CITY OF MINNEAPOLIS

At a Glance: Lowry Hill East Neighborhood

Department of Regulatory Services

December 19, 2014

Minneapolis
City of Lakes

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

Lowry Hill East Profile

as of 12/19/14

Total Parcels	
Parcels w/ land use detail	1414
Rental licenses	528
Parcels with Rental Licenses	520
Rental units	4001
Average rental units	7.69
Rentals / total residential	44%

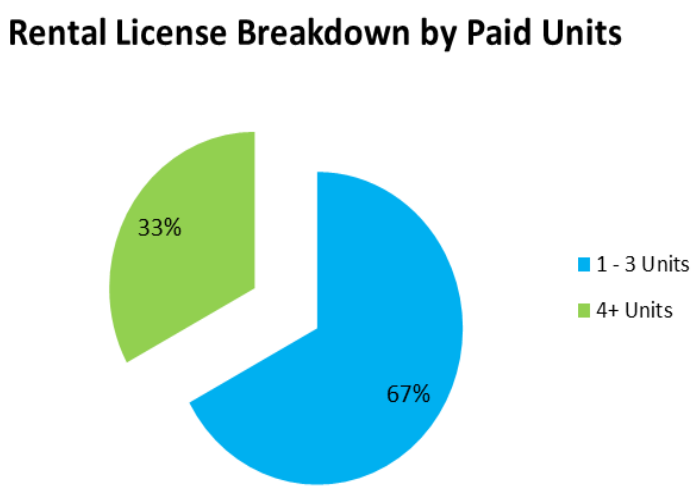
All violations & police calls	Parcels	Violations
Interior violations	135	541
Exterior violations	82	262
Fire violations	55	132
Nuisance violations	265	424
All violations	433	2069
Total police calls	560	5819

Parcels with Serious Flags	Past 2 years	Current
VBR	2	2
Condemned	0	0
Illegal Occupancy	21	8
PPU	2	0
Good Cause 7+ scores	1	1
COP	4	4
Abate list	77 (6 months)	62

Land Use Assessor (when descriptions available)	Count	%
Vehicle Related Use	3	0.21%
*Group Residence	6	0.42%
*Mixed Comm., Res, Apt.	27	1.91%
Office	12	0.85%
Retail	50	3.54%
Institution, School, Church	2	0.14%
Comm. Work Shop	5	0.35%
Common Area	11	0.78%
Industrial warehouse/factory	1	0.07%
Bar, Restaurant, Club, Entertain.	11	0.78%
Utility	0	0.00%
*Multi Family (Residential)	422	29.84%
*Single Family (Residential)	718	50.78%
Sport or Recreation Facility	6	0.42%
Public Accommodations	0	0.00%
Garage or Misc. Residential	107	7.57%
Misc. Commercial	1	0.08%
Vacant Land	32	2.26%
Grand Total	**1,414**	**100.0**

*Includes Residential Use

Rental Licenses by Unit Count	Count	%	%
1	192	36.9%	36.9%
2	111	21.3%	58.27%
3	46	8.8%	67.12%
4-5	57	11%	78.08%
6-10	27	5.19%	83.27%
11-15	24	4.62%	87.88%
16-20	23	4.42%	92.31%
21-30	17	3.27%	95.58%
31+	23	4.42%	100.00%
Grand Total	**184**	**100.0%**	**100%**



Lowry Hill East Demographic Profile

Lowry Hill East 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	6704	694	6011	3869	2835	4127	3811	316
Percentage	100.0%	10.4%	89.7%	57.7%	42.3%	100.0%	92.3%	7.7%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other Race	Two or More Races
Number	5270	474	558	110	126	0	167
Percentage	78.6%	7.1%	8.3%	1.6%	1.9%	0.0%	2.5%

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	167	474	1402	1947	769	5683	820	2067	826	918
Percentage	3.5%	10.0%	29.5%	40.9%	16.2%	87.4%	12.6%	54.2%	21.7%	24.1%

