CITY OF MINNEAPOLIS

# At a Glance: Downtown West

## Department of Regulatory Services

## 2016 Report

Minneapolis
City of Lakes

Dedicated to strengthening communities by partnering with residents, neighborhoods and businesses to make the city safer, healthier and more inviting for all, Regulatory Services is responsible for Animal Care & Control, Fire Inspection Services, Housing Inspection Services (including the Problem Properties Unit), as well as Code Compliance and Traffic Control.

Data collection, cleaning, and reporting are at the core of Regulatory Services' work, providing us with a strong foundation on which to build a culture of data-driven decision making, transparency, and resident engagement. The Department strengthens the city by:

- Partnering with residents, organizations, and stakeholders;
- Analyzing data to effectively align our activities with the city's strategic priorities, identify trends, and effectively deploy resources; and
- Communicating results in meaningful and understandable ways.

In its second edition, the Ward & Neighborhood Profiles Report demonstrates the Department's commitment to the effective use of analytics in a variety of ways.

- Data is provided at the citywide, ward, and neighborhood levels to help readers target their area of interest.
- Summary statistics of data are provided to help readers understand broader context and trends.
- Maps reflecting the data are created to help readers visually understand both frequency and geographic impact.

Critically important to our efforts is the commitment of the City of Minneapolis to use performance management as a tool to continuously improve the core services that it provides. The Ward & Neighborhood Profiles Report was made possible through the contributions of many individuals, with Quinn Carr leading the development, design and publications of the report, and Glen Haslerud and Fatuma Qorane assisting in the creation of the maps and narrative.

To learn more about Regulatory Services and view our other reports, please visit http://www.minneapolismn.gov/regulatoryservices/

Please do not hesitate to contact us with questions, comments or suggestions for future editions of the report.

Noah Schuchman
Director
Regulatory Services

# Glossary

## Change of Ownership & Conversion

- A new property owner to a rental licensed property that has changed ownership.
- Conversions refer to properties that have been converted from owner-occupied to a rental licensed property.

## Condemned

- Refers to a building that 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 Housing Inspection Services Division.

## Conduct on Premise

- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows Minneapolis to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impact neighbors.

## Dangerous Dogs

- Domestic animals which have bitten or demonstrated aggression must be investigated to determine if it is a threat to the public's safety and should be declared "dangerous".
- Declarations are determined based on the severity of the incident, including serious bites and unprovoked aggressive behavior.

## Illegal Occupancy

- Refers to a situation where properties are not used for their permitted purposes. This can include illegal or unpermitted over-occupancy, units, basement or attic occupancy, accessory buildings, room size, ceiling height, window size, and basement or attic bedroom remodeling.

## Police Calls

- Refers to 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 a single incident.
- Police calls at an intersection, street or area not identified at a specific property are not included.
- Domestic and medical related calls are not included.

## Problem Properties Unit (PPU)

- Refers to the case management team within the Housing Inspection Services Division charged with identifying the City's most challenging properties and developing an action plan to resolve their issues.
- PPU tracks and manages boarded, vacant, and condemned housing.

## Property

- A property is defined as the unique building with an address. Past reports defined a property as a parcel address but this report is focusing on the unique buildings. There can be several parcel addresses on one building.

## Rental Licenses

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

## Tier Rental Licensing

- Refers to the rental license billing system in which every rental licensed property is evaluated annually based on property conditions.
- A designated tier is assigned to the rental license. The rental license bill and amount of time between routine inspections reflect the tier, with 3 being the highest billed/most often inspected and 1 being the lowest billed/least often inspected.

## Vacant Building Registry (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 or
  - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits.

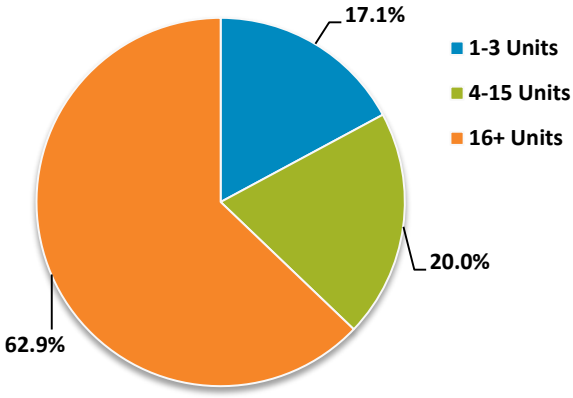
## To search the detailed City of Minneapolis Ordinance page, please visit:

https://www.municode.com/library/mn/minneapolis/codes/code_of_ordinances

# Downtown West Profile

| Land Use Breakdown by Properties | | |
|---|---|---|
| **Land Use** | **Number** | **Percentage** |
| Bar, Restaurant, Club, Entertainment | 32 | 6.5% |
| Comm. Work Shop | 4 | 0.8% |
| Common Area | 0 | 0.0% |
| Garage or Misc. Residential | 37 | 7.6% |
| *Group Residence | 2 | 0.4% |
| Ind. Warehouse, Factory | 1 | 0.2% |
| Institution, School, Church | 14 | 2.9% |
| Misc. Commercial | 3 | 0.6% |
| *Mixed Comm., Res., Apt | 19 | 3.9% |
| *Multi Family Apartment | 9 | 1.8% |
| *Multi Family Residential | 0 | 0.0% |
| Office | 120 | 24.5% |
| Public Accommodations | 26 | 5.3% |
| Retail | 39 | 8.0% |
| *Single -Family Attached Dwelling | 21 | 4.3% |
| *Single-Family Detached Dwelling | 0 | 0.0% |
| Sport or Recreation Facility | 10 | 2.0% |
| Utility | 4 | 0.8% |
| Vacant Land | 146 | 29.9% |
| Vehicle Related Use | 2 | 0.4% |
| **Grand Total:** | **489** | **100%** |

## Rental Licensed Properties by Units




| Rental License Information | |
|---|---|
| Total Rental Licenses | 444 |
| Properties with Rental Licenses | 35 |
| Rental Units | 2,936 |
| Average Rental Units per Property | 83.9 |
| *Rentals / Total Residential | 68.6% |

| 2015 Conversions and CHOWNs | |
|---|---|
| Properties with Conversions[1] | 9 |
| Properties with CHOWNs[1] | 0 |

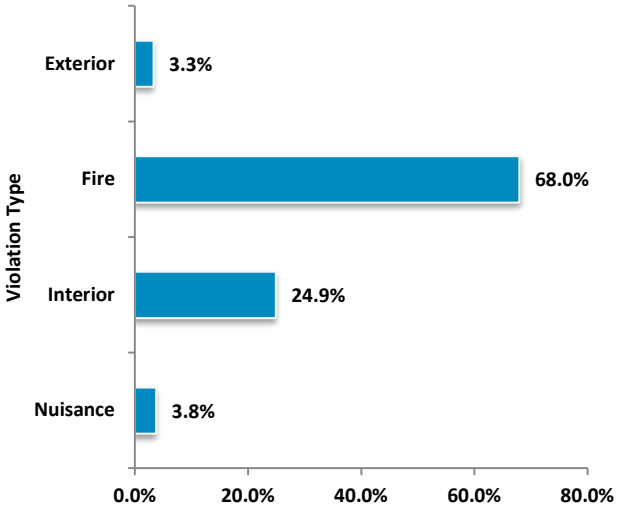
| Rental Licenses Applicants in Minneapolis | | |
|---|---|---|
| **Residence** | **Number** | **Percentage** |
| Minneapolis | 111 | 25.0% |
| St. Paul | 13 | 2.9% |
| Rest of Minnesota | 225 | 50.7% |
| Out of State | 88 | 19.8% |
| Out of Country | 7 | 1.6% |
| **Grand Total:** | **444** | **100%** |

| Rental Licensed Properties by Units | | |
|---|---|---|
| **Units** | **Number** | **Percentage** |
| 1 Unit | 3 | 8.6% |
| 2 Units | 2 | 5.7% |
| 3 Units | 1 | 2.9% |
| 4-5 Units | 1 | 2.9% |
| 6-10 Units | 3 | 8.6% |
| 11-15 Units | 3 | 8.6% |
| 16-20 Units | 0 | 0.0% |
| 21-30 Units | 3 | 8.6% |
| 31+ Units | 19 | 54.3% |
| **Grand Total:** | **35** | **100%** |

