CITY OF MINNEAPOLIS

At a Glance: Marshall Terrace

Department of Regulatory Services

August 15, 2015

Minneapolis
City of Lakes

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 & 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

Marshall Terrace Profile

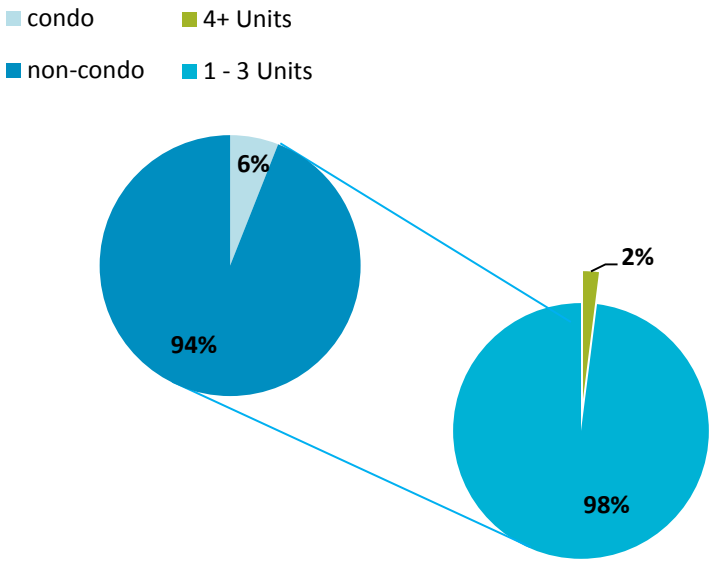
as of 8/15/15

Assessor's Land Use for All Properties	Count	%
Bar, Restaurant, Club, Entertain.	02	0.3%
Comm Work Shop	06	1.0%
Common Area	00	0.0%
Garage or Misc. Residential	02	0.3%
*Group Residence	00	0.0%
Ind. Warehouse, Factory	25	4.3%
Institution, School, Church	03	0.5%
Misc. Commercial	01	0.2%
*Mixed Comm., Res, Apt	03	0.5%
*Multi Family (Residential)	115	19.7%
Not Available	04	0.7%
Office	05	0.9%
Public Accommodations	00	0.0%
Retail	01	0.2%
*Single Family (Residential)	331	56.6%
Sport or Recreation Facility	02	0.3%
Utility	03	0.5%
Vacant Land	78	13.3%
Vehicle Related Use	04	0.7%
Grand Total	**585**	**100.0%**

Click here to see a complete neighborhood business directory.

*Includes Residential Use

Rental Licensed Parcel Breakdown by Paid Units



Rental Licensed Parcels	
Total Rental Licenses	122
Parcels with Rental Licenses	121
Rental Units	250
Average Rental Units	2.01
Rentals / Total Residential	26.9%

Conversions and CHOWNs	2014	Last 5 Years
Parcels with Conversions	03	20
Parcels with Change of Ownerships	03	30

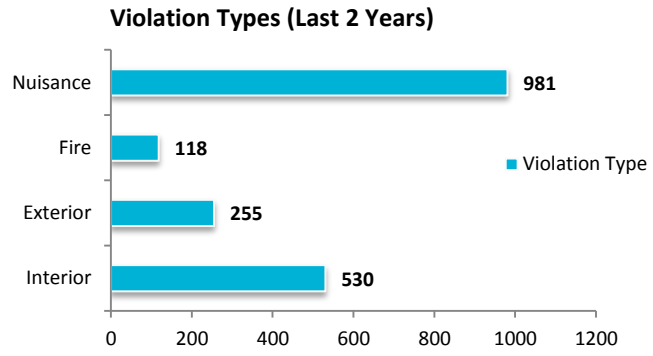
Rental License Applicants by Area of Residence:	Licenses	%
Minneapolis	69	56.1%
St. Paul	01	0.8%
Rest of Metro Area	50	40.7%
Rest of Minnesota	00	0.0%
Out of State	03	2.4%
Out of Country	00	0.0%

Rental Licensed Parcels by Paid Unit Counts	Parcels	%	Total %
1 Unit	66	54.5%	54.5%
Condo Units	04	6.0%	
Non-Condo Units	62	94.0%	
2 Units	48	39.7%	94.2%
3 Units	04	3.3%	97.5%
4-5 Units	01	0.8%	98.3%
6-10 Units	01	0.8%	99.1%
11-15 Units	00	0.0%	99.1%
16-20 Units	00	0.0%	99.1%
21-30 Units	00	0.0%	99.1%
31+ Units	01	0.8%	100.0%
Grand Total	**121**	**100.0%**	**100.0%**

Marshall Terrace Profile *as of 8/15/15*

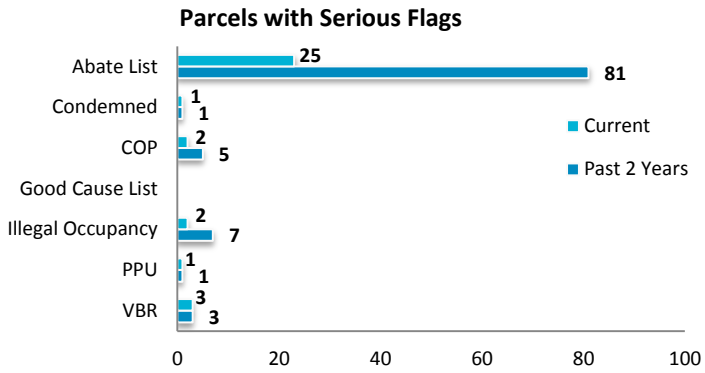
Housing Violations & Police Calls (Last 2 years)	Parcels	Violations
All Violations	229	836
Interior Violations	64	259
Exterior Violations	39	125
Fire Violations	21	54
Nuisance Violations	206	398
Total Police Calls	223	1,312

**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.*

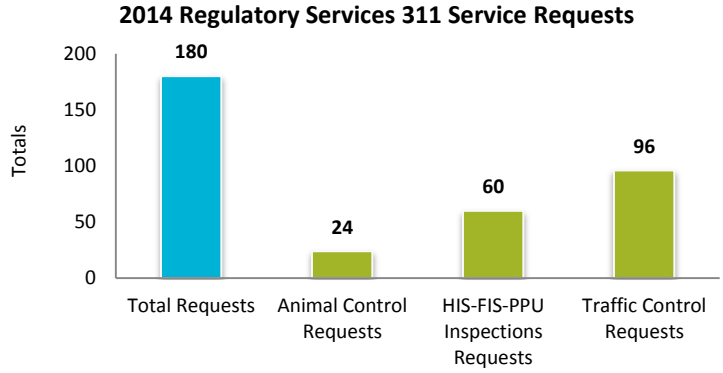


Parcels with Serious Flags	Past 2 years	Current
VBR	04	03
Condemned	01	01
Illegal Occupancy	07	02
PPU	01	01
Good Cause List	00	00
COP	05	02
Abate List*	81	23

**Historical Abate List data is only available for the last year*



Regulatory Services 311 Service Requests (2014 Totals)	Requests	%
Ward Total	2,408	100.0%
Total	184	7.6%
Animal Control	30	1.2%
HIS-FIS Inspections	76	3.2%
Traffic Control	78	3.2%



Traffic Control Citations (2014 Totals)	Citations	%
Ward Total	5,144	100.0%
Total	287	5.6%
Snow Emergency*	77	1.5%
Non-Snow Emergency	210	4.1%

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

Animal Care & Control Dangerous Dogs	Dogs	%
Ward Total	02	100.0%
Total	00	0.0%

Marshall Terrace Demographic Profile

Marshall Terrace 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	1,416	249	1,166	774	641	709	696	13
Percentage	100.0%	17.6%	82.3%	54.7%	45.3%	100.0%	98.2%	1.8%

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
Number	1,165	45	55	0	97	0	53
Percentage	82.3%	3.2%	3.9%	0.0%	6.9%	0.0%	3.7%

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	108	334	341	271	52	1,229	139	408	105	169
Percentage	9.8%	30.2%	30.8%	24.5%	4.7%	89.8%	10.2%	59.8%	15.4%	24.8%

Notes:

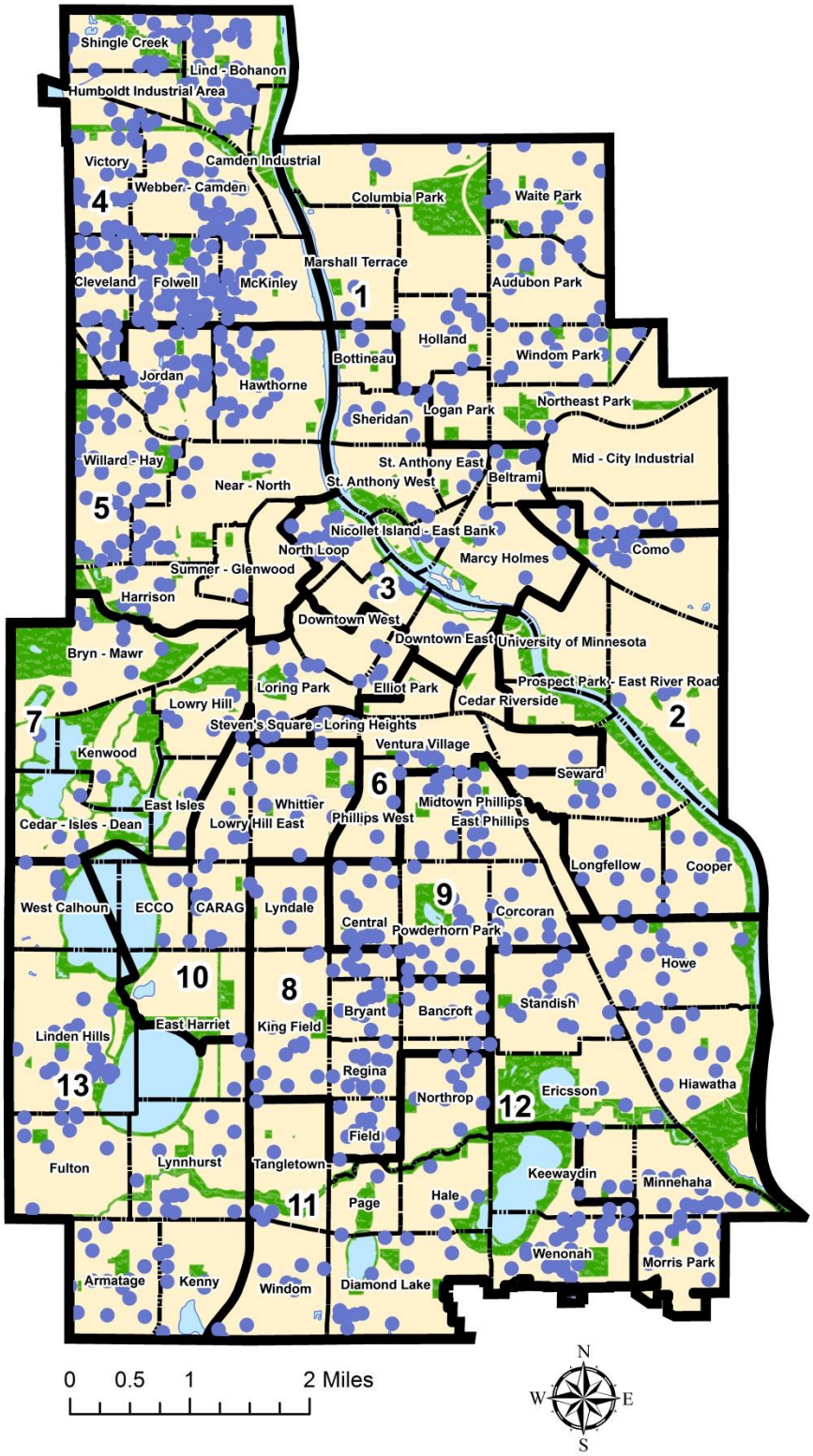
The Census & American Community Survey data was compiled by MN Compass

