

Equitable Development of Infrastructure in MN

Repairing Harm

C TERRENCE ANDERSON

DIRECTOR, COMMUNITY-BASED RESEARCH PROGRAMS



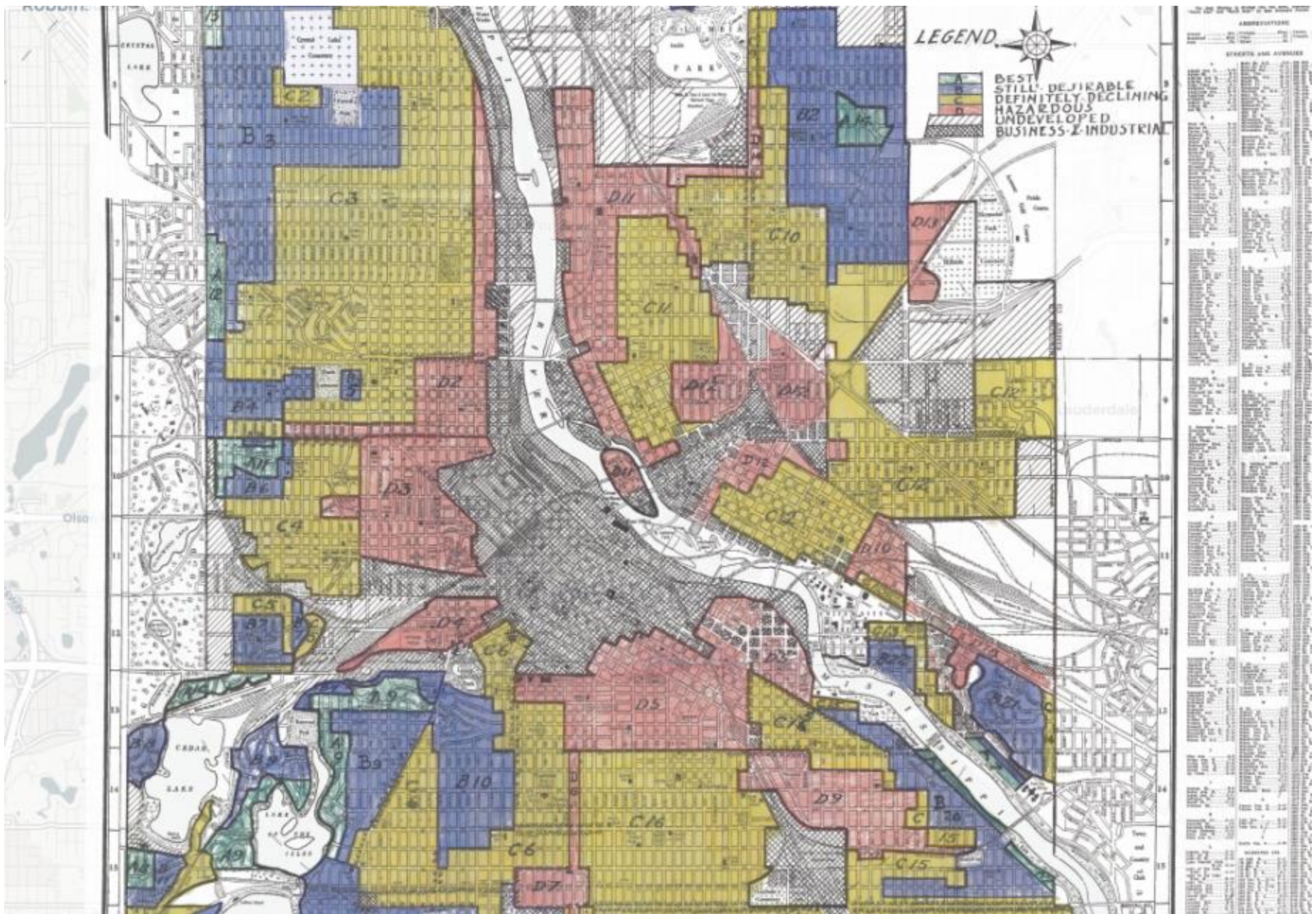
Center for Urban and
Regional Affairs | **cura**

