CITY OF MINNEAPOLIS

At a Glance: Ward 12

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:

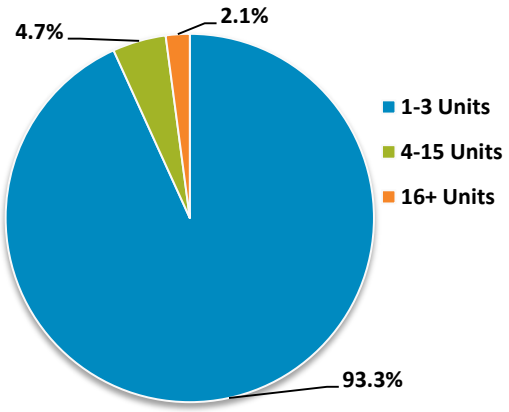
https://www.municode.com/library/mn/minneapolis/codes/code_of_ordinances

Ward 12 Profile

Land Use Breakdown by Properties

Land Use	Number	Percentage
Bar, Restaurant, Club, Entertainment	18	0.1%
Comm. Work Shop	26	0.2%
Common Area	4	0.03%
Garage or Misc. Residential	17	0.1%
*Group Residence	12	0.1%
Ind. Warehouse, Factory	22	0.2%
Institution, School, Church	32	0.3%
Misc. Commercial	12	0.1%
*Mixed Comm., Res., Apt.	58	0.5%
*Multi Family Apartment	78	0.6%
*Multi Family Residential	578	4.6%
Office	44	0.3%
Public Accommodations	1	0.01%
Retail	56	0.4%
*Single -Family Attached Dwelling	95	0.8%
*Single-Family Detached Dwelling	11,215	88.6%
Sport or Recreation Facility	14	0.1%
Utility	3	0.02%
Vacant Land	343	2.7%
Vehicle Related Use	31	0.2%
Grand Total:	**12,659**	**100.0%**

Rental Licensed Properties by Units



Rental License Information

Total Rental Licenses	1,281
Properties with Rental Licenses	1,202
Rental Units	3,004
Average Rental Units per Property	2.5
Rentals / Total Residential	10.0%

2015 Conversions and CHOWNs

Properties with Conversions[1]	70
Properties with CHOWNs[1]	27

Rental Licenses Applicants in Minneapolis

Residence	Number	Percentage
Minneapolis	599	46.8%
St. Paul	51	4.0%
Rest of Minnesota	470	36.7%
Out of State	153	11.9%
Out of Country	8	0.6%
Grand Total:	**1,281**	**100%**

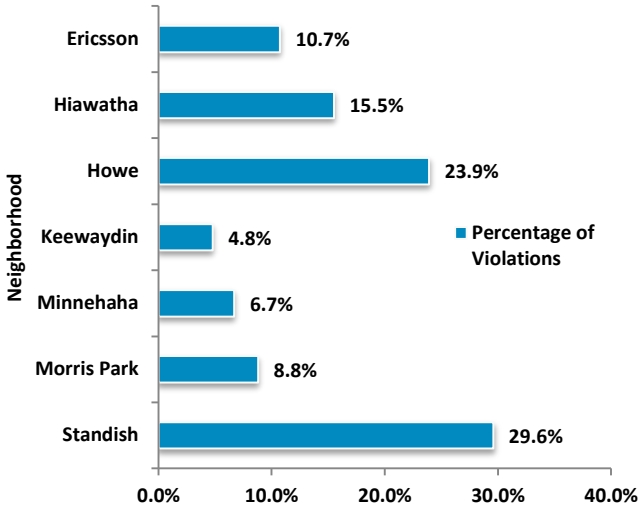
Rental Licensed Properties by Units

Units	Number	Percentage
1 Unit	820	68.2%
2 Units	280	23.3%
3 Units	21	1.7%
4-5 Units	36	3.0%
6-10 Units	10	0.8%
11-15 Units	10	0.8%
16-20 Units	5	0.4%
21-30 Units	6	0.5%
31+ Units	14	1.2%
Grand Total:	**1,202**	**100.0%**

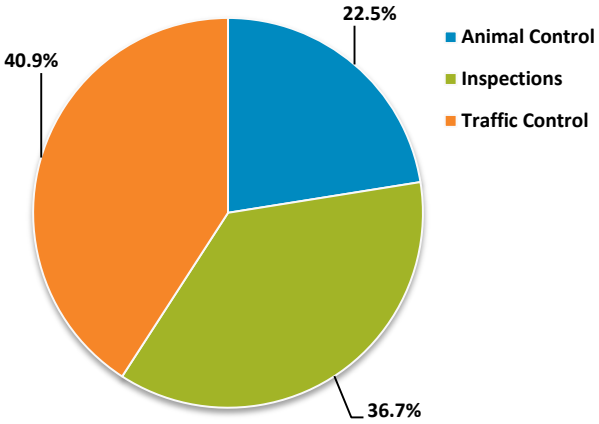
Ward 12 Profile

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:	**2,919**	589	283	964	2,161	**Number:**	**2,891**	650	1,060	1,181
Violations:	**7,915**	1,392	584	2,589	3,350	**Percentage:**	**100.0%**	22.5%	36.7%	40.9%

