

Introduction

Enterprise Advisors completed a data-driven analysis for the surrounding neighborhoods around Julian Thomas Elementary and Knapp Elementary School. This analysis, along with stakeholder interviews will be used to inform the action areas and recommended tools for the City.

What did this analysis aim to understand?

This analysis sought to identify the current housing stock, tenure, age, overall housing conditions, housing values, and rent levels for neighborhoods surrounding Julian Thomas Elementary and Knapp Elementary schools. Additionally, working with the school district, trends of enrollment and student mobility were identified.

How was this analysis completed?

The analysis in this report focuses on neighborhood-level housing conditions and Citywide housing market trends. It includes data for the City of Racine and Racine County to help understand how the neighborhoods surrounding Julian Thomas Elementary and Knapp Elementary School compare.

Most of the analysis in this report is from the following national datasets:

- 2000 and 2010 Decennial Census
- 2014–2018 American Community Survey (ACS) 5-Year Estimates
- 2012–2016 Comprehensive Housing Affordability Strategy (CHAS) from the U.S. Department of Housing and Urban Development (HUD)
- 2020 National Housing Preservation Database
- 2018–2020 Zillow

Datasets from the federal sources, such as the Decennial Census and American Community Survey, provide some of the most reliable figures on demographic, economic, and housing characteristics. While datasets like the American Community Survey are updated annually, one limitation of these datasets is their data may lag with on-the-ground conditions, which is important to understand in changing housing markets like the City of Racine. The inclusion of the Zillow dataset is to account for this lag and provide current market snapshots.

Key Findings

The areas surrounding Knapp and Julian Thomas Elementary Schools are in the City of Racine. This neighborhood composition is made up predominantly by racial and ethnic minorities and renters, when compared to the rest of the City.

This analysis suggests that while the neighborhood is diverse, challenges such as housing quality, housing instability, and school mobility affect residents in the areas surrounding the two schools more so than in the rest of the City:

- **Housing quality:** The existing age of the housing stock for the City and the neighborhood may pose health hazards to residents living in them. Most homes (88.9 percent) in the City was built prior to 1980, creating a risk for lead exposure in those homes built prior to 1978. One out of every four homes in the neighborhood are likely to be constructed prior to the 1940s. The median age of homes suggests a need for urgent repairs and general maintenance; if not made,

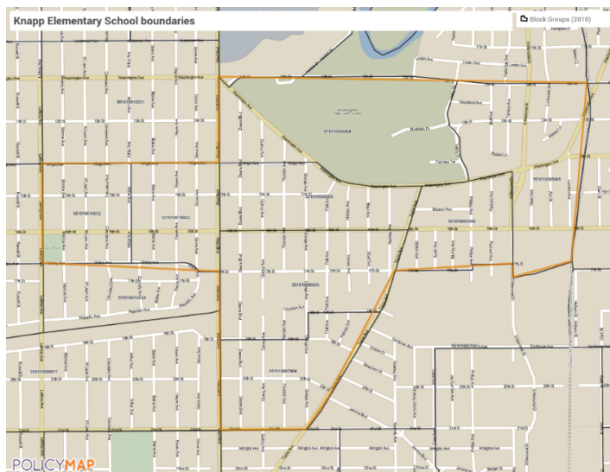
these homes could pose health and safety issues and ultimately become vacant. The current vacancy status of existing housing units suggests that units are already showing signs of risk. Almost half of vacant units (48.3 percent) in the surrounding areas of Julian Thomas and Knapp are due to foreclosure; personal, legal proceedings; preparation to rent/sell; storage; needed repairs; abandonment; or possibly soon to be demolished or condemned. This does pose an opportunity to create targeted home rehabilitation and neighborhood revitalization efforts.

- **Housing instability:** Renters living in the City are more likely to face affordability challenges when compared to homeowners. Fifty-three (53) percent of renters in the City pay at least 30 percent of their income on housing each month. Affordability challenges are higher in the surrounding areas of Julian Thomas and Knapp as it has proportionally more renters than citywide share. The current Low-Income Housing Tax Credit (LIHTC) properties in the surrounding areas address the needs of seniors, however, that has not translated to increased housing diversity for family renters. Underscoring that while some subsidized properties have been developed in the surrounding areas, they are not aligned with the current needs of residents, particularly family households.
- **School Mobility:** An ongoing challenge and concern for the surrounding areas and schools is inconsistent school re-enrollment or participation, which can lead to lower educational attainment in the short-term and lower economic mobility in the long term. School enrollment for both Knapp and Julian Thomas Elementary Schools has fallen since the 2015-2016 school year. During the 2017-2018 school year, both schools had their lowest re-enrollment rate, with under half (46 percent) of Hispanic students re-enrolling at Knapp. On average, only 65 percent of Black and African American students remained in school for the full school year. Additionally, both schools face a high rate of chronic student absenteeism, which can have both short- and long-term implications for a student's educational outcomes.

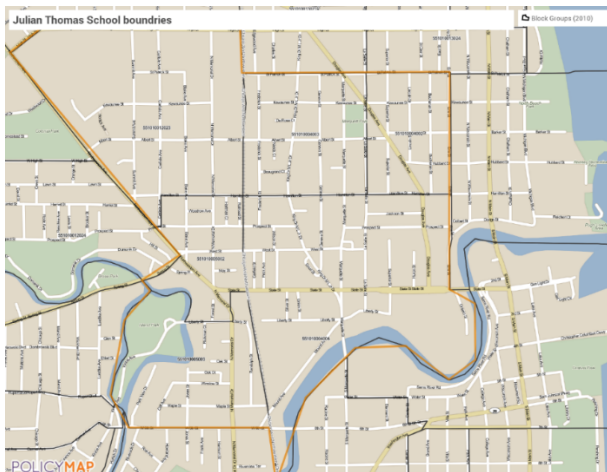
Surrounding Areas for Knapp and Julian Thomas School Boundary

Knapp and Julian Thomas Elementary School boundaries do not directly align with Census Tracts or Census Blocks. For this analysis Census Blocks that contain the school boundaries were chosen to align with both school boundaries.

Knapp and Julian Thomas Elementary School boundaries encompasses the following Census Blocks: 551010004004, 551010012023, 551010006004, 551010005005, 551010005003, 551010006006, 551010004003, 551010007004, 551010006005, 551010004002, 551010005006, 551010010033, 551010005002, 551010010032 (see Map 1 and Map 2 below).



Map 1: Knapp Elementary School Surrounding Area
 Source: Policy Map and American Community Survey



Map 2: Julian Thomas Elementary School Surrounding Area
 Source: Policy Map and American Community Survey

Knapp Elementary School boundaries is bounded by 12th/West Boulevard and Wright Avenue to the North; West Boulevard/21st Street and Taylor Street to the South; Lathrop Avenue/Victory Avenue and Wright Avenue to the West; and 17th Street/Chicago and Northwestern Train tracks to the East (see Map 1 above).

Julian Thomas Elementary School boundaries is bounded by High Street/Chicago and Northwestern Train tracks and St. Patrick Street to the North; W 6th Street and Root River to the South; Northwestern Avenue and Island Park to the West; and State Street and Erie Street to the East (see Map 2 above).

