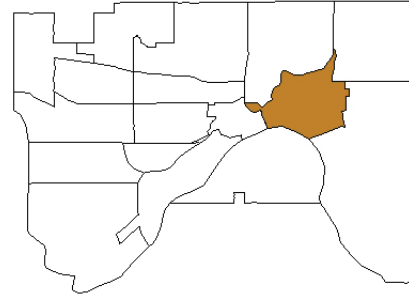


## Planning District 4

### Dayton's Bluff in St. Paul

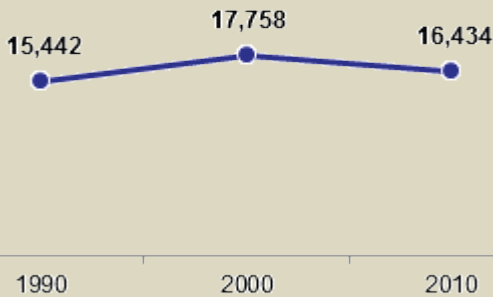
#### About this area

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.

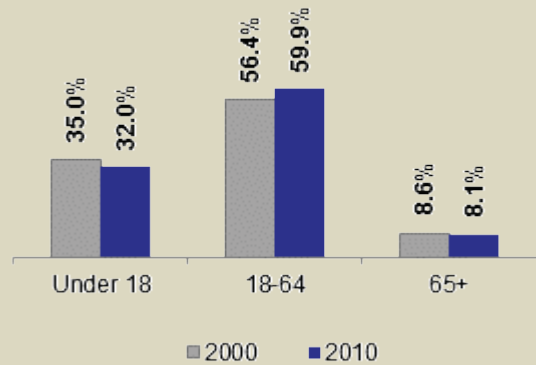


#### Trends in the area

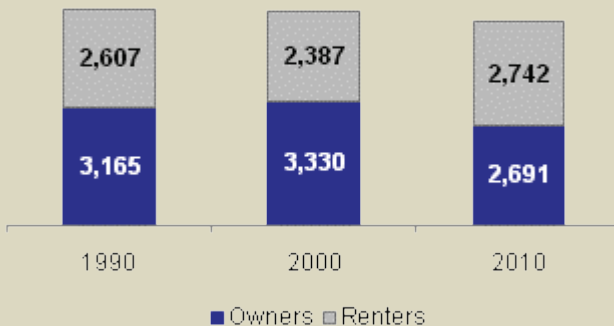
Total population, 1990-2010



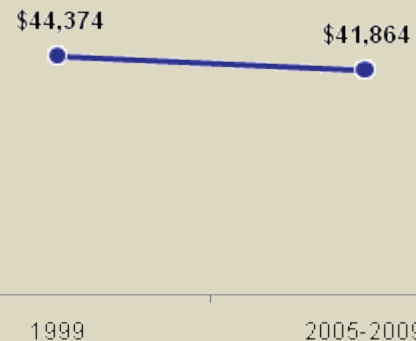
Population by age group, 2000-2010



Households by tenure, 1990-2010



Median household income (in 2009 \$)



## About Planning District 4 residents

|   | Planning District 4 |         | Saint Paul |         |
|---|---------------------|---------|------------|---------|
|   | Number              | Percent | Number     | Percent |
| <b>Total population and share of city's population (2010)</b> | 16,434              | 5.8%    | 285,068    | 100.0%  |
| <b>SEX AND AGE (2010)</b>                                     |                     |         |            |         |
| 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%    |
| <b>RACE AND ETHNICITY* (2010)</b>                             |                     |         |            |         |
| 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 |
| <b>EDUCATIONAL ATTAINMENT (2005-2009)</b>              |                     |         |            |         |
| <b>Population (25 years and older)</b>                 | 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%   |
| <b>RESIDENCE ONE YEAR AGO (2005-2009)</b>              |                     |         |            |         |
| <b>Population (1 year and older)</b>                   | 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%    |
| <b>LANGUAGE SPOKEN AT HOME (2005-2009)</b>             |                     |         |            |         |
| <b>Population (5 years and older)</b>                  | 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%   |
| <b>HOUSEHOLDS BY TYPE (2010)</b>                       |                     |         |            |         |
| <b>Total households and share of city's households</b> | 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 |
| <b>Total number of jobs and share of city's jobs (2009)</b>          | 7,100               | 4.1%    | 174,887    | 100.0%  |
| <b>BY WORKER AGE (2009)</b>  |                     |         |            |         |
| 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%   |
| <b>BY EARNINGS (2009)</b>  |                     |         |            |         |
| \$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%   |
| <b>BY EDUCATIONAL ATTAINMENT (workers 30 years and older) (2009)</b> |                     |         |            |         |
| 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%   |
| <b>BY INDUSTRY SECTOR (2009)</b>                                     |                     |         |            |         |
| 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 |
| <b>Total number of employed residents (2009)</b>        | 5,915               | X       | 113,484    | X       |
| <b>WORK DESTINATION* (2009) (Ranked at city level)</b>  |                     |         |            |         |
| 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%   |
| <b>TRANSPORTATION TO WORK (2005-2009)</b>               |                     |         |            |         |
| <b>Workers (16 years and older)</b>                     | 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%   |
| <b>HOUSEHOLD INCOME (in 2009 dollars) (2005-2009)</b>   |                     |         |            |         |
| <b>Total households and share of city's households</b>  | 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       |
| <b>POVERTY (2005-2009)</b>                              |                     |         |            |         |
| <b>All people for whom poverty status is determined</b> | 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 |
| <b>Total housing units (2010) and share of city's units</b> | 6,242               | 5.2%    | 120,795    | 100.0%  |
| <b>UNITS IN STRUCTURE (2005-2009)</b>                       |                     |         |            |         |
| Single  | 3,597               | 57.6%   | 66,767     | 55.3%   |
| 2 or more   | 2,645               | 42.4%   | 54,037     | 44.7%   |
| <b>YEAR BUILT (2005-2009)</b>                               |                     |         |            |         |
| 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%   |
| <b>OCCUPIED OR VACANT HOUSING UNITS (2010)</b>              |                     |         |            |         |
| 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       |
| <b>VEHICLES PER HOUSEHOLD (2005-2009)</b>                   |                     |         |            |         |
| No vehicles   | 770                 | 14.2%   | 15,882     | 14.3%   |
| 1 or more vehicle(s)  | 4,663               | 85.8%   | 95,119     | 85.7%   |
| <b>YEAR HOUSEHOLDER MOVED INTO UNIT (2005-2009)</b>         |                     |         |            |         |
| 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 |
| <b>COST-BURDENED HOUSEHOLDS* (2005-2009)</b>             |                     |         |            |         |
| 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%   |
| <b>RENT (includes renter paid utilities) (2005-2009)</b> |                     |         |            |         |
| 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.

