

CITY OF MINNEAPOLIS

# At a Glance: Como

Department of Regulatory Services

March 24, 2015



# 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.

## 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

# Como Profile

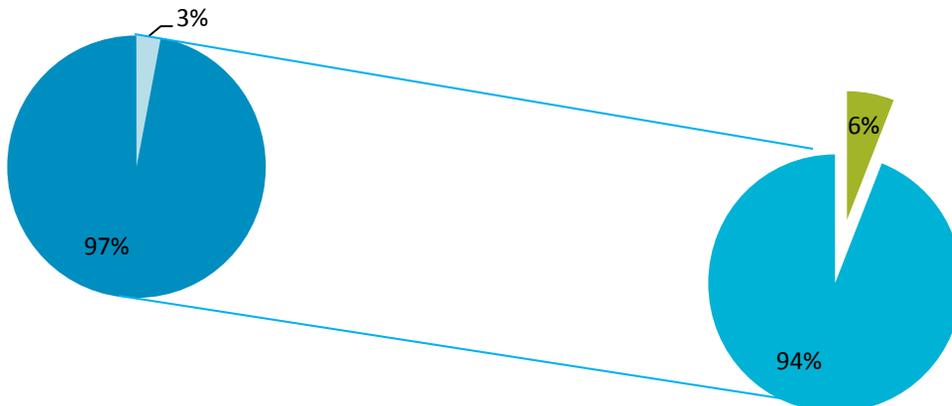
as of 3/24/15

<u>Assessor's Land Use for All Properties</u>	<u>Count</u>	<u>%</u>
Bar, Restaurant, Club, Entertain.	1	0.07%
Comm Work Shop	9	0.59%
Common Area	0	0.00%
Garage or Misc. Residential	2	0.13%
*Group Residence	0	0.00%
Ind. Warehouse, Factory	50	3.30%
Institution, School, Church	5	0.33%
Misc. Commercial	1	0.07%
*Mixed Comm., Res, Apt	6	0.40%
*Multi Family (Residential)	338	22.31%
Office	12	0.79%
Public Accommodations	0	0.00%
Retail	6	0.40%
*Single Family (Residential)	973	64.22%
Sport or Recreation Facility	3	0.20%
Utility	0	0.00%
Vacant Land	102	6.73%
Vehicle Related Use	7	0.46%
<b>Grand Total</b>	<b>1515</b>	<b>100.0%</b>

\*Includes Residential Use

## Rental Licensed Parcel Breakdown by Paid Units

- condo
- 4+ Units
- non-condo
- 1 - 3 Units



## Rental License

### Information

Total Rental Licenses	746
Parcels with Rental Licenses	749
Rental Units	1499
Average Rental Units	2.0
Rentals / Total Residential	56.9%
Parcels with Conversions (2014 Total)	26
Parcels with Change of Ownerships (2014 Total)	26

### Rental Licensed Parcels

#### by Paid Unit Counts

	<u>Parcels</u>	<u>%</u>	<u>Total %</u>
1 Unit	474	64.3%	63.3%
Condo Units	13	2.7%	
Non-Condo Units	461	98.3%	
2 Units	217	29.0%	92.3%
3 Units	10	1.3%	93.6%
4-5 Units	15	2.0%	95.6%
6-10 Units	10	1.3%	96.9%
11-15 Units	9	1.2%	98.1%
16-20 Units	6	0.8%	98.9%
21-30 Units	6	0.8%	99.7%
31+ Units	2	0.3%	100.0%
<b>Grand Total</b>	<b>749</b>	<b>100.0%</b>	<b>100%</b>

# Como Profile

as of 3/24/15

## All violations & police calls

(Last 2 years)	Parcels	Violations
All Violations	1484	3101
Interior Violations	272	1214
Exterior Violations	173	633
Fire Violations	112	224
Nuisance Violations	523	1030
Total Police Calls	738	4069

\*Police Call data only includes calls attributed to a parcel. Police calls occurring on intersections, streets, or locations not identified at a parcel are not included.

## Parcels with Serious Flags

Parcels with Serious Flags	Past 2 years	Current
VBR	12	6
Condemned	1	0
Illegal Occupancy	98	37
PPU	4	1
Good Cause List	7	0
COP	9	5
Abate List*	83	54

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

## Traffic Control Citations

(2014 Totals)	Citations	%
Total	1772	100.00%
Snow Emergency*	801	45.20%
Non-Snow Emergency	971	54.80%

## Traffic Control 311

### Complaints

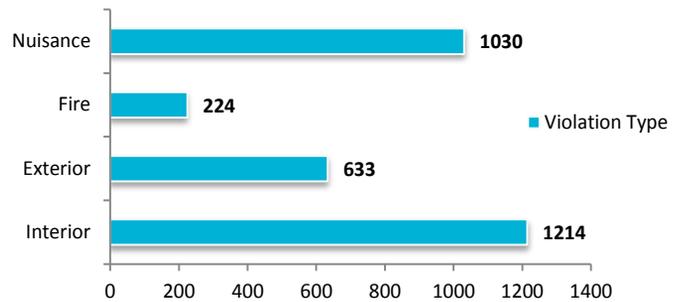
(2014 Totals)	Complaints	%
Total	130	100.00%
Abandoned Vehicle	31	23.85%
Parking	99	76.15%

\*Snow Emergency citations span from December 2013 through March 2014

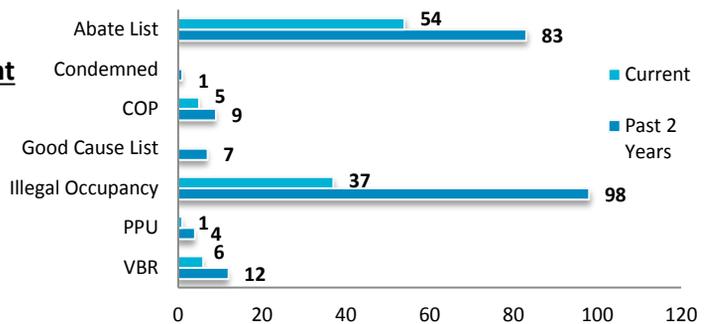
## Animal Care & Control

Dangerous Dogs	Dogs	%
Total	00	0%

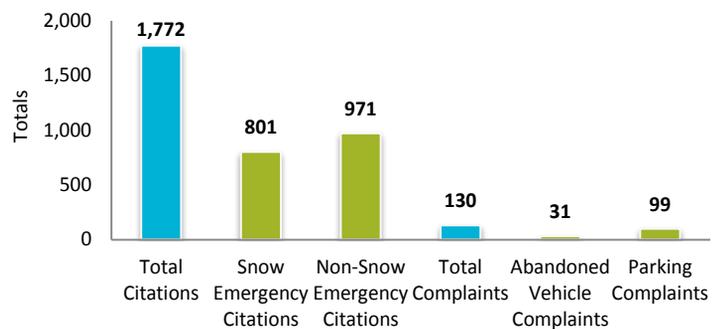
## Violation Types (Last 2 Years)



## Parcels with Serious Flags



## 2014 Traffic Control Citations and Complaints



# Como Demographic Profile

Como 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
<b>Number</b>	6640	552	6,088	3735	2905	2397	2250	147
<b>Percentage</b>	100.0%	8.3%	91.7%	56.3%	43.8%	100.0%	93.87%	6.13%

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
<b>Number</b>	4782	202	701	22	731	0	203
<b>Percentage</b>	72.02%	3.04%	10.56%	0.33%	11.01%	0.00%	3.06%

Data Source:	2008-2012 American Community Survey					2008-2012 American Community Survey	2008-2012 American Community Survey			
Category:	Education					Language	Household 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
<b>Number</b>	83	310	635	735	755	5192	1187	1,361	533	379
<b>Percentage</b>	3.30%	12.31%	25.22%	29.19%	29.98%	81.39%	18.61%	59.9%	23.4%	16.7%