Demographics¹

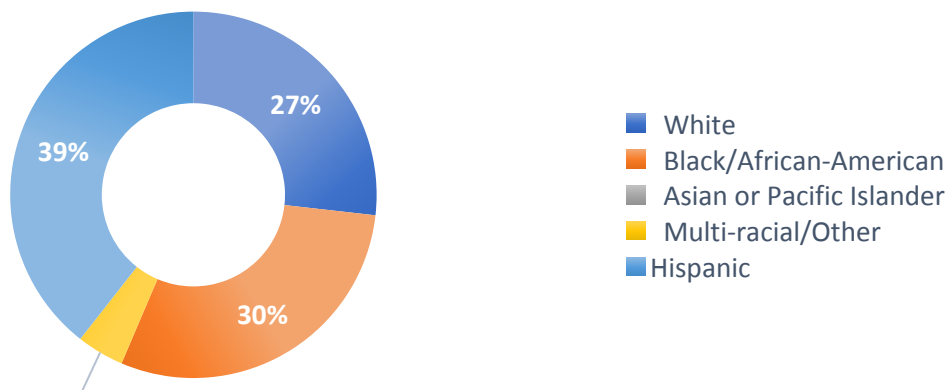
According to the 2014-2018 American Community Survey (ACS), there was an estimated 12,948 residents living in the surrounding neighborhoods, accounting for 16.7 percent of the city’s total population.²

Hispanics are the largest share of residents by race or ethnicity living in the study areas (38.7 percent). After Hispanic residents, Black and African American residents (29.1 percent) make up the next largest racial group. White residents make up the smallest share (26.3 percent) living within the study areas (see Figure 1 below). A small share of residents identify as two or more races (4.1 percent).

¹ Analysis in this document uses U.S. Department of Housing and Urban Development’s 2012–2016 Comprehensive Housing Affordability Strategy (CHAS) dataset, and 2014–2018 American Community Survey (ACS) Five-Year Estimates. CHAS and ACS data are period estimates and therefore represent conditions during the full 60-month period over which data was collected.

² 2014-2018, ACS 5-Year Estimates

Figure 1. Total population by race and ethnicity (share), Knapp and Julian Thomas school boundary, 2014-2018



Source: American Community Survey 5-Year Estimates

Compared to Racine County as a whole, the share of Hispanic and Black and African American residents is about three times higher in the Knapp and Julian Thomas neighborhood. The City of Racine has a share of Hispanic (23.1 percent) and Black and African American residents (22.2 percent), significantly lower when compared to the study area. The largest share of residents by race or ethnicity living in the City and County is white residents (49.9 percent and 72.4 percent, respectively).

As noted in the Market Overview & Opportunities Analysis³, while the City of Racine has become more diverse between 2000 to 2016, the City’s overall population has shrunk. From 2010 to 2016 the number of white residents has decreased by 4.6 percent and the number of Black and African American residents has decreased modestly, all other racial categories and Hispanics (11.9 percent) have seen significant increases on a percentage basis.

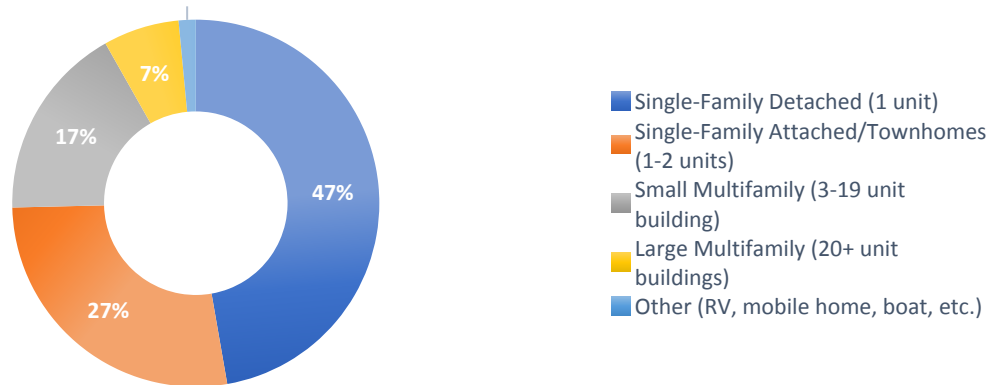
Housing Supply

There is approximately 5,519 housing units in the surrounding areas for Knapp and Julian Thomas Elementary Schools, accounting for about 16 percent of the city’s total housing stock.⁴ As seen from Figure 2 below, almost half of those units (47.3 percent) are single family detached units. The second largest share of units are single family attached or townhome units (27.4 percent).

³ Market Overview & Opportunity Analysis, Prepared by the Residential Planning Partners

⁴ 2014-2018, ACS 5-Year Estimates

Figure 2. Household type (share), Knapp and Julian Thomas school boundary, 2014-2018



Source: American Community Survey 5-Year Estimates

Occupancy & Vacancy Characteristics

There are more renters in the surrounding areas of both schools compared to citywide. Renters occupy 63.6 percent of housing units, 14 percentage points higher than the city’s total share of renters (49 percent).⁵ In terms of owner-occupied units, the study areas have a lower share of owners (36.4 percent) relative to the city (51 percent). Racine County also has a higher share of housing units that are owner-occupied (67.8 percent).

The study areas have a higher share of vacancies with up to 17 percent of all homes in the study areas being vacant, 7 percentage points higher than the citywide vacancy rate of 9.8 percent.

Out of the homes that are vacant in the study area, a majority of them (48.5 percent of all vacant homes) are vacant due to other reasons, such as, foreclosure; personal, legal proceedings; preparation to rent/sell; storage; needed repairs; abandonment; or possibly soon to be demolished or condemned units. The remaining vacant homes in the study area are those on the market, meaning they are ready to rent (38.2 percent of all vacant homes) or buy (7.7 percent of all vacant homes) but currently unoccupied.