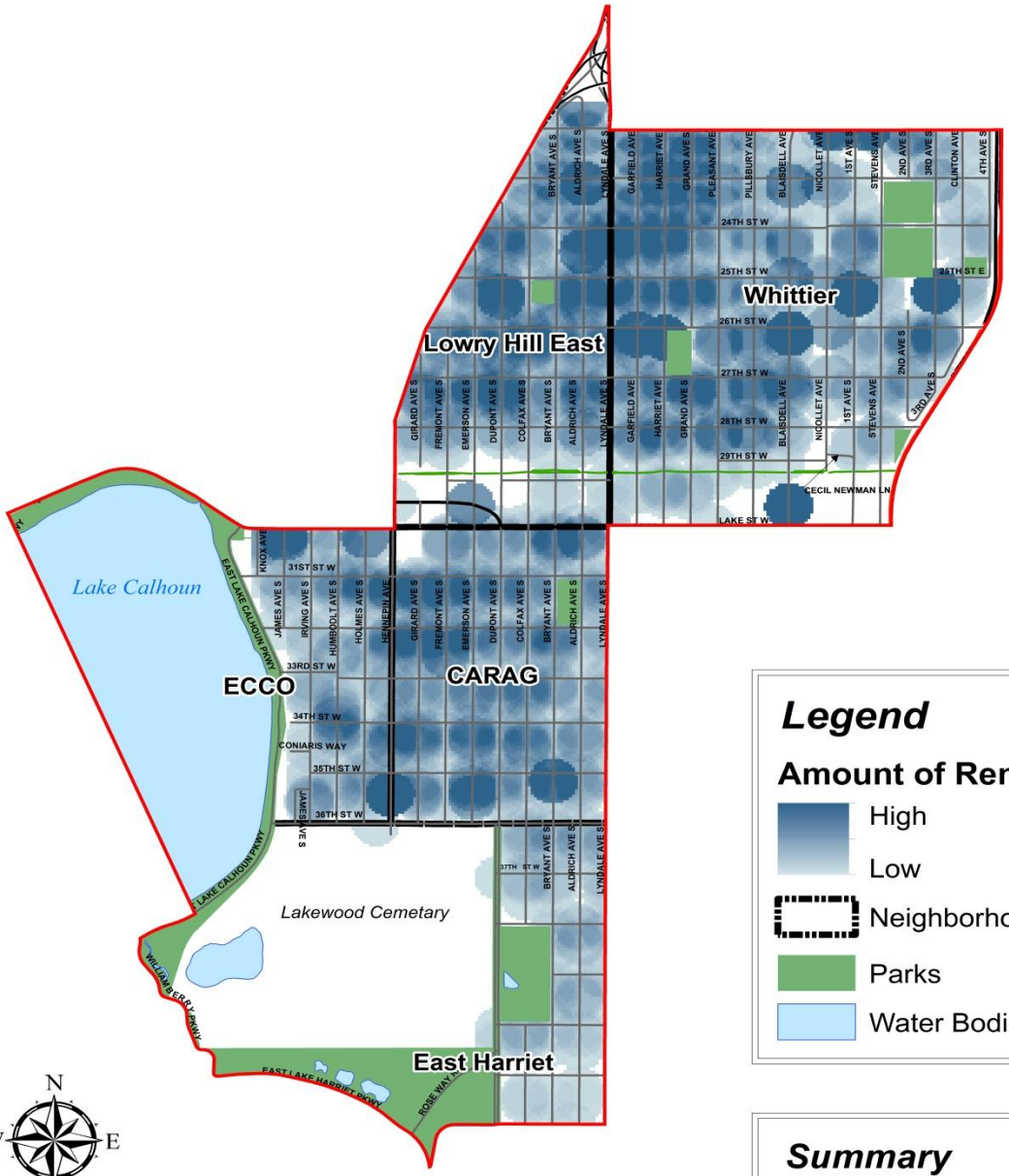
Notes:

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

Websites:

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

Ward 10 Rental Properties



Legend

Amount of Rental Properties

- High
- Low
- Neighborhoods
- Parks
- Water Bodies

Summary

Neighborhood	Number of Rentals
CARAG	511
Cedar - Isles - Dean	0
East Harriet	104
ECCO	262
Lowry Hill East	518
West Calhoun	0
Whittier	1051
Ward 10 Total:	**2446**