UNIVERSITY OF MINNESOTA

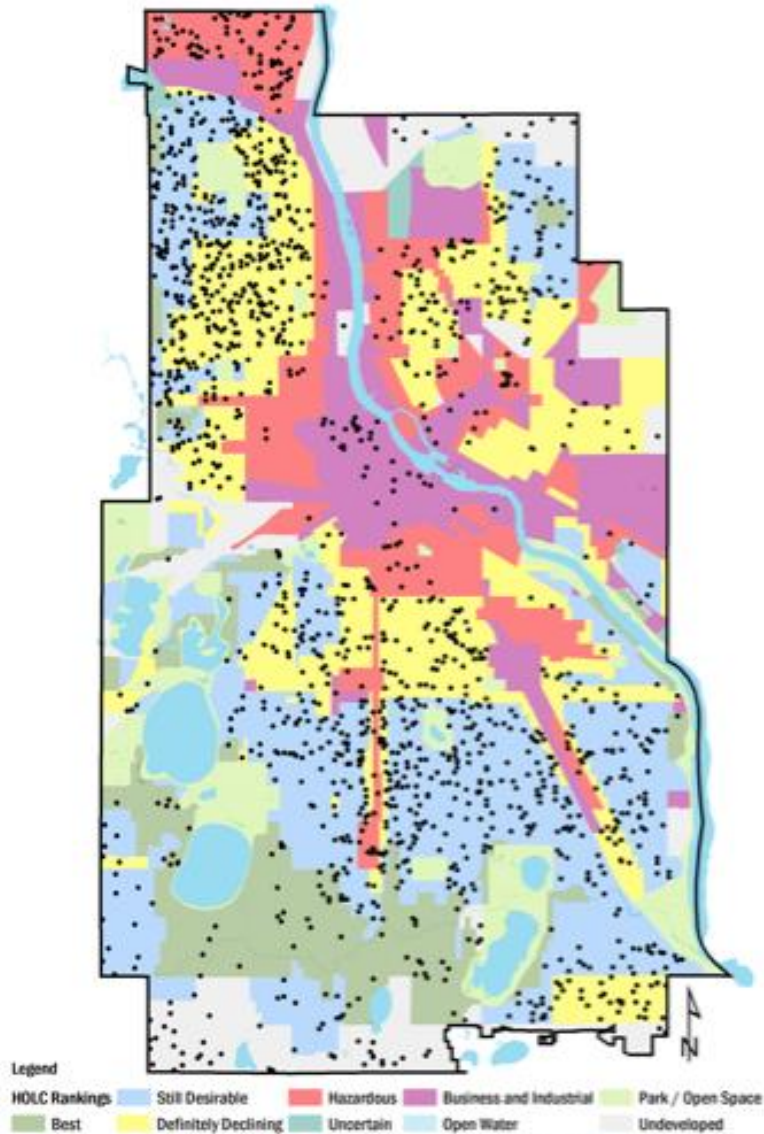


RACIAL EQUITY FRAMEWORK

