

CITY OF MINNEAPOLIS

At a Glance: Ward 7

Department of Regulatory Services

2016 Report



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



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/code_s/code_of_ordinances

Ward 7 Profile



Land Use Breakdown by Properties		
Land Use	Number	Percentage
Bar, Restaurant, Club, Entertainment	38	0.7%
Comm. Work Shop	13	0.3%
Common Area	21	0.4%
Garage or Misc. Residential	48	0.9%
*Group Residence	14	0.3%
Ind. Warehouse, Factory	3	0.1%
Institution, School, Church	47	0.9%
Misc. Commercial	8	0.2%
*Mixed Comm., Res., Apt.	51	1.0%
*Multi Family Apartment	270	5.2%
*Multi Family Residential	415	8.1%
Office	141	2.7%
Public Accommodations	24	0.5%
Retail	73	1.4%
*Single -Family Attached Dwelling	540	10.5%
*Single-Family Detached Dwelling	2,809	54.5%
Sport or Recreation Facility	34	0.7%
Utility	7	0.1%
Vacant Land	589	11.4%
Vehicle Related Use	9	0.2%
Grand Total:	5,154	100.0%

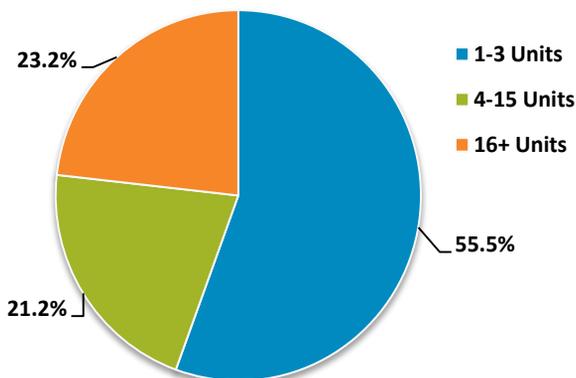
Rental License Information	
Total Rental Licenses	1,418
Properties with Rental Licenses	745
Rental Units	12,730
Average Rental Units per Property	17.1
*Rentals / Total Residential	18.2%

2015 Conversions and CHOWNs	
Properties with Conversions ¹	58
Properties with CHOWNs ¹	11

Rental Licenses Applicants in Minneapolis		
Residence	Number	Percentage
Minneapolis	628	44.3%
St. Paul	41	2.9%
Rest of Minnesota	523	36.9%
Out of State	214	15.1%
Out of Country	12	0.8%
Grand Total:	1,418	100%

Rental Licensed Properties by Units		
Units	Number	Percentage
1 Unit	241	32.3%
2 Units	134	18.0%
3 Units	39	5.2%
4-5 Units	42	5.6%
6-10 Units	64	8.6%
11-15 Units	52	7.0%
16-20 Units	17	2.3%
21-30 Units	54	7.2%
31+ Units	102	13.7%
Grand Total	745	100.0%

Rental Licensed Properties by Units

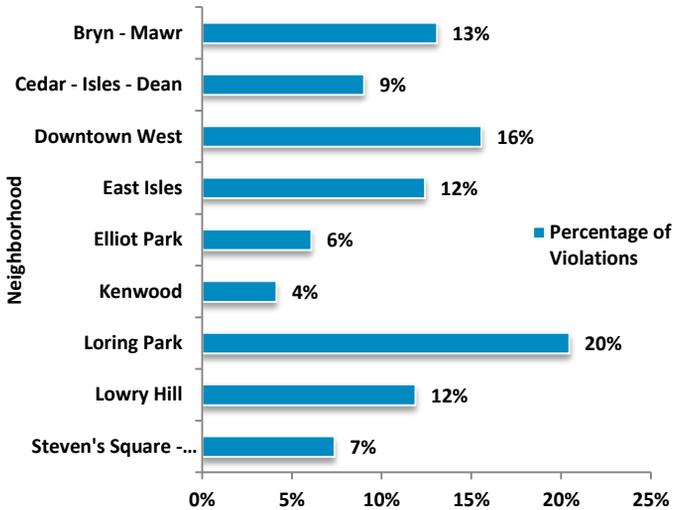


Ward 7 Profile

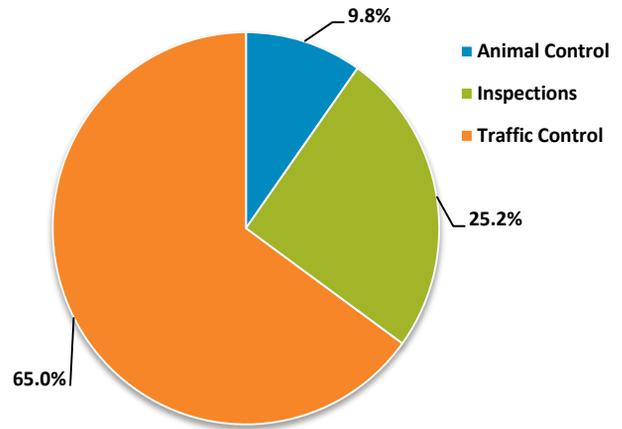


Housing Violations (last two years)					311 Service Requests (2015)					
	All Violations	Exterior Violations	Fire Violations	Interior Violations	Nuisance Violations		Ward Total	Animal Control	Inspections	Traffic Control
Properties:	727	102	246	281	368	Number:	2,497	245	629	1,623
Violations:	2,416	216	806	878	516	Percentage:	100.0%	9.8%	25.2%	65.0%

Violations by Neighborhood (last 2 years)

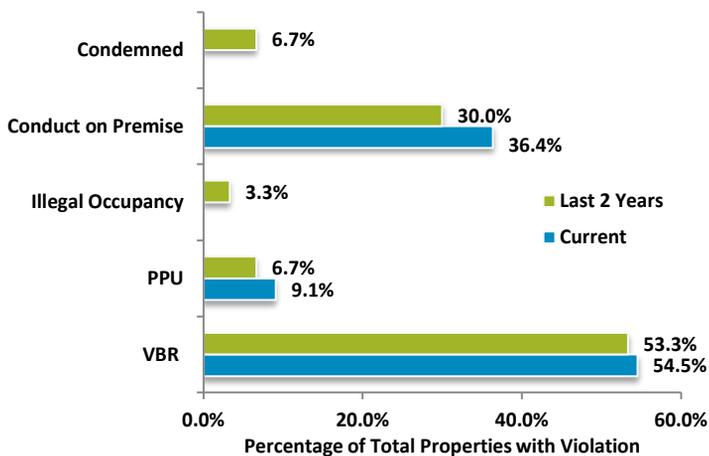


311 Service Requests



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		Ward Total	Snow Emergency ³	Non-Snow Emergency
Current:	0	4	3	0	-	1	6	Number:	43,715	423	43,292
Last Two Years:	2	9	-	1	43,669	2	16	Percentage:	100.0%	1.0%	99.0%