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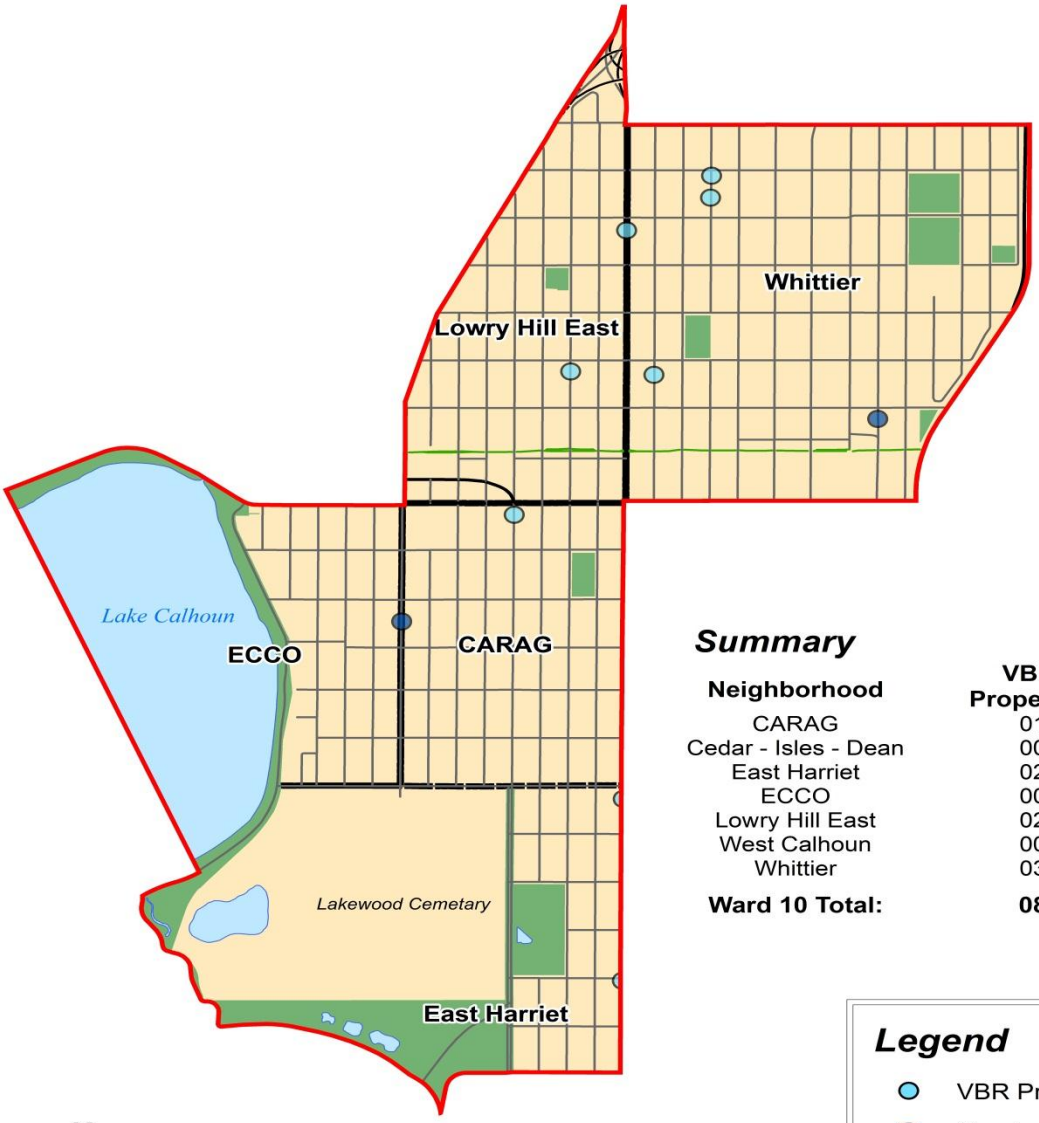
Ward 10 Condemned and Vacant (VBR) Properties



Summary

Neighborhood	VBR Properties	CON & VBR Properties
CARAG	01	01
Cedar - Isles - Dean	00	00
East Harriet	02	00
ECCO	00	00
Lowry Hill East	02	00
West Calhoun	00	00
Whittier	03	01
Ward 10 Total:	**08**	**02**

Legend

- VBR Properties
- Condemned & VBR Properties
- Neighborhoods
- Parks
- Water Bodies

N W E S

0 0.375 0.75 1.5 Miles

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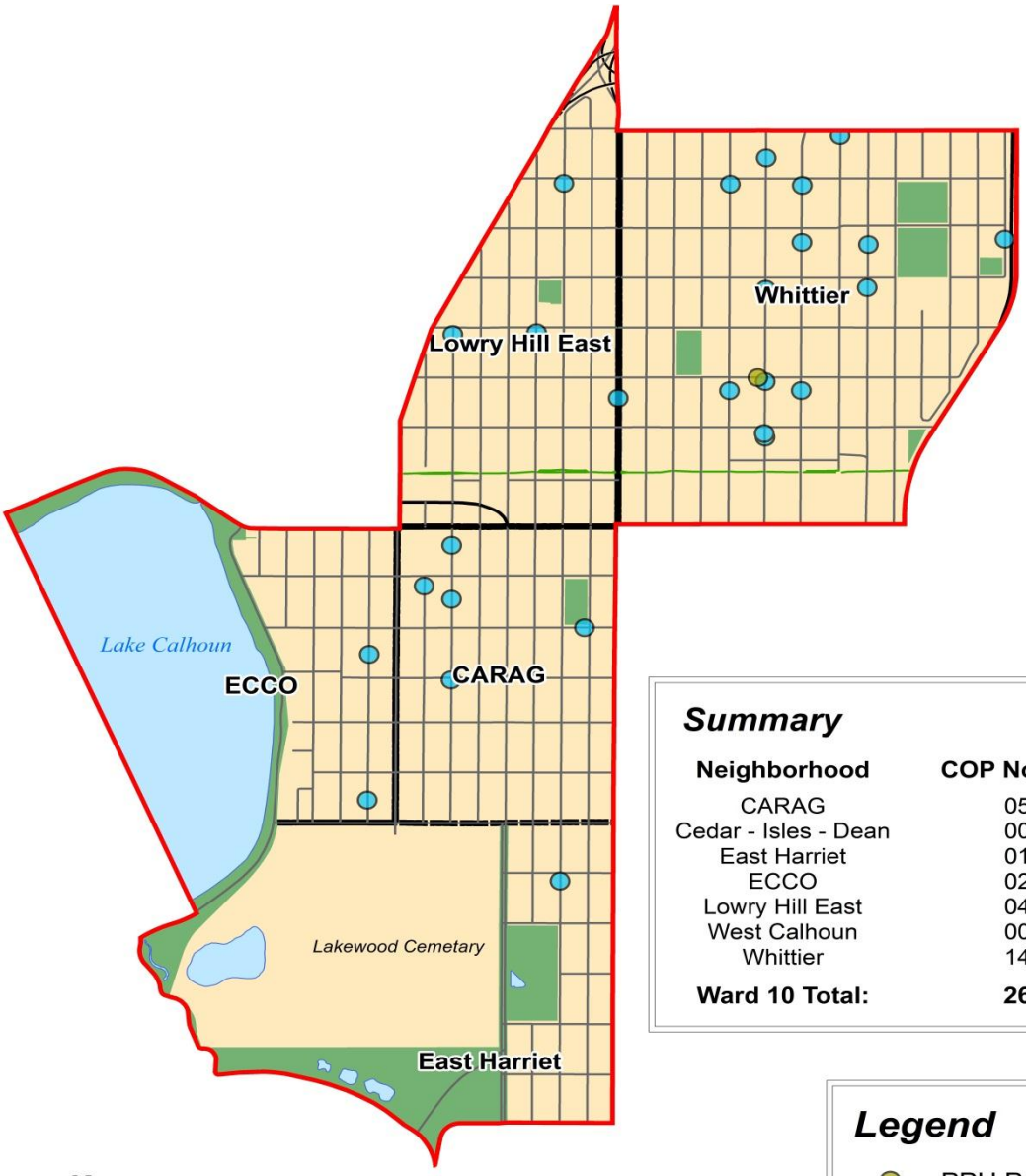
Ward 10 Conduct on Premise (COP) & Problem Properties (PPU)



