

CITY OF MINNEAPOLIS

At a Glance: Longfellow Neighborhood

Department of Regulatory Services

November 12, 2014



Glossary

Abate List

- Refers to list of properties for which the department has issued 2 or ore notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
 - It is vacant and boarded for more than 60 days
 - It is determined to be unsafe
 - An inspector cites specific hazards
 - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
 - Utilities to it have been discontinued or
 - There is a housing hygiene problem as determined by the Housing Inspections Department.

COP

- Means Conduct on Premises
- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to "Good Cause 7+ scores," which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

PPU

- Means Problem Properties Unit
- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

VBR

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
 - Condemned requiring a code compliance inspection
 - Unoccupied and unsecured for five days or more
 - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
 - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
 - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
 - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

Longfellow Profile

as of 11/12/14

Total Parcels	1731
Parcels w/ land use detail	1715
Rental licenses	279
Parcels with Rental Licenses	275
Rental units	1061
Average rental units	3.86
Rentals / total residential	19%

All violations & police calls	Parcels	Violations
Interior violations	190	638
Exterior violations	88	329
Fire violations	28	74
Nuisance violations	435	698
All violations	648	2585
Total police calls	662	9002

Parcels with Serious Flags	Past 2 years	Current
VBR	10	6
Condemned	4	3
Illegal Occupancy	7	2
PPU	0	1
Good Cause 7+ scores	1	1
COP	6	3
Abate list	51 (6 months)	14

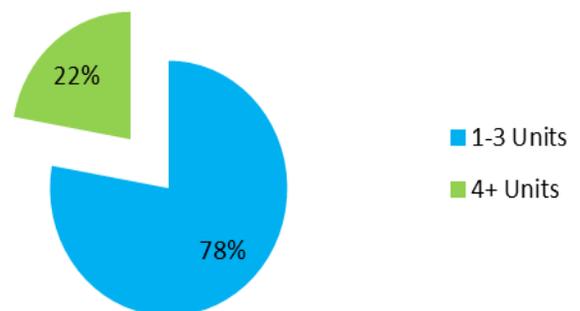
Land Use Assessor (when descriptions available)	Count	%
Vehicle Related Use	11	0.64%
*Group Residence	02	0.12%
*Mixed Comm., Res, Apt.	15	0.87%
Office	21	1.22%
Retail	39	2.27%
Institution, School, Church	13	0.76%
Comm Work Shop	21	1.22%
Industrial warehouse/factory	30	1.75%
Bar, Restaurant, Club, Entertain.	08	0.47%
Utility	02	0.12%
*Multi Family (Residential)	253	14.75%
*Single Family (Residential)	1218	71.02%
Sport or Recreation Facility	01	0.06%
Garage or Misc Residential	01	0.06%
Vacant Land	80	4.66%
Grand Total	1715	100.00%

*Includes Residential Use

Rental Licenses by

Unit Count	Count	%	%
1	122	44.3%	44.3%
2	85	30.9%	75.2%
3	7	2.55%	77.82%
4	20	7.22%	85.09%
5-10	19	6.9%	91.9%
11-15	11	4.0%	95.9%
16-20	04	1.5%	97.4%
21-30	04	1.5%	98.9%
31+	03	1.1%	100.0%
Grand Total	275	100.0%	100%

Rental License Breakdown by Type



Longfellow Demographic Profile

Longfellow Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	4783	1132	3652	2468	2315	2443	2266	177
Percentage	100.0%	23.7%	76.4%	51.6%	48.4%	100.0%	92.8%	7.2%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other	Two or More Races
Number	3039	705	579	87	151	4	218
Percentage	63.50%	14.70%	12.10%	1.80%	3.20%	0.10%	4.60%

Data Source:	2008-2012 American Community Survey					2008-2012 American Community Survey		2008-2012 American Community Survey		
Category:	Education					Language		Income		
	Less than a high school degree	High school degree	Some College or Associates Degree	Bachelors degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	402	890	869	777	398	3593	758	1203	530	518
Percentage	12.1%	26.7%	26.0%	23.3%	11.9%	82.6%	17.4%	53.4%	23.5%	23.0%

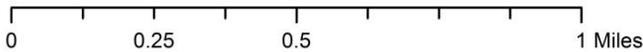
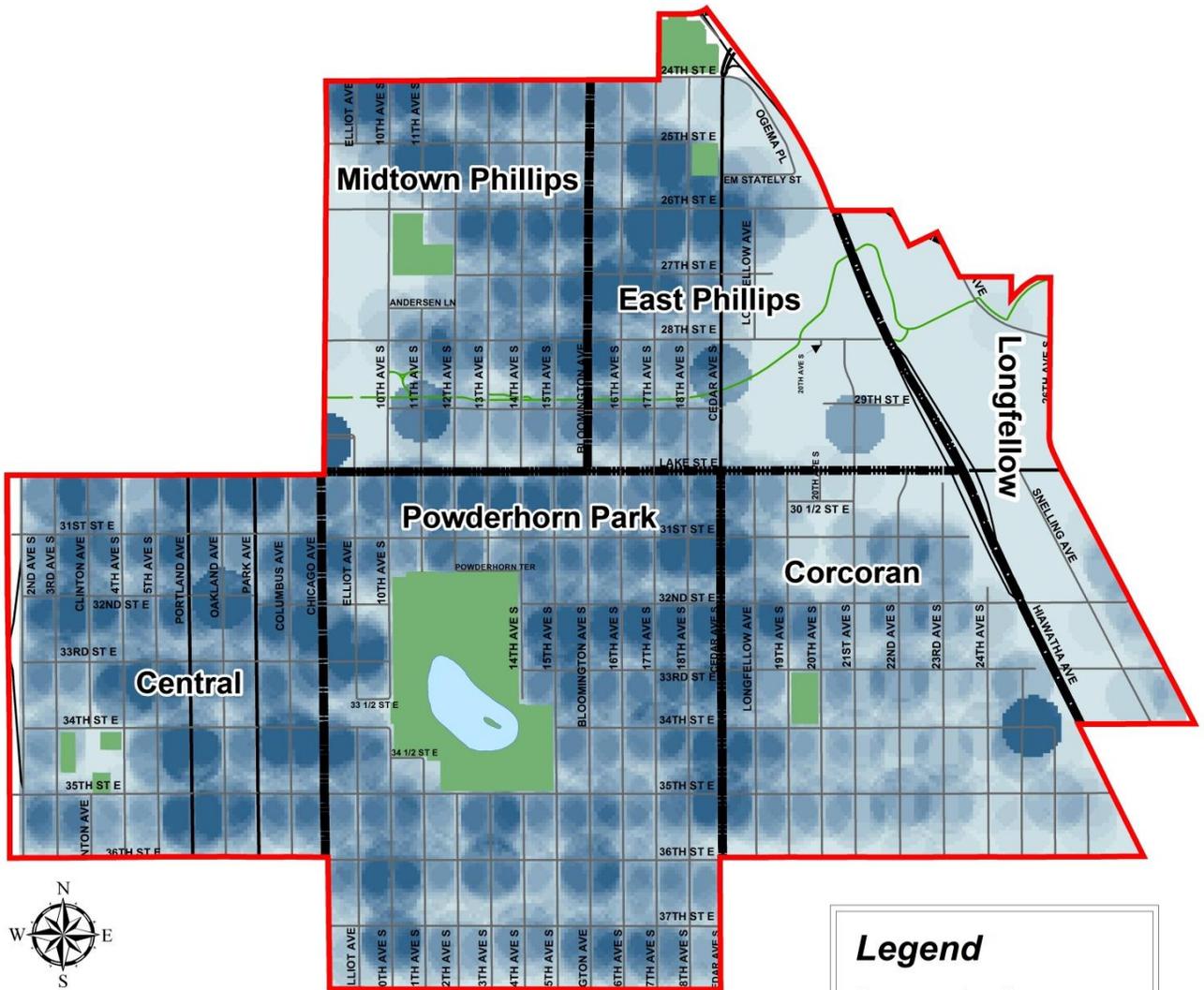
Notes:

The Census & American Community Survey data was compiled by MN Compass

Websites:

<http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!areas>
 MN Compass

Ward 9 Rental Properties



Legend

Amount of Rental Licenses

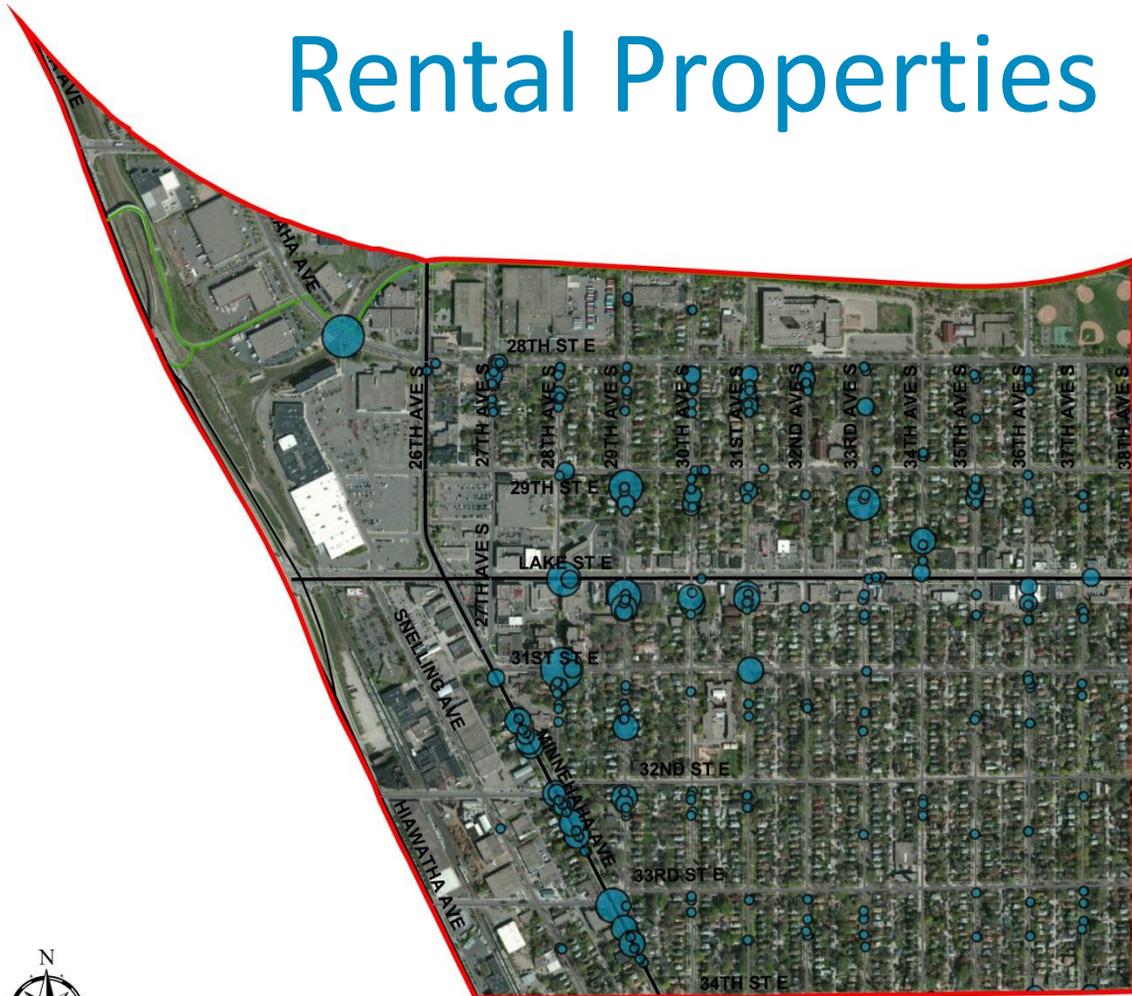
- High
- Low
- Neighborhood Boundaries
- Parks
- Water Bodies

Summary

Neighborhood	Number of Rentals
Central	455
Corcoran	259
East Phillips	238
Longfellow	20
Midtown Phillips	294
Powderhorn Park	638
Total:	1904

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 Regulatory Services
 Erik Lundborg - Student Intern
 October 22, 2014

Longfellow Rental Properties



Legend



Longfellow Boundaries

- 1-3
- 3-8
- 8-18
- 18-42
- 42-120

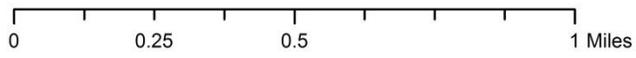
Rental Properties

Total Properties: 1731

Total Rental Licenses: 279

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Ward 9 Condemned and Vacant (VBR) Properties



