

CITY OF MINNEAPOLIS

# At a Glance: Willard-Hay Neighborhood

Department of Regulatory Services

December 15, 2014



# Glossary

## Abate List

- Refers to list of properties for which the department has issued 2 or more 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

# Willard-Hay Profile

as of 12/15/14

## Total Parcels

Parcels w/ land use detail	2727
Rental licenses	702
Parcels with Rental Licenses	702
Rental units	1078
Average rental units	1.54
Rentals / total residential	44%

## All violations & police calls

	Parcels	Violations
Interior violations	743	2590
Exterior violations	322	1325
Fire violations	131	265
Nuisance violations	1424	3458
All violations	1687	8243
Total police calls	1883	13974

## Parcels with Serious Flags

	Past 2 years	Current
VBR	90	43
Condemned	47	26
Illegal Occupancy	61	24
PPU	23	9
Good Cause 7+ scores	NA	4
COP	26	33
Abate list	639 (6 months)	455

## Land Use Assessor

(when descriptions available)

	Count	%
Vehicle Related Use	6	0.22%
*Group Residence	1	0.04%
*Mixed Comm., Res, Apt.	5	0.18%
Office	26	0.95%
Retail	9	0.33%
Institution, School, Church	13	0.48%
Comm Work Shop	5	0.18%
Common Area	0	0.00%
Industrial warehouse/factory	0	0.00%
Bar, Restaurant, Club, Entertain.	2	0.07%
Utility	0	0.00%
*Multi Family (Residential)	253	9.28%
*Single Family (Residential)	2201	80.71%
Sport or Recreation Facility	2	0.07%
Garage or Misc Residential	1	0.04%
Misc. Commercial	3	0.48%
Vacant Land	200	7.33%
Grand Total	2727	100.0

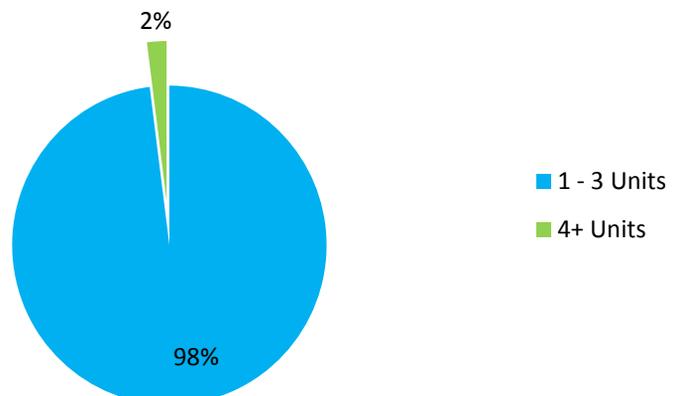
\*Includes Residential Use

[Click here to see a complete neighborhood business directory.](#)

## Rental Licenses by

Unit Count	Count	%	%
1	548	78.1%	78.1%
2	132	18.8%	96.9%
4	4	0.6%	97.4%
5	2	0.3%	97.7%
6	2	0.3%	98.0%
9	2	0.3%	98.3%
10	2	0.3%	98.6%
11	3	0.4%	99.0%
12+	7	1.0%	100.00%
<b>Grand Total</b>	<b>702</b>	<b>100.0%</b>	<b>100%</b>

## Rental License Breakdown by Type



# Willard-Hay Demographic Profile

Willard-Hay 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	8229	2828	5401	3990	4238	3169	2674	495
Percentage	100.0%	34.4%	65.6%	48.5%	51.5%	100.0%	84.4%	15.6%

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	1492	251	5066	30	1079	10	301
Percentage	18.0%	3.0%	61.6%	0.4%	13.1%	0.1%	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	814	1009	1598	641	402	6507	1165	1617	414	653
Percentage	18.2%	22.6%	35.8%	14.4%	9.0%	84.8%	15.2%	60.2%	15.4%	24.3%

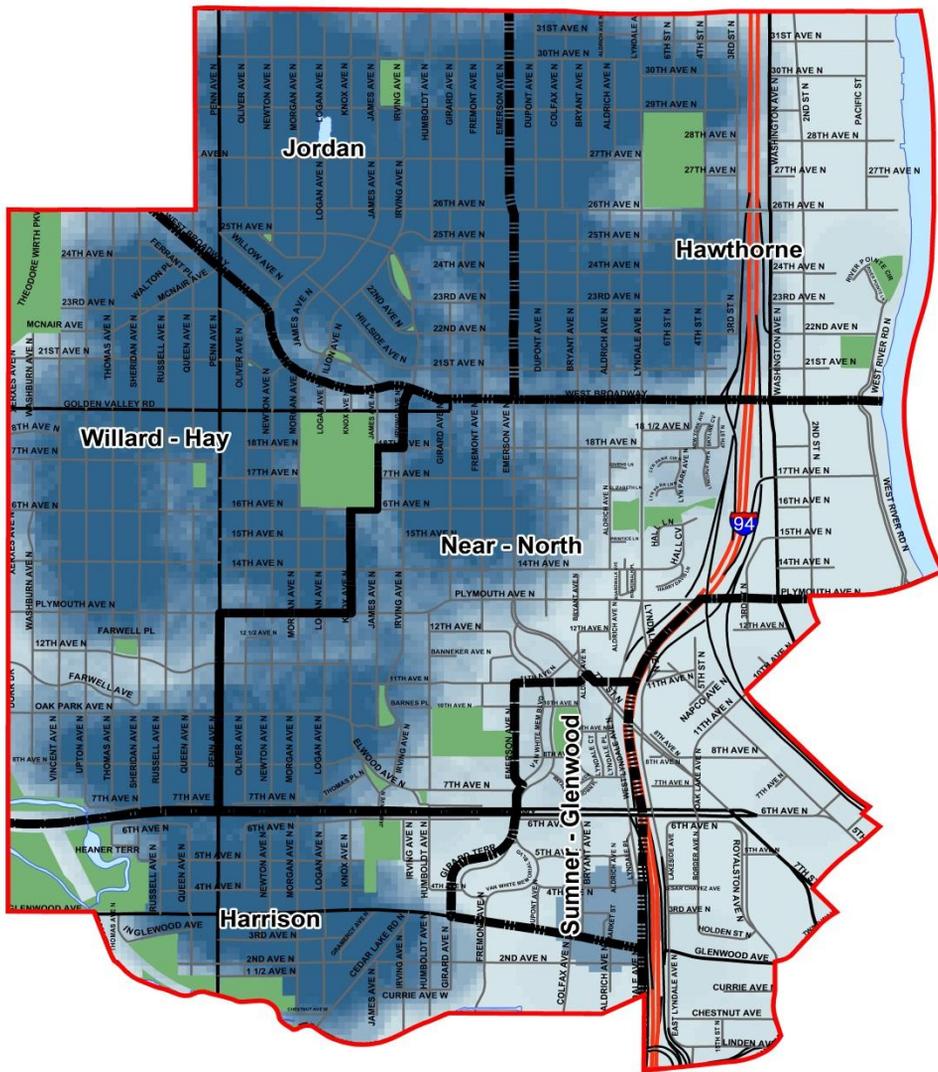
## Notes:

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

## Websites:

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

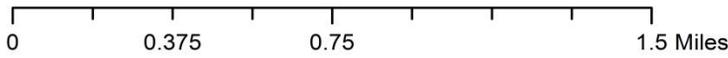
# Ward 5 Rental Properties



**Legend**

**Amount of Rental Properties**

-  High
-  Low
-  Neighborhoods
-  Parks
-  Water Bodies



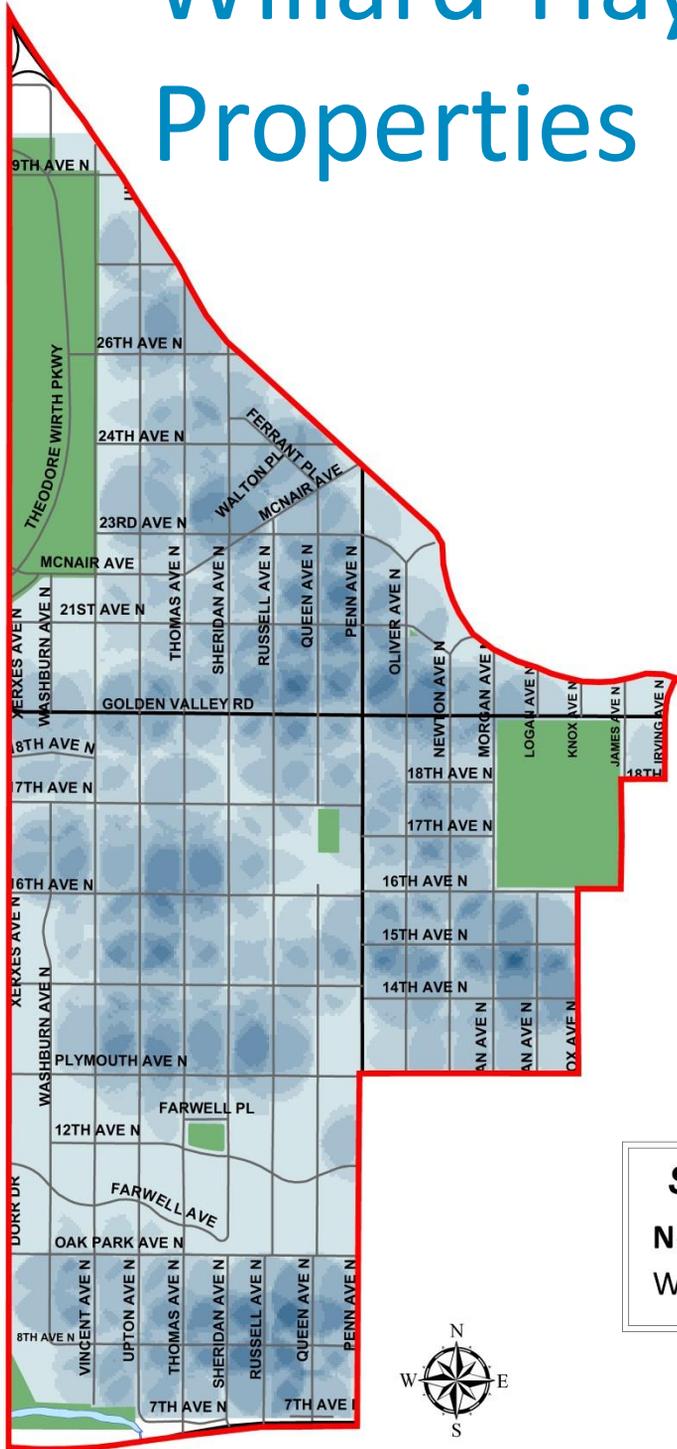
**Summary**

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



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 Regulatory Services  
 Glendon Haslerud - Undergraduate Intern  
 December 11, 2014