Violations by Neighborhood (last 2 years)

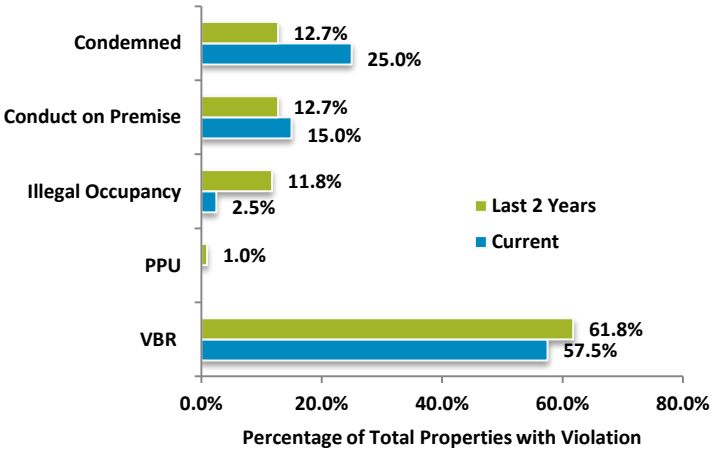


311 Service Requests



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:	10	6	5	1	-	0	23	**Number:**	**3,359**	172	3,187
Last Two Years:	13	13	-	12	13,242	1	63	**Percentage:**	**100.0%**	5.1%	94.9%

Housing and Police Issues

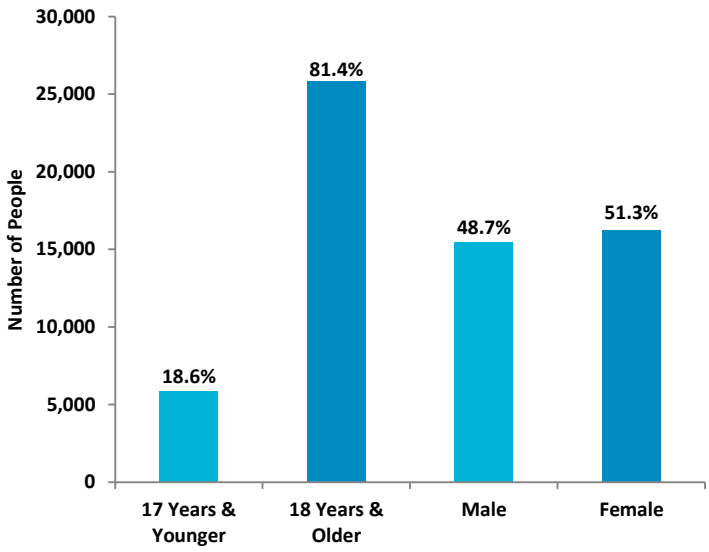


Demographic Profile

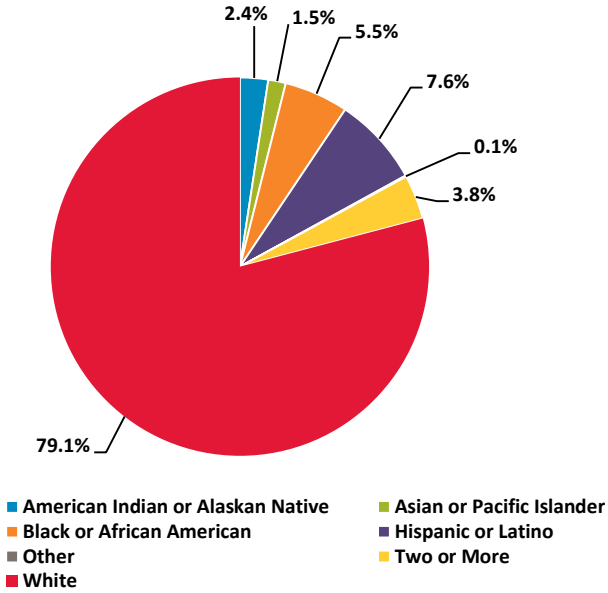
Population & Language							
Data Source:	2010 Census					2009-2013 American Community Survey	
Category:	Population					Language	
	Total Population	17 Years & Younger	18 Years & Older	Male	Female	Speaks only English	Speaks Language other than English
Number:	31,683	5,878	25,805	15,444	16,239	27,299	2,903
Percentage:	100.0%	18.6%	81.4%	48.7%	51.3%	90.4%	9.6%

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:	776	500	1,766	2,454	47	1,212	25,506	2,369	29,795
Percentage:	2.4%	1.5%	5.5%	7.6%	0.1%	3.8%	79.1%	7.4%	92.6%

