

CITY OF MINNEAPOLIS

At a Glance: Lowry Hill

Department of Regulatory Services

June 15, 2015



Minneapolis
City of Lakes



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 & CHOWN (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 (Conduct on Premise)

- COP 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 a "Good Cause List" 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 (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.

Police Calls

- Police Calls are defined as all police activity that has occurred at properties in a given ward or neighborhood over the last two years. Several police calls can be associated with one particular incident.
- Police calls at an intersection, street or area not identified at a specific property are not included. Domestic and medical related calls are also not included.

Rental Licenses

- Includes all rental dwellings and dwelling units, including rented single-family dwellings and rented dwelling units in owner-occupied dwellings, as well as to rented condominiums, rented townhouses and leasehold cooperative dwelling units
- Certain dwellings are exempt including hotels; convents; monasteries; licensed nursing homes; licensed board and care homes; parsonages; parish houses; manses and rectories; hospitals; public housing; and owner-occupied dwelling units in a cooperative, condominium or townhouse building

VBR (Vacant Building Registry)

- 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 Profile

as of 6/15/15



| Assessor's Land Use for All Properties | Count | % |
|--|--------------|---------------|
| Bar, Restaurant, Club, Entertain. | 02 | 0.1% |
| Comm Work Shop | 00 | 0.0% |
| Common Area | 07 | 0.4% |
| Garage or Misc. Residential | 336 | 20.8% |
| *Group Residence | 00 | 0.0% |
| Ind. Warehouse, Factory | 02 | 0.1% |
| Institution, School, Church | 08 | 0.5% |
| Misc. Commercial | 01 | 0.1% |
| *Mixed Comm., Res, Apt | 04 | 0.2% |
| *Multi Family (Residential) | 191 | 11.8% |
| Not Available | 04 | 0.2% |
| Office | 05 | 0.3% |
| Public Accommodations | 00 | 0.0% |
| Retail | 03 | 0.2% |
| *Single Family (Residential) | 998 | 61.8% |
| Sport or Recreation Facility | 03 | 0.2% |
| Utility | 00 | 0.0% |
| Vacant Land | 51 | 3.2% |
| Vehicle Related Use | 00 | 0.0% |
| Grand Total | 1,615 | 100.0% |

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

*Includes Residential Use

Rental License

Information

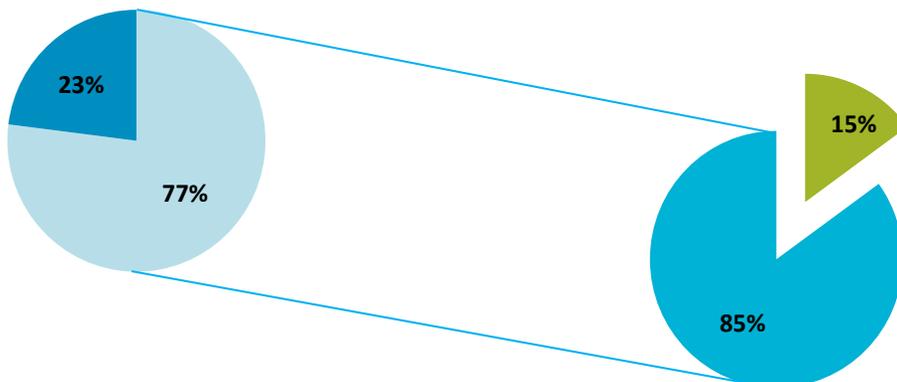
| | |
|--|-------|
| Total Rental Licenses | 248 |
| Parcels with Rental Licenses | 268 |
| Rental Units | 1,329 |
| Average Rental Units | 5.0 |
| Rentals / Total Residential | 22.5% |
| Parcels with Conversions (2014 Total) | 07 |
| Parcels with Change of Ownerships (2014 Total) | 04 |

Rental Licensed Parcels

| by Paid Unit Counts | Parcels | % | Total % |
|---------------------|------------|---------------|---------------|
| 1 Unit | 184 | 68.7% | 68.7% |
| Condo Units | 141 | 76.6% | |
| Non-Condo Units | 43 | 23.4% | |
| 2 Units | 32 | 11.9% | 80.6% |
| 3 Units | 11 | 4.1% | 84.7% |
| 4-5 Units | 03 | 1.1% | 85.8% |
| 6-10 Units | 11 | 4.1% | 89.9% |
| 11-15 Units | 08 | 3.0% | 92.9% |
| 16-20 Units | 03 | 1.1% | 94.0% |
| 21-30 Units | 07 | 2.6% | 96.6% |
| 31+ Units | 09 | 3.4% | 100.0% |
| Grand Total | 268 | 100.0% | 100.0% |

Rental Licensed Parcel Breakdown by Paid Units

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



Lowry Hill Profile

as of 6/15/15

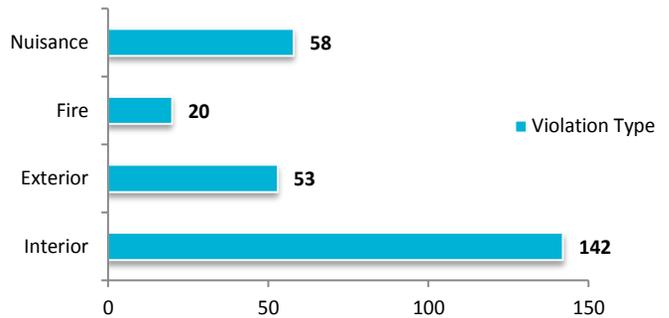


Housing Violations & Police

| <u>Calls (Last 2 years)</u> | <u>Parcels</u> | <u>Violations</u> |
|-----------------------------|----------------|-------------------|
| All Violations | 100 | 273 |
| Interior Violations | 59 | 142 |
| Exterior Violations | 20 | 53 |
| Fire Violations | 08 | 20 |
| Nuisance Violations | 41 | 58 |
| Total Police Calls | 325 | 2,252 |

*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.

Violation Types (Last 2 Years)

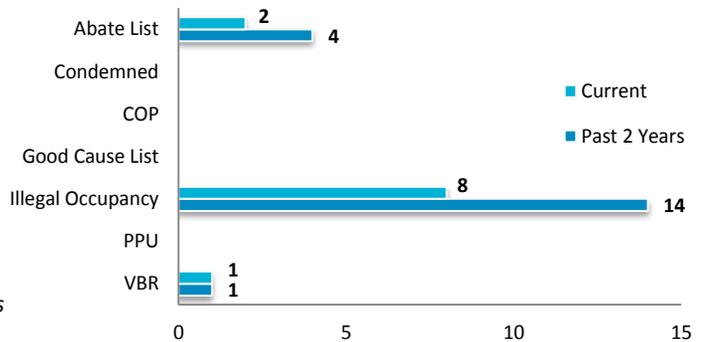


Parcels with Serious Flags

| | <u>Past 2 years</u> | <u>Current</u> |
|-------------------|---------------------|----------------|
| VBR | 01 | 01 |
| Condemned | 00 | 00 |
| Illegal Occupancy | 14 | 08 |
| PPU | 00 | 00 |
| Good Cause List | 00 | 00 |
| COP | 00 | 00 |
| Abate List* | 04 | 02 |

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

Parcels with Serious Flags

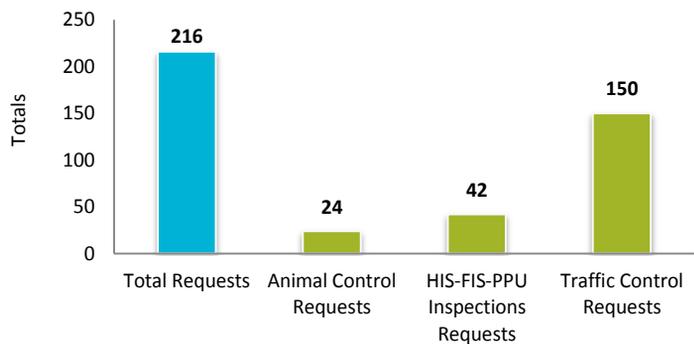


Regulatory Services 311

Service Requests

| <u>(2014 Totals)</u> | <u>Requests</u> | <u>%</u> |
|----------------------|-----------------|----------|
| Ward Total | 1,613 | 100.0% |
| Total | 216 | 13.4% |
| Animal Control | 24 | 1.5% |
| HIS-FIS Inspections | 42 | 2.6% |
| Traffic Control | 150 | 9.3% |

