

CITY OF MINNEAPOLIS

# At a Glance: Steven's Square- Loring Heights

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

# Steven's Square-Loring Heights



## Profile

as of 6/15/15

<u>Assessor's Land Use for All Properties</u>	<u>Count</u>	<u>%</u>
Bar, Restaurant, Club, Entertain.	01	0.1%
Comm Work Shop	02	0.2%
Common Area	01	0.1%
Garage or Misc. Residential	65	7.8%
*Group Residence	10	1.2%
Ind. Warehouse, Factory	00	0.0%
Institution, School, Church	04	0.5%
Misc. Commercial	00	0.0%
*Mixed Comm., Res, Apt	07	0.8%
*Multi Family (Residential)	108	12.9%
Not Available	00	0.0%
Office	13	1.6%
Public Accommodations	00	0.0%
Retail	10	1.2%
*Single Family (Residential)	563	67.3%
Sport or Recreation Facility	01	0.1%
Utility	00	0.0%
Vacant Land	51	6.1%
Vehicle Related Use	01	0.1%
<b>Grand Total</b>	<b>837</b>	<b>100%</b>

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

\*Includes Residential Use

### Rental License

#### Information

Total Rental Licenses	258
Parcels with Rental Licenses	251
Rental Units	2,315
Average Rental Units	9.2
Rentals / Total Residential	36.5%
Parcels with Conversions (2014 Total)	06
Parcels with Change of Ownerships (2014 Total)	00

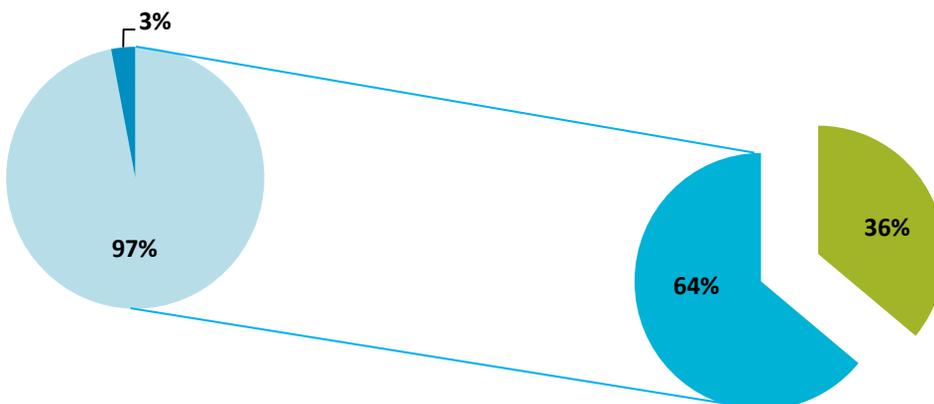
#### Rental Licensed Parcels by

##### Paid Unit Counts

	<u>Parcels</u>	<u>%</u>	<u>Total %</u>
1 Unit	142	56.6%	56.6%
Condo Units	138	97.2%	
Non-Condo Units	04	2.9%	
2 Units	12	4.8%	61.4%
3 Units	07	2.8%	64.1%
4-5 Units	06	2.4%	66.5%
6-10 Units	16	6.4%	72.9%
11-15 Units	08	3.2%	76.1%
16-20 Units	16	6.4%	82.5%
21-30 Units	22	8.8%	91.2%
31+ Units	22	8.8%	100.0%
<b>Grand Total</b>	<b>251</b>	<b>100%</b>	<b>100%</b>

### Rental Licensed Parcel Breakdown by Paid Units

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



# Steven's Square-Loring Heights Profile



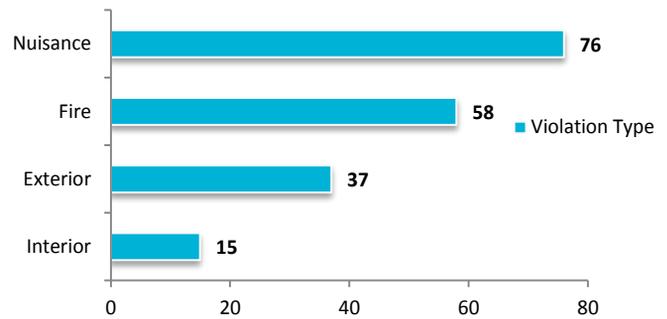
as of 6/15/15

## Housing Violations & Police

<u>Calls (Last 2 years)</u>	<u>Parcels</u>	<u>Violations</u>
All Violations	124	327
Interior Violations	47	156
Exterior Violations	15	37
Fire Violations	21	58
Nuisance Violations	47	76
Total 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.

## Violation Types (Last 2 Years)

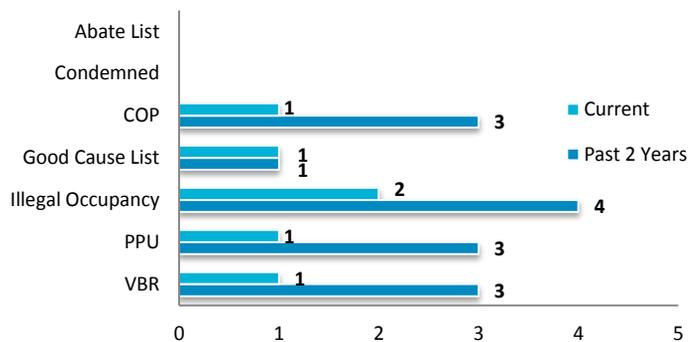


## Parcels with Serious Flags

	<u>Past 2 years</u>	<u>Current</u>
VBR	03	01
Condemned	00	00
Illegal Occupancy	04	02
PPU	03	01
Good Cause List	01	01
COP	03	01
Abate List*	00	00

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

## Parcels with Serious Flags

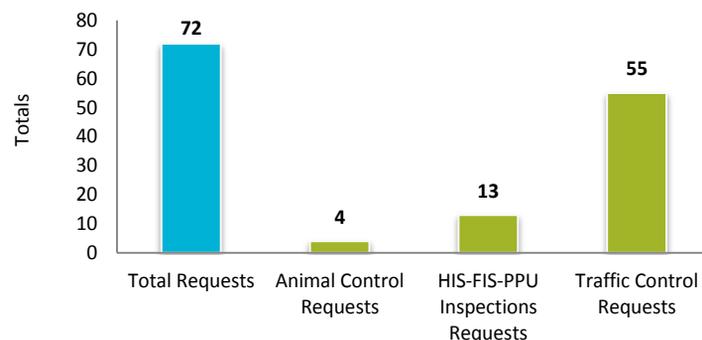


## Regulatory Services 311

### Service Requests

<u>(2014 Totals)</u>	<u>Requests</u>	<u>%</u>
City Total	29,920	100%
Neighborhood Total	304	1.0%
Animal Control	32	0.1%
HIS-FIS Inspections	33	0.1%
Traffic Control	239	0.8%

## 2014 Regulatory Services 311 Service Requests



## Traffic Control Citations

<u>(2014 Totals)</u>	<u>Citations</u>	<u>%</u>
Citywide Total	224,640	100%
Snow Emergency*	702	0.3%
Non-Snow Emergency	4,478	2.3%