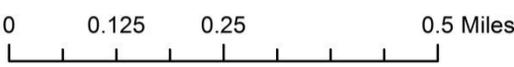
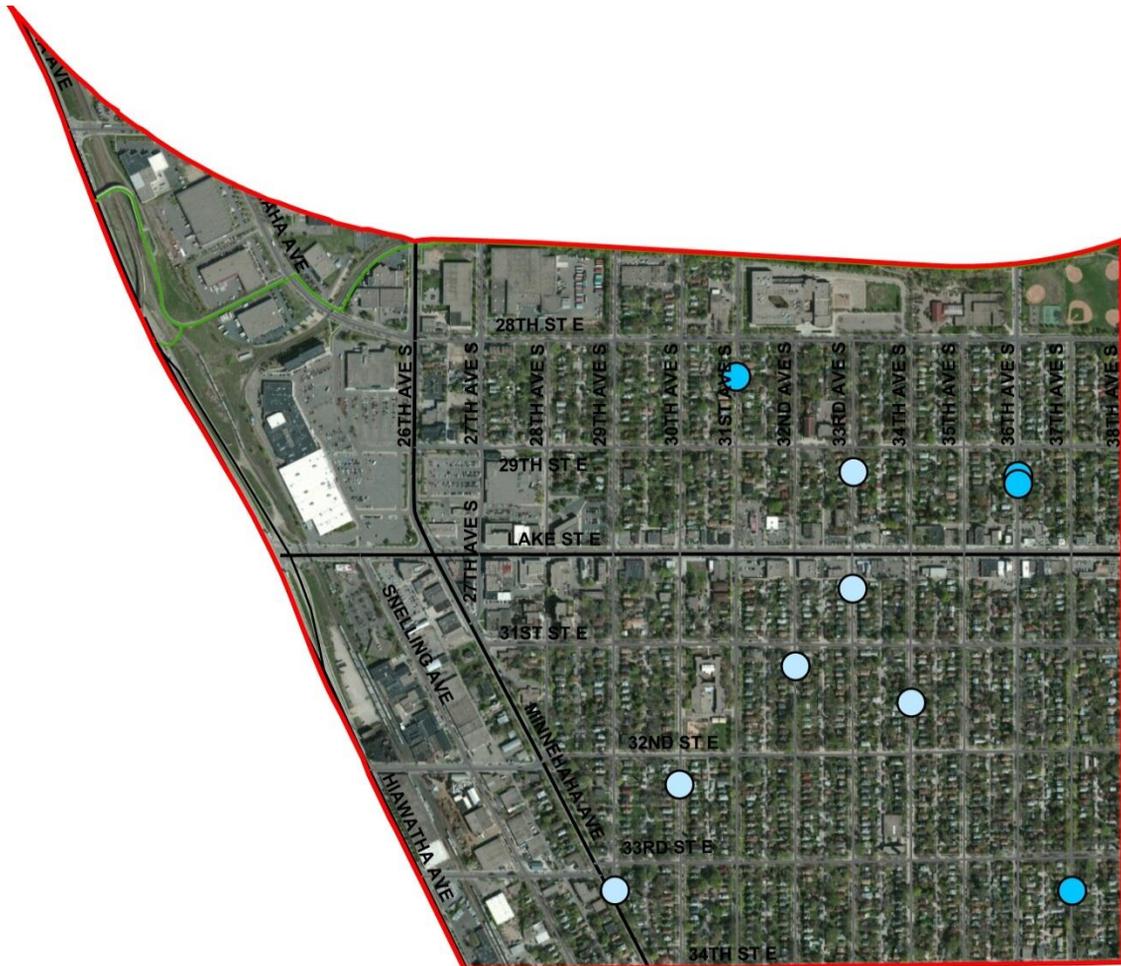
Legend

- VBR Properties
- VBR & Condemned Properties
- Neighborhood Boundaries
- Parks
- Water Bodies

Neighborhood	VBR Properties	VBR & Condemned Properties
Central	06	12
Corcoran	06	03
East Phillips	02	04
Longfellow	00	00
Midtown Phillips	04	15
Powderhorn Park	08	04
Totals:	26	38

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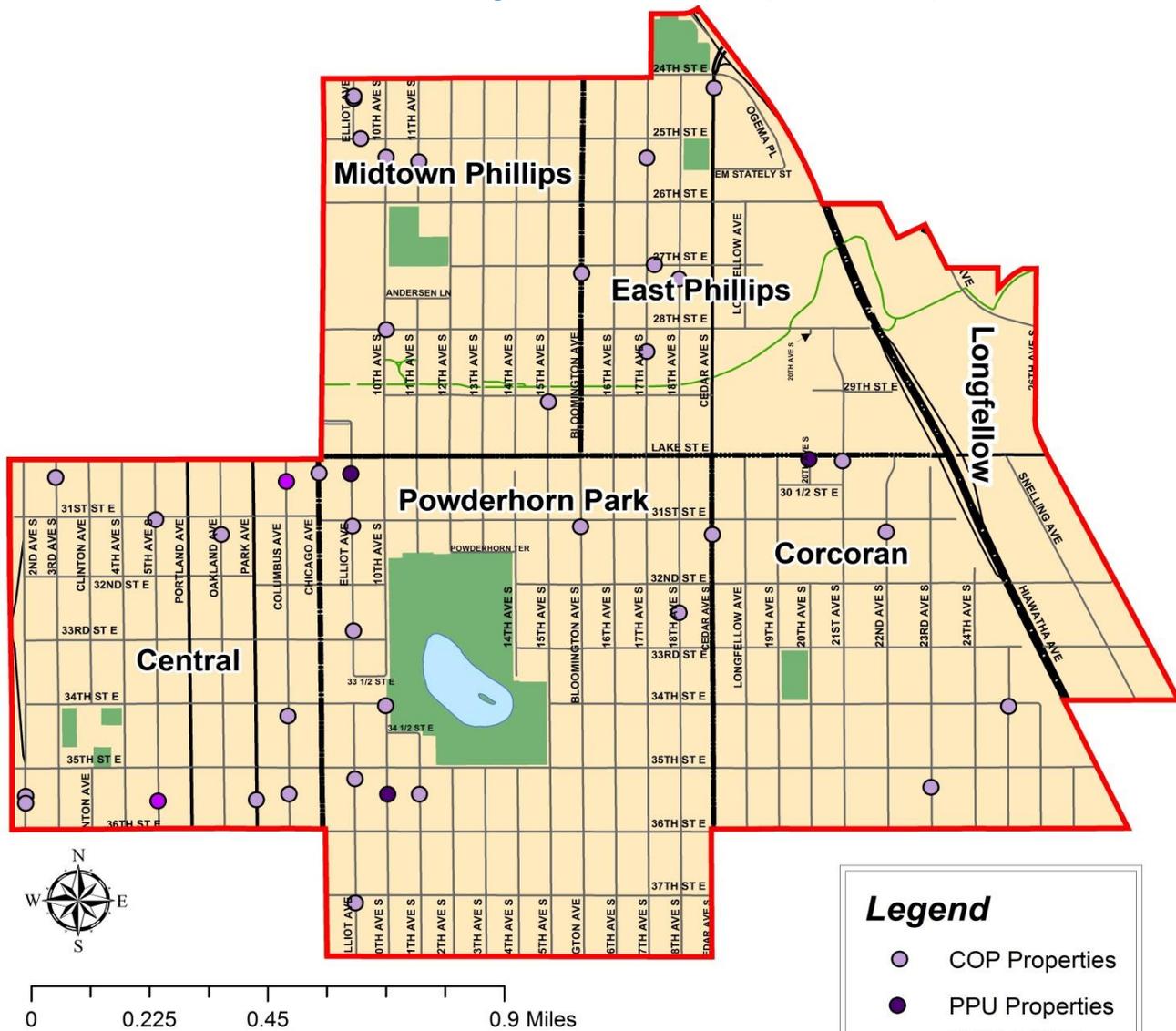
Longfellow Condemned and Vacant (VBR) Properties