## Notes:

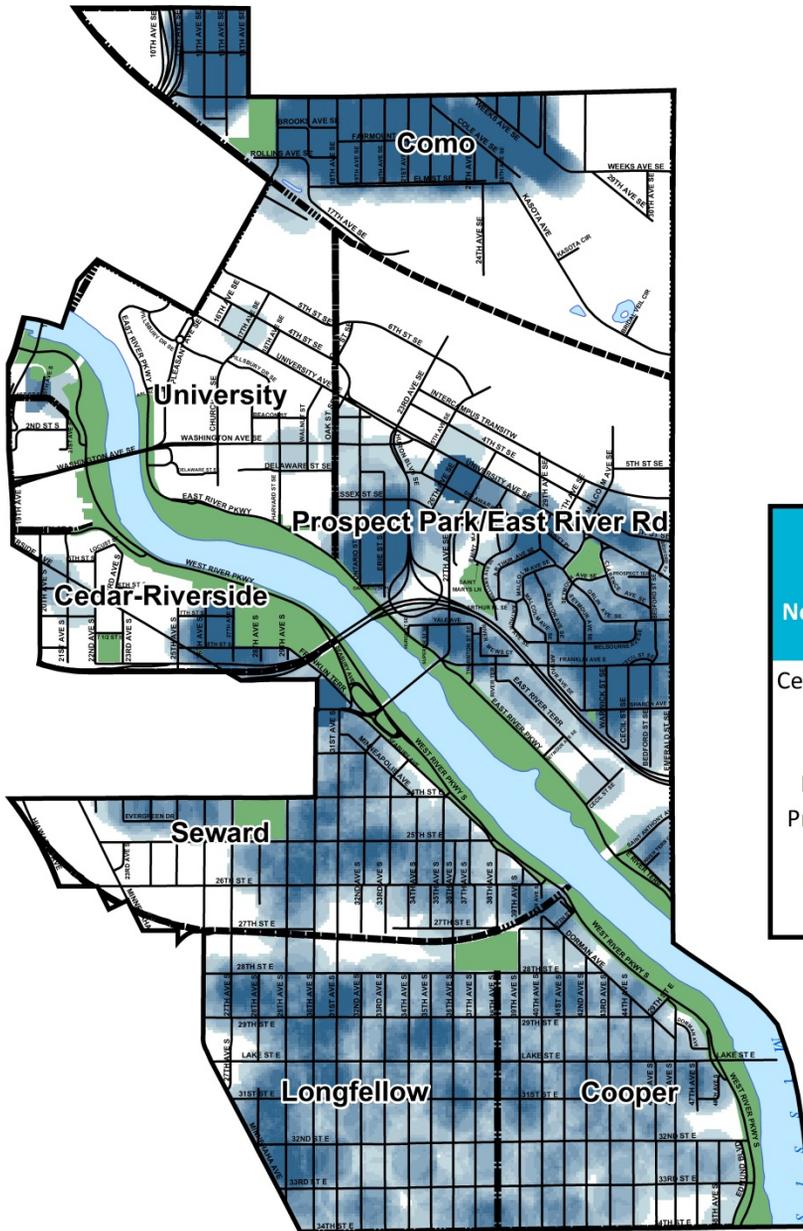
The Census & American Community Survey data was compiled by MN Compass

## Websites:

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

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

# Ward 2 Rental Properties

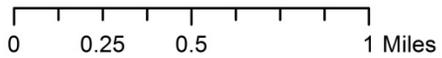


**Legend**

**Amount of Rental Licenses**

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

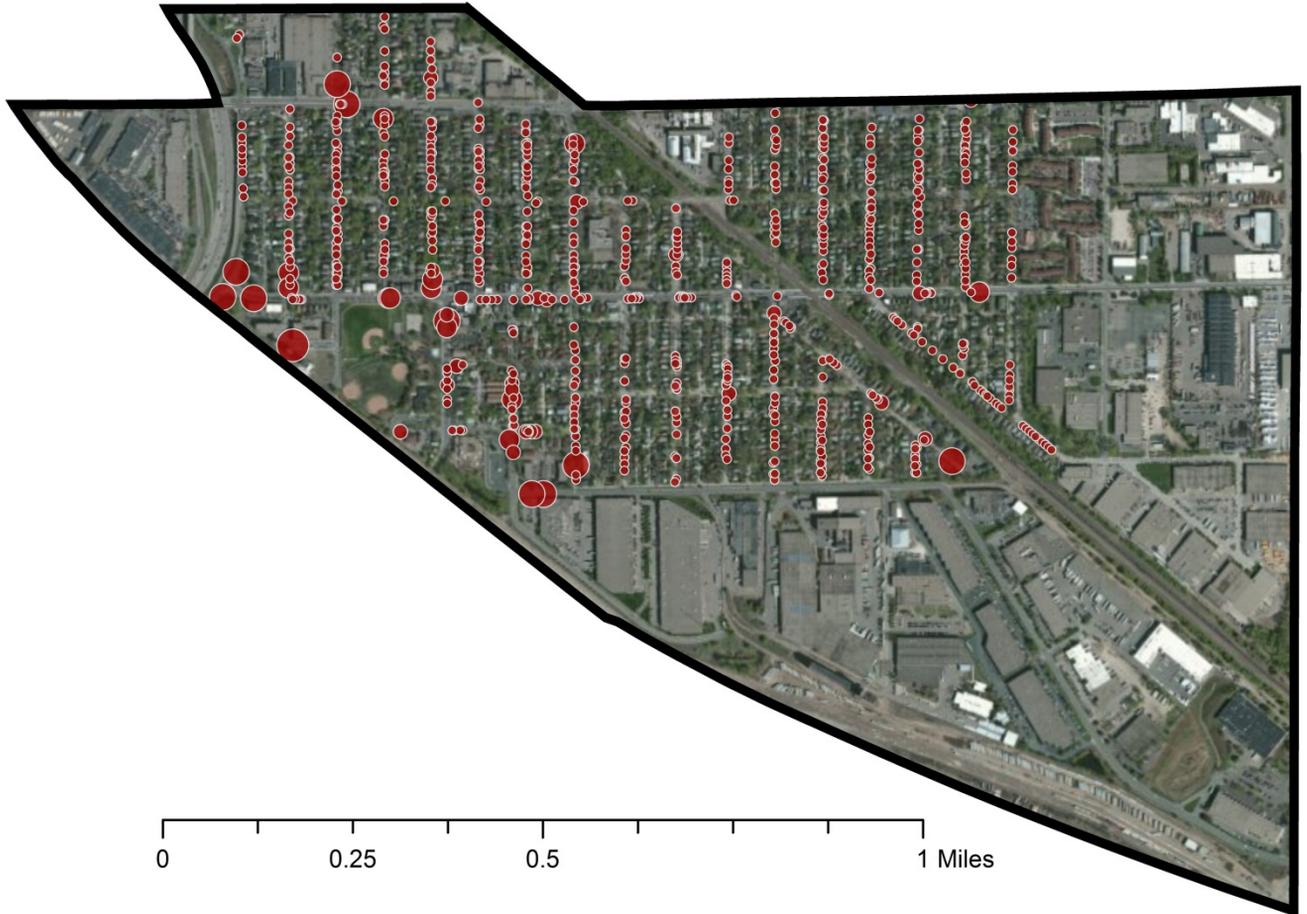
Summary		
Neighborhood	Amount of Parcels with Rental Licenses	% of Ward Rentals
Cedar Riverside	66	4.71%
Como	375	26.77%
Cooper	163	11.63%
Longfellow	259	18.49%
Prospect Park	357	25.48%
Seward	175	12.49%
University	06	0.43%
<b>Total:</b>	<b>1401</b>	<b>100%</b>



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 Glendon Haslerud - Intern  
 Data as of March 23, 2015



# Como Rental Properties



**Legend**

**Rental Licensed Parcels by Units**

- 1-3 Units
- 4-8 Units
- 9-16 Units
- 17-24 Units
- 25-50 Units

<i>Summary</i>		
Neighborhood	Total Rental Licensed Properties	Total Rental Units
Como	749	1499

