%	9,374	5.4%
Public administration	2,225	31.3%	16,934	9.7%
Real estate and rental and leasing	73	1.0%	3,853	2.2%
Retail trade	154	2.2%	9,327	5.3%
Transportation and warehousing	36	0.5%	2,556	1.5%
Utilities	S	S	205	0.1%
Wholesale trade	92	1.3%	4,775	2.7%

Employment of Planning District 4 residents

	Planning District 4		Saint Paul	
	Number	Percent	Number	Percent
Total number of employed residents (2009)	5,915	X	113,484	X
WORK DESTINATION* (2009) (Ranked at city level)				
Saint Paul	1,978	33.4%	37,273	32.8%
Minneapolis	877	14.8%	22,021	19.4%
Bloomington	208	3.5%	4,385	3.9%
Eagan	199	3.4%	3,531	3.1%
Roseville	163	2.8%	3,265	2.9%
Maplewood	171	2.9%	3,272	2.9%
Edina	75	1.3%	2,239	2.0%
Woodbury	118	2.0%	1,413	1.2%
Minnetonka	50	0.8%	1,337	1.2%
West Saint Paul	92	1.6%	1,275	1.1%
Saint Louis Park	60	1.0%	1,266	1.1%
Eden Prairie	73	1.2%	1,260	1.1%
All other locations	1,851	31.3%	30,947	27.3%
TRANSPORTATION TO WORK (2005-2009)				
Workers (16 years and older)	6,683	X	138,841	X
Car, truck, or van (including passengers)	5,604	83.9%	111,378	80.2%
Public transportation	603	9.0%	12,546	9.0%
Walked, biked, worked at home, or other	475	7.1%	14,917	10.7%
HOUSEHOLD INCOME (in 2009 dollars) (2005-2009)				
Total households and share of city's households	5,433	4.9%	111,001	100.0%
Less than $35,000	2,257	41.5%	42,413	38.2%
$35,000-$49,999	988	18.2%	17,302	15.6%
$50,000-$74,999	1,116	20.5%	20,604	18.6%
$75,000-$99,999	546	10.1%	12,335	11.1%
$100,000 or more	526	9.7%	18,347	16.5%
Median household income	$41,864	X	$46,026	X
POVERTY (2005-2009)				
All people for whom poverty status is determined	15,844	X	275,462	X
With income below poverty	3,476	21.9%	54,627	19.8%
With income 100-149% of poverty	1,866	11.8%	26,286	9.5%
With income 150-199% of poverty	2,857	18.0%	24,875	9.0%
With income 200% of poverty or higher	7,645	48.3%	169,673	61.6%

* Work destination is the location of a person's primary job, the one that pays the most if a worker holds more than one job.

Planning District 4 housing

	Planning District 4		Saint Paul	
	Number	Percent	Number	Percent
Total housing units (2010) and share of city's units	6,242	5.2%	120,795	100.0%
UNITS IN STRUCTURE (2005-2009)				
Single	3,597	57.6%	66,767	55.3%
2 or more	2,645	42.4%	54,037	44.7%
YEAR BUILT (2005-2009)				
2000 or later	488	7.8%	5,273	4.4%
1970-1999	770	12.3%	22,942	19.0%
1940-1969	1,501	24.0%	37,263	30.8%
1939 or earlier	3,483	55.8%	55,316	45.8%
OCCUPIED OR VACANT HOUSING UNITS (2010)				
Vacant housing units	809	13.0%	9,794	8.1%
Occupied housing units	5,433	87.0%	111,001	91.9%
Average household size	3.0	X	2.5	X
Owner-occupied	2,691	49.5%	56,993	51.3%
Average household size	3.0	X	2.6	X
Renter-occupied	2,742	50.5%	54,008	48.7%
Average household size	2.9	X	2.3	X
VEHICLES PER HOUSEHOLD (2005-2009)				
No vehicles	770	14.2%	15,882	14.3%
1 or more vehicle(s)	4,663	85.8%	95,119	85.7%
YEAR HOUSEHOLDER MOVED INTO UNIT (2005-2009)				
Moved in 2005 or later	2,042	37.6%	37,420	33.7%
Moved in 2000-2004	1,454	26.8%	29,170	26.3%
Moved in 1990-1999	979	18.0%	21,596	19.5%
Moved in 1980-1989	394	7.3%	10,199	9.2%
Moved in 1970-1979	182	3.4%	5,392	4.9%
Moved in 1969 or earlier	382	7.0%	7,224	6.5%

Planning District 4 housing

	Planning District 4		Saint Paul	
	Number	Percent	Number	Percent
COST-BURDENED HOUSEHOLDS* (2005-2009)				
All households for which cost burden is calculated	5,364	X	108,979	X
Cost-burdened households	S	S	44,649	41.0%
Owner households for which cost burden is calculated	3,075	X	62,310	X
Cost-burdened owner households	S	S	20,333	32.6%
Renter households for which cost burden is calculated	2,289	X	46,668	X
Cost-burdened renter households	S	S	24,316	52.1%
RENT (includes renter paid utilities) (2005-2009)				
Occupied units where residents pay rent	2,340	X	47,527	X
Median rent (2009 dollars)	$808	X	$ 758	X

* Households paying 30% or more of their gross income for housing are considered to be cost-burdened. This definition of affordability is formally recognized by the housing industry. Housing costs for homeowners include mortgages, real estate taxes, utilities and fuels. Housing costs for renters include rent, utilities and fuels (if the renter pays them).

NOTES ABOUT THE DATA

Data throughout these profiles come from three sources produced by the U.S. Census Bureau:

- 2010 decennial census (demographic data including total population, race and ethnicity, as well as housing units and types of households),
- 2009 Local Employment Dynamics data from OnTheMap (employment of residents, and local jobs and their characteristics); and
- 2005-2009 American Community Survey (all other data including income, education, housing and social characteristics).