Legend	
 Longfellow Boundaries	Total Properties: 1731
 VBR	Total VBR Properties: 6
 CON & VBR	Total CON Properties: 4

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Ward 9 Conduct on Premise (COP) & Problem Properties (PPU)



Legend

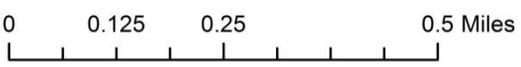
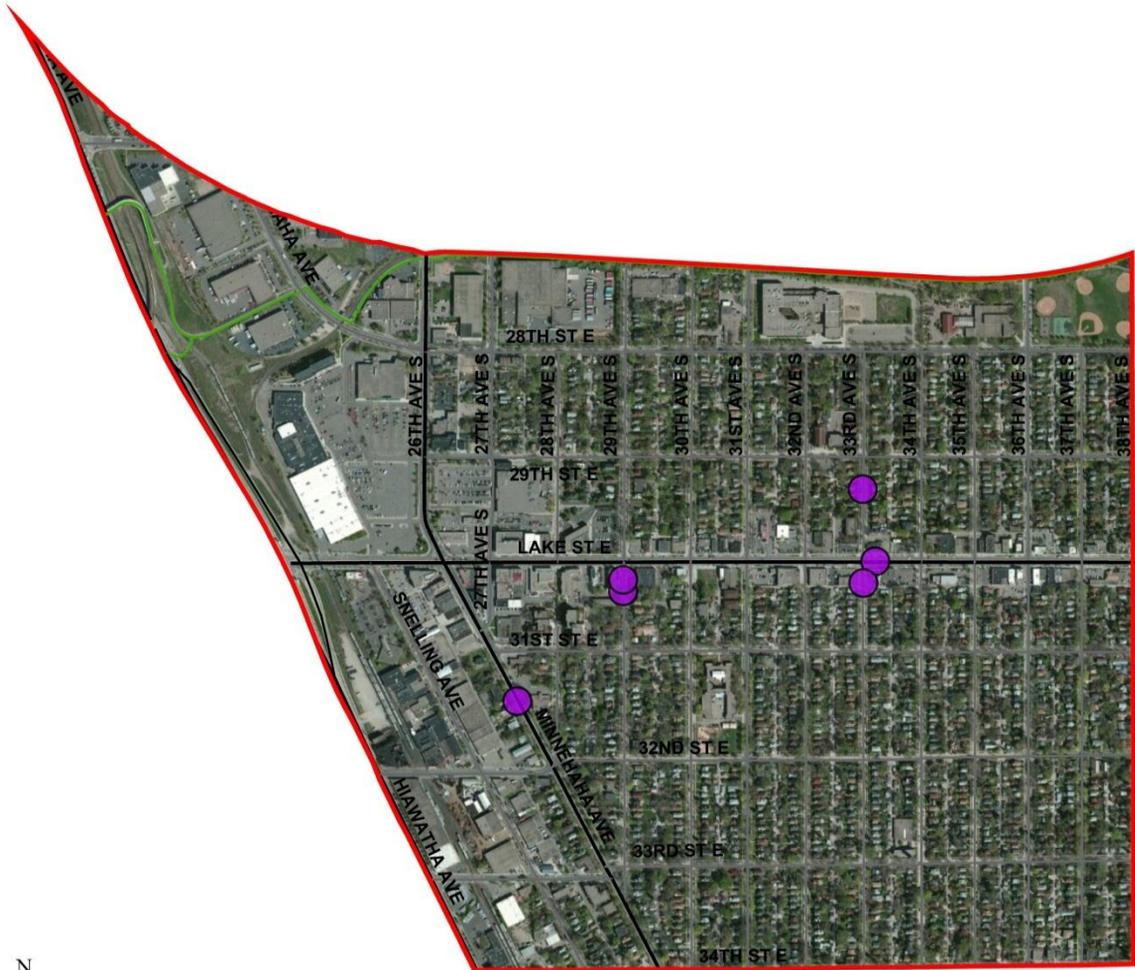
- COP Properties
- PPU Properties
- COP & PPU Properties
- Neighborhood Boundaries
- Parks
- Water Bodies

Summary

Neighborhood	COP Properties	PPU Properties	COP & PPU Properties
Central	09	00	02
Corcoran	05	01	00
East Phillips	07	00	00
Longfellow	00	00	00
Midtown Phillips	06	00	00
Powderhorn Park	09	02	00
Totals:	36	03	02

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Longfellow Conduct on Premise (COP) & Problem Properties (PPU)

