



Neighborhood Analysis

**Technical Assistance for Strive Together's
Opportunity Fund Cohort**

Racine, WI

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Strive Together Cohort – Higher Expectations

Higher Expectations is a nonprofit organization that serves as the backbone StriveTogether Cohort organization in Racine, WI.

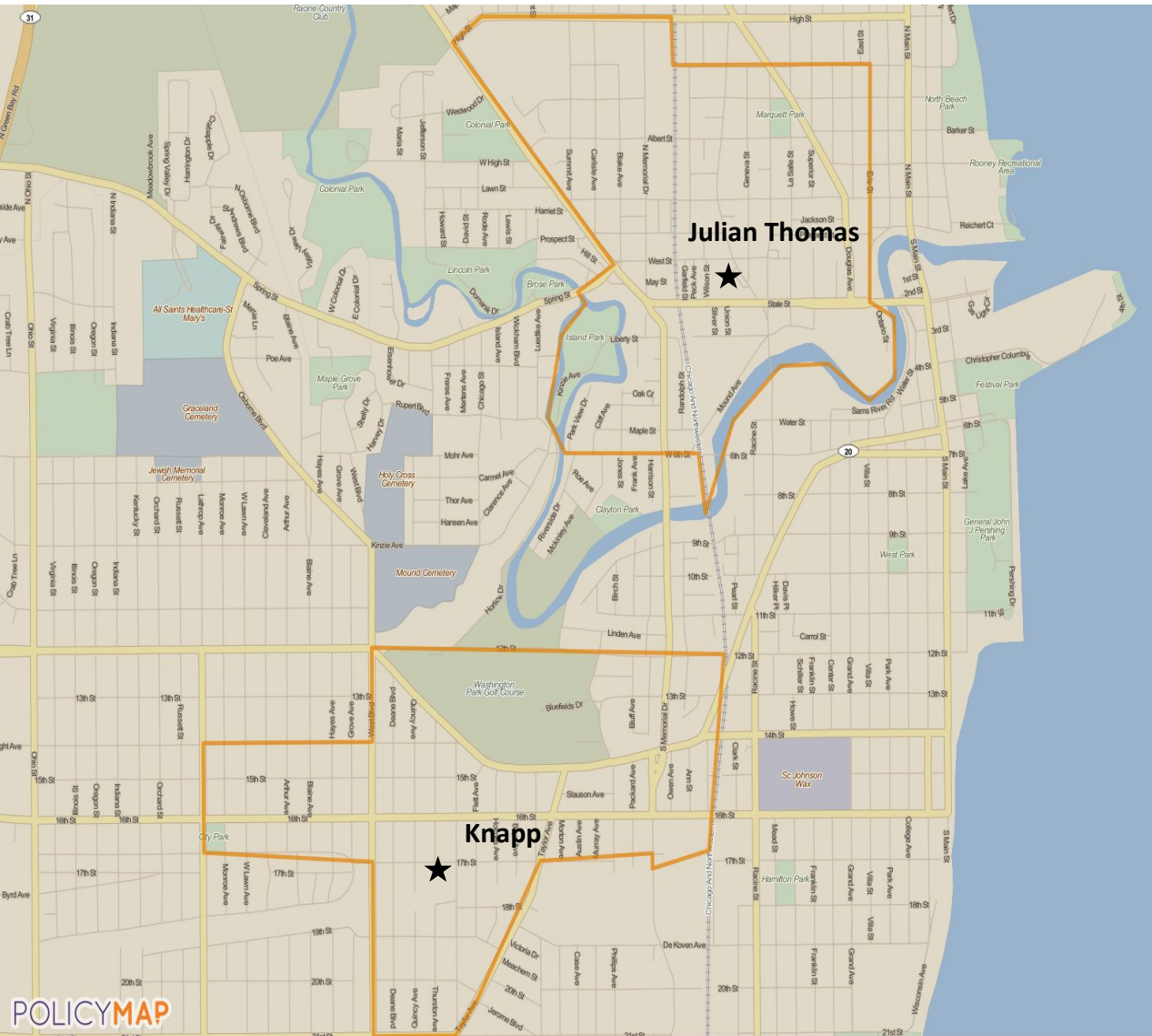
Focus

- Part of StriveTogether Opportunity Fund cohort focusing on housing.
- Exploring how mothers who are able to obtain and maintain employment are able to move into stable housing.
- Focus on reducing housing displacement for children to improve educational outcomes. Recruiting a cohort of 15 mothers, particularly single-mothers, and providing life skill development, job shadowing services, and support in selecting a career path that earns a minimum of \$19 per hour.
- Track cohort members to see how many pursue post-secondary education and tuition reimbursement.
- StriveTogether partner with two local elementary schools to track school attendance, grade progression, and housing stability.

“If a mother is receiving a housing subsidy and is forced to move out, how do they ensure housing stability through this transition?”

– Higher Expectations

Community School Centers

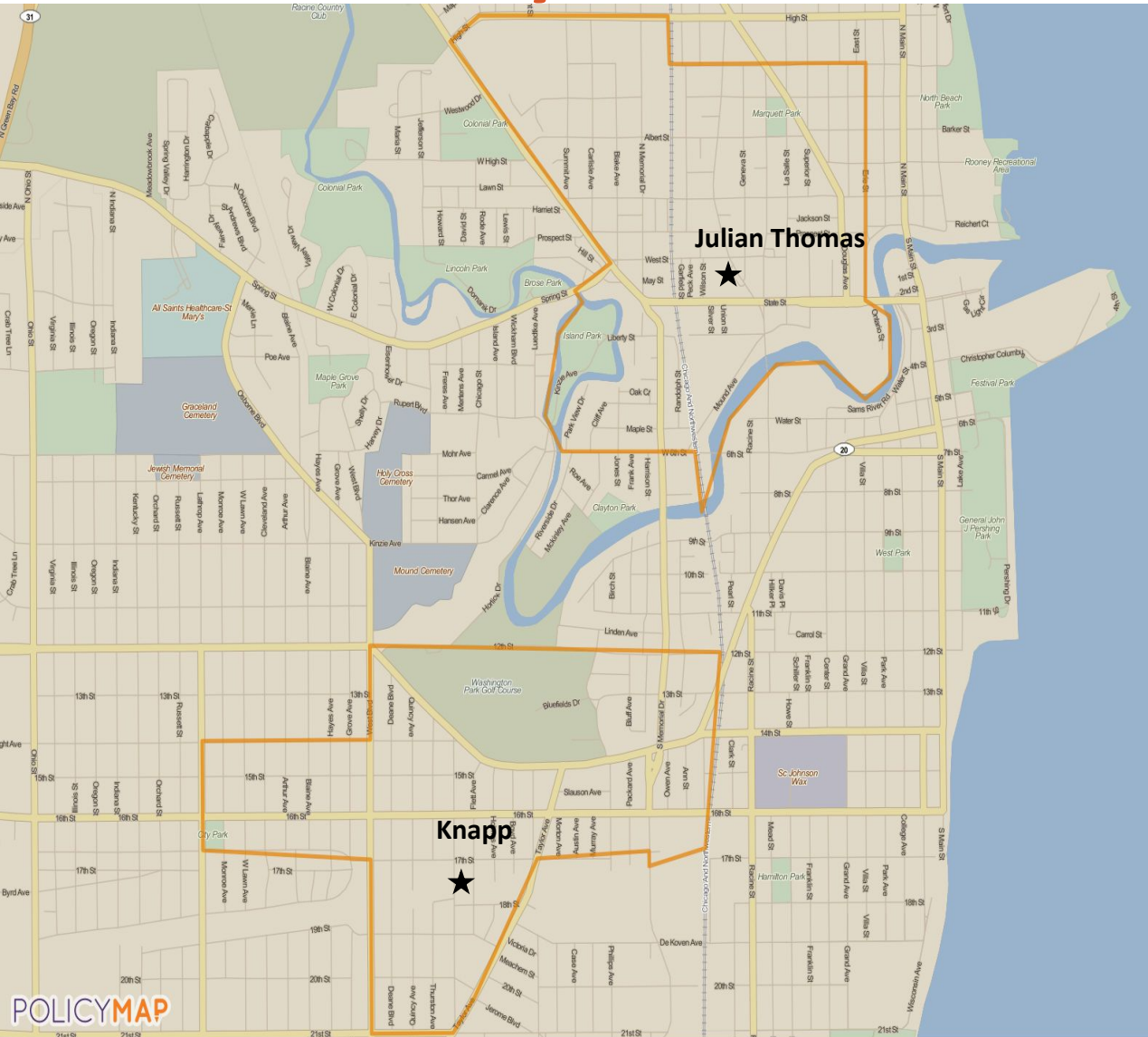


Julian Thomas and Knapp Elementary Schools are designated Community Schools embedded within the Unified Racine School District. Community Schools are part of a broader place-based strategy, Link and Inspire For Tomorrow (LIFT), through United Way of Racine County that supports the whole family through education, resources and services. Through this model of connecting schools with family supports, United Way looks to increase accessibility of critical services to stabilize families, build trust between schools and parents, and cultivate and sustain parent leadership.

