CITY OF MINNEAPOLIS

At a Glance: Hale Neighborhood

Department of Regulatory Services

February 25, 2015

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.

Conversion & Change of Ownership

- Conversions refer to properties that have been converted to a rental licensed property
- Change of Ownership means a rental licensed property has changed ownership

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

Hale Profile

as of 2/12/15

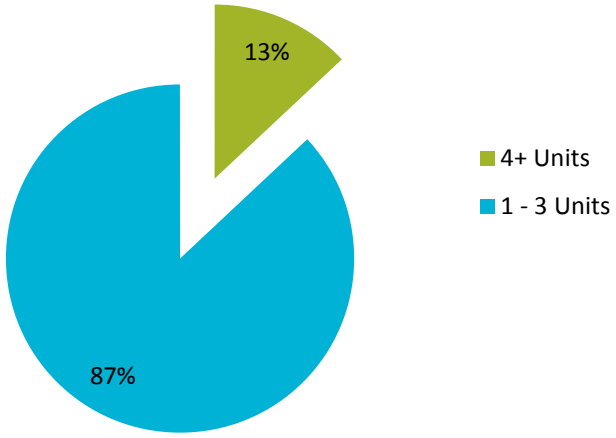
Rental License Information	
Rental Licenses	96
Parcels with Rental Licenses	96
Rental Units	158
Average Rental Units	1.66
Rentals / Total Residential	5.6%
Parcels with Conversions (2014 Total)	02
Parcels with Change of Ownerships (2014 Total)	04

Rental Licensed Parcels by Unit Counts	Parcels	%	Total %
1 Unit	53	33.5%	33.5%
2 Units	41	51.9%	85.4%
3 Units	01	1.9%	87.3%
4-5 Units	00	0.0%	87.3%
6-10 Units	00	0.0%	87.3%
11-15 Units	00	0.0%	87.3%
16-20 Units	01	12.7%	100.0%
21-30 Units	00	0.0%	100.0%
31+ Units	00	0.0%	100.0%
Grand Total	**96**	**100.0%**	**100.0%**

Assessor's Land Use (when descriptions available)	Count	%
Vehicle Related Use	00	0.00%
*Group Residence	00	0.00%
*Mixed Comm., Res, Apt.	00	0.00%
Office	07	0.54%
Retail	04	0.31%
Institution, School, Church	04	0.31%
Comm. Work Shop	00	0.00%
Common Area	00	0.00%
Industrial warehouse/factory	00	0.00%
Bar, Restaurant, Club, Entertain.	02	0.15%
Utility	00	0.00%
*Multi Family (Residential)	71	5.43%
*Single Family (Residential)	1201	91.89%
Sport or Recreation Facility	01	0.08%
Public Accommodations	00	0.00%
Garage or Misc. Residential	01	0.08%
Misc. Commercial	01	0.08%
Vacant Land	06	0.46%
Grand Total	1298	**100.00%**

*Includes Residential Use

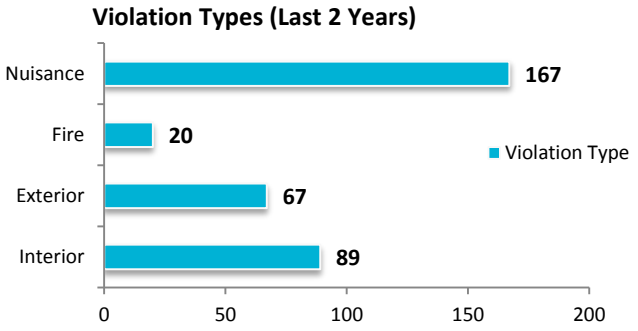
Rental Licensed Parcel Breakdown by Paid Units



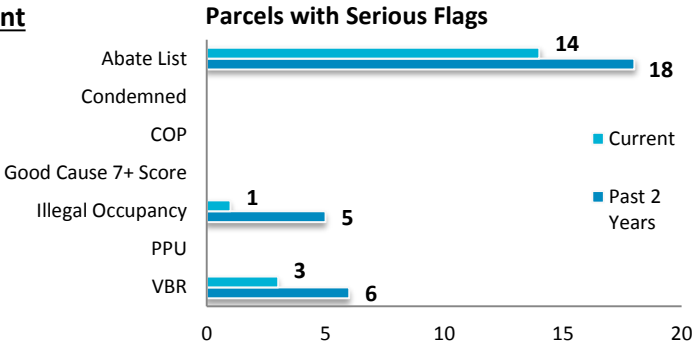
Hale Profile

as of 2/12/15

All violations & police calls (Last 2 years)	Parcels	Violations
Interior Violations	44	89
Exterior Violations	28	67
Fire Violations	12	20
Nuisance Violations	111	167
All Violations	195	343
Total Police Calls	173	372



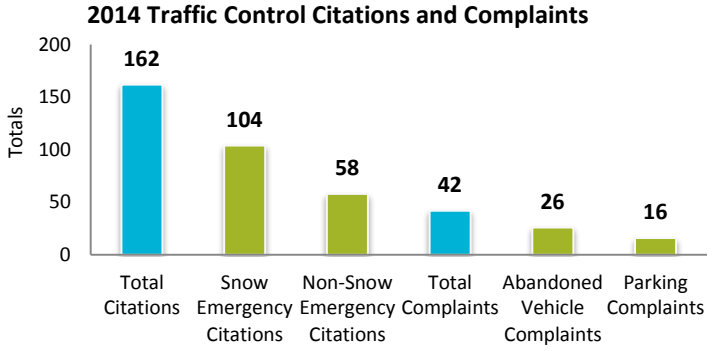
Parcels with Serious Flags	Past 2 years	Current
VBR	06	03
Condemned	00	00
Illegal Occupancy	05	01
PPU	00	00
Good Cause 7+ Scores	00	00
COP	00	00
Abate List*	18	14



**Abate list data information is only stored for 6 month periods*

Traffic Control Citations (2014 Totals)	Citations	%
Total	162	100%
Snow Emergency	104	64.20%
Non-Snow Emergency	58	36.80%

Traffic Control 311 Complaints (2014 Totals)	Complaints	%
Total	42	100%
Abandoned Vehicle	26	61.90%
Parking	16	39.10%



Hale Demographic Profile

Hale 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	4281	925	3,356	1911	2370	1907	1782	125
Percentage	100.0%	21.6%	78.4%	44.6%	55.4%	100.0%	93.50%	6.50%

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	3516	159	296	11	90	28	181
Percentage	82.10%	3.70%	6.90%	0.30%	2.10%	0.70%	4.20%

Data Source:	2008-2012 American Community Survey					2008-2012 American		2008-2012 American		
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	75	459	627	1146	852	3534	445	490	307	996
Percentage	2.40%	14.50%	19.80%	36.30%	27.00%	88.80%	11.20%	27.3%	17.1%	55.5%

Notes:

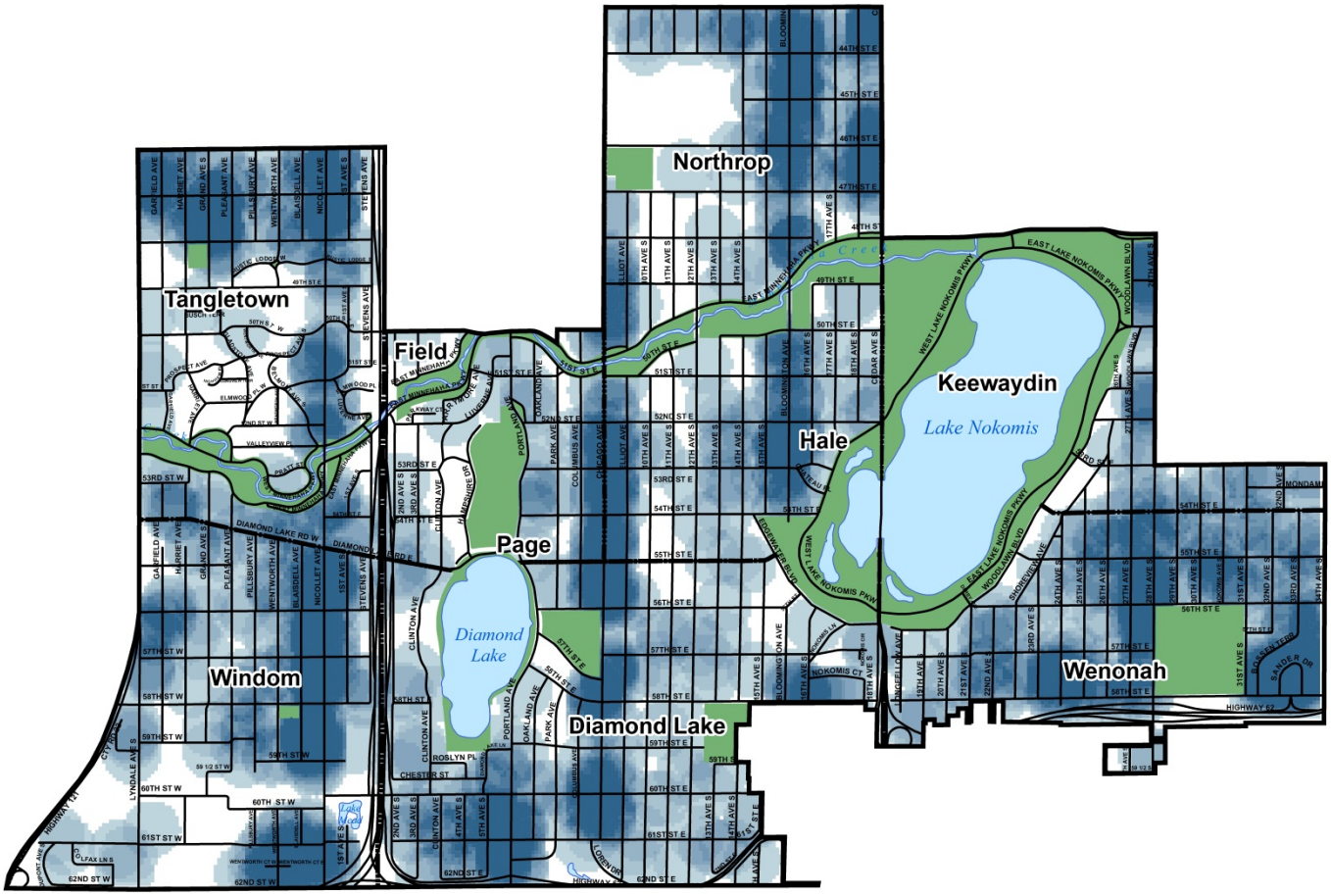
The Census & American Community Survey data was compiled by MN Compass

Websites:

MN Compass http://www.mncompass.org/profiles/neighborhoods/

CPED http://www.minneapolismn.gov/census/2010/index.htm

Ward 11 Rental Properties



0 0.75 1.5 3 Miles

Legend

Amount of Rental Licenses

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

N W E S

Created by
The City of Minneapolis
Department of Regulatory Services
Glendon Haslerud - Intern
Data as of February 23, 2015

Minneapolis City of Lakes

Summary

Neighborhood	Amount of Parcels with Rental Licenses
Diamond Lake	176
Field	03
Hale	96
Keewaydin	46
Northrop	145
Page	36
Tangletown	149
Wenonah	193
Windom	183
Total	**1027**