Housing and Police Issues



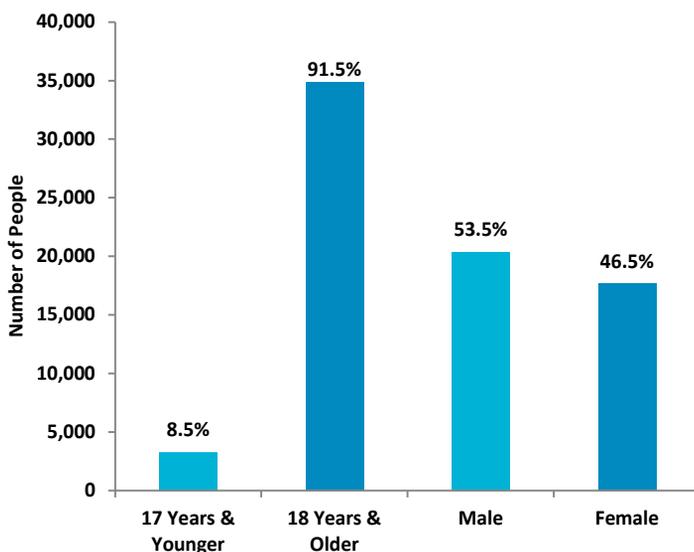
Demographic Profile



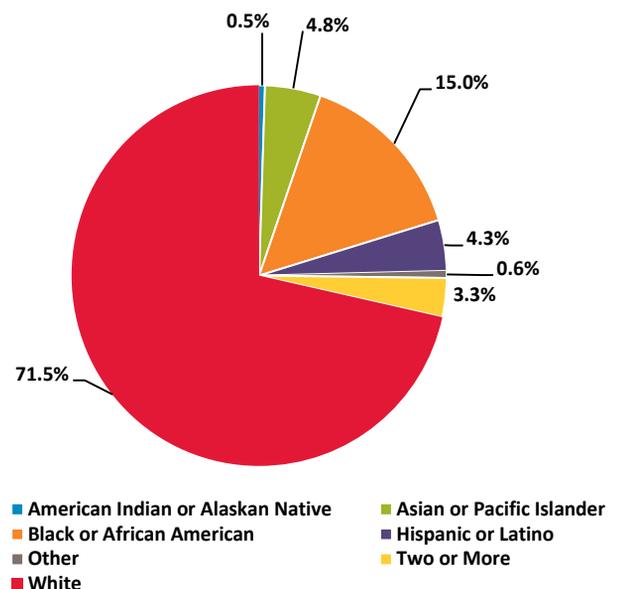
Population & Language							
Data Source:	2010 Census					2009-2013 American Community Survey	
Category:	Population					Language	
	Total Population	17 Years & Younger	18 Years & Older	Male	Female	Speaks only English	Speaks Language other than English
Number:	38,099	3,233	34,866	20,400	17,699	31,440	6,313
Percentage:	100.0%	8.5%	91.5%	53.5%	46.5%	83.3%	16.7%

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:	206	1,879	5,912	1,676	228	1,305	28,169	5,642	33,703
Percentage:	0.5%	4.8%	15.0%	4.3%	0.6%	3.3%	71.5%	14.3%	85.7%

Population



Race



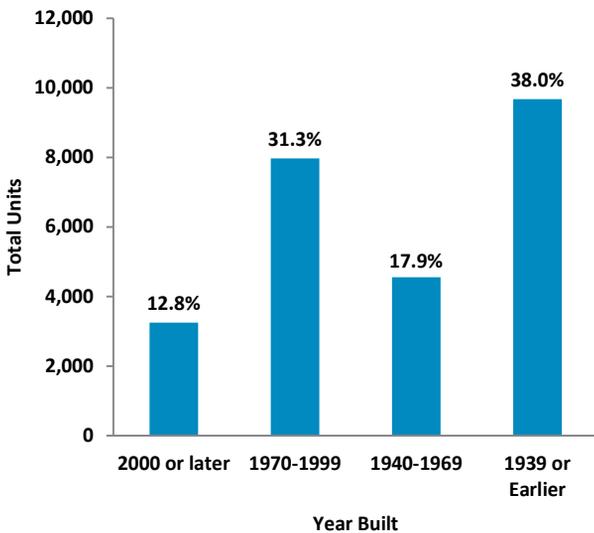
Demographic Profile



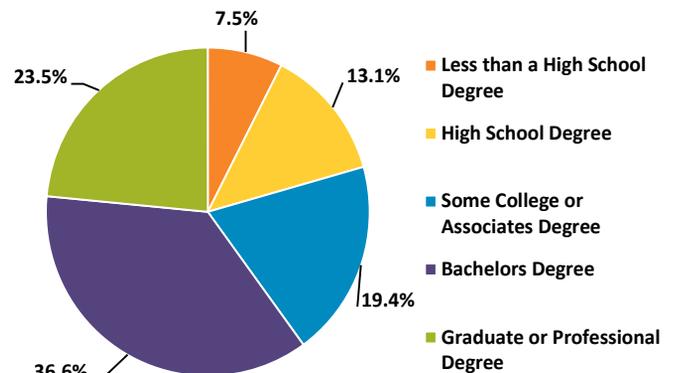
Housing									
Data Source:	2010 Census				2009-2013 American Community Survey				
	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Average Household Size	Units Built: 2000 or later	Units Built: 1970-1999	Units Built: 1940-1969	Units Built: 1939 or Earlier	Total Cost-Burdened ⁴ Households
Number:	25,404	22,415	2,989	1.7	3,247	7,971	4,556	9,672	8,850
Percentage:	100.0%	88.2%	11.8%	-	12.8%	31.3%	17.9%	38.0%	40.2%

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:	2,246	3,919	5,807	10,987	7,047	9,426	2,081	3,285	8,033
Percentage:	7.5%	13.1%	19.4%	36.6%	23.5%	41.3%	9.1%	14.4%	35.2%

