CITY OF MINNEAPOLIS

At a Glance: Near North

Department of Regulatory Services

December 12, 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

Near North Profile

as of 12/12/14

Total Parcels	
Parcels w/ land use detail	1458
Rental licenses	364
Parcels with Rental Licenses	383
Rental units	1214
Average rental units	3.17
Rentals / total residential	34%

All violations & police calls	Parcels	Violations
Interior violations	283	1096
Exterior violations	121	426
Fire violations	65	140
Nuisance violations	545	1306
All violations	720	3812
Total police calls	891	17769

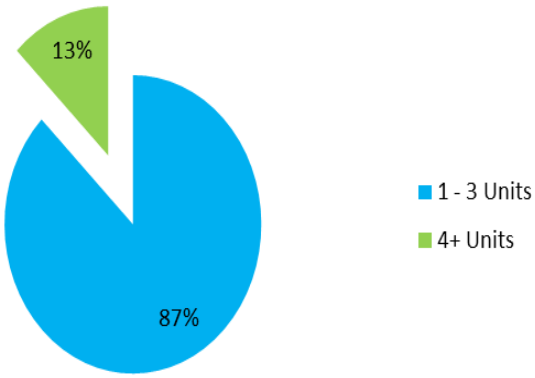
Parcels with Serious Flags	Past 2 years	Current
VBR	41	19
Condemned	29	16
Illegal Occupancy	16	12
PPU	23	7
Good Cause 7+ scores	0	0
COP	28	14
Abate list	203 (6 months)	180

Land Use Assessor (when descriptions available)	Count	%
Vehicle Related Use	0	0.00%
*Group Residence	3	0.36%
*Mixed Comm., Res, Apt.	4	0.48%
Office	12	1.44%
Retail	9	1.08%
Institution, School, Church	6	0.72%
Comm Work Shop	8	0.52%
Common Area	3	0.12%
Industrial warehouse/factory	20	2.41%
Bar, Restaurant, Club, Entertain.	5	0.33%
Utility	1	0.12%
*Multi Family (Residential)	211	25.39%
*Single Family (Residential)	426	51.26%
Sport or Recreation Facility	4	0.48%
Garage or Misc Residential	3	0.36%
Misc. Commercial	2	0.24%
Vacant Land	119	14.32%
Grand Total	**831**	**100.0**

*Includes Residential Use

Rental Licenses by Unit Count	Count	%	%
1	174	47.67%	47.67%
2	138	37.81%	85.48%
3	7	1.92%	87.40%
4-5	24	6.58%	93.97%
6-10	6	1.64%	95.62%
11-15	4	1.10%	96.71%
16-20	4	1.10%	97.81%
21-30	4	1.10%	98.90%
31+	4	1.10%	100.00%
Grand Total	**365**	**100.0%**	**100%**

Rental License Breakdown by Type



Near North Demographic Profile

Near North 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	6436	2342	4094	2943	3492	2509	273	2236
Percentage	100.0%	36.4%	63.6%	45.7%	54.3%	100.0%	10.9%	89.1%

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	873	528	3415	30	1355	0	235
Percentage	13.6%	8.2%	53.1%	0.5%	21.1%	0.0%	3.7%

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	925	749	1061	359	205	3913	1863	1713	272	283
Percentage	28.0%	22.7%	32.1%	10.9%	6.2%	67.8%	32.2%	75.5%	12.0%	12.5%

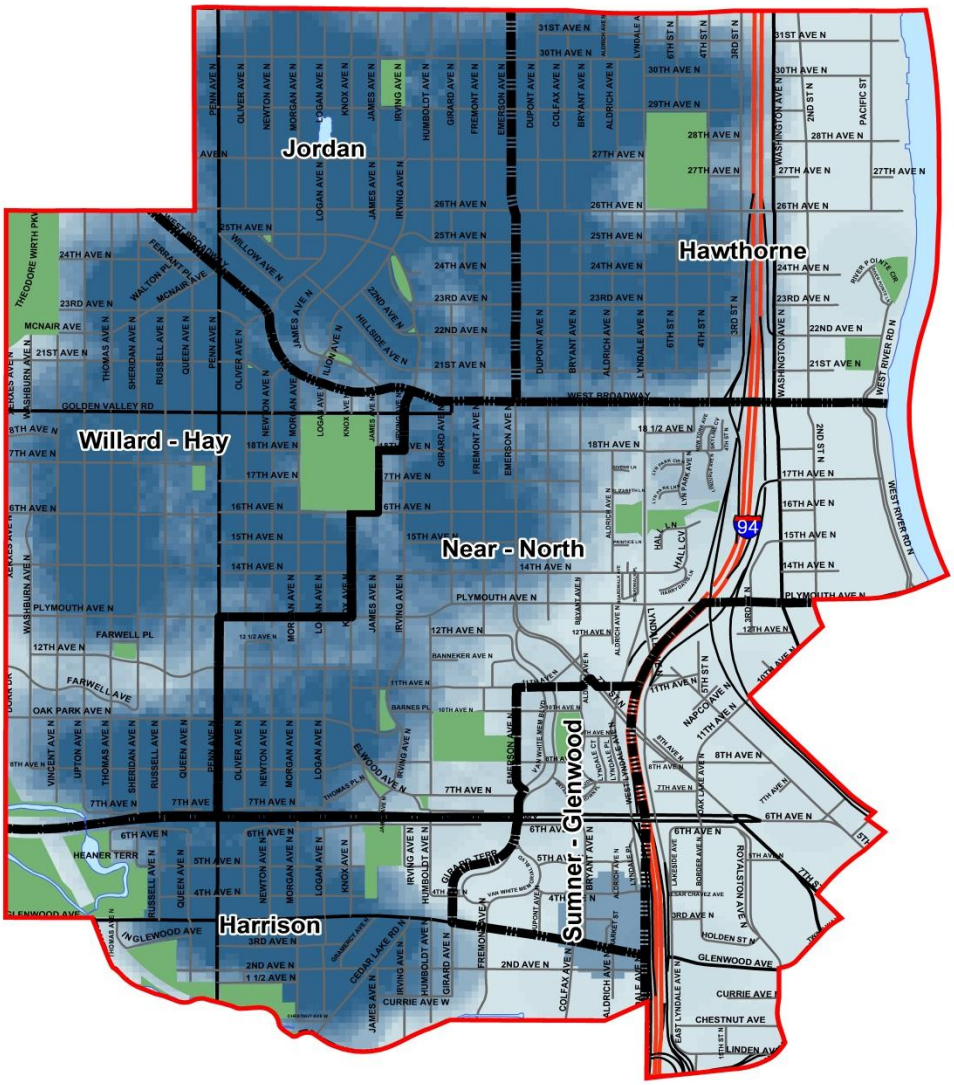
Notes:

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 5 Rental Properties



Legend

Amount of Rental Properties

- High
- Low
- Neighborhoods
- Parks
- Water Bodies

N
W E
S

0 0.375 0.75 1.5 Miles

Summary

Neighborhood	Number of Rentals
Harrison	273
Hawthorne	477
Jordan	641
Near - North	364
North Loop	5
Sumner - Glenwood	31
Willard - Hay	673
Total:	**2464**

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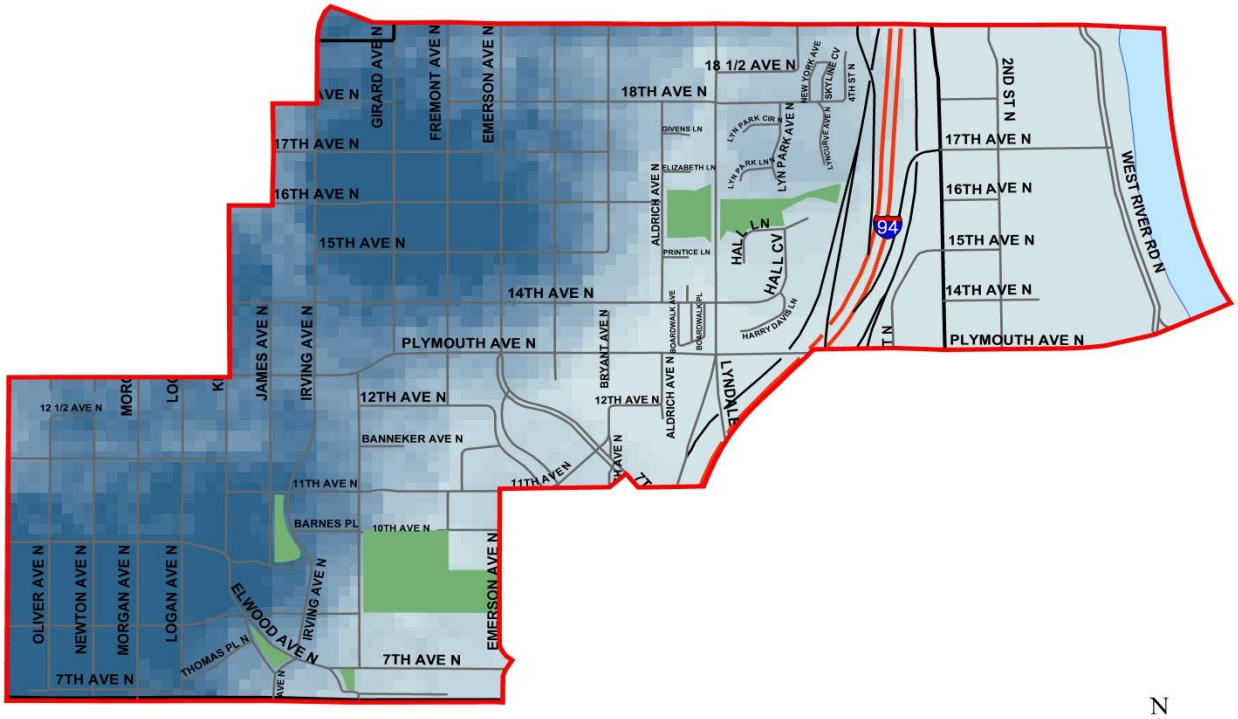
Regulatory Services
Glendon Haslerud - Undergraduate Intern
December 11, 2014

Near North Rental Properties



0 0.25 0.5 1 Miles

N W E S

Legend

Amount of Rental Properties

High

Low

Parks

Water Bodies

Summary

Neighborhood	Number of Rental Properties
Near - North	364
Ward Total:	**2464**

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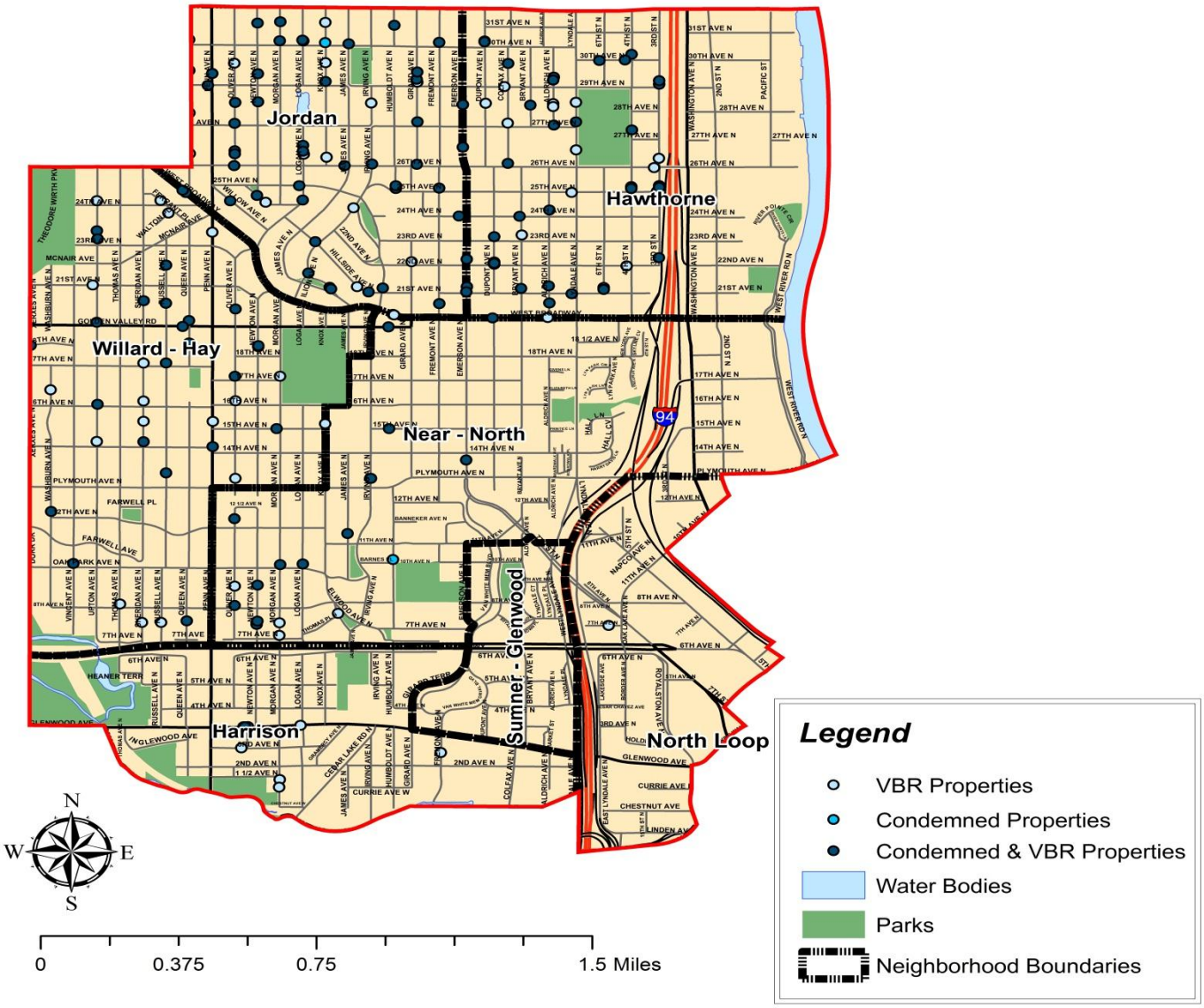
November 25, 2014