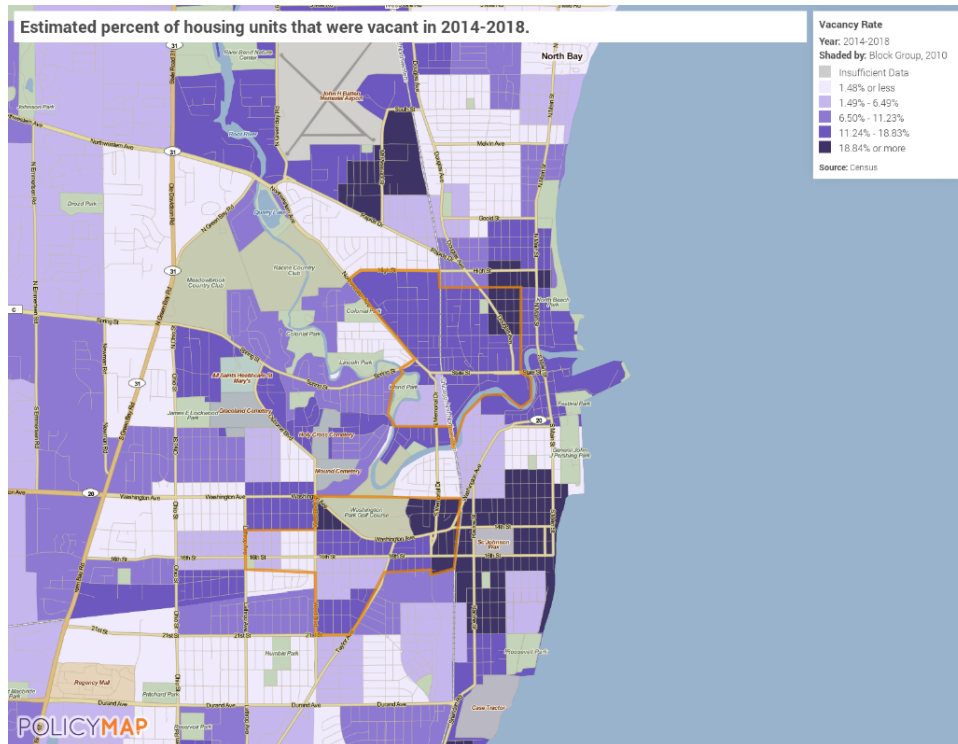
According to the 2014-2018 American Community Survey, the rental vacancy rate in the Knapp and Julian Thomas neighborhood is 11 percent, while the home vacancy rate is 4 percent.⁶

The Market Overview & Opportunity Analysis Report notes that the vacant housing units are concentrated within the city core. As shown in Map 3 below, the vacancy rate is high in and around the surrounding areas for Knapp and Julian Thomas Elementary Schools.

⁵ 2014-2018, ACS 5-Year Estimates

⁶ Some vacant units are excluded when calculating for rental and owner vacancy rate. These units were included in the calculation for the citywide vacancy rate. This difference accounts for why the study area’s overall vacancy rate is 17 percent, but the 4 percent owner-occupied and 11 percent rental vacancy rates sum to 15 percent.

Map 3. Housing Vacancy in the City of Racine, 2014-2018

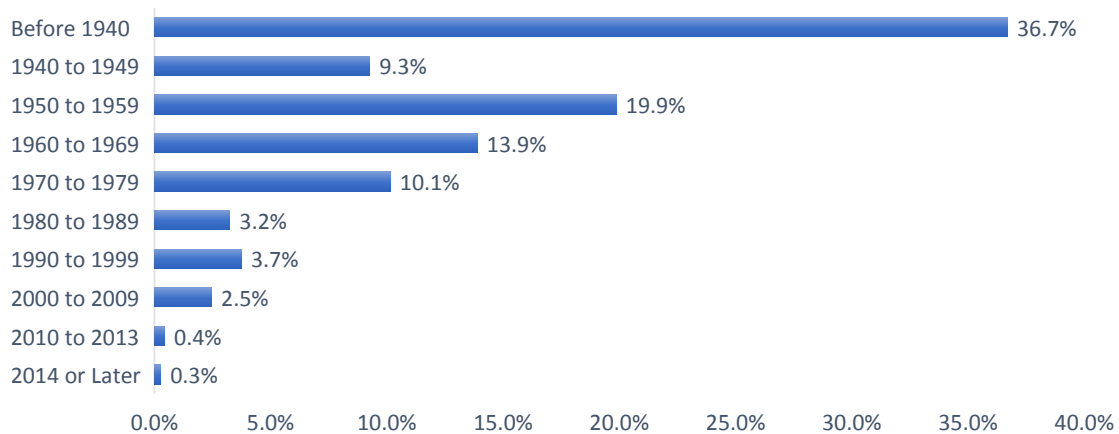


Source: Policy Map and American Community Survey 5-Year Estimates

Age of Structures

Most of the housing stock in the city dates back 40 years or more (see Figure 3 below).⁷ Almost 90 percent of the city’s existing housing stock was built prior to 1980 and almost two out of every five homes (36.7 percent) was built before 1940.

Figure 3. Year Structure Built, City of Racine, 2014-2018

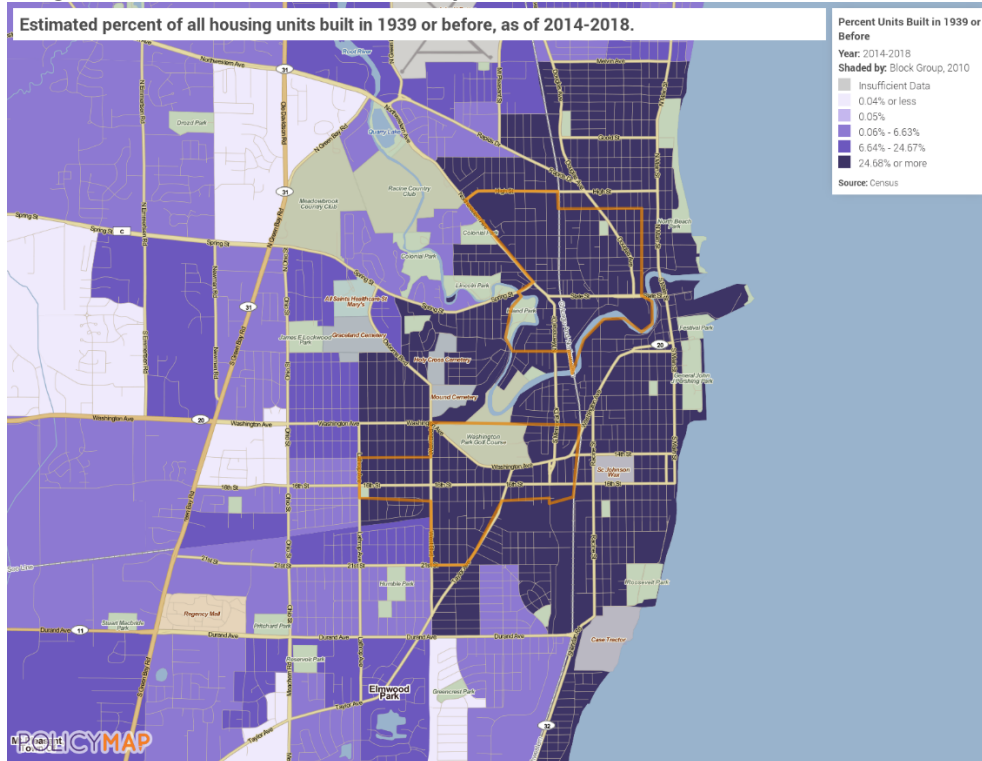


Source: American Community Survey 5-Year Estimates

⁷2014-2018, ACS 5-Year Estimates

Homes built before 1978 may have lead-based paint or related health hazards. With almost 90 percent of building in the city built prior to 1980, these properties may pose health hazards to residents living in them. As seen in Map 4 below, over 24.6 percent of homes in the neighborhood are likely to be built prior to 1940.