2014 Regulatory Services 311 Service Requests



Traffic Control Citations

| <u>(2014 Totals)</u> | <u>Citations</u> | <u>%</u> |
|----------------------|------------------|----------|
| Ward Total | 40,349 | 100.0% |
| Total | 1,651 | 4.1% |
| Snow Emergency* | 448 | 1.1% |
| Non-Snow Emergency | 1,203 | 3.0% |

*Snow Emergency citations span from December 2013 through March 2014

Animal Care & Control

| <u>Dangerous Dogs</u> | <u>Dogs</u> | <u>%</u> |
|-----------------------|-------------|----------|
| Citywide Total | 35 | 100.0% |
| Total | 00 | 0.0% |

Lowry Hill Demographic Profile



Lowry Hill 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 | 3,705 | 577 | 3,128 | 1,773 | 1,932 | 2,430 | 2,129 | 301 |
| Percentage | 100.0% | 15.6% | 84.4% | 47.9% | 52.1% | 100.0% | 87.6% | 12.4% |

| 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 | 3,160 | 144 | 80 | 0 | 201 | 0 | 120 |
| Percentage | 85.3% | 3.9% | 2.2% | 0.0% | 5.4% | 0.0% | 3.2% |

| Data Source: | 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 |
| Number | 39 | 180 | 450 | 1,389 | 843 | 3,224 | 236 | 662 | 509 | 958 |
| Percentage | 1.3% | 6.2% | 15.5% | 47.9% | 29.1% | 93.2% | 6.8% | 31.1% | 23.9% | 45.0% |

Notes:

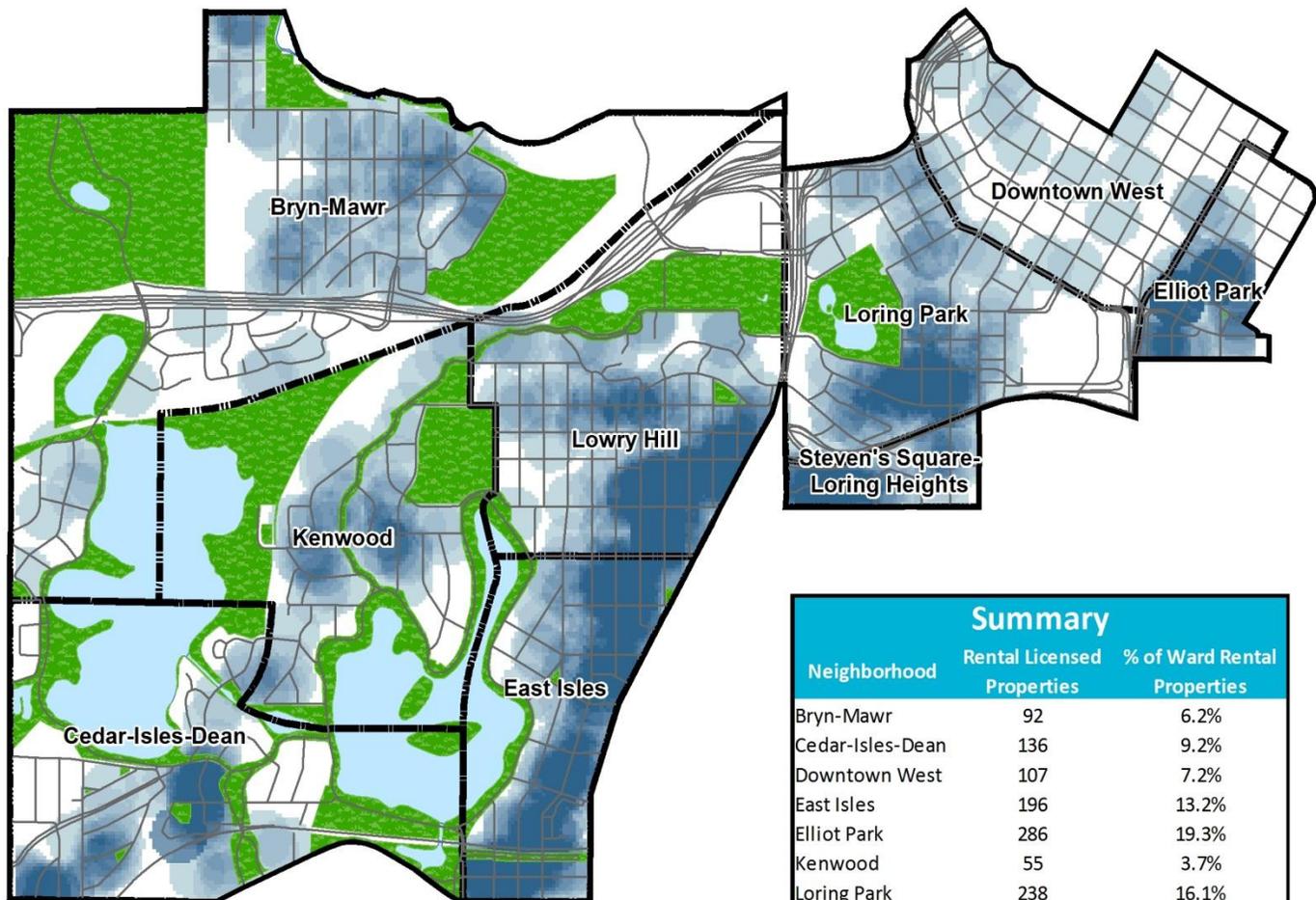
The Census & American Community Survey data was compiled by MN Compass

Websites:

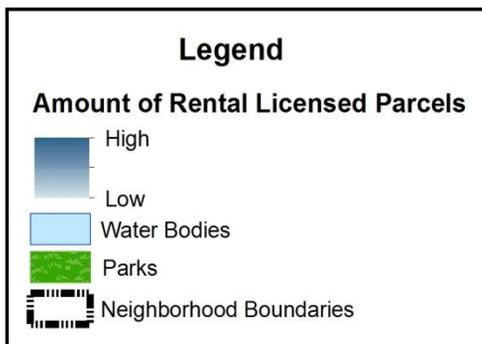
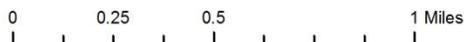
MN Compass <http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!areas>

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

Ward 7 Rental Properties



| Summary | | |
|--------------------------------|----------------------------|-----------------------------|
| Neighborhood | Rental Licensed Properties | % of Ward Rental Properties |
| Bryn-Mawr | 92 | 6.2% |
| Cedar-Isles-Dean | 136 | 9.2% |
| Downtown West | 107 | 7.2% |
| East Isles | 196 | 13.2% |
| Elliot Park | 286 | 19.3% |
| Kenwood | 55 | 3.7% |
| Loring Park | 238 | 16.1% |
| Lowry Hill | 268 | 18.1% |
| Steven's Square-Loring Heights | 103 | 7.0% |
| Total Properties | 1,481 | 100.0% |