\*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%

# Steven's Square-Loring Heights Demographic Profile



## Stevens Square-Loring Heights 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>	3990	477	3,513	2162	1828	2,807	2531	276
<b>Percentage</b>	100.0%	12.0%	88.0%	54.2%	45.8%	100.0%	90.2%	9.8%

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>	2380	172	1155	14	110	4	155
<b>Percentage</b>	59.6%	4.3%	28.9%	0.4%	2.8%	0.1%	3.9%

Data Source:	2008-2012 American Community Survey					2008-2012 American		2008-2012 American		
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>	352	424	594	1005	238	3063	743	1,978	261	293
<b>Percentage</b>	13.5%	16.2%	22.7%	38.5%	9.1%	80.5%	19.5%	78.1%	10.3%	11.6%

### Notes:

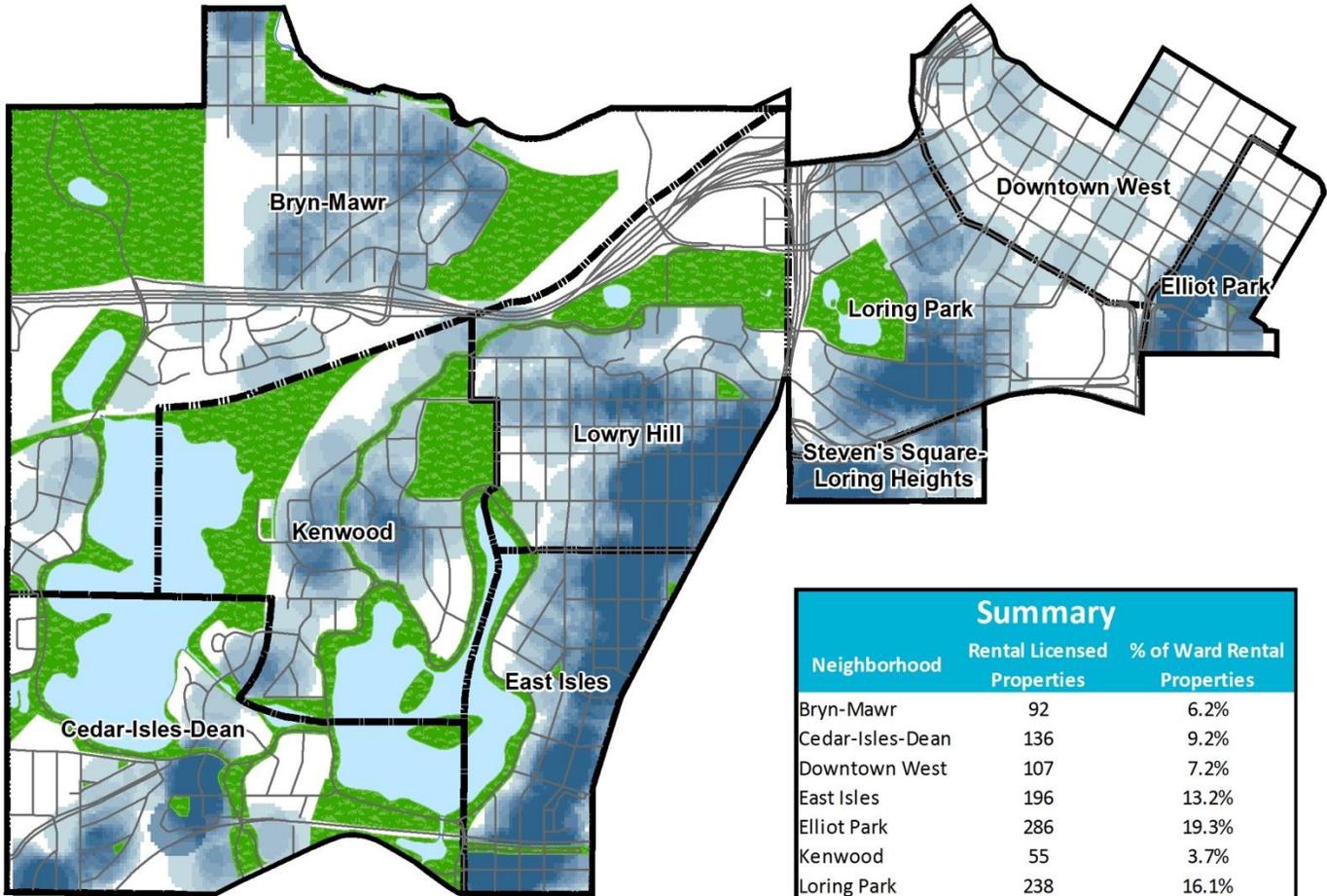
The Census & American Community Survey data was compiled by MN Compass

### Websites:

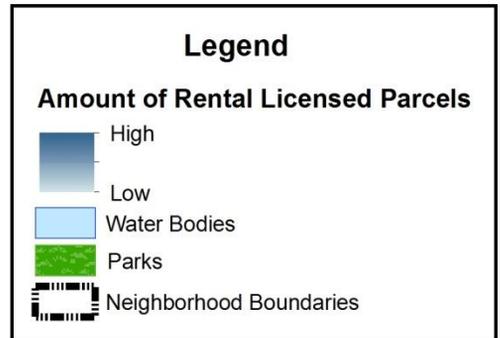
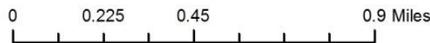
**MN Compass** <http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!areas>