Map 4. Housing Structure Built before 1940, City of Racine, 2014-2018



Source: Policy Map and American Community Survey 5-Year Estimates

Affordable Rental Housing Supply

Low Income Housing Tax Credit (LIHTC) has been a valuable resource in creating affordable housing across the nation. According to the National Housing Preservation Database (NHPD), there are 25 active tax credit properties in the City of Racine. Seven of those active tax credit projects are located within Julian Thomas Elementary School boundaries. Below is a list of the three largest LIHTC properties based on unit size:

Table 1. Federally subsidized, private rental properties, within Julian Thomas Elementary School boundaries

Property name	Total units	Ownership type	Funding source	Expiration year
The Lincoln School Historic Apartments	64	Non-profit	Low-Income Tax Credit	2021
The Parkview	73	For-profit	Low-Income Tax Credit	2030
Parkview III	73	For-profit	Low-Income Tax Credit	2043

Source: National Housing Preservation Database, 2020.

Notes: For discussion purposes, “for-profit” refers to both for-profit and profit-motivated owners. Expiration year based on earliest expiration date in the National Housing Preservation Database.

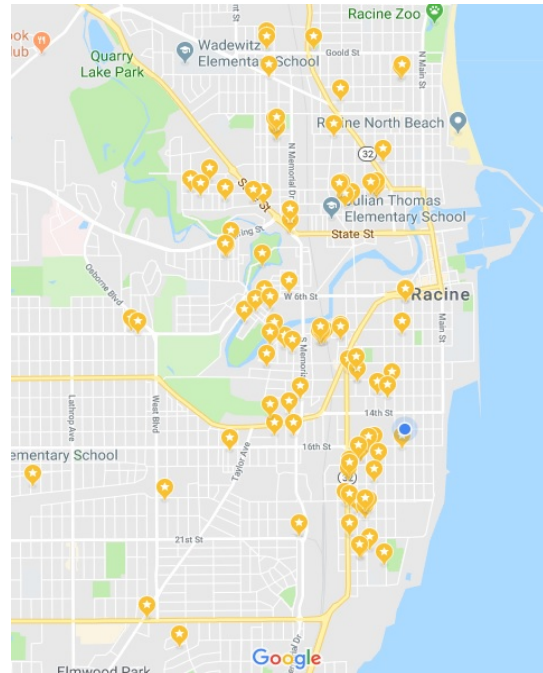
It is worth noting that all three of these properties are designed for low-income senior residents.

Affordable Owner Housing Supply

Racine Habitat for Humanity (HFH) has created opportunities for affordable homeownerships for city residents for over 30 years. Through its Local Build Project (LBP)⁸, HFH has focused its efforts in the city’s 5 lowest-wealth census tracts. Map 5 below displays completed Habitat homes targeted low income homeowners. There is a higher share of homes built in the Julian Thomas neighborhood boundaries.

Household Income

In 2018, the median income for City of Racine was \$42,767. In 2018 approximately three out of every ten households in the city had an annual income below \$25,000 (29 percent). Households making below \$25,000 are considered extremely low income.



for

Map 5. Completed HFH Homes in City of Racine, 2020

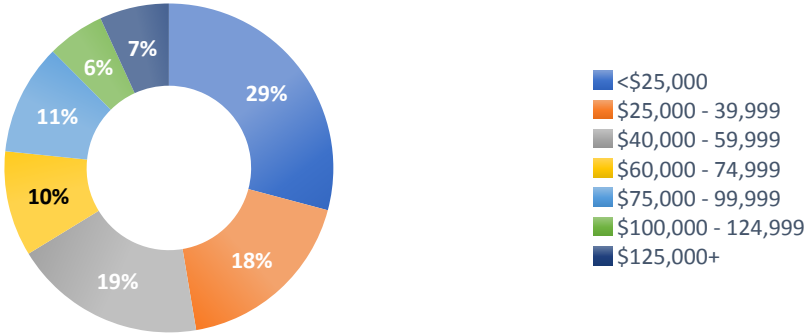
Source: Racine Habitat for Humanity

Almost 13 percent of households in the city, have an annual income of \$100,000 or higher. Between 2013 and 2018, this income group increased by 21.7 percent (676 new households).⁹ The city experienced growth in higher income groups, but there is still a sizeable number of lower income households, especially extremely low-income households.

⁸ <https://www.habitatracine.org/where-we-build>

⁹ 2009-2013 & 2014-2018, ACS 5-Year Estimate

Figure 4. Household income (share), City of Racine, WI 2014-2018



Source: American Community Survey 5-Year Estimates

There is a stark difference when comparing the median household income by race or ethnicity for the city. According to the 2014 -2018 American Community Survey, the median household income for a white household is \$51,266. In comparison, the median household income for Hispanics and Black and African American household was \$39,324 and \$25,280, respectively.

Local Rental Conditions

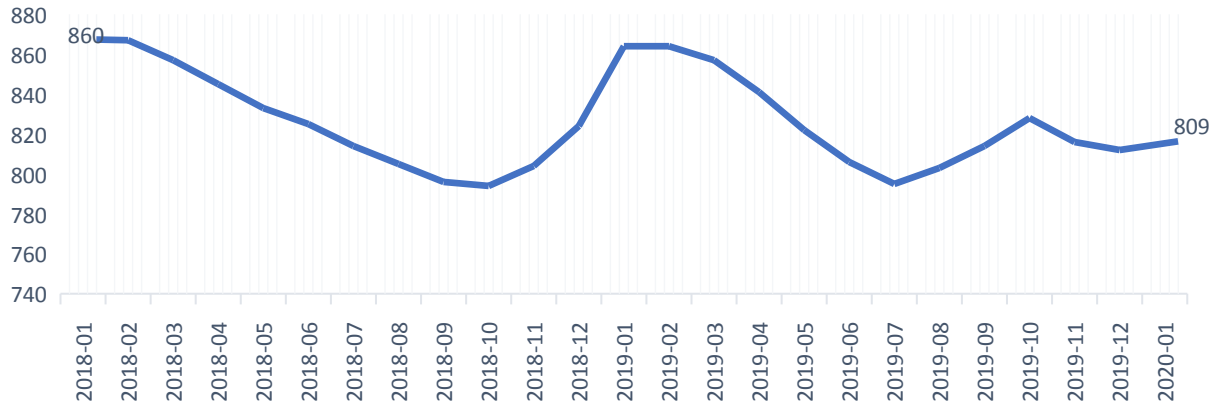
The number of renters in the City has been on the rise. From 2000 to 2018¹⁰, the rental occupancy rate for the city jumped from 39.7 percent to 49 percent.

Rents have slowly been on the rise in the city. Between 2013 and 2018¹¹, the median rent for both the city and the county had a percent change of 13.8 and 12.6, respectively. During the same time period, the median household income for the city and the county increased at slightly lower rates (12.3 percent and 10.5 percent). In 2018, the median rent for the City of Racine was \$824.¹²

A snapshot of shorter-term rental market trends since 2018 shows a decline in median rent. A family or person looking to rent a unit in a multifamily property at the start of 2018, would have a median rent of \$860.¹³At the start of 2020, median rent was set at \$809, almost a 6 percent decrease from 2018.