Lowry Hill Rental Properties



0 0.125 0.25 0.5 Miles

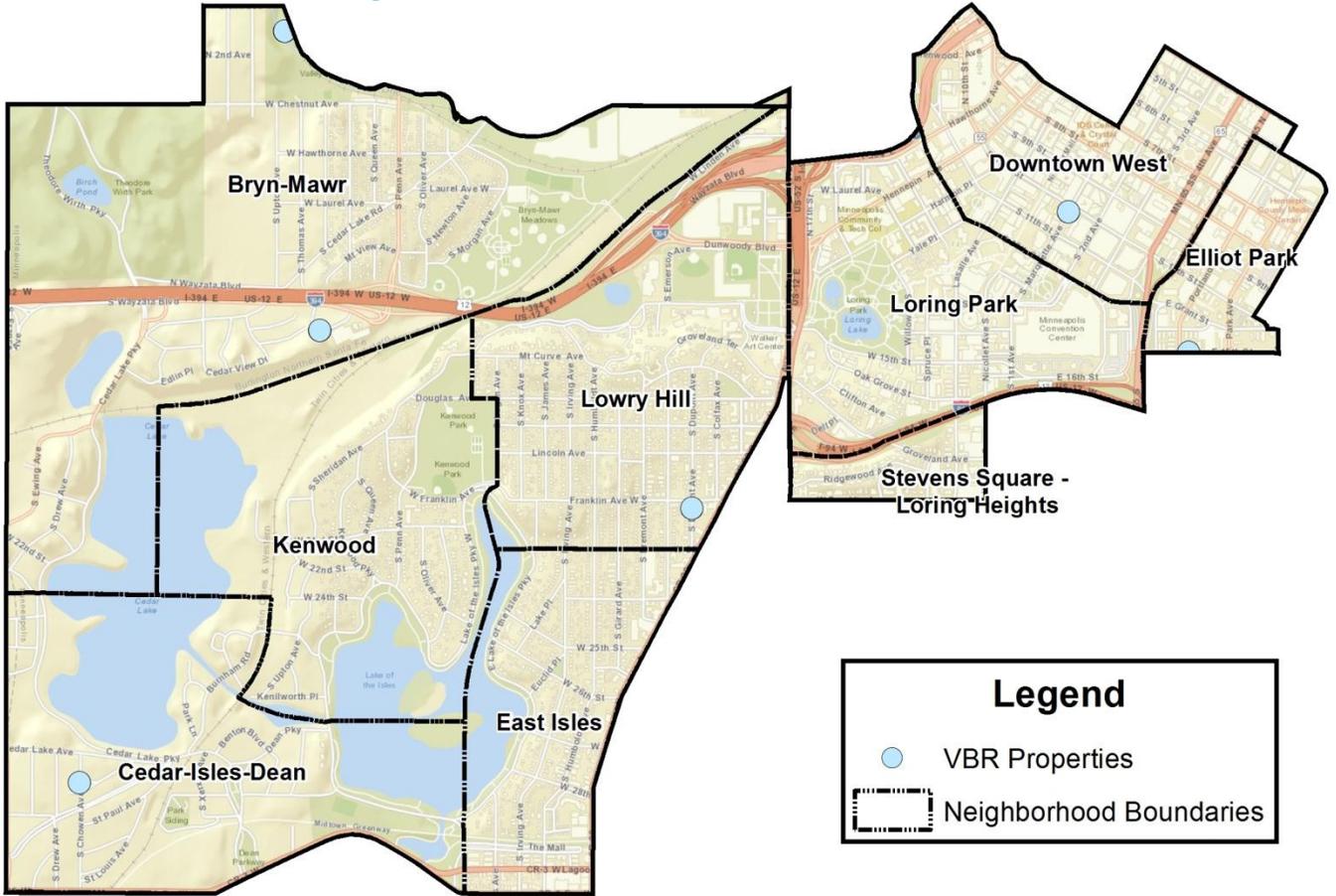
| Summary | | |
|-------------------|----------------------------|--------------------|
| Neighborhood | Rental Licensed Properties | Total Rental Units |
| Lowry Hill | 268 | 1,329 |
| Ward Total | 1,481 | 12,691 |

Legend

Rental Licensed Properties by Paid Units

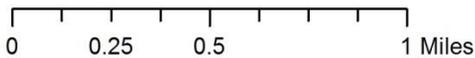
- 1-9 Units
- 10-32 Units
- 33-84 Units
- 85-180 Units
- 181-360 Units

Ward 7 Condemned and Vacant (VBR) Properties



Legend

- VBR Properties
- ▭ Neighborhood Boundaries



| Summary | |
|-----------------------------------|----------------|
| Neighborhood | VBR Properties |
| Bryn-Mawr | 02 |
| Cedar-Isles-Dean | 01 |
| Downtown West | 01 |
| East Isles | 00 |
| Elliot Park | 01 |
| Kenwood | 00 |
| Loring Park | 00 |
| Lowry Hill | 01 |
| Stevens Square- Loring Heights | 00 |
| Ward Total | 06 |

Lowry Hill Vacant (VBR) Properties

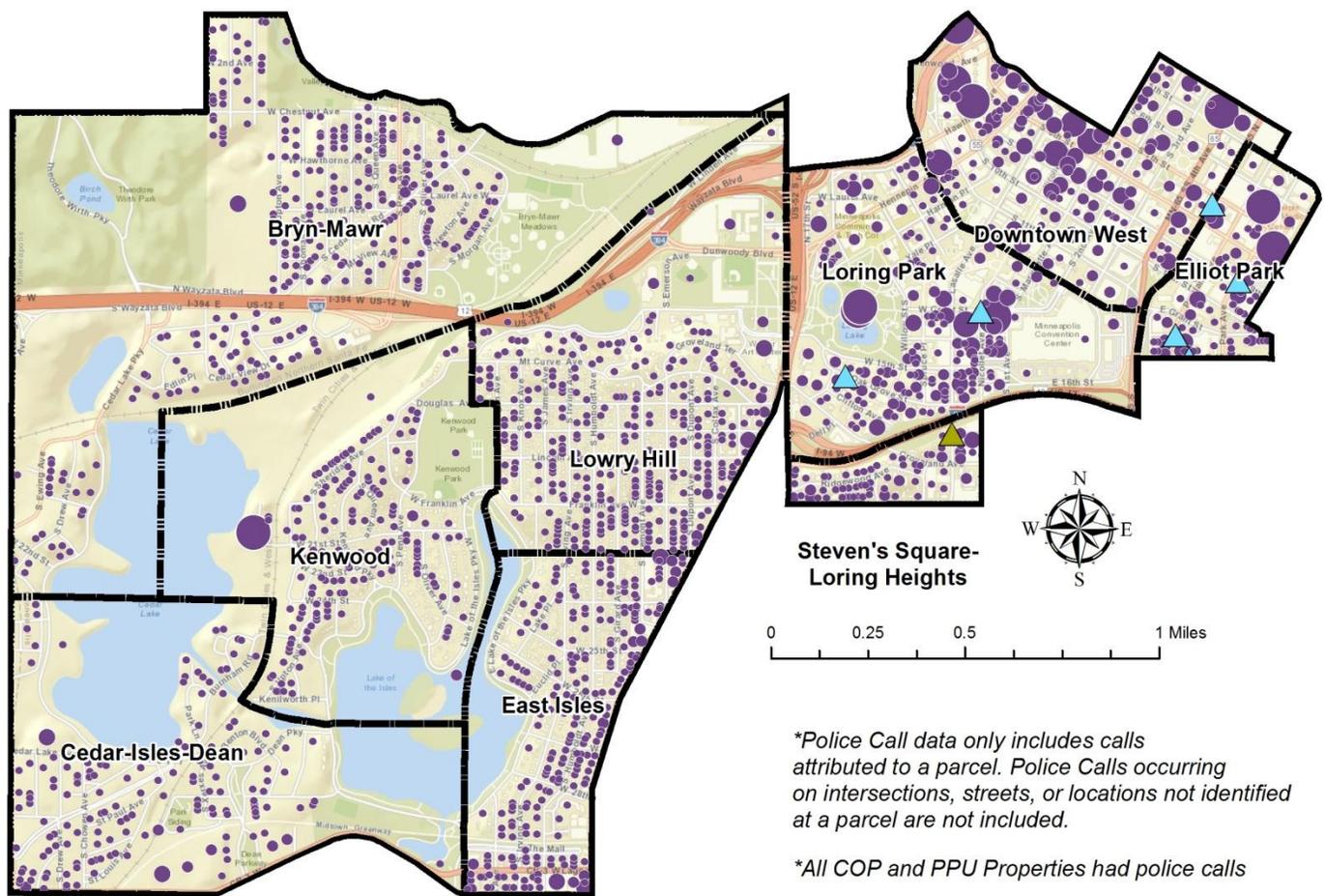


Legend

- VBR Properties

| Summary | |
|-------------------|----------------|
| Neighborhood | VBR Properties |
| Lowry Hill | 01 |
| Ward Total | 06 |