# Willard-Hay Rental Properties



**Legend**

**Amount of Rental Licenses**

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

**Summary**

Neighborhood	Number of Rentals
Willard-Hay	702

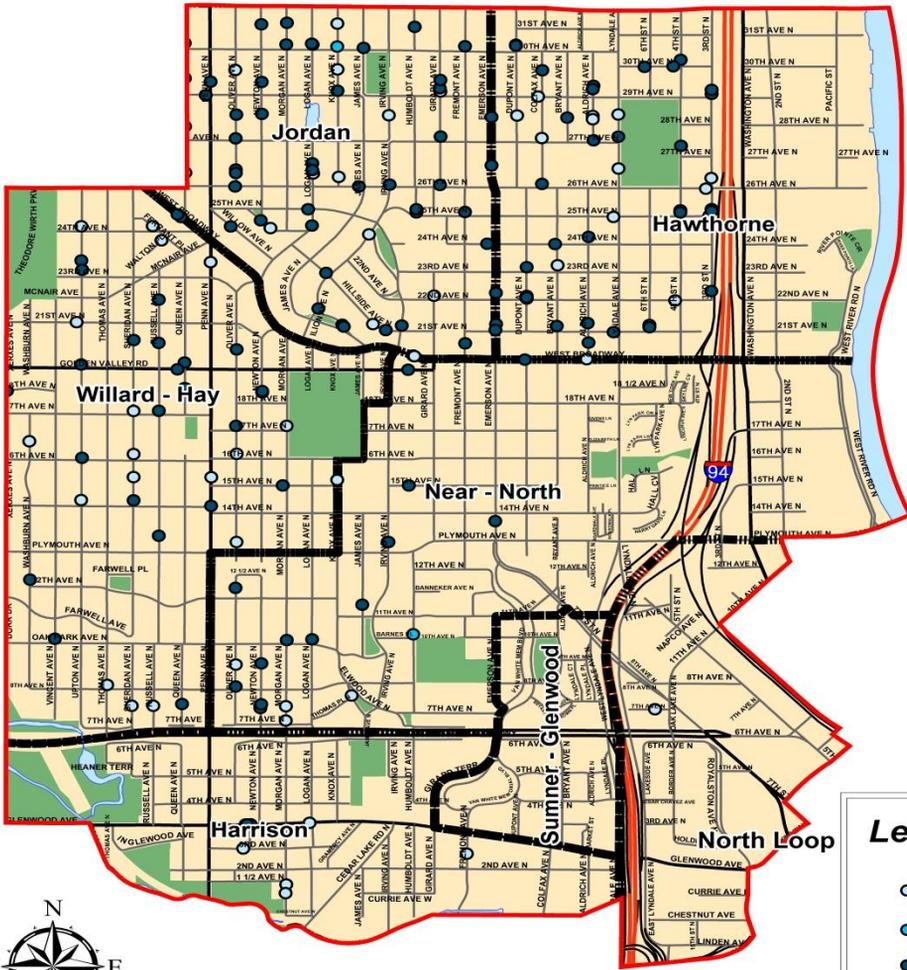


0 0.125 0.25 0.5 Miles



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# Ward 5 Condemned and Vacant (VBR) Properties



0 0.375 0.75 1.5 Miles

**Legend**

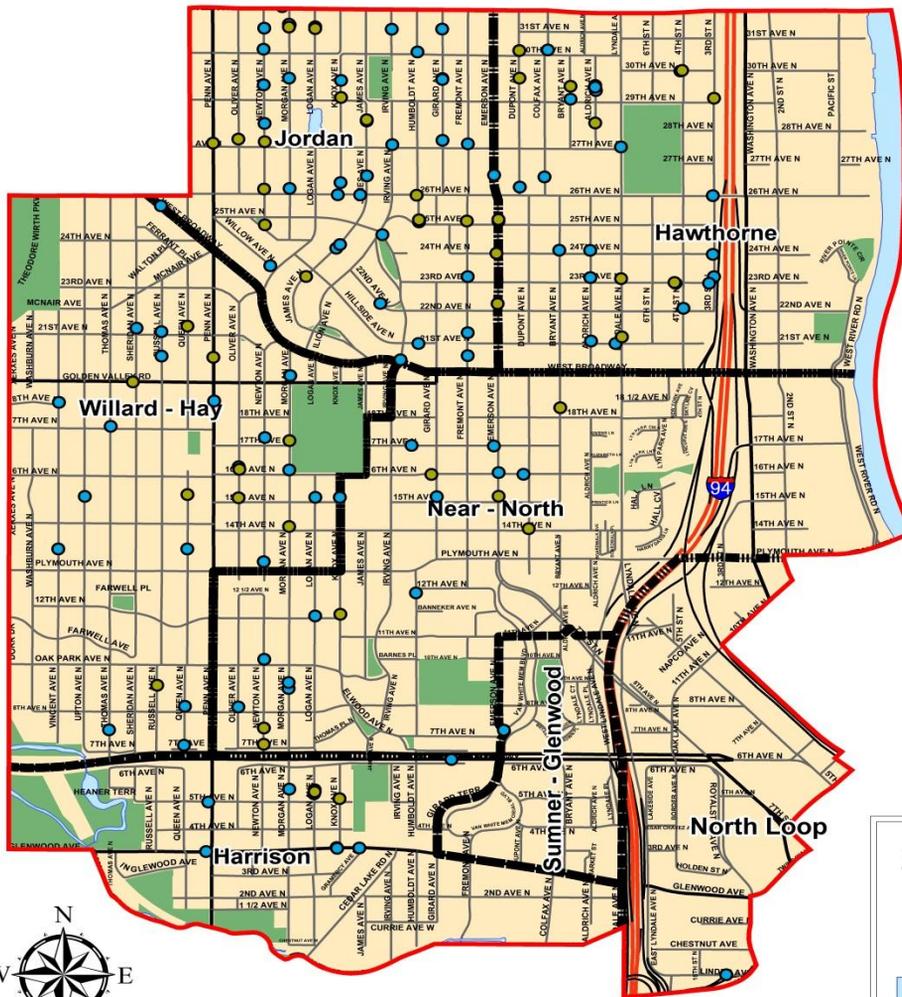
- VBR Properties
- Condemned Properties
- Condemned & VBR Properties
- Water Bodies
- Parks
- Neighborhood Boundaries