Population



Race

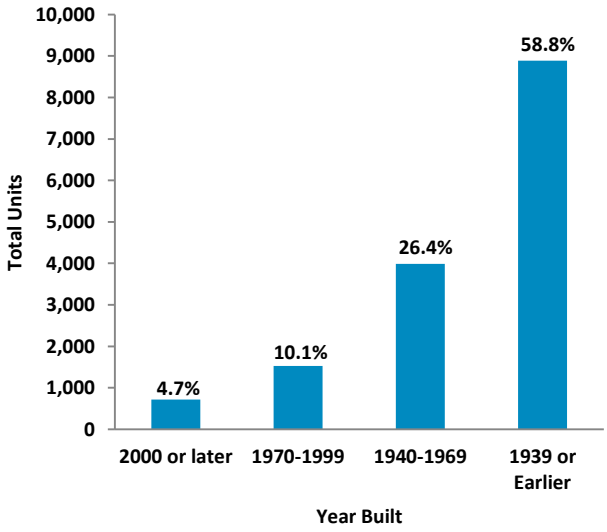


Demographic Profile

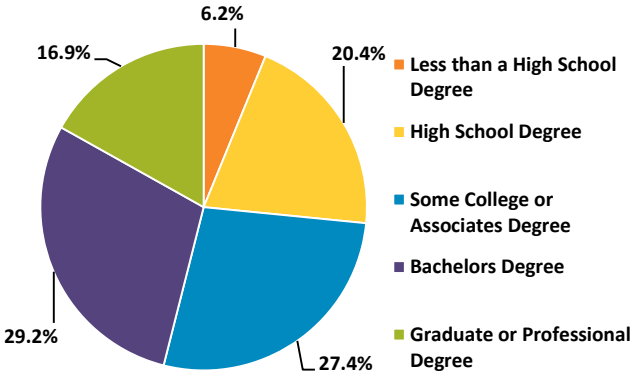
Housing									
Data Source:	2010 Census				2009-2013 American Community Survey				
	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Average Household Size	Units Built: 2000 or later	Units Built: 1970-1999	Units Built: 1940-1969	Units Built: 1939 or Earlier	Total Cost-Burdened Households[4]
Number:	15,018	14,210	808	2.2	713	1,527	3,985	8,887	4,767
Percentage:	100.0%	91.7%	8.3%	-	4.7%	10.1%	26.4%	58.8%	33.7%

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:	1,510	4,968	6,675	7,120	4,116	3,639	2,044	2,876	5,769
Percentage:	6.2%	20.4%	27.4%	29.2%	16.9%	25.4%	14.3%	20.1%	40.3%