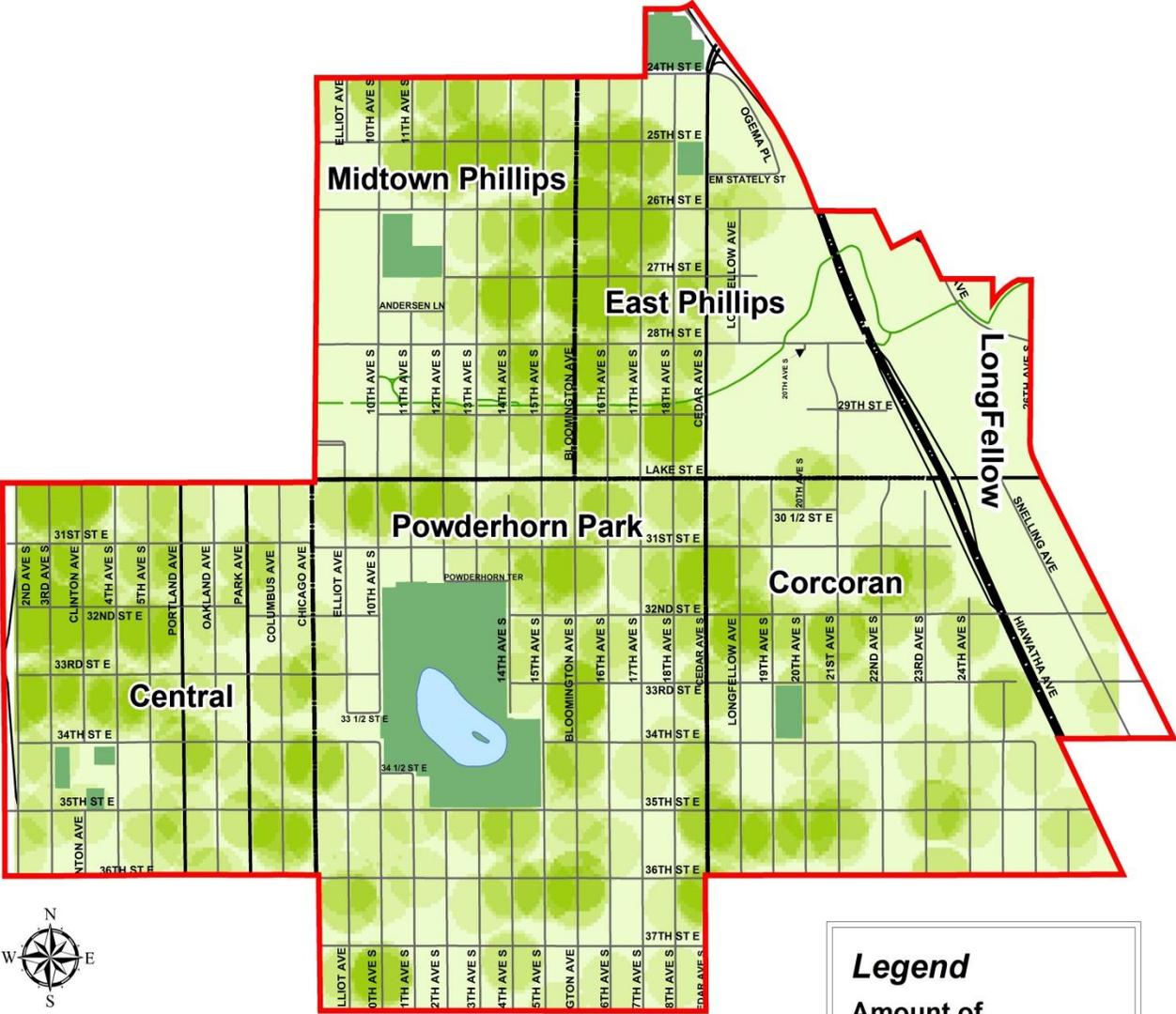


Legend

	Longfellow Boundaries	Rental Properties
	COP Properties	Total Properties: 1731
	PPU Properties	Total COP Properties: 6
		Total PPU Properties: 0

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Ward 9 Abate List Properties



Legend

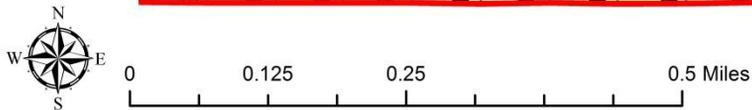
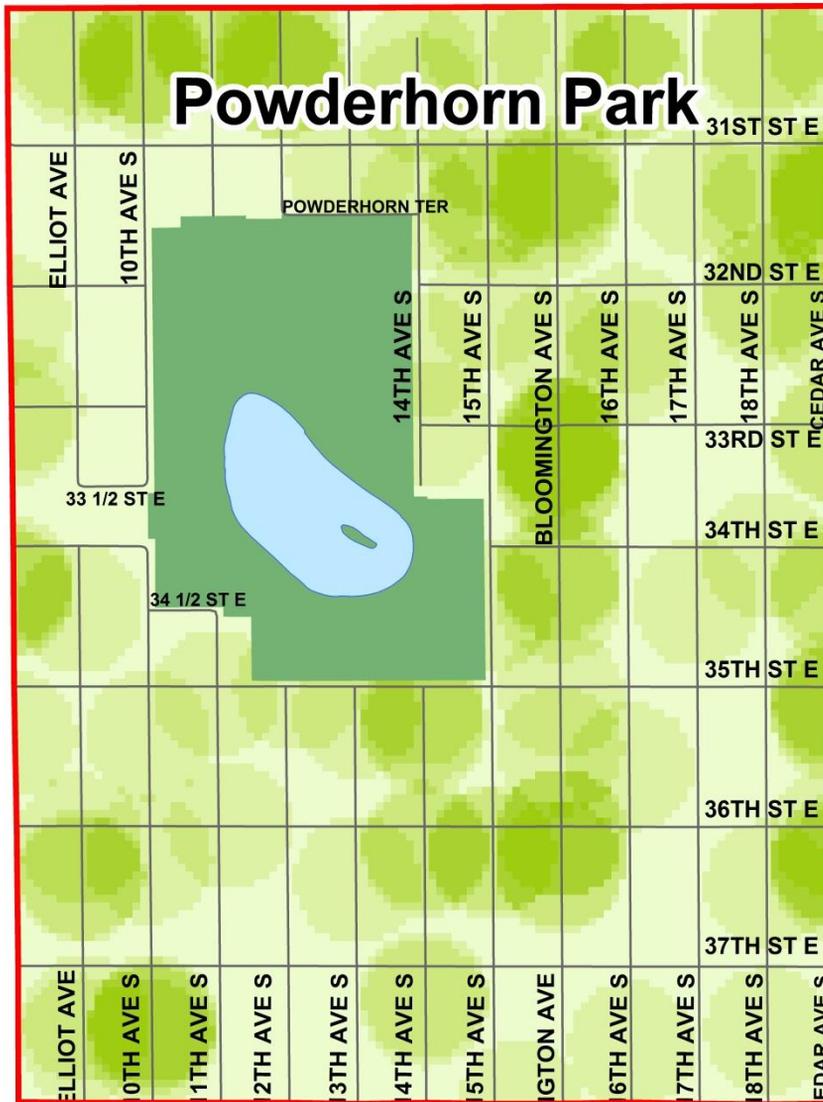
Amount of Abate List Properties