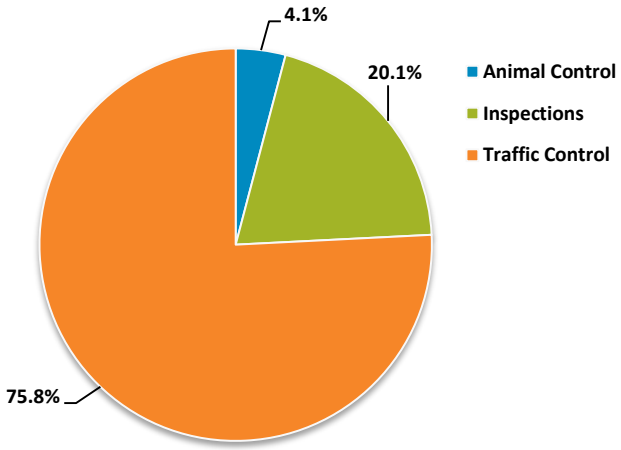
# Downtown West Profile

| Housing Violations (last two years) | | | | | | 311 Service Requests (2015) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Total | Exterior Violations | Fire Violations | Interior Violations | Nuisance Violations | | Total | Animal Control | Inspections | Traffic Control |
| Properties: | 145 | 8 | 124 | 30 | 21 | Number: | 945 | 39 | 190 | 716 |
| Violations: | 634 | 21 | 431 | 158 | 24 | Percentage: | 100.0% | 4.1% | 20.1% | 75.8% |

## Violations by Neighborhood (last 2 years)

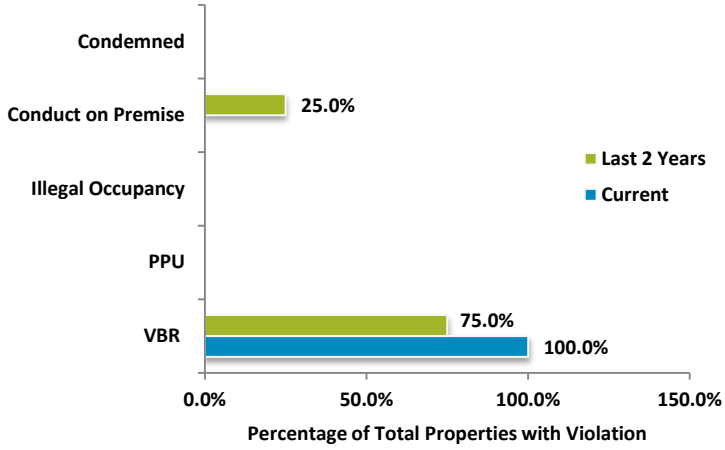



## 311 Service Requests




| Properties with Animal, Housing and Police Issues | | | | | | | | Code Compliance and Traffic Control Citations (2015) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Condemned | Conduct on Premise | Dangerous Dogs | Illegal Occupancy | Total Police Calls[2] | PPU | VBR | | Total | Snow Emergency[3] | Non-Snow Emergency |
| Current: | 0 | 0 | 0 | 0 | - | 0 | 1 | Number: | 38,455 | 6 | 38,449 |
| Last Two Years: | 0 | 1 | - | 0 | 32,130 | 0 | 3 | Percentage: | 100.0% | 0.02% | 99.98% |