¹⁰ 2000 Decennial Census and 2014-2018, ACS 5-Year Estimate
¹¹ 2009-2013 and 2014-2018, ACS 5-Year Estimate
¹² 2014-2018, ACS 5-Year Estimate
¹³ 2018-2020, Zillow

Figure 5. Median rents at multifamily rental properties, City of Racine, WI 2018-2020



Source: Zillow 2018-2020

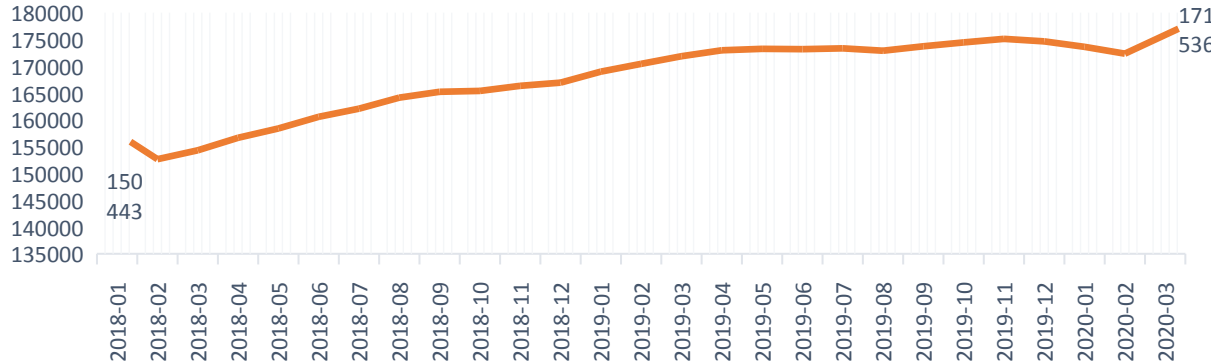
Local Home Value Conditions

In 2018, 51 percent of housing units in the city were owner-occupied units.¹⁴ The median home value for an owner-occupied unit in the city was \$105,300, lower than the county (\$169,900).

Median home values in city have decreased since 2013. Between 2013 and 2018,¹⁵ the median homes value decreased by 12.61 percent (\$15,200 difference). In comparison, the median home value for the county had little to no change (less than 1 percent decrease)

Short-term, for-sale market trends suggest an increase in median home sales price. In March 2020, the median home sale price was \$171,536.¹⁶ That is a 15 percent increase from the January 2018 median home sales price of \$150,443.

Figure 6. Median home sale price, City of Racine, WI 2018-2020



Source: Zillow 2018-2020

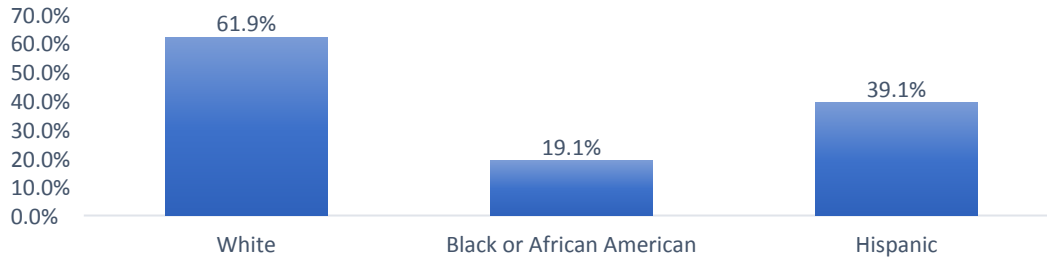
¹⁴2014-2018, ACS 5-Year Estimate
¹⁵ 2009-2013 & 2014-2018, ACS 5-Year Estimate
¹⁶ 2018-2020, Zillow

Homeownership

As mentioned earlier in this report, the homeownership rate for the City of Racine is 51 percent. Homeownership has traditionally been the primary method in accumulating intergenerational wealth.

The homeownership rate for white residents is 61.9 percent, higher when compared to Black and African American residents (19.1 percent) and Hispanic residents (39.1 percent).

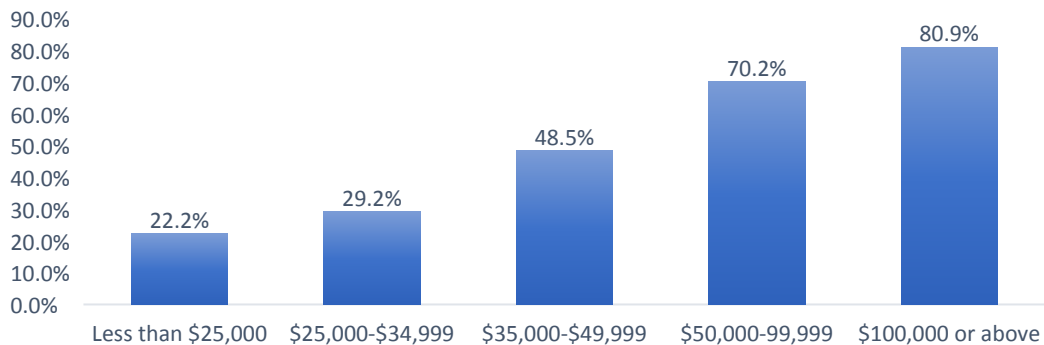
Figure 6. Homeownership rate by race or ethnicity, City of Racine, WI 2014-2018



Source: American Community Survey 5-Year Estimates

The homeownership rate for low income households in the city is much lower than higher income households. For example, extremely low-income households (less than \$25,000) homeownership rate is 22.2 percent.

Figure 7. Homeownership rate by household income, City of Racine, WI 2014-2018



Source: American Community Survey 5-Year Estimates

Housing affordability

A household that pays more than 30 percent of their gross income on housing is considered “cost-burdened.” If they are paying more than 50 percent of their gross income on housing, they are considered “severely cost-burdened.” Renters living in the city are more likely to face affordability challenges than homeowners. In 2018, 53 percent of renters in the city were cost burdened,¹⁷ while 35.6