Websites:

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

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

Citywide Rental License Conversions in 2014



Legend

- Conversion Properties
- 1 Ward Boundaries
- Armatage 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		

Minneapolis Regulatory Services

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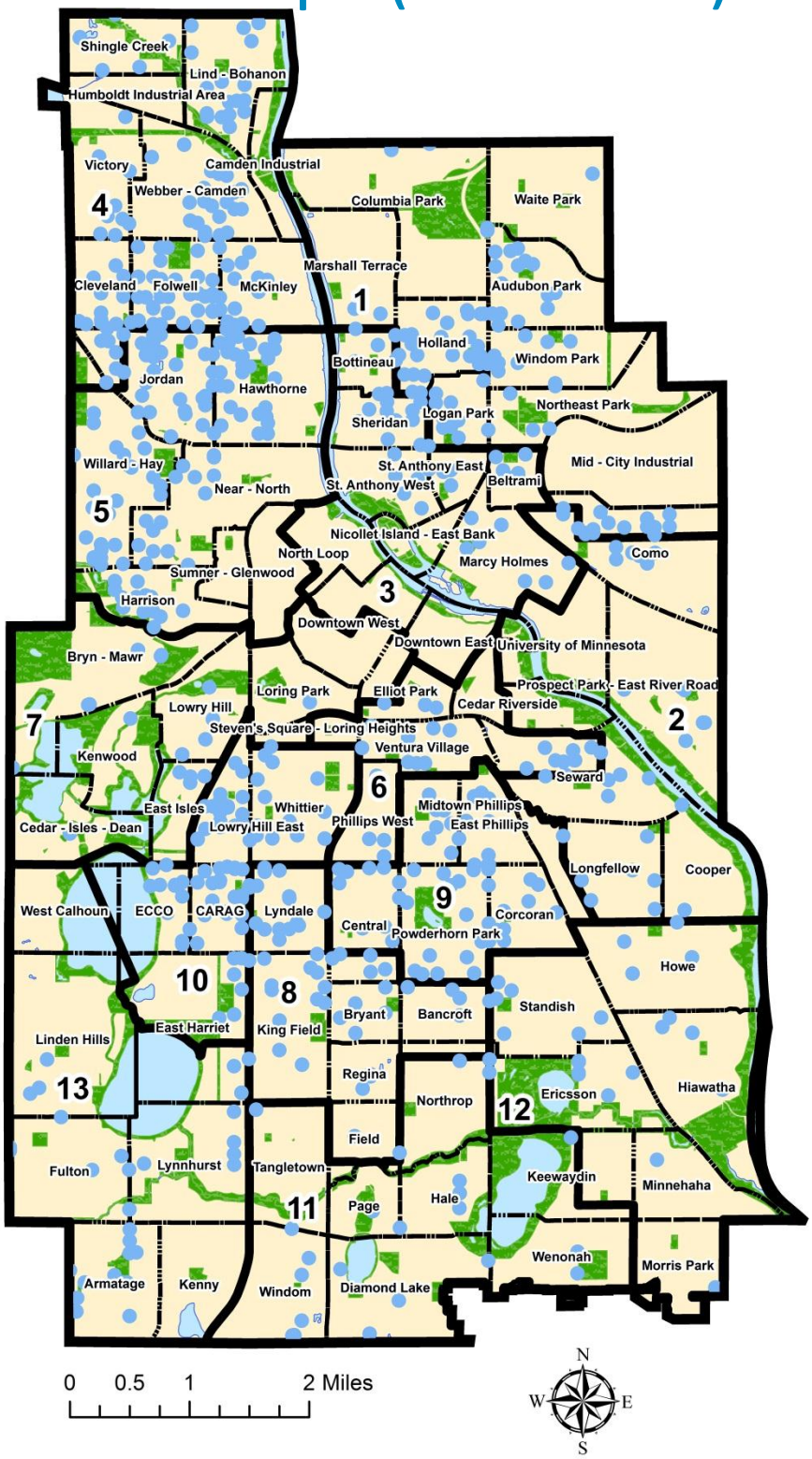
Regulatory Services
Quinn Carr - Administrative Analyst
Data as of January 22, 2015

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%
Total Properties: 712		

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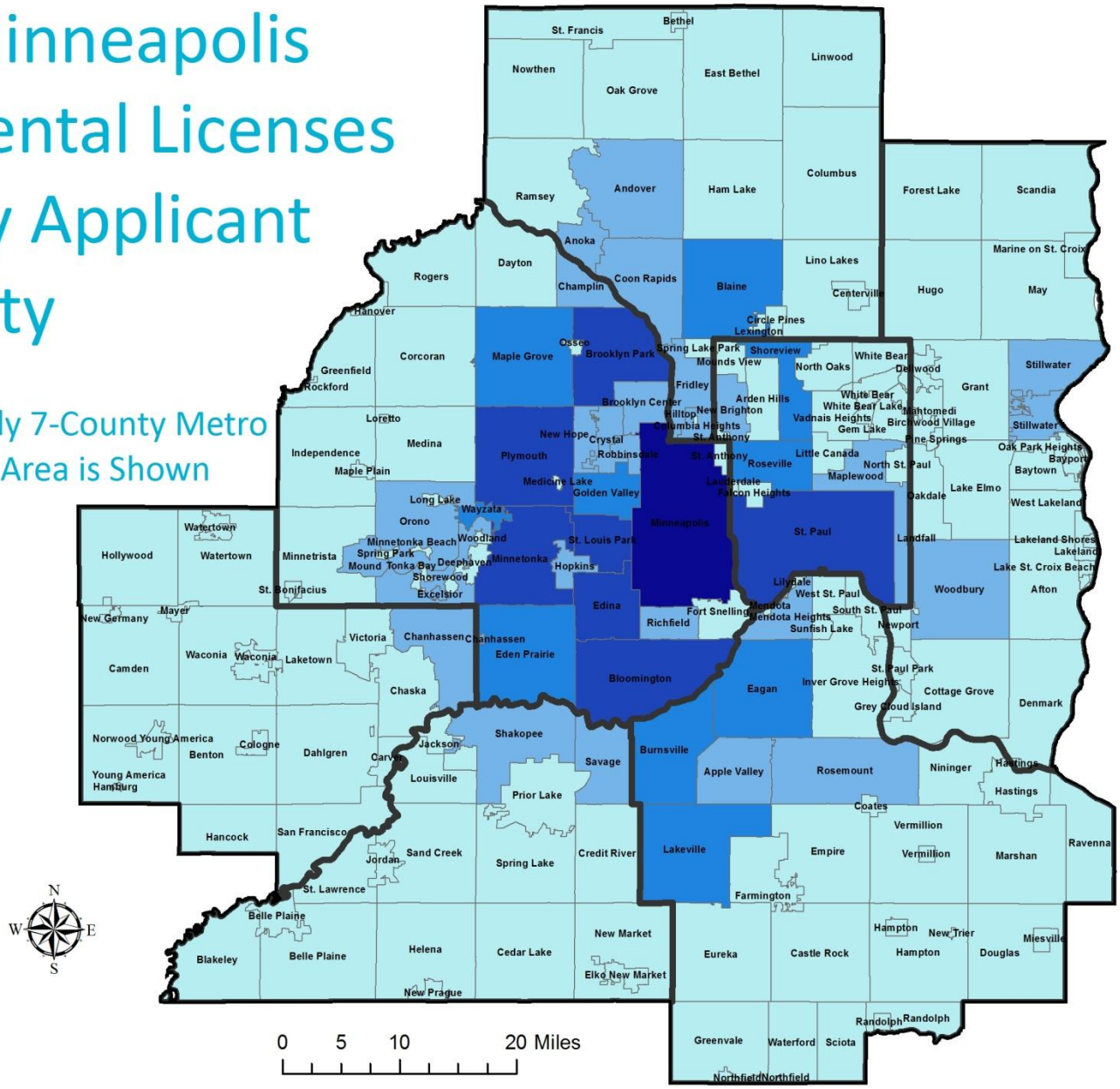
Minneapolis Rental Licenses by Applicant City

*Only 7-County Metro Area is Shown



Legend

County Boundaries

Number of Rental Licenses by City

- 0-36 Rental Licenses
- 37-135 Rental Licenses
- 136-309 Rental Licenses
- 310-836 Rental Licenses
- 837+ Rental Licenses