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

# Ward 7 Rental Properties

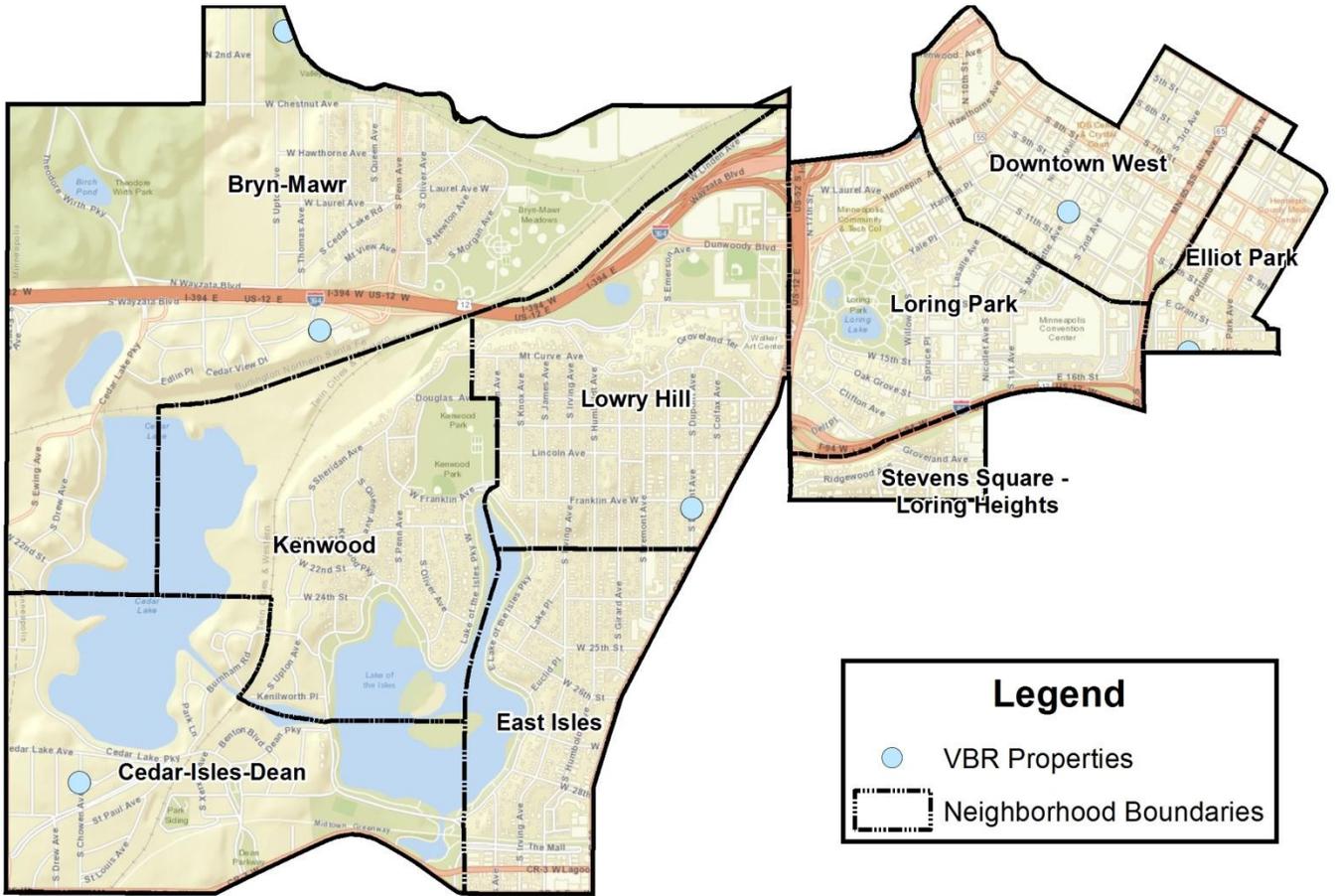


Summary		
Neighborhood	Rental Licensed Properties	% of Ward Rental Properties
Bryn-Mawr	92	6.2%
Cedar-Isles-Dean	136	9.2%
Downtown West	107	7.2%
East Isles	196	13.2%
Elliot Park	286	19.3%
Kenwood	55	3.7%
Loring Park	238	16.1%
Lowry Hill	268	18.1%
Steven's Square-Loring Heights	103	7.0%
<b>Total Properties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



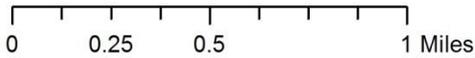


# Ward 7 Vacant (VBR) Properties



**Legend**

- VBR Properties
- Neighborhood Boundaries

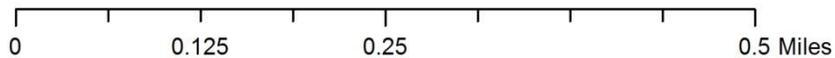


Summary	
Neighborhood	VBR Properties
Bryn-Mawr	02
Cedar-Isles-Dean	01
Downtown West	01
East Isles	00
Elliot Park	01
Kenwood	00
Loring Park	00
Lowry Hill	01
Stevens Square-Loring Heights	00
<b>Ward Total</b>	<b>06</b>



Created by the  
 City of Minneapolis  
 Department of Regulatory Services  
 Glendon Haslerud - Intern  
 June 15, 2015

# Steven's Square-Loring Heights Vacant (VBR) Properties

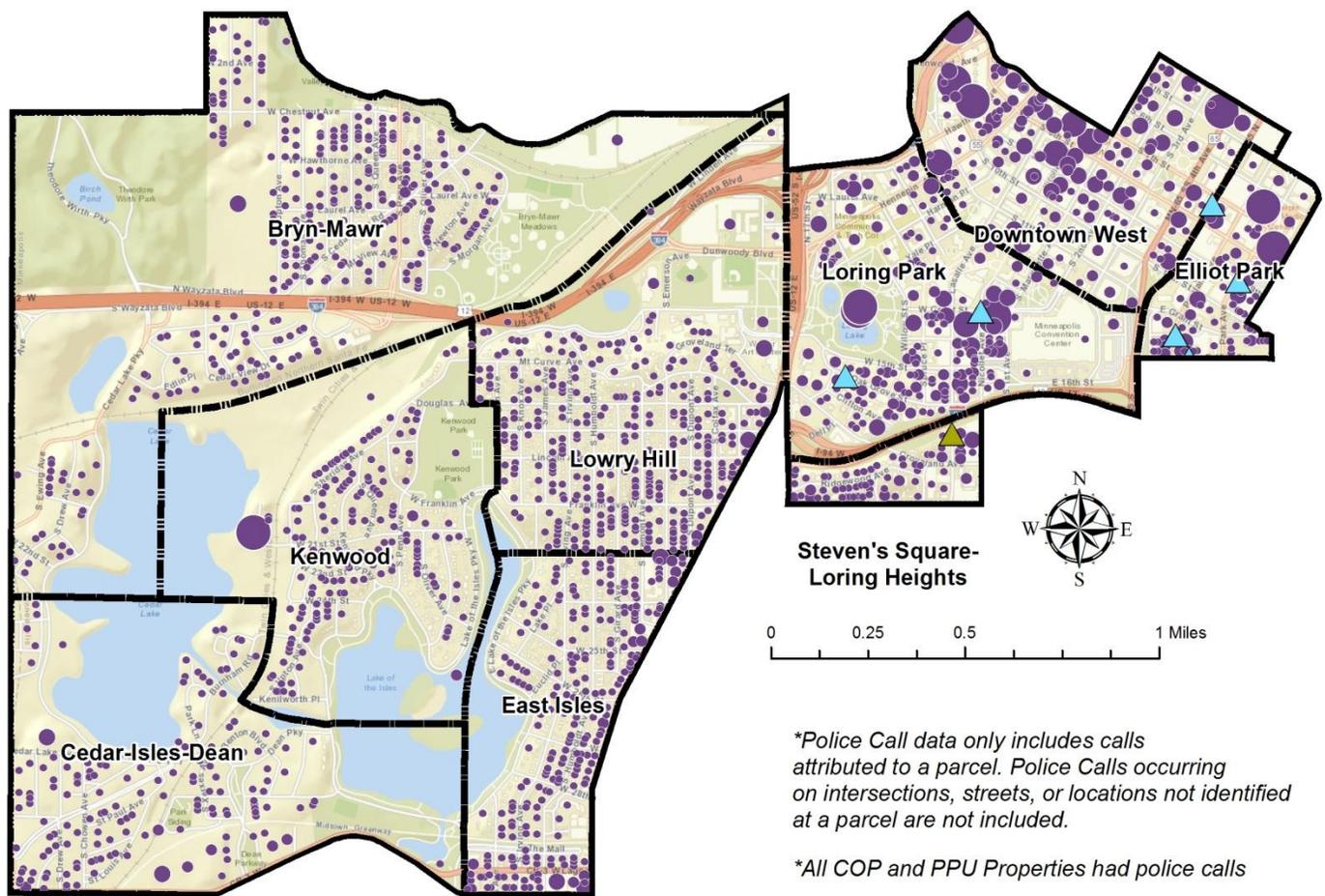


**Legend**

- VBR Properties

Summary	
Neighborhood	VBR
Stevens Square-Loring Heights	1

# 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
<b>Totals</b>	<b>05</b>	<b>01</b>	<b>00</b>	<b>1,423</b>	<b>155</b>	<b>54</b>	<b>05</b>	<b>10</b>