## Housing and Police Issues

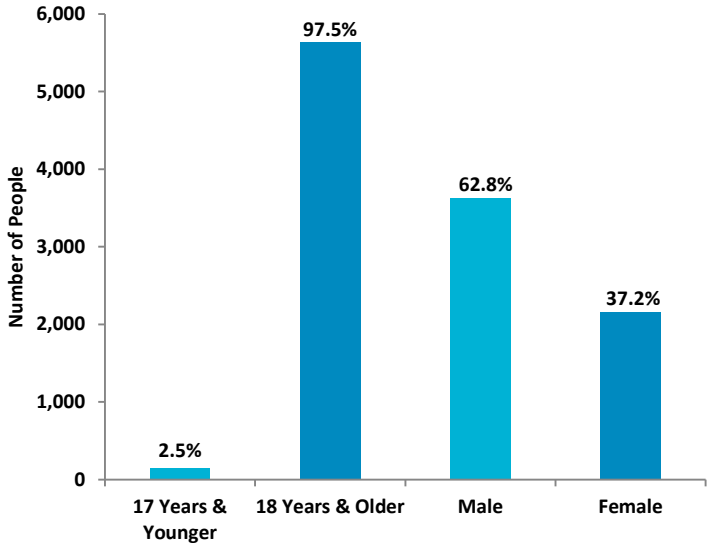


# Demographic Profile

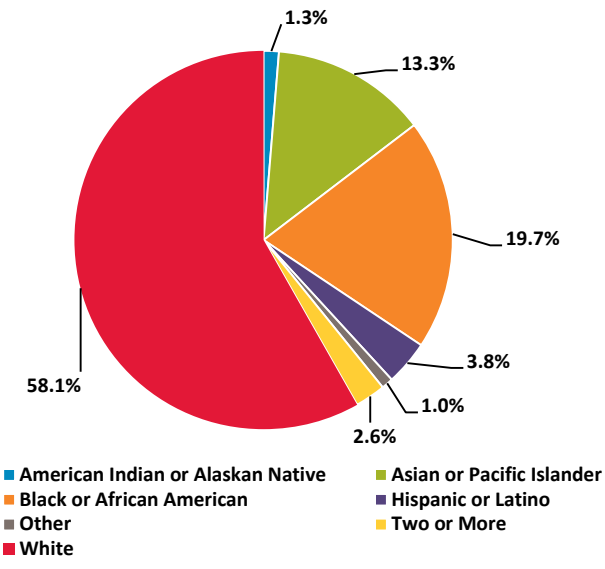
| Population & Language | | | | | | | |
|---|---|---|---|---|---|---|---|
| Data Source: | 2010 Census | | | | | 2009-2013 American Community Survey | |
| Category: | Population | | | | | Language | |
| | Total Population | 17 Years & Younger | 18 Years & Older | Male | Female | Speaks only English | Speaks Language other than English |
| Number: | 5,781 | 145 | 5,636 | 3,628 | 2,153 | 5,260 | 1,371 |
| Percentage: | 100.0% | 2.5.% | 97.5% | 62.8% | 37.2% | 79.3% | 20.7% |

| Race & Ethnicity | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Data Source: | 2009-2013 American Community Survey | | | | | | | | |
| Category: | Race | | | | | | | Ethnicity | |
| | American Indian or Alaskan Native | Asian or Pacific Islander | Black or African American | Hispanic or Latino | Other | Two or More | White | Foreign Born | Native Born |
| Number: | 89 | 905 | 1,335 | 256 | 65 | 196 | 3,939 | 1,430 | 5,347 |
| Percentage: | 1.3% | 13.3% | 19.7% | 3.8% | 1.0% | 2.6% | 58.1% | 21.1% | 78.9% |

## Population




## Race

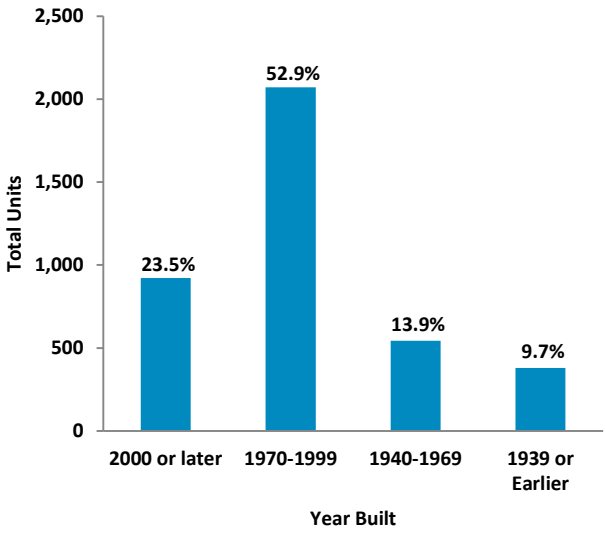


# Demographic Profile

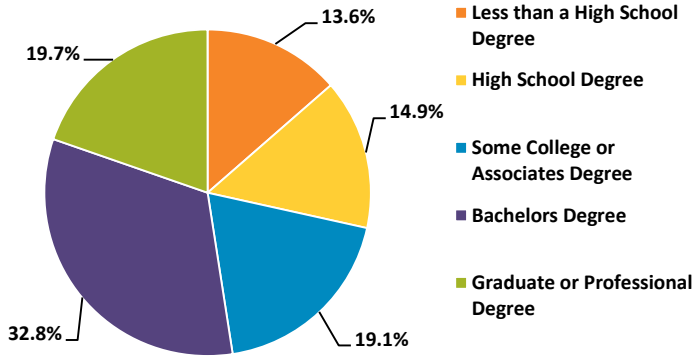
| Housing | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Data Source: | 2010 Census | | | | 2009-2013 American Community Survey | | | | |
| | Total Housing Units | Occupied Housing Units | Vacant Housing Units | Average Household Size | Units Built: 2000 or later | Units Built: 1970-1999 | Units Built: 1940-1969 | Units Built: 1939 or Earlier | Total Cost-Burdened Households [4] |
| Number: | 3,971 | 3,373 | 598 | 1.4 | 922 | 2,071 | 543 | 380 | 1,283 |
| Percentage: | 100.0% | 84.9% | 15.1% | - | 23.5% | 52.9% | 13.9% | 9.7% | 39.4% |