Summary

Neighborhood	COP Notices	PPU Properties
CARAG	05	00
Cedar - Isles - Dean	00	00
East Harriet	01	00
ECCO	02	00
Lowry Hill East	04	00
West Calhoun	00	00
Whittier	14	01
Ward 10 Total:	**26**	**01**

Legend

- PPU Properties
- COP Properties
- Neighborhoods
- Parks
- Water Bodies

N W E S

0 0.375 0.75 1.5 Miles

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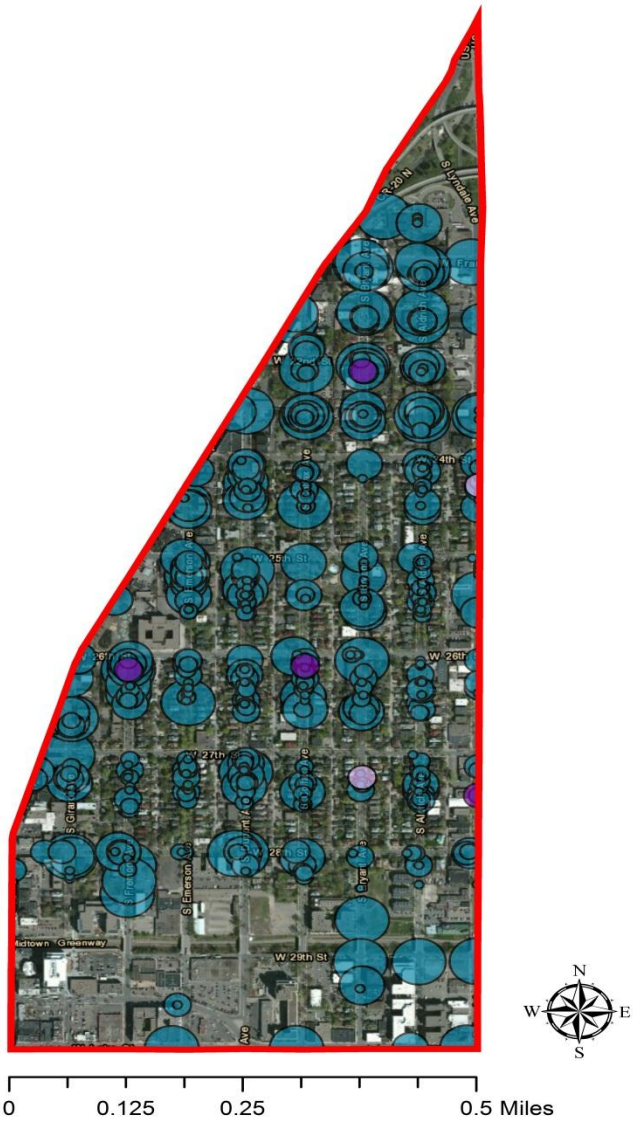
Lowry Hill East Rental Properties with Vacant Building Registration (VBR) & Conduct on Premise (COP) Properties