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

# Steven's Square-Loring Heights Conduct on Premise (COP) and Problem Properties (PPU) with Police Calls



Neighborhood	Summary							
	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
Steven's Square - Loring Heights	01	01	00	122	51	01	01	00
<b>Total Properties: 177</b>								

\*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

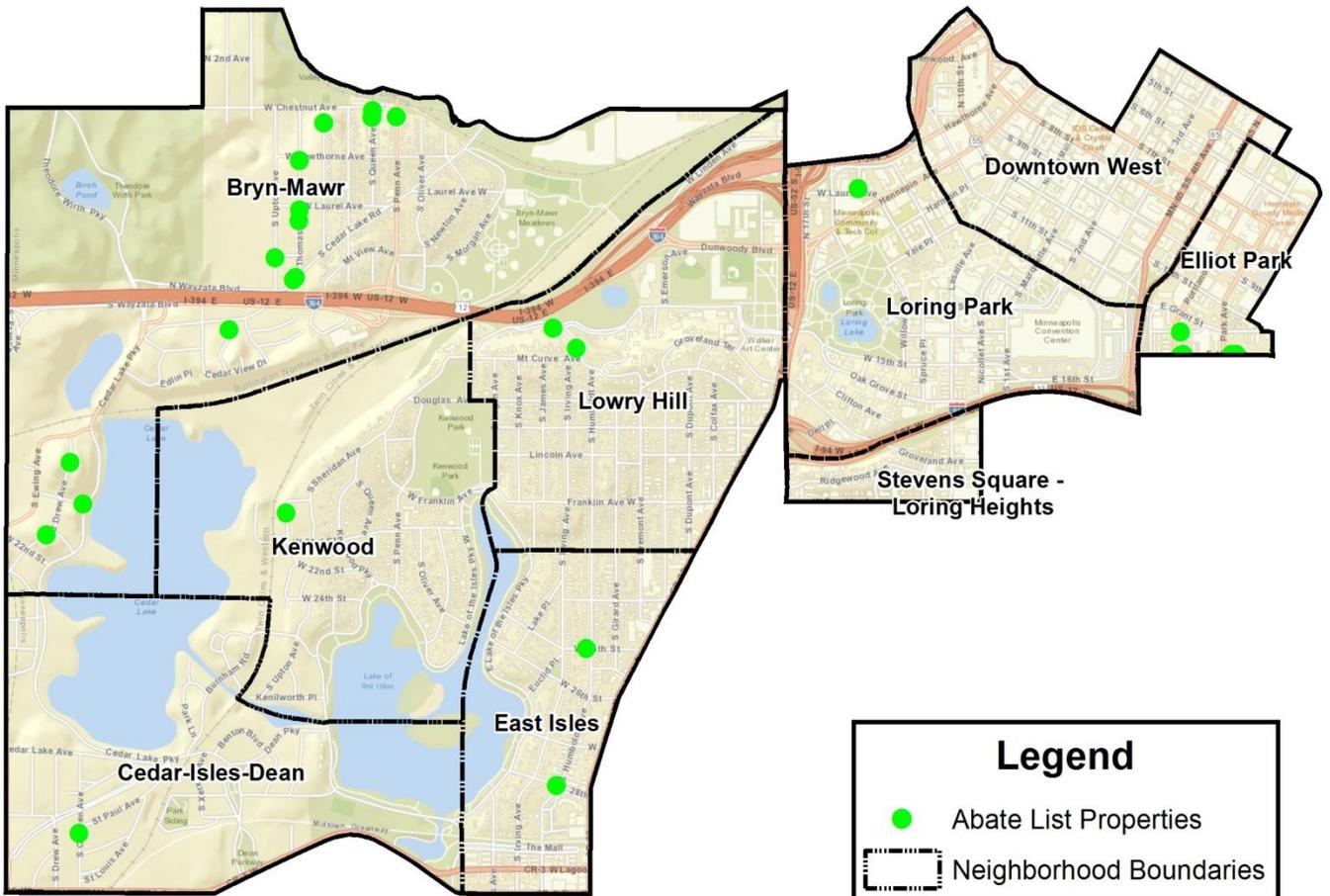
## Legend

-  Conduct on Premise
-  Problem Properties

## Total Police Calls in the Last 2 Years

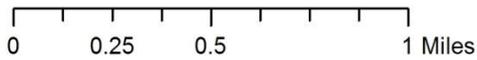
-  1 to 32 Police Calls
-  33 to 125 Police Calls
-  126 to 325 Police Calls
-  326 to 653 Police Calls
-  654+ Police Calls