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
Summer - Glenwood	00	00	00
Willard - Hay	00	19	25
<b>Total:</b>	<b>02</b>	<b>64</b>	<b>118</b>


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



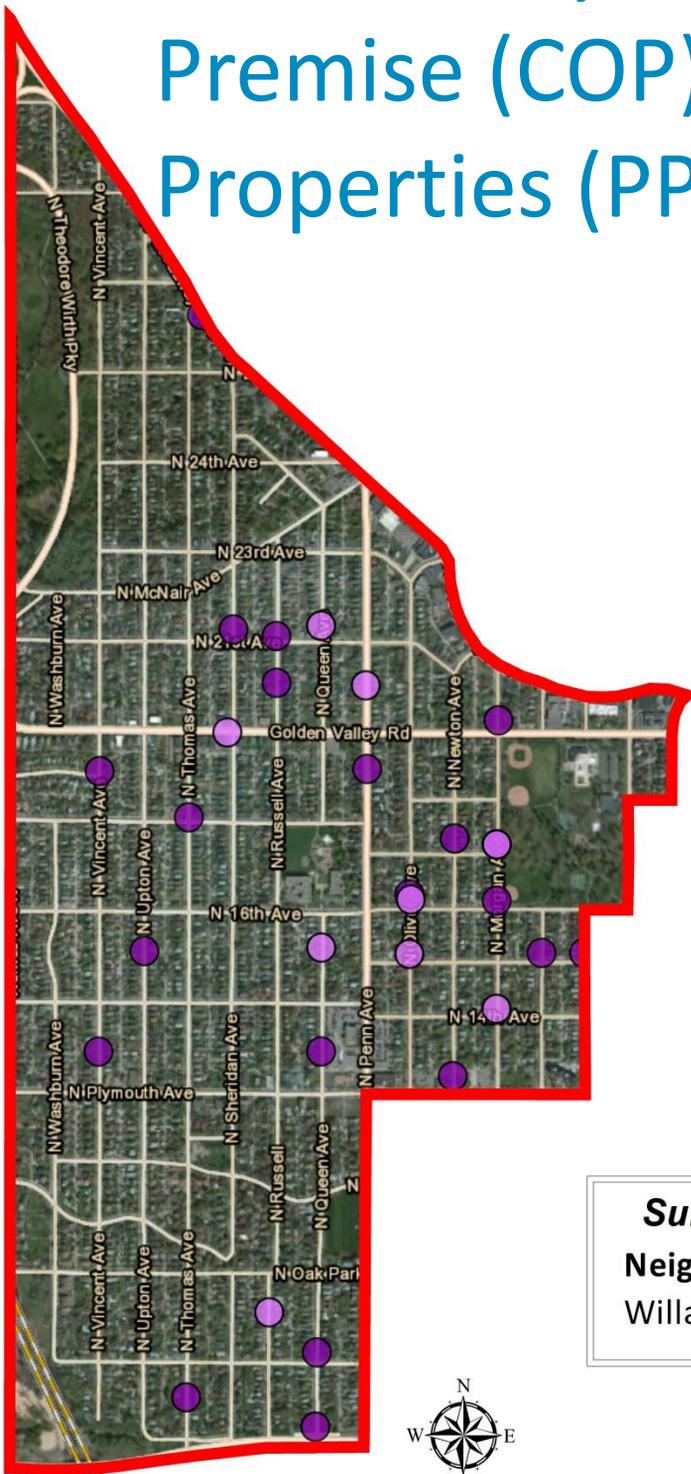
**Legend**

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

<b>Summary</b>		
<b>Neighborhood</b>	<b>COP Notices</b>	<b>PPU Properties</b>
Harrison	08	03
Hawthorne	22	11
Jordan	35	16
Near - North	14	7
North Loop	01	00
Summer - Glenwood	00	00
Willard - Hay	21	09
<b>Total:</b>	<b>101</b>	<b>46</b>


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# Willard-Hay Conduct on Premise (COP) & Problem Properties (PPU)