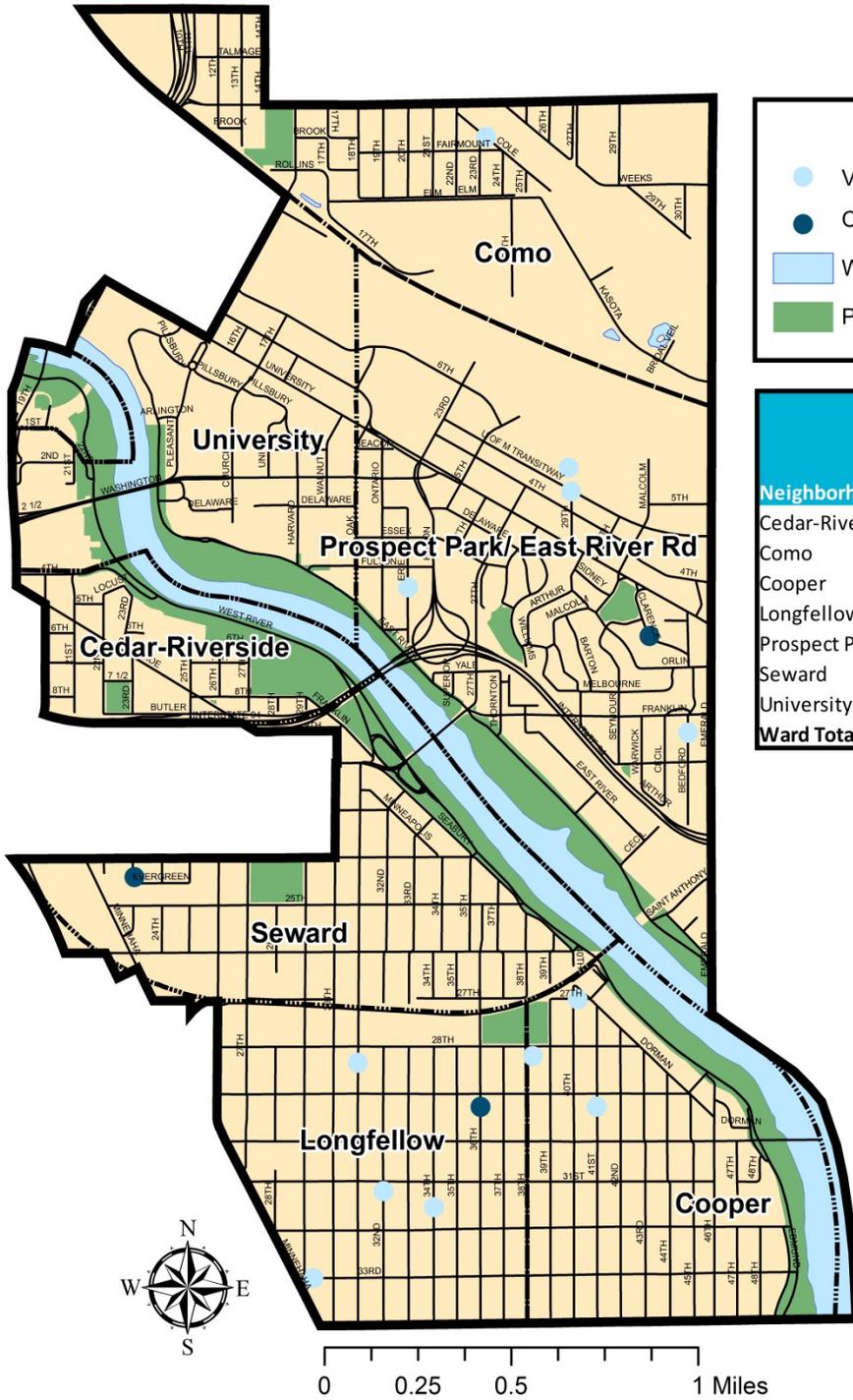


*\*4 properties could not be displayed geographically*



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 Quinn Carr - Administrative Analyst  
 Data as of March 19, 2015

# Ward 2 Condemned and Vacant (VBR) Properties



### Legend

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

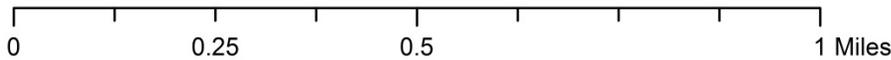
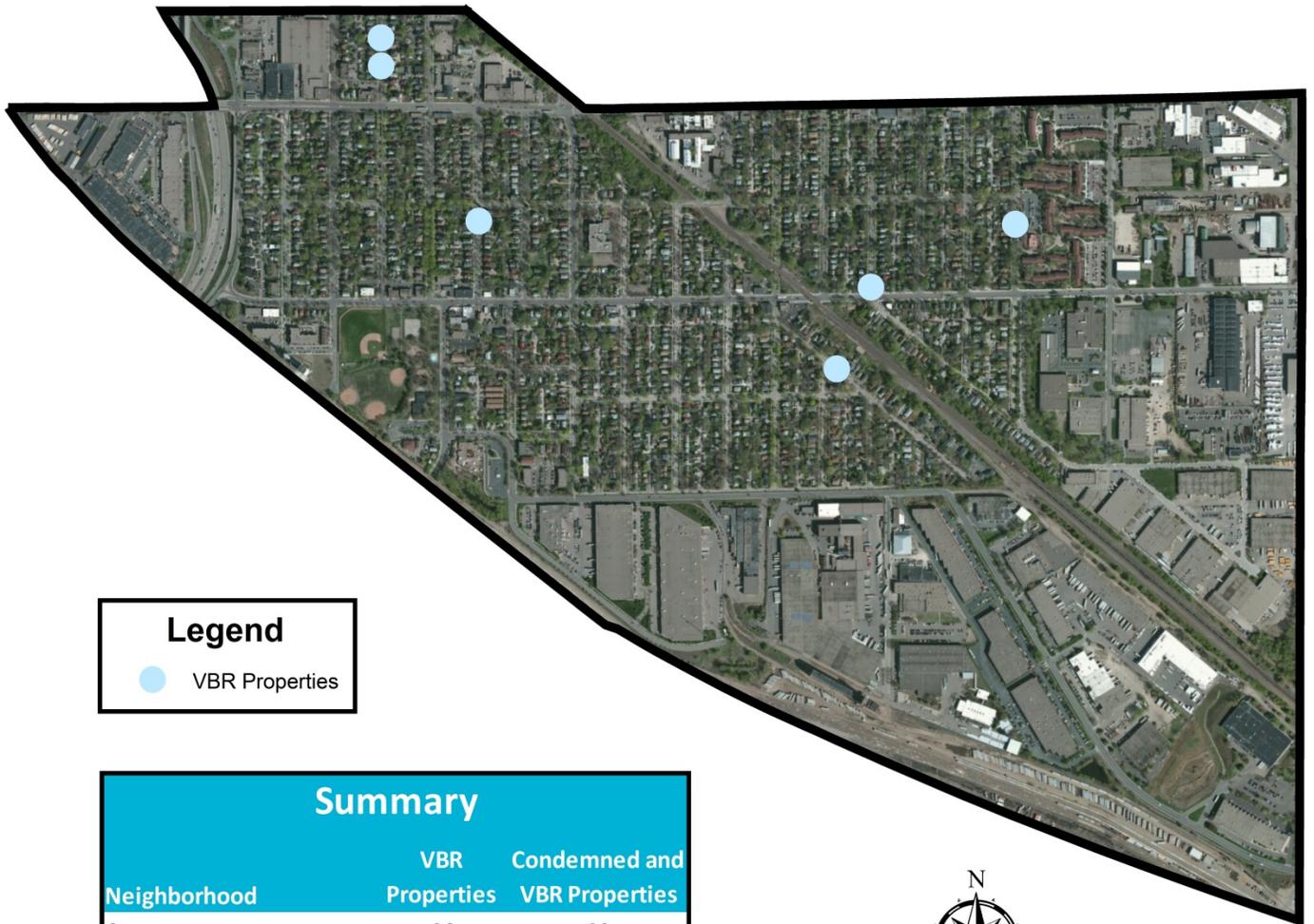
### Summary

Neighborhood	VBR Properties	Condemned and VBR Properties
Cedar-Riverside	00	00
Como	01	00
Cooper	03	00
Longfellow	04	01
Prospect Park/ E River Rd	04	01
Seward	00	01
University	00	00
<b>Ward Total</b>	<b>12</b>	<b>03</b>



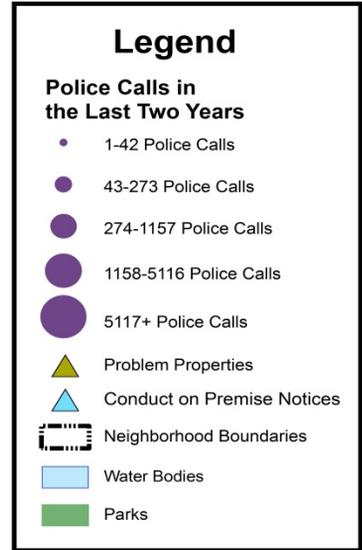
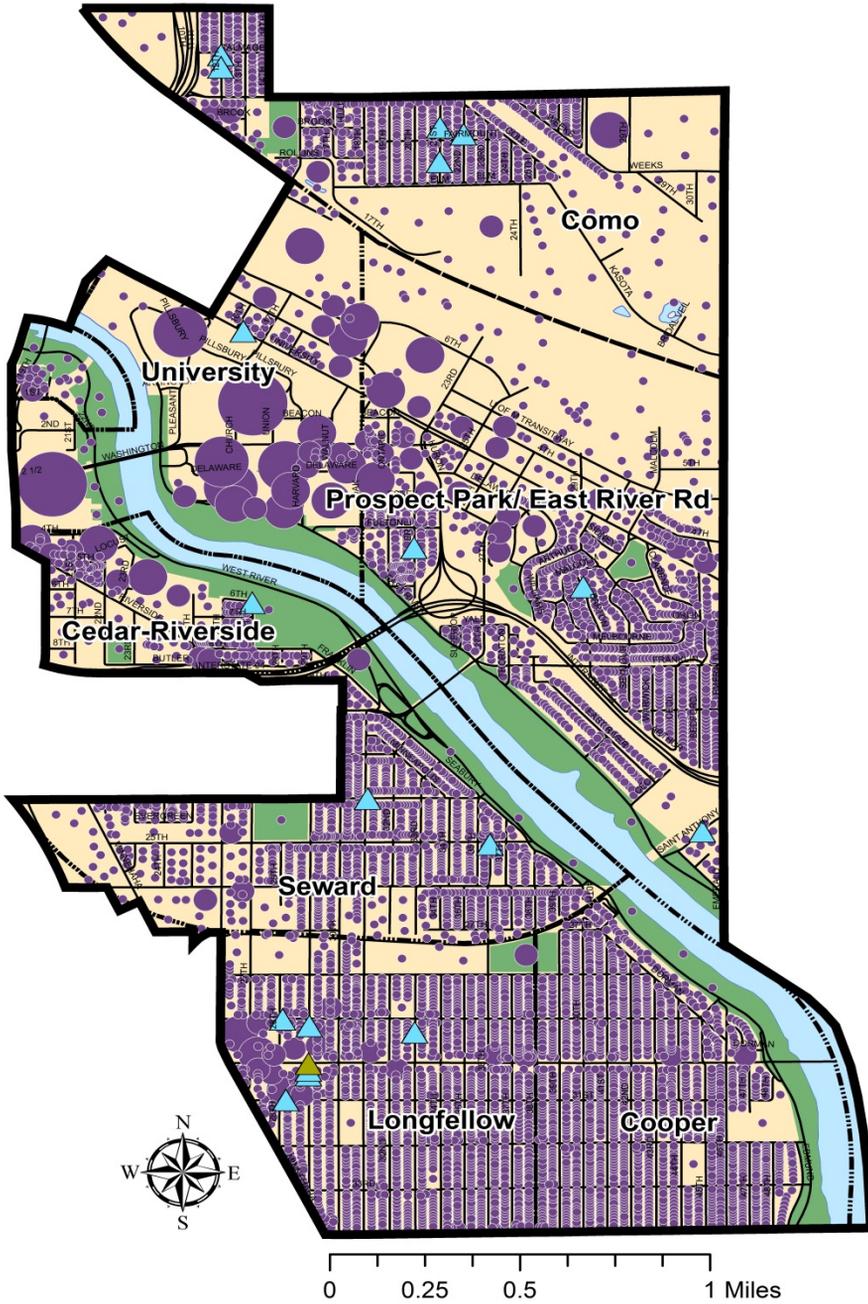
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# Como Condemned and Vacant (VBR) Properties