Hale Rental Properties

Legend

Rental Licenses by Paid Units

- 1-5
- 5-17
- 17-49
- 49-119
- 119-198

N W E S

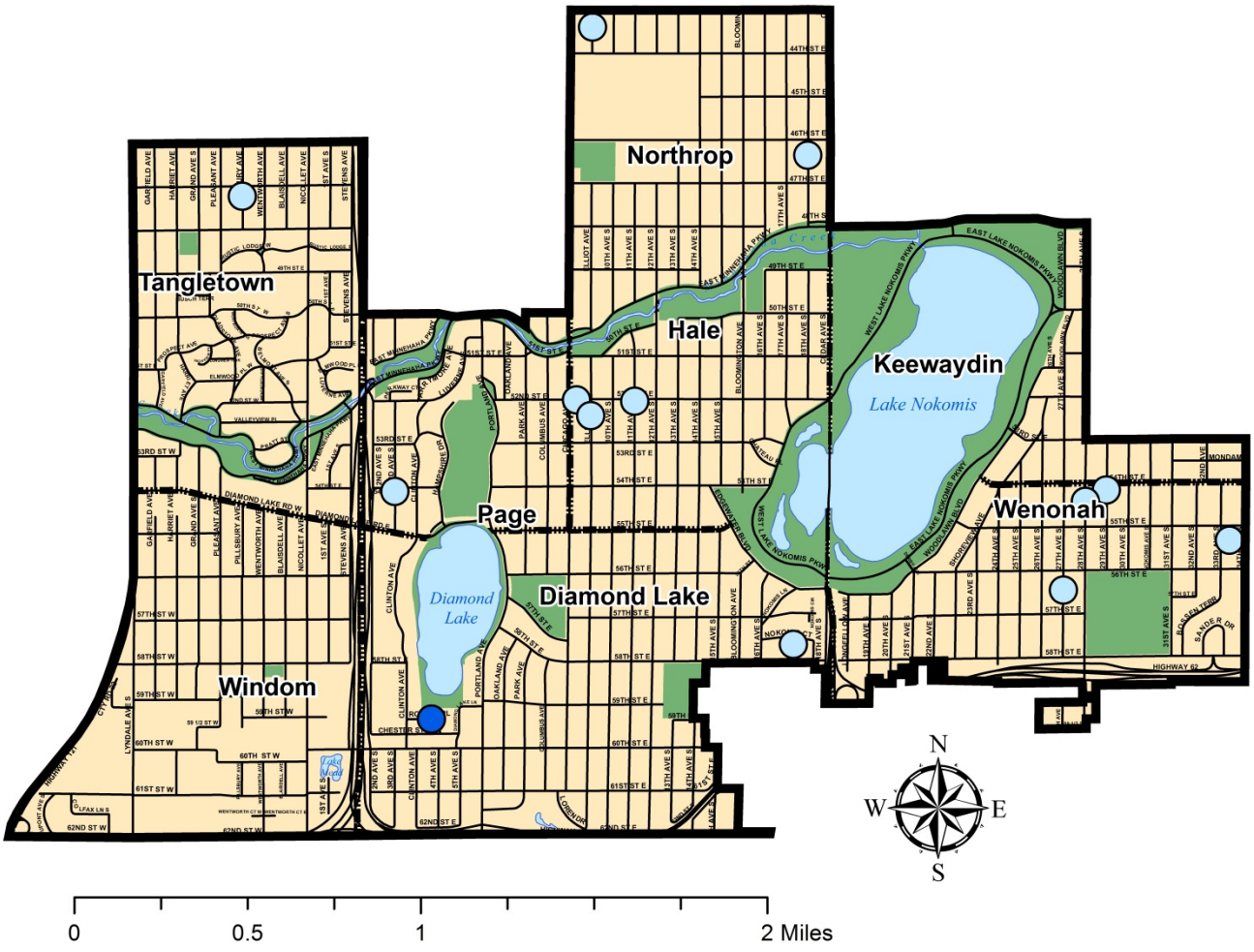
Summary

Neighborhood	Amount of Parcels with Rental Licenses
Hale	96
Total	**1027**

Created by
The City of Minneapolis
Department of Regulatory Services
Glendon Haslerud - Intern
Data as of February 23, 2015

Minneapolis City of Lakes

Ward 11 Condemned and Vacant (VBR) Properties



Legend

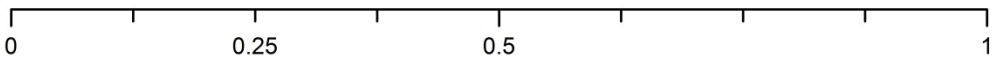
- VBR Properties
- Condemned & VBR Properties
- Water Bodies
- Parks

Summary		
Neighborhood	VBR Properties	Condemned & VBR Properties
Diamond Lake	01	01
Field	00	00
Hale	03	00
Keewaydin	00	00
Northrop	02	00
Page	01	00
Tangletown	01	00
Wenonah	04	00
Windom	00	00
Ward Total	**12**	**01**

Created by
The City of Minneapolis
Department of Regulatory Services
Glendon Haslerud - Intern
Data as of February 12, 2015

Minneapolis
City of Lakes

Hale Condemned and Vacant (VBR) Properties



Legend

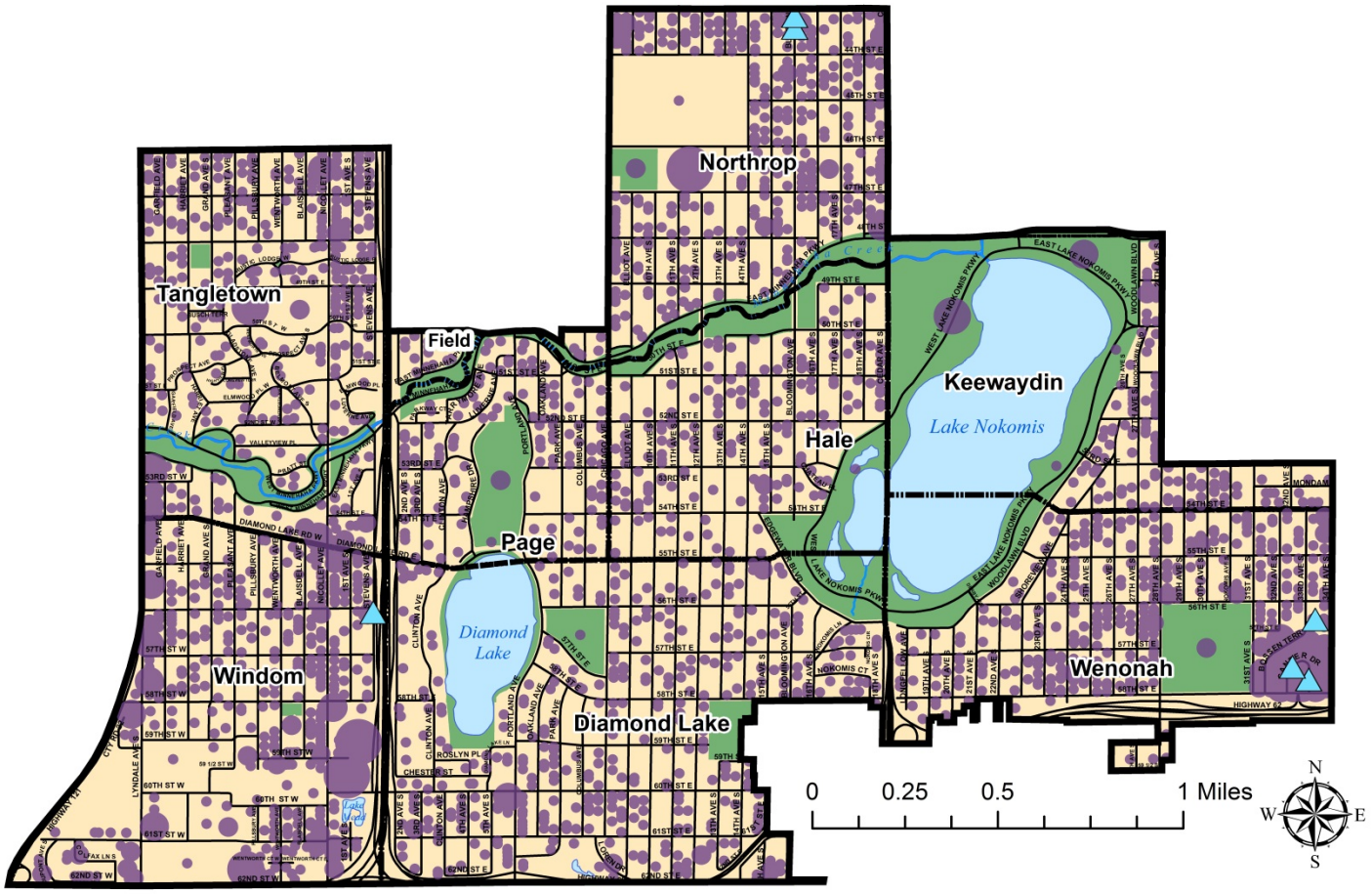
VBR Properties

Summary		
Neighborhood	VBR Properties	Condemned & VBR Properties
Hale	03	00
Ward Total	**12**	**01**

Minneapolis
City of Lakes

Created by
The City of Minneapolis
Department of Regulatory Services
Erik Lundborg - Intern
Data as of February 12, 2015

Ward 11 Conduct on Premise (COP) with Police Calls



Summary		
Neighborhood	Number of Police Calls	COP
Diamond Lake	1068	00
Field	36	00
Hale	372	00
Keewaydin	624	00
Northrop	1844	02
Page	268	00
Tangletown	1549	00
Wenonah	2660	03
Windom	3382	01
Total	**11803**	**06**