Summary

Rental Licenses in Lowry Hill East: 528

VBR Properties in Lowry Hill East: 02

COP Properties in Lowry Hill East: 04

Rental Licenses in Ward 10: 2446

Legend

VBR Properties

COP Properties

Rental Properties with Unit Counts

1 Unit

2 Units

3-4 Units

5-10 Units

11-20 Units

21+ Units

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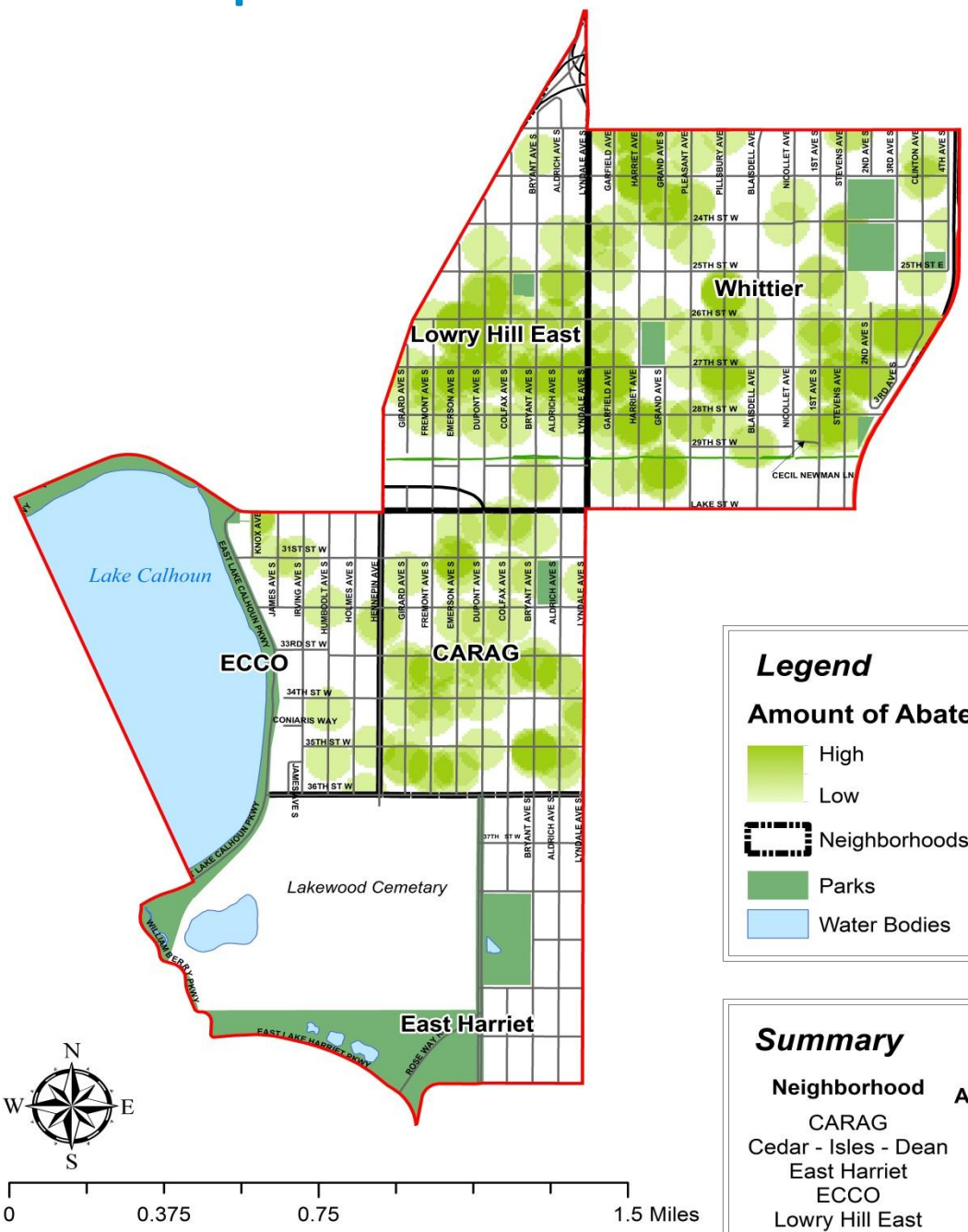
Quinn Carr - Administrative Analyst
December 18, 2014

Ward 10 Abate List Properties



Legend

Amount of Abate List Properties

- High
- Low
- Neighborhoods
- Parks
- Water Bodies

Summary

Neighborhood	Number of Abate List Properties
CARAG	52
Cedar - Isles - Dean	0
East Harriet	0
ECCO	12
Lowry Hill East	62
West Calhoun	0
Whittier	116
Ward 10 Total:	**242**

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Lowry Hill East Abate List Properties

Summary

Abate List Properties in Lowry Hill East:	62
Abate List Properties in Ward 10:	242