Ward 5 Condemned and Vacant (VBR) Properties



Summary

Neighborhood	Condemned Properties	VBR Properties	Condemned & VBR Properties
Harrison	00	06	02
Hawthorne	00	17	34
Jordan	01	17	42
Near - North	01	04	15
North Loop	00	01	00
Sumner - Glenwood	00	00	00
Willard - Hay	00	19	25
Total:	**02**	**64**	**118**

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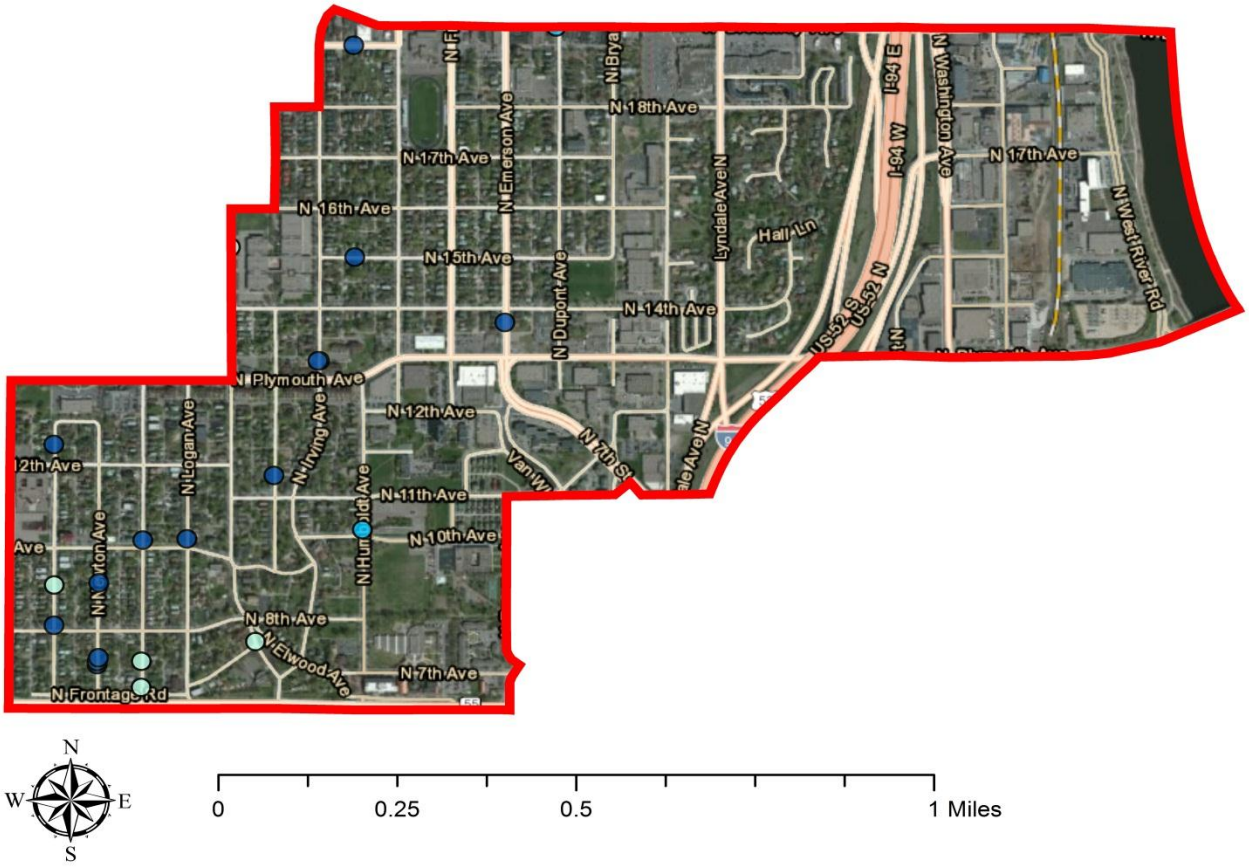
Near North Condemned and Vacant (VBR) Properties



Legend

- VBR Properties
- VBR & Condemned Properties
- Condemned Properties

Summary

Neighborhood	VBR Properties	Condemned Properties	Condemned & VBR Properties
Near - North	04	01	15
Ward 5 Totals:	**64**	**02**	**118**