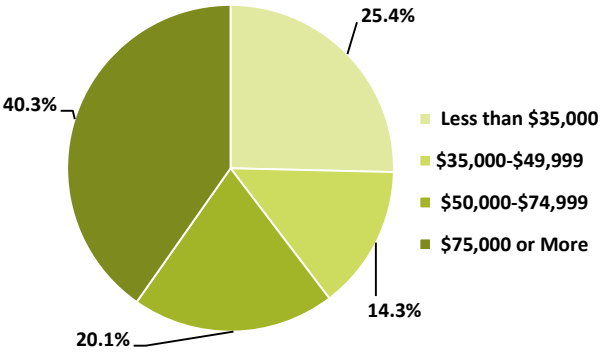
Age of Housing Units



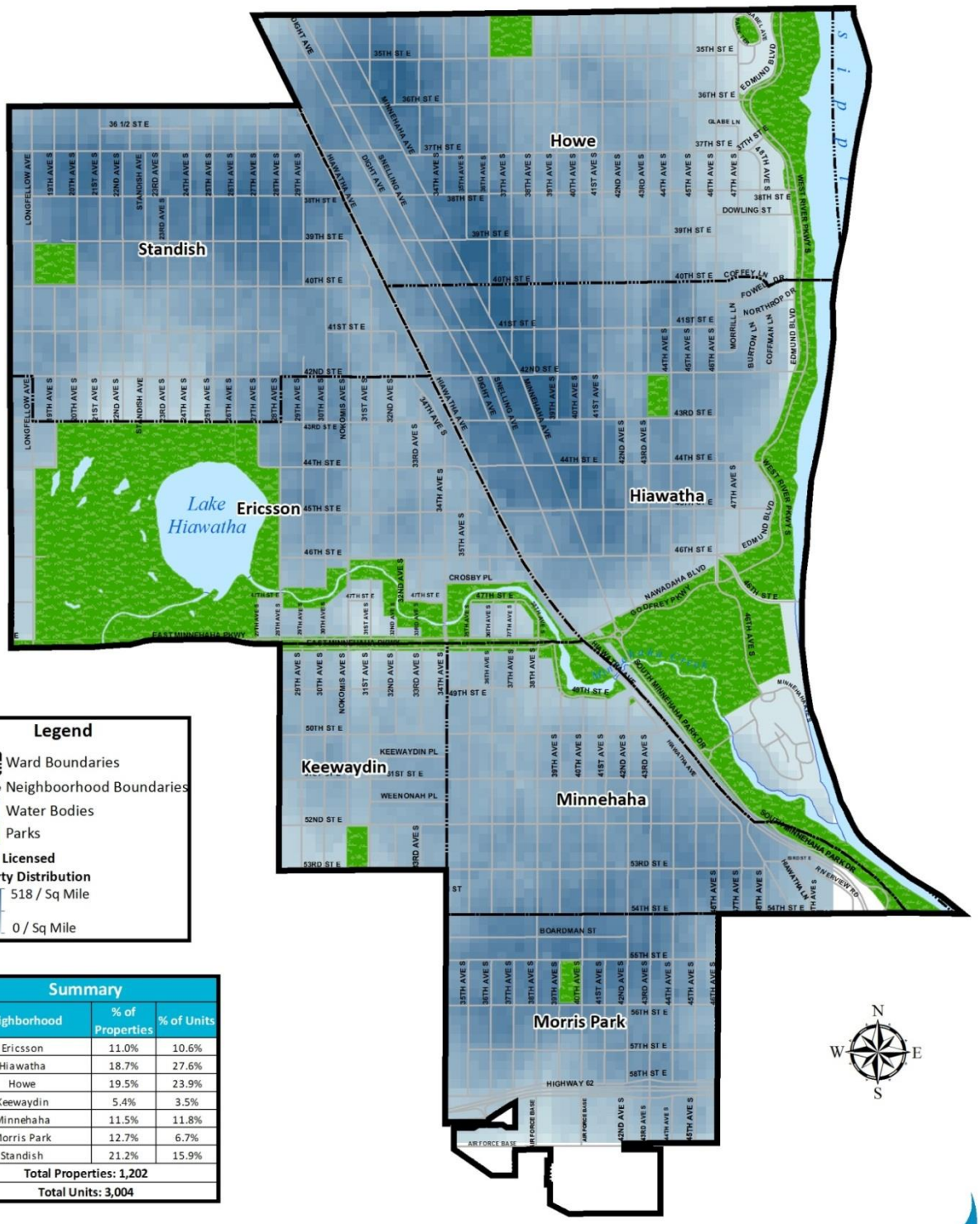
Education



Household Income



Rental Properties



Summary		
Neighborhood	% of Properties	% of Units
Ericsson	11.0%	10.6%
Hiawatha	18.7%	27.6%
Howe	19.5%	23.9%
Keewaydin	5.4%	3.5%
Minnehaha	11.5%	11.8%
Morris Park	12.7%	6.7%
Standish	21.2%	15.9%
Total Properties: 1,202		
Total Units: 3,004		

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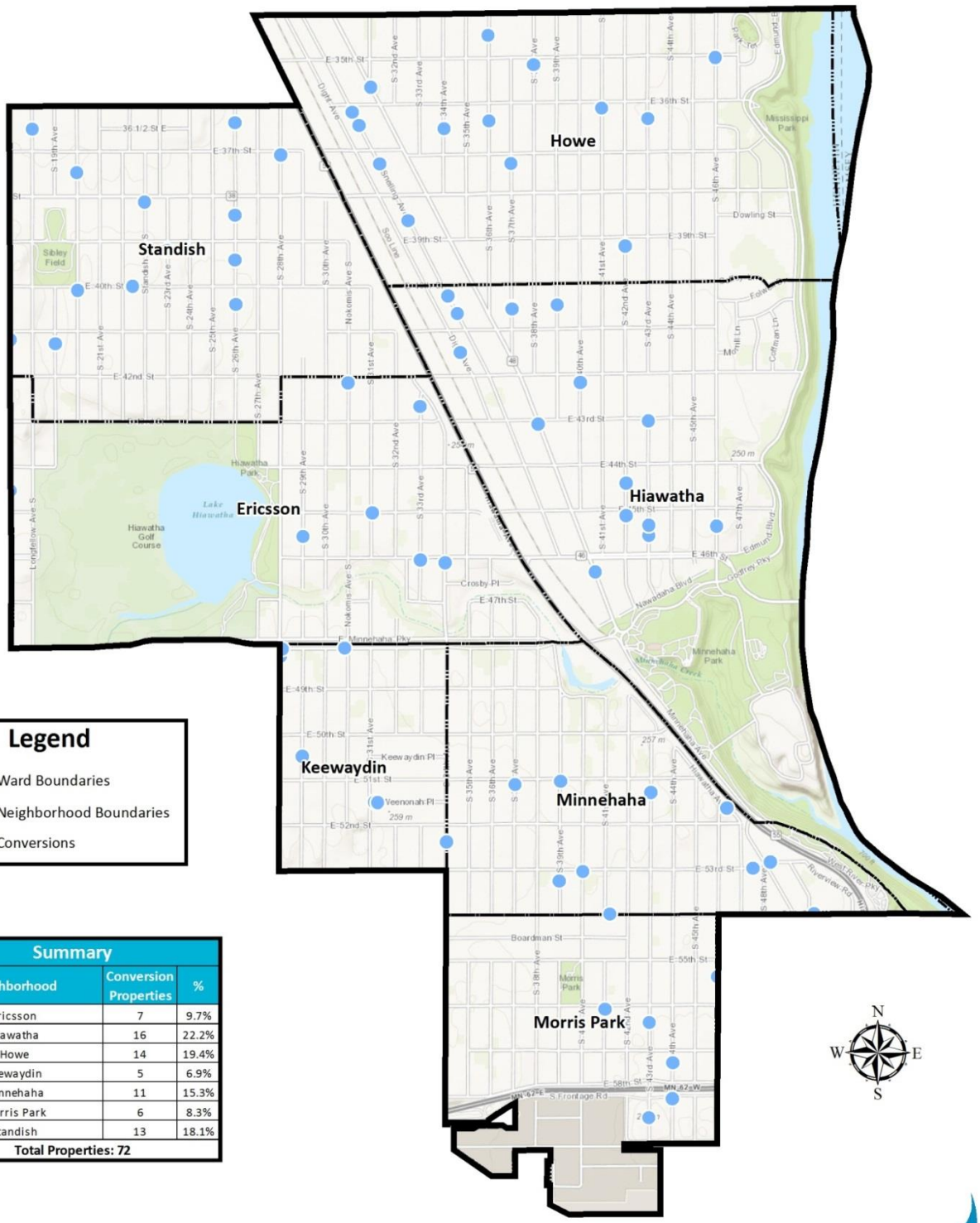
2015 Rental License Conversions