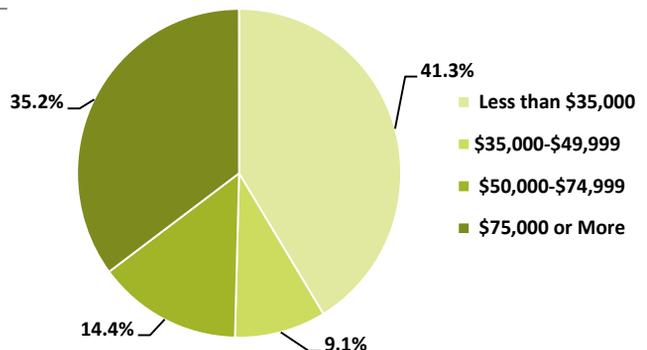
Age of Housing Units



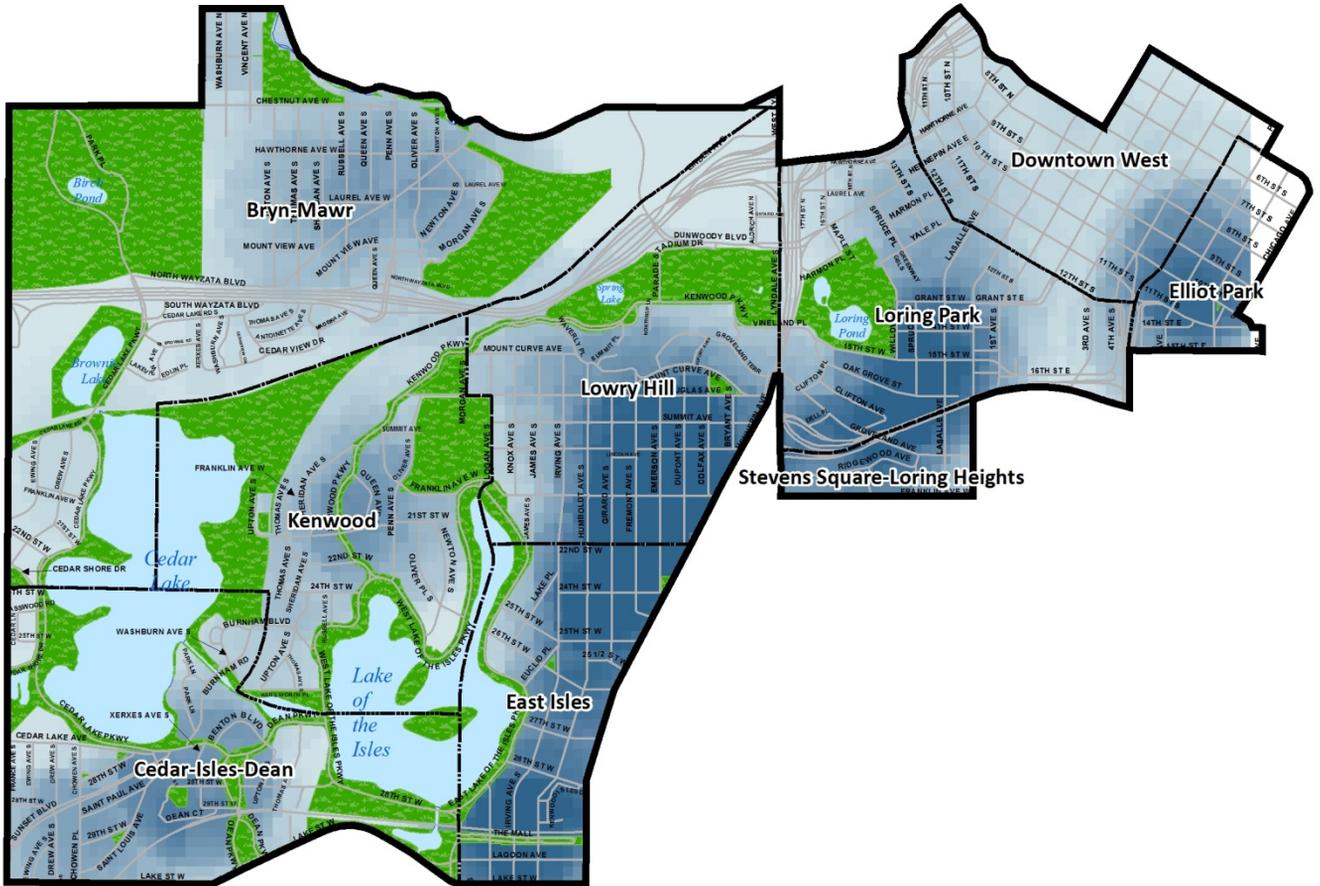
Education



Household Income



Rental Properties

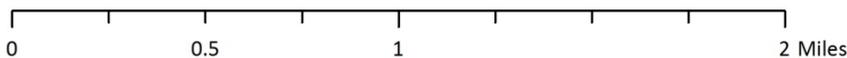


Legend

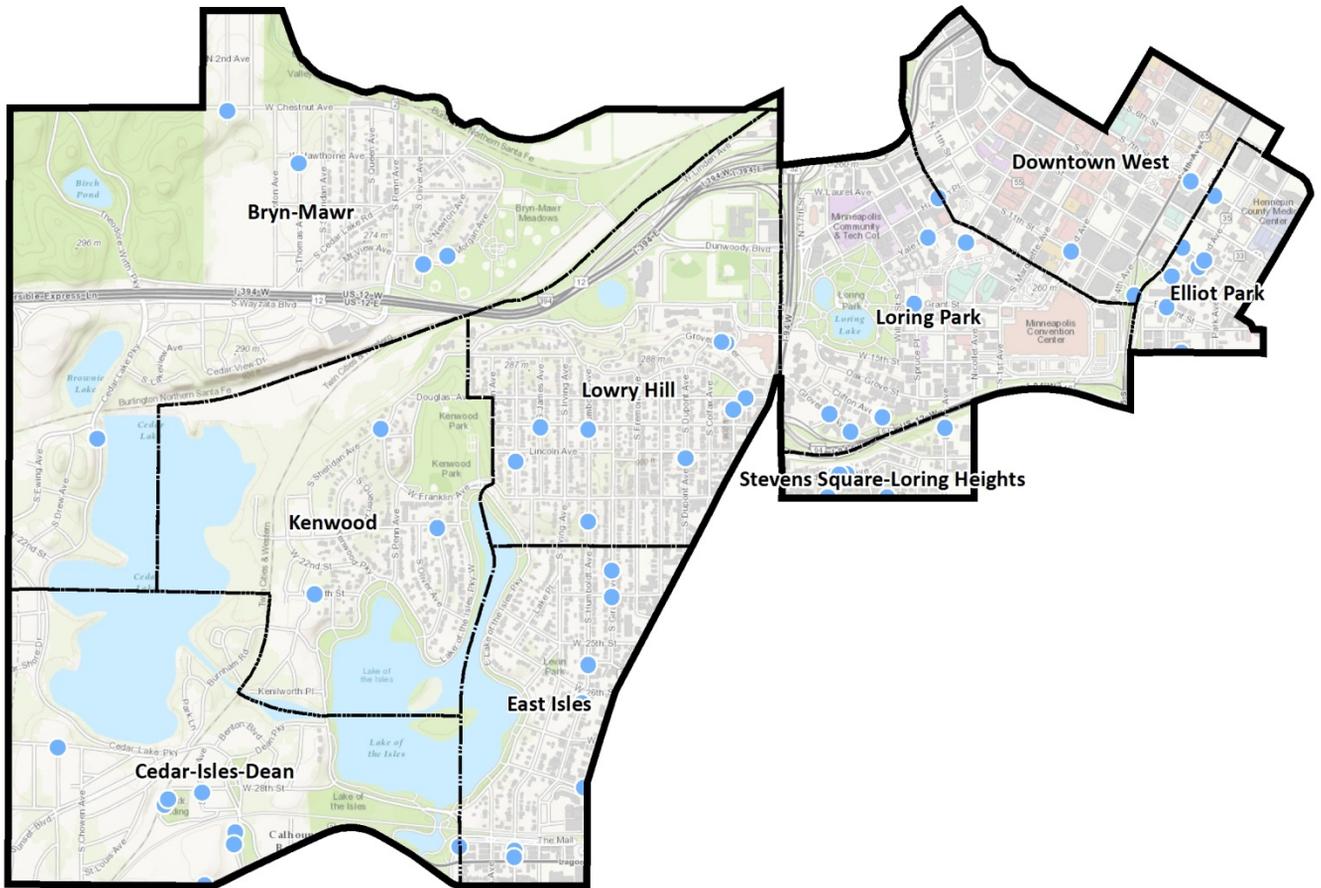
- Armatage Neighborhood Boundaries
- Water Bodies
- Parks
- Rental Licensed Property Distribution
 - 715 / Sq Mile
 - 0 / Sq Mile



Summary		
Neighborhood	% of Properties	% of Units
Bryn-Mawr	11.8%	1.1%
Cedar-Isles-Dean	10.3%	7.4%
Downtown West	2.0%	10.2%
East Isles	22.7%	9.6%
Elliot Park	7.9%	9.9%
Kenwood	7.1%	0.6%
Loring Park	12.8%	45.5%
Lowry Hill	19.3%	10.5%
Stevens Square - Loring Heights	6.0%	5.2%
Total:	745	12,730