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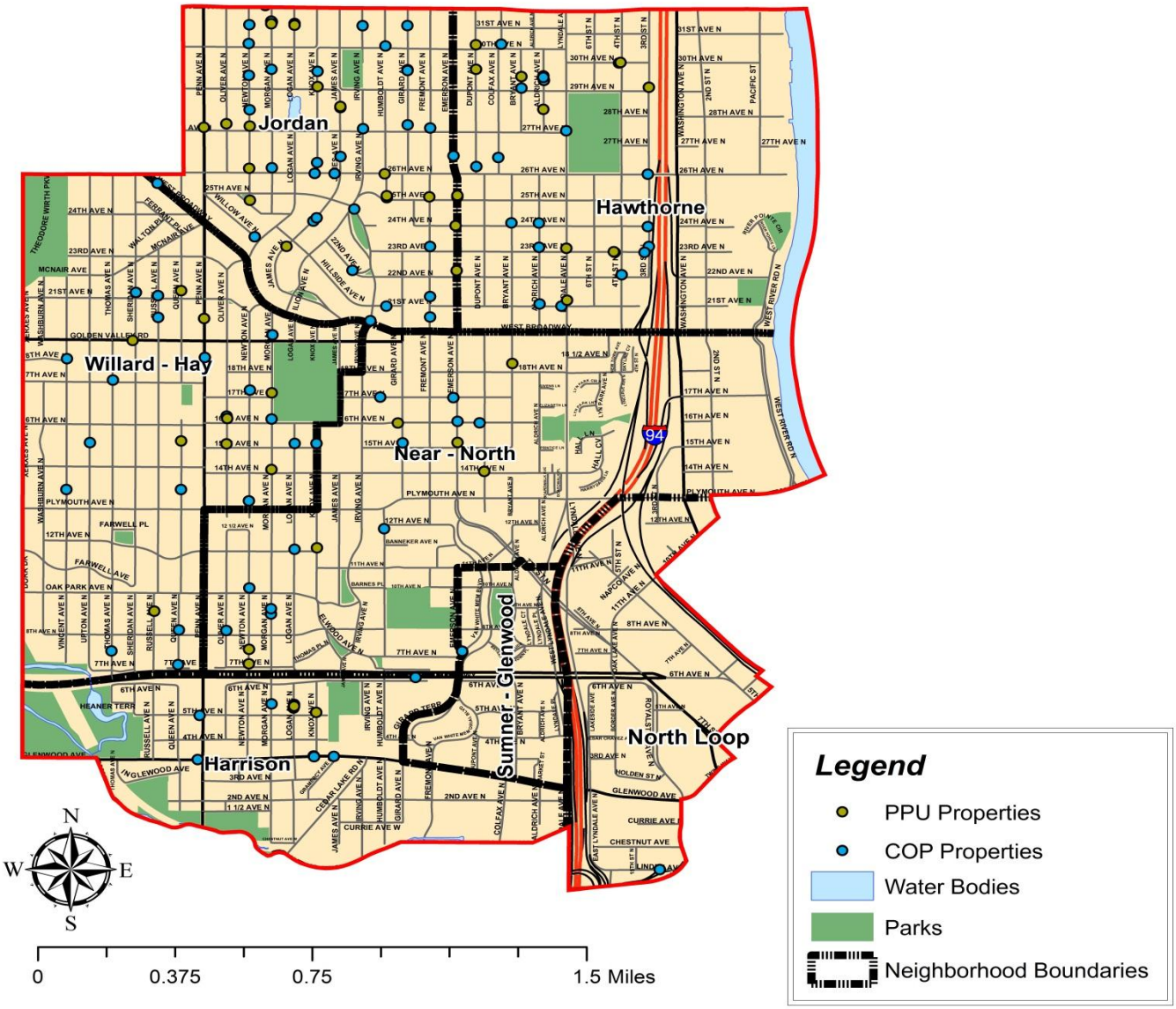
Ward 5 Conduct on Premise (COP) & Problem Properties (PPU)



Summary

Neighborhood	COP Notices	PPU Properties
Harrison	08	03
Hawthorne	22	11
Jordan	35	16
Near - North	14	7
North Loop	01	00
Sumner - Glenwood	00	00
Willard - Hay	21	09
Total:	**101**	**46**

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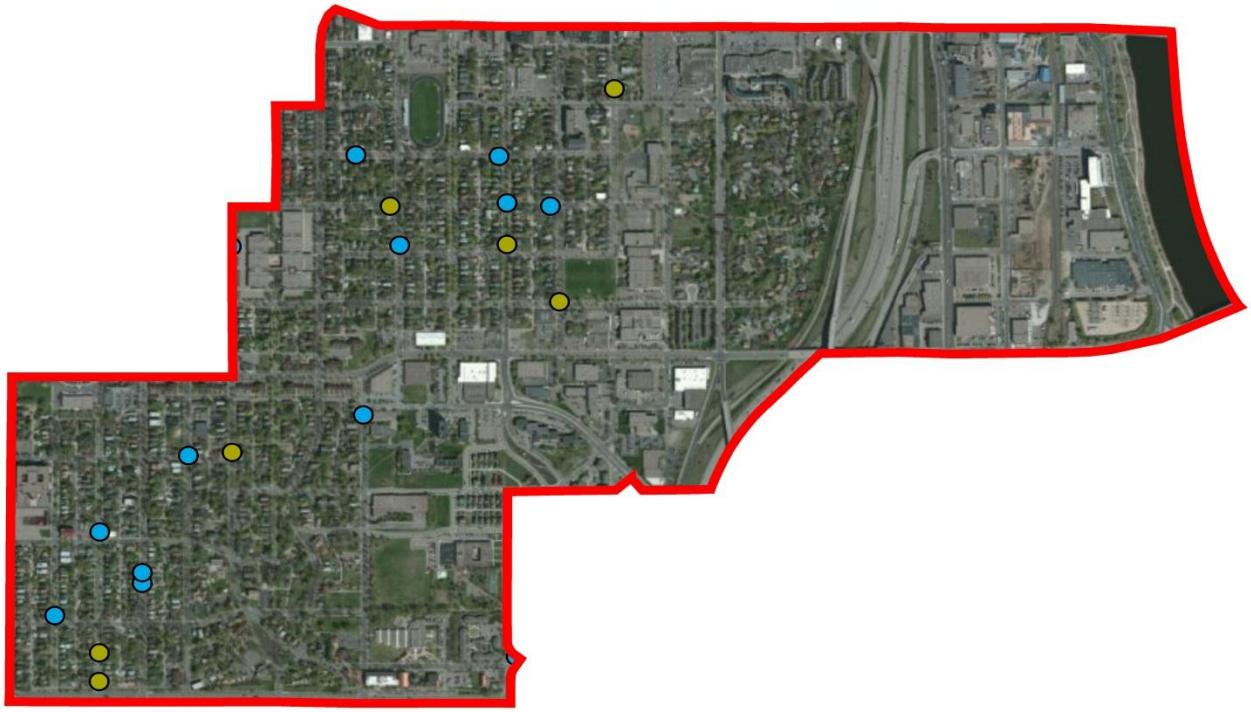
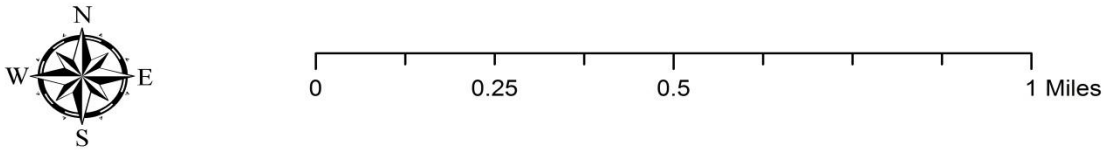
Near North Conduct on Premise (COP) & Problem Properties (PPU)