Summary		
Neighborhood	Conversion Properties	%
Ericsson	7	9.7%
Hiawatha	16	22.2%
Howe	14	19.4%
Keewaydin	5	6.9%
Minnehaha	11	15.3%
Morris Park	6	8.3%
Standish	13	18.1%
Total Properties: 72		

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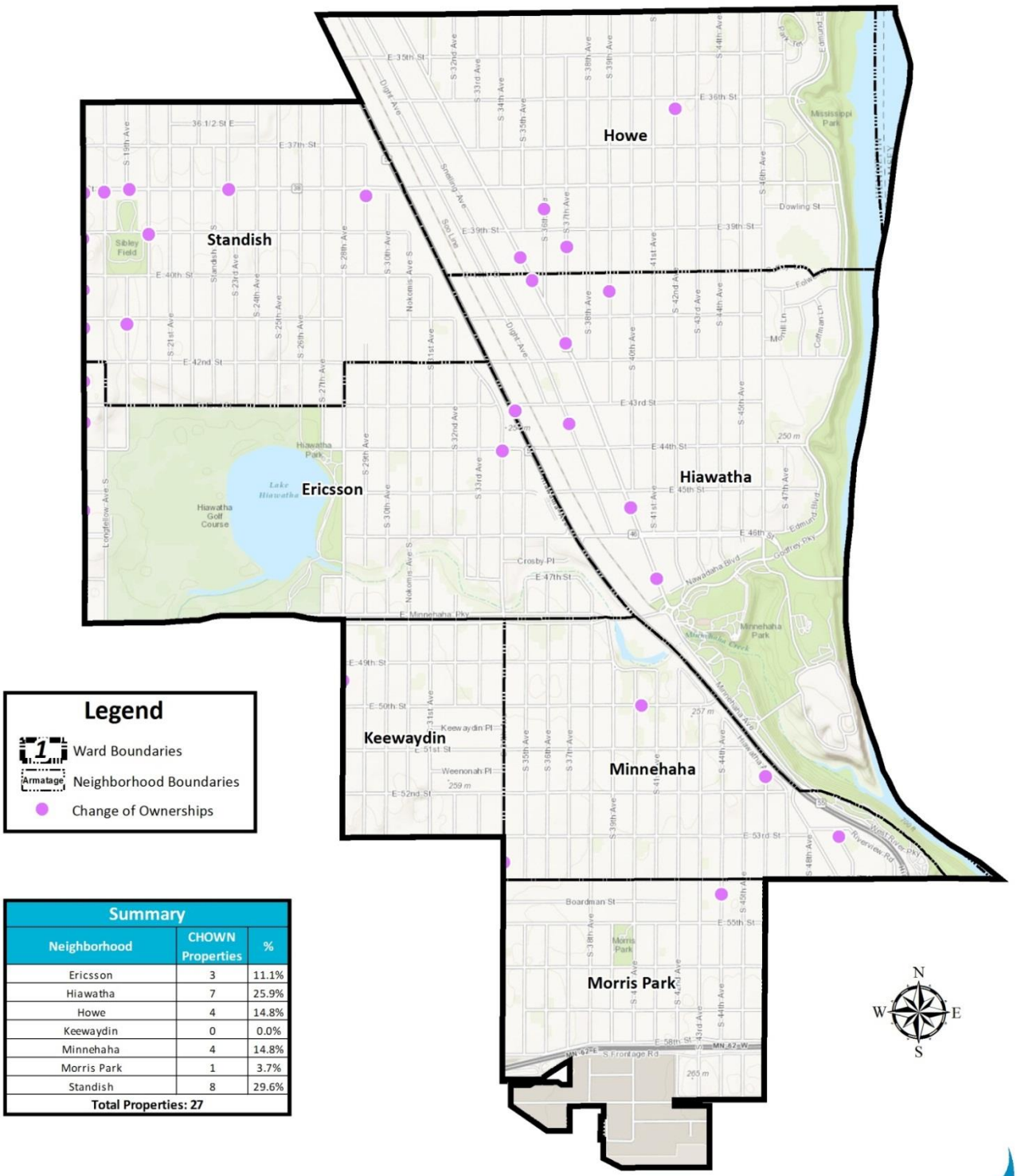
2015 Rental License Change of Ownerships
(CHOWNs)