Legend

- Neighborhood Boundaries
- Water Bodies
- Parks

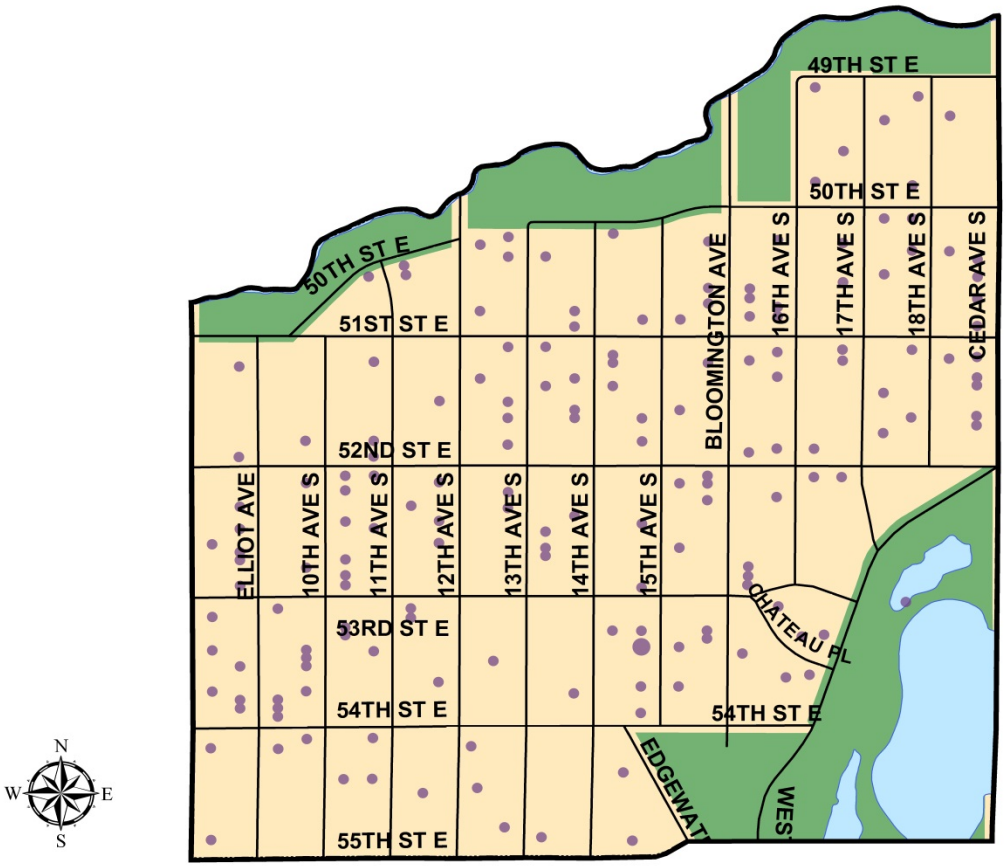
Total Police Calls in Last 2 Years

- 1-15 Police Calls
- 15-55 Police Calls
- 55-135 Police Calls
- 135-269 Police Calls
- 270+ Police Calls
- Conduct on Premise Notices

Minneapolis
City of Lakes

Created by
City of Minneapolis
Regulatory Services
Erik Lundborg - Regulatory Services Intern
Data as of January 29, 2015

Hale Conduct on Premise (COP) with Police Calls



Summary		
Neighborhood	Number of Police Calls	COP
Hale	372	00
Ward Total	**11803**	**06**

Legend

- Neighborhood Boundaries
- Water Bodies
- Parks

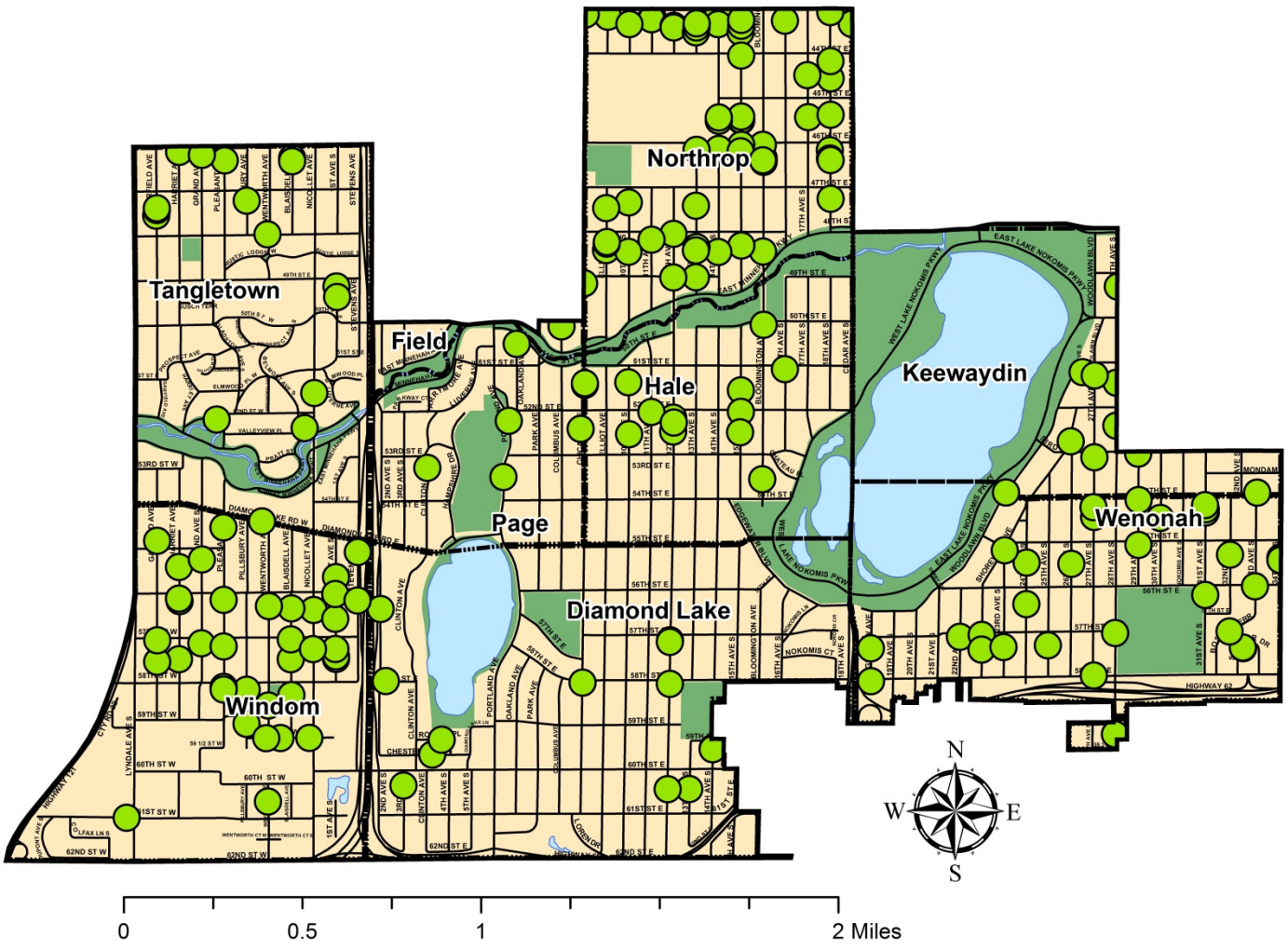
Total Police Calls in Last 2 Years

- 1-15 Police Calls
- 15-55 Police Calls
- 55-135 Police Calls
- 135-269 Police Calls
- 270+ Police Calls