**Legend**

- PPU Properties
- COP Properties

**Summary**

Neighborhood	COP	PPU
Willard-Hay	22	9

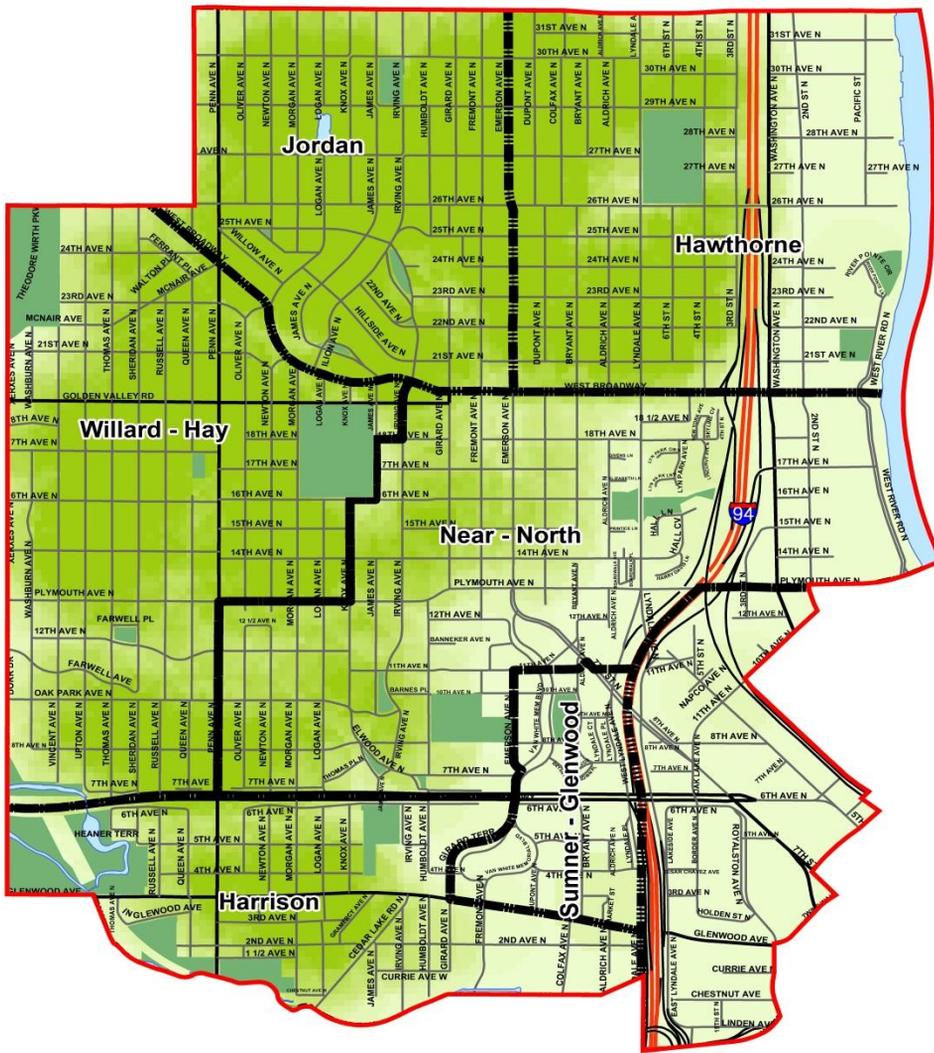


0 0.125 0.25 0.5 Miles



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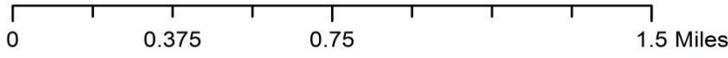
# Ward 5 Abate List Properties



**Legend**

**Amount of Abate List Properties**

- High
- Low
- Neighborhoods
- Parks
- Water Bodies



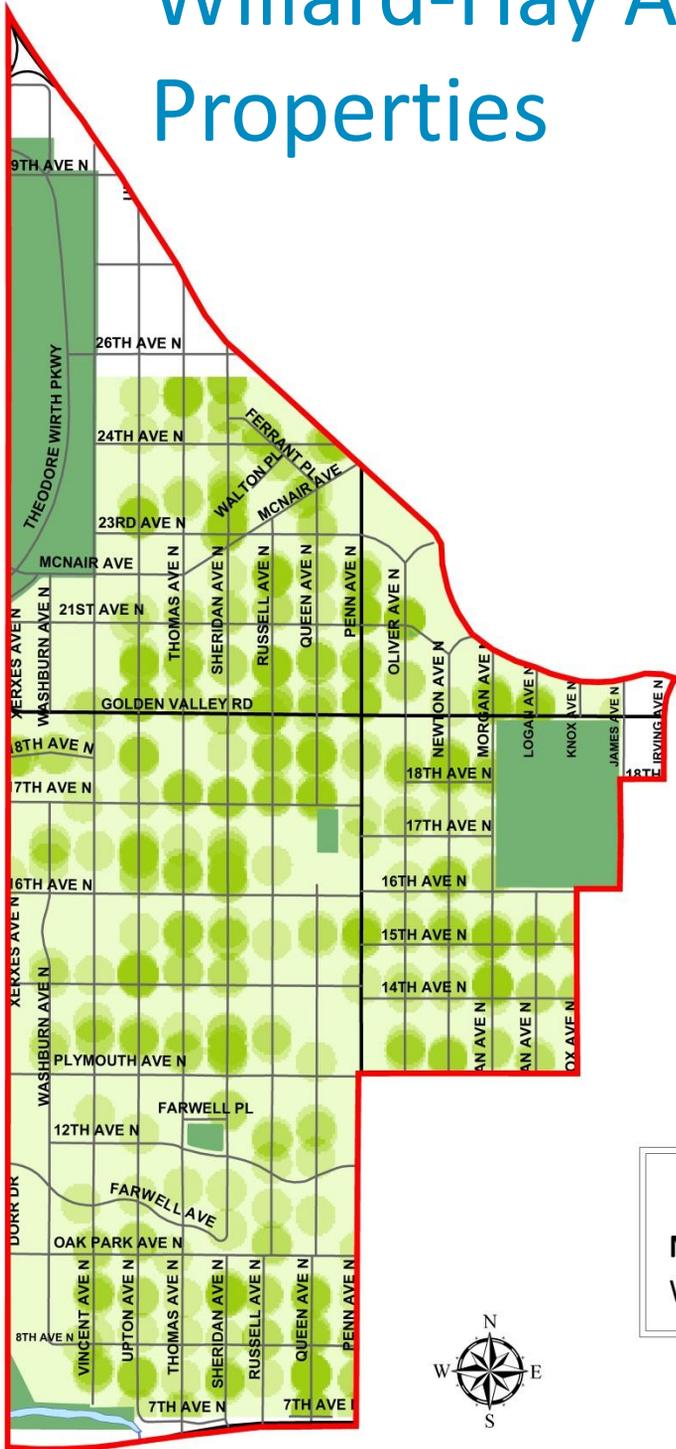
**Summary**

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



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# Willard-Hay Abate List Properties