- High
- Low
- Neighborhood Boundaries
- Parks
- Water Bodies

Neighborhood	Number of Abate List Properties
Central	106
Corcoran	69
East Phillips	68
Longfellow	03
Midtown Phillips	58
Powderhorn Park	100
Total:	404

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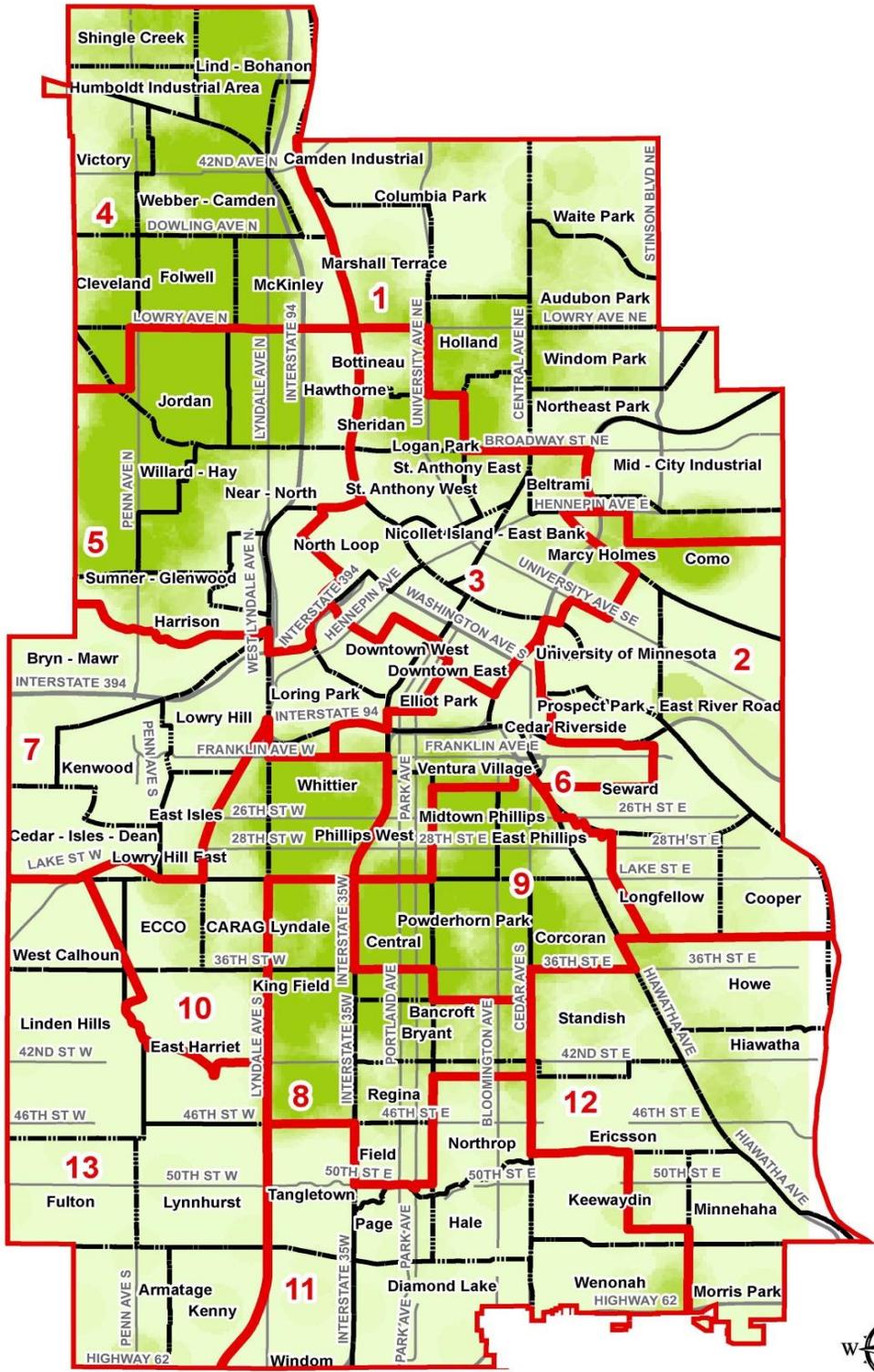
Longfellow Abate List Properties



Neighborhood	Number of Abate List Properties
Powderhorn Park	100
Ward 9 Total:	404