Ward 7 Conduct on Premise (COP) and Problem (PPU) Properties 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 and PPU Properties had police calls

| Summary | | | | | | | | |
|--------------------------------|-----------|-----------|-------------|----------------------|------------------------|-------------------------|-------------------------|-------------------|
| Neighborhood | COP | PPU | COP and PPU | 1 to 32 Police Calls | 33 to 125 Police Calls | 126 to 325 Police Calls | 326 to 653 Police Calls | 654+ Police Calls |
| Bryn-Mawr | 00 | 00 | 00 | 298 | 02 | 01 | 00 | 00 |
| Cedar-Isles-Dean | 00 | 00 | 00 | 145 | 06 | 02 | 00 | 00 |
| Downtown West | 00 | 00 | 00 | 67 | 50 | 28 | 04 | 04 |
| East Isles | 00 | 00 | 00 | 230 | 11 | 03 | 00 | 00 |
| Elliot Park | 03 | 00 | 00 | 53 | 19 | 04 | 00 | 02 |
| Kenwood | 00 | 00 | 00 | 157 | 02 | 00 | 00 | 01 |
| Loring Park | 02 | 00 | 00 | 106 | 48 | 13 | 01 | 03 |
| Lowry Hill | 00 | 00 | 00 | 316 | 07 | 02 | 00 | 00 |
| Steven's Square-Loring Heights | 00 | 01 | 00 | 51 | 10 | 01 | 00 | 00 |
| Totals | 05 | 01 | 00 | 1,423 | 155 | 54 | 05 | 10 |

Total Properties: 1,649

Legend

- ▲ Conduct on Premise
- ▲ Problem Properties

Total Police Calls in the Last 2 Years

- 1 to 32 Police Calls
- 33 to 125 Police Calls
- 126 to 325 Police Calls
- 326 to 653 Police Calls
- 654+ Police Calls

Lowry Hill Police Calls

Summary

| Neighborhood | COP | PPU | COP and PPU | 1 to 32 Police Calls | 33 to 125 Police Calls | 126 to 325 Police Calls | 326 to 653 Police Calls | 654+ Police Calls |
|------------------------------|-----|-----|-------------|----------------------|------------------------|-------------------------|-------------------------|-------------------|
| Lowry Hill | 00 | 00 | 00 | 316 | 07 | 02 | 00 | 00 |
| Total Properties: 325 | | | | | | | | |

Legend

Total Police Calls in the Last 2 Years

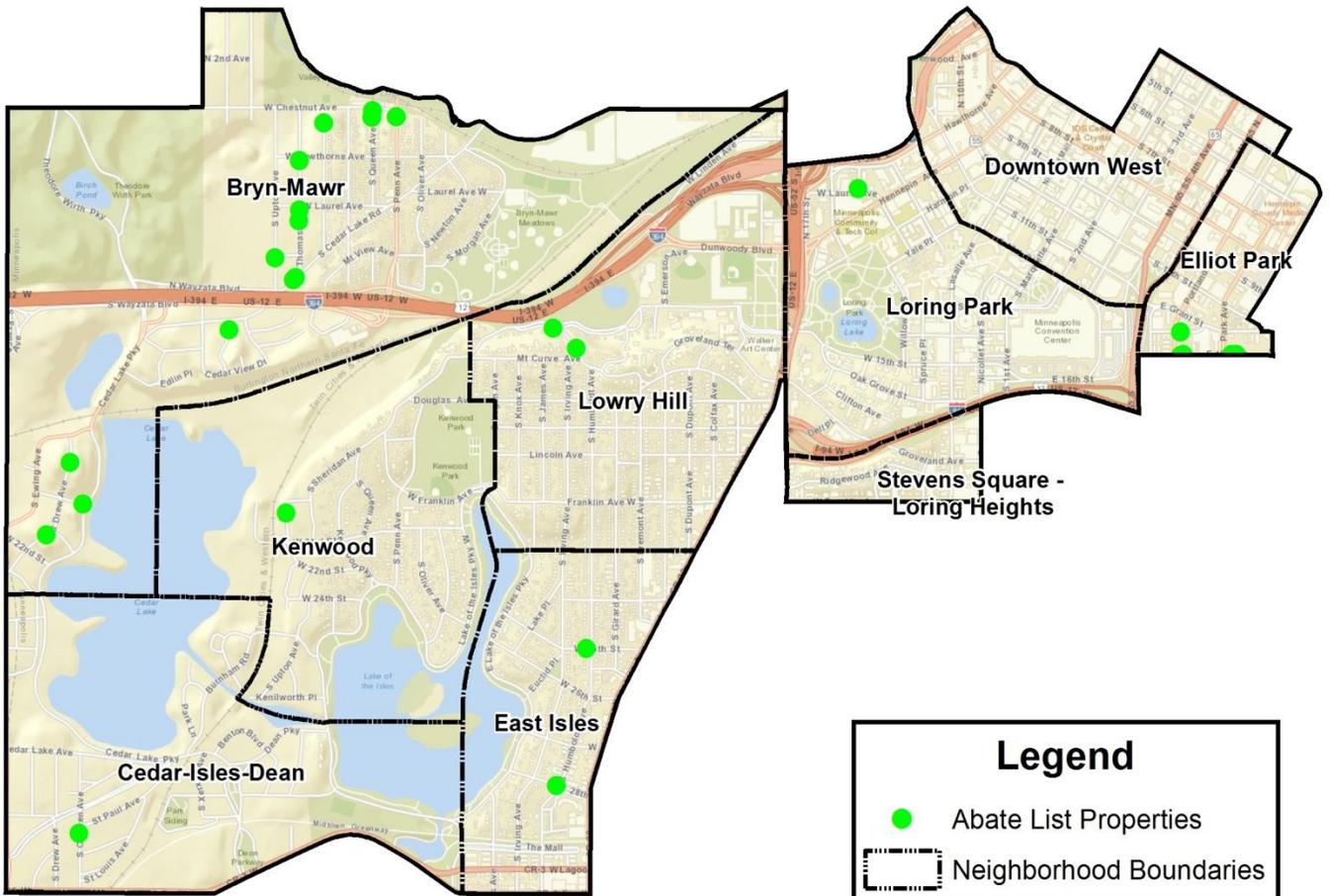
- 1 to 32 Police Calls
- 33 to 125 Police Calls
- 126 to 325 Police Calls
- 326 to 653 Police Calls
- 654+ Police Calls



*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.

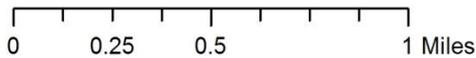
*All COP and PPU Properties had police calls

Ward 7 Abate List Properties



Legend

- Abate List Properties
- ▭ Neighborhood Boundaries



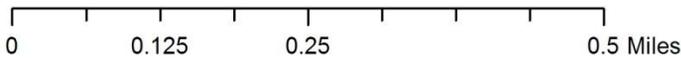
Summary

| Neighborhood | Amount of Abate List Properties |
|-------------------------------|---------------------------------|
| Bryn-Mawr | 14 |
| Cedar-Isles-Dean | 01 |
| Downtown West | 00 |
| East Isles | 02 |
| Elliot Park | 04 |
| Kenwood | 01 |
| Loring Park | 01 |
| Lowry Hill | 02 |
| Stevens Square-Loring Heights | 00 |
| Ward Total | 25 |



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 Glendon Haslerud - Intern
 June 15, 2015