Knapp Elementary School was the pilot Community School and expanded to Julian Thomas Elementary School.

Note: Julian Thomas and Knapp Elementary School boundaries do not directly align with Census Tract or Census Block designation. For this analysis, Census Blocks that contain the school boundaries were chosen to align with both school boundaries.

Community School Centers and Their Partners



- Traditional partners that can support moving the needle on shared outcomes include:
 - Large businesses that can lend their name:
 - SE Johnson (Waxdale)
 - Walmart
 - Modine Manufacturing
 - The Mayor's Office
 - W RTP Big Step
 - Catholic Charities
 - YMCA
 - Racine Literacy Council
 - Fast Program
 - Racine Art Museum
 - Gateway Technical College
 - Local churches
 - Cop houses
- Non-traditional partners that can be considered:
 - Landlords and local small businesses embedded in the community, childcare facilities (expanding existing partnership with Racine Unified School District to provide pre-K classes in childcare facilities)

Housing Conditions & Educational Outcomes

Healthy Homes Improve Educational Outcomes

Housing quality has wide-ranging impacts on health, especially for children.

- Poor housing quality has been linked to worse health outcomes for children, which in turn affects physical and mental development, academic performance, and long-term educational outcomes.¹
- Healthy children have better school attendance rates—a key indicator of educational success—and improved attentiveness as compared to their less healthy peers.²
- Long-term neighborhood housing vacancy is significantly associated with neighborhood health problems.³

Housing Indicators to Track: Building age, building type, potential for lead exposure, vacancy, health and safety code violations, presence of severe housing deficiencies (no plumbing/kitchen facilities).

Housing Stability and Educational Outcomes

Residential stability affects children's well-being and development.¹

- Chronic **residential instability** early in a child's life has negative impacts on mental health and vocabulary development.⁴
- Adolescents that **experience multiple moves** show difficulty adapting and are more likely to drop out of high school.⁵
- Children living in environments free of **excess crowding** have been found to have higher reading and math scores.⁶ Children in overcrowded homes more commonly fall behind in school and complete less schooling than their peers.⁷

Housing Indicators to Track: Homeownership rates, housing cost-burden, homelessness rates, frequent moves, crowding rates, number of “doubled up” households.

High Housing Costs and Educational Outcomes

Affordable homes allow families to spend more money on things other than housing, such as education.¹

- Families living in **cost-burdened housing** are forced to make daily tradeoffs between housing and other needs and necessities. Families that put more than 30 percent of their incomes towards housing are shown to spend less money on food and educational enrichment activities that support healthy child development.⁸
- A study based on the National Survey of American Families found that children in **rent-burdened** households were held back in school more often.⁹

Housing Indicators to Track: Housing cost-burden rates, median household income, Housing Choice Vouchers (aka Section 8), public assistance income, poverty rate.

Neighborhood Analysis for Areas Surrounding Julian Thomas and Knapp Elementary Schools

Neighborhood-Level Housing Indicators Analysis

Goal

- Inventory of neighborhood level and citywide housing data
- Benchmark existing conditions across a set of housing and school indicators for areas surrounding Knapp and Julian Thomas Elementary Schools
- Assess housing needs and conditions

Neighborhood Housing Indicators Analysis

Goal: Deeper look into the housing conditions in the surrounding neighborhoods for Julian Thomas and Knapp Elementary Schools

Data Sources: 2014–2018 American Community Survey (ACS) 5-Year Estimates, 2020 National Housing Preservation Database, 2018–2020 Zillow, PolicyMap, SocialExplorer, Knapp and Julian Thomas School Data

Measures used to assess neighborhood housing quality include:

- Housing stock composition and structure
- Building age and quality
- Homeownership rate
- Housing cost and households assisted by housing subsidies
- School mobility

A. Julian Thomas Elementary School

Julian Thomas

The Julian Thomas Community School Center is composed of seven census blocks.

Key Findings:

- The area is predominately Hispanic and Black, with a high number of school-age children.
- Housing costs are relatively low, however, half of renters are housing cost-burdened.
- The majority of homes are older and have higher risk for lead paint.

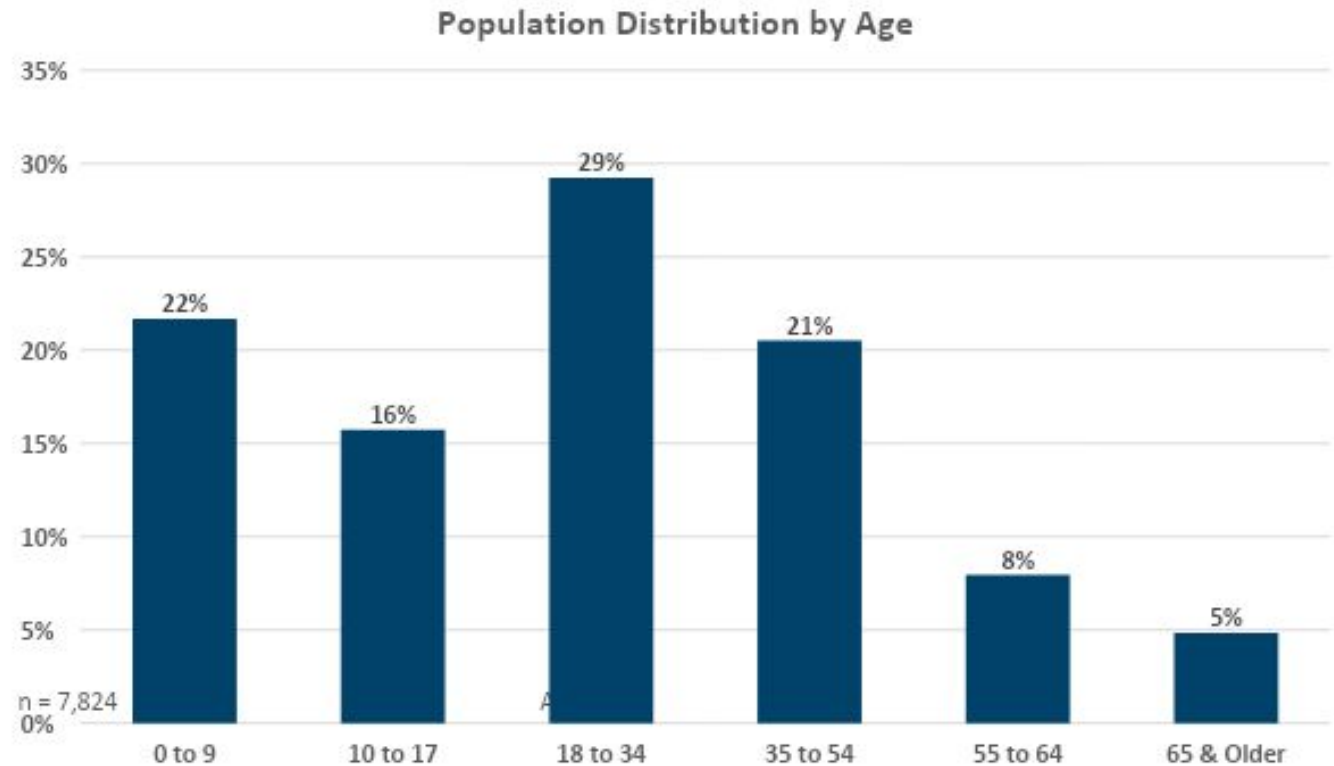


Julian Thomas: Family Demographics, 2014-2018

The neighborhoods surrounding Julian Thomas have a high concentration of school-aged children.

The neighborhood is home to 2,179 children between the ages of 5-17, which make up 28% of the total 7,824 residents.

This is a higher share of children compared to Racine overall. 61% of all Julian Thomas neighborhood households have children, compared to 37% city-wide.



Julian Thomas: General Demographics, 2014-2018

Neighborhood residents around Julian Thomas are predominately Hispanic and Black.