# Ward 7 Abate List Properties



**Legend**

- Abate List Properties
- ⋯ Neighborhood Boundaries



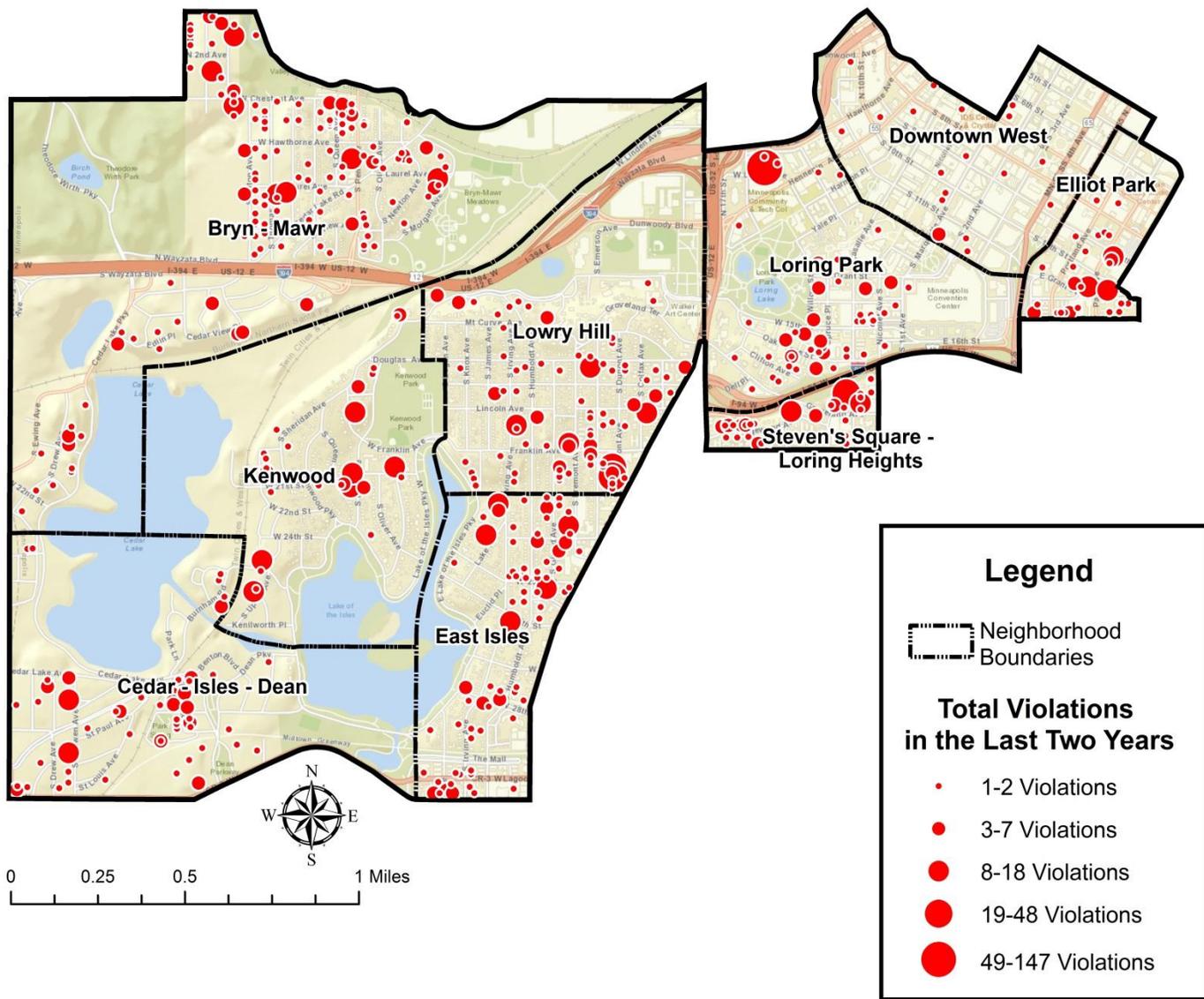
**Summary**

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
<b>Ward Total</b>	<b>25</b>



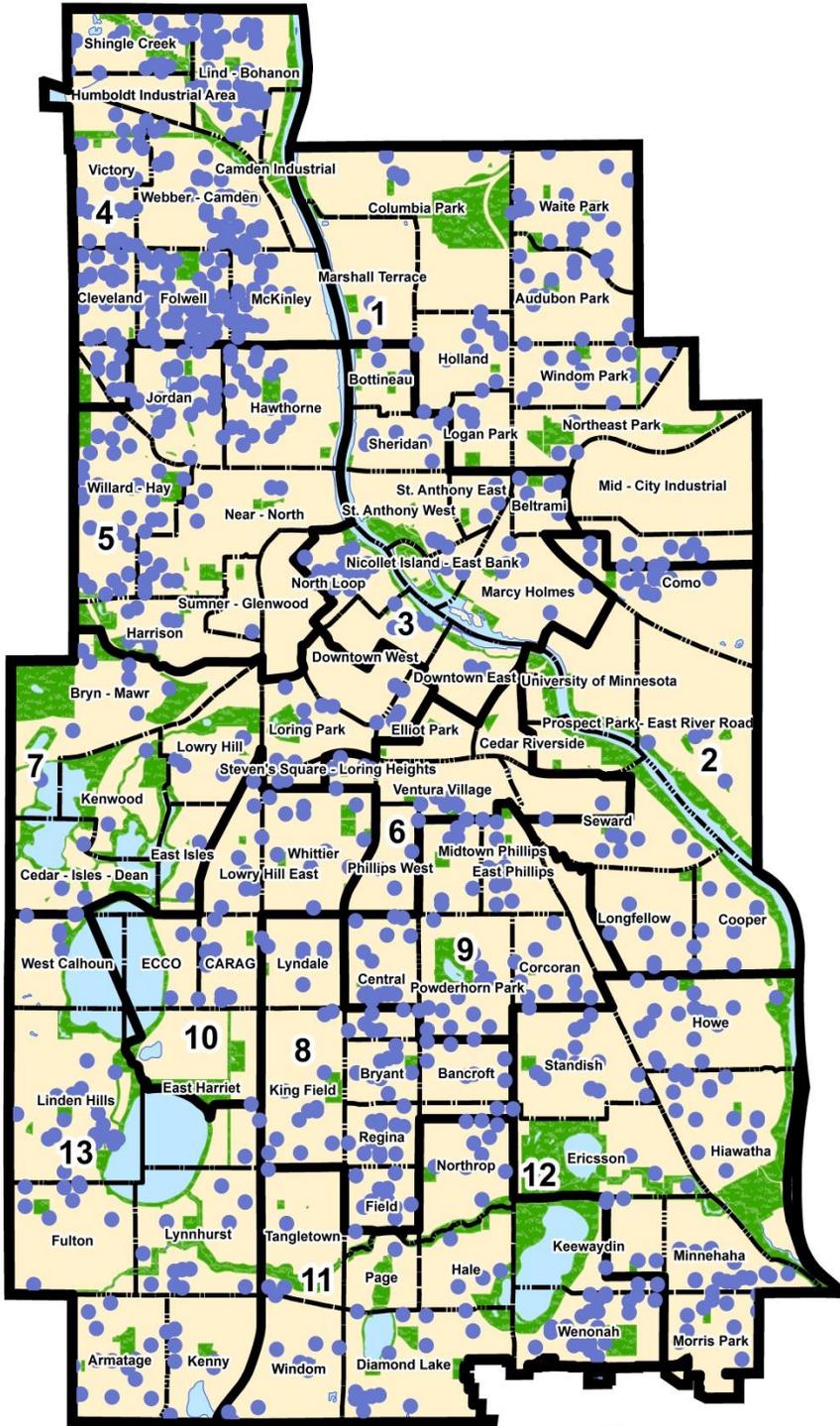
Created by the  
 City of Minneapolis  
 Department of Regulatory Services  
 Glendon Haslerud - Intern  
 June 15, 2015

# 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
<b>Totals</b>	<b>451</b>	<b>89</b>	<b>29</b>	<b>03</b>	<b>01</b>
<b>Total Properties: 573</b>					