Summary		
Neighborhood	CHOWN Properties	%
Ericsson	3	11.1%
Hiawatha	7	25.9%
Howe	4	14.8%
Keewaydin	0	0.0%
Minnehaha	4	14.8%
Morris Park	1	3.7%
Standish	8	29.6%
Total Properties: 27		

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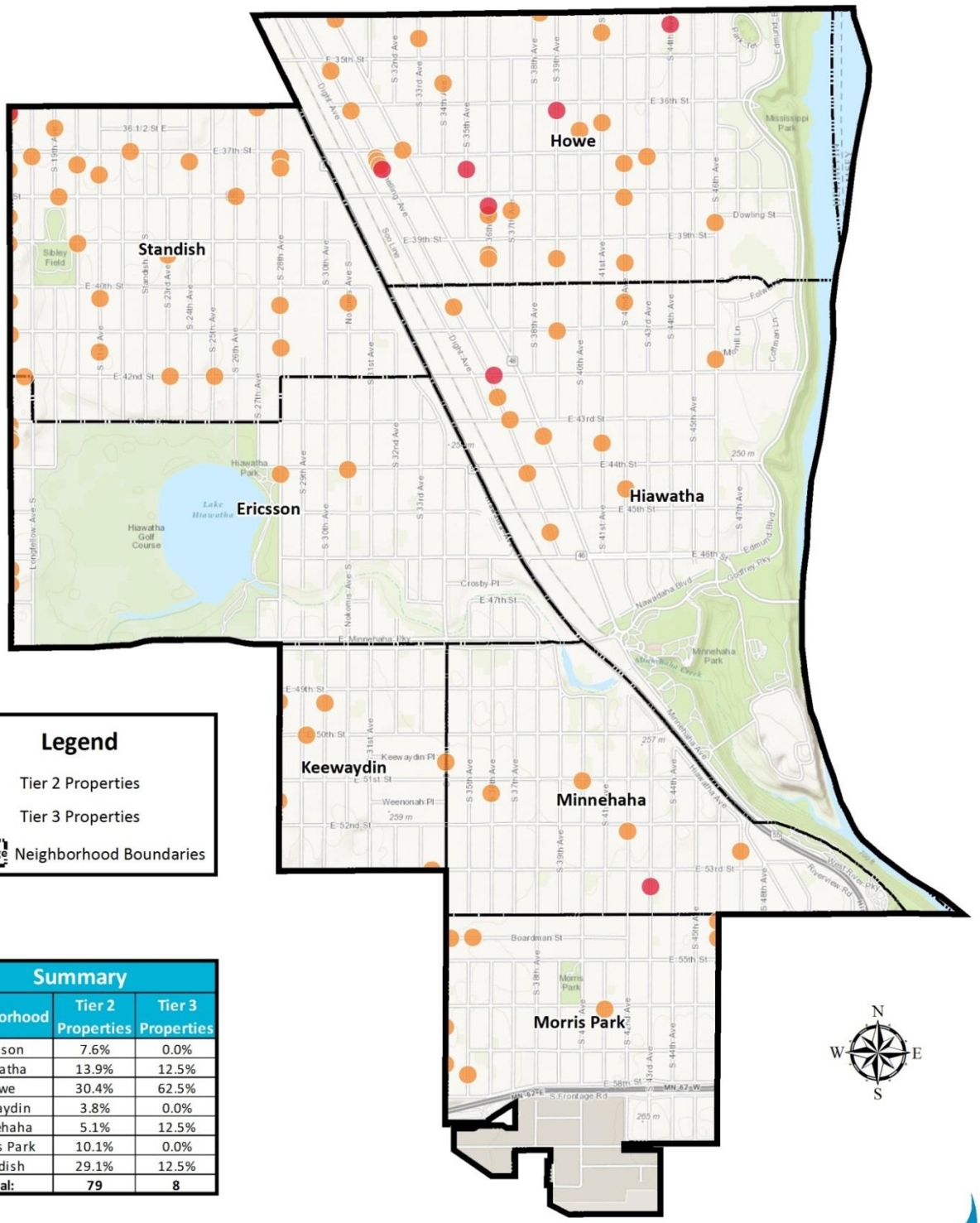
Tier 2 & 3 Rental Licenses