Lowry Hill Abate List Properties



Legend

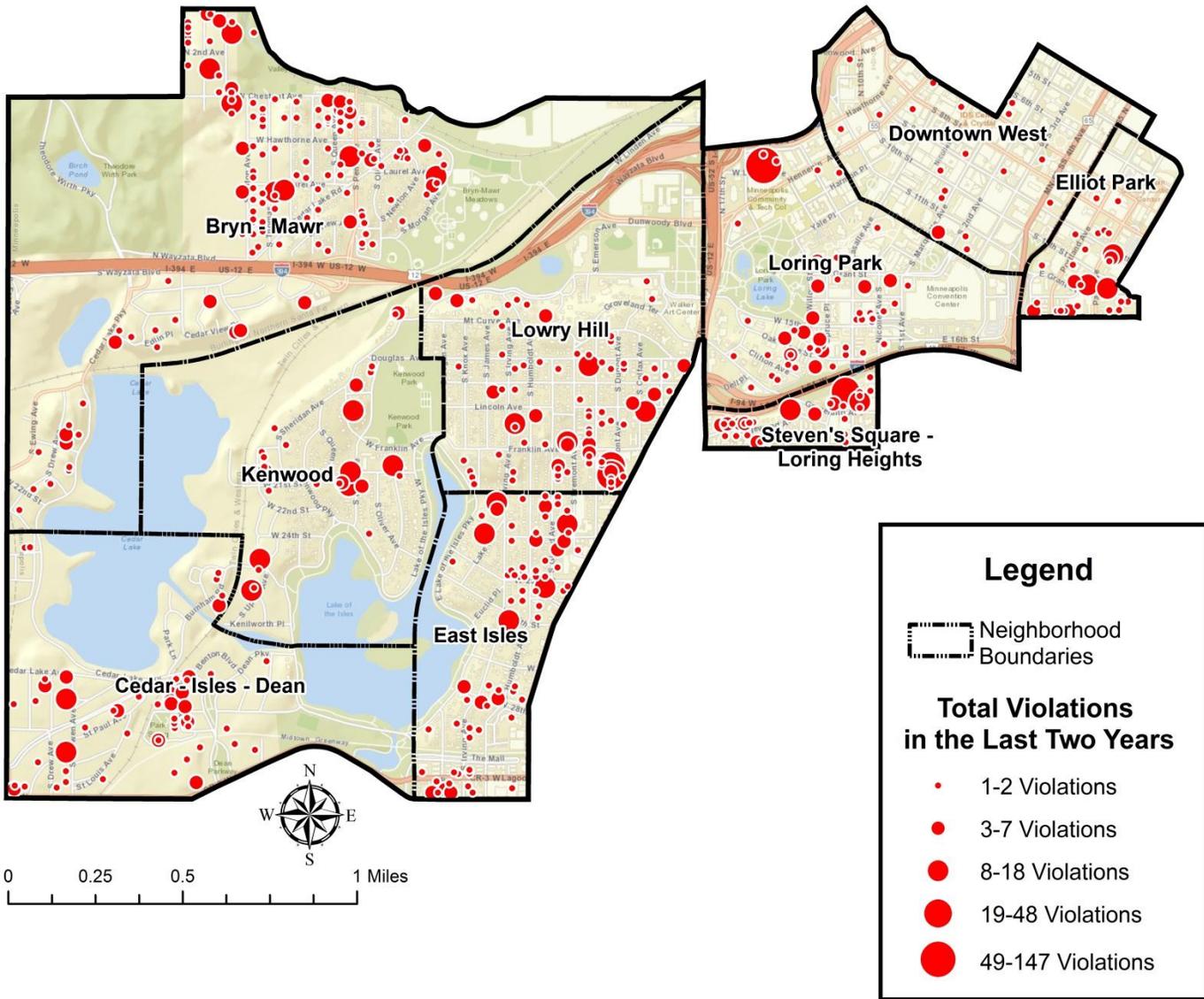
- Abate List Properties

| Summary | |
|-------------------|---------------------------------|
| Neighborhood | Amount of Abate List Properties |
| Lowry Hill | 02 |
| Ward Total | 25 |

Minneapolis
Regulatory Services

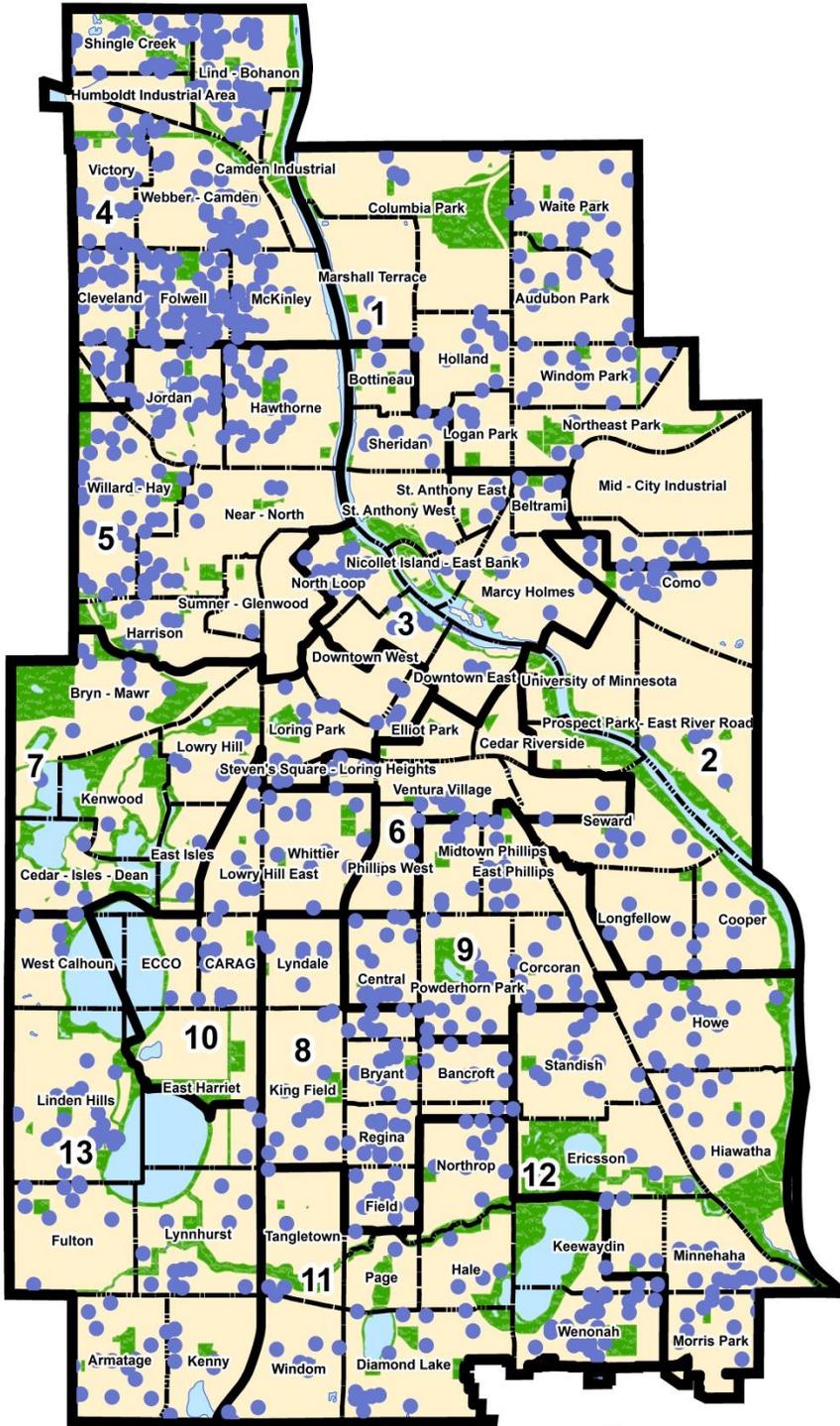
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Department of Regulatory Services
Glendon Haslerud - Intern
June 15, 2015

Housing Violations in Ward 7 (Last 2 years)



| Summary | | | | | |
|----------------------------------|-------------------|-------------------|--------------------|---------------------|----------------------|
| Neighborhood | 1 to 2 Violations | 3 to 7 Violations | 8 to 18 Violations | 19 to 48 Violations | 49 to 147 Violations |
| Bryn - Mawr | 114 | 21 | 07 | 00 | 00 |
| Cedar - Isles - Dean | 39 | 14 | 02 | 00 | 00 |
| Downtown West | 45 | 01 | 00 | 00 | 00 |
| East Isles | 67 | 11 | 05 | 00 | 00 |
| Elliot Park | 24 | 04 | 03 | 00 | 00 |
| Kenwood | 18 | 05 | 06 | 00 | 00 |
| Loring Park | 42 | 12 | 00 | 00 | 01 |
| Lowry Hill | 81 | 13 | 04 | 02 | 00 |
| Steven's Square - Loring Heights | 21 | 08 | 02 | 01 | 00 |
| Totals | 451 | 89 | 29 | 03 | 01 |
| Total Properties: 573 | | | | | |