# Citywide Rental License Conversions in 2014



### Legend

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

### Summary

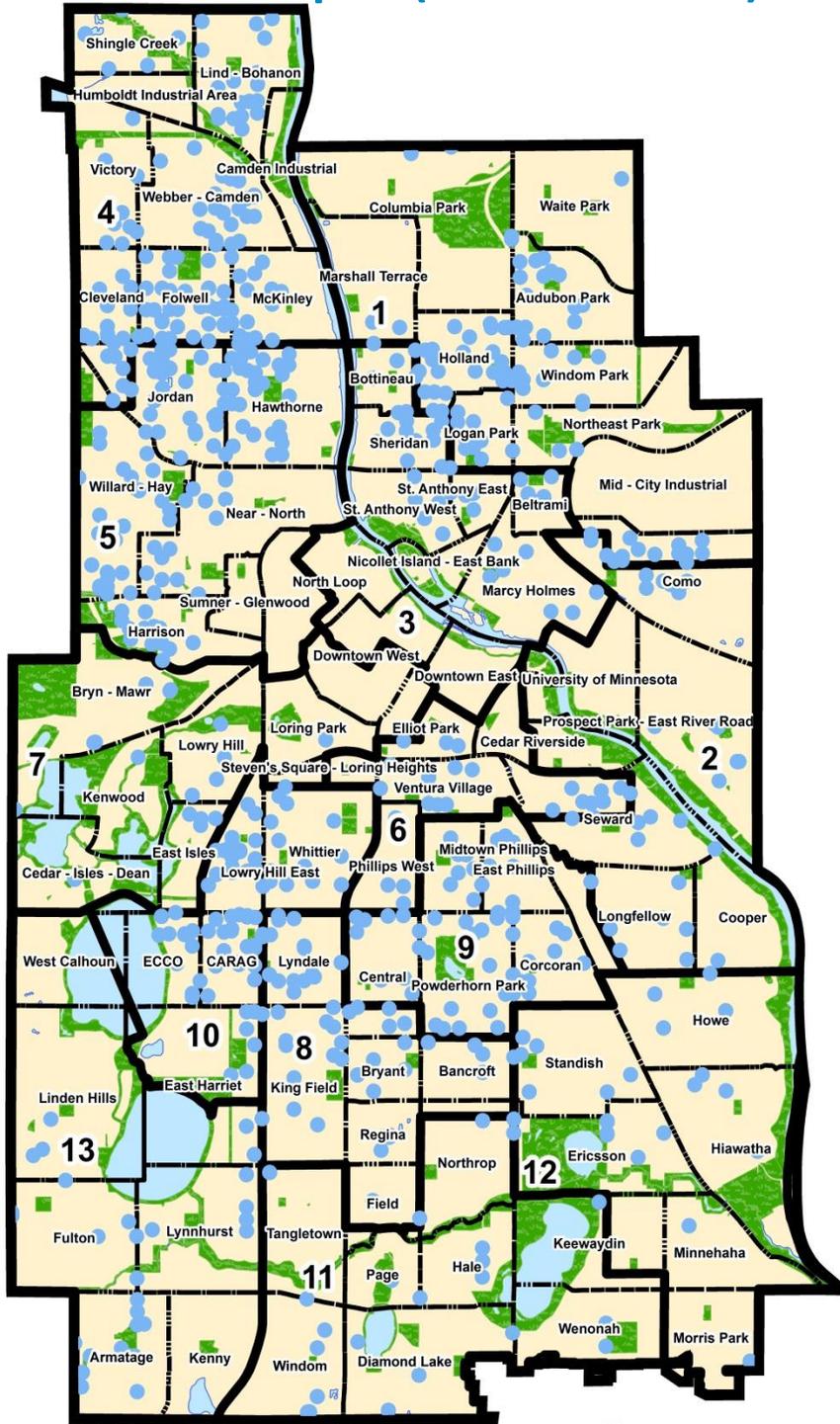
Ward	Conversions	Total Properties	Percentage of Properties
01	86	1,046	8.2%
02	44	1,046	4.2%
03	83	1,046	7.9%
04	253	1,046	24.2%
05	111	1,046	10.6%
06	18	1,046	1.7%
07	55	1,046	5.3%
08	69	1,046	6.6%
09	58	1,046	5.5%
10	37	1,046	3.5%
11	75	1,046	7.2%
12	83	1,046	7.9%
13	74	1,046	7.1%
<b>Total Properties: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

0 0.5 1 2 Miles



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

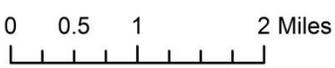


### Legend

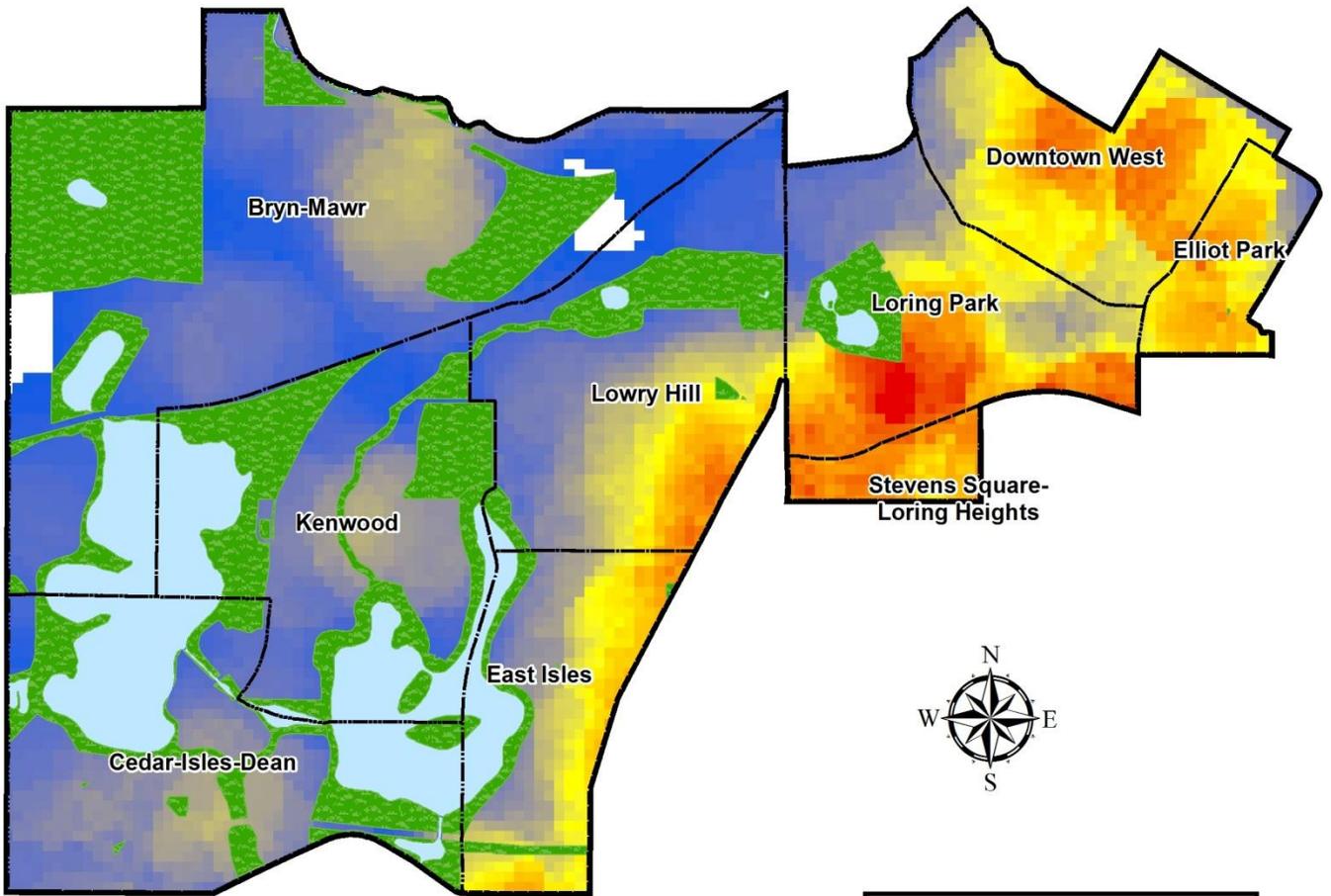
- CHOWN Properties
- 1 Ward Boundaries
- Armatage Neighborhood Boundaries
- Parks
- Water Bodies