Legend

Abate List Properties

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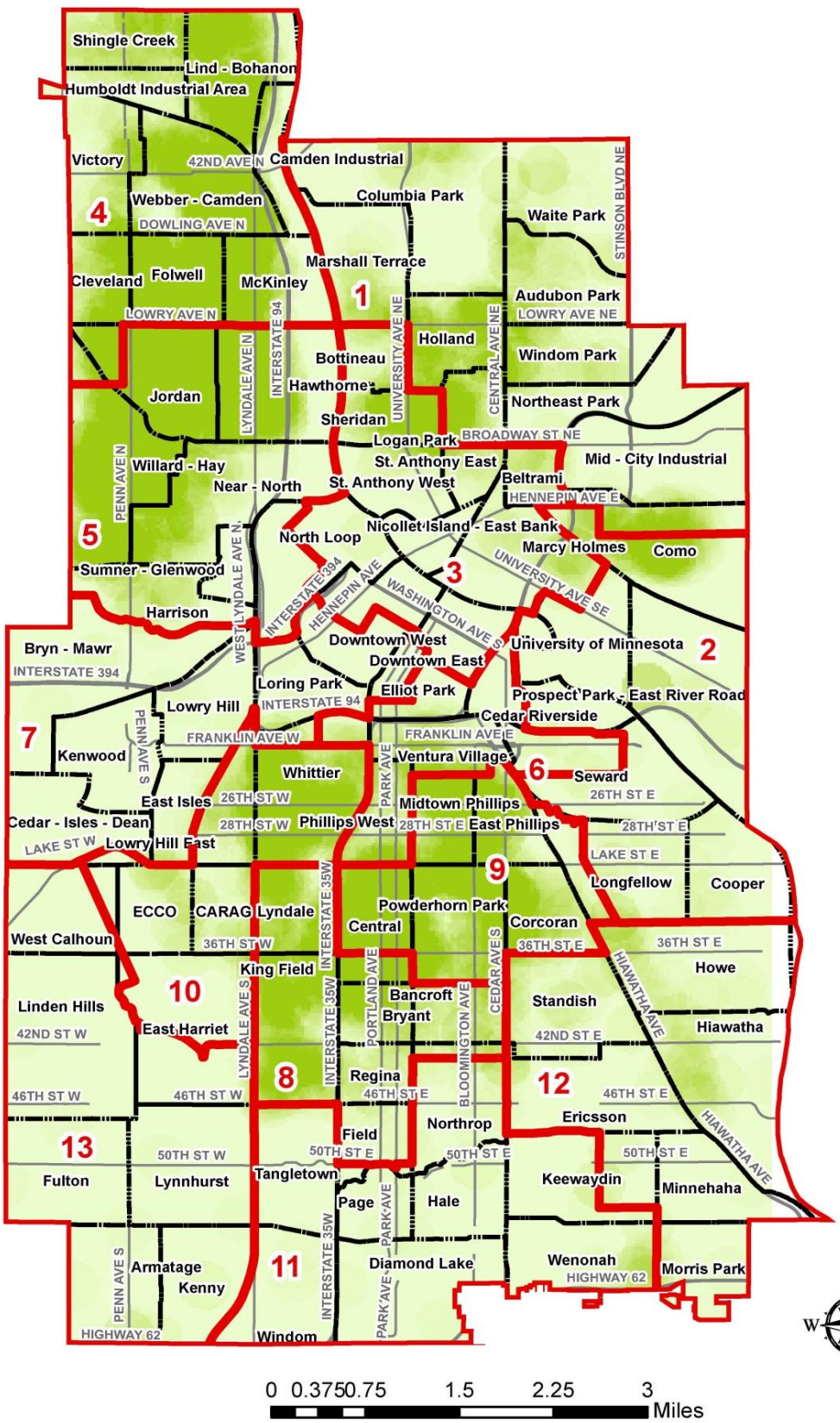
Nuisance Violations by Ward & Neighborhood – through Q2 2014