Location of Rental Licenses Applicants in Ward 1

Region	Total Number of Rental Licenses	% of Total Rental Licenses
Minneapolis & St. Paul	1223	54.4%
7-County Metro Area	839	37.3%
Rest of Minnesota	46	2.0%
Out of State	137	6.1%
Out of Country	04	0.2%
Grand Total	**2249**	**100.0%**

Top Cities with the Most Rental Licenses in Minneapolis

City	Number of Rental Licenses
Minneapolis	11,573
St. Paul	836
Edina	572
Brooklyn Park	433
Plymouth	425
St. Louis Park	412
Bloomington	411
Minnetonka	389
Eden Prairie	309
Maple Grove	282
Total	**15,642**
% of Total Rental Licenses	**73.0%**

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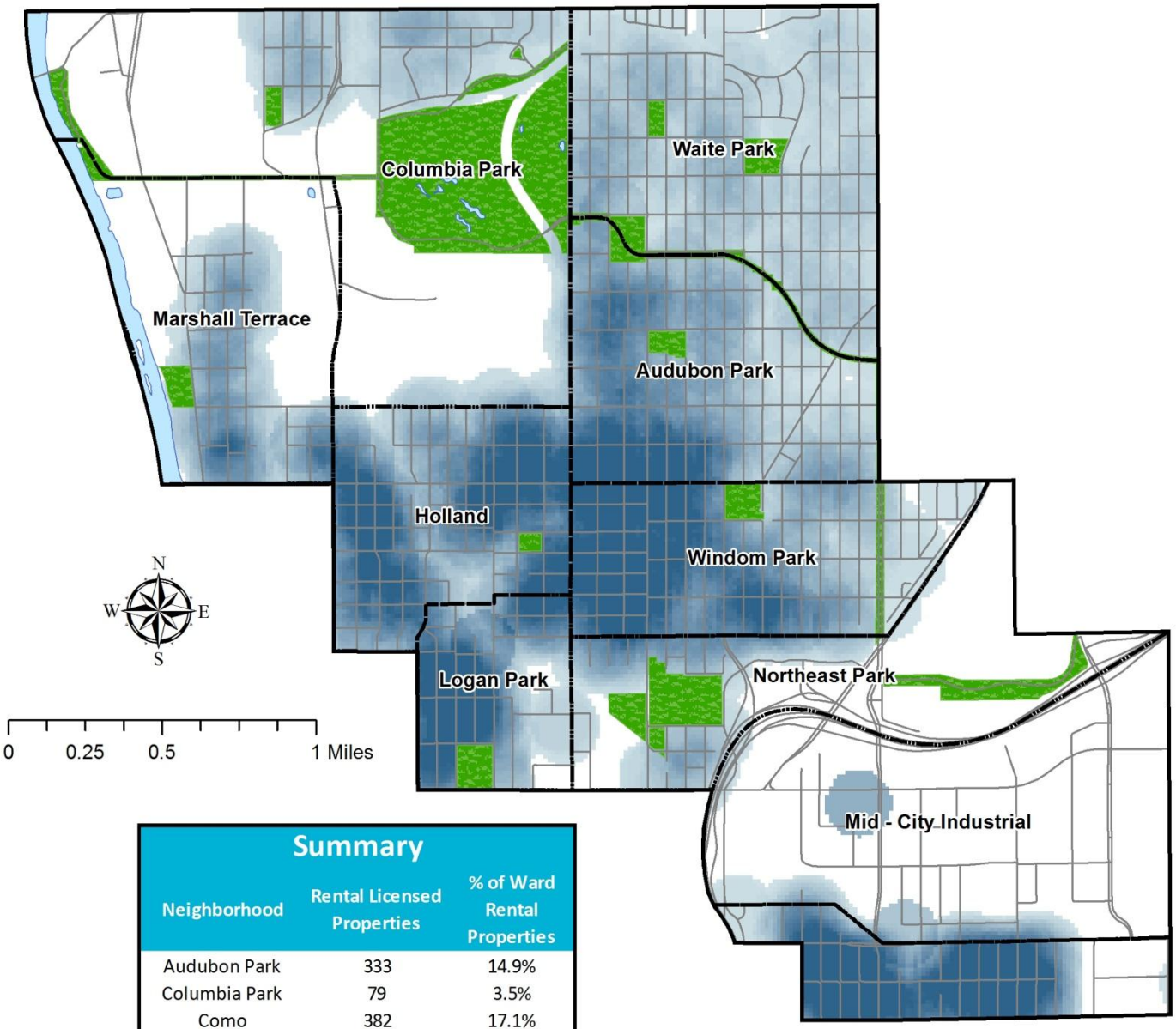
Data as of June 23, 2015

Ward 1 Rental Properties



Summary

Neighborhood	Rental Licensed Properties	% of Ward Rental Properties
Audubon Park	333	14.9%
Columbia Park	79	3.5%
Como	382	17.1%
Holland	421	18.8%
Logan Park	240	10.7%
Marshall Terrace	121	5.4%
Mid-City Industrial	21	0.9%
Northeast Park	63	2.8%
Waite Park	172	7.7%
Windom Park	408	18.2%
Totals	**2,240**	**100.0%**

Legend

Amount of Rental Licensed Properties

High

Low

Water Bodies

Parks

Armatage Neighborhood Boundaries

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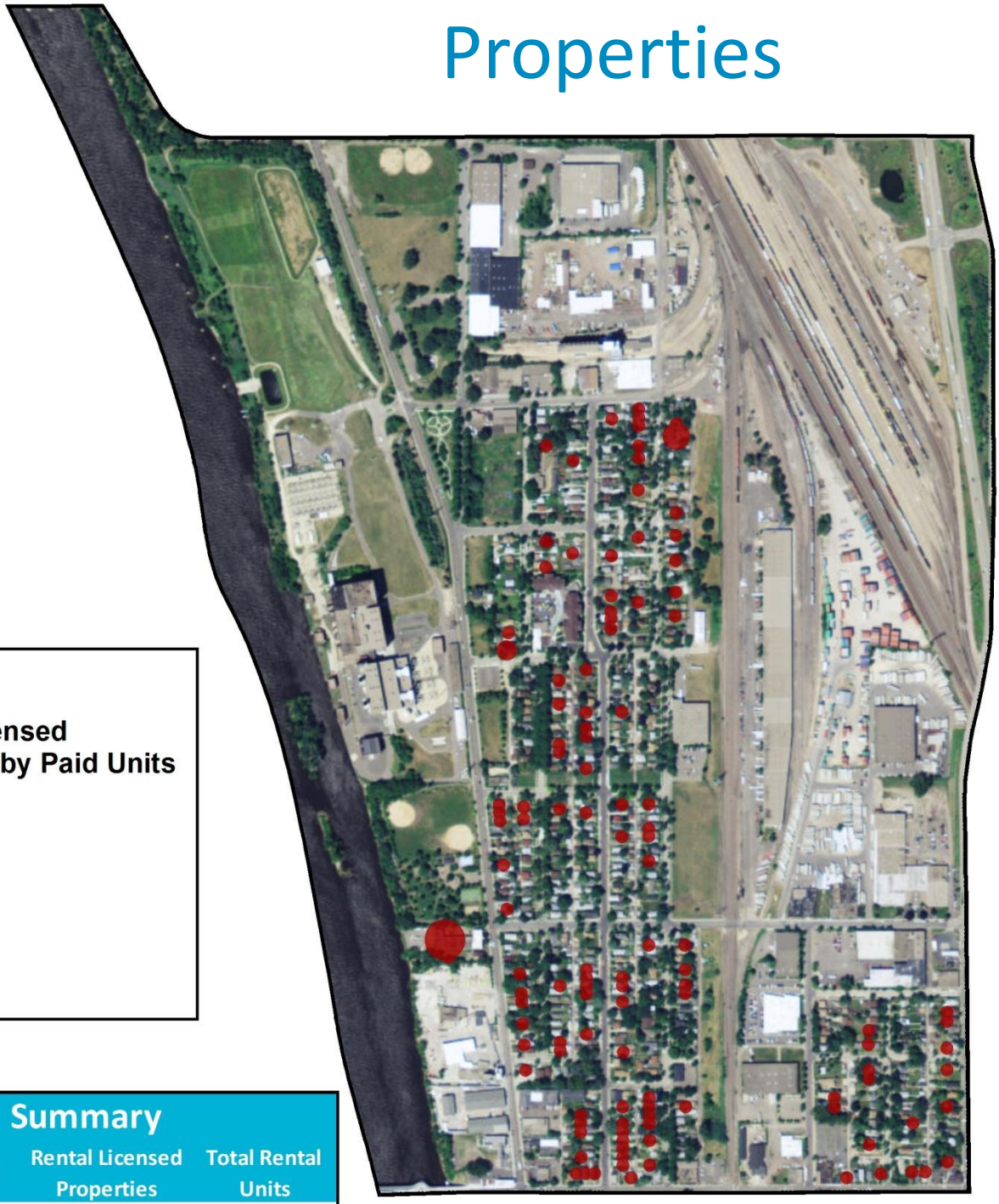
Check out our online interactive rental license map

Marshall Terrace Rental Properties



Legend

Rental Licensed Properties by Paid Units

- 1-3
- 4-5
- 6-10
- 11-25
- 26+

Summary		
Neighborhood	**Rental Licensed Properties**	**Total Rental Units**
Marshall Terrace	121	250
Ward Total	**2,240**	**4,676**