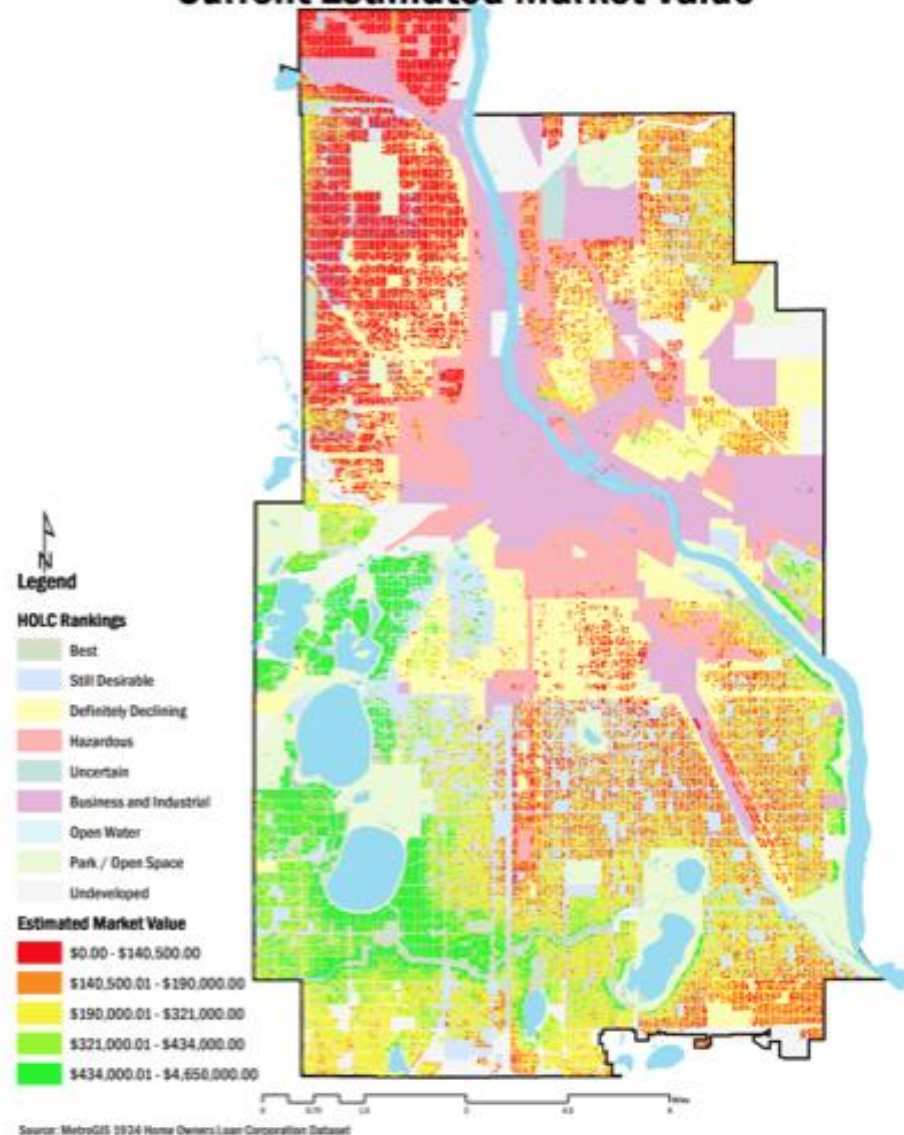




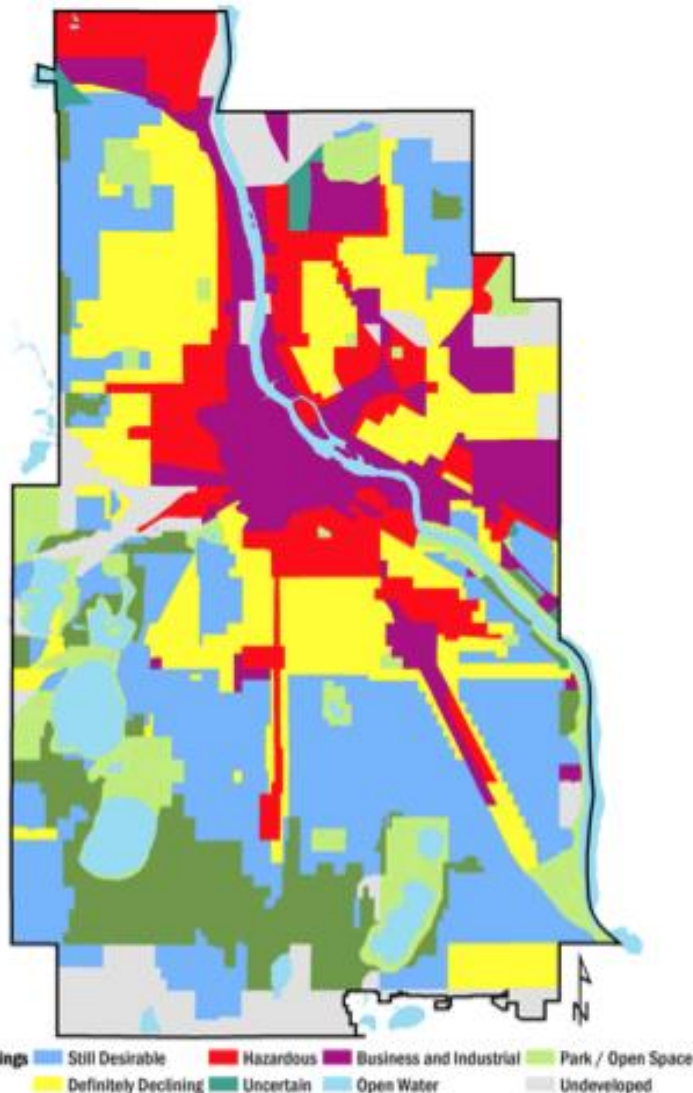
2011 Foreclosures and Historic Redlining