Legend

Ward Boundaries

Neighborhood Boundaries

Amount of Nuisance Violations

High

Low

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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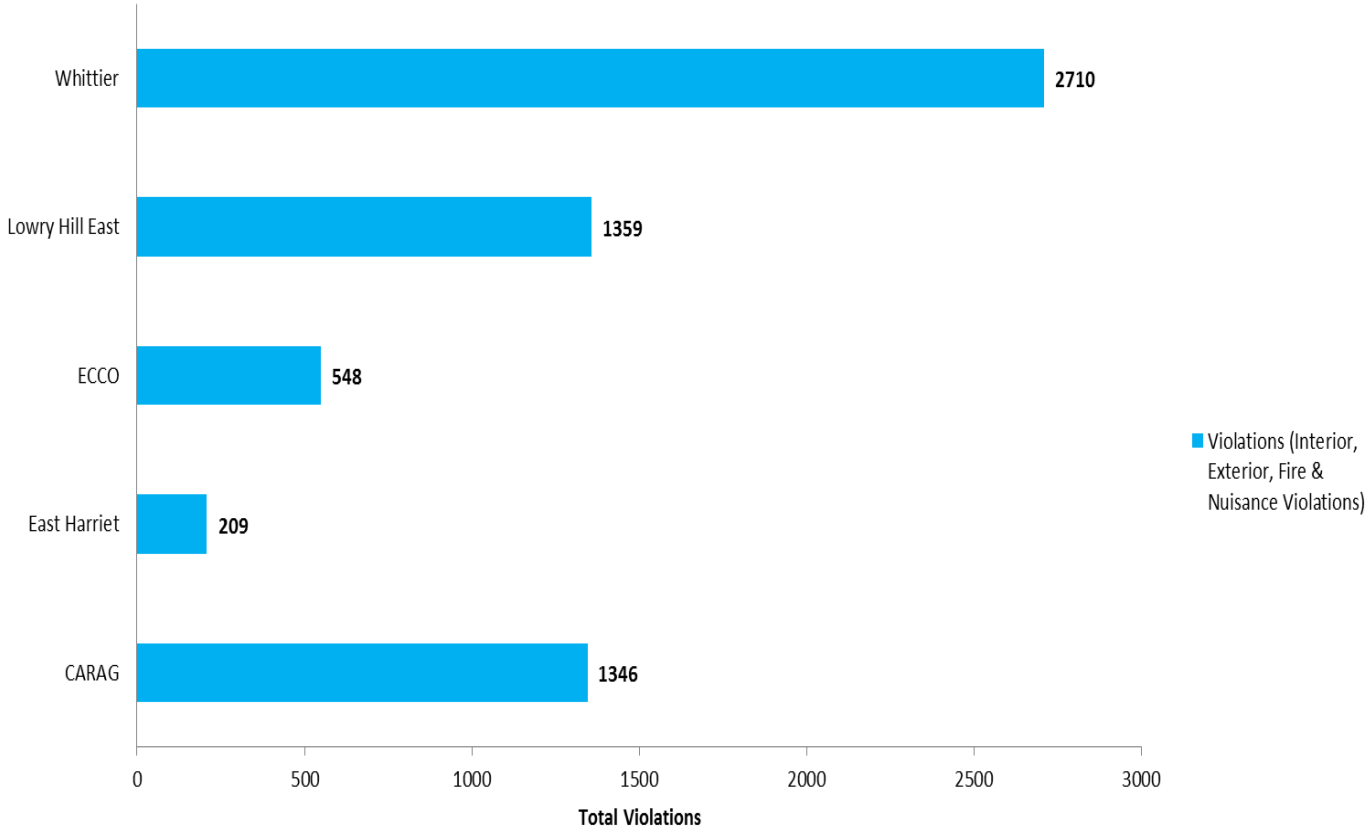
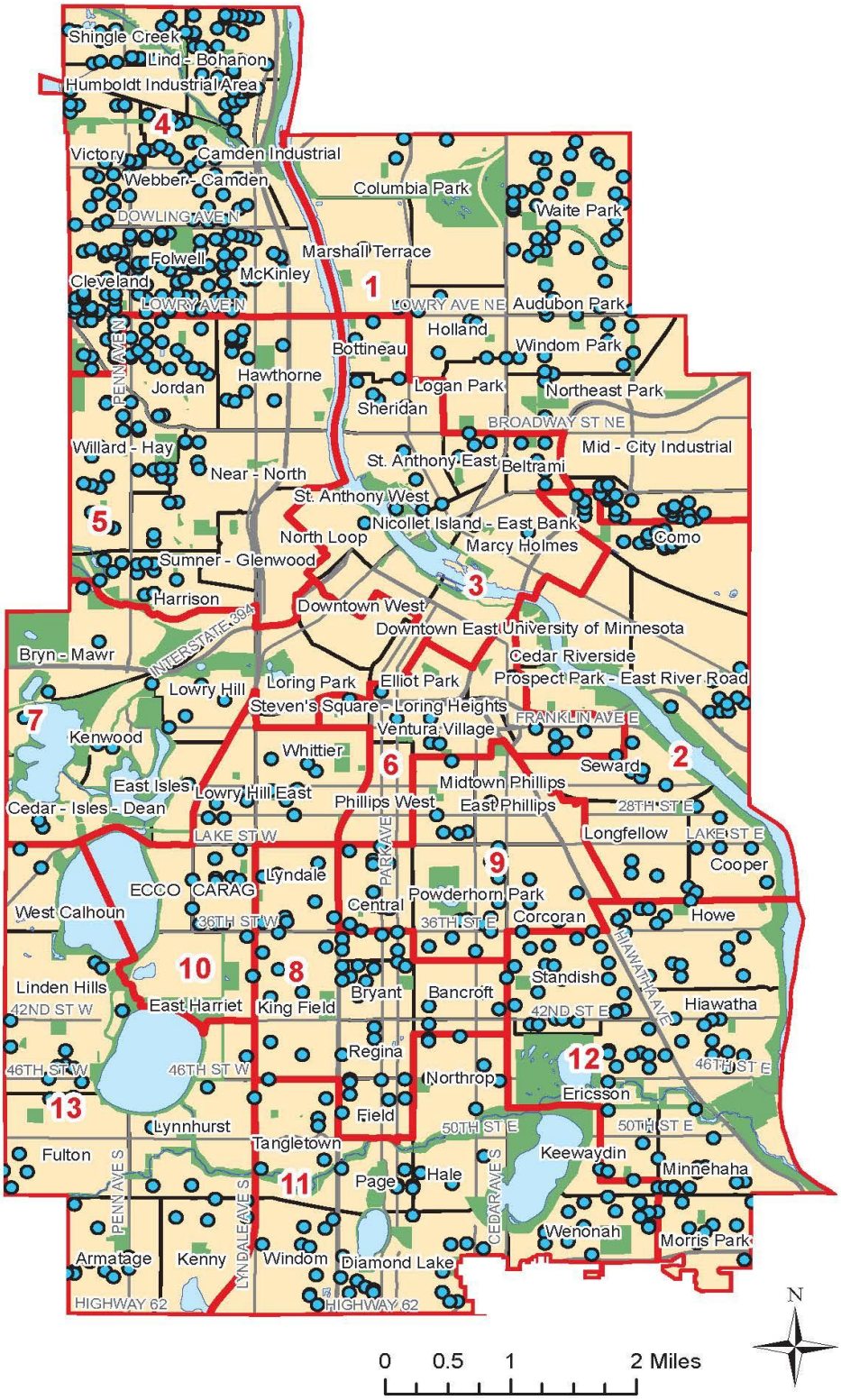
Violations in Ward 10 (last 2 years)