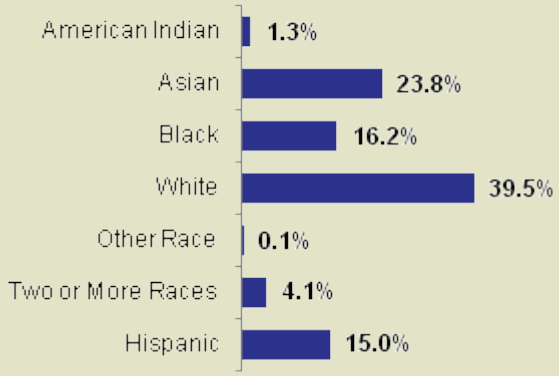
Data from the 2005-2009 American Community Survey were collected by surveys over those five years, and therefore describe the average characteristics for the 5-year time period. These data have been adjusted using the 2010 census counts for population and housing to provide the best estimate of how many people or housing units relate to each characteristic. All dollar amounts are shown in 2009 dollars. Percentages may not sum to 100 percent due to rounding.

X indicates no data were available or not applicable.
S indicates that data were suppressed. Data have been suppressed when there were fewer than 10 people or units in a category, or the error margins were greater than ± 10 percentage points, or the error margins were greater than 25% of the estimate of a numeric value (such as median income). Large error margins occur when too few people were in the survey sample, making the data unreliable. If data have been suppressed at a neighborhood level, they are often available at a higher level of geography (community or city level).

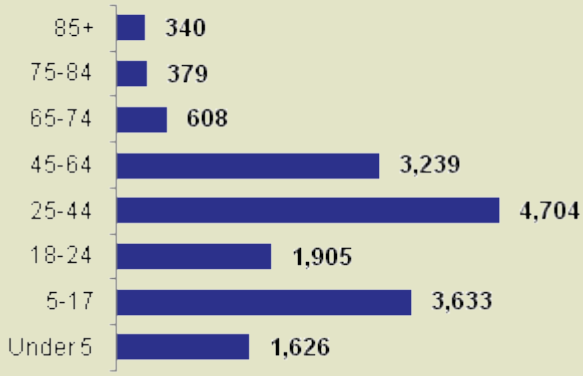
Users are cautioned that many of the data on this document have error margins associated with them. Please visit www.mncompass.org/twincities/neighborhoods.php to access downloadable data files, including error margins and unsuppressed data.

Portrait of Planning District 4

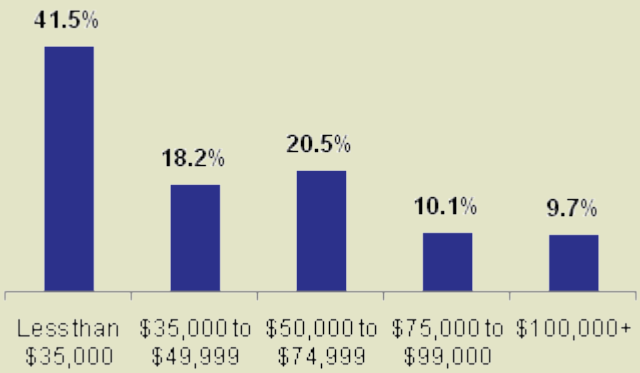
Population by race/ethnicity, 2010



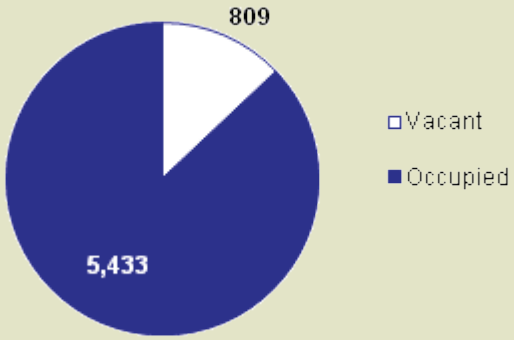
Population by age group, 2010



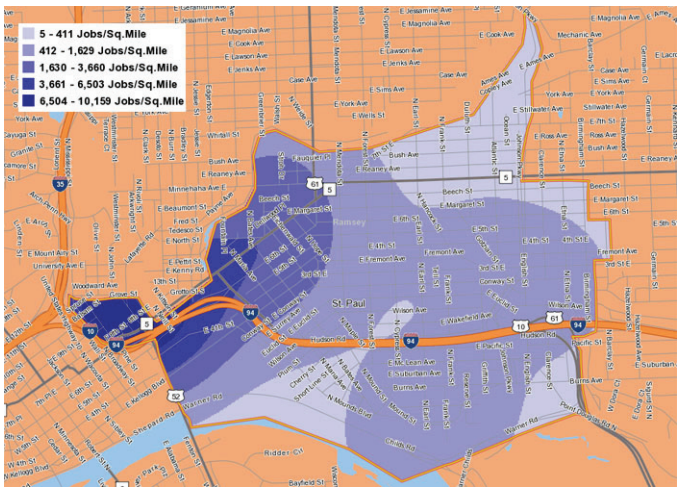
Households by income, 2005-2009



Housing units by occupancy, 2010



Jobs per square mile, 2009



These profiles were prepared by Minnesota Compass staff at Wilder Research, with the generous support of The McKnight Foundation, under the direction of numerous community advisors. For additional information about the Minneapolis and Saint Paul Neighborhood Profiles, and to download data files showing error margins, please visit www.mncompass.org/twincities/neighborhoods.php

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Notes about graphs: People who ethnically identify as Hispanic may be of any race, but are represented only as “Hispanic or Latino” in the “Population by race/ethnicity” graph above. All race categories are non-Hispanic.