Minneapolis
City of Lakes

Created by
City of Minneapolis
Regulatory Services
Erik Lundborg - Regulatory Services Intern
Data as of January 29, 2015

Ward 11 Abate List Properties



Legend

- Abate List Properties
- Water Bodies
- Parks

Summary	
Neighborhood	Amount of Abate List Properties
Diamond Lake	13
Field	2
Hale	14
Keewaydin	8
Northrop	61
Page	5
Tangletown	14
Wenonah	31
Windom	38
Ward Total	**186**

Minneapolis
City of Lakes

Created by
The City of Minneapolis
Department of Regulatory Services
Glendon Haslerud – Intern
Data as of February 12, 2015

Hale Abate List Properties

Legend

Abate List Properties

N
W E
S

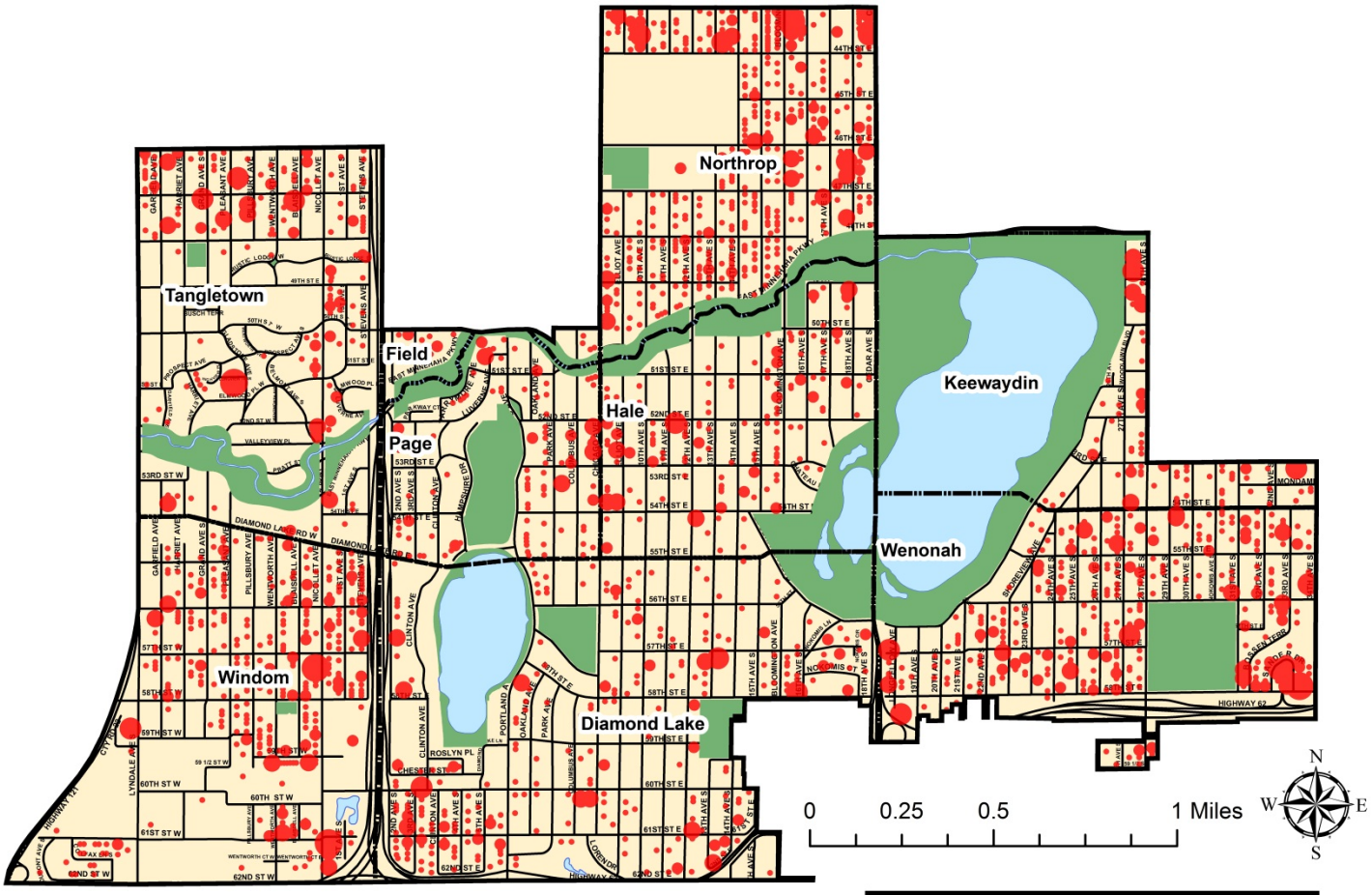
Summary

Neighborhood	Amount of Abate List Properties
Hale	14
Ward Total	**186**

Created by
The City of Minneapolis
Department of Regulatory Services
Glendon Haslerud – Intern
Data as of February 12, 2015

Minneapolis
City of Lakes

Violations in Ward 11 (Last 2 years)



Summary					
Neighborhood	Interior Violations	Exterior Violations	Fire Violations	Nuisance Violations	Total Violations
Diamond Lake	232	113	24	244	613
Field	04	01	00	19	24
Hale	89	67	20	167	343
Keewaydin	81	45	26	63	215
Northrop	248	153	46	537	984
Page	57	36	08	109	210
Tangletown	198	102	36	183	519
Wenonah	356	152	48	375	931
Windom	239	102	41	393	775
Total	**1504**	**771**	**249**	**2090**	**4614**