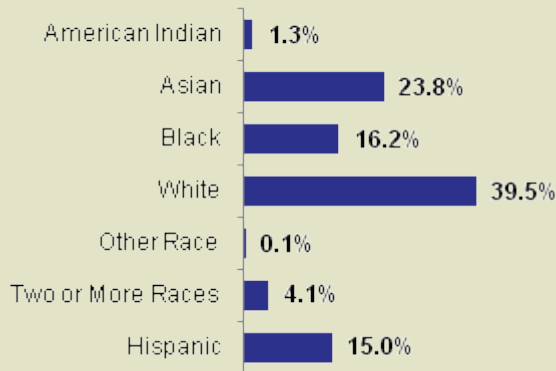
**X** indicates no data were available or not applicable.

**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  $\pm 10$  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).

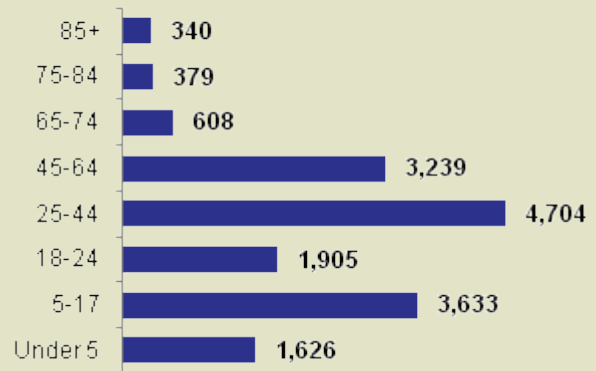
Users are cautioned that many of the data on this document have error margins associated with them. Please visit [www.mncompass.org/twincities/neighborhoods.php](http://www.mncompass.org/twincities/neighborhoods.php) to access downloadable data files, including error margins and unsuppressed data.

# Portrait of Planning District 4

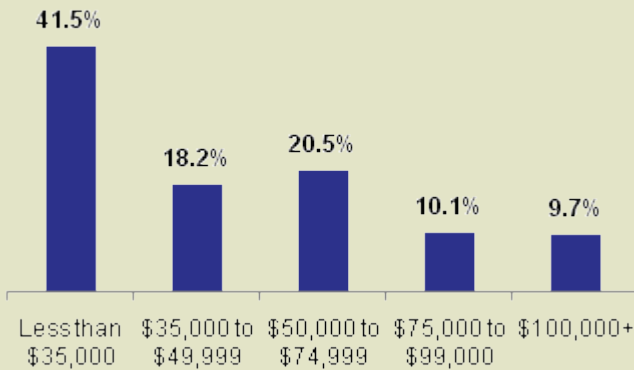
### Population by race/ethnicity, 2010



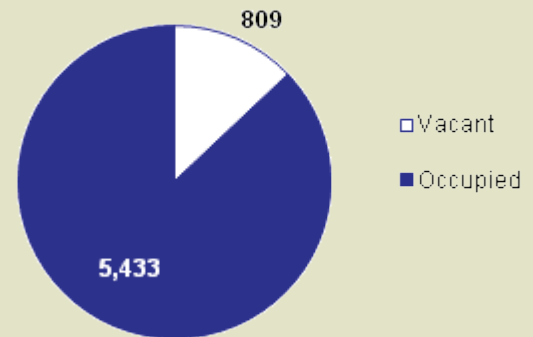
### Population by age group, 2010



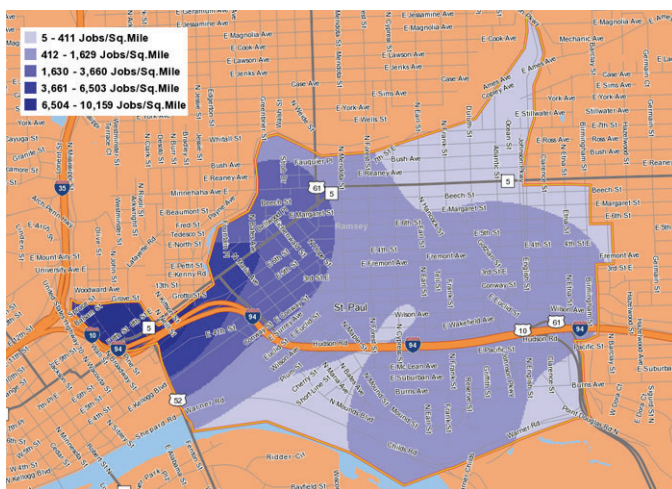
### Households by income, 2005-2009



### 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](http://www.mncompass.org/twincities/neighborhoods.php)



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.