Summary		
Neighborhood	Tier 2 Properties	Tier 3 Properties
Ericsson	7.6%	0.0%
Hiawatha	13.9%	12.5%
Howe	30.4%	62.5%
Keewaydin	3.8%	0.0%
Minnehaha	5.1%	12.5%
Morris Park	10.1%	0.0%
Standish	29.1%	12.5%
Total:	**79**	**8**

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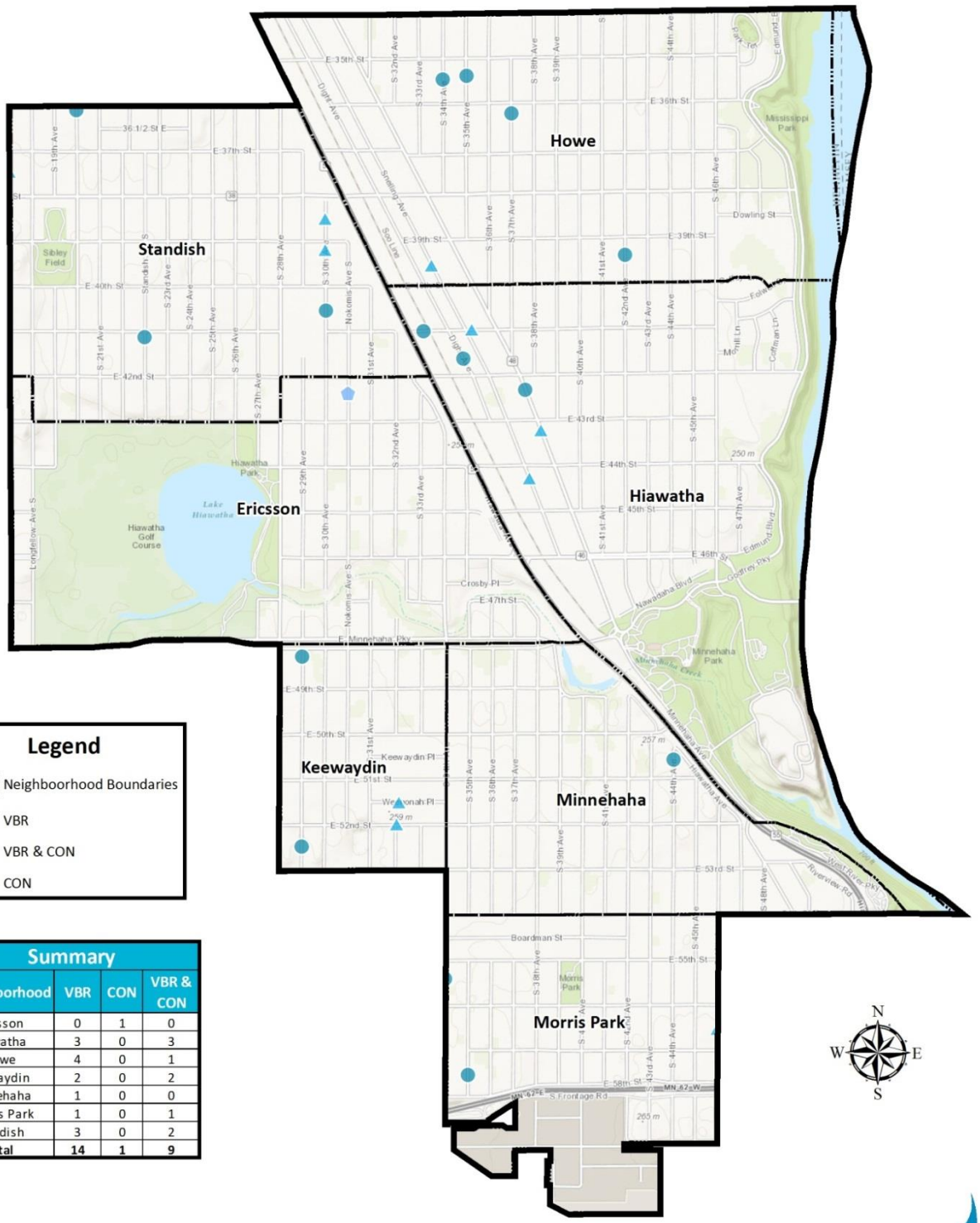
Regulatory Services