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 October 30, 2014

Nuisance Violations by Ward & Neighborhood – through Q2 2014



Legend

- Ward Boundaries
- Neighborhood Boundaries

Amount of Nuisance Violations



Nuisance Violation Totals by Ward

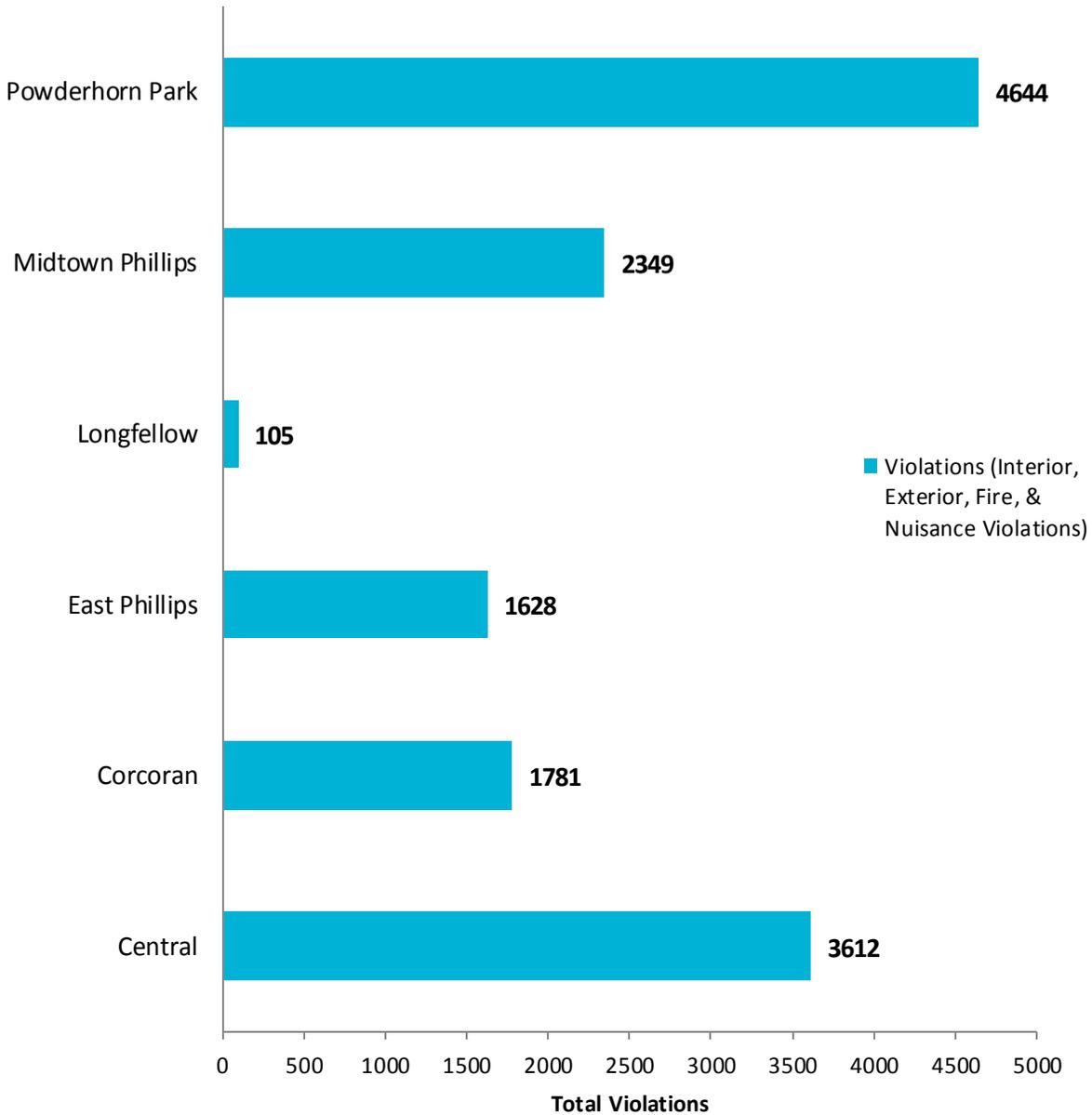
Ward	Number of Violations
01	364
02	114
03	160
04	1178
05	932
06	90
07	22
08	437
09	525
10	282
11	47
12	93
13	17

Total Nuisance Violations: 4261

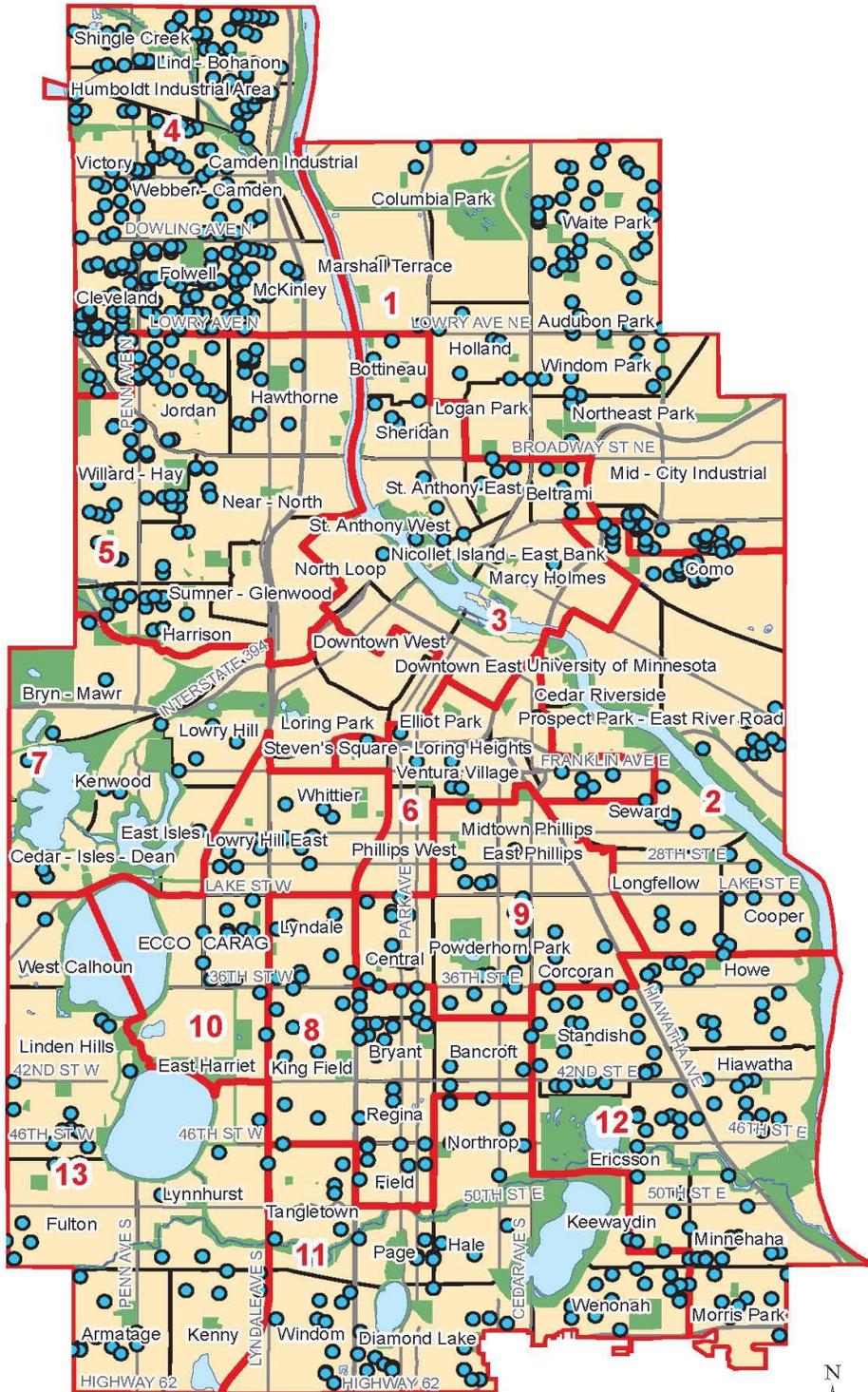


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Violations in Ward 9 (last 2 years)