0 0.125 0.25 0.5 Miles

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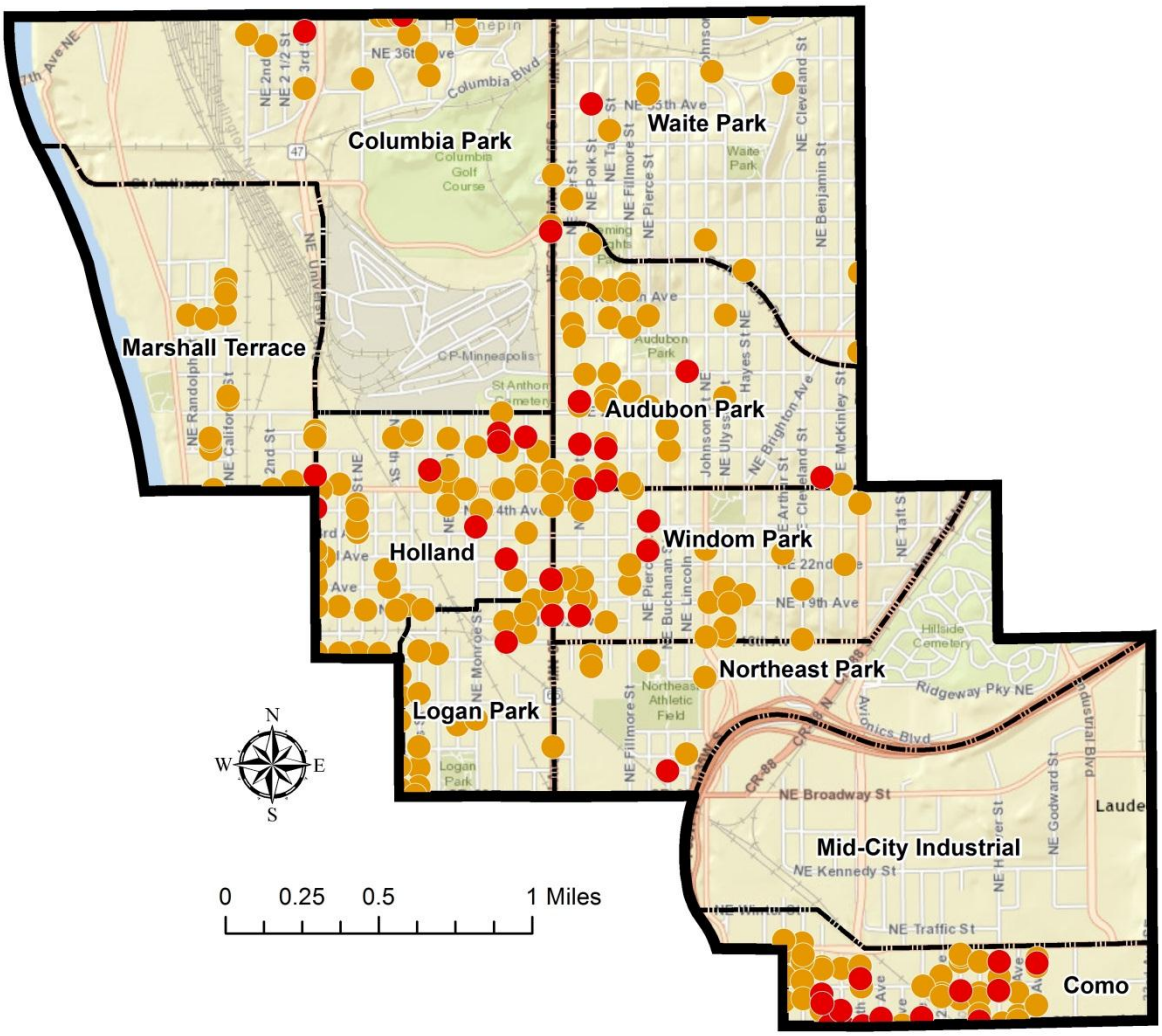
Data as of August 11, 2015

N W E S

Check out our online interactive rental license map

Ward 1 Tier 2 and Tier 3 Rental Licenses



Legend

- Tier 3 Licenses
- Tier 2 Licenses
- 1 Ward Boundaries
- Armatage Neighborhood Boundaries

Summary				
Neighborhood	Tier 2 Licenses	Tier 3 Licenses	Total Licenses	% of Total Licenses
Audubon Park	33	08	41	15.9%
Columbia Park	14	02	16	6.2%
Como	40	12	52	20.2%
Holland	56	07	63	24.4%
Logan Park	16	02	18	7.0%
Marshall Terrace	15	03	18	7.0%
Northeast Park	05	04	09	3.5%
Waite Park	12	01	13	5.0%
Windom Park	27	01	28	10.9%
Ward 1 Totals	**218**	**36**	**258**	**100.0%**

Minneapolis Regulatory Services

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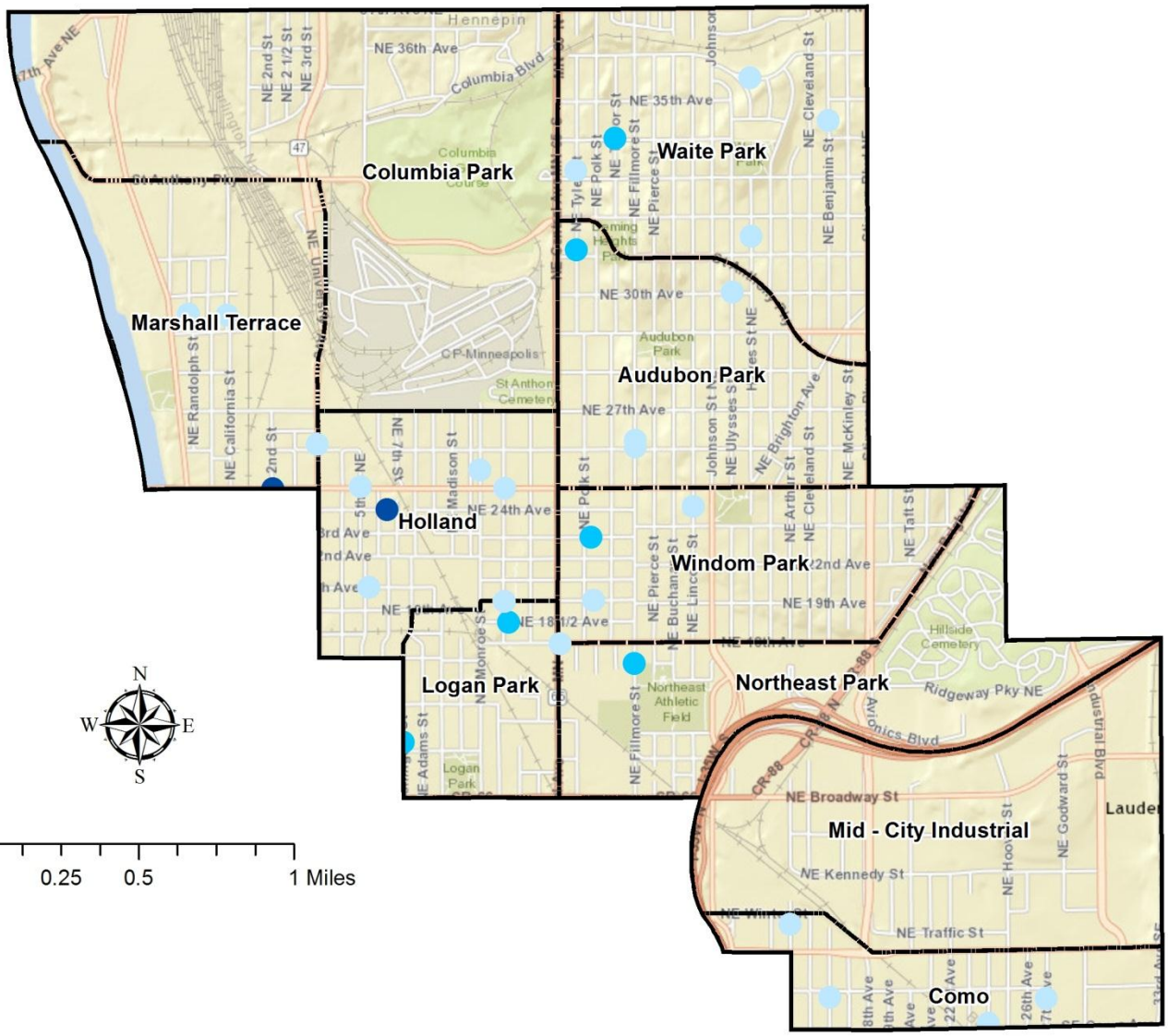
Ward 1 Condemned (CON) and Vacant (VBR) Properties



Legend

- CON
- VBR
- CON & VBR
- Armatage Neighborhood Boundaries

Summary

Neighborhood	CON	VBR	CON & VBR
Audubon Park	00	03	01
Columbia Park	00	00	00
Como	00	04	00
Holland	01	04	00
Logan Park	00	01	02
Marshall Terrace	01	03	00
Mid-City Industrial	00	00	00
Northeast Park	00	01	01
Waite Park	00	04	01
Windom Park	00	02	01
Ward Total	**02**	**22**	**06**

Minneapolis Regulatory Services

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Glendon Haslerud - Intern
August 11, 2015

Check out our online interactive vacant and condemned property map

Marshall Terrace Condemned (CON) and Vacant (VBR) Properties

Legend

- CON
- VBR

Summary

Neighborhood	CON	VBR	CON & VBR
Marshall Terrace	01	03	00
Ward Total	**02**	**22**	**06**