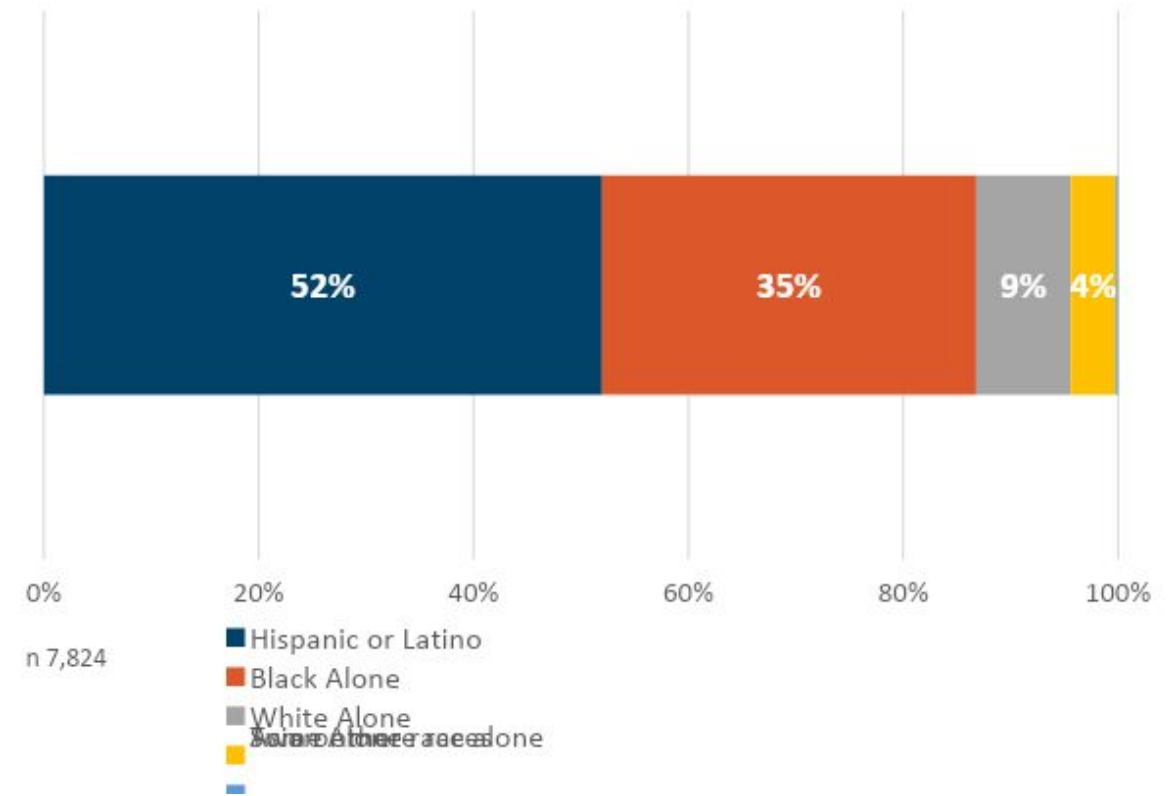
52% of residents in the neighborhood identify as Hispanic, compared to 23% city-wide. In addition, only 9% of residents in the neighborhood identify as white, compared to 50% city-wide.

The median household income is \$25,202, less than the city-wide median of \$42,767.⁹ Around 11% of adults are unemployed.¹⁰

⁹ Neighborhood median income is calculated by taking the average of block-level median incomes.

¹⁰ Unemployment rate among residents age 16 and older.

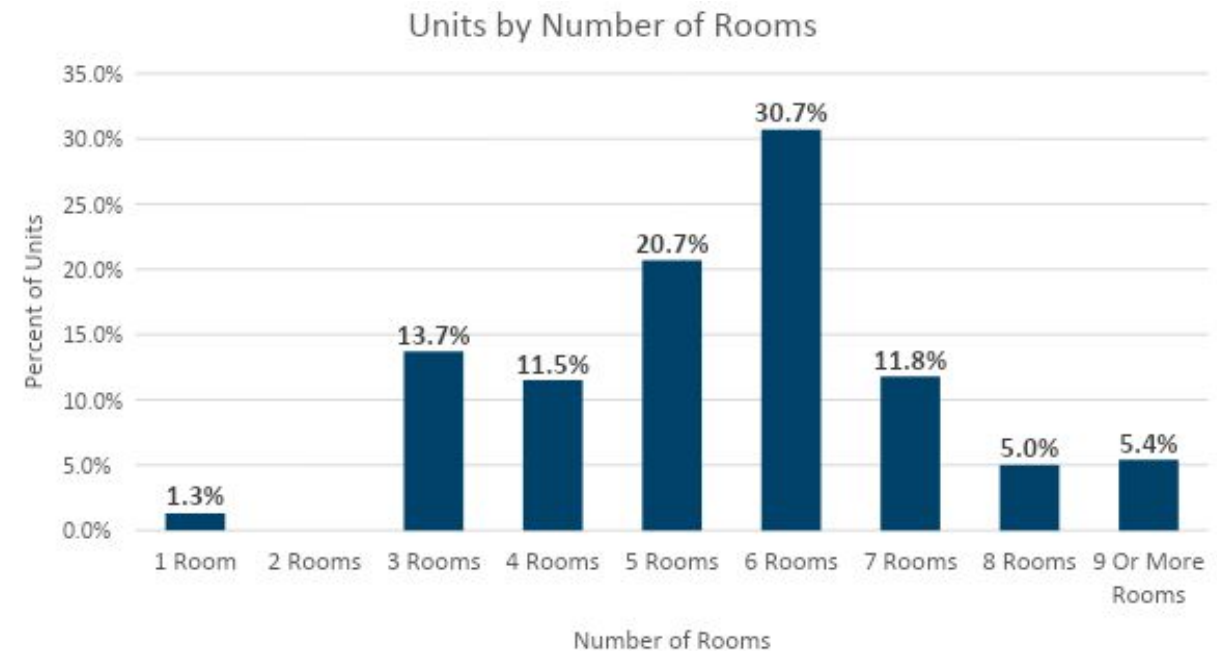
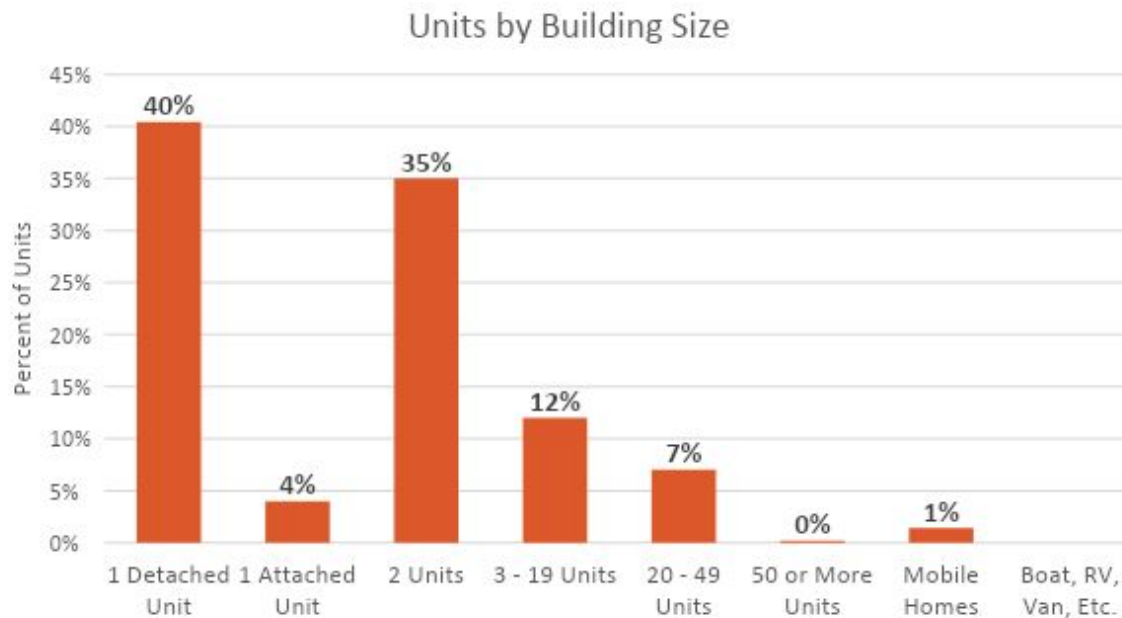
Population Distribution by Race