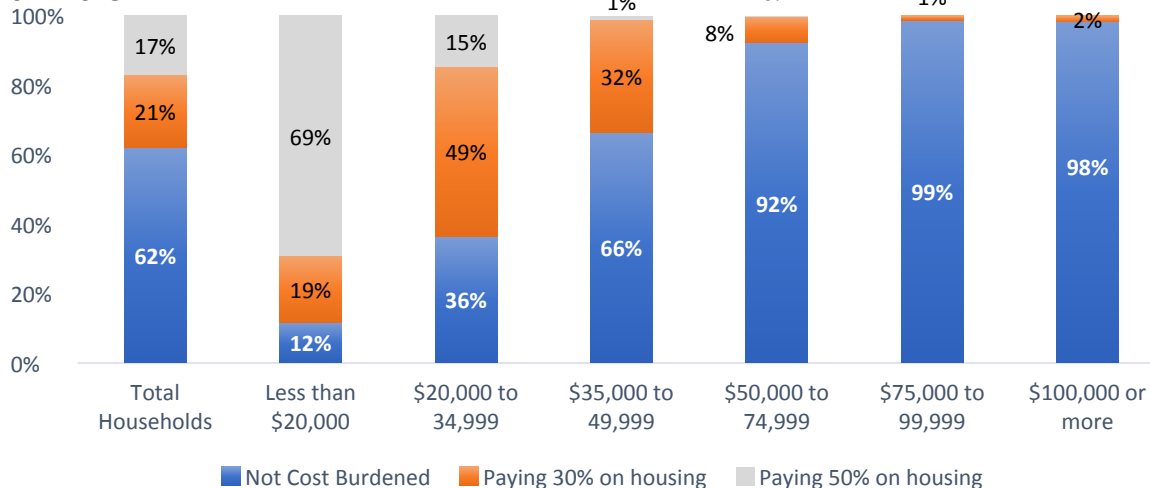
¹⁷ 2014-2018, ACS 5-Year Estimate

percent of homeowners were cost-burdened.¹⁸

Lower-income households in the city experience cost-burdens at higher rates and more severely compared to moderate- and higher-income households. Forty (40) percent of total households make under \$35,000 annually, and 75 percent of these household’s experience cost-burdens. Almost nine out of ten households (88 percent) making less than \$20,000 annually are cost-burdened, and most of these households are severely cost-burdened.

Figure 8. Cost Burdened Households by household income, City of Racine, WI

2014-2018



*\$26,200 is the 30% AMI, \$38,450 is 50% AMI, \$61,500 is 80% AMI, and \$84,600 is 100% AMI.

Source: American Community Survey 5-Year Estimates

Housing problems

The U.S. Department of Housing and Urban Development (HUD) defines housing problems as incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room (overcrowding), and cost burdens greater than 30 percent.

According to 2016 data from the HUD, 38 percent of households in the city and 31 percent of households in the county face at least one of these housing problems.¹⁹ Housing problems for the city are more commonly experienced by renters.

Housing problems are evenly distributed among owners and renters living in the county: 11,930 owners (16 percent of total households) and 11,060 renters (14 percent of total households) had at least one of the four housing problems. In the city, 7,095 renters (23 percent of total households) had at least 1 housing problem, while 4,235 homeowners (14 percent of total households) indicated experiencing a housing problem.

¹⁸ Does not include housing units without a mortgage

¹⁹ Analysis in this document uses U.S. Department of Housing and Urban Development’s 2012–2016 Comprehensive Housing Affordability Strategy (CHAS) dataset, the most recent dataset available

Resident Employment

Approximately 63 percent of residents age 16 or older in the city participate in the labor force.²⁰ The top industries with up to 74 percent of residents working in these industries, include:

- Manufacturing (22.6 percent)
- Education, healthcare & social assistance (20.3 percent)
- Retail trade (11.4 percent)
- Arts, entertainment, recreation, accommodation and food services (10.7 percent)
- Professional, scientific, management, administrative, waste management services (9.1 percent)

Rent affordability varies with each industry, but all the sectors listed above have a median wage on the lower end of the spectrum. For example, an individual working in the Retail trade industry can afford monthly rent up to \$531 per month without being considered cost burdened.

Table 2. Affordable Rent by Median Wage, City of Racine 2014-2018²¹

Industry	Share of Racine Resident Employment	Median Wage 2018	Affordable Rent Level
Manufacturing	22.6%	\$39,460	\$987
Educational, health care & social assistance	20.3%	\$27,865	\$697
Retail trade	11.4%	\$21,224	\$531
Arts, ent., rec., accommodation & food svcs	10.7%	\$15,686	\$392
Professional & business services	9.1%	\$26,703	\$668
Transportation, warehousing, & utilities	6.1%	\$35,158	\$879
Information, finance, insurance, & real estate	5.0%	\$36,280	\$907
Construction	4.2%	\$32,885	\$822
Other services (except public administration)	3.8%	\$28,152	\$704
Public administration	3.5%	\$48,968	\$1,224
Median Earnings		\$42,767	\$1,069

Source: American Community Survey 5-Year Estimates

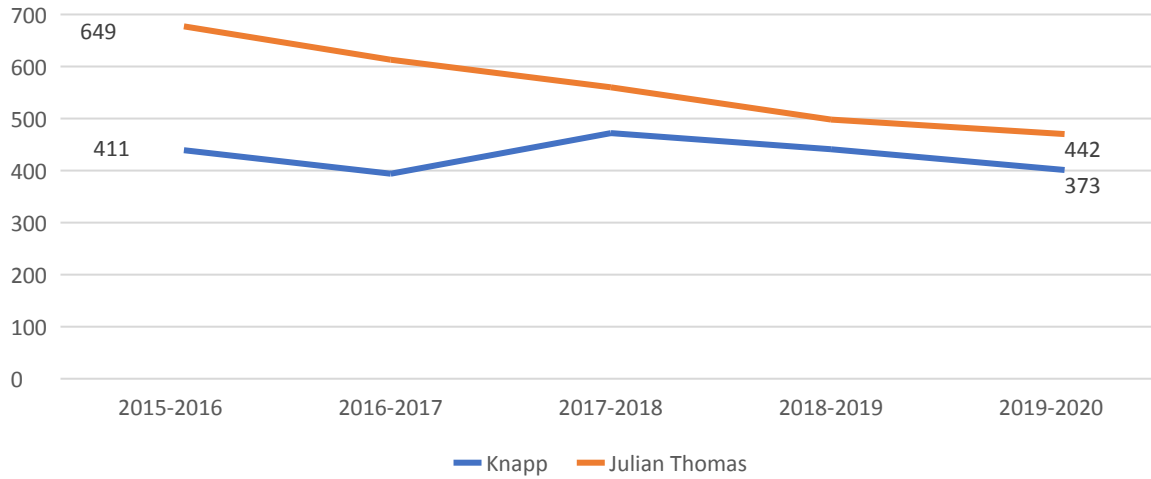
Student Enrollment & Mobility

From 2015 to 2020, both Knapp and Julian Thomas elementary school have experienced a decrease in school enrollment. At the start of 2015-2016 school year, Julian Thomas had 649 students enrolled. At the start of the 2019-2020 school year, Julian Thomas has 442 students enrolled, a decrease in school size by 31.8 percent. At the start of 2015-2016 school year, Knapp had 411 students enrolled. At the start of the 2019-2020 school year, Knapp has 373 students enrolled. However, Knapp student enrollments fluctuated throughout the years. Knapp experienced an influx of student enrollment in 2017-2018 (472 students), reaching their peak enrollment. The following two school years saw decreases in student enrollment.

²⁰ 2014-2018 ACS 5-Year Estimates

²¹ 2014-2018 ACS 5-Year Estimate

Figure 8. School Enrollment, City of Racine, WI 2014-2018



Source: Knapp and Julian Thomas Elementary School

School mobility refers to students moving or changing schools outside of graduating and moving from one school level into the next. In the past five years, school mobility has varied between schools and race and ethnicity. Julian Thomas Elementary School has the lowest re-enrollment rate and historically had a majority Black and African American student body (between 65 and 71 percent). The enrollment rate of students who are two or more races, has dropped 16 percent, and make-up four percent of Julian Thomas students.