Citywide Rental License Conversions in 2014



Legend

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

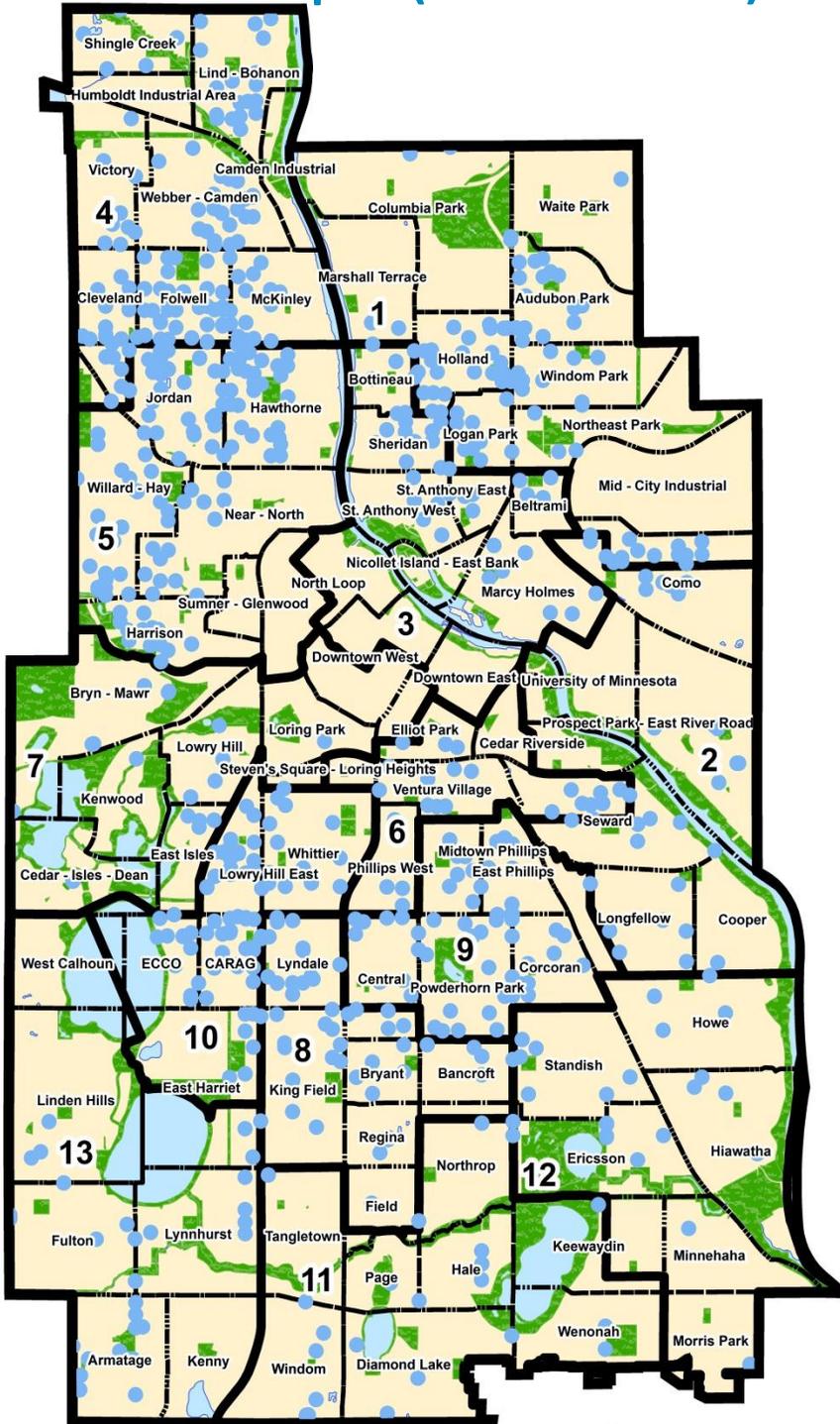
Summary

| Ward | Conversions | Total Percentage of Properties |
|--------------------------|-------------|--------------------------------|
| 01 | 86 | 8.2% |
| 02 | 44 | 4.2% |
| 03 | 83 | 7.9% |
| 04 | 253 | 24.2% |
| 05 | 111 | 10.6% |
| 06 | 18 | 1.7% |
| 07 | 55 | 5.3% |
| 08 | 69 | 6.6% |
| 09 | 58 | 5.5% |
| 10 | 37 | 3.5% |
| 11 | 75 | 7.2% |
| 12 | 83 | 7.9% |
| 13 | 74 | 7.1% |
| Total Properties: | | 1,046 |

0 0.5 1 2 Miles



Citywide Rental License Change of Ownerships (CHOWNs) in 2014



Legend

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

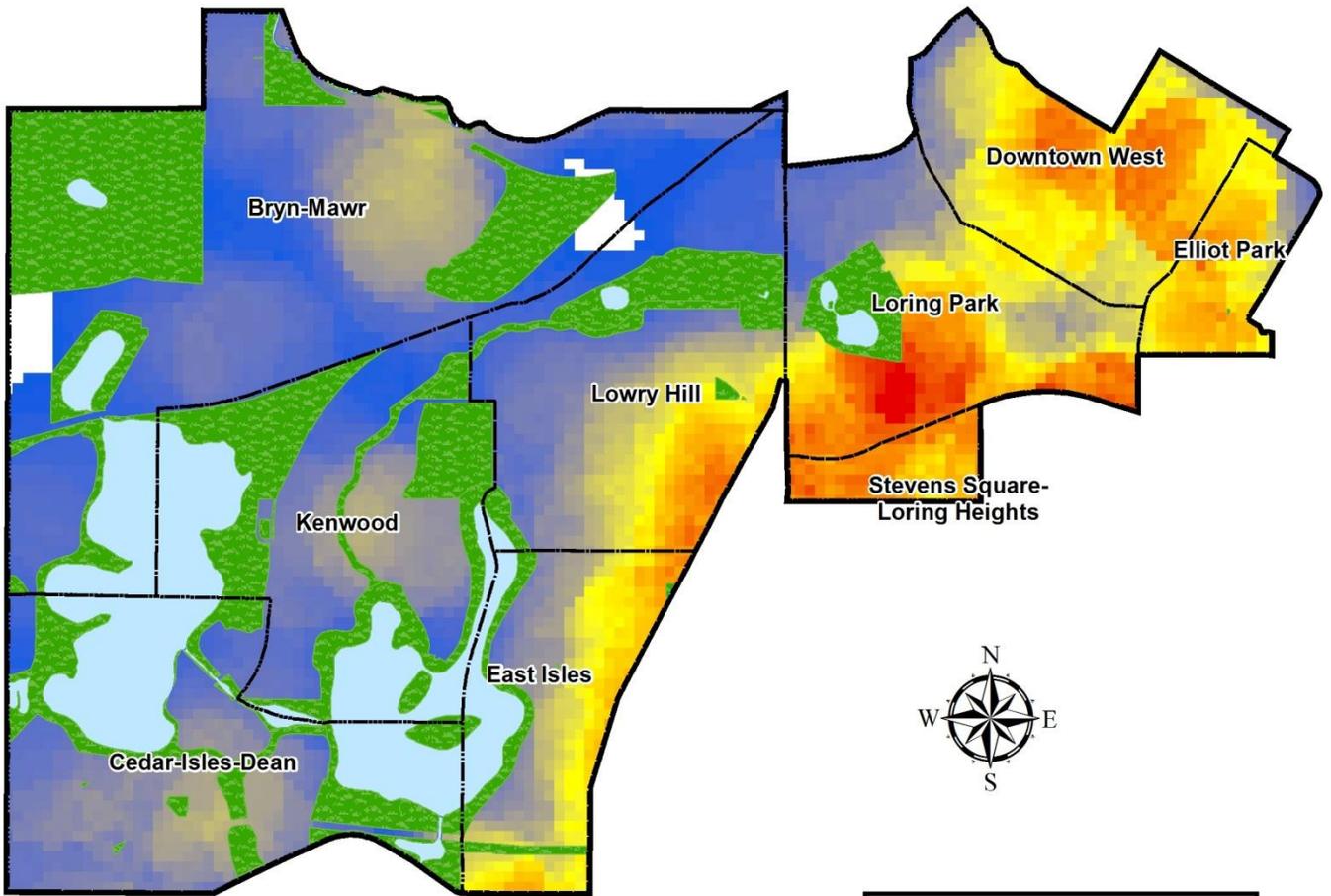
Summary

| Ward | CHOWNs | Total Percentage of Properties |
|--------------------------|--------|--------------------------------|
| 01 | 91 | 12.8% |
| 02 | 31 | 4.4% |
| 03 | 39 | 5.5% |
| 04 | 130 | 18.3% |
| 05 | 118 | 16.6% |
| 06 | 30 | 4.2% |
| 07 | 18 | 2.5% |
| 08 | 48 | 6.7% |
| 09 | 53 | 7.4% |
| 10 | 74 | 10.4% |
| 11 | 25 | 3.5% |
| 12 | 24 | 3.4% |
| 13 | 31 | 4.4% |
| Total Properties: | | 712 |