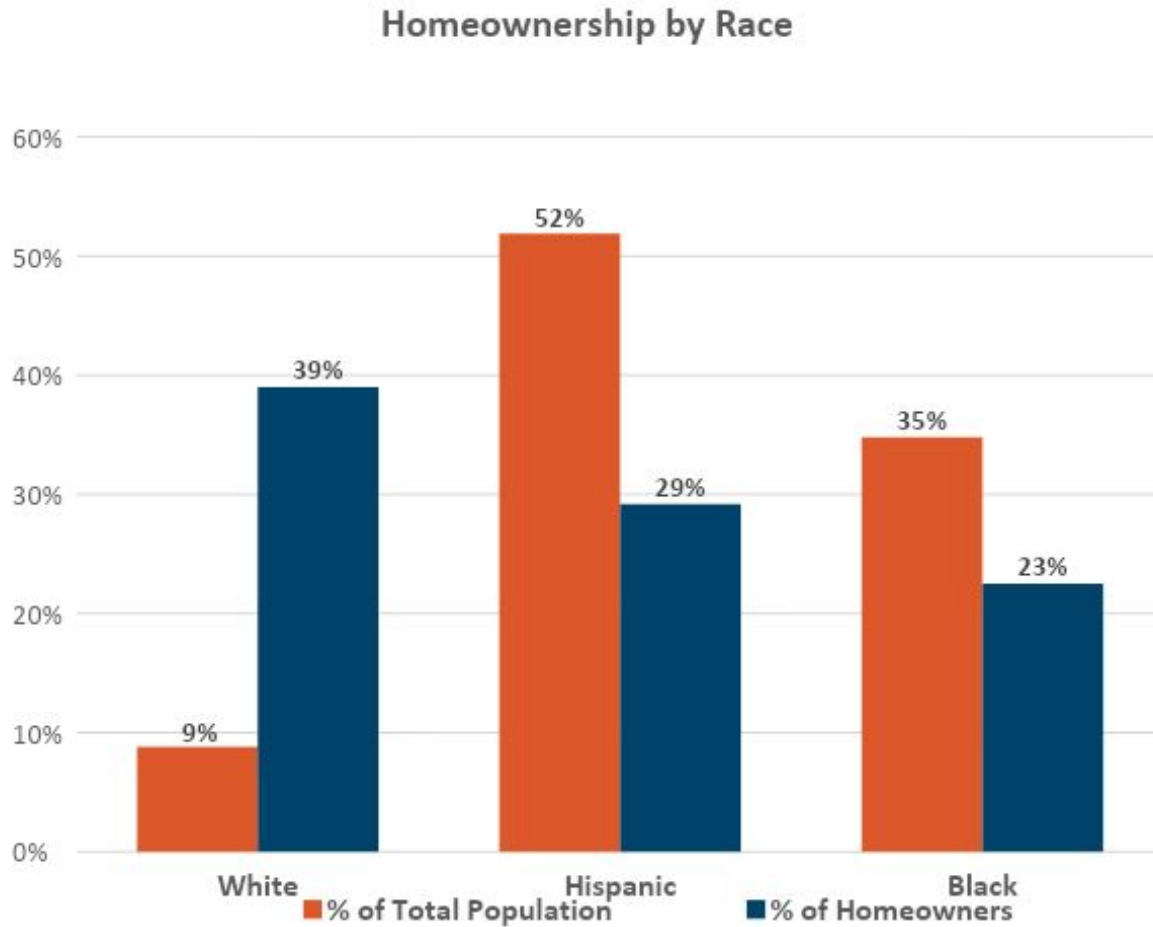
Julian Thomas: Housing Stock, 2014-2018

There are **2,784** housing units in Julian Thomas and **2,395** households.

The housing stock surrounding Julian Thomas is primarily composed of single family homes, townhomes and duplexes. There is sparse multi-family units in the neighborhood. Roughly **14%** of units are vacant.



Julian Thomas: Homeownership by Race, 2014-2018



The Julian Thomas neighborhood is predominantly made up of renters. Up to **28%** (**672**) of Julian Thomas households own their homes, significantly less than the city-wide rate of **51%**.

Hispanic & black householders are disproportionately less likely to own their homes.

39% of all white householders own their homes compared to only **29%** of all Hispanic householders.

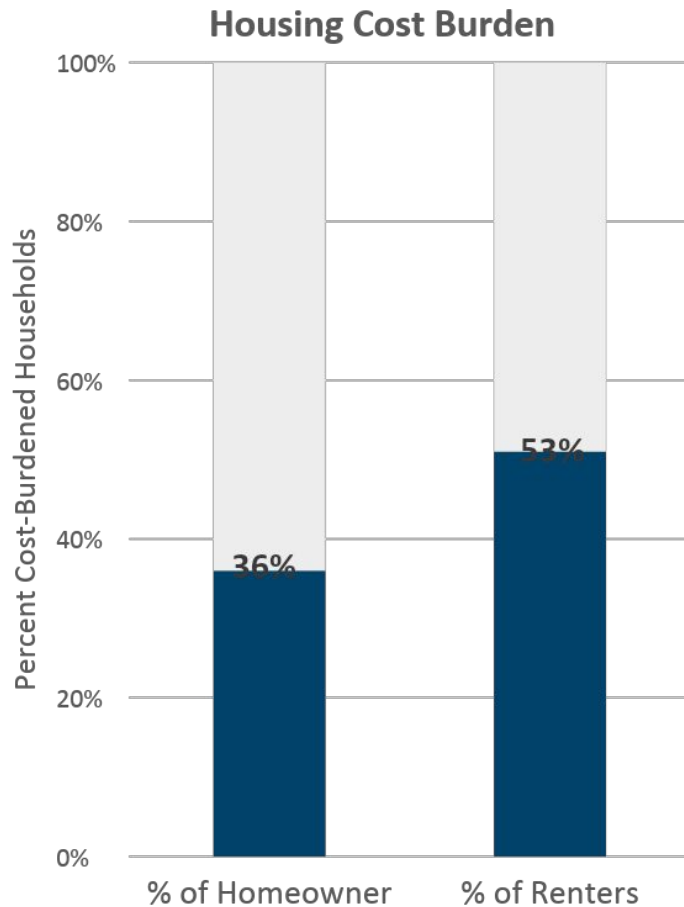
Julian Thomas: Housing Conditions

The majority of units in Julian Thomas have potential for lead paint exposure.

- 89% of units were built before 1970, meaning they are at risk of containing lead-based paint, the leading cause of lead poisoning. In the city overall, 80% of units are at risk.

A small share of units face further issues such as incomplete kitchen facilities (4% totaling 122 units).

Julian Thomas: Housing Costs



The median home value in Julian Thomas is **\$68,526**, compared to **\$105,300** median in Racine. The median gross rent is **\$773**, compared to **\$824** per month in Racine.

Many households paid more than they could afford on housing.

- **53%** of renters-households are cost-burdened city-wide, meaning they paid more than 30% of their income for housing.
- Lower-income households in the city experience cost-burdens at higher rates and more severely compared to moderate- and higher-income households.

¹¹ Neighborhood median home value and gross rent are calculated by taking the average of block-level medians.