0 0.125 0.25 0.5 Miles

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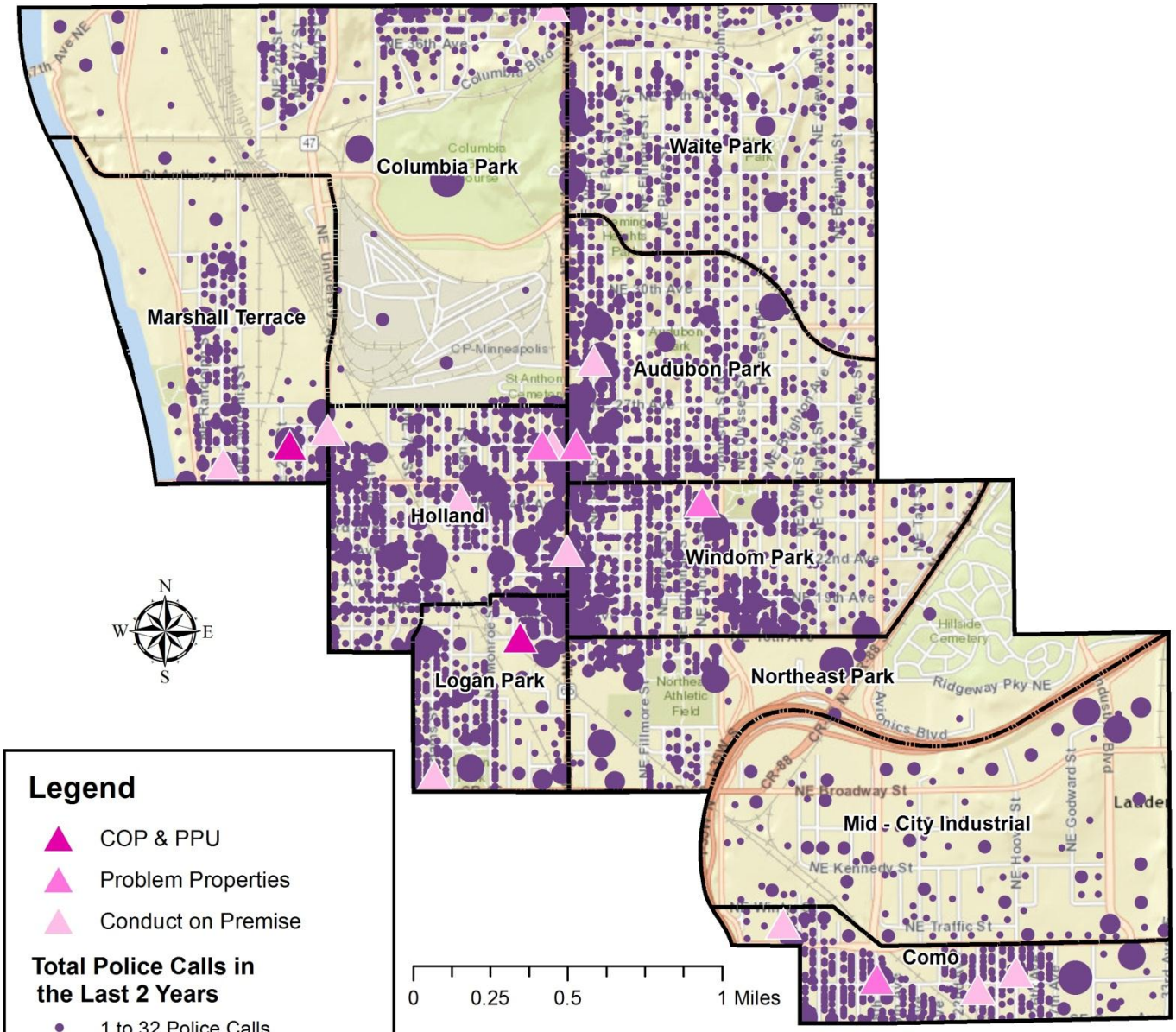
Ward 1 Conduct on Premise (COP) and Problem Properties (PPU) with Police Calls



Legend

- COP & PPU
- Problem Properties
- Conduct on Premise

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
- Neighborhood Boundaries

Summary

Neighborhood	COP	PPU	COP and PPU	1 to 10 Police Calls	11 to 30 Police Calls	31 to 50 Police Calls	51 to 200 Police Calls	201+ Police Calls
Audubon Park	01	01	00	535	22	09	05	01
Columbia Park	01	00	00	190	20	01	01	01
Como	03	01	00	338	12	02	02	01
Holland	03	01	00	558	69	06	12	00
Logan Park	01	00	01	236	24	03	05	01
Marshall Terrace	01	00	01	197	20	03	03	00
Mid-City Industrial	00	00	00	61	26	02	02	00
Northeast Park	00	00	00	103	18	03	02	01
Waite Park	00	00	00	477	18	03	05	00
Windom Park	01	01	00	473	39	04	05	01
Totals	**11**	**04**	**02**	**3,168**	**268**	**36**	**42**	**06**

Total Properties: 3,520

Minneapolis Regulatory Services

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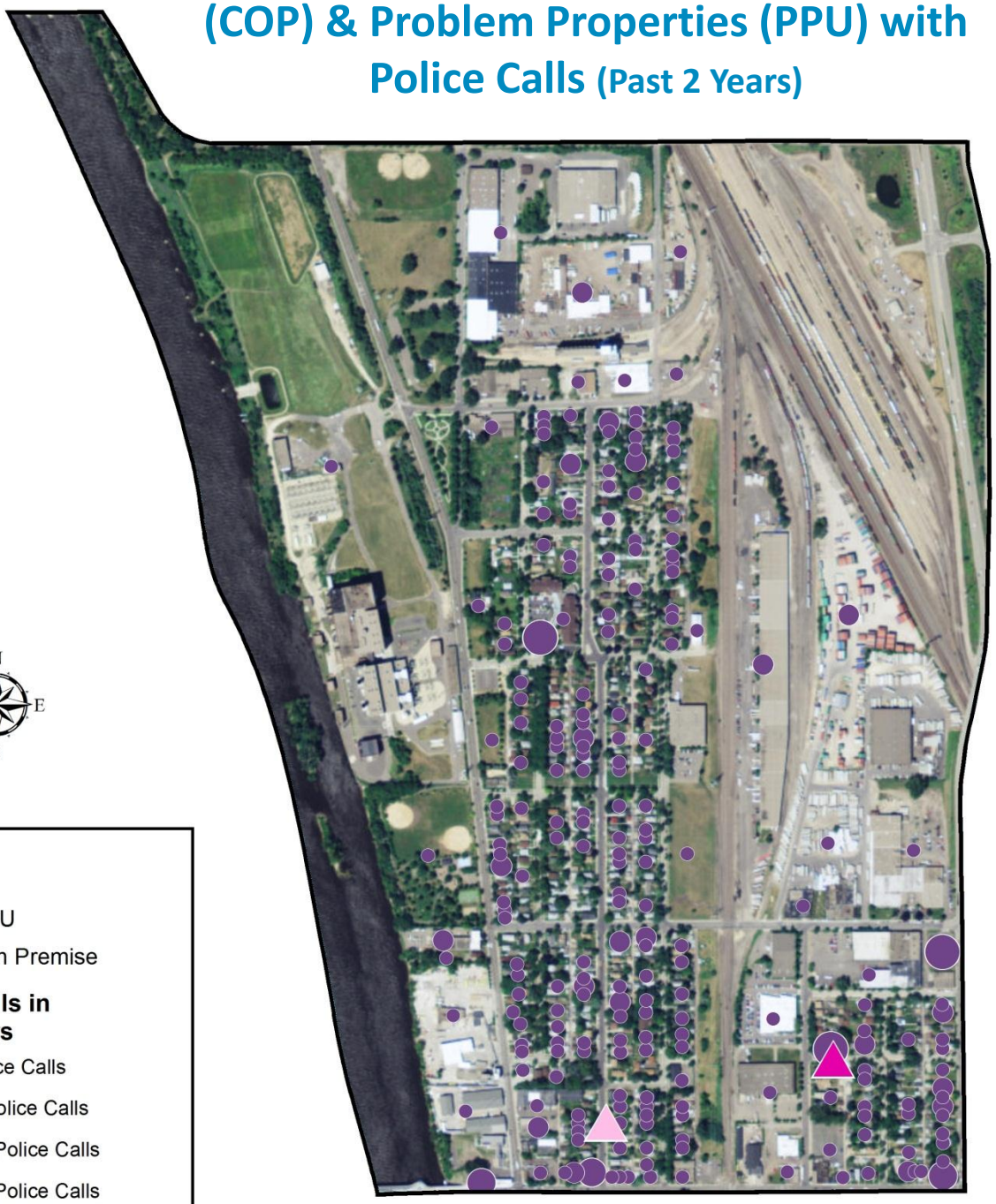
Erik Lundborg - Intern
Data as of August 11, 2015

Marshall Terrace Conduct on Premise (COP) & Problem Properties (PPU) with Police Calls (Past 2 Years)



Legend

- COP & PPU
- Conduct on Premise

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
- Neighborhood Boundaries

Summary

Neighborhood	COP	PPU	COP and PPU	1 to 10 Police Calls	11 to 30 Police Calls	31 to 50 Police Calls	51 to 200 Police Calls	201+ Police Calls
Marshall Terrace	01	00	01	197	20	03	03	00
Total Properties: 223								