| Education & Household Income | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Data Source: | 2009-2013 American Community Survey | | | | | | | | |
| | Education | | | | | Household Income | | | |
| | Less than a High School Degree | High School Degree | Some College or Associates Degree | Bachelors Degree | Graduate or Professional Degree | Less than $35,000 | $35,000-$49,999 | $50,000-$74,999 | $75,000 or More |
| Number: | 763 | 835 | 1,071 | 1,846 | 1,107 | 1,165 | 415 | 519 | 1,066 |
| Percentage: | 13.6% | 14.9% | 19.1% | 32.8% | 19.7% | 32.9% | 11.7% | 14.6% | 30.1% |

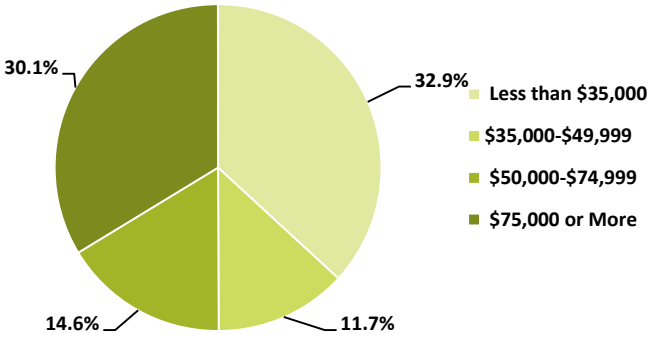
## Age of Housing Units




## Education




## Household Income



# Rental Properties

**Legend**

- 1-3 Units
- 4-10 Units
- 11-20 Units
- 21-30 Units
- 31 or More Units

- Tier 1
- Tier 2
- Tier 3

| Summary | | | |
|---|---|---|---|
| | Tier 1 Properties | Tier 2 Properties | Tier 3 Properties |
| Properties | 443 | 1 | 0 |
| Units | 2,934 | 2 | 0 |

N W E S

0 0.125 0.25 0.5 Miles

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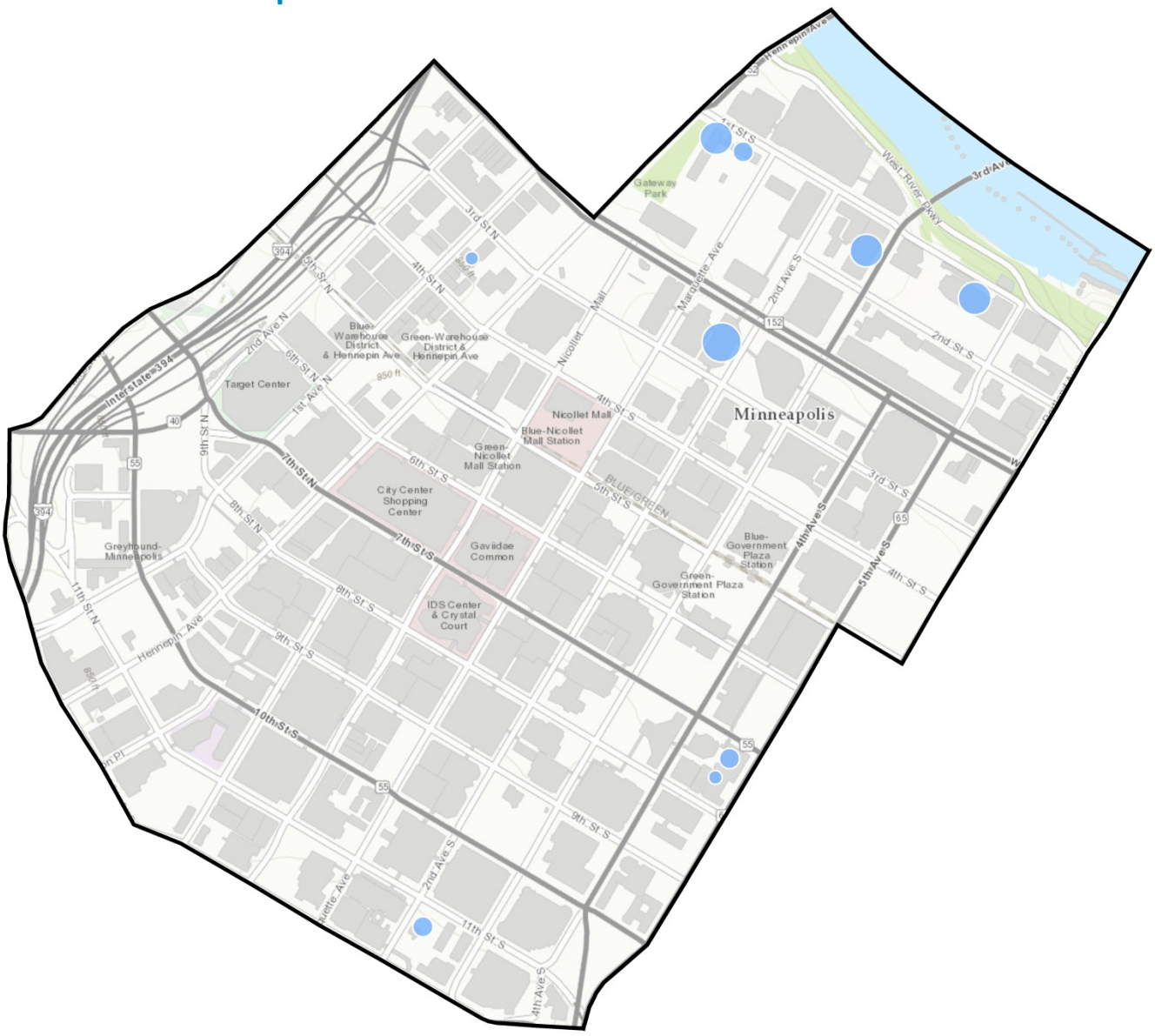
# 2015 Rental License Conversions and Change of Ownerships