Total Properties: 1887

Legend

Neighborhood Boundaries

Parks

Water Bodies

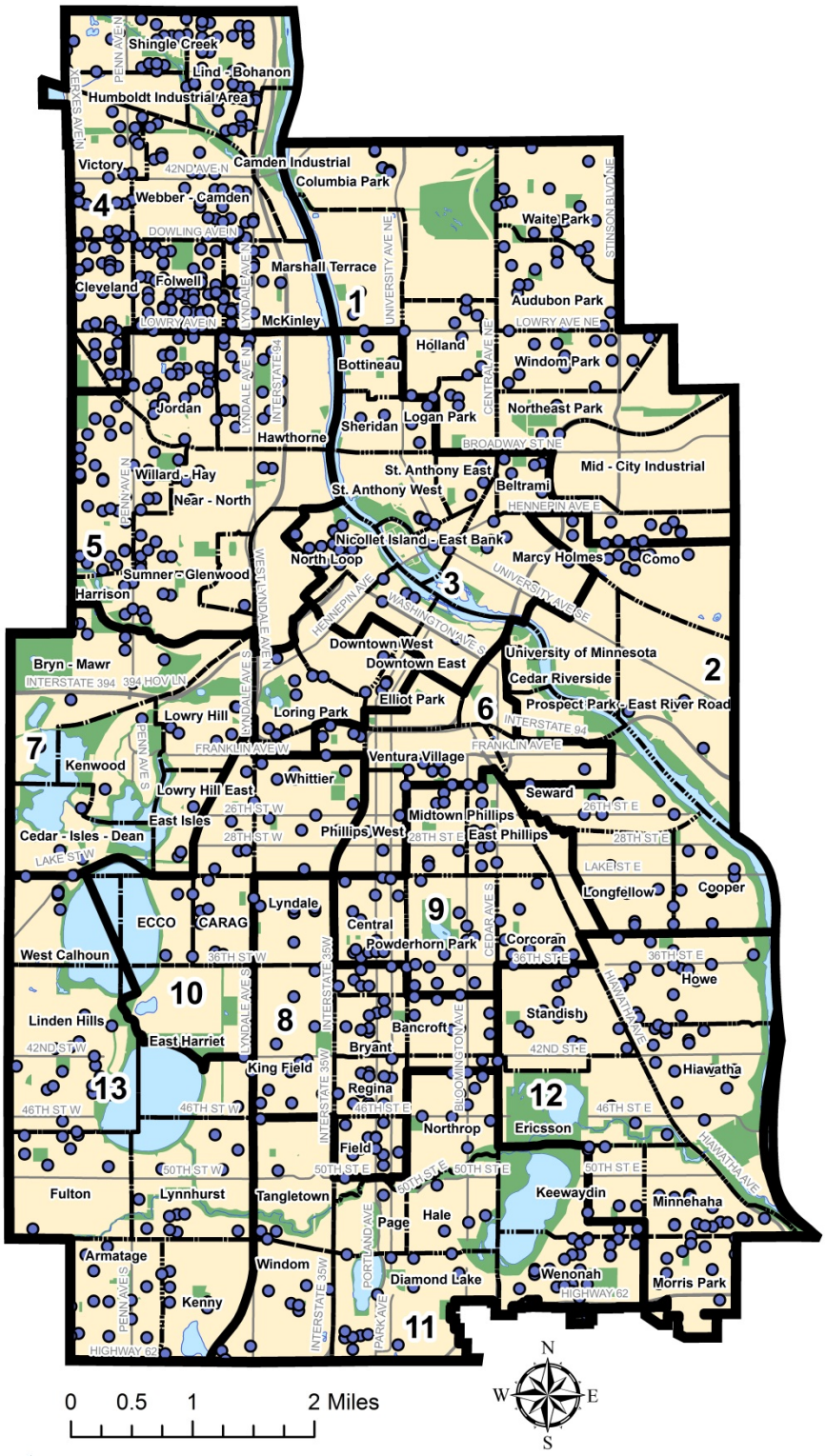
Total Violations in the Last Two Years

- 1 - 3 Violations
- 4 - 8 Violations
- 9 - 16 Violations
- 16 - 28 Violations
- 28 - 43 Violations

Minneapolis
City of Lakes

Created by the
City of Minneapolis
Regulatory Services
Quinn Carr-Administrative Analyst
Data as of February 20, 2015

Citywide Rental License Conversions in 2014



Legend

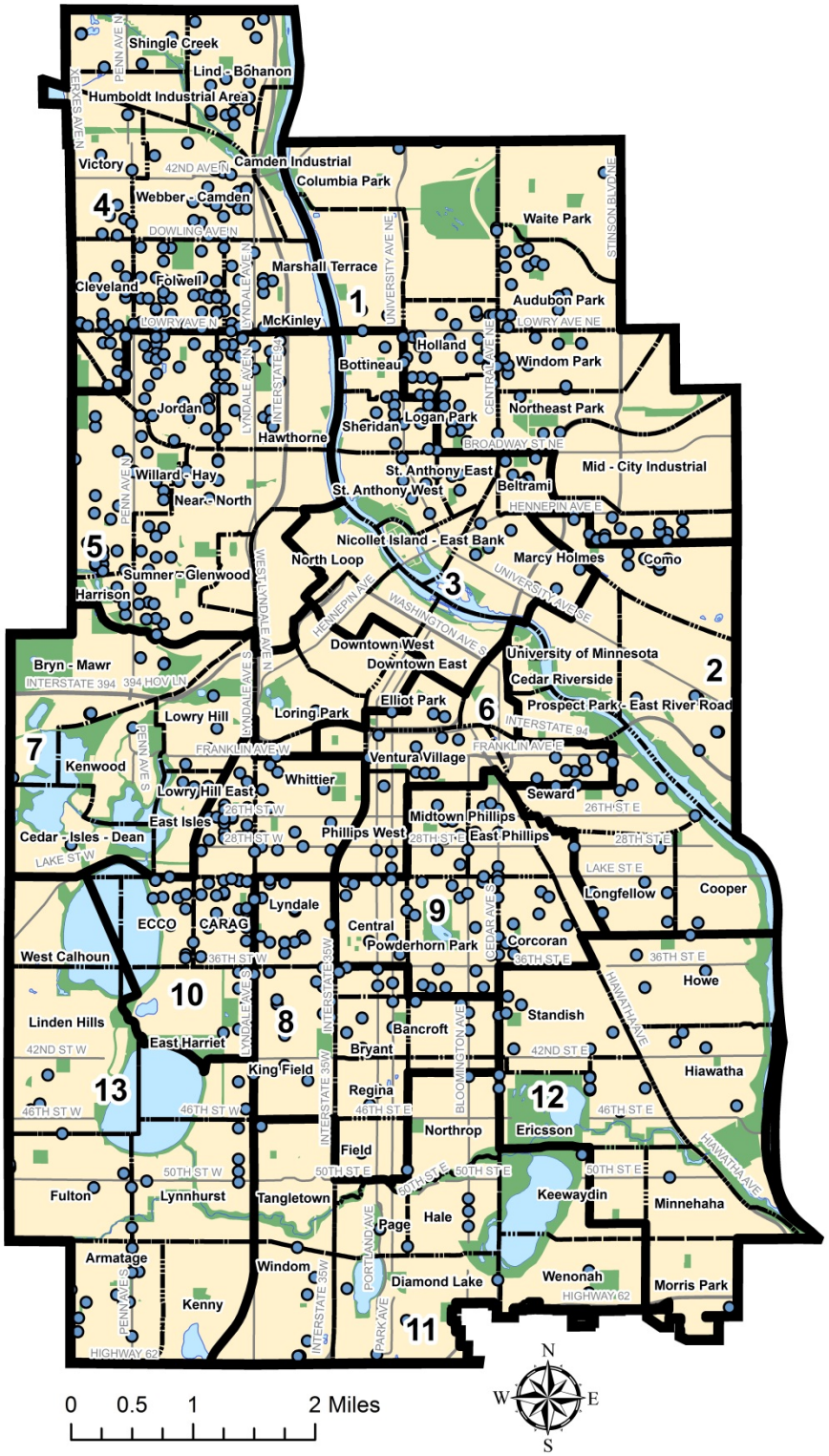
- Conversion Properties
- Ward Boundaries
- Neighborhood Boundaries
- Parks
- Water Bodies

Summary

Ward	Conversions
01	86
02	44
03	83
04	253
05	111
06	18
07	55
08	69
09	58
10	37
11	75
12	83
13	74
Total	**1046**

Created by the
City of Minneapolis
Regulatory Services
Quinn Carr - Administrative Analyst
Data as of January 22, 2015