0 0.5 1 2 Miles



Ward 7 2014 311 Service Requests



0 0.375 0.75 1.5 Miles

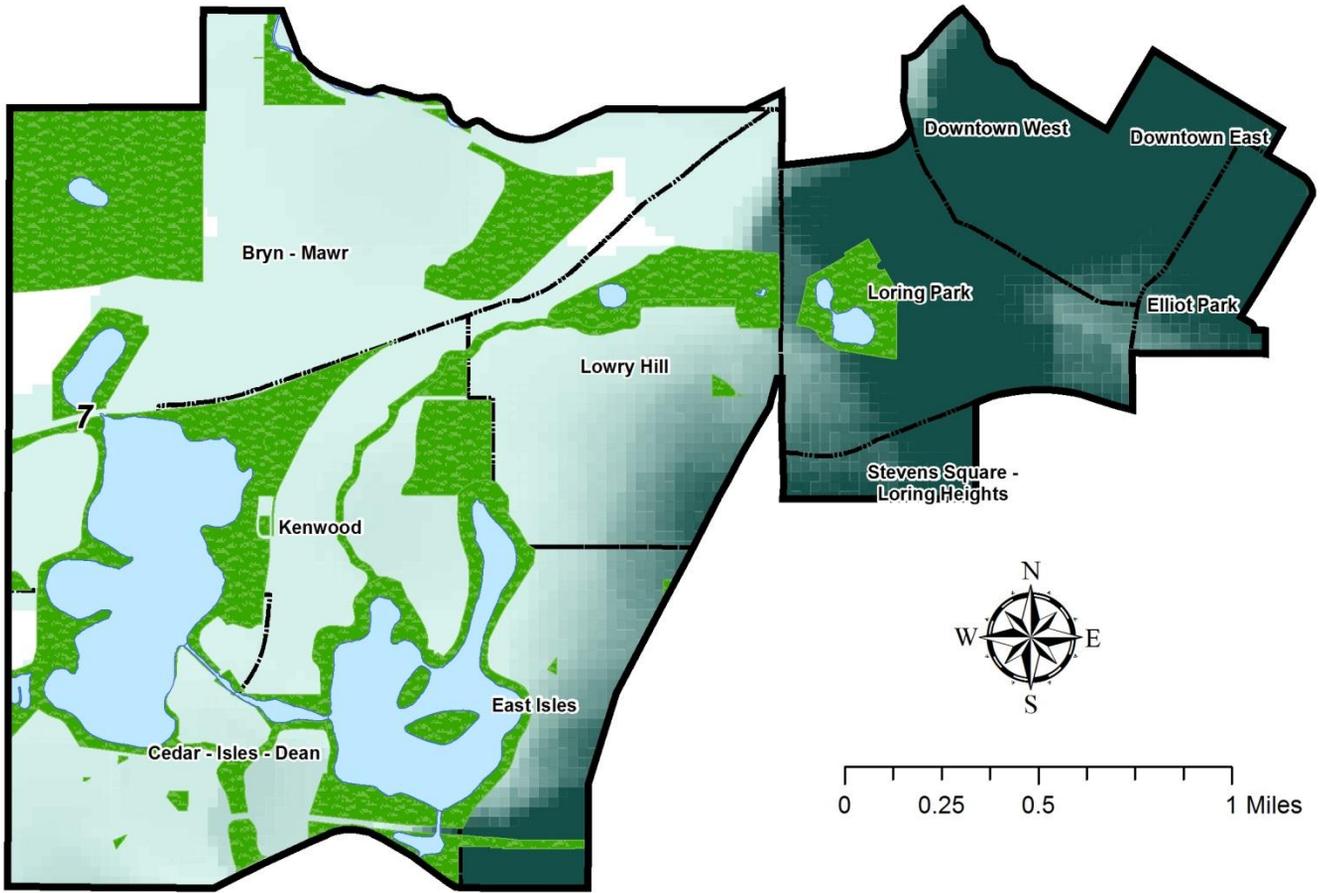
| Summary | | | | |
|----------------------------------|----------------|-------------|-----------------|--------------|
| Neighborhood | Animal Control | FIS-HIS-PPU | Traffic Control | Grand Total |
| Bryn - Mawr | 39 | 50 | 76 | 165 |
| Cedar - Isles - Dean | 27 | 41 | 65 | 133 |
| Downtown West | 23 | 9 | 316 | 348 |
| East Isles | 20 | 33 | 93 | 146 |
| Elliot Park | 17 | 42 | 77 | 136 |
| Kenwood | 20 | 18 | 54 | 92 |
| Loring Park | 33 | 32 | 240 | 305 |
| Lowry Hill | 24 | 42 | 150 | 216 |
| Steven's Square - Loring Heights | 4 | 13 | 55 | 72 |
| Total: | 207 | 280 | 1,126 | 1,613 |



**Counts are based on requests that are able to be mapped. Missing data accounts for less than 1% of 311 Service Requests.

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 Department of Regulatory Services
 Glendon Haslerud - Intern
 May 8, 2015

Ward 7 2014 Traffic Control Citations



Legend

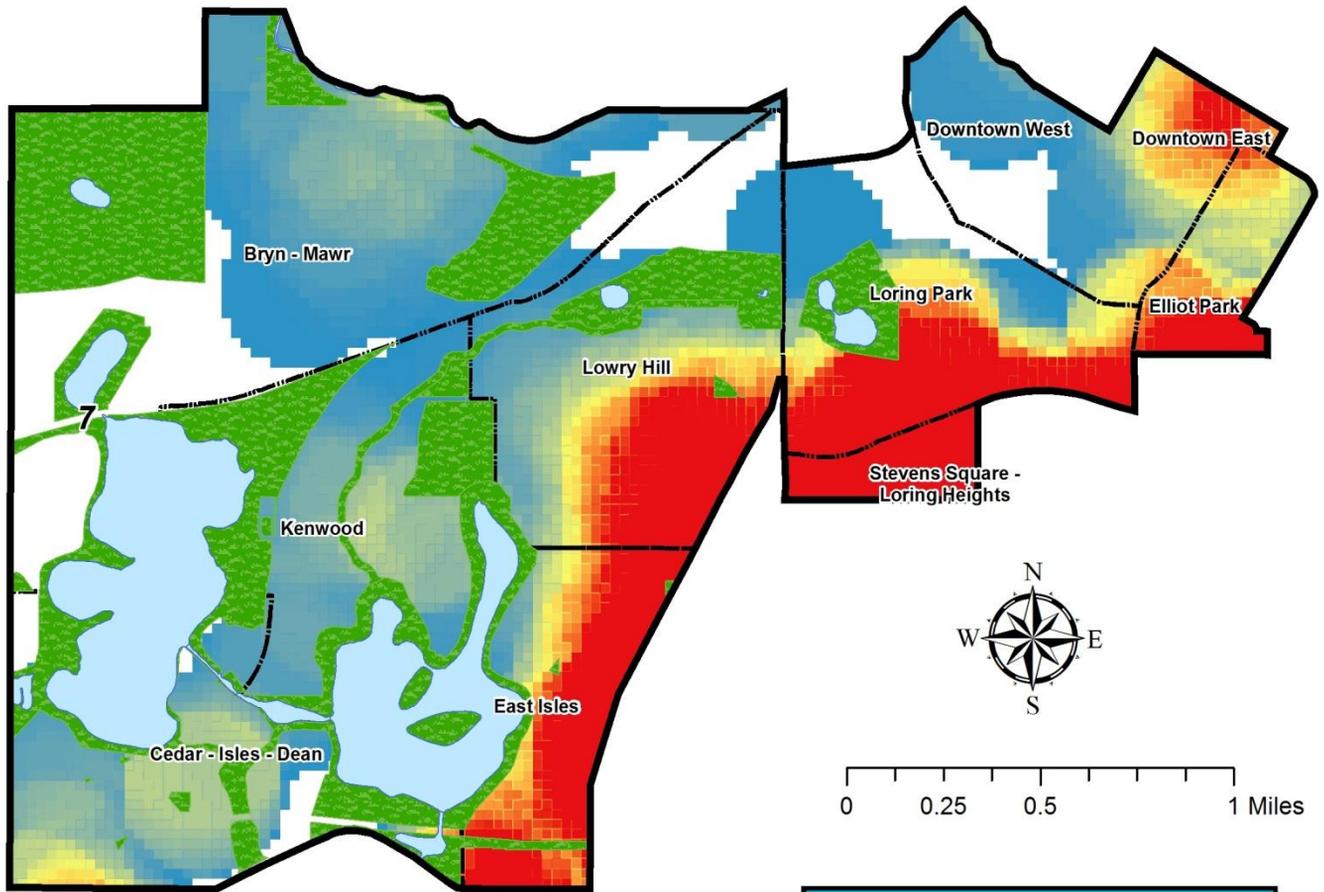
- Ward Boundaries
- Neighborhood Boundaries
- Parks
- Water Bodies