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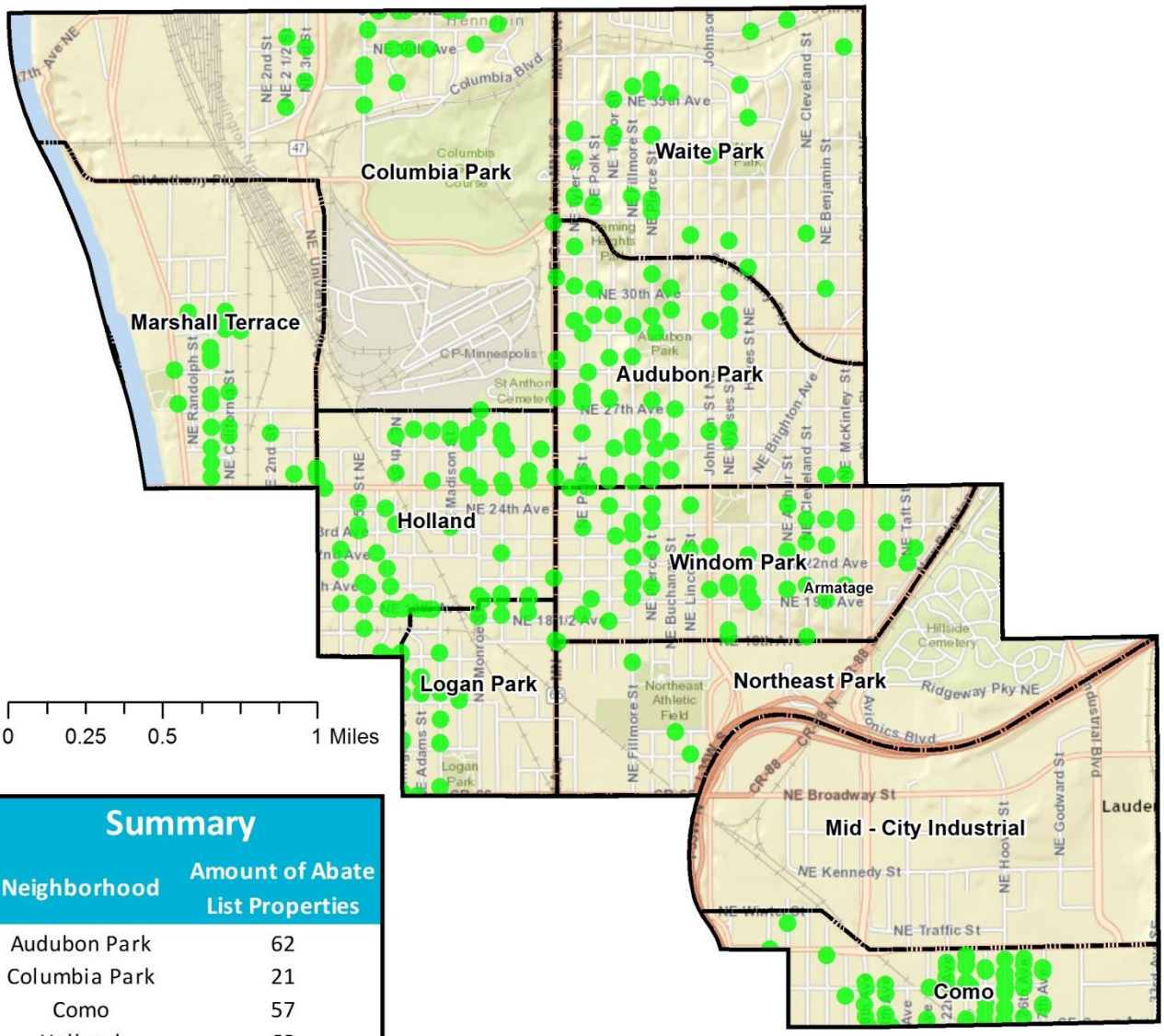
Ward 1 Abate List Properties



Summary	
Neighborhood	**Amount of Abate List Properties**
Audubon Park	62
Columbia Park	21
Como	57
Holland	62
Logan Park	25
Marshall Terrace	23
Mid-City Industrial	00
Northeast Park	04
Waite Park	35
Windom Park	55
Ward Total	**344**

Legend

- Abate List Properties
- Neighborhood Boundaries

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Glendon Haslerud - Intern
August 11, 2015

[Check out our online interactive abate list map]

Marshall Terrace Abate List Properties

Summary	
Neighborhood	Amount of Abate List Properties
Marshall Terrace	23
Ward Total	**344**

Legend

● Abate List Properties

N
W E
S

0 0.125 0.25 0.5 Miles

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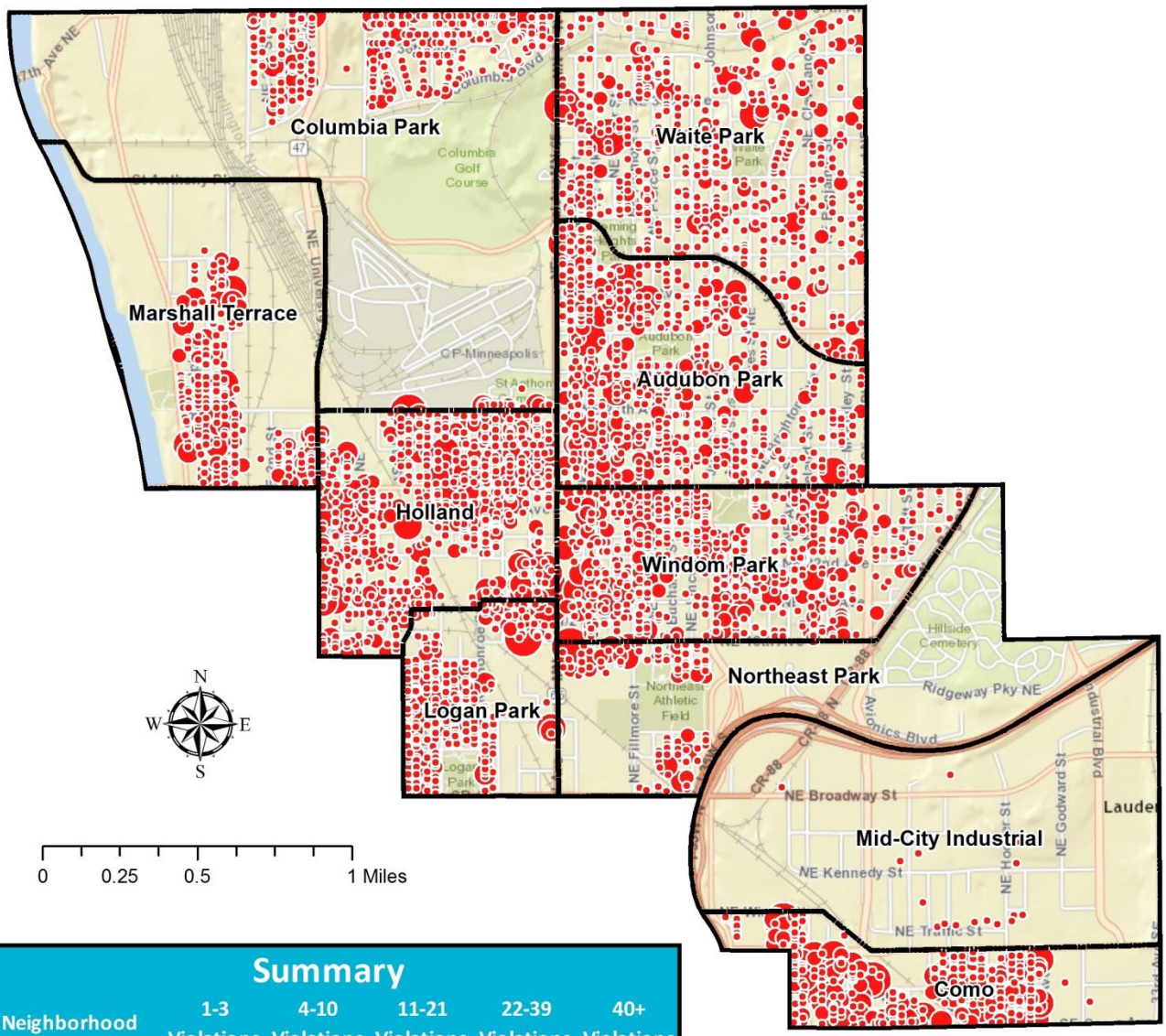
Check out our online interactive abate list map

Housing Violations in Ward 1 (Last 2 years)



Summary

Neighborhood	1-3 Violations	4-10 Violations	11-21 Violations	22-39 Violations	40+ Violations
Audubon Park	490	83	24	10	02
Columbia Park	241	44	04	04	00
Como	199	64	28	14	05
Holland	499	125	40	16	04
Logan Park	237	50	08	05	02
Marshall Terrace	177	35	11	05	01
Mid - City Industrial	17	00	00	00	00
Northeast Park	78	14	06	01	01
Waite Park	443	63	08	01	02
Windom Park	434	91	22	03	02
Ward Total	**2,815**	**569**	**151**	**59**	**19**

Total Properties: 3,613

Legend

Total Violations in the Last Two Years

- 1-3 Violations
- 4-10 Violations
- 11-21 Violations
- 22-39 Violations
- 40+ Violations

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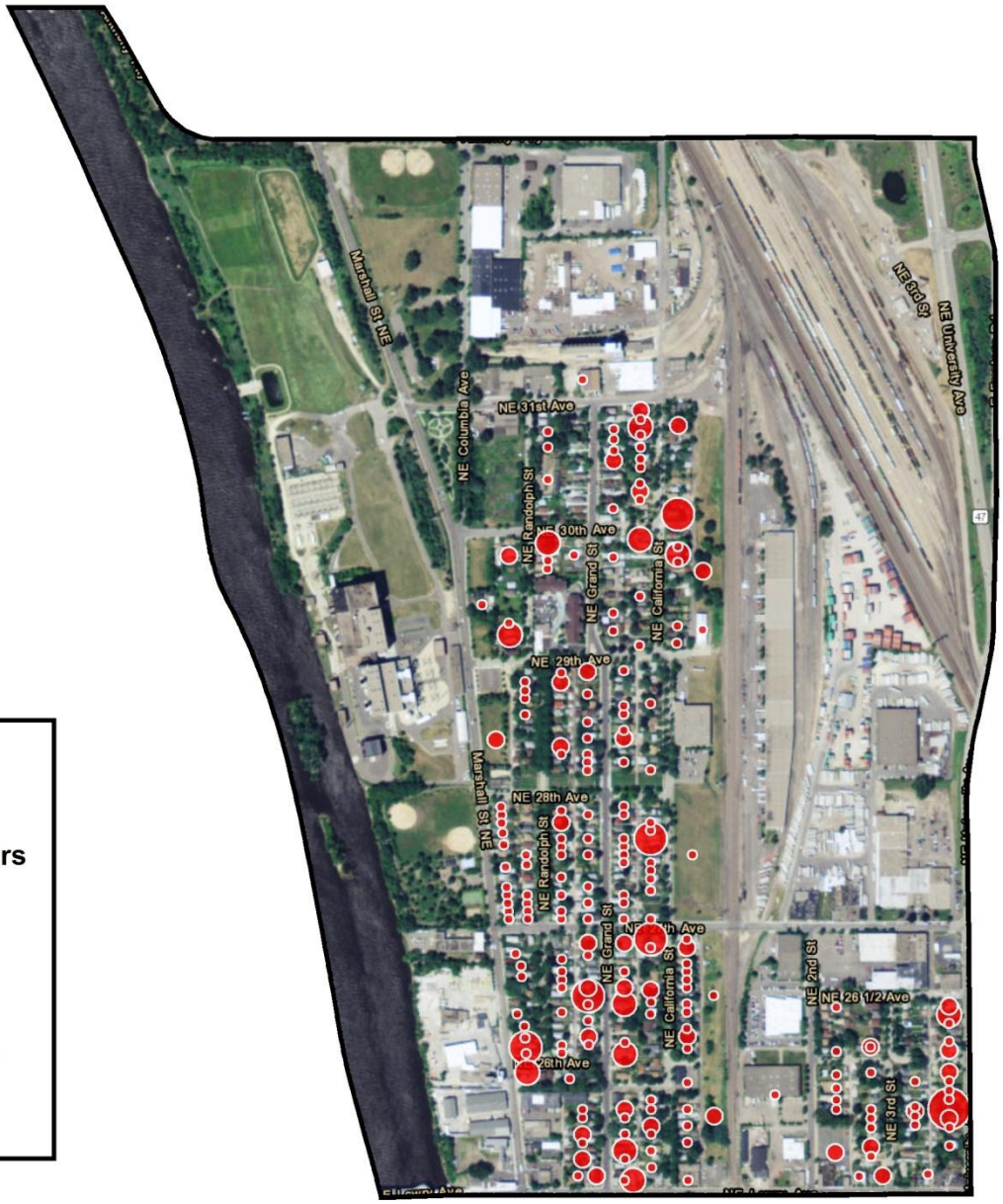
Data as of August 13, 2015