Legend

- PPU Properties
- COP Properties

Summary

Neighborhood	COP Notices	PPU Properties
Near - North	14	07
Ward 5Total:	**101**	**46**

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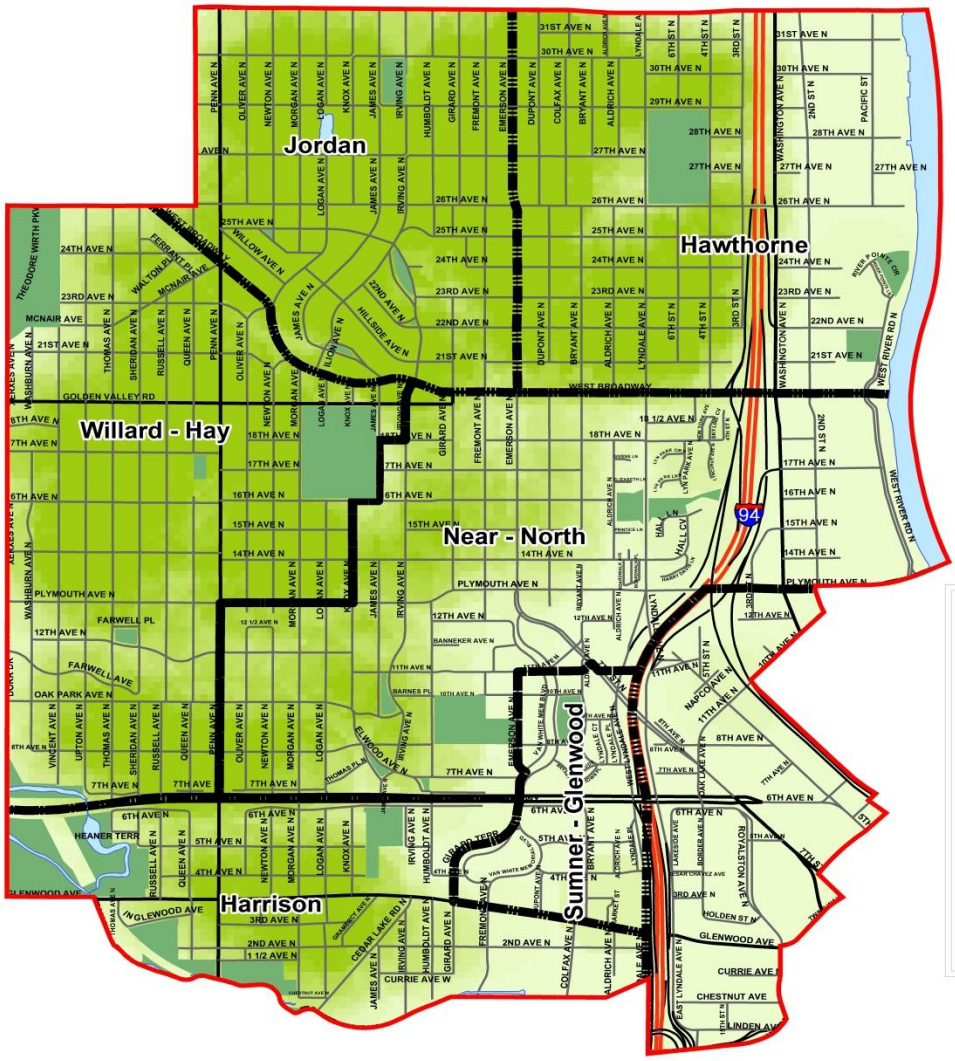
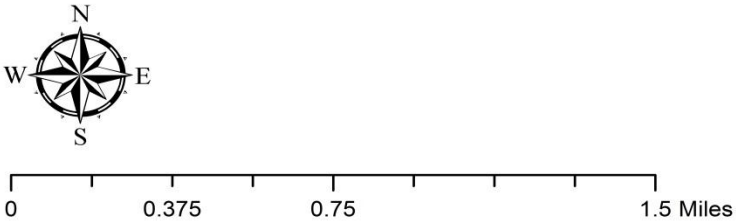
Ward 5 Abate List Properties





Summary

Neighborhood	Number of Abate List Properties
Harrison	120
Hawthorne	287
Jordan	455
Near - North	180
North Loop	2
Sumner - Glenwood	4
Willard - Hay	455
Total:	**1503**