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 Data as of March 4, 2015

# Ward 2 Conduct on Premise (COP) and Problem Properties (PPU) with Police Calls



\*Police Call data only includes calls attributed to a parcel. Police calls occurring on intersections, streets, or locations not identified at a parcel are not included.

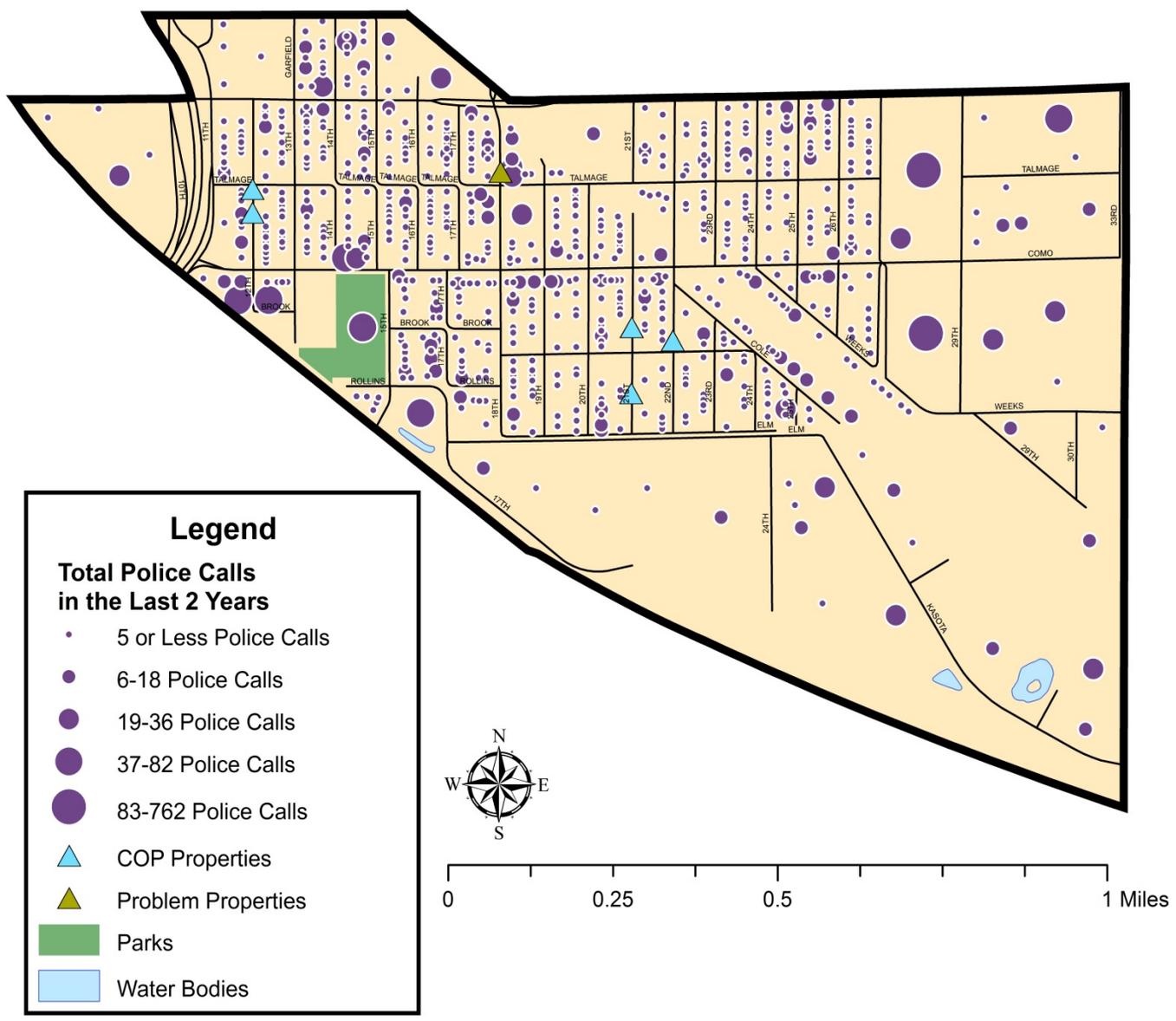
\*All COP & PPU Properties had police calls

Neighborhood	Summary							
	COP Properties	PPU Properties	1 to 42 Police Calls	43 to 273 Police Calls	274 to 1157 Police Calls	1158 to 5116 Police Calls	5117+ Police Calls	
Cedar Riverside	01	00	71	09	03	00	00	
Como	05	00	375	05	01	00	00	
Cooper	00	00	340	02	00	00	00	
Longfellow	06	01	577	18	03	00	00	
Prospect Park/ E River Road	03	00	366	17	03	00	00	
Seward	02	00	317	04	00	00	00	
University	01	00	37	10	09	04	02	
<b>Totals</b>	<b>18</b>	<b>01</b>	<b>2083</b>	<b>65</b>	<b>19</b>	<b>04</b>	<b>02</b>	
<b>Total Properties: 2175</b>								



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# Como Conduct on Premise (COP) and Problem Properties (PPU) with Police Calls



**Legend**

**Total Police Calls in the Last 2 Years**

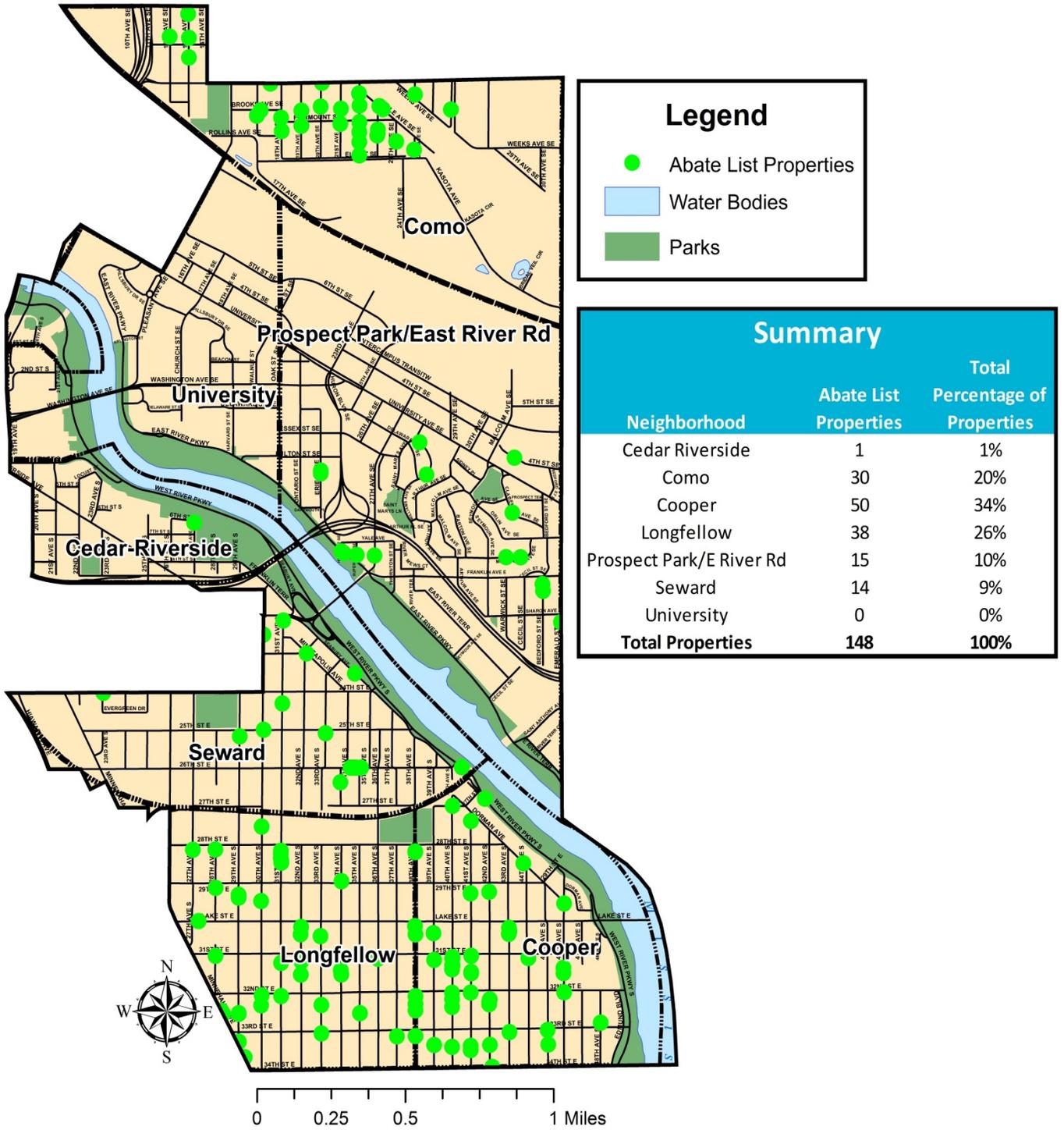
- 5 or Less Police Calls
- 6-18 Police Calls
- 19-36 Police Calls
- 37-82 Police Calls
- 83-762 Police Calls
- ▲ COP Properties
- ▲ Problem Properties
- Parks
- Water Bodies