Marshall Terrace Housing Violations
(Last 2 years)



Legend

Total Violations in the Last Two Years

- 1-3 Violations
- 4-10 Violations
- 11-21 Violations
- 22-39 Violations
- 40+ Violations

Summary

Neighborhood	1-3 Violations	4-10 Violations	11-21 Violations	22-39 Violations	40+ Violations
Marshall Terrace	177	35	11	05	01
Ward Total	**2,815**	**569**	**151**	**59**	**19**

N W E S

0 0.125 0.25 0.5 Miles

Minneapolis Regulatory Services

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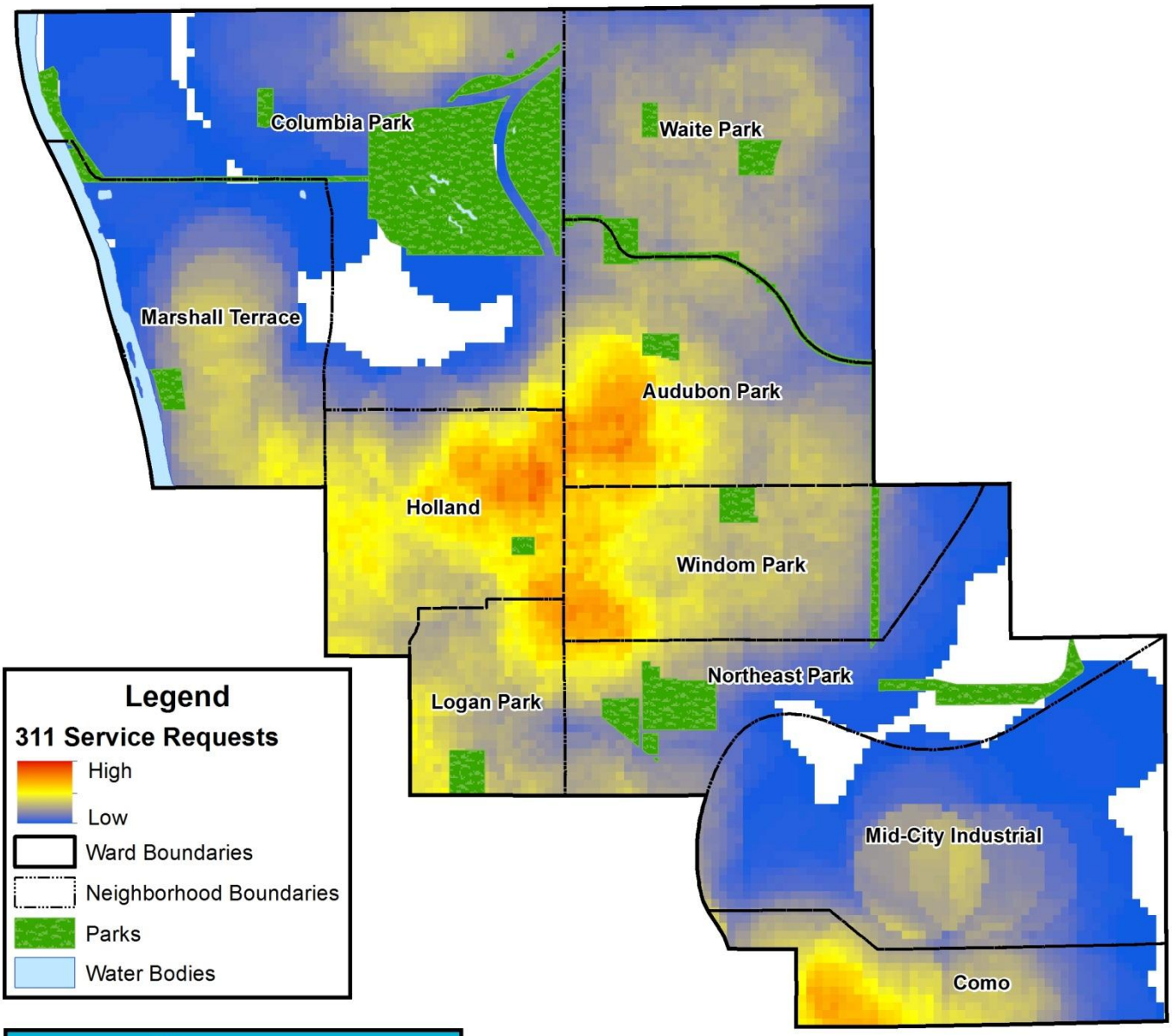
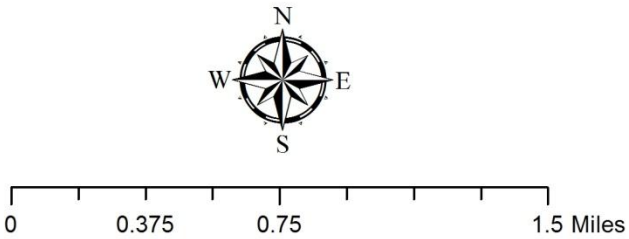
Data as of August 13, 2015

Ward 1 2014 311 Service Requests



Summary

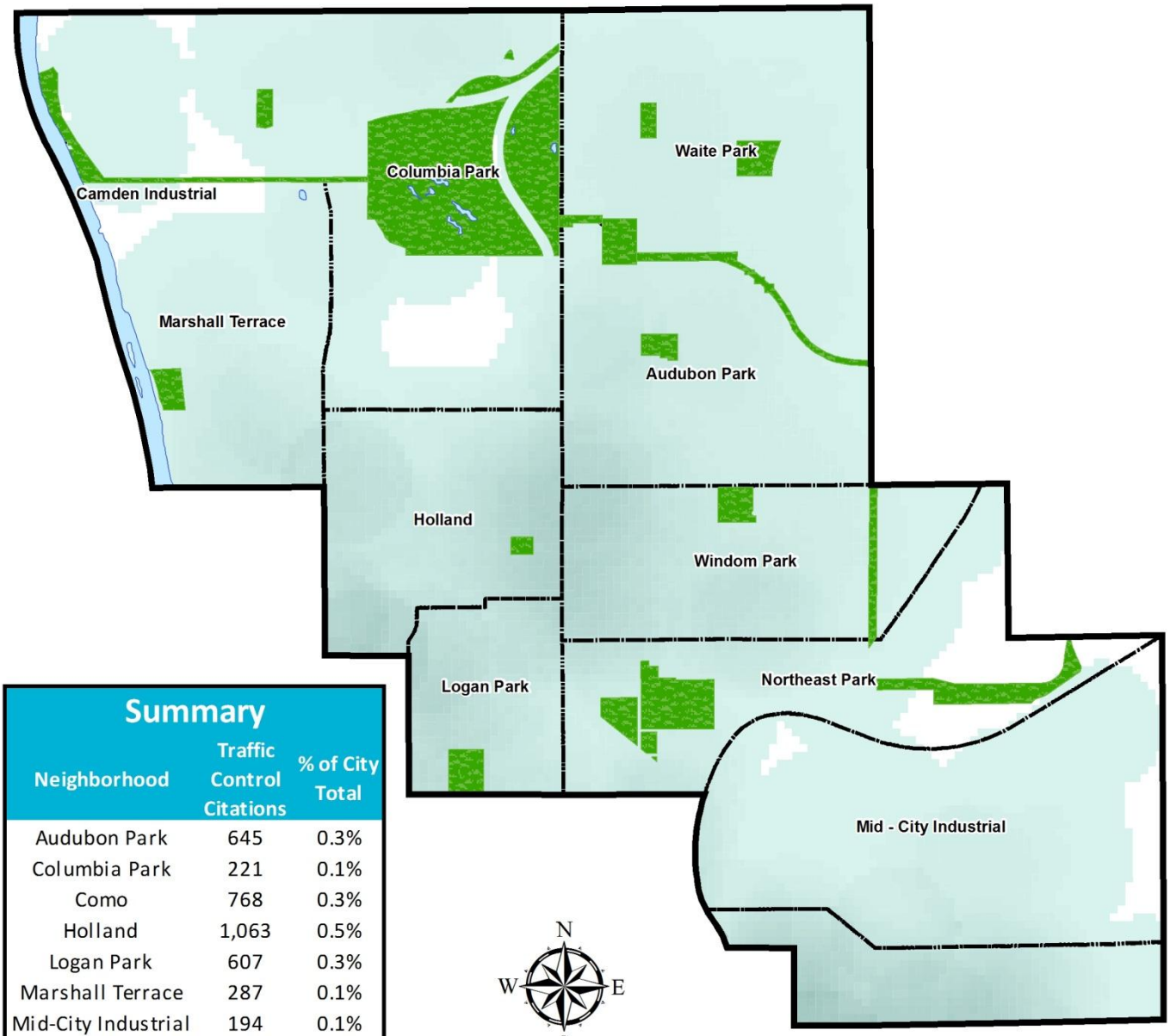
Neighborhood	Animal Control	FIS-HIS-PPU	Traffic Control	Grand Total
Audubon Park	92	198	126	416
Columbia Park	28	70	67	165
Como	23	109	57	189
Holland	47	180	190	417
Logan Park	24	60	96	180
Marshall Terrace	30	76	78	184
Mid - City Industrial	5	1	101	107
Northeast Park	16	50	43	109
Waite Park	83	160	93	336
Windom Park	55	133	117	305
Total:	**403**	**1,037**	**968**	**2,408**