Citywide Rental License Change of Ownerships (CHOWNs) in 2014



Legend

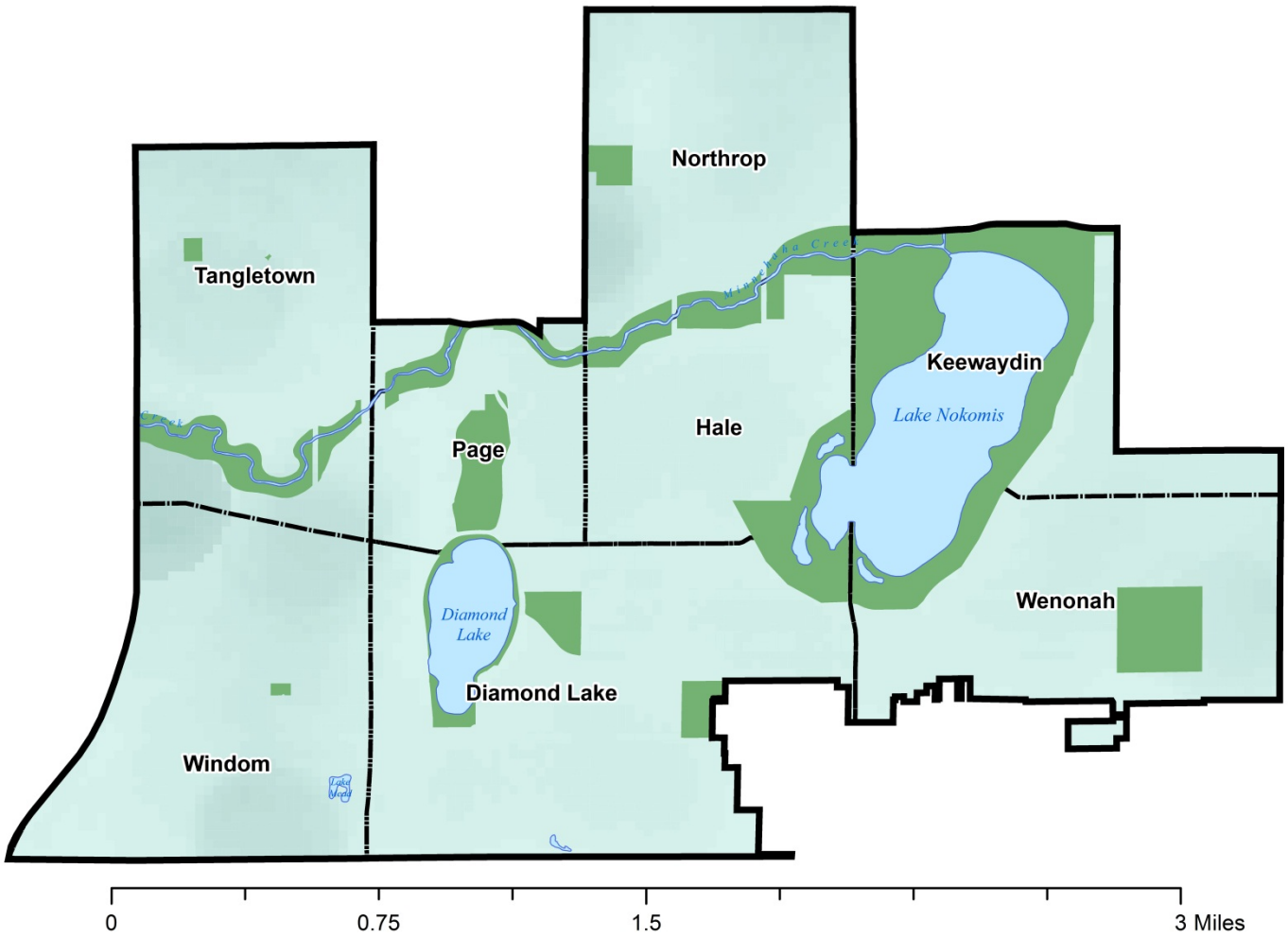
- CHOWN Properties
- Ward Boundaries
- Neighborhood Boundaries
- Parks
- Water Bodies

Summary

Ward	CHOWNs
01	91
02	31
03	39
04	130
05	118
06	30
07	18
08	48
09	53
10	74
11	25
12	24
13	31
Total	**712**

Created by the
City of Minneapolis
Regulatory Services
Quinn Carr - Administrative Analyst
Data as of January 22, 2015

Ward 11 2014 Traffic Control Total Citations



Summary	
Neighborhood	Traffic Control Citations
Diamond Lake	302
Field	12
Hale	162
Keewaydin	66
Northrop	419
Page	82
Tangletown	719
Wenonah	320
Windom	642
Ward Total	**2,724**
City Total: 224,183	