### 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%
<b>Total Properties:</b>		<b>712</b>



# Ward 7 2014 311 Service Requests



0 0.375 0.75 1.5 Miles

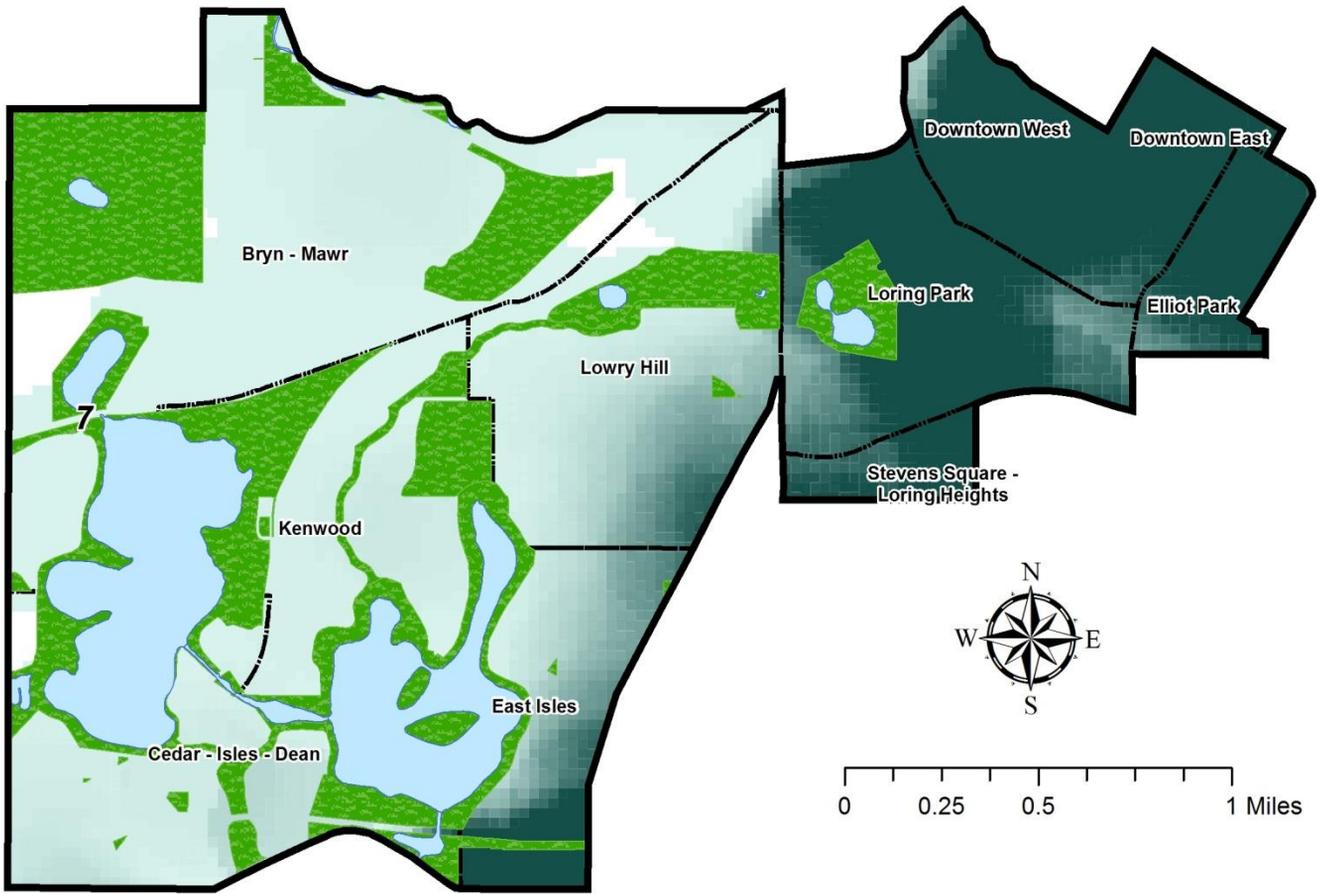
Summary				
Neighborhood	Animal Control	FIS-HIS-PPU	Traffic Control	Grand Total
Bryn - Mawr	39	50	76	<b>165</b>
Cedar - Isles - Dean	27	41	65	<b>133</b>
Downtown West	23	9	316	<b>348</b>
East Isles	20	33	93	<b>146</b>
Elliot Park	17	42	77	<b>136</b>
Kenwood	20	18	54	<b>92</b>
Loring Park	33	32	240	<b>305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



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

Created by the  
 City of Minneapolis  
 Department of Regulatory Services  
 Glendon Haslerud - Intern  
 May 8, 2015