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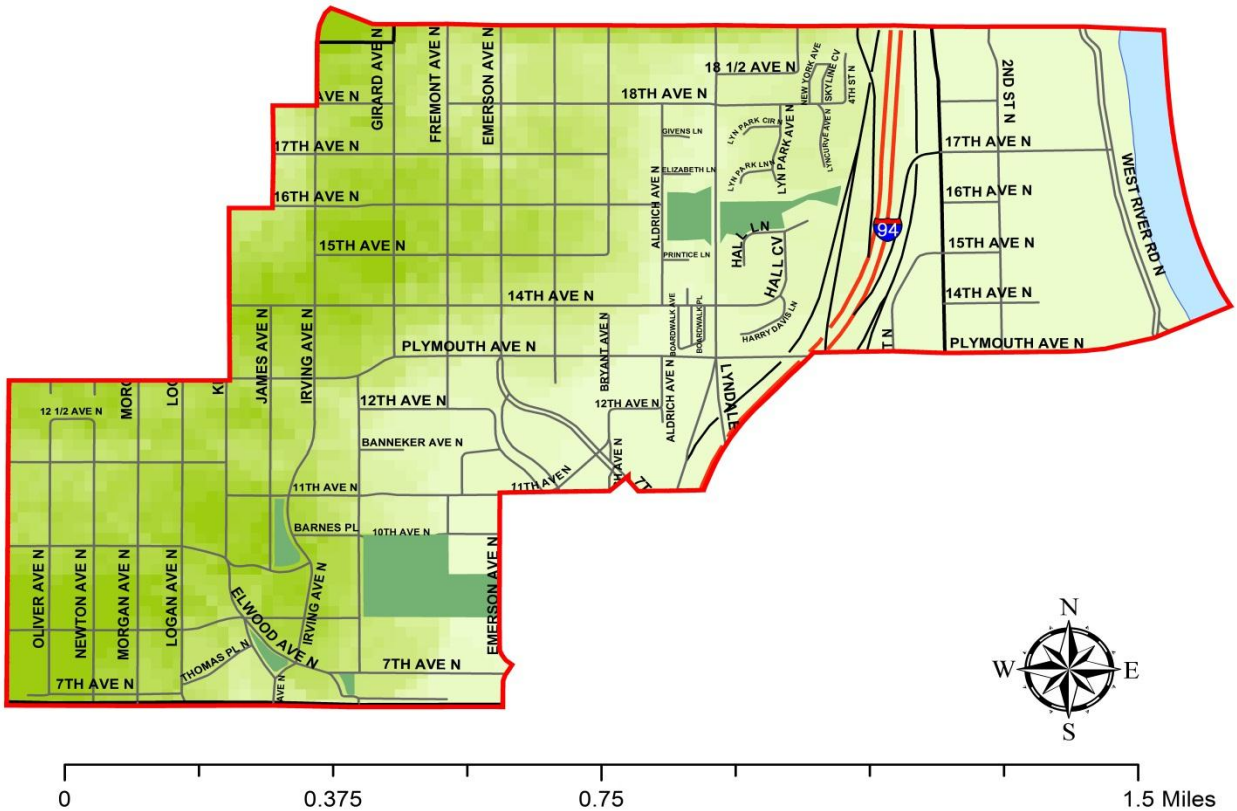
Near North Abate List Properties



Legend

Amount of Abate List Properties

High

Low

Parks

Water Bodies

Summary

Neighborhood	Number of Abate List Properties
Near - North	180
Ward Total:	**1503**

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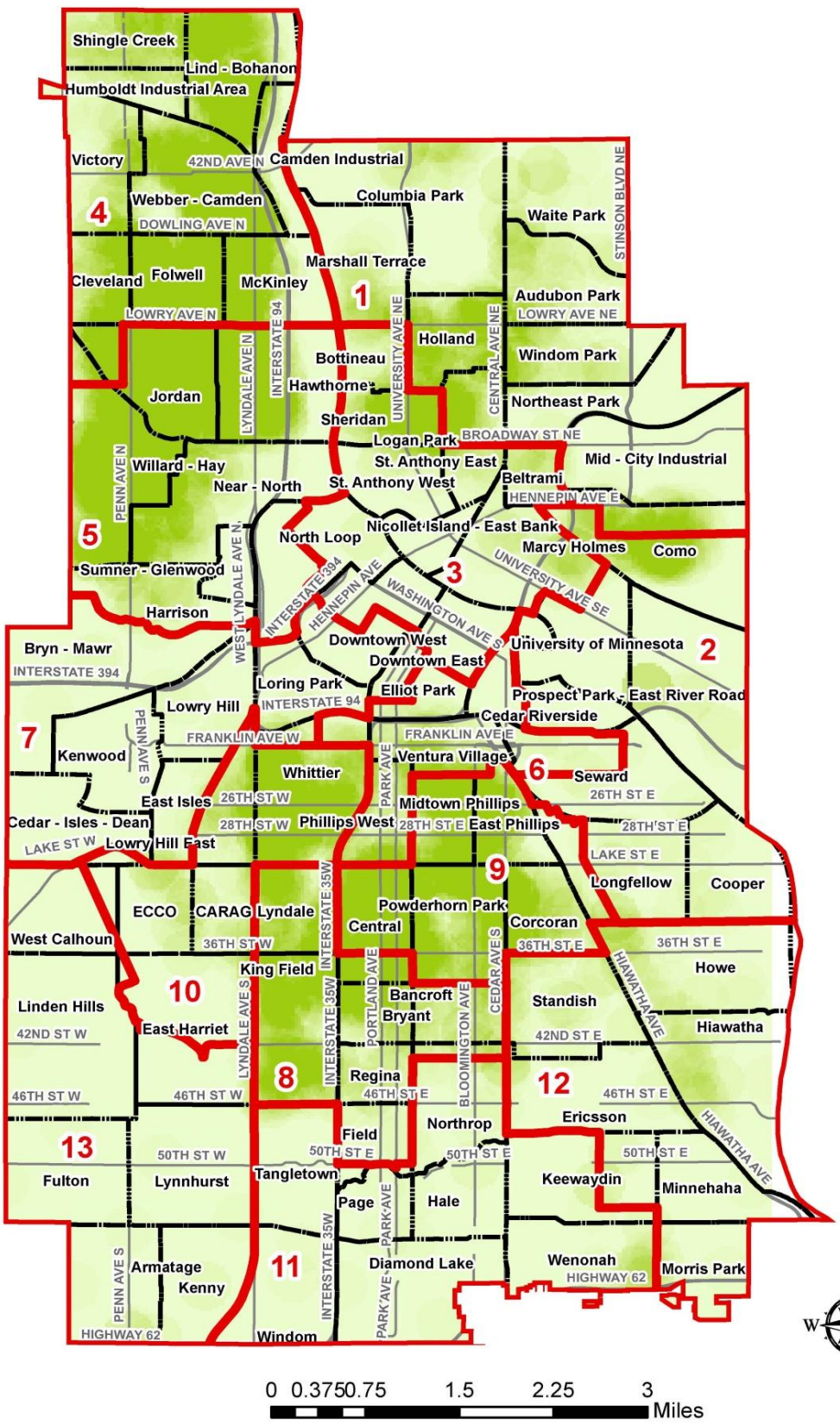
Glendon Haslerud - Undergraduate Intern
November 24, 2014