Rental License Conversions in 2013



Legend

- Rental License Conversions

Rental License Conversions by Ward

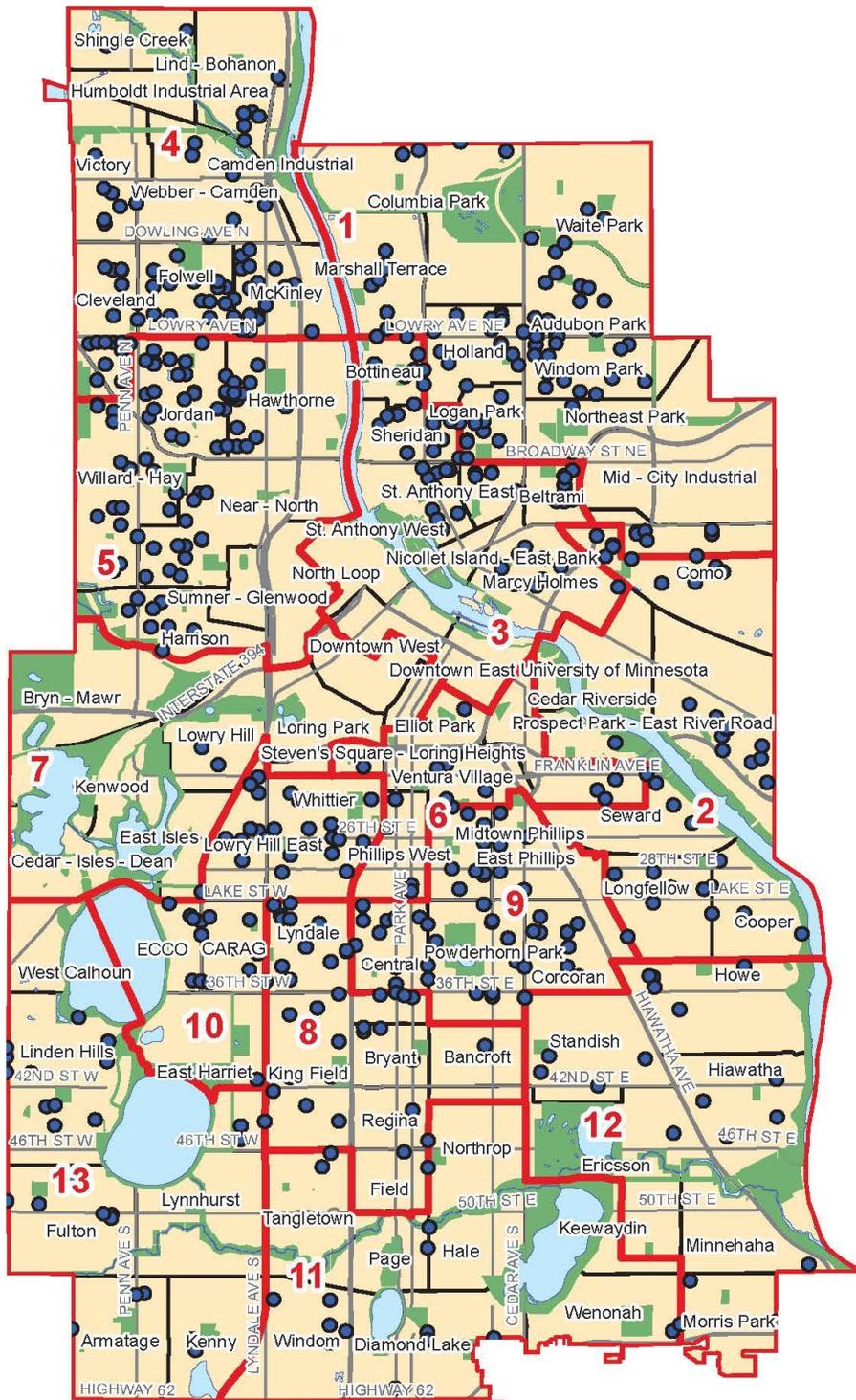
Ward	Properties
01	89
02	48
03	25
04	225
05	81
06	14
07	14
08	51
09	35
10	28
11	68
12	84
13	40

Total Properties: 802



*6 Properties could not be identified

Rental License Conversions in 2013



Legend

- Rental License
- CHOWN Properties

Rental License Change of Ownership by Ward

Ward	Properties
01	84
02	40
03	52
04	77
05	80
06	17
07	02
08	37
09	49
10	43
11	15
12	18
13	27

Total Properties: 541

*1 Properties could not be identified

Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
 - Includes disaggregated data analytics
 - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
 - Define metrics and indicators based on actual expressed need of stakeholders
 - Increase push of data externally

Contact us:

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To reach our inspections divisions, contact:

Joann Velde

Deputy Director, Housing Inspections Services

Joann.Velde@minneapolismn.gov

Residential inspections for single family homes up to triplexes

Mike Rumppe

Manager, Fire Inspections Services

michael.rumppe@minneapolismn.gov

Residential inspections for multifamily (4+) buildings

To reach our data analysts, contact:

Noah Schuchman

Deputy Director, Operations & Business Improvement

Noah.Schuchman@minneapolismn.gov

(612) 673-2781

Visit our Website:

<http://www.ci.minneapolis.mn.us/regservices/index.htm>



Strengthening communities by partnering with residents, neighborhoods and businesses to make the city safer, healthier and more inviting to all.

Department includes:

Housing Inspection Services/PPU

Fire Inspection Services

Traffic Control

Animal Care and Control