1934 HOLC Map With Current Estimated Market Value



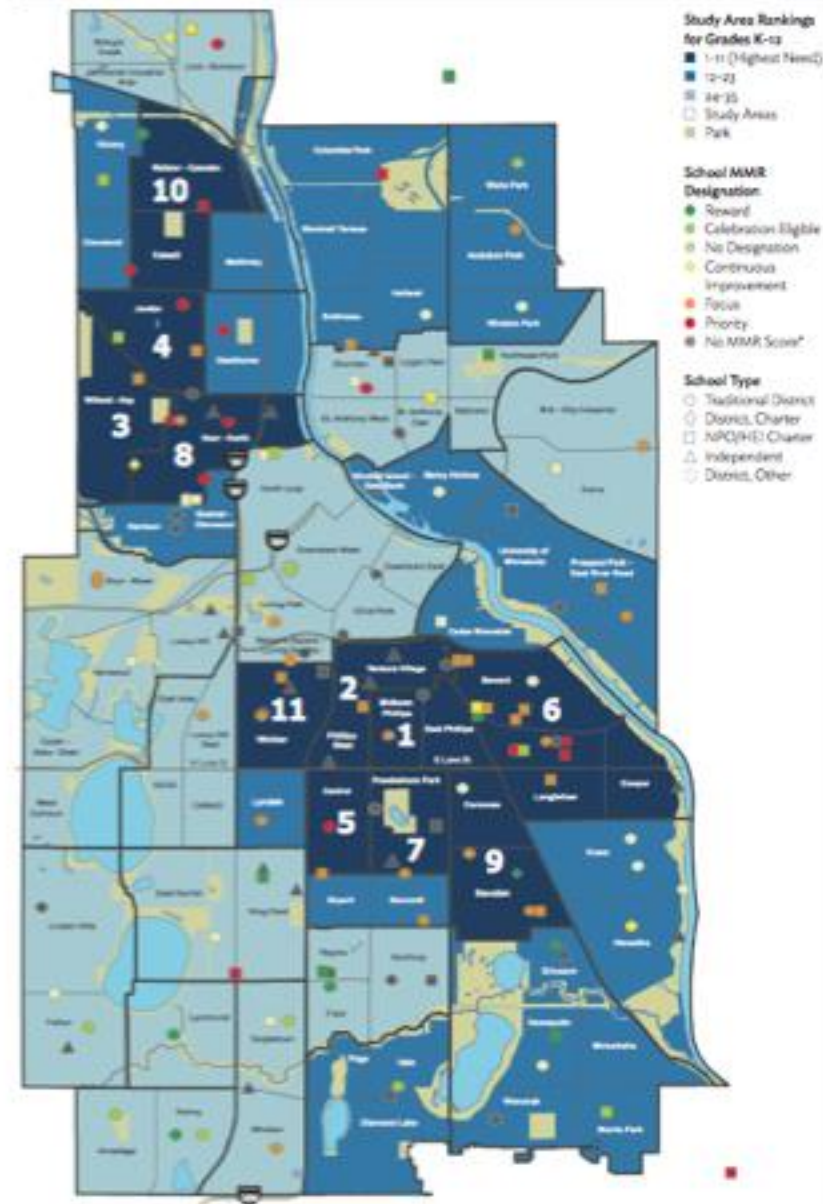
1934 HOLC Redlining Map



Map 1

Minneapolis Top 11 Highest-Need Areas

Rank based on 2013-14 Service Gaps



LOSS OF AFFORDABILITY IS EXCLUSIONARY DISPLACEMENT

Source: Author calculations, 2000 Census, 2010-2014 ACS, 2000 IPUMS, 2010-2014 IPUMS

All bolded values adjusted to 2014 dollars

Incomes for households

cura Center for Urban & Regional Affairs

very affordable



The typical renting household can afford to rent 50% or more of the units in the neighborhood



Neighborhood with no housing