Table 3. Re-enrollment rate for the prior year at Julian Thomas

	Black or African American	Hispanic/Latino	Two or more races	White	Total
2016-2017	65%	87%	81%	88%	78%
2017-2018	65%	84%	67%	75%	75%
2018-2019	71%	80%	69%	73%	76%
2019-2020	69%	84%	65%	75%	76%

Source: Julian Thomas Elementary School

The re-enrollment rate for Knapp students saw its lowest rate during the 2017-2018 school year. About 61 percent of all students from the previous year re-enrolled. Hispanic students had the lowest re-enrollment rate with just under 50 percent (46 percent). Since then, the re-enrollment rate has recovered.

Table 4. Number of students enrolled at the same school as the prior year at Knapp

	Black or African American	Hispanic/Latino	Two or more races	White	Total
2016-2017	69%	78%	74%	84%	74%
2017-2018	62%	46%	57%	71%	61%
2018-2019	70%	58%	76%	81%	71%
2019-2020	77%	74%	79%	72%	76%

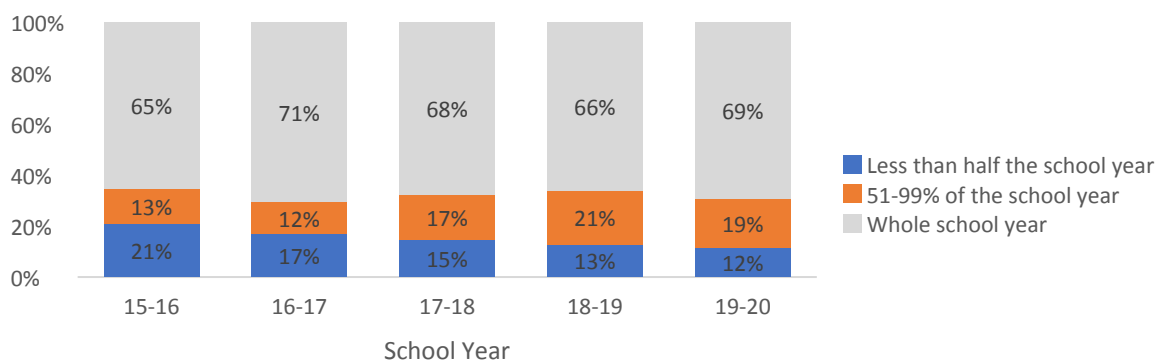
Source: Knapp Elementary School

Student Mobility During the School Year

Student mobility can disrupt the learning process especially when students are taken out during the school year. From 2015 to 2019, Knapp and Julian Thomas have had a consistent pattern of students moving or leaving before the school year ends.

During the past five school years, on average, 32 percent of students were taken out of Knapp before the school year ended. The 2015 and 2018 school years had the highest percentage of student moving or leaving before the school year ended (35 percent). However, the percentage of students leaving before halfway through the school year has dropped. In the 2015 school year, 21 percent of the students left before the halfway point, while in 2019 only 12 percent of students left before the halfway point. From the 2015 to 2019 school year, the percentage of student staying for the whole school year has increased by four percent.

Figure 9. Knapp elementary school student enrollment during the year, 2015 - 2019



Source: Knapp and Julian Thomas Elementary School

Even though the total percentage of students that remained in Knapp for the full year has increased, the percentage of Hispanic students that stayed for the full school year has dropped. In the 2015 school year 76 percent of Hispanic students stayed for the full year. In the 2018 school year this percentage dropped to 60 percent and then increased to 73 percent in the 2019 school year. During the past five school years, on average, Black and African American students have had the lowest number of students staying enrolled at the same school for the full school year (65 percent).

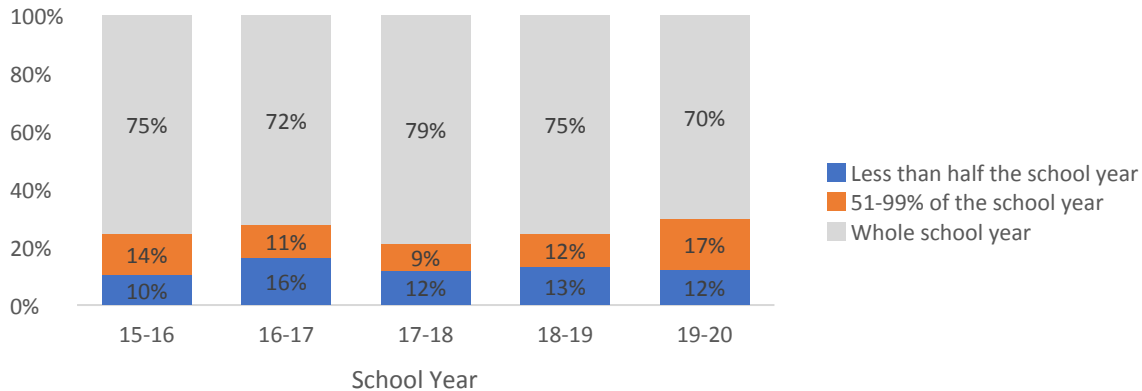
Table 5. Percentage of students who completed the full school year at Knapp

	Black or African American	Hispanic/Latino	Two or more races	White	Total
2015-2016	63%	76%	68%	62%	65%
2016-2017	68%	72%	58%	85%	71%
2017-2018	66%	65%	73%	72%	68%
2018-2019	62%	60%	69%	82%	66%
2019-2020	66%	73%	67%	78%	69%
Five-Year Average	65%	69%	67%	76%	68%

Source: Knapp Elementary School

During the past five school years, on average, 26 percent of student were taken out of Julian Thomas before the school year ended. During the most recent school year (2019) Julian Thomas had it's highest percentage of students leave before the school year ended (29 percent). Unlike Knapp, the percentage of students at Julian Thomas leaving before the halfway point of the school year has increased. In the 2015 school year 10 percent of students left before the halfway point of the school year, while during the most recent school year (2019) 12 percent of students left. In the past school year, Julian Thomas reached its lowest percentage of students that remained enrolled for the full school year. (70 percent of students).

Figure 10. Julian Thomas elementary school student enrollment during the year, 2015 - 2019



Source: Julian Thomas Elementary School

Across the board, the percentage of Julian Thomas students who are enrolled for the full school year has dropped. This drop has been most significant with white student enrollment, from 2015 to 2019 they dropped from 85 percent to 64 percent. However, like Knapp, during the past five school years, on average, Black and African American students had the lowest share of students that complete the full school year (65 percent) at Julian Thomas.