2015 Rental License Conversions



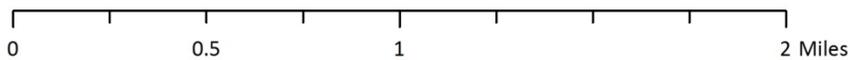
Legend

Armatage Neighborhood Boundaries

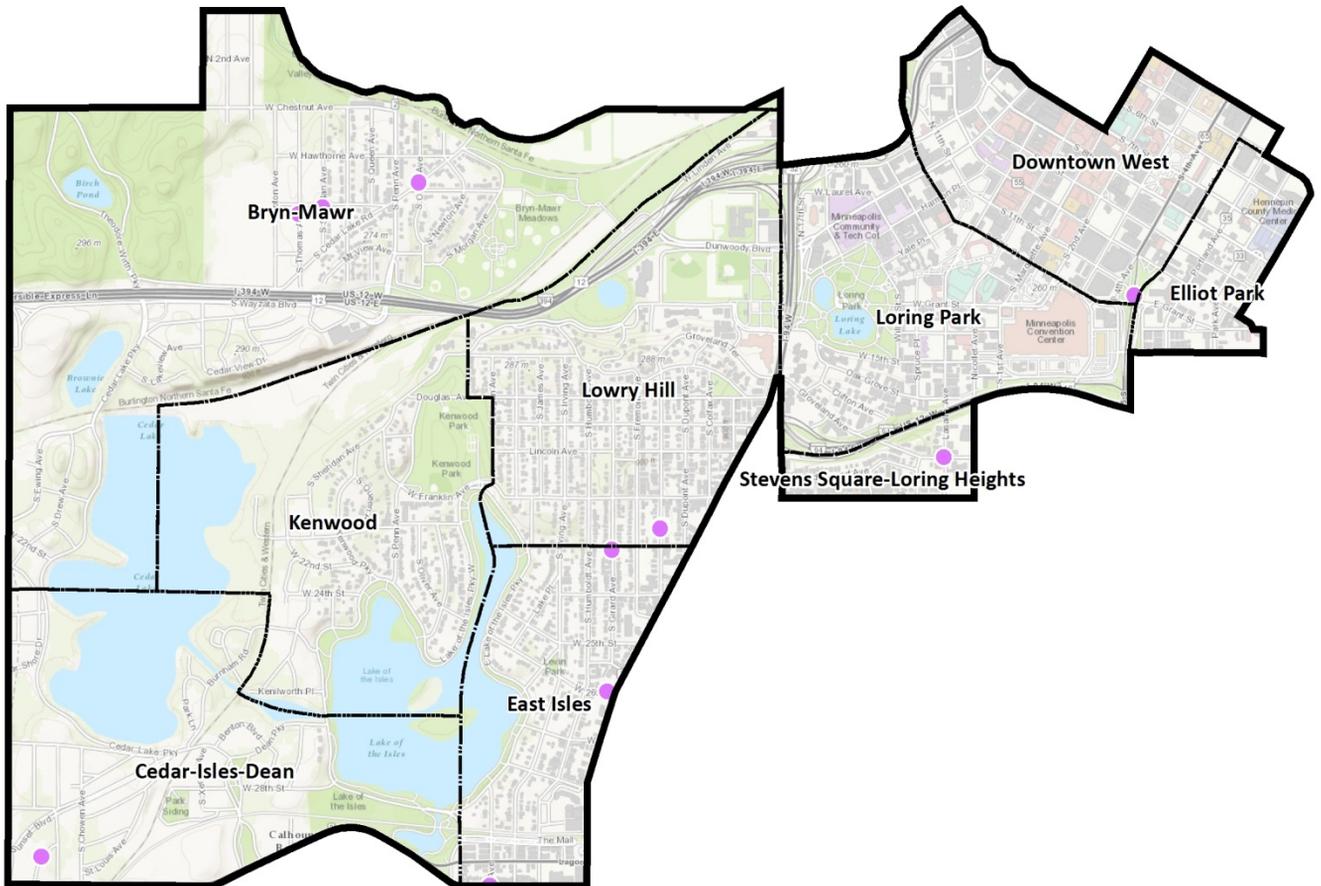
● Conversions



Summary		
Neighborhood	Conversion Properties	%
Bryn-Mawr	5	8.6%
Cedar-Isles-Dean	8	13.8%
Downtown West	3	5.2%
East Isles	8	13.8%
Elliot Park	7	12.1%
Kenwood	3	5.2%
Loring Park	7	12.1%
Lowry Hill	10	17.2%
Stevens Square - Loring Heights	7	12.1%
Total:	58	100%



2015 Rental License Change of Ownerships



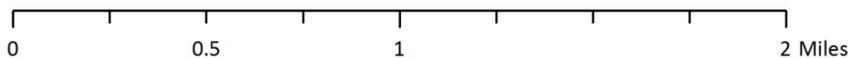
Legend

Armatage Neighborhood Boundaries

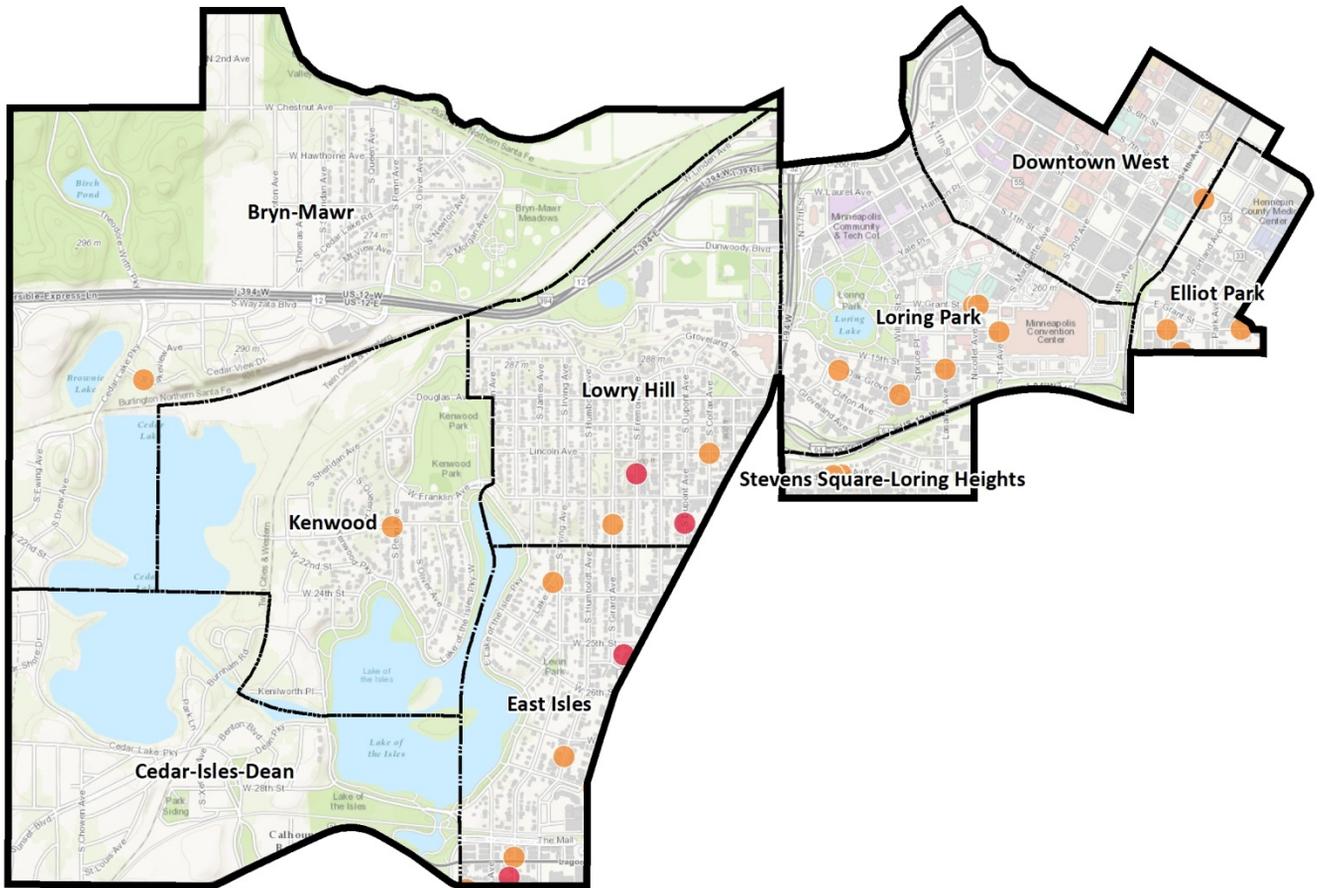
Change of Ownerships



Summary		
Neighborhood	CHOWN Properties	%
Bryn-Mawr	3	27.3%
Cedar-Isles-Dean	1	9.1%
Downtown West	0	0.0%
East Isles	3	27.3%
Elliot Park	1	9.1%
Kenwood	0	0.0%
Loring Park	0	0.0%
Lowry Hill	2	18.2%
Stevens Square - Loring Heights	1	9.1%
Total:	11	100%