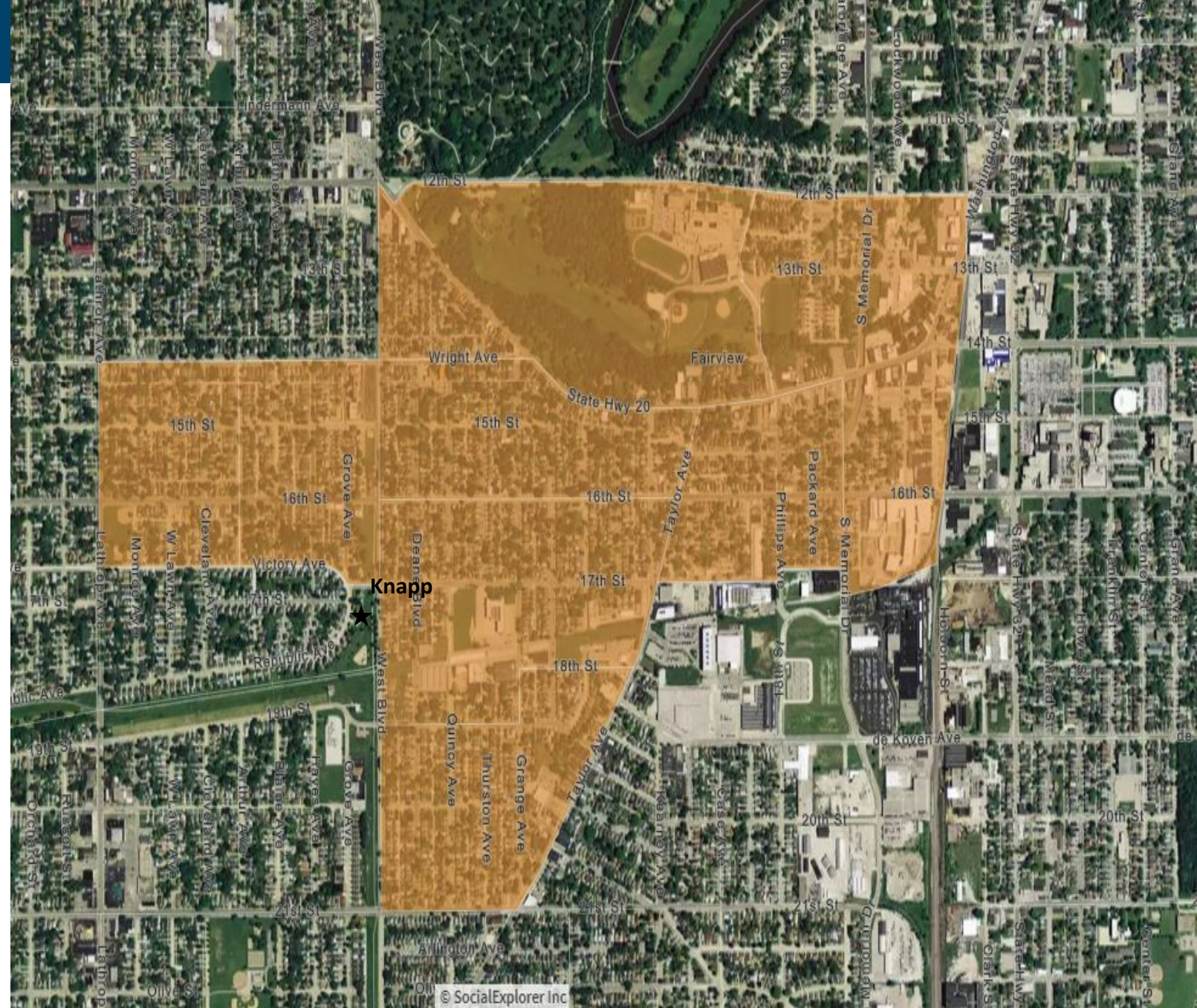
B. Knapp Elementary School

Knapp

The areas surrounding Knapp Community School Center is composed of eight census blocks.

Key Findings:

- The area is a predominately white neighborhood, with fewer school-age children and a large young adult population.
- There is a high vacancy rate and nearly all homes are at high risk for lead paint.

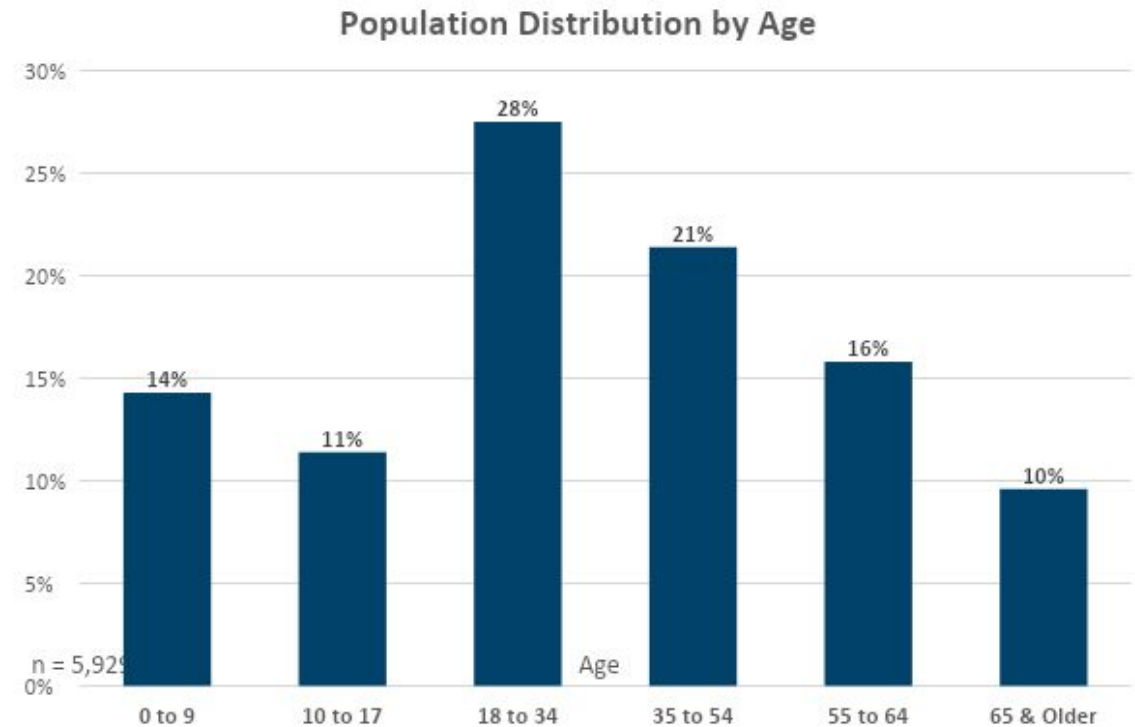


Knapp: Family Demographics, 2014-2018

Knapp has a similar share of children compared to Racine overall, and a high proportion of young adults (age 18 to 34).

34% of households in the surrounding areas for Knapp have children, compared to 36% of households city-wide. Over a quarter (28%) of residents are young adults, age 18 to 34.

The neighborhood is home to 1,015 children between the ages of 5-17, making up 17% of the total 5,929 residents.



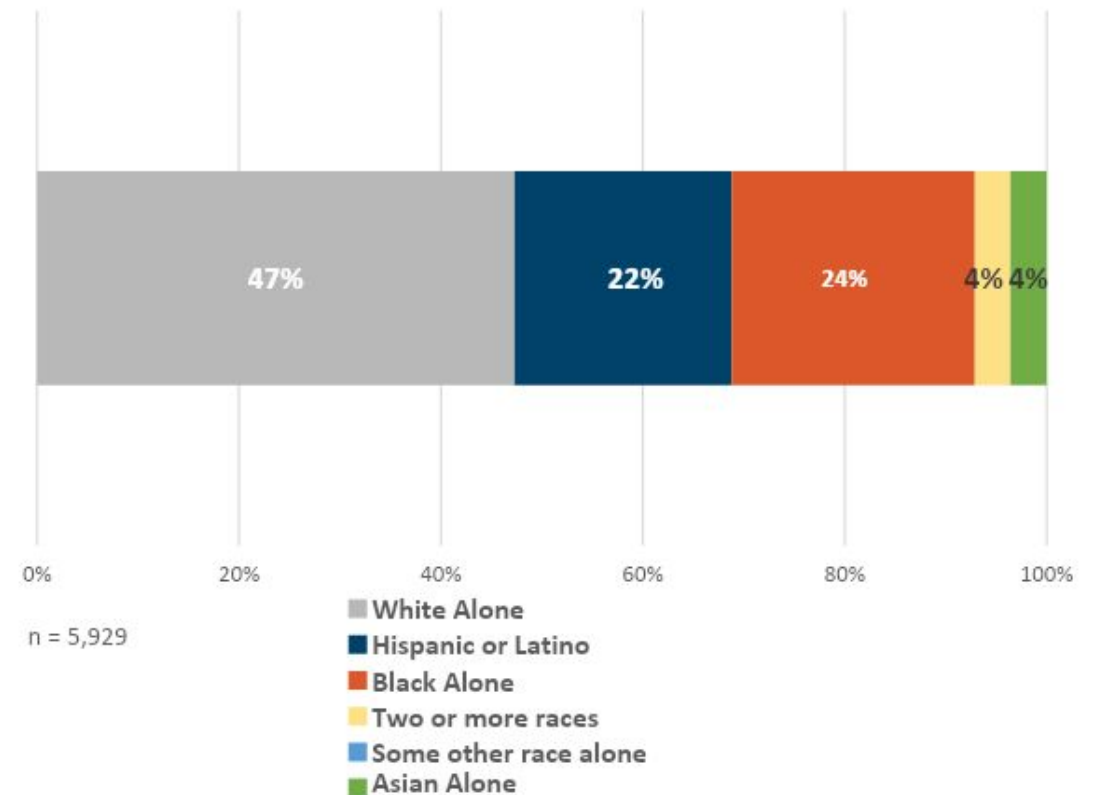
Knapp: General Demographics, 2014-2018

47% of residents in the neighborhood identify as white, compared to 50% of heads of households city-wide.