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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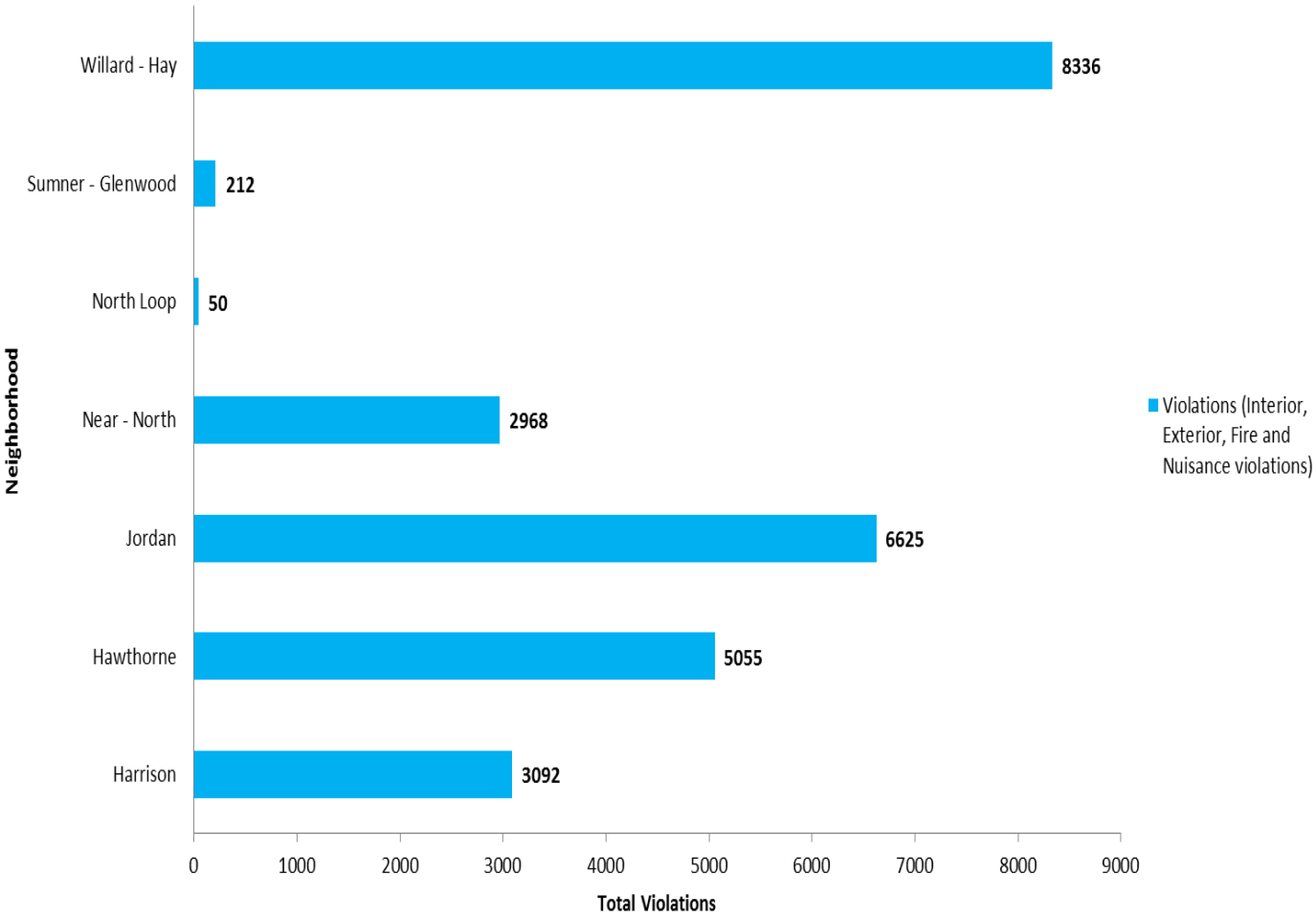
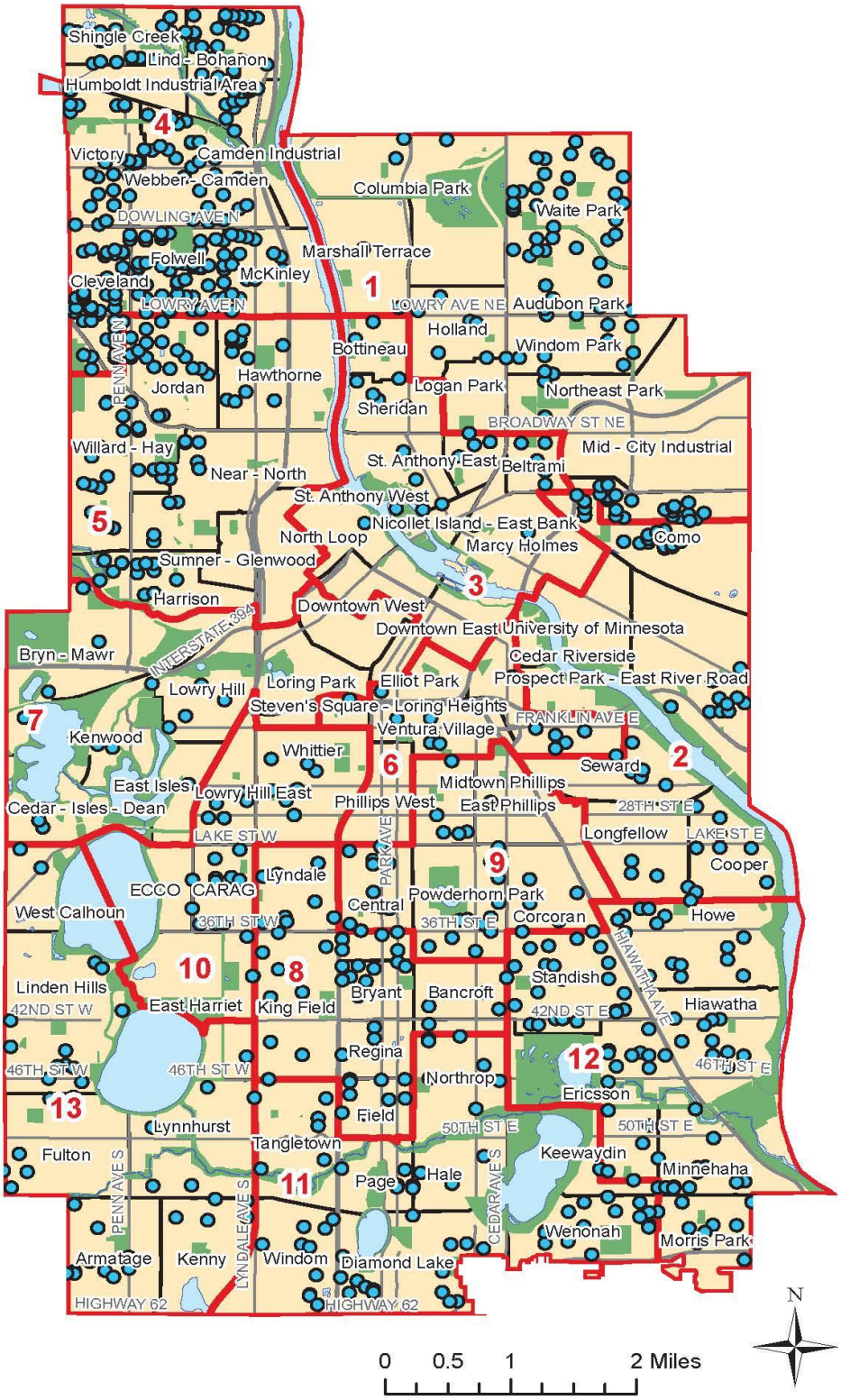
Regulatory Services
Quinn Carr-Regulatory Services Associat