Citation Concentration

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

| Summary | | |
|-------------------------------|---------------------------|-----------------|
| Neighborhood | Traffic Control Citations | % of City Total |
| Bryn-Mawr | 192 | 0.1% |
| Cedar-Isles-Dean | 631 | 0.3% |
| Downtown West | 17,559 | 7.8% |
| East Isles | 3,005 | 1.3% |
| Elliot Park | 4,140 | 1.8% |
| Kenwood | 195 | 0.1% |
| Loring Park | 11,788 | 5.2% |
| Lowry Hill | 1,651 | 0.7% |
| Stevens Square-Loring Heights | 1,188 | 0.5% |
| Ward Total | 40,349 | 18.0% |
| City Total | 224,640 | 100% |

Ward 7 2013-2014 Traffic Control Winter Snow Emergency Citations



Legend

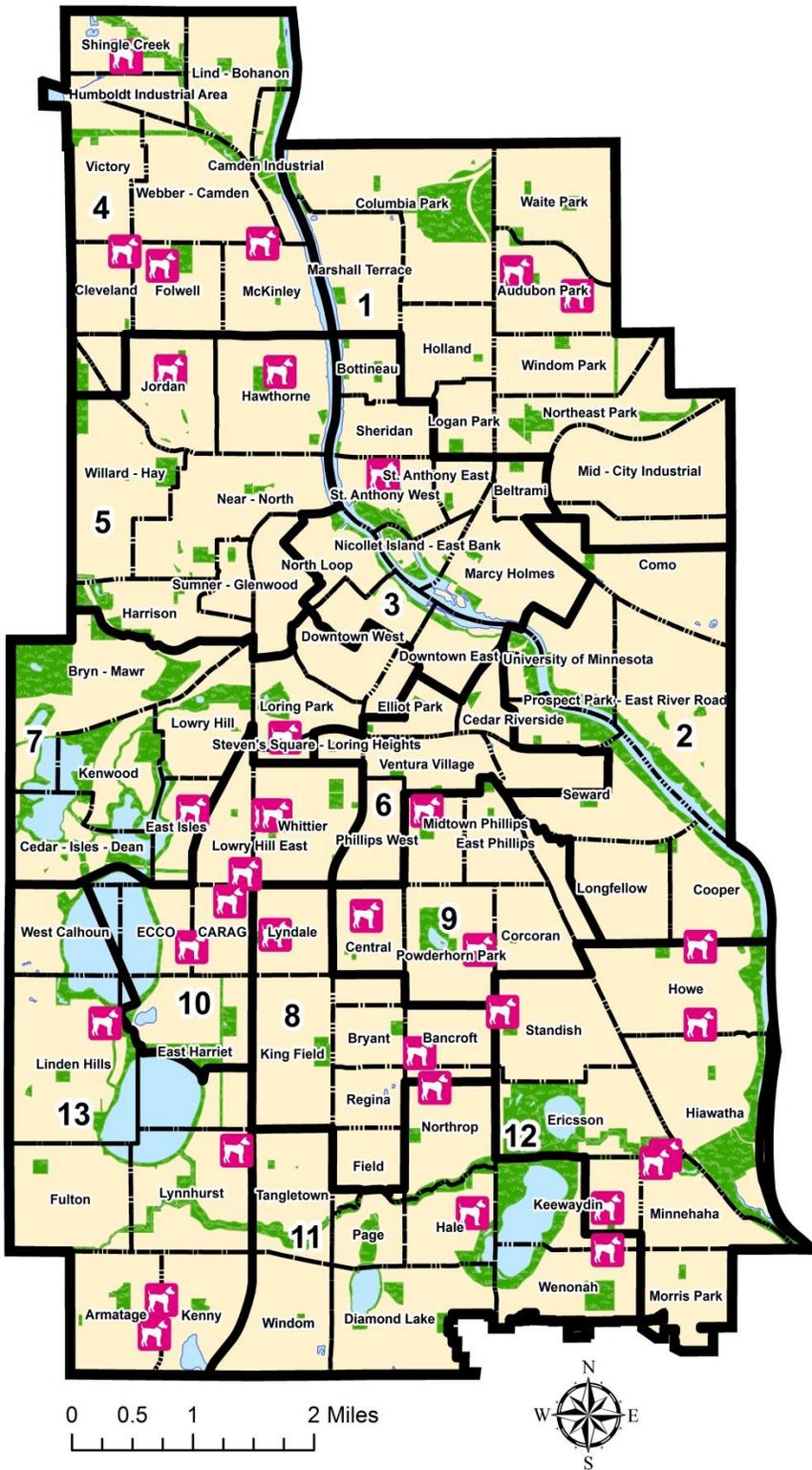
- Ward Boundaries
- Neighborhood Boundaries
- Parks
- Water Bodies

Citation Concentration

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

| Summary | | |
|-------------------------------|--------------------------|-----------------|
| Neighborhood | Snow Emergency Citations | % of City Total |
| Bryn-Mawr | 85 | 0.2% |
| Cedar-Isles-Dean | 161 | 0.5% |
| Downtown West | 186 | 0.5% |
| East Isles | 444 | 1.3% |
| Elliot Park | 183 | 0.5% |
| Kenwood | 112 | 0.3% |
| Loring Park | 452 | 1.3% |
| Lowry Hill | 448 | 1.3% |
| Stevens Square-Loring Heights | 156 | 0.4% |
| Ward Total | 2,227 | 6.3% |
| City Total | 35,234 | 100% |

Citywide Dangerous Dogs



Legend

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

Summary

| Ward | Dangerous Dogs | Percentage of Total Dangerous Dogs |
|------------------------------|----------------|------------------------------------|
| 01 | 02 | 5.7% |
| 02 | 00 | 0.0% |
| 03 | 01 | 2.9% |
| 04 | 05 | 14.3% |
| 05 | 02 | 5.7% |
| 06 | 00 | 0.0% |
| 07 | 02 | 5.7% |
| 08 | 02 | 5.7% |
| 09 | 03 | 8.6% |
| 10 | 05 | 14.3% |
| 11 | 03 | 8.6% |
| 12 | 06 | 17.1% |
| 13 | 04 | 11.4% |
| Total Dangerous Dogs: | | 35 |

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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Director

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To reach our data analysts, contact:

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Deputy Director, Operations & Business Improvement

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(612) 673-2781

Visit our Website:

<http://www.ci.minneapolis.mn.us/regservices/index.htm>

See more Profiles:

<http://www.ci.minneapolis.mn.us/regservices/profiles>



*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