Tier 2 & 3 Rental Licenses

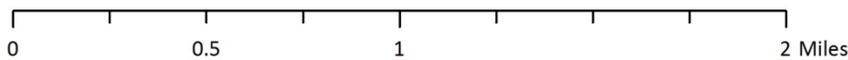


Legend

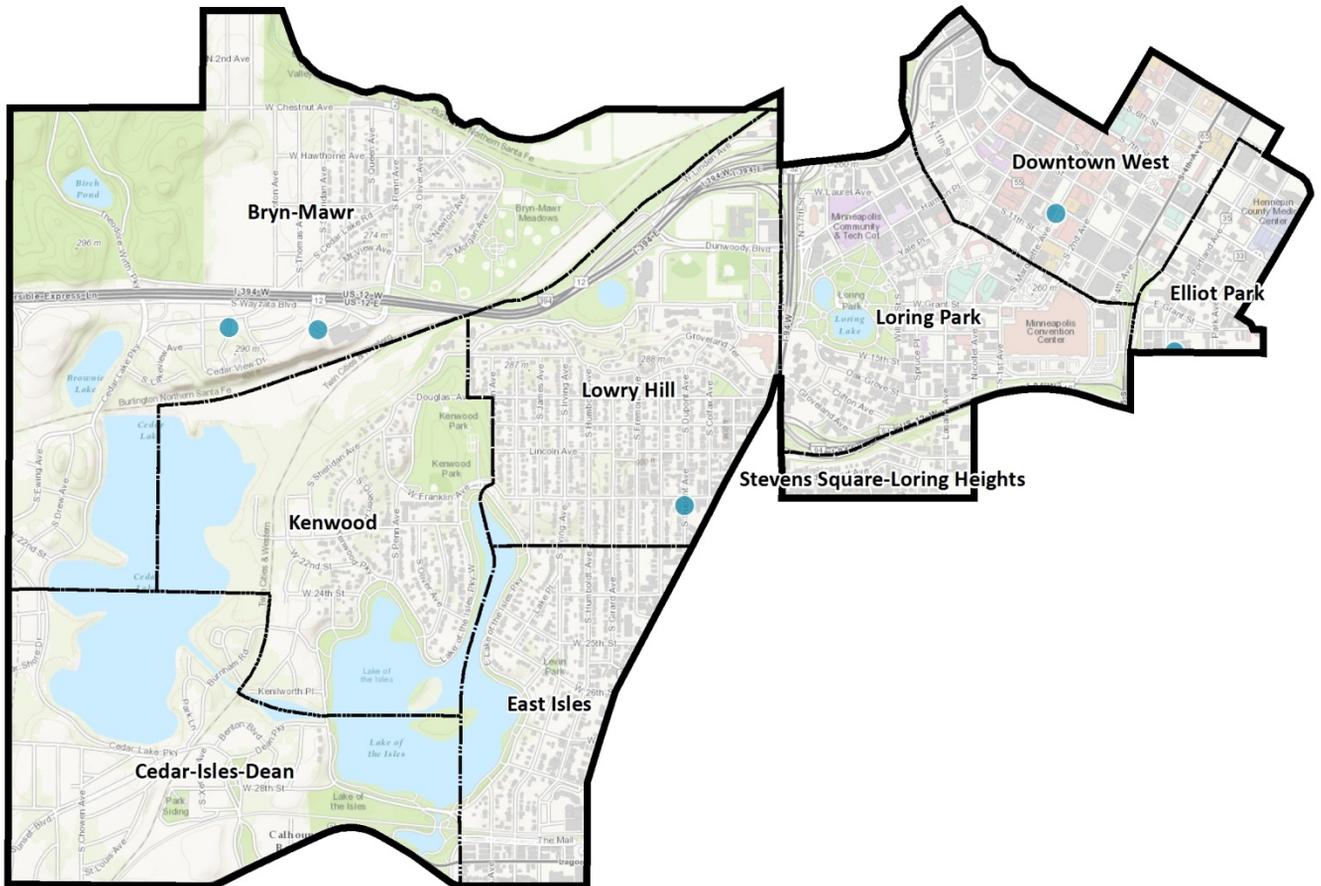
- Tier 2 Properties
- Tier 3 Properties
- Armatage Neighborhood Boundaries



Summary		
Neighborhood	Tier 2 Properties	Tier 3 Properties
Bryn-Mawr	5.3%	0.0%
Cedar-Isles-Dean	0.0%	0.0%
Downtown West	0.0%	0.0%
East Isles	15.8%	50.0%
Elliot Park	15.8%	0.0%
Kenwood	5.3%	0.0%
Loring Park	31.6%	0.0%
Lowry Hill	15.8%	50.0%
Stevens Square - Loring Heights	10.4%	0.0%
Total:	19	4



Condemned and Vacant (VBR) Properties



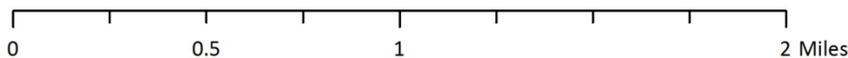
Legend

Armatage Neighborhood Boundaries

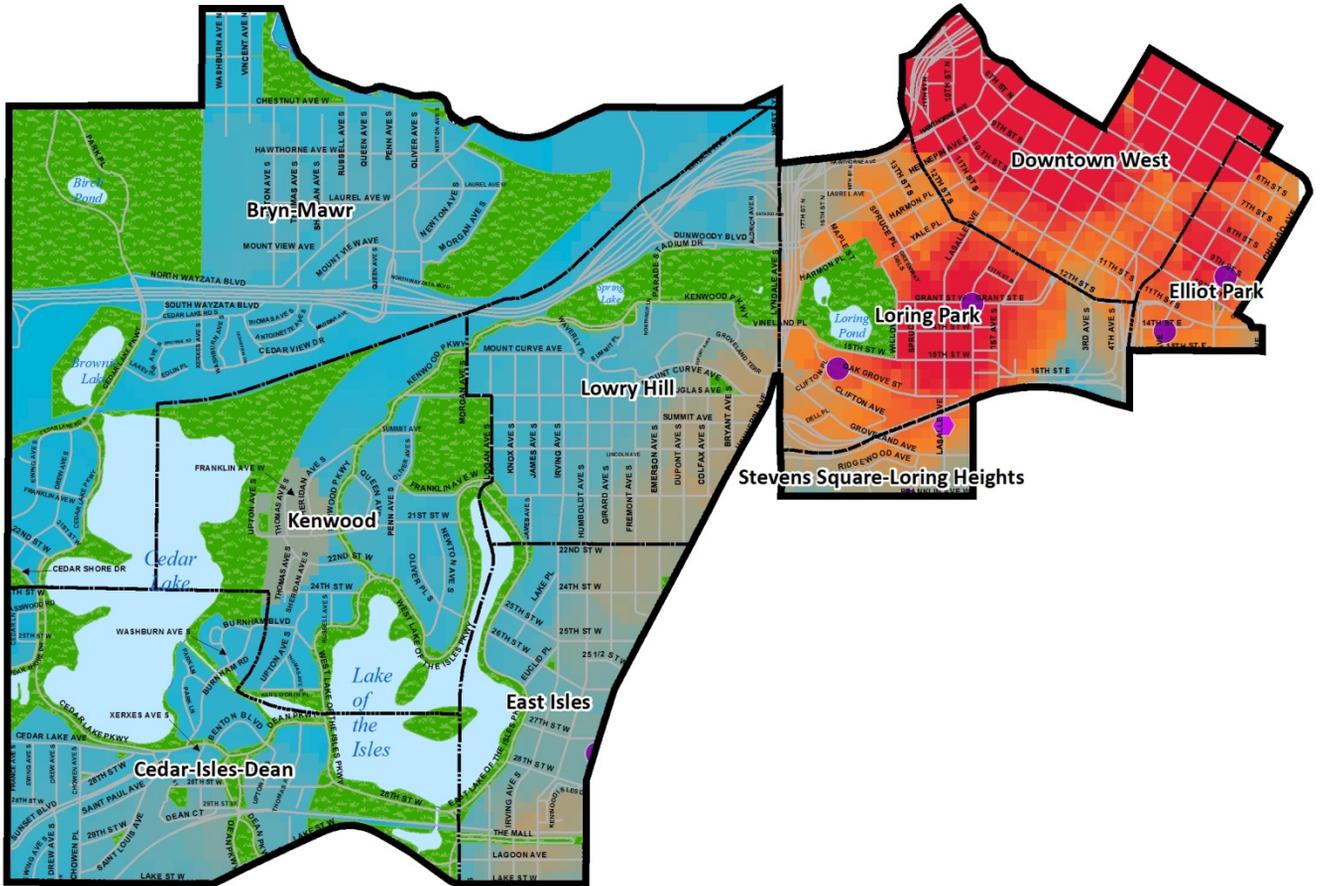
- VBR
- ▲ VBR & CON
- CON



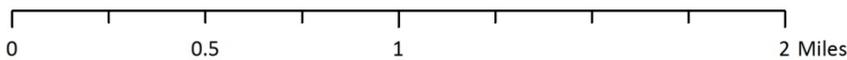
Summary			
Neighborhood	VBR	CON	VBR & CON
Bryn-Mawr	3	0	0
Cedar-Isles-Dean	0	0	0
Downtown West	1	0	0
East Isles	0	0	0
Elliot Park	1	0	0
Kenwood	0	0	0
Loring Park	0	0	0
Lowry Hill	1	0	0
Stevens Square - Loring Heights	0	0	0
Total:	6	0	0