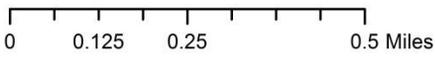
**Legend**

**Amount of Abate List Properties**

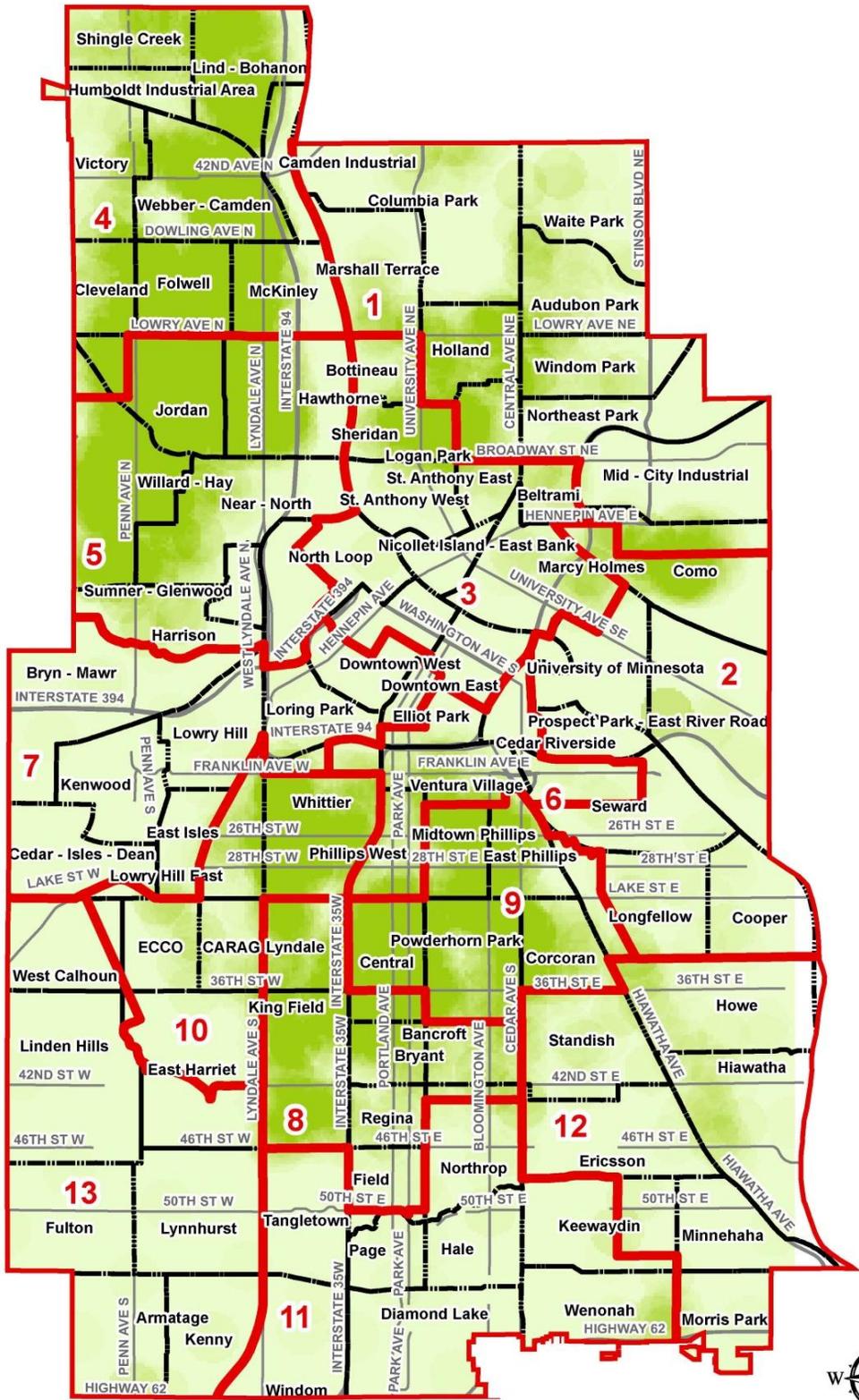
- High
- Low
- Neighborhood Boundaries
- Parks
- Water Bodies