Summary							
Neighborhood	COP Properties	PPU Properties	5 or Less Police Calls	6 to 18 Police Calls	19 to 36 Police Calls	37 to 82 Police Calls	83 to 762 Police Calls
Como	05	01	276	72	26	07	05
<b>*Total Properties: 386</b>							



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 Data as of March 4, 2015

# Ward 2 Abate List Properties



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 Data as of March 4, 2015

# Como Abate List Properties



0 0.125 0.25 0.5 Miles

**Legend**

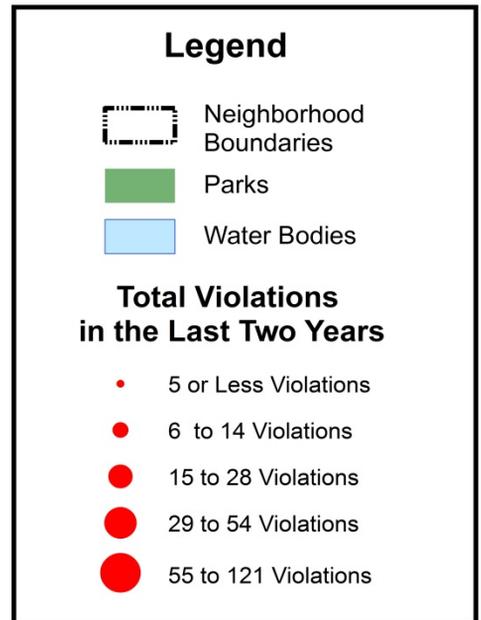
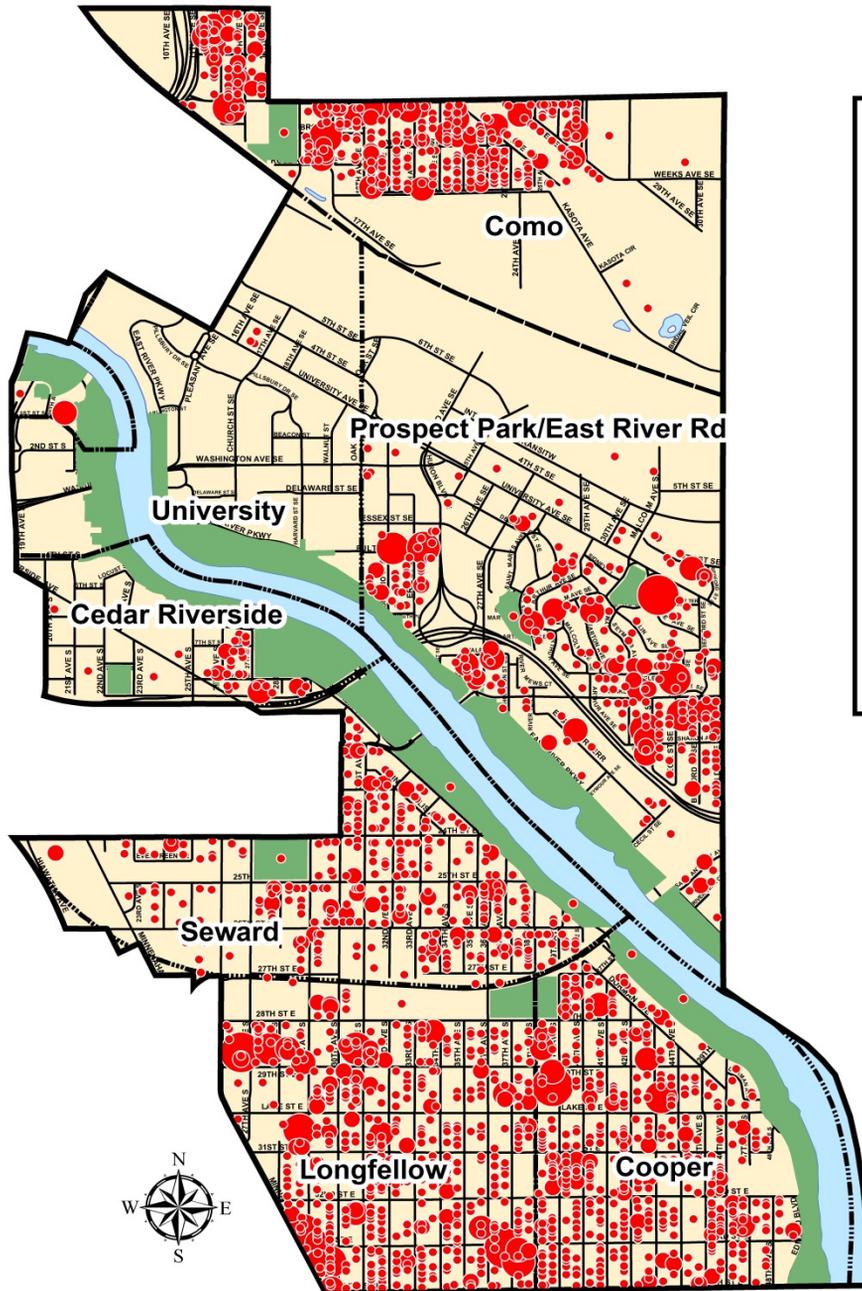
- Abate List Properties