Legend

- Ward Boundaries
- Armatage Neighborhood Boundaries
- Parks
- Water Bodies

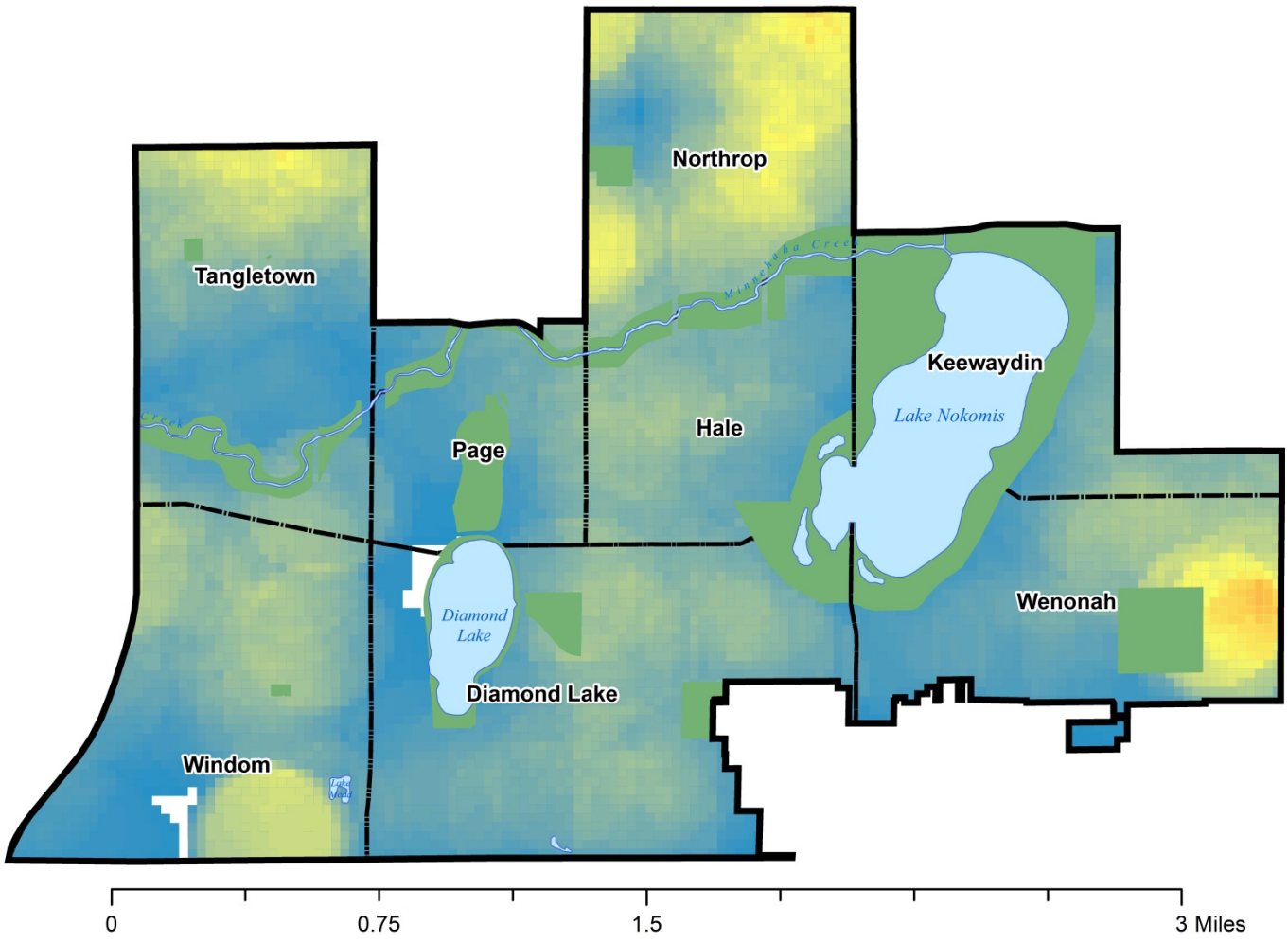
Citation Concentration

- High : 21,800/Sq Mile
- Low : 0/Sq Mile

Created by the
City of Minneapolis
Department of Regulatory Services
Glendon Haslerud - Intern
Data as of February 25, 2015

Minneapolis
City of Lakes

Ward 11 2013-2014 Traffic Control Winter Snow Emergency Citations



Summary

Neighborhood	Snow Emergency Citations
Diamond Lake	211
Field	3
Hale	104
Keewaydin	39
Northrop	270
Page	34
Tangletown	163
Wenonah	201
Windom	204
Ward Total	**1,229**
City Total: 35,128	

N W E S

Legend

- Ward Boundaries
- Armatage Neighborhood Boundaries
- Parks
- Water Bodies

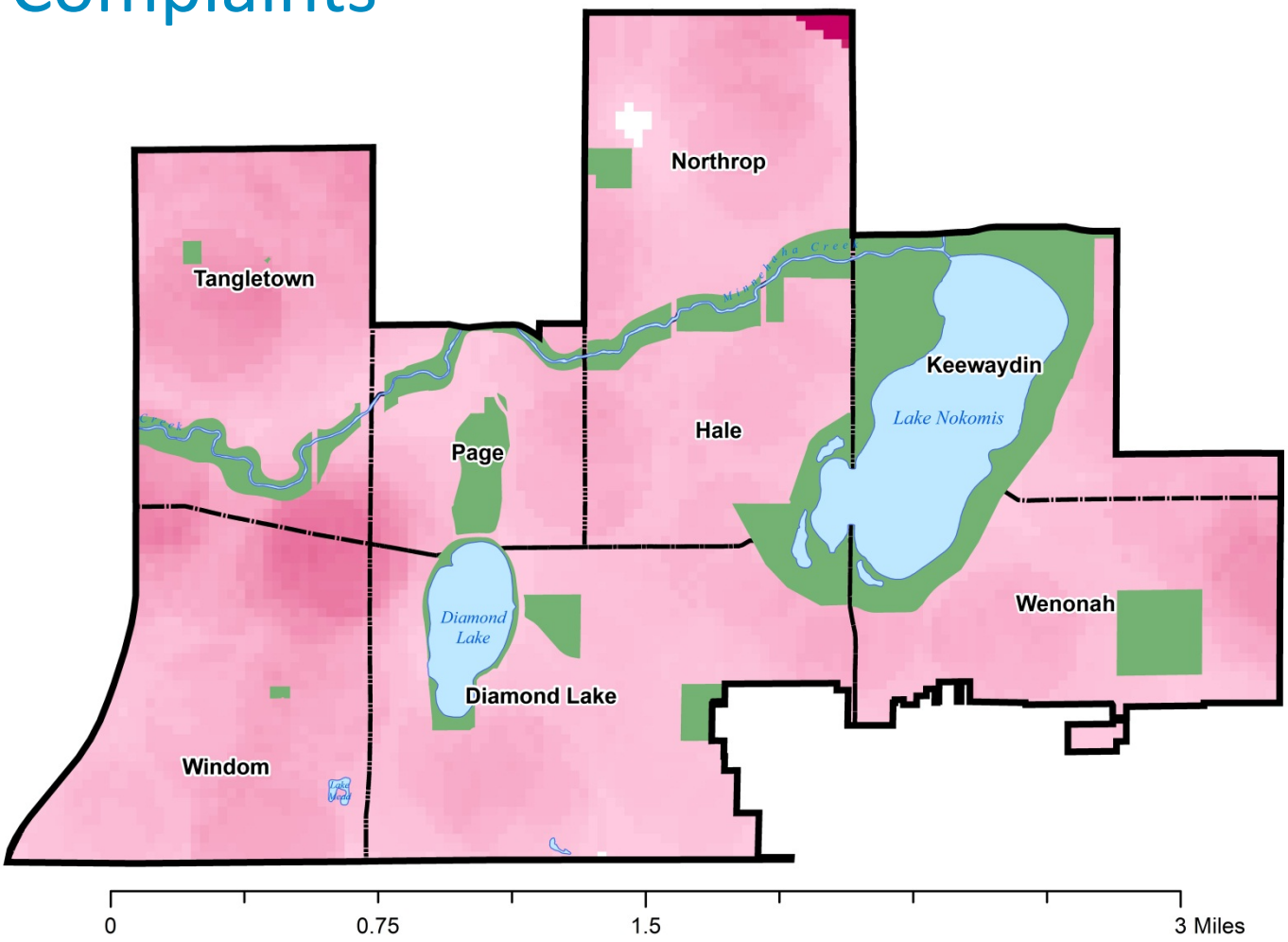
Citation Concentration

- High : 1,030 / Sq Mile
- Low : 0 / Sq Mile

Created by the
City of Minneapolis
Department of Regulatory Services
Glendon Haslerud - Intern
Data as of February 25, 2015

Minneapolis
City of Lakes

Ward 11 2014 Traffic Control 311 Complaints



Summary		
Neighborhood	Abandoned Vehicle Complaints	Parking Complaints
Diamond Lake	54	24
Field	3	1
Hale	26	16
Keewaydin	10	7
Northrop	26	27
Page	8	14
Tangletown	35	73
Wenonah	40	26
Windom	72	49
Ward Total	**274**	**237**
City Total	**5513**	**8159**

Legend

- Ward Boundaries
- Armatage — Neighborhood Boundaries
- Parks
- Water Bodies

Traffic Control - 311 Complaints

- High : 4200/Sq Mile
- Low : 0/Sq Mile

Created by the
City of Minneapolis
Department of Regulatory Services
Glendon Haslerud - Intern
Data as of February 25, 2015

Minneapolis
City of Lakes

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:
Nuria Rivera-Vandermyde
Director
Nuria.Rivera-Vandermyde@minneapolismn.gov
(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

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

Visit our Website:
http://www.ci.minneapolis.mn.us/regservices/index.htm
See more Profiles:
http://www.ci.minneapolis.mn.us/regservices/WCMS1P-135543