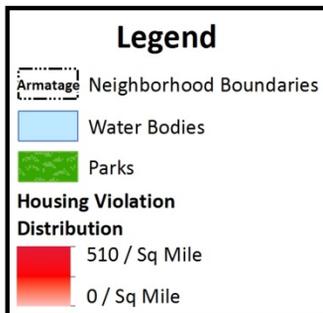
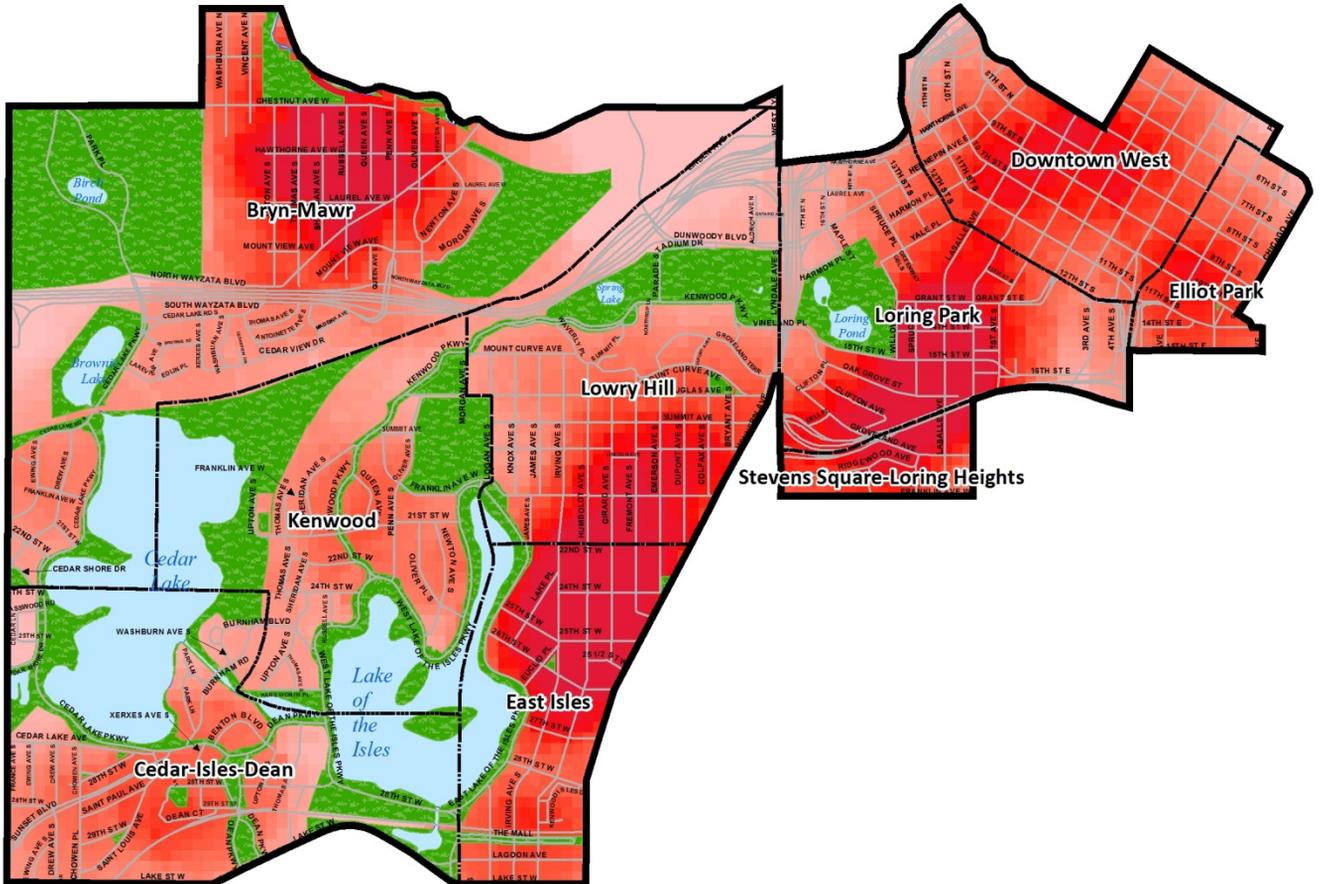
Conduct on Premise (COP) and Problem (PPU) Properties



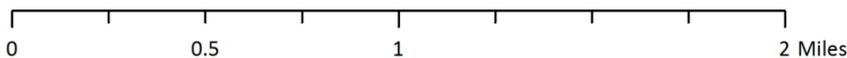
Summary				
Neighborhood	COP	PPU	COP & PPU	Police Calls
Bryn-Mawr	0.0%	0.0%	0.0%	2.3%
Cedar-Isles-Dean	0.0%	0.0%	0.0%	2.6%
Downtown West	0.0%	0.0%	0.0%	45.4%
East Isles	0.0%	0.0%	0.0%	5.8%
Elliot Park	50.0%	0.0%	0.0%	11.0%
Kenwood	0.0%	0.0%	0.0%	2.7%
Loring Park	50.0%	0.0%	0.0%	22.0%
Lowry Hill	0.0%	0.0%	0.0%	5.3%
Stevens Square - Loring Heights	0.0%	100%	0.0%	3.1%
Total:	4	1	0	43,669



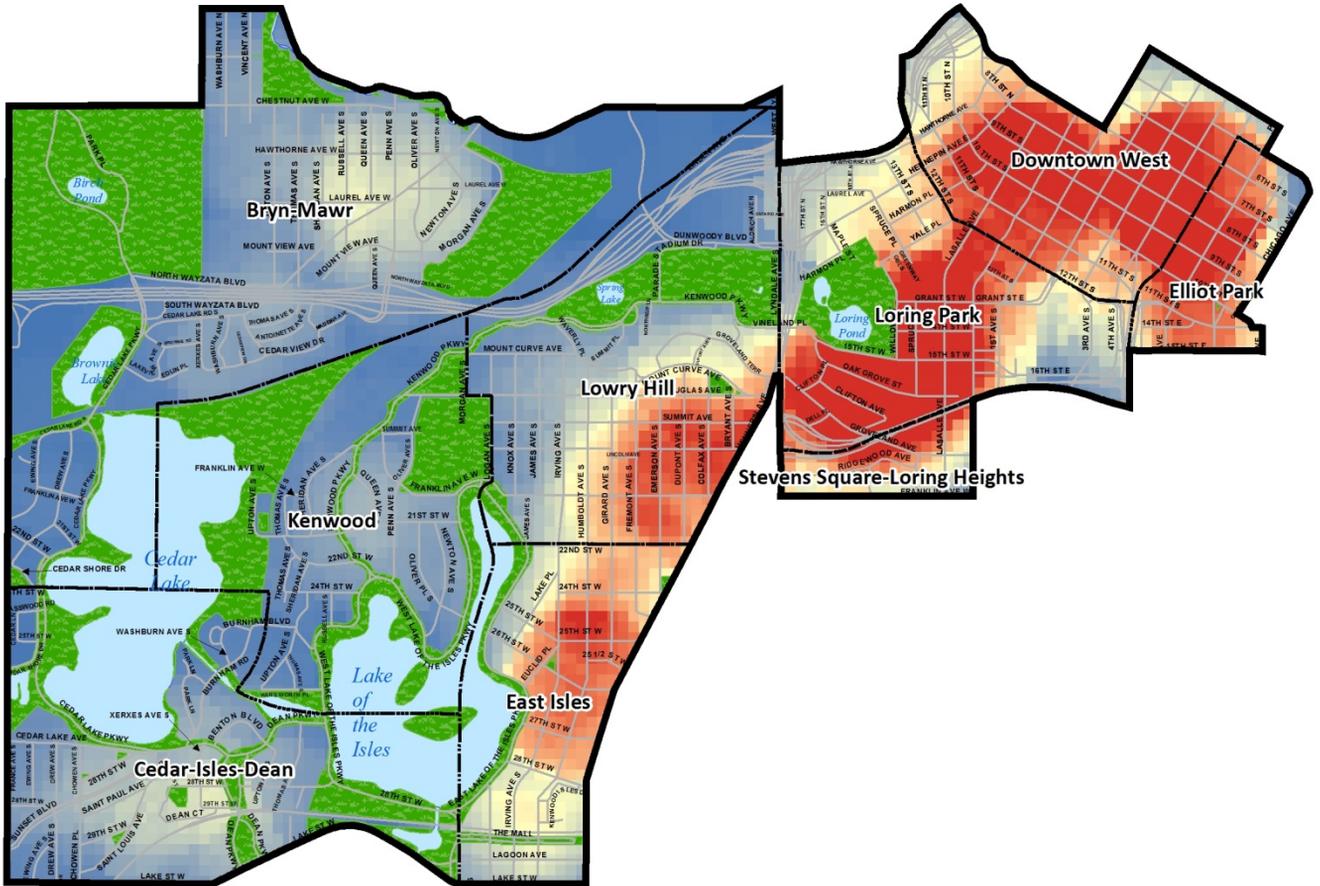
Housing Violations (Last 2 years)