Summary	
Neighborhood	Amount of Abate List Properties
Como	54



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 Data as of March 23, 2015

# Violations in Ward 2 (Last 2 years)

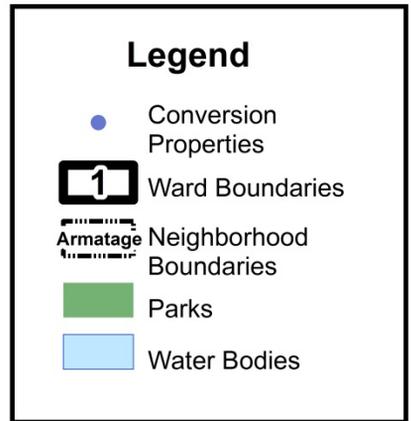
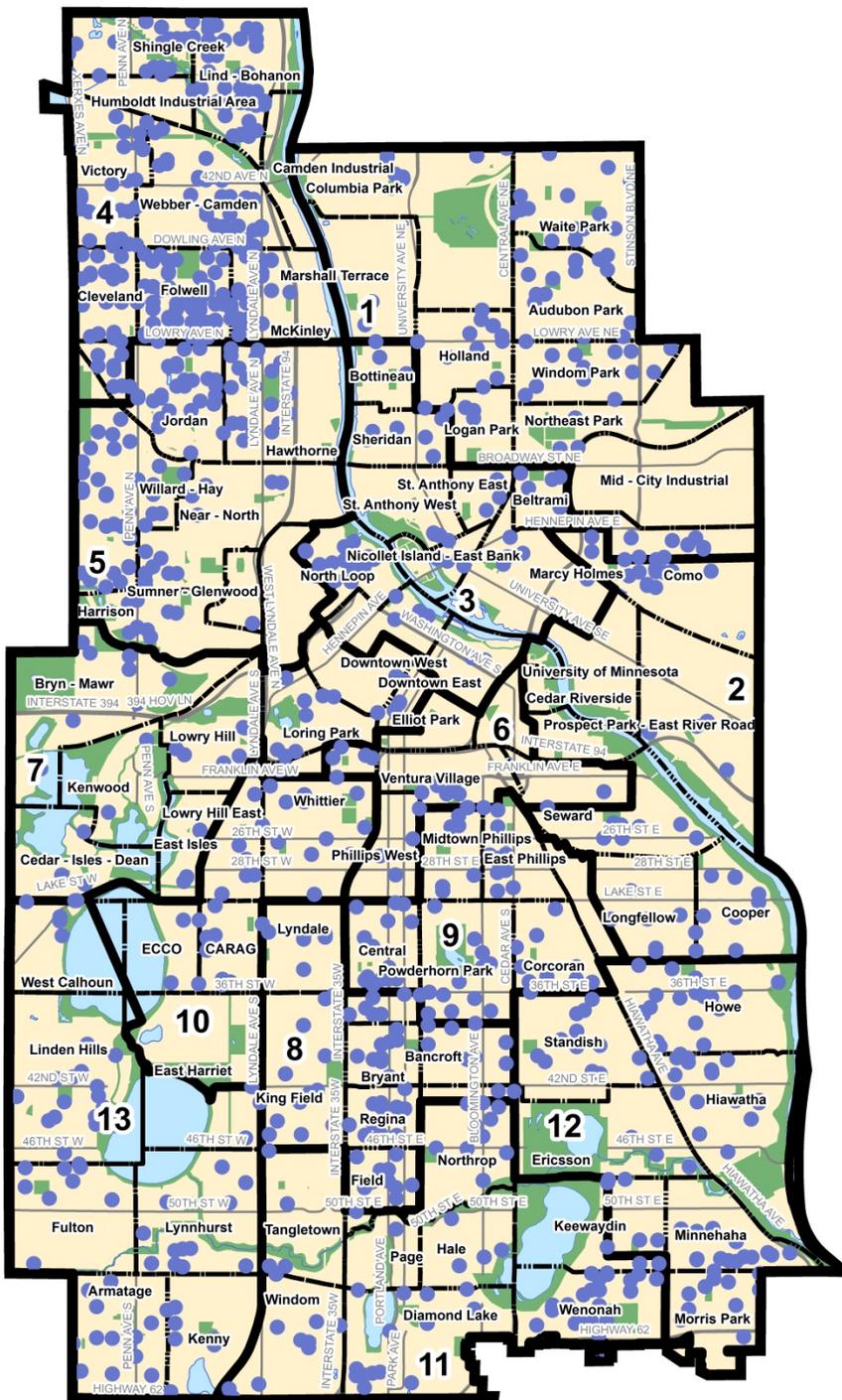


Summary					
Neighborhood	5 or Less Violations	6 to 14 Violations	15 to 28 Violations	29 to 54 Violations	55 to 121 Violations
Cedar Riverside	34	02	02	00	00
Como	274	35	21	03	00
Cooper	409	31	05	01	01
Longfellow	437	37	11	06	03
Prospect Park/ E River Rd	223	23	12	05	01
Seward	298	26	01	00	00
University	03	00	00	00	00
<b>Total</b>	<b>1678</b>	<b>154</b>	<b>52</b>	<b>15</b>	<b>05</b>
<b>Total Properties: 1904</b>					



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 Data as of March 19, 2015

# Citywide Rental License Conversions in 2014



### Summary

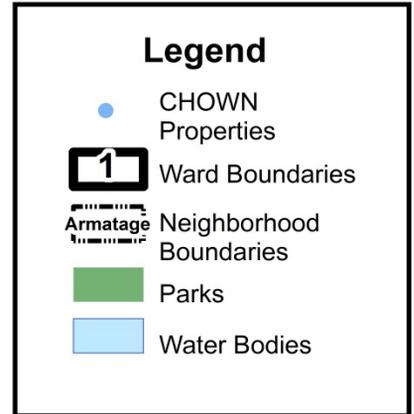
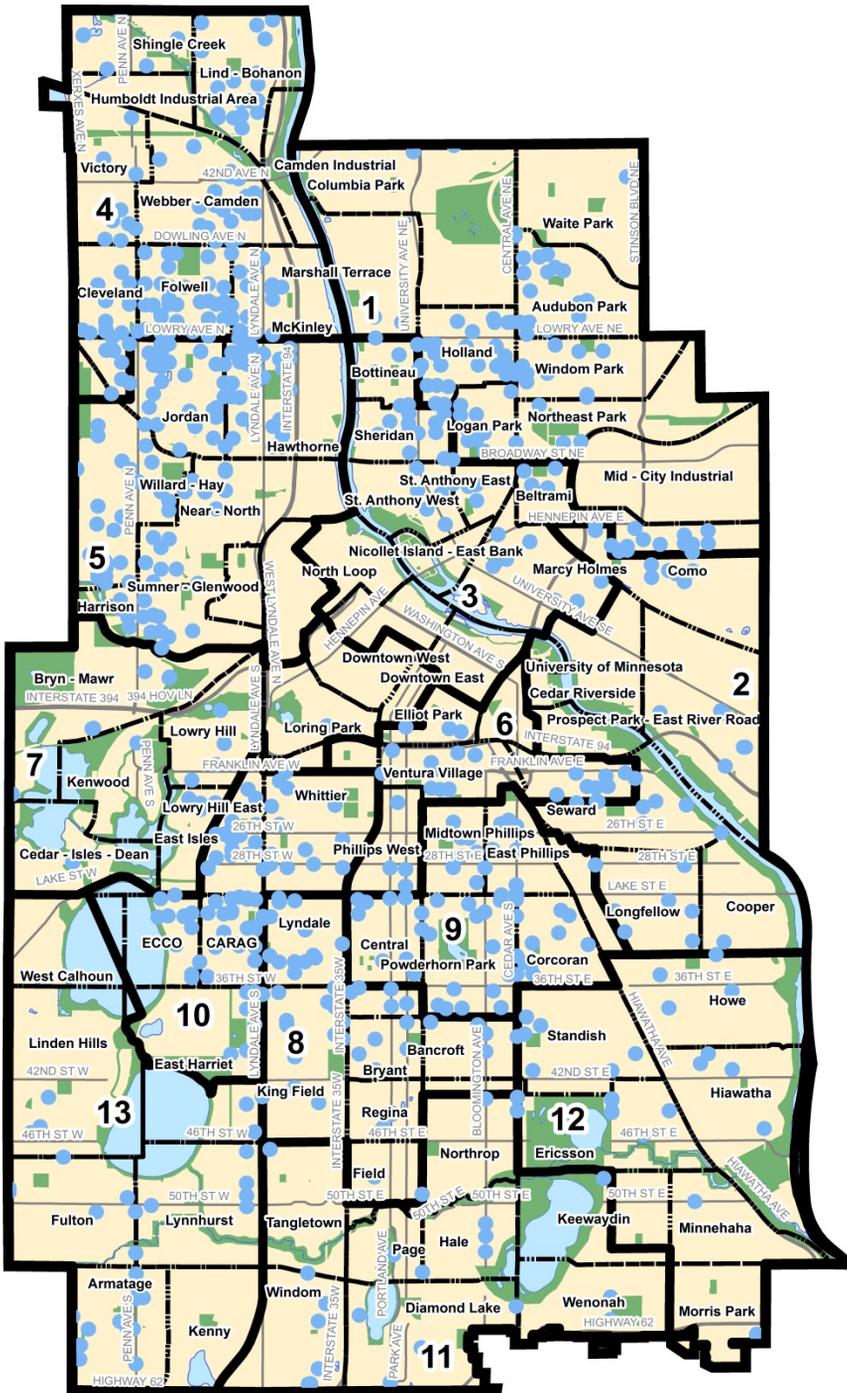
Ward	Conversions	Percentage of Properties
01	86	8%
02	44	4%
03	83	8%
04	253	24%
05	111	11%
06	18	2%
07	55	5%
08	69	7%
09	58	6%
10	37	4%
11	75	7%
12	83	8%
13	74	7%
<b>Total Properties: 1046</b>		