Knapp residents have lower incomes compared to Racine overall.

The median household income is \$39,165, compared to \$42,767 in Racine.¹²

Population Distribution by Race



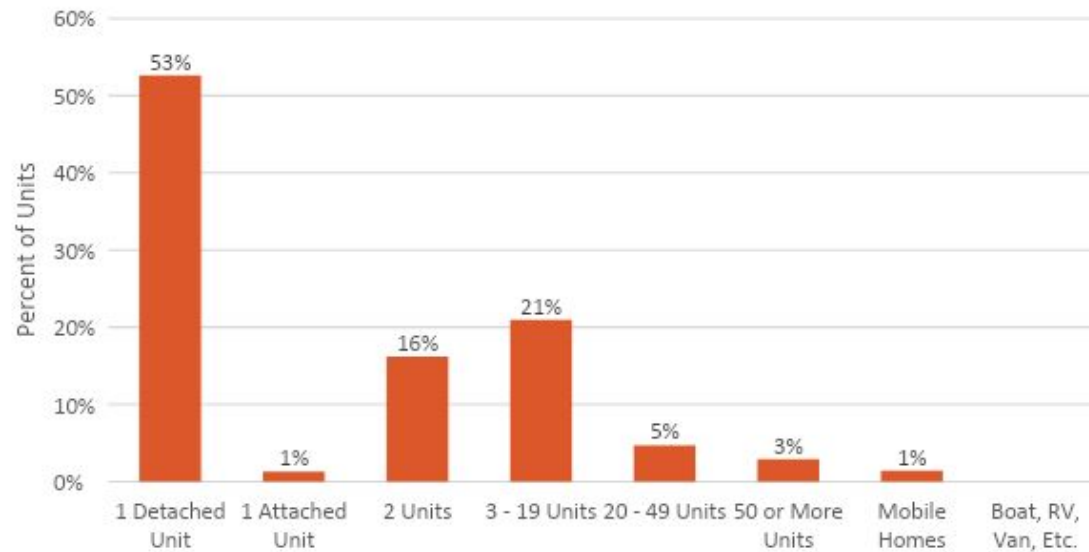
¹² Neighborhood median income is calculated by taking the average of block-level median incomes.

Knapp: Housing Stock, 2014-2018

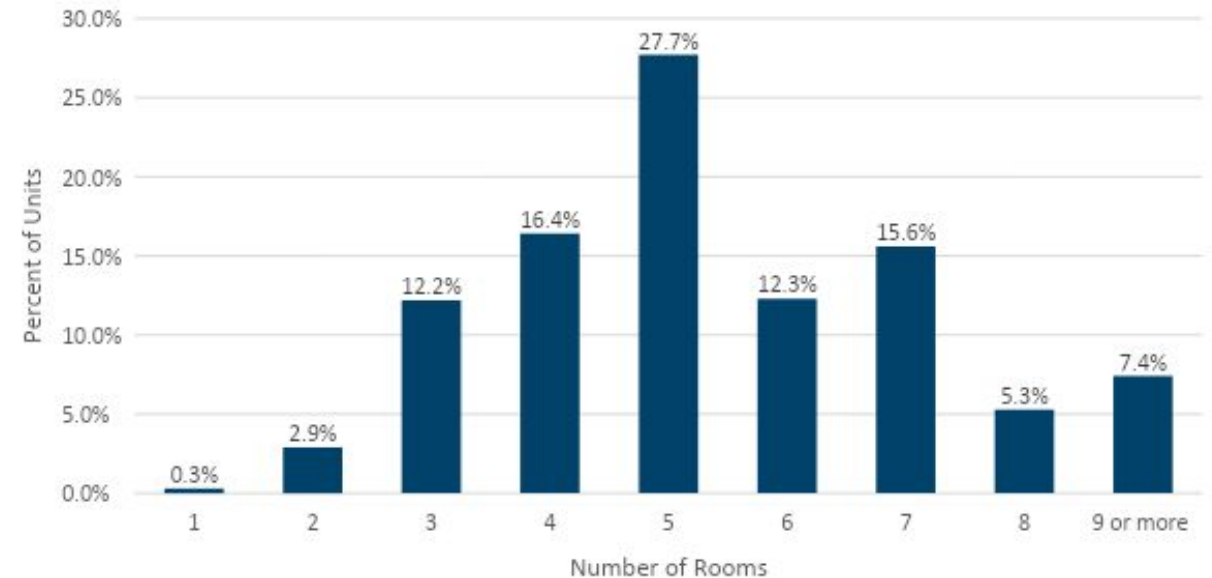
There were **3,022** housing units in the surrounding areas for Knapp and **2,435** households.

Knapp's housing stock is composed of majority single family homes with some small multi-family buildings. The area has a high vacancy rate of **19%**.

Units by Building Size

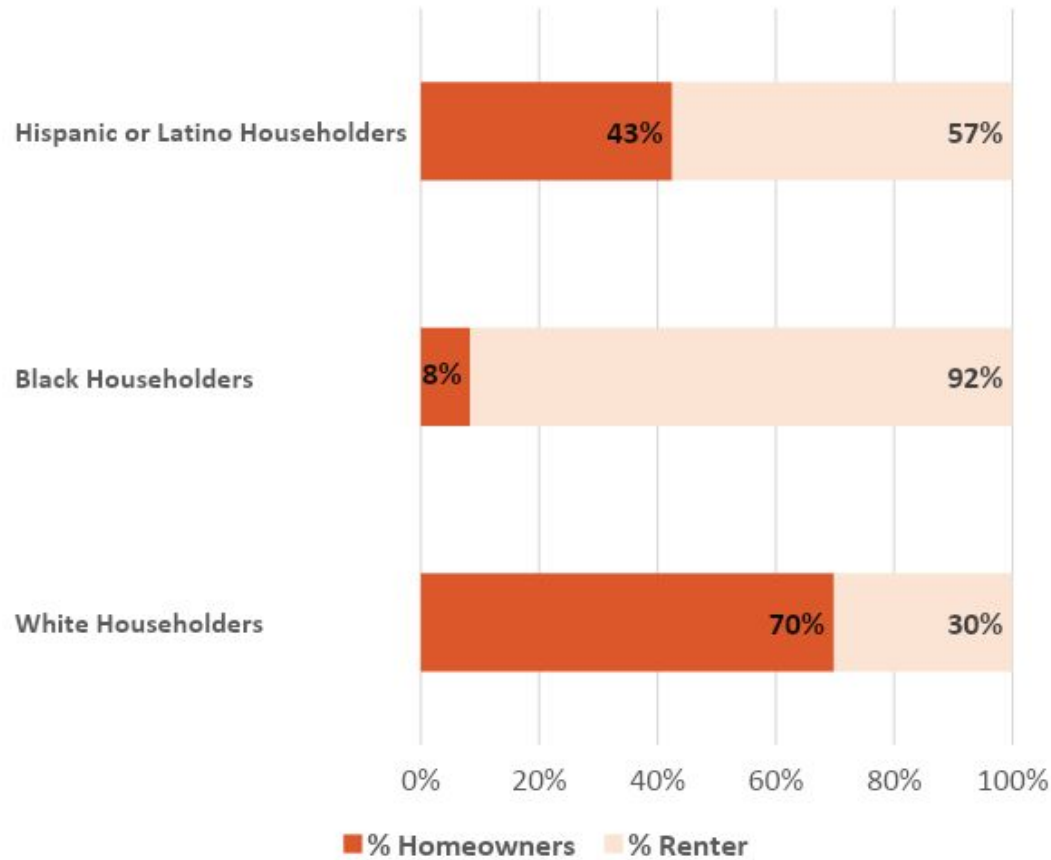


Units by Number of Rooms



Knapp: Housing Stock, 2014-2018

Homeownership Rate by Race



44% of Knapp households own their homes, compared to 51% in Racine overall.

Knapp's black householders are less likely than white or Hispanic and Latino residents to own their home.