# Ward 7 2014 Traffic Control Citations



**Legend**

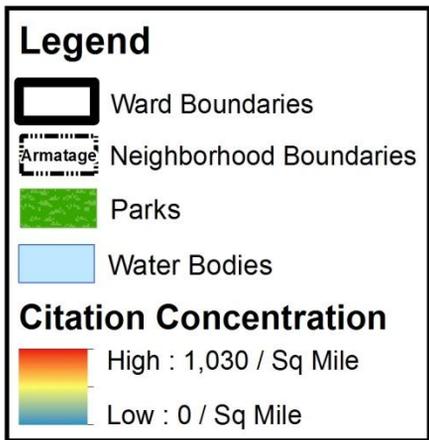
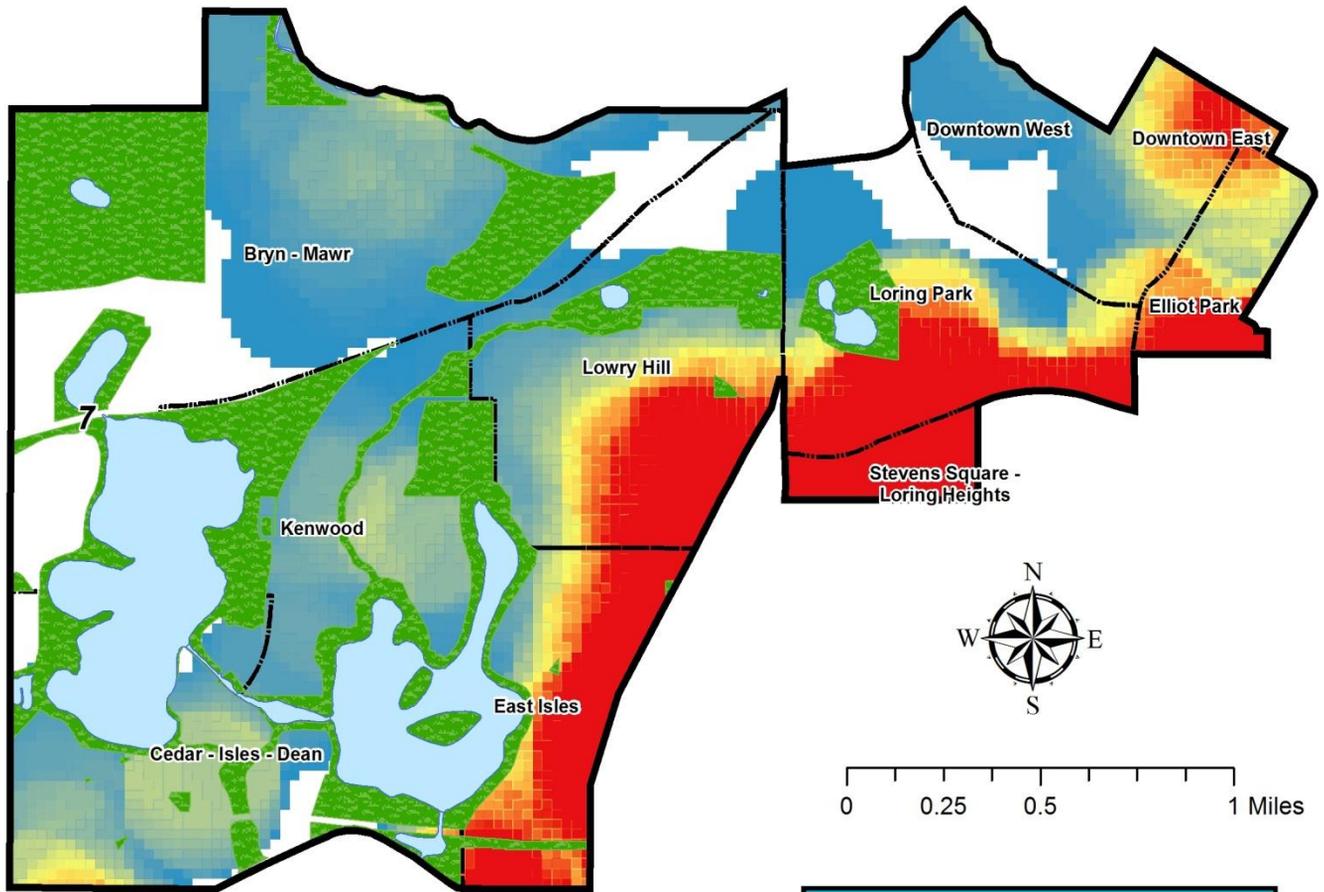
- Ward Boundaries
- Neighborhood Boundaries
- Parks
- Water Bodies

**Citation Concentration**

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

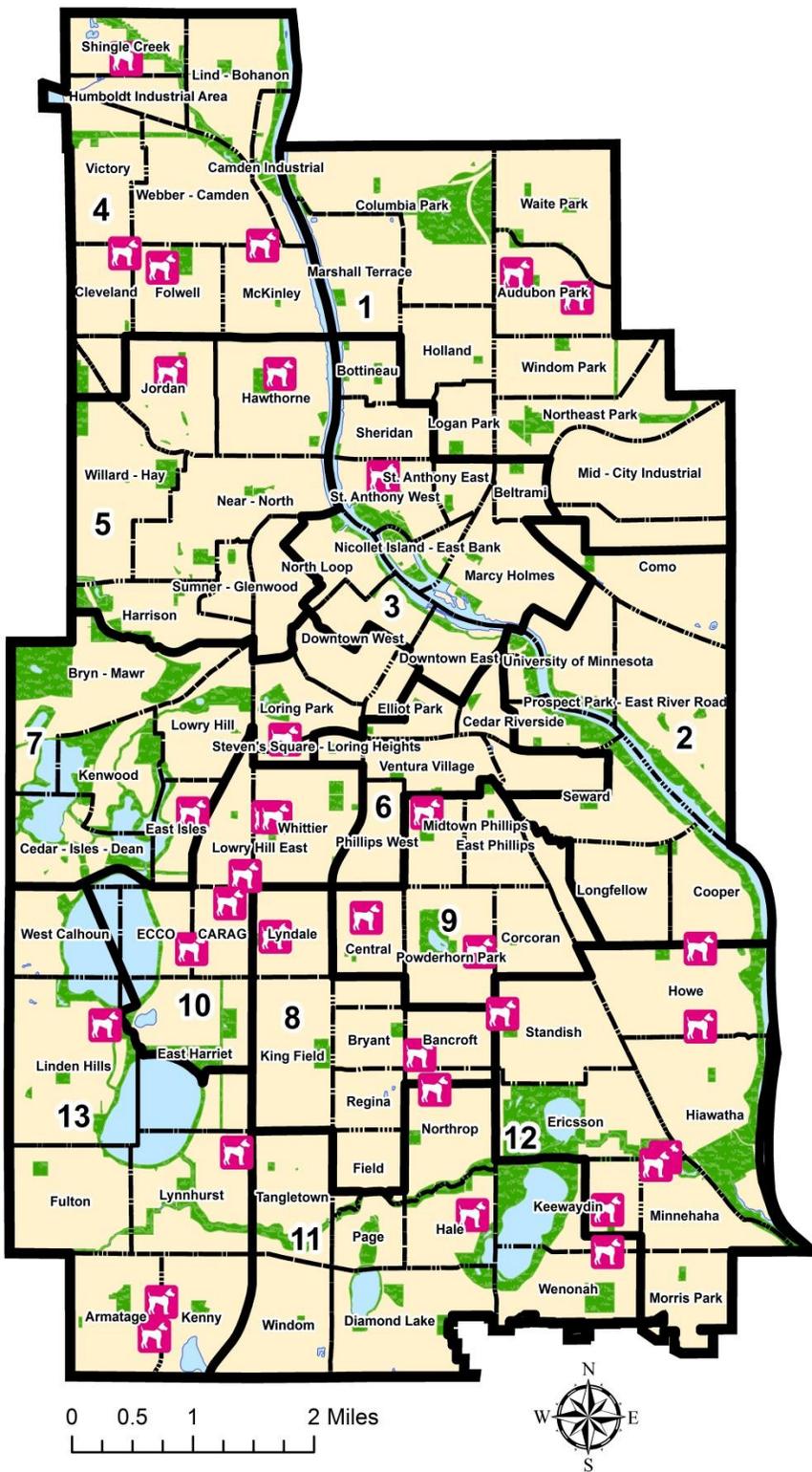
Summary		
Neighborhood	Traffic Control Citations	% of City Total
Bryn-Mawr	192	0.1%
Cedar-Isles-Dean	631	0.3%
Downtown West	17,559	7.8%
East Isles	3,005	1.3%
Elliot Park	4,140	1.8%
Kenwood	195	0.1%
Loring Park	11,788	5.2%
Lowry Hill	1,651	0.7%
Stevens Square-Loring Heights	1,188	0.5%
<b>Ward Total</b>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

# Ward 7 2013-2014 Traffic Control Winter Snow Emergency Citations



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%
<b>Ward Total</b>	<b>2,227</b>	<b>6.3%</b>
<b>City Total</b>	<b>35,234</b>	<b>100%</b>

# 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%
<b>Total Dangerous Dogs:</b>		<b>35</b>

# 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 data analysts, contact:***

Noah Schuchman

Deputy Director, Operations & Business Improvement

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

(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