2000

Median Rent: \$809
(\$575 in 2000 dollars)

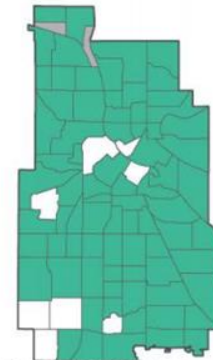
Black or African American



Median Renter Income:
Affordable threshold:

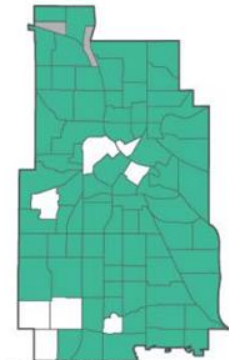
\$26,729 (\$19,000 in 2000 dollars)
\$688 (\$475 in 2000 dollars)

Hispanic or Latino



\$40,234 (\$28,600 in 2000 dollars)
\$1,006 (\$715 in 2000 dollars)

White Not Hispanic or Latino



\$39,390 (\$28,000 in 2000 dollars)
\$985 (\$700 in 2000 dollars)

2014

Median Rent: \$854

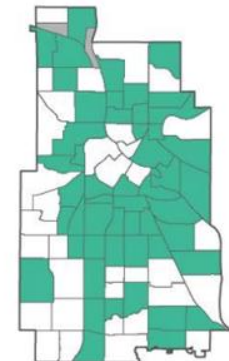


Median Renter Income:
Affordable threshold:

\$14,951
\$374



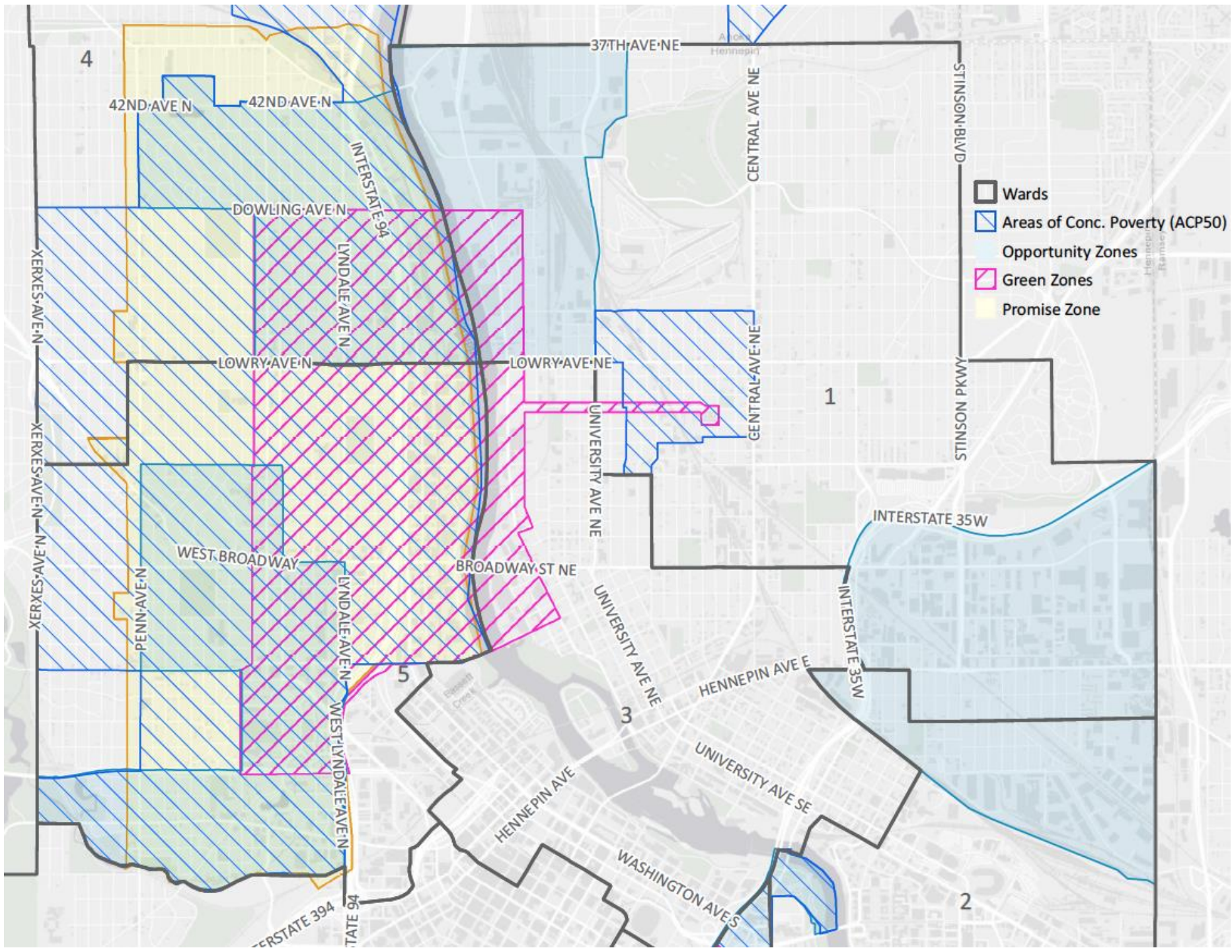
\$30,491
\$762



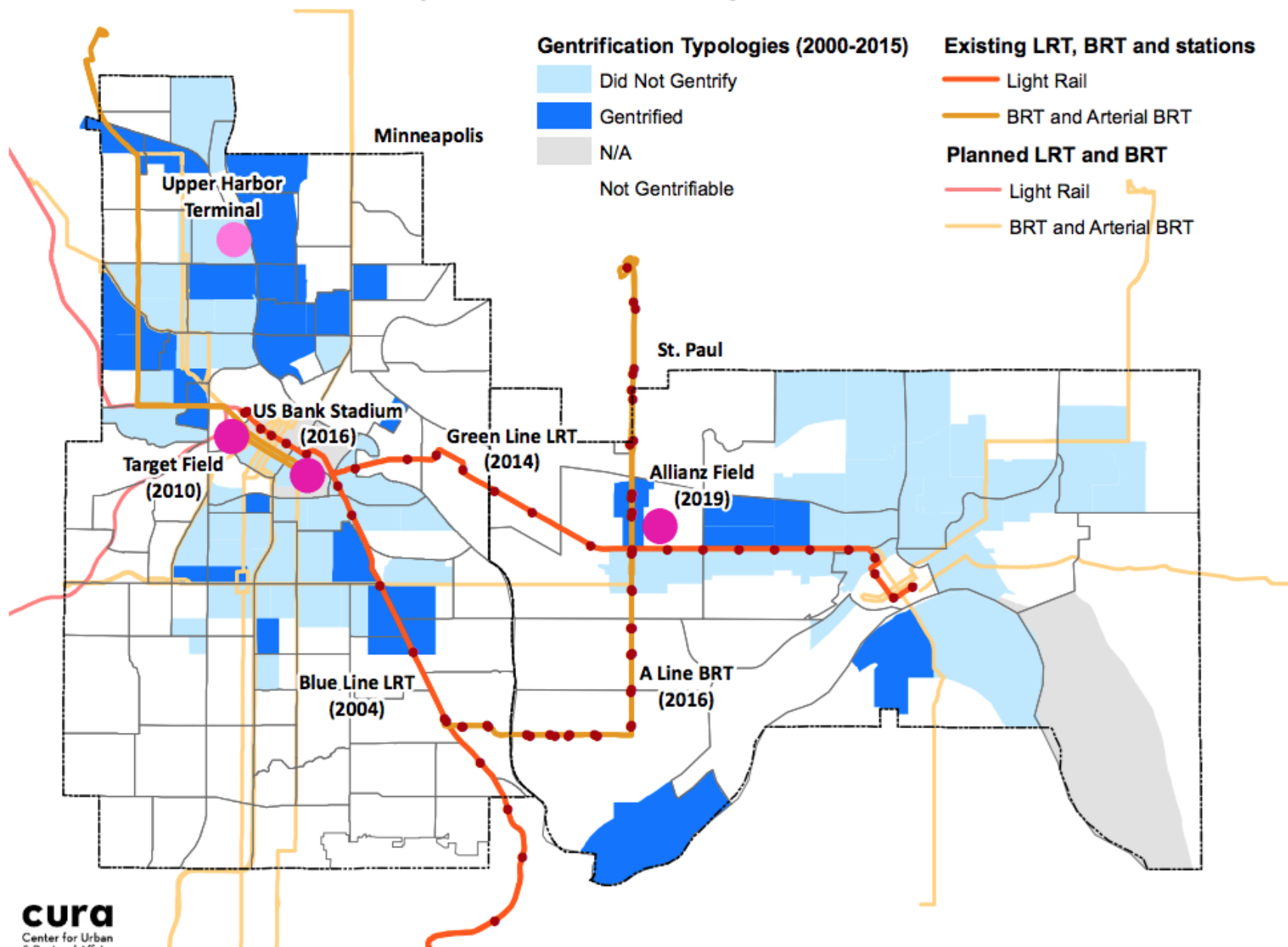
\$39,525
\$988

Legacy Inequities from Historic Infrastructure

- Variety of environmental justice issues
- Access to opportunity is inequitable, that among many things, has led to unequal wealth distribution
- Distrust of infrastructure projects from the perspective of historically marginalized communities
- Need to move beyond the proximity model of thinking
- Infrastructure built outside of efficiency is expensive to maintain



Minneapolis-St Paul: Transitways and Gentrification



cura

Center for Urban
& Regional Affairs

Data Sources: Rail routes and stations - MetCouncil June 2016, updated 2019, Gentrification Typologies - CURA Research 2017

Trends Shaping Our Future

- MPLS and is becoming increasingly unaffordable for BIPOC residents
- The region is becoming increasingly diverse
- Disparities, especially poverty, are increasingly visible
- Evidence suggests that income inequality is on the rise, suggesting disparities may increase even further.
- Stagnant Wages + rising home/rent prices = displacement
- Demographic inversion
- Rise in suburban poverty

Trends Shaping Our Future

- Housing infrastructure issues continue to grow outside of the Twin Cities
- Transportation infrastructure continues to play a role in rural development
- Infrastructure and environmental health is a growing area of study