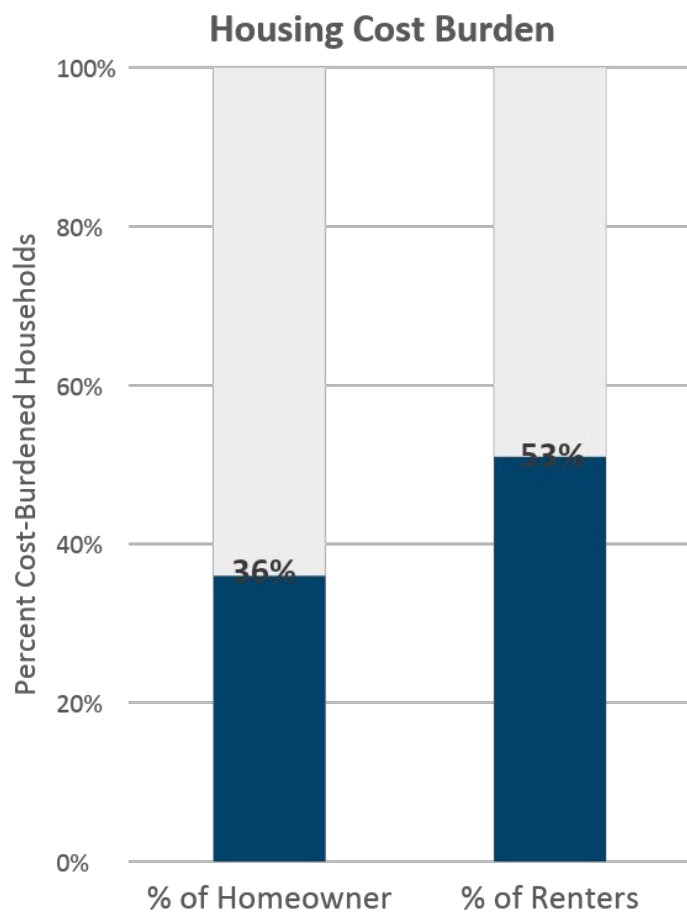
Knapp: Housing Conditions

The majority of units in Knapp have potential for lead paint exposure.

- 87% of units were built before 1970, meaning they are at risk of containing lead-based paint, the leading cause of lead poisoning. In the city overall, 80% of units are at risk.

A small share of units face further issues such as incomplete kitchen facilities (5%, 151 units).

Knapp: Housing Costs



The median home value in Knapp is lower at **\$89,567** compared to **\$105,300** in Racine. The median gross rent is higher at **\$758**, compared to **\$824** per month in Racine overall.¹³

Many households paid more than they can afford on housing.

- **53%** of renters-households are cost-burdened city-wide, meaning they paid more than 30% of their income for housing.
- Lower-income households in city experience cost-burdens at higher rates and more severely compared to moderate- and higher-income households.

¹³ Neighborhood median home value and gross rent are calculated by taking the average of block-level medians.

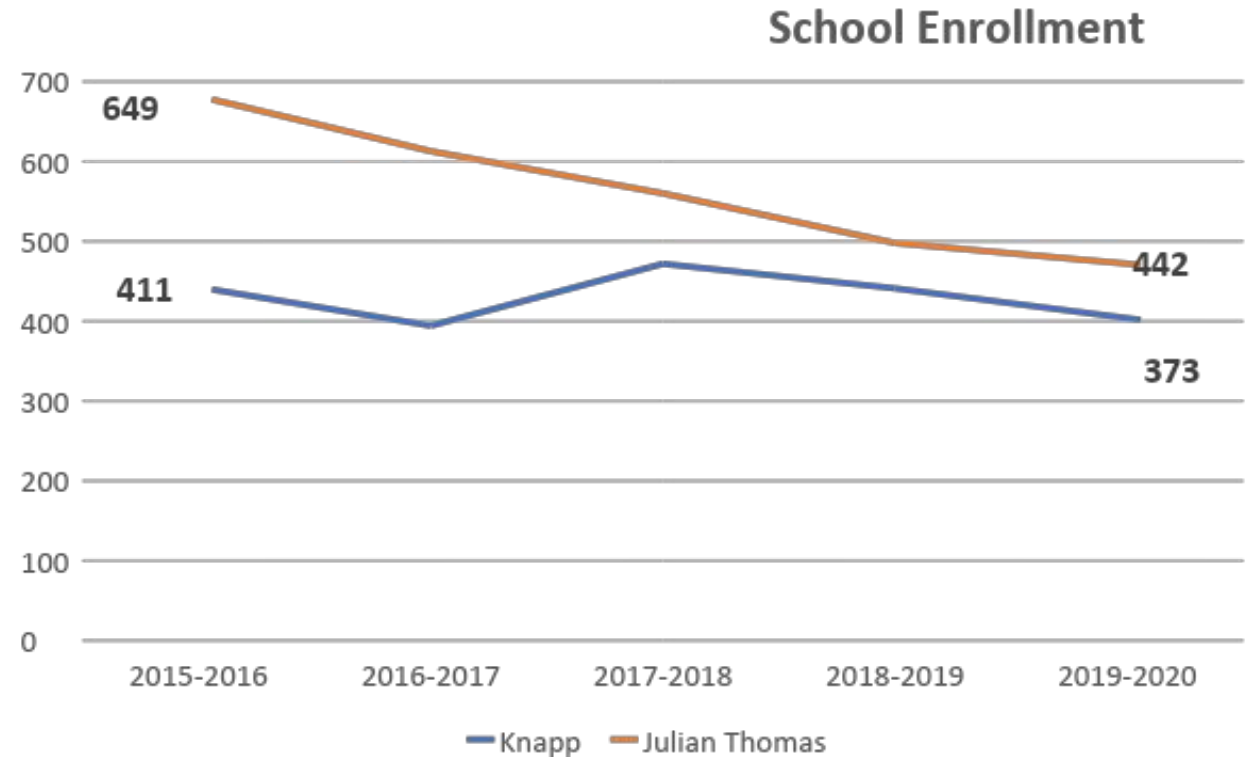
School Enrollment and Mobility for Julian Thomas and Knapp Elementary Schools

Student Enrollment

- Both Knapp and Julian Thomas Elementary Schools have experienced a drop-in school enrollment.
- From the 2015-2016 to the 2019-2020 school year, Julian Thomas decreased by **32%** in school size.
- At the start of 2015-2016 to 2019-2020 school year, Knapp decreased by **9%** in school size.

“Frequent moves have a lot to do with crime and safety and unable to afford the rents.”

- Knapp Elementary School



Student Mobility

- During the past five school years, on average, **26%** of students were taken out of Julian Thomas before the school year ended, while **32%** of students were taken out of Julian Thomas before the school year ended.
- Knapp and Julian Thomas Elementary Schools continue to encounter chronic absenteeism rates, **34%** and **28%** respectively.¹⁴

“Started looking outside the school, bring resources to help families because we know people aren’t achieving mobility and a lot of it has to do with housing, these areas used to mostly have homeowners and now primarily rental, at the beginning and end of the month you see a lot of people moving in and out, turns over every two years. That right there is what we struggle [with]. We can take a student, work with them for a year or two, help them advance, and they are only with us for two years. Constant battle.”

- Julian Thomas Elementary School

¹⁴Chronic absenteeism rates consider students that are absent for at least 10 percent of the days enrolled at school.

Conclusions

Conclusions – Housing Instability and Cost

- 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 areas surrounding Julian Thomas Elementary as it has proportionally more renters compared to Racine overall.
- 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.

Conclusions – Healthy Homes

- Majority of Racine's housing stock is older and built before 1970. Up to 80% of homes across Racine are at risk for containing lead-based paint. Nearly all units in both community school areas are at risk of containing lead-based paint.
- Assessing neighborhoods that encompass the two community schools, up to 273 housing units have severe housing deficiencies with incomplete plumbing or kitchen facilities.
- Both neighborhoods have high levels of vacancies. Surrounding areas for Knapp and Julian Thomas Elementary Schools have higher vacancies than citywide.

Conclusions – School Mobility

- An ongoing challenge and concern continues to be 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. Knapp and Julian Thomas Elementary Schools have consistent patterns of student moves or mid-year moves.
- Additionally, both schools face a high rate of chronic student absenteeism, which can have both short- and long-term implications for educational outcomes.

Impact of COVID-19 Pandemic

This analysis does not account for effects from the COVID-19 pandemic and resulting health and economic crises, which has created unprecedented uncertainty as communities across the Country assess the full scale of the impact.

Households in Racine already face housing instability, such as paying more than 30 percent of their income on housing and living in older homes that may need repairs or pose health hazards.

These challenges predominantly fall on households with the already limited incomes. The impact of COVID-19 will likely exacerbate this instability, at least in the short-term, and for some have long lasting impact.

Source: Housing Hardships Reach Unprecedented Heights During the COVID-19 Pandemic, Brookings Institute, June 2020.