0 0.5 1 2 Miles



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Data as of January 22, 2015

# Citywide Rental License Change of Ownerships (CHOWNs) in 2014



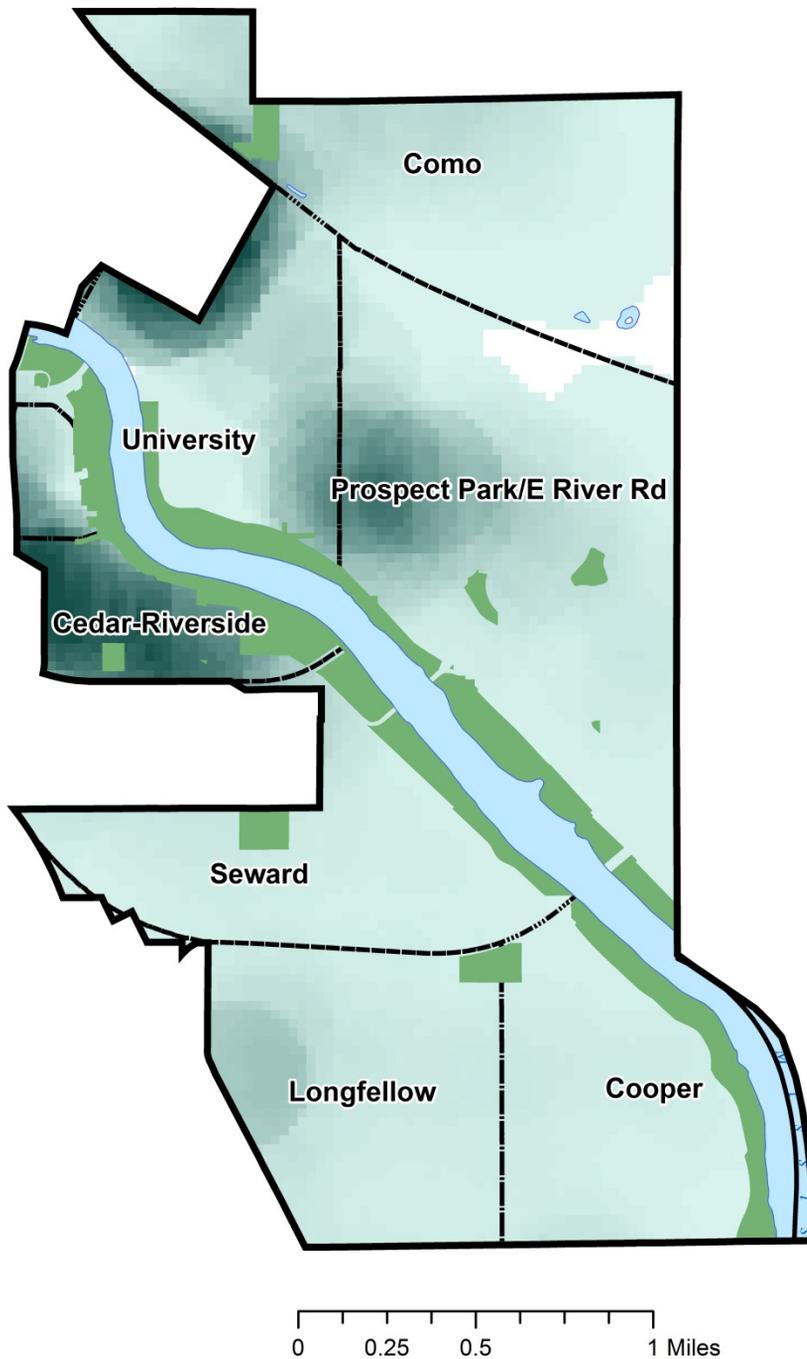
### Summary

Ward	CHOWNs	Percentage of Properties
01	91	13%
02	31	4%
03	39	5%
04	130	18%
05	118	17%
06	30	4%
07	18	3%
08	48	7%
09	53	7%
10	74	10%
11	25	4%
12	24	3%
13	31	4%
<b>Total Properties:</b>		<b>712</b>



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# Ward 2 2014 Traffic Control Total Citations



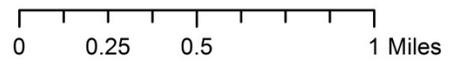
**Legend**

- Ward Boundaries
- Neighborhood Boundaries
- Parks
- Water Bodies

**Citation Concentration**

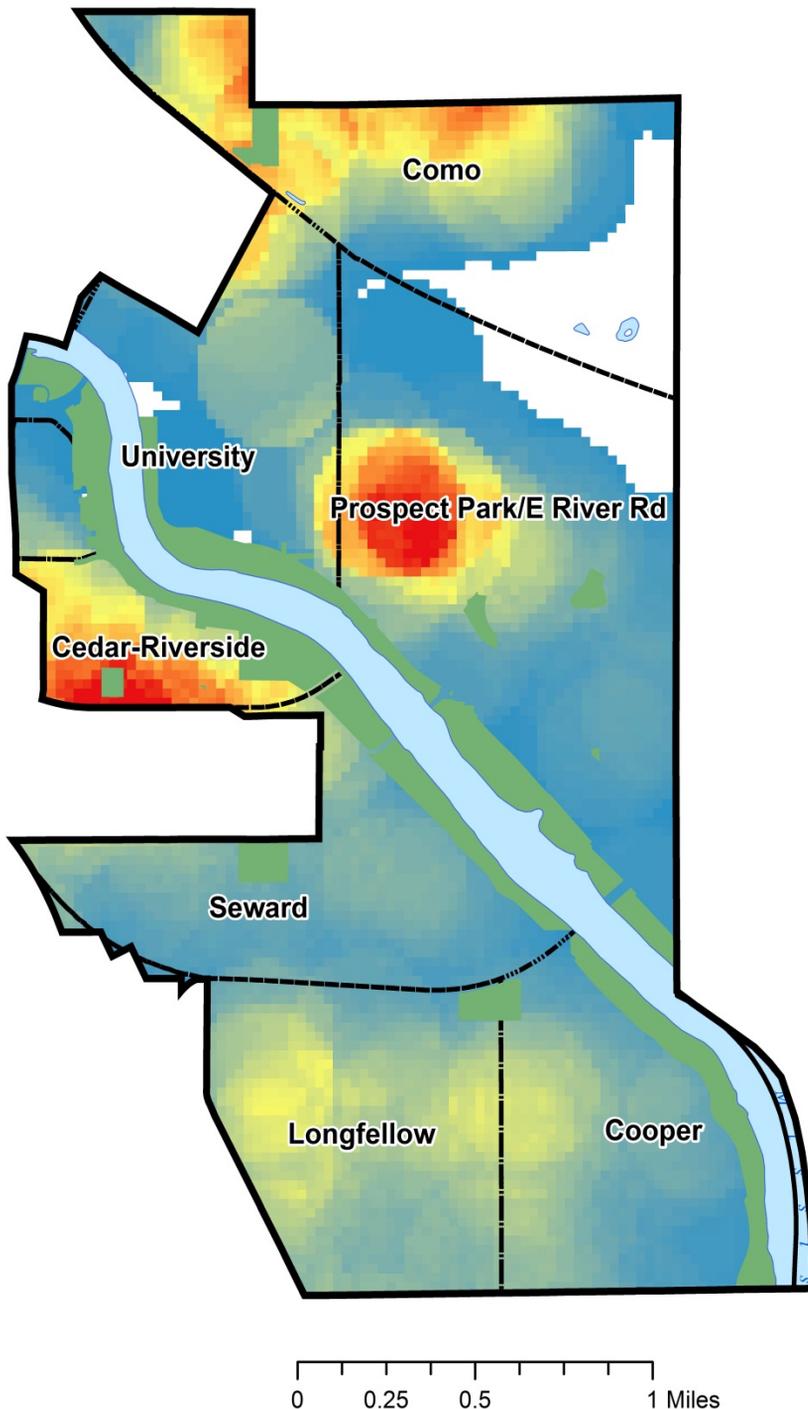
- High : 21,800/Sq Mile
- Low : 0/Sq Mile

Summary		
Neighborhood	Traffic Control Citations	% of City Total
Cedar-Riverside	4,878	2.18%
Como	1,004	0.45%
Cooper	405	0.18%
Longfellow	1,376	0.61%
Prospect Park/E River Rd	3,655	1.63%
Seward	558	0.25%
University	1,549	0.69%
<b>Ward Total</b>	<b>13,425</b>	<b>5.99%</b>
<b>City Total</b>	<b>224,214</b>	<b>100.00%</b>



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 Glendon Haslerud - Intern  
 Data as of March 24, 2015