**Legend**

- 1-2 Units
- 3-4 Units
- 5-6 Units
- 7-10 Units
- 11-17 Units
- Change of Ownerships
- Conversions

| Summary | | |
|---|---|---|
| | Conversions | Change of Ownerships |
| Properties | 9 | 0 |
| Units | 54 | 0 |

N W E S

0 0.125 0.25 0.5 Miles

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# Conduct on Premise (COP) and Problem (PPU) Properties

**Legend**

**Police Calls by Property**

- 1-80
- 81-415
- 416-1,745
- 1,746-5,116
- 5,117 or More

- COP Properties
- PPU Properties
- COP & PPU Properties

| Summary | | | | | |
|---|---|---|---|---|---|
| Neighborhood | COP Properties | PPU Properties | COP & PPU Properties | Police Calls | Police Call Neighborhood Average |
| Downtown West | 0 | 0 | 0 | 32,232 | 4,671 |

N W E S

0 0.125 0.25 0.5 Miles

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# Housing Violations (Last 2 years)

**Legend**

- 1-5 Violations
- 6-15 Violations
- 16-30 Violations
- 31-60 Violations
- 61-160 Violations

| Summary | | | | |
|---|---|---|---|---|
| Exterior Violations | Interior Violations | Fire Violations | Nuisance Violations | Properties with Violations |
| 21 | 158 | 431 | 24 | 145 |

N W E S

0 0.125 0.25 0.5 Miles

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# Endnotes

*1.Change of Ownership and Conversion rental license data in the report only includes instances that were reported and enforced by our department. Please visit the Minneapolis Code of Ordinances, Chapter 244.1870 for more details.*
*2.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.*
*3.Snow emergency citations are only from one declaration from late December of 2015. Data for the remaining 2015-2016 winter season was unavailable at the time of obtaining this content.*
*4. The American Community Survey used 161,401 different household units to calculate the proportion of cost-burdened households in the City of Minneapolis. Cost-burdened households are defined by the United States Census Bureau as households that spend at least 30% of annual household income on household costs*

# Sources

*Demographic data was compiled by **Minnesota Compass** and comes from the 2010 Census as well as the 2009-2013 American Community Survey.*

*All current City of Minneapolis data is as of January 1, 2016. This includes:*

- *311 Service Requests*
- *Animal Care & Control data*
- *City Assessor's Land Use data*
- *Housing violations data*
- *Police calls*
- *Properties with animal, housing and police issues*
- *Rental License information*
- *Traffic Control citations*