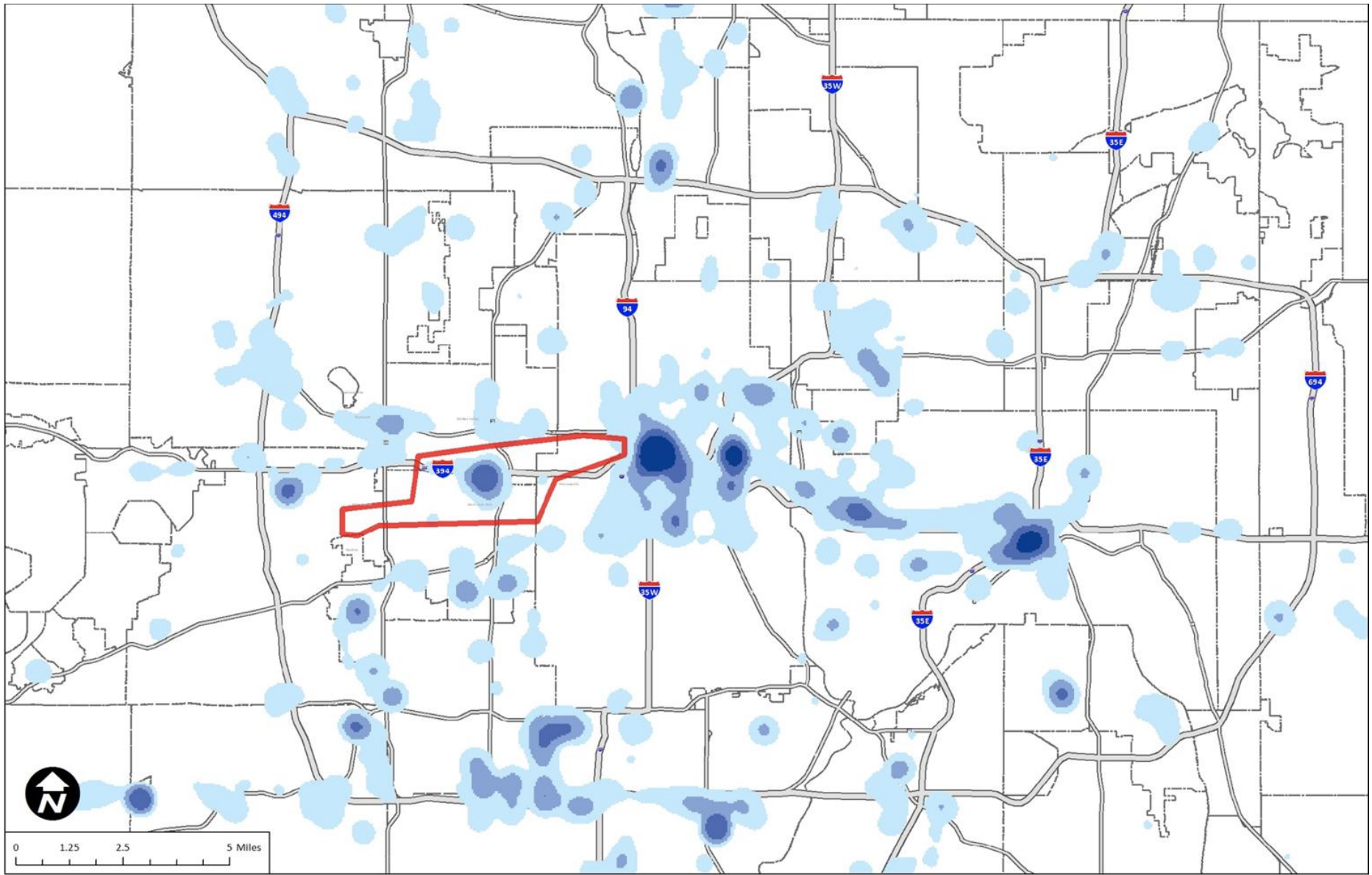
Good Projects That Provide Good Lessons to Learn

Hennepin County • Metro Transit • City of Minneapolis



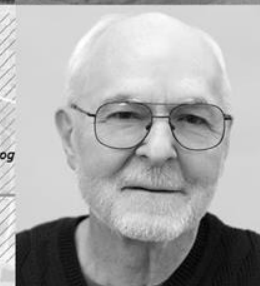
PENN AVENUE

— IMPROVEMENTS PROJECT —



Lessons Learned

- Equity calls us take the lead from marginalized communities
- Develop robust analysis about where disparities exist, where they came from, who specifically is harmed by them, and intentionally address those disparities
- Infrastructure and community development practices should go together



Center for Urban and
Regional Affairs | **cura**

UNIVERSITY OF MINNESOTA