Citywide 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

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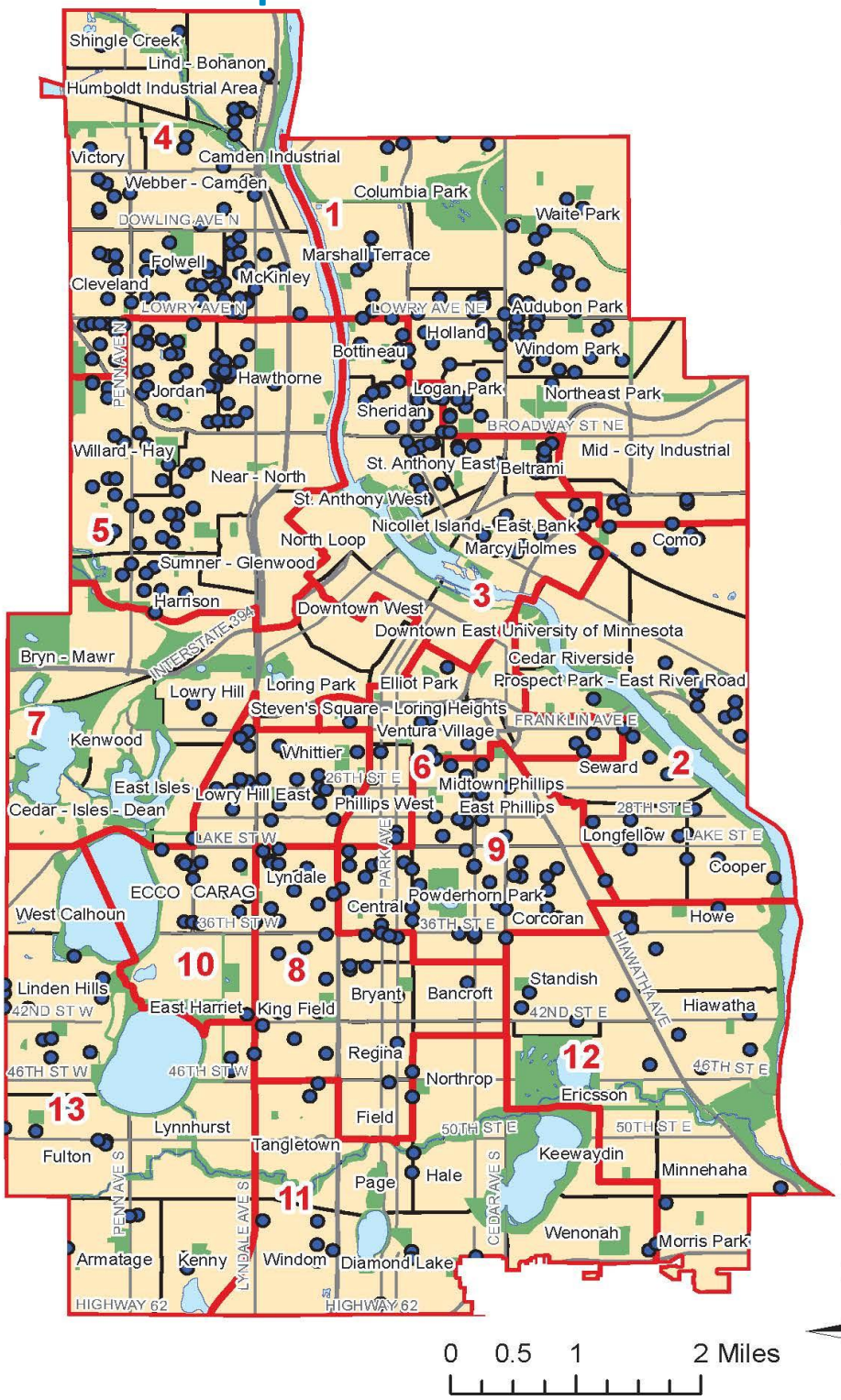
**6 Properties could not be Identified*

Citywide Rental License Change of Ownerships 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*

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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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Joann Velde
Deputy Director, Housing Inspections Services
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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:
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Deputy Director, Operations & Business Improvement
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Visit our Website:
http://www.ci.minneapolis.mn.us/regservices/index.htm

City of Minneapolis
Regulatory Services

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