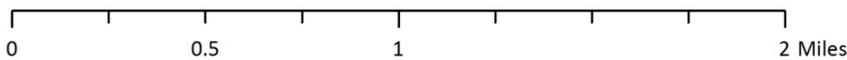
Summary		
Neighborhood	% of Properties	% of Violations
Bryn-Mawr	22.1%	13.1%
Cedar-Isles-Dean	8.1%	9.0%
Downtown West	11.4%	15.6%
East Isles	17.3%	12.4%
Elliot Park	5.6%	6.1%
Kenwood	5.9%	4.1%
Loring Park	12.5%	20.4%
Lowry Hill	11.1%	11.9%
Stevens Square - Loring Heights	5.8%	7.4%
Total:	727	2,416



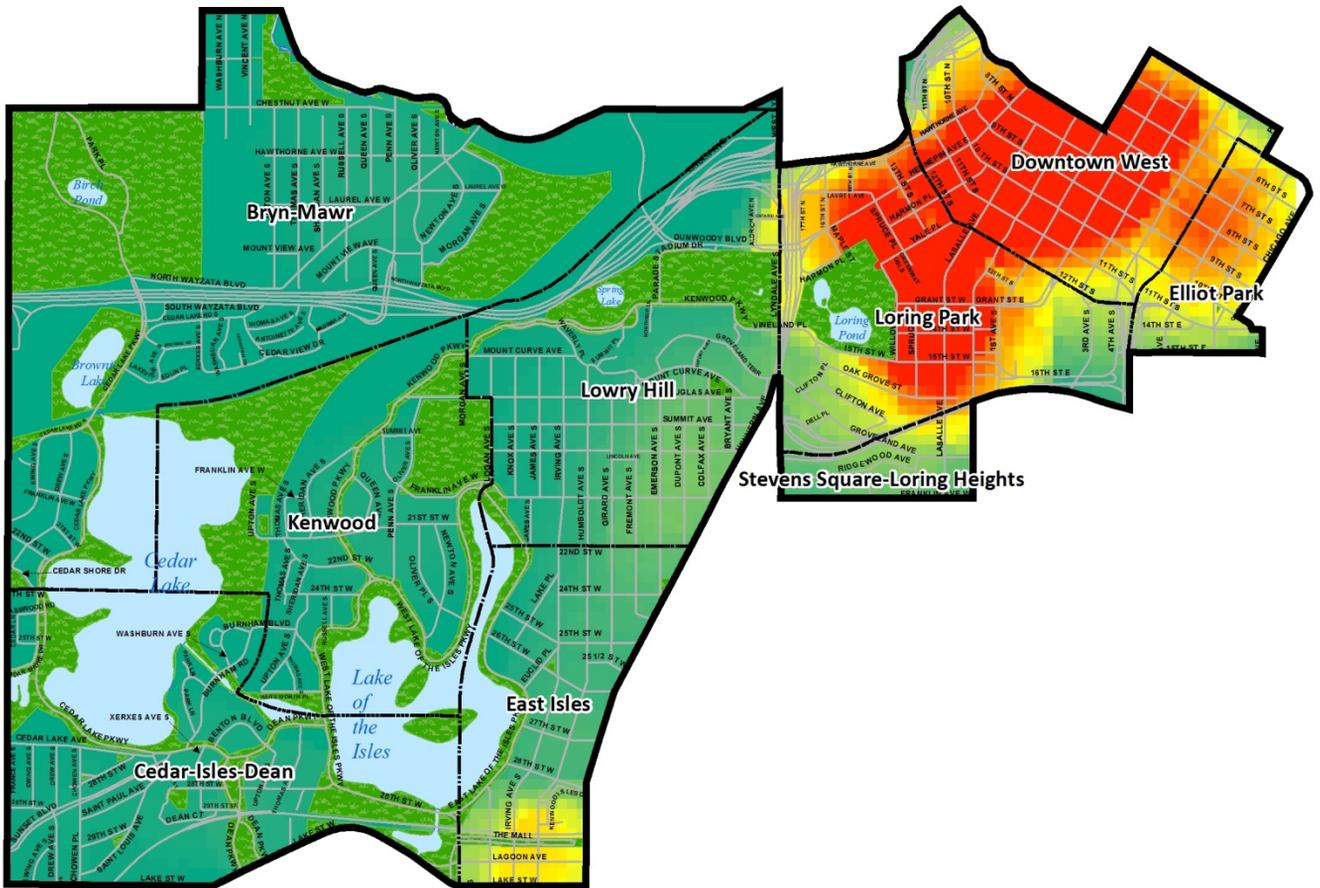
2015 311 Service Requests



Summary			
Neighborhood	Animal Control	Inspections	Traffic Control
Bryn-Mawr	18.0%	11.1%	6.2%
Cedar-Isles-Dean	11.4%	10.5%	3.5%
Downtown West	10.6%	12.1%	27.0%
East Isles	12.2%	19.7%	11.5%
Elliot Park	3.7%	9.9%	8.3%
Kenwood	6.1%	4.9%	1.5%
Loring Park	20.4%	17.2%	23.7%
Lowry Hill	13.9%	11.6%	13.4%
Stevens Square - Loring Heights	3.7%	3.0%	4.9%
Total:	245	629	1,623