Shared Housing and Education Outcomes Framework

Shared Housing and Education Outcome

Using interviews conducted in 2019 and 2020 and in close collaboration with Higher Expectations, the shared outcomes vision between the housing and education sectors was developed to improve educational outcomes through housing and neighborhood development policies and practices. Key takeaways heard during interviews.

“Know the impact housing can have on health, education, job improvement and affordable housing brings along with it opportunity for money to be put into nutrition, education, and stability of housing so students don’t make frequent moves during the school year.”

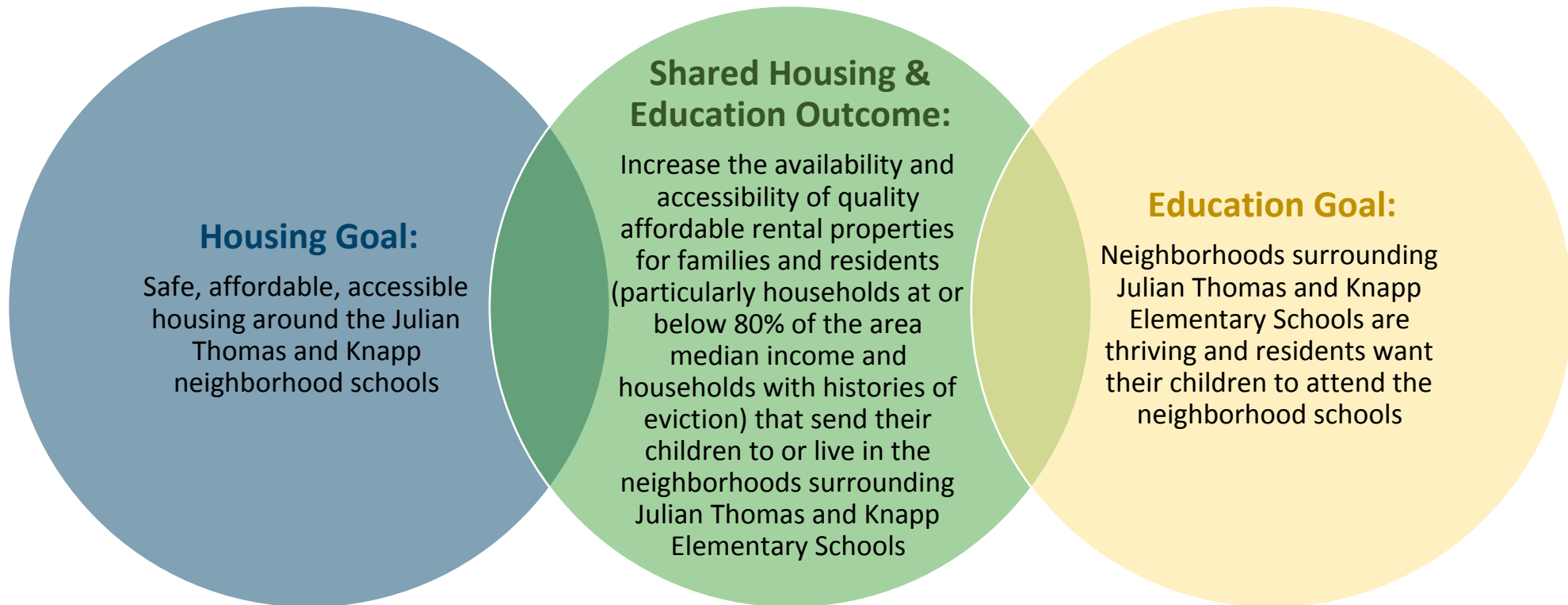
“I will like to see more accessible housing. I’ve lived in my current apartment for 10 years and my son is in a wheelchair. Apartment is accessible for him. I want to move but I can’t afford what is accessible for my son. I applied for housing in Racine County and received a voucher and had 90 days to find an apartment, and they give me a budget for what I can afford. I needed an apartment with an elevator, accessible bathroom, etc. And I couldn’t find an apartment in the given time frame and still live in the same place. I returned the voucher and did not move”

“Right now with the pandemic, kids are cooped up in the house and the space is very limiting. They are not family style places for them to live and doesn’t match the growing needs of their family. Then they are back in the place of looking for a place to live. Push them to be in this transient place. Families are constantly moving. Tradeoffs always being made.”

“Those two schools have truancy rates higher than average. Poverty is a factor. Lack of ability to pay rent. Someone starts off with marginal income and can afford a security deposit and then an emergency comes up, don’t pay rent, then an eviction, and then go to the next worse place.”

Shared Housing and Education Outcome

This important neighborhood context supported partners and community members in articulating sector-based goals and identifying a shared outcome for both sectors in Racine to pursue and track progress over time.



Shared Housing and Education Outcome

To measure progress, housing and education partners will need to jointly identify specific indicators that align with the shared outcome.

Example of Indicators	Recommended Data Source
Number of students experiencing homelessness within a particular school or school district	Local educational agency, school or district, local liaison overseeing the McKinney-Vento Act in district schools, or the National Center for Homeless Education
Student turnover within a particular school or district	Local educational agency, school or district
Change of address in student school records	Local educational agency, school or district
Percentage of all low-income households that are severely cost burdened	Comprehensive Housing Affordability Strategy (CHAS), 2012–2016
Eviction rates	Eviction Lab
Percentage of renter households that receive housing assistance in a census tract	Enterprise Opportunity360 Community Dashboard
Condition of affordable housing properties owned or subsidized by the U.S. Department of Housing and Urban Development (HUD), including public housing)	Real Estate Assessment Center physical inspection scores

RENTS Ordinance

RENTS Ordinance – Housing Stability for Renters

Seven Core Actions Under the Ordinance:

1. Strengthen the City's retaliation ordinances to ensure renters who are paying rent and doing the right thing by calling the City to report code violations are protected from eviction by unscrupulous landlords.
2. Create a publicly searchable database of property code violations that renters, neighbors, and advocates can access to view code violations and actions taken to address violations.
3. Creates a proactive rental inspection program to protect renters and improve housing conditions in the parts of the City that have the a significant share of properties that are in blighted condition, have code violations, and calls for service.
4. Creates an escrow deposit program so that tenants whose landlords have failed to address code violations can pay their rent to the City instead of their landlords. The City will hold the funds in escrow and pay the landlord only when the landlord has addressed the code violations.
5. Require residential rental and commercial property owners to register with the City to assess condition, ownership, and management of properties.
6. Require banks to register, inspect, and maintain all properties facing foreclosure so the City can support residents avoid foreclosure, if possible, and ensure banks maintain foreclosed and abandoned properties.
7. Update and expand chronic nuisance ordinances to give neighborhoods and the City additional tools to enforce against properties that have multiple code violations.

Engagement – Incorporating Community Narratives

Healing Informed Governing

- Historically enforcement practices of government have had long lasting negative effects on communities of color
- Building on lived experiences is core to fostering trust with communities
- Joint processes led by city government and community
- Policies and systems change approach
- Systemic interventions that are relevant to community needs
- Trauma and healing orientation

“if [you] focus on systems, you can have change. But if you focus too much on the system, you can still have unhealed relationships...This can generate in the broader community a cynicism in dealing with race, and about that particular government’s commitment.” – Executive Director of Race Forward



Source: [raceforward.com](https://www.raceforward.com), pulled in July, 2020. Click on the image to play the video. Read the full report [Building the We: Healing-Informed Governing for Racial Equity in Salinas](#).

Engagement – Collection of Qualitative Narratives

What did we hear during interviews?

“Behavioral health is a major piece, parents have bad history within our school districts.”

- Knapp Elementary School

As a child, I moved a lot because my mom keeps getting evicted, I grow up and start a family that moving is normal and repeating the cycle. Impacts on behavioral health keeps.”

- Julian Thomas Elementary School

“There isn’t consistent information to track and hard to assess underlying reasons... People on the ground have good lived experiences... Hard to track that, getting at motivation of parents, understanding why they are leaving or not. Not a lot of data to systematically track.”

– Higher Expectations

“I have been in Racine since 2006 and my children attended Knapp. I know with my children, with a lot of their friends they have now developed [relationships] from being in the community, families bonding because we were all in the same boat – all single mothers supporting each other and bond, build sense of community just with my three neighbors. Started with kids and shared commonality, all of our kids went to Knapp. People don’t do that anymore. More suspicion and watching neighbors. Developing friendships with neighbors. Get back to that. Our communities are not villages anymore.”

- Parent