**Summary**

Neighborhood	Abate List Properties
Willard-Hay	455



# Nuisance Violations by Ward & Neighborhood – through Q2 2014



## Legend

- Ward Boundaries
- Neighborhood Boundaries

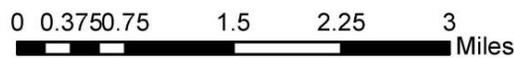
### Amount of Nuisance Violations



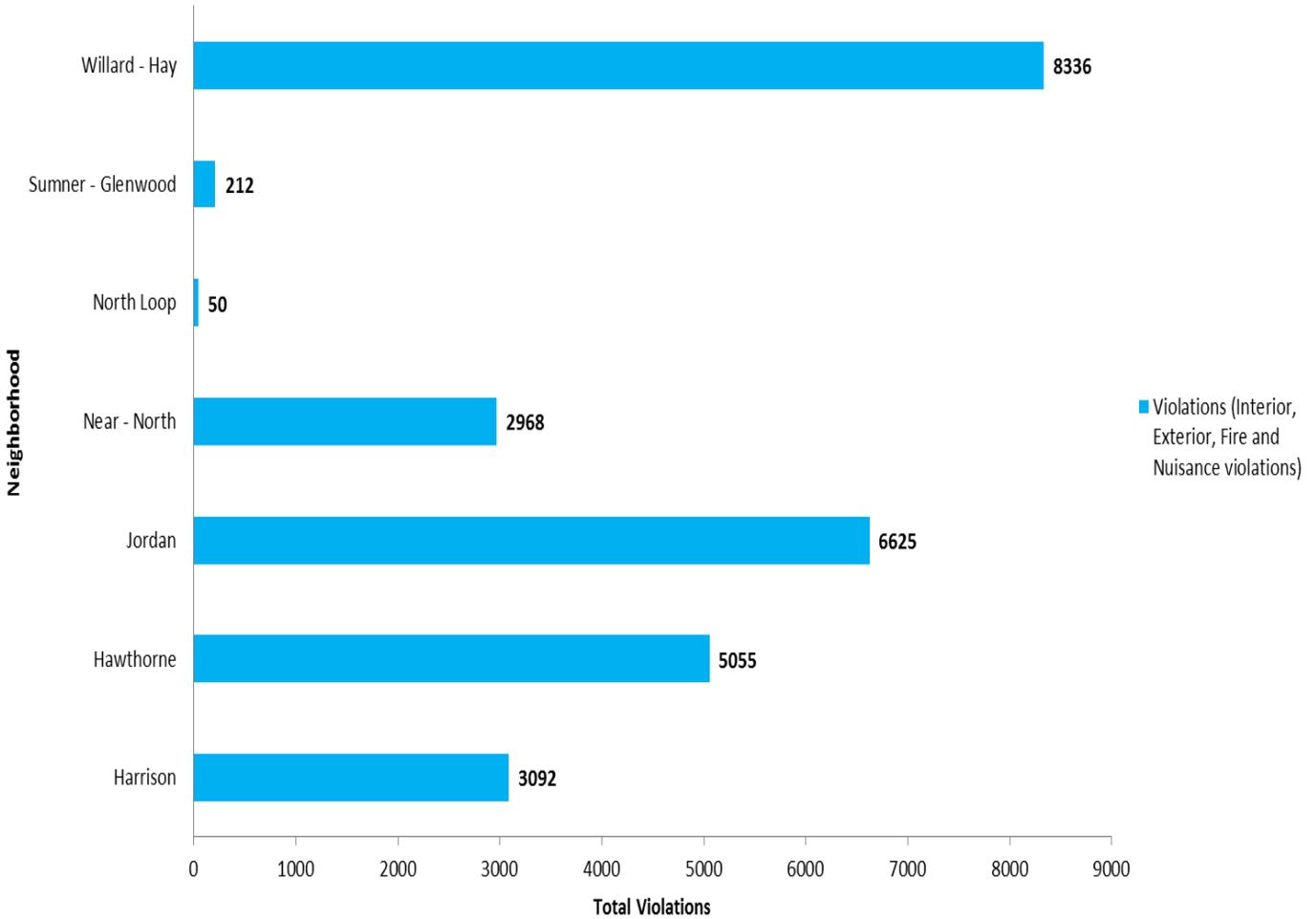
### Nuisance Violation Totals by Ward

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

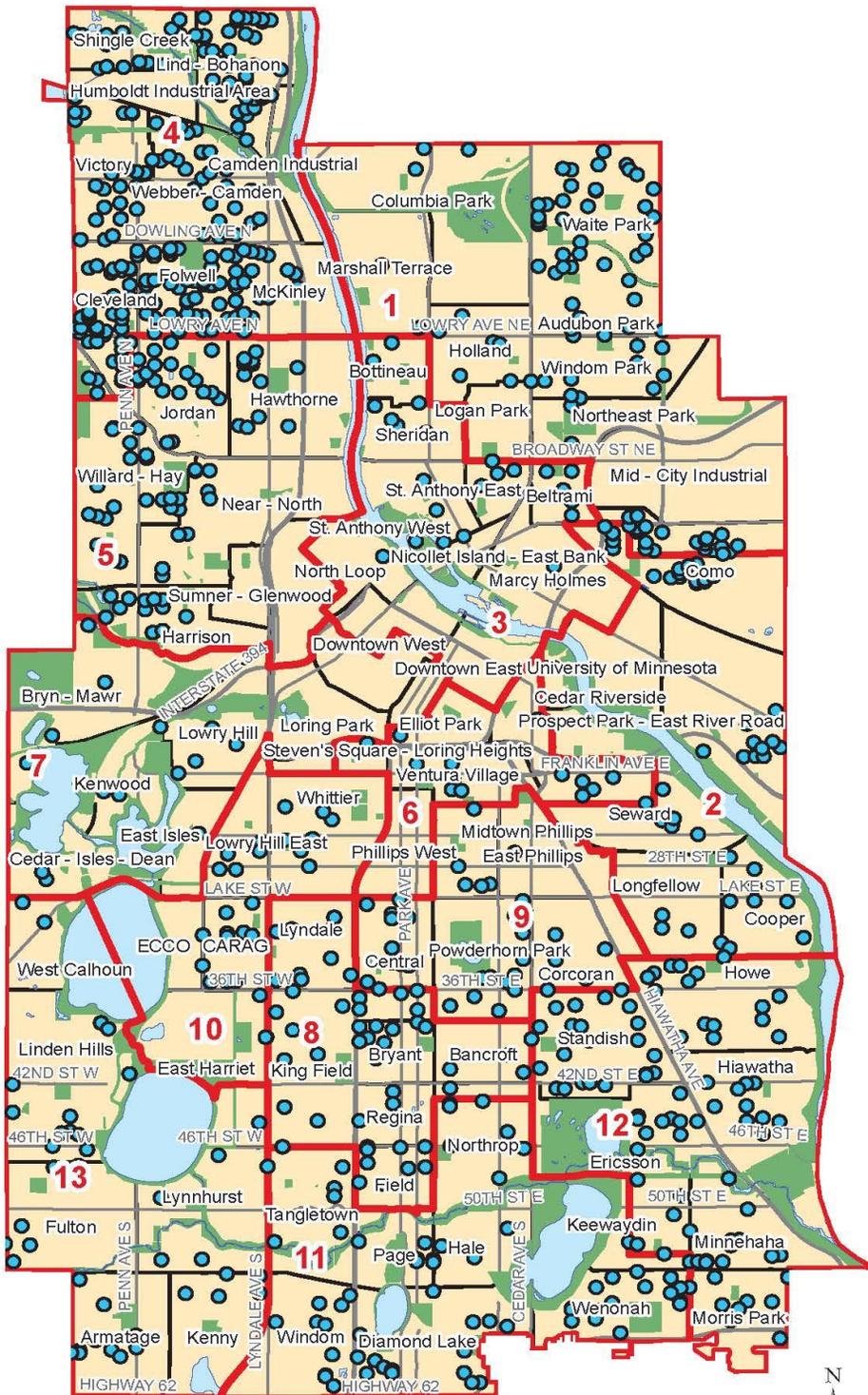
**Total Nuisance Violations: 4261**



# Violations in Ward 5 (last 2 years)



# Citywide Rental License Conversions in 2013



## Legend

- Rental License Conversions

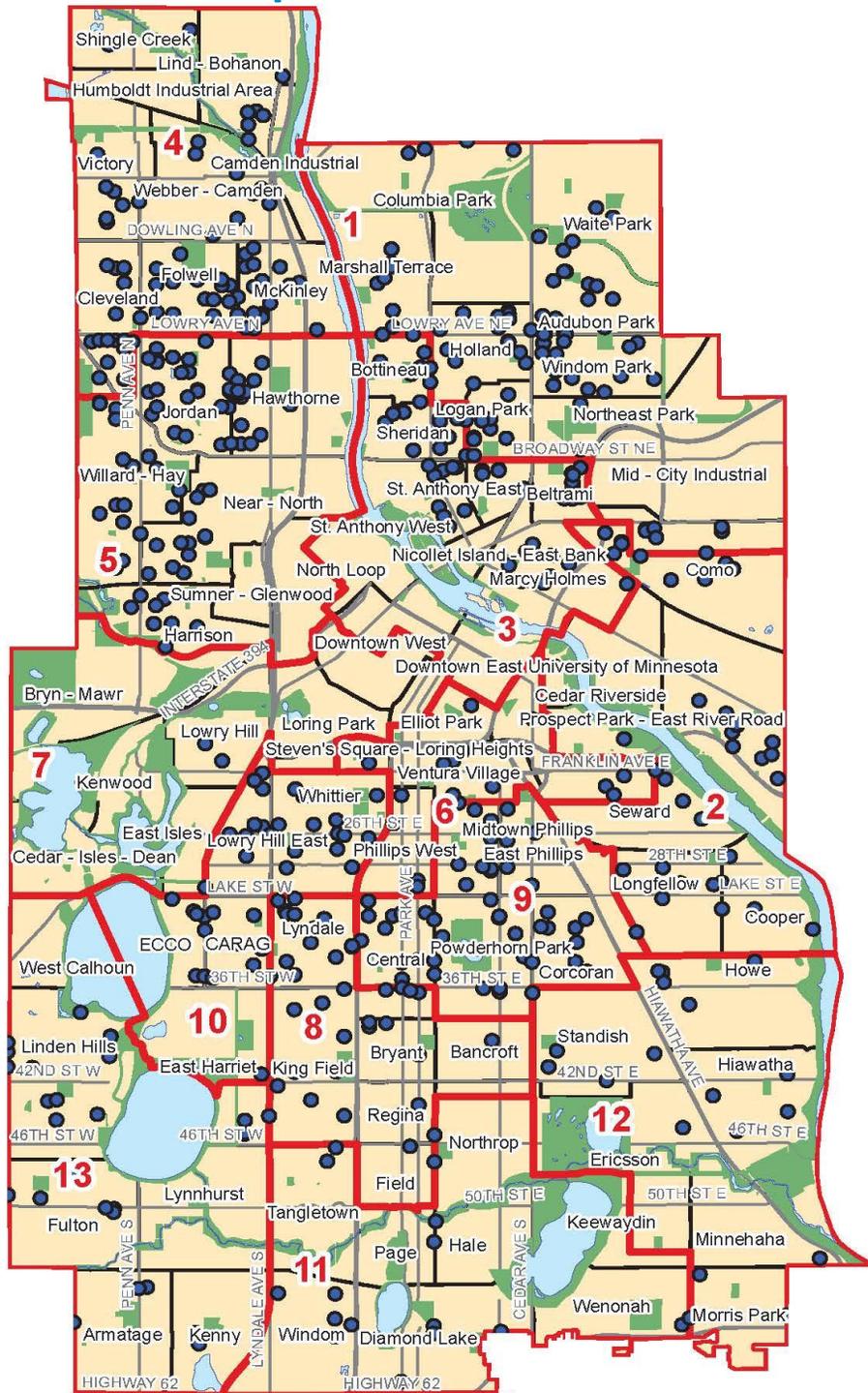
## Rental License Conversions by Ward

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**

\*6 Properties could not be identified

# Citywide Rental License Change of Ownerships in 2013



**Legend**

- Rental License Change of Ownership 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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Residential inspections for single family homes up to triplexes

Mike Rumppe

Manager, Fire Inspections Services

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Residential inspections for multifamily (4+) buildings

## **To reach our data analysts, contact:**

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## **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