2015 Traffic Control Citations

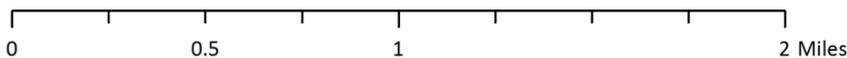


Legend

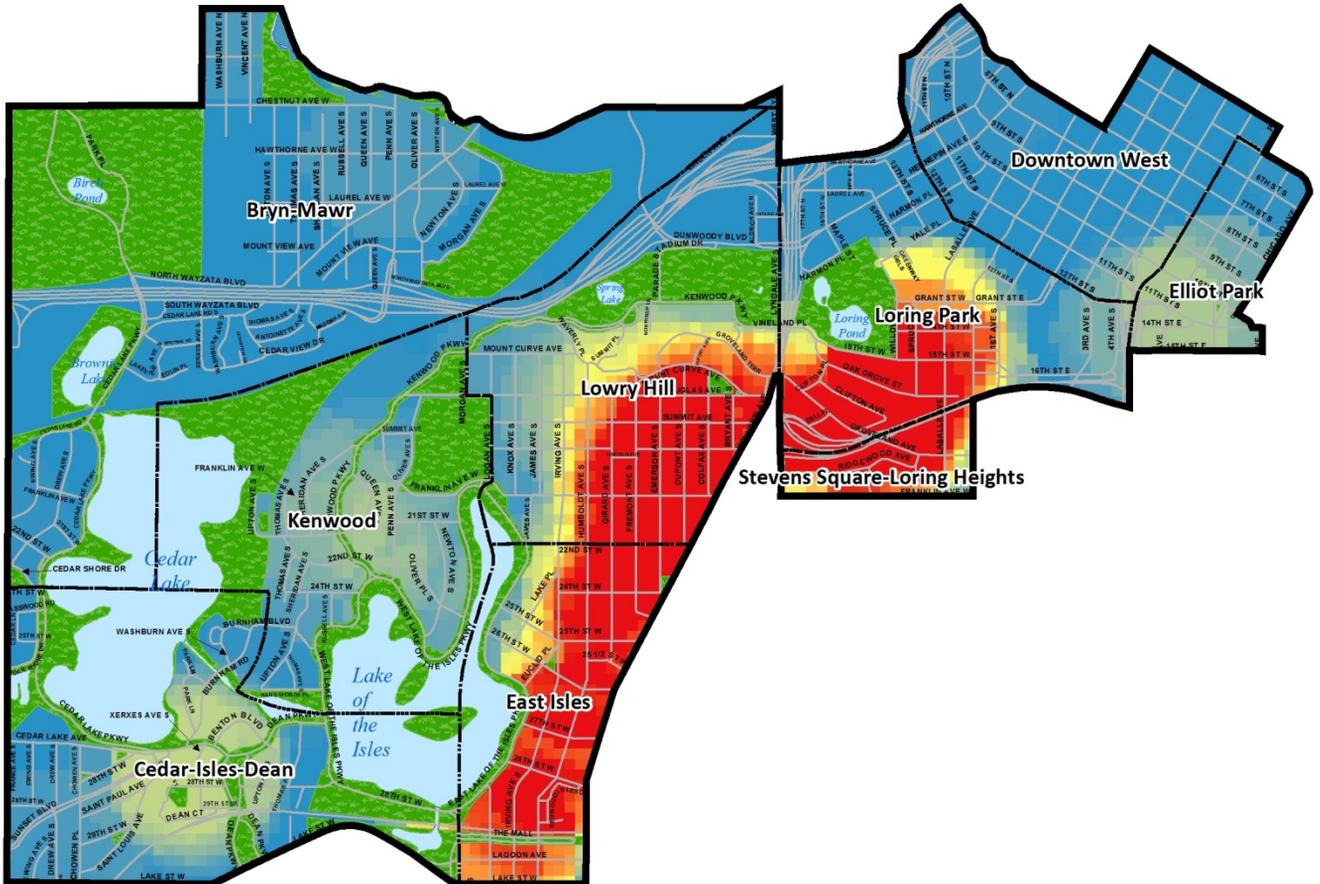
- Armatage Neighborhood Boundaries
- Water Bodies
- Parks
- Traffic Control Citation Distribution**
- 41,446 / Sq Mile
- 0 / Sq Mile



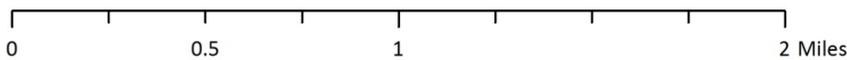
Summary		
Neighborhood	Citations	%
Bryn-Mawr	196	0.4%
Cedar-Isles-Dean	277	0.6%
Downtown West	19,335	44.2%
East Isles	3,706	8.5%
Elliot Park	4,512	10.3%
Kenwood	151	0.3%
Loring Park	13,364	30.6%
Lowry Hill	1,245	2.8%
Stevens Square - Loring Heights	929	2.1%
Total:	43,715	100%



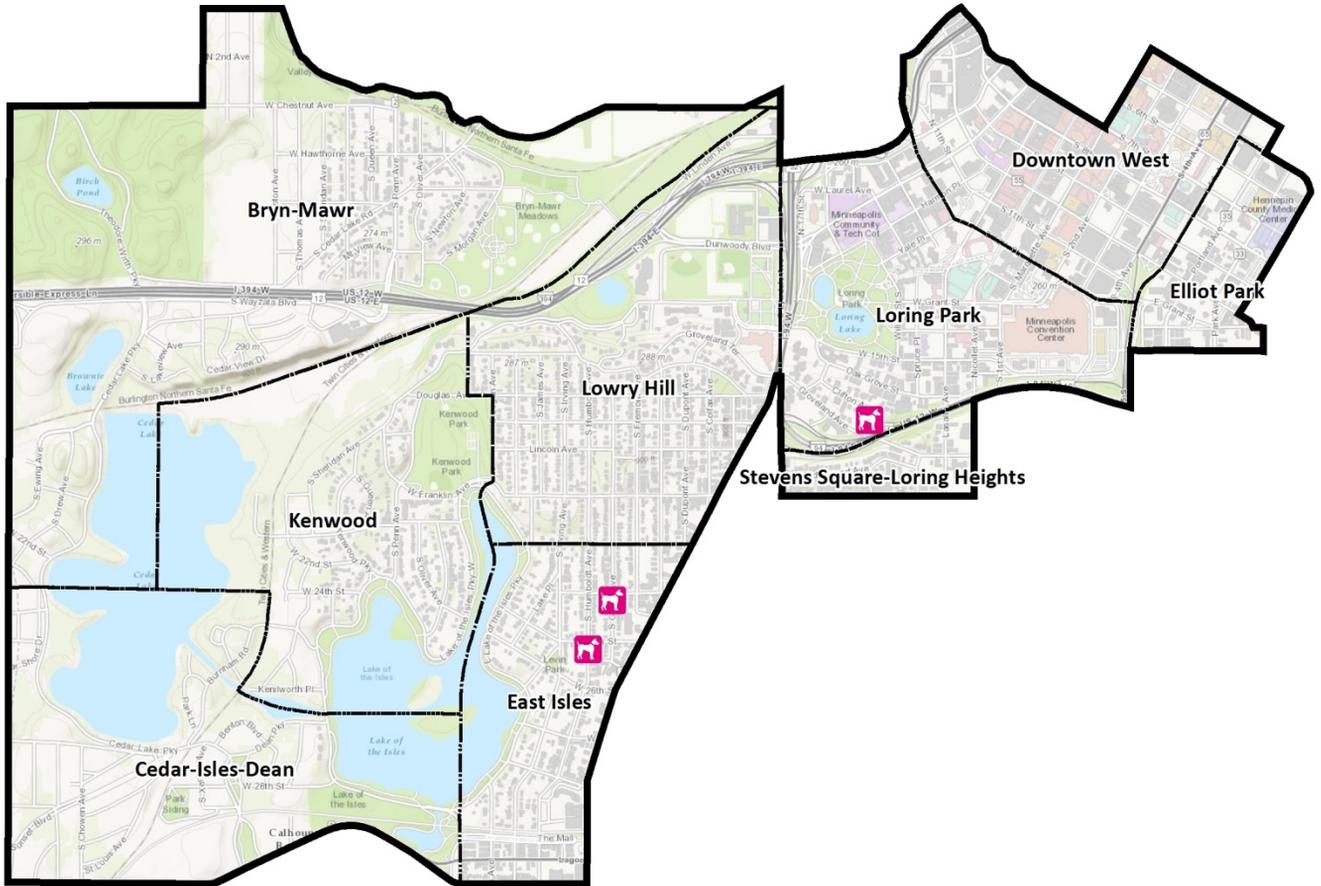
2015 Traffic Control Winter Snow Emergency Citations



Summary		
Neighborhood	Citations	%
Bryn-Mawr	5	1.2%
Cedar-Isles-Dean	27	6.4%
Downtown West	1	0.2%
East Isles	129	30.5%
Elliot Park	15	3.5%
Kenwood	19	4.5%
Loring Park	92	21.7%
Lowry Hill	112	26.5%
Stevens Square - Loring Heights	23	5.4%
Total:	423	100%



Dangerous Dogs



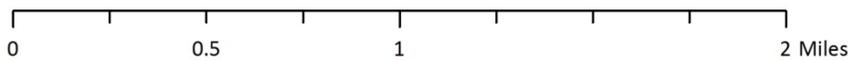
Legend

Neighborhood Boundaries

Dangerous Dog



Summary	
Neighborhood	Dangerous Dogs
Bryn-Mawr	0.0%
Cedar-Isles-Dean	0.0%
Downtown West	0.0%
East Isles	66.7%
Elliot Park	0.0%
Kenwood	0.0%
Loring Park	33.3%
Lowry Hill	0.0%
Stevens Square - Loring Heights	0.0%
Total:	3



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. The data compiled is for all neighborhoods within Ward 7 including Bryn-Mawr, Cedar-Isles-Dean, Downtown West, East Isles, Elliot Park, Kenwood, Loring Park, Lowry Hill, and Stevens Square-Loring Heights.

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*