Table 6. Percentage of students that completed the full school year at Julian Thomas

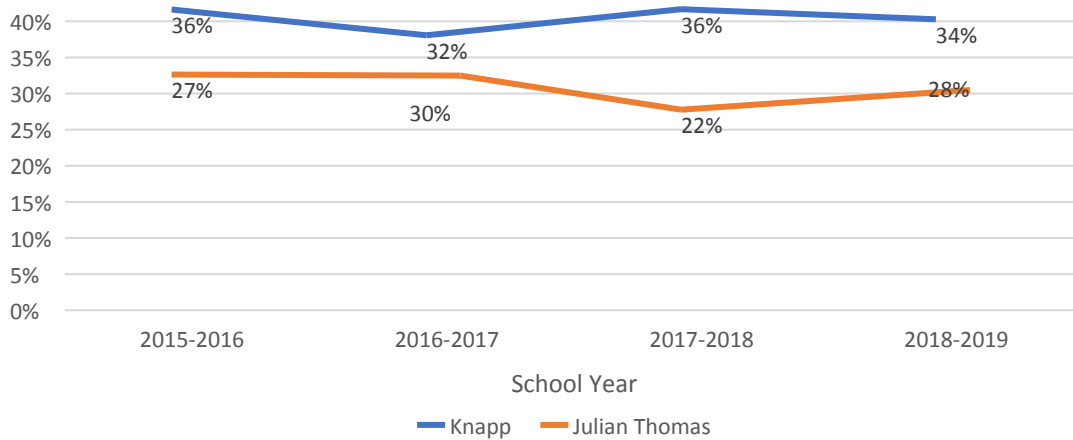
	Black or African American	Hispanic/Latino	Two or more races	White	Total
2015-2016	66%	82%	67%	85%	75%
2016-2017	58%	82%	67%	97%	72%
2017-2018	67%	87%	81%	87%	79%
2018-2019	68%	82%	67%	74%	75%
2019-2020	65%	79%	48%	64%	70%
Five-Year Average	65%	82%	66%	81%	74%

Source: Julian Thomas Elementary School

School Attendance

Students who are chronically absent are at a higher risk of falling behind in their academic progress. Chronic absenteeism is defined as students who are absent for at least 10 percent of the days enrolled at school. Knapp and Julian Thomas have had high chronic absenteeism rates for the past five years. Knapp has had a chronic absenteeism rate higher than 30 percent between the 2015 and 2018 school year. Julian Thomas chronic absenteeism rate is lower compared to Knapp, reaching its lowest rate during the 2017 school year (22 percent).

Figure 11. Chronic Absenteeism Rate for Knapp and Julian Thomas



Source: Knapp and Julian Thomas Elementary School

211 Call Count

Across the U.S., 2-1-1 call centers handle millions of calls every year. Call centers provide aggregated data about the calls to *2-1-1 Counts*, which systematically tracks and summarizes callers' needs.²² According to the 211 data, the top two service request come from zip codes 53404 and 53405, which is within Knapp and Julian Thomas school boundaries. In the past year housing, shelter (13.4 percent) and food (50.6 percent) are the top service requests. The top food related requests were for food pantries (90.2 percent) and the top housing and shelter requests were for rental assistance (41.6 percent). These requests are mirrored in the top service requests for Racine County.

Appendix

Table 5. Demographics, Knapp and Julian Thomas surrounding areas and City of Racine, WI (2018)²³

²² <https://211counts.org/home/index>

²³ 2014-2018 ACS 5-Year Estimates via Social Explorer

	Knapp and Julian Thomas neighborhood		City of Racine	
	<i>No.</i>	<i>Percent</i>	<i>No.</i>	<i>Percent</i>
Total population	12,948	16.7%	77,576	-
Total households	4,582	6%	30,378	-
Median Household Income ²⁴		-	\$42,767	
<i>Race & ethnicity</i>				
White Alone	3,409	26.3%	59,680	76.9%
Black or African American Alone	3,773	29.1%	38,726	49.9%
American Indian and Alaska Native Alone	223	1.7%	17,227	22.2%
Asian Alone	0	0.0%	311	0.4%
Native Hawaiian and Other Pacific Islander Alone	0	0.0%	723	0.9%
Some Other Race Alone	5	0.0%	13	0.0%
Two or More Races	532	4.1%	85	0.1%
Hispanic or Latino	5,006	38.7%	17,896	23.1%

Table 6. Housing Conditions, City of Racine, WA (2018)²⁵

	Knapp and Julian Thomas neighborhood		City of Racine	
	<i>No.</i>	<i>Percent</i>	<i>No.</i>	<i>Percent</i>
Total Housing Units	5,519	6.5%	33,666	-
<i>Housing age</i>				
Median Year of Structure ²⁶	-		1952	
<i>Housing tenure</i>				
Occupied units	4,582	83.0%	30,378	90.2%
Vacant units	937	17.0%	3,288	9.8%
Owner Occupied units	1,668	36.4%	15,503	51.0%
Renter Occupied units	2,914	63.6%	14,875	49.0%
<i>Vacant housing units</i>				
For Rent	358	38.2%	1,087	33.1%
For Sale Only	72	7.7%	237	7.2%
Other Vacant	454	48.5%	1,589	48.3%

Figure 9. WI 211 counts for Knapp and Julian Thomas school boundary zip codes, 2019-2020

²⁴ The median household income was not able to be calculated for the study area due to the margin of error

²⁵ 2014-2018 ACS 5-Year Estimates via Social Explorer

²⁶ The median household income was not able to be calculated for the study area due to the margin of error



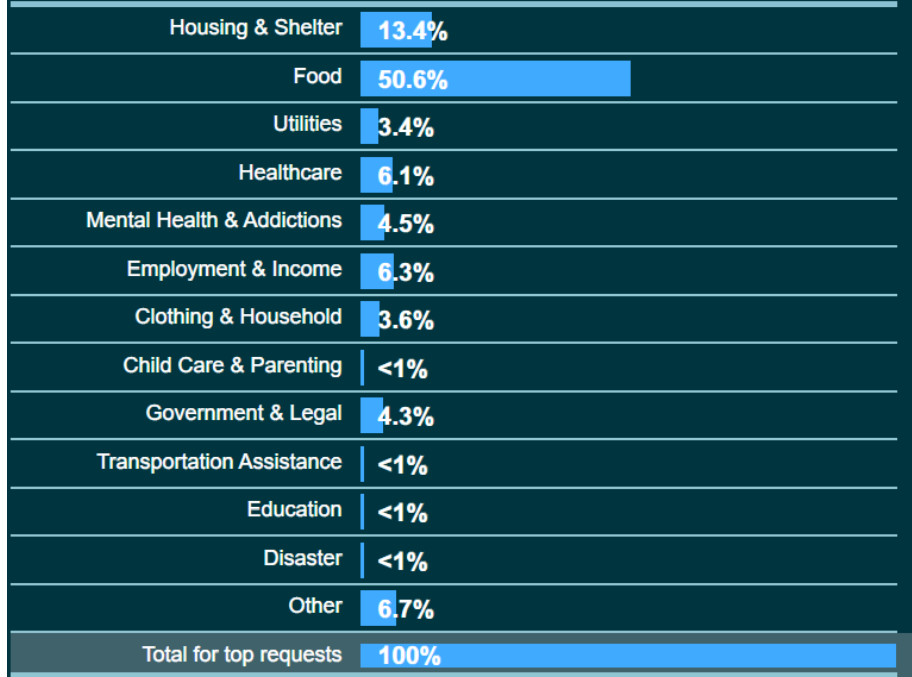
Choose data to display

53404 , 53405

LAST 365 DAYS

Top service requests May 23, 2019 to May 21, 2020

TOP REQUEST CATEGORIES Display as: PERCENT COUNT



Source: 2-1-1 counts