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

Minneapolis Regulatory Services

Ward 1 2014 Traffic Control Citations



Summary

Neighborhood	Traffic Control Citations	% of City Total
Audubon Park	645	0.3%
Columbia Park	221	0.1%
Como	768	0.3%
Holland	1,063	0.5%
Logan Park	607	0.3%
Marshall Terrace	287	0.1%
Mid-City Industrial	194	0.1%
Northeast Park	215	0.1%
Waite Park	323	0.1%
Windom Park	821	0.4%
Ward Total	**5,144**	**2.3%**
City Total	**224,640**	**100%**

Legend

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

Citation Concentration

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

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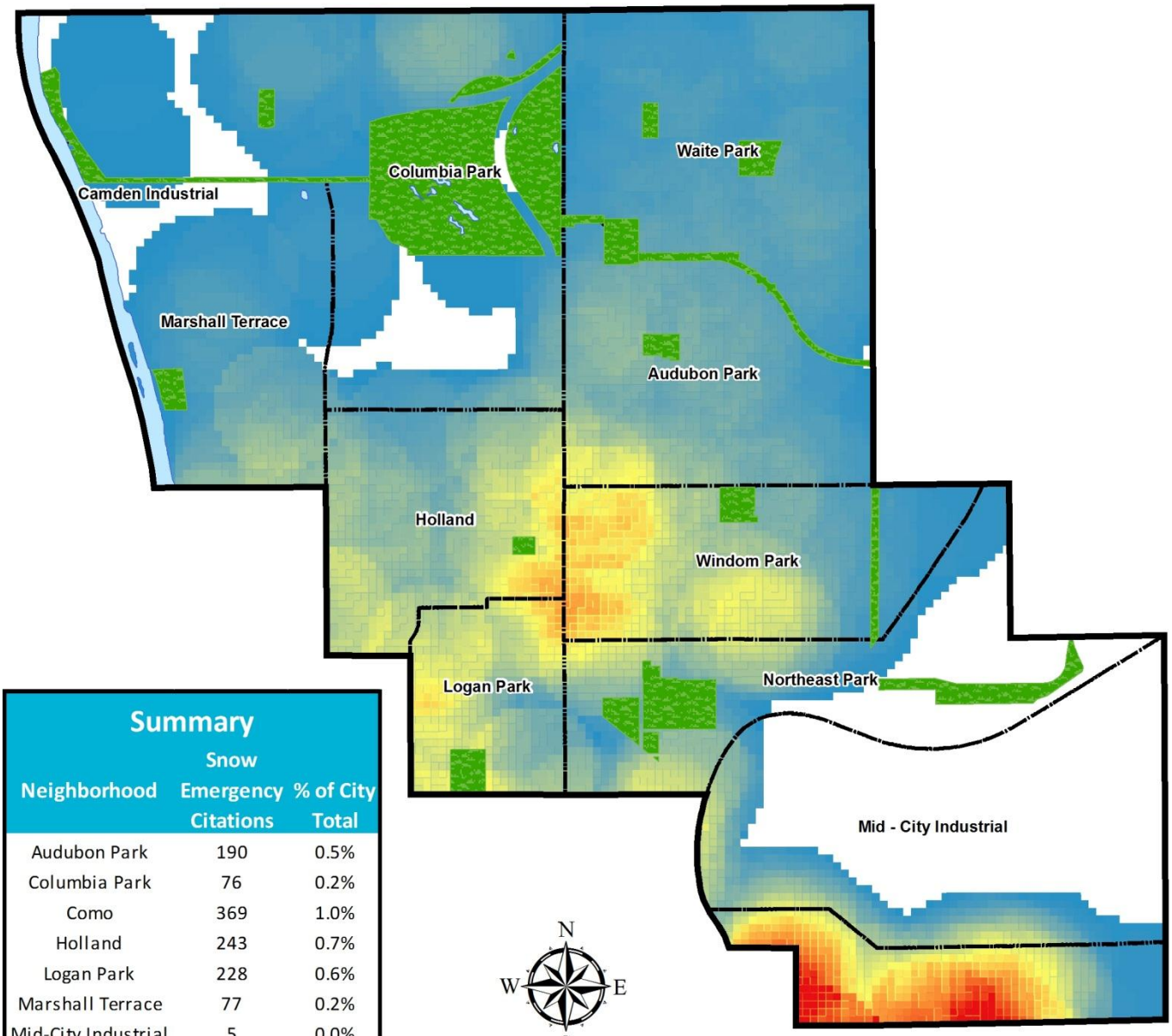
Glendon Haslerud - Intern
Data as of June 23, 2015

Ward 1 2013-2014 Traffic Control Winter Snow Emergency Citations



Summary

Neighborhood	Snow Emergency Citations	% of City Total
Audubon Park	190	0.5%
Columbia Park	76	0.2%
Como	369	1.0%
Holland	243	0.7%
Logan Park	228	0.6%
Marshall Terrace	77	0.2%
Mid-City Industrial	5	0.0%
Northeast Park	98	0.3%
Waite Park	102	0.3%
Windom Park	332	0.9%
Ward Total	**1,720**	**4.9%**
City Total	**35,234**	**100%**

Legend

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

Citation Concentration

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

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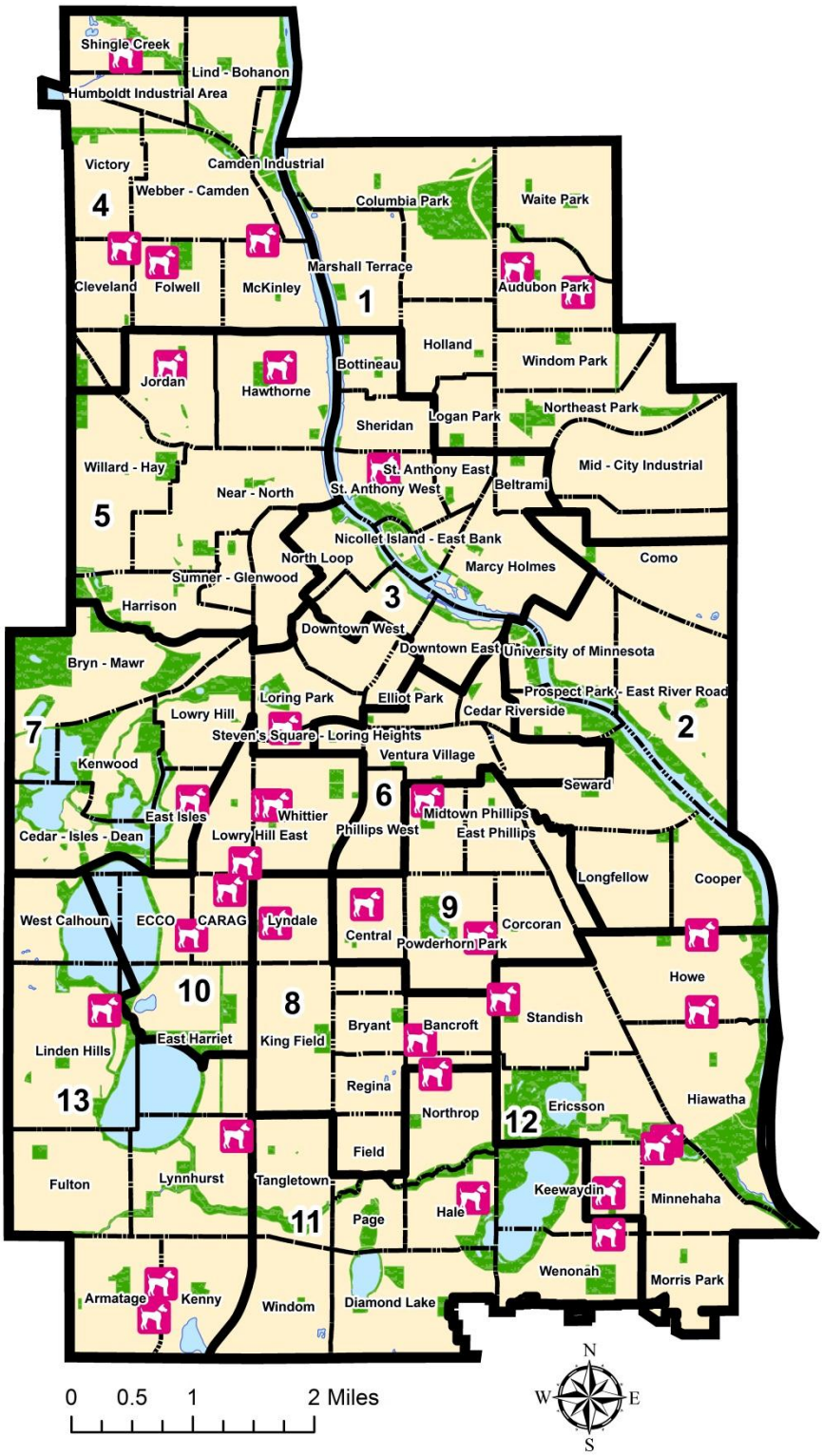
Glendon Haslerud - Intern
Data as of June 23, 2015

Citywide Dangerous Dogs



Legend

- Dangerous Dogs
- 1 Ward Boundaries
- Armatage 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		

Minneapolis Regulatory Services

Created by the
City of Minneapolis
Regulatory Services
Quinn Carr - Administrative Analyst
Data as of June 15, 2015

Check out our online interactive dangerous dogs map

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

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Visit our Website:
http://www.ci.minneapolis.mn.us/regservices/index.htm

See more Profiles:
http://www.ci.minneapolis.mn.us/regservices/profiles

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