Violations in Ward 5 (last 2 years)



Citywide Rental License Conversions in 2013



Legend

- Rental License Conversions

Rental License Conversions by Ward

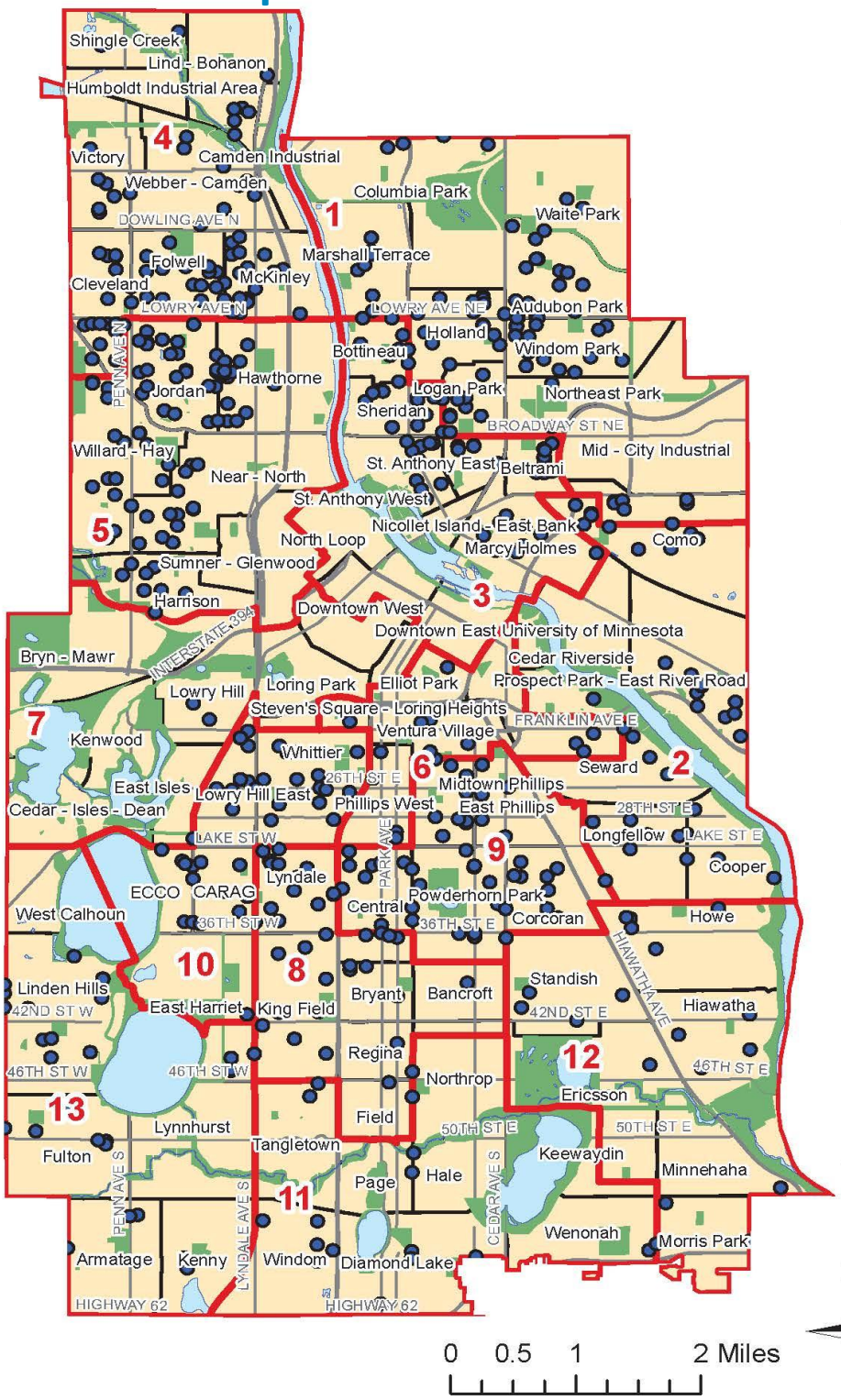
Ward	Properties
01	89
02	48
03	25
04	225
05	81
06	14
07	14
08	51
09	35
10	28
11	68
12	84
13	40

Total Properties: 802

Created by the City of Minneapolis Regulatory Services May 16, 2014

**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*

Created by the City of Minneapolis Regulatory Services May 16, 2014

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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(612) 673-3726

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

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