# Ward 2 2013-2014 Traffic Control Winter Snow Emergency Citations



**Legend**

- Ward Boundaries
- Neighborhood Boundaries
- Parks
- Water Bodies

**Citation Concentration**

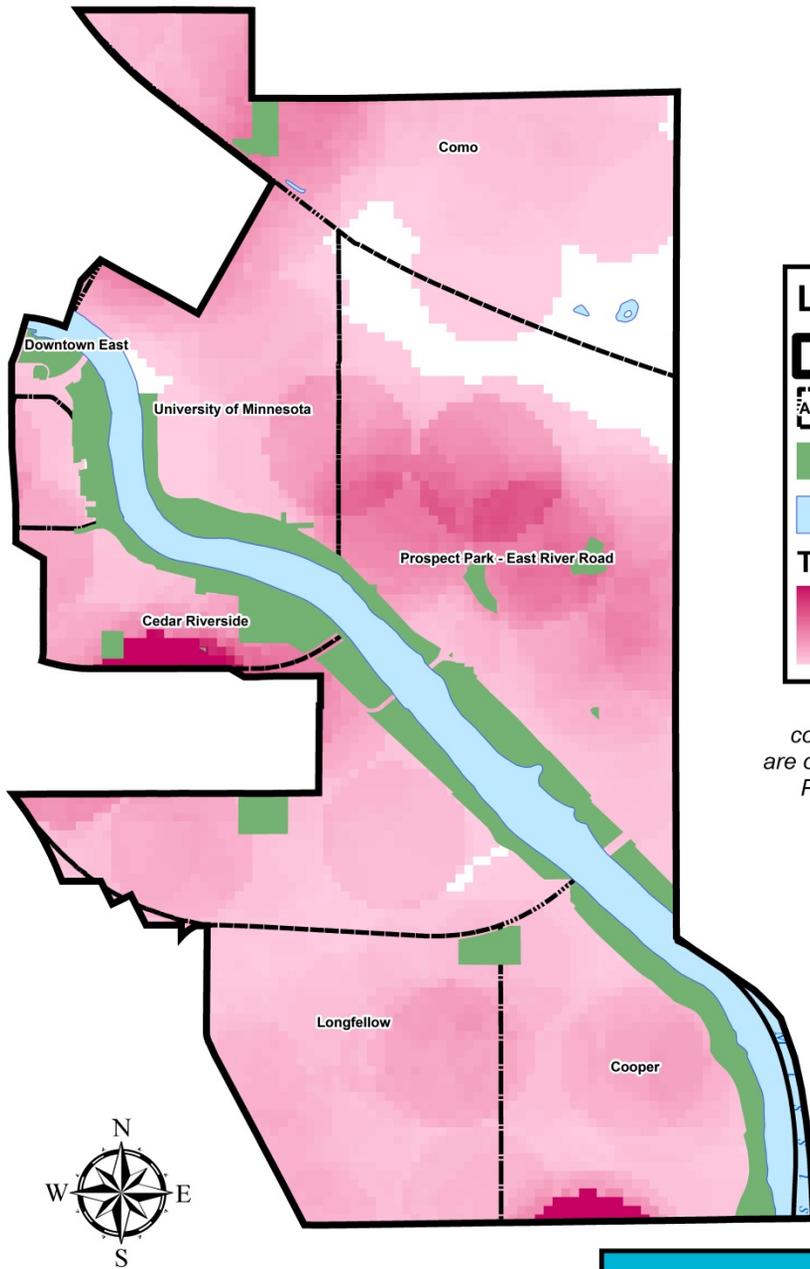
- High : 1,030 / Sq Mile
- Low : 0 / Sq Mile

Neighborhood	Snow Emergency Citations	% of City Total
Cedar-Riverside	311	0.88%
Como	432	1.23%
Cooper	212	0.60%
Longfellow	396	1.12%
Prospect Park/E River Rd	528	1.50%
Seward	184	0.52%
University	157	0.45%
<b>Ward Total</b>	<b>2,220</b>	<b>6.30%</b>
<b>City Total</b>	<b>35,234</b>	<b>100.00%</b>



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# Ward 2 2014 Traffic Control 311 Complaints



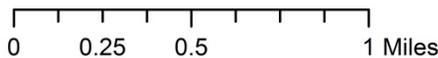
**Legend**

- Ward Boundaries
- Neighborhood Boundaries
- Parks
- Water Bodies

**Traffic Control - 311 Complaints**

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

(\*0.1% of the 311 Complaints could not be mapped. 311 Complaint counts are only representative of Abandoned Vehicle and Parking Violation Complaints. Additionally, neighborhood counts are only representative of 311 Complaints that occurred within the Ward.)

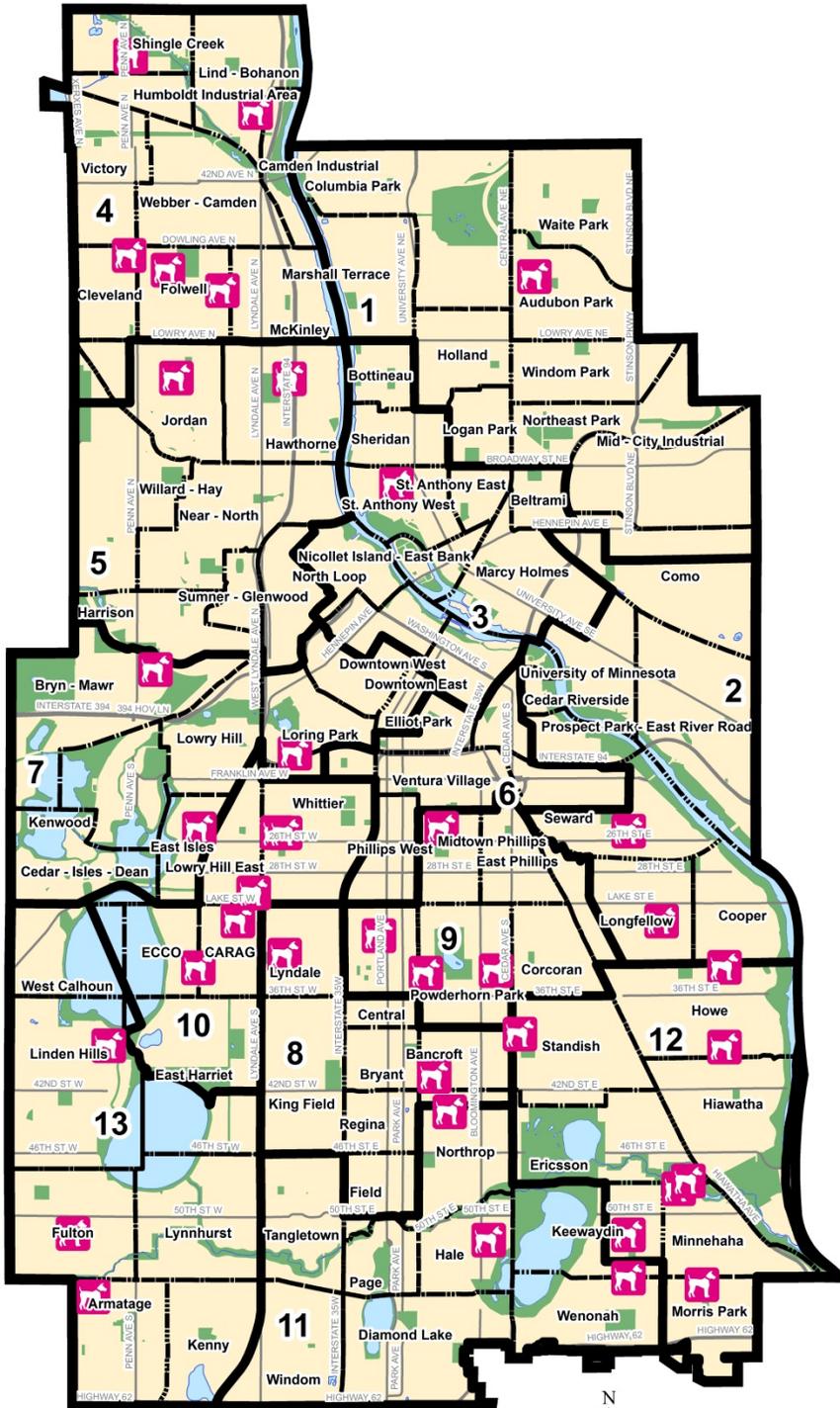


Summary				
Neighborhood	Abandoned Vehicle Complaints	% of City Total	Parking Complaints	% of City Total
Cedar-Riverside	8	0.14%	35	0.43%
Como	17	0.31%	58	0.71%
Cooper	38	0.69%	47	0.58%
Longfellow	90	1.63%	60	0.73%
Prospect Park/E River Rd	64	1.16%	215	2.63%
Seward	74	1.34%	54	0.66%
University	2	0.04%	28	0.34%
<b>Ward Total</b>	<b>293</b>	<b>5.31%</b>	<b>497</b>	<b>6.08%</b>
<b>City Total</b>	<b>5,519</b>	<b>100.00%</b>	<b>8,170</b>	<b>100.00%</b>



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# Citywide Dangerous Dogs



### Legend

-  Dangerous Dogs
-  Ward Boundaries
-  Neighborhood Boundaries
-  Parks
-  Water Bodies

### Summary

Ward	Dangerous Dogs	Percentage of Total Dangerous Dogs
01	01	3%
02	02	5%
03	01	3%
04	06	15%
05	02	5%
06	00	0%
07	03	8%
08	02	5%
09	04	10%
10	05	13%
11	03	8%
12	07	18%
13	03	8%
<b>Total Dangerous Dogs:</b>		<b>39</b>



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 Regulatory Services  
 Quinn Carr - Administrative Analyst  
 Data as of March 16, 2015

# 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](mailto: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](mailto:Joann.Velde@minneapolismn.gov)

Residential inspections for single family homes up to triplexes

Mike Rumppe

Manager, Fire Inspections Services

[michael.rumppe@minneapolismn.gov](mailto: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](mailto:Noah.Schuchman@minneapolismn.gov)

(612) 673-2781



*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:**

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