Condemned and Vacant (VBR) Properties



Summary			
Neighboorhood	VBR	CON	VBR & CON
Ericsson	0	1	0
Hiawatha	3	0	3
Howe	4	0	1
Keewaydin	2	0	2
Minnehaha	1	0	0
Morris Park	1	0	1
Standish	3	0	2
Total	**14**	**1**	**9**

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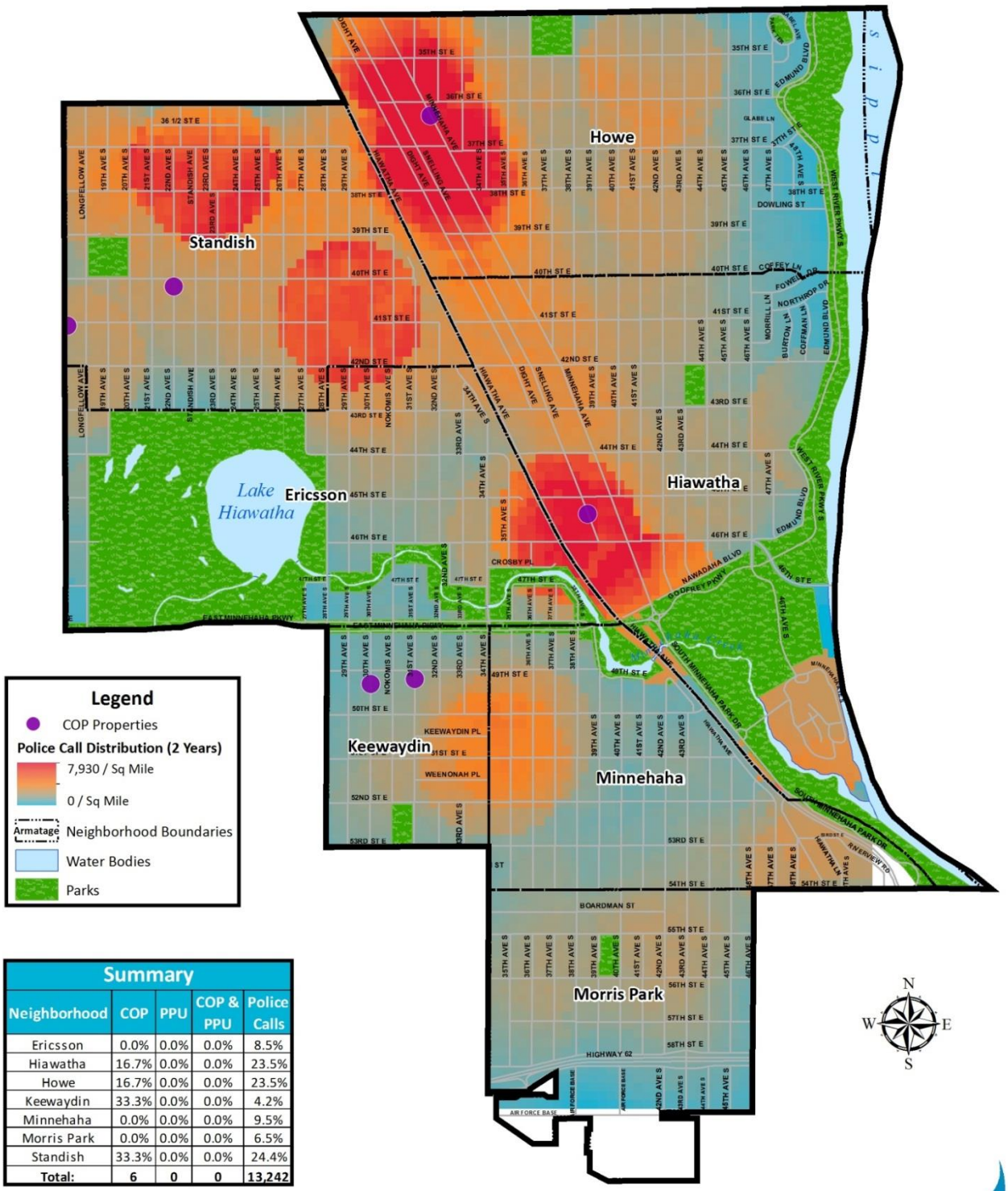
Regulatory Services

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



Summary				
Neighborhood	COP	PPU	COP & PPU	Police Calls
Ericsson	0.0%	0.0%	0.0%	8.5%
Hiawatha	16.7%	0.0%	0.0%	23.5%
Howe	16.7%	0.0%	0.0%	23.5%
Keewaydin	33.3%	0.0%	0.0%	4.2%
Minnehaha	0.0%	0.0%	0.0%	9.5%
Morris Park	0.0%	0.0%	0.0%	6.5%
Standish	33.3%	0.0%	0.0%	24.4%
Total:	**6**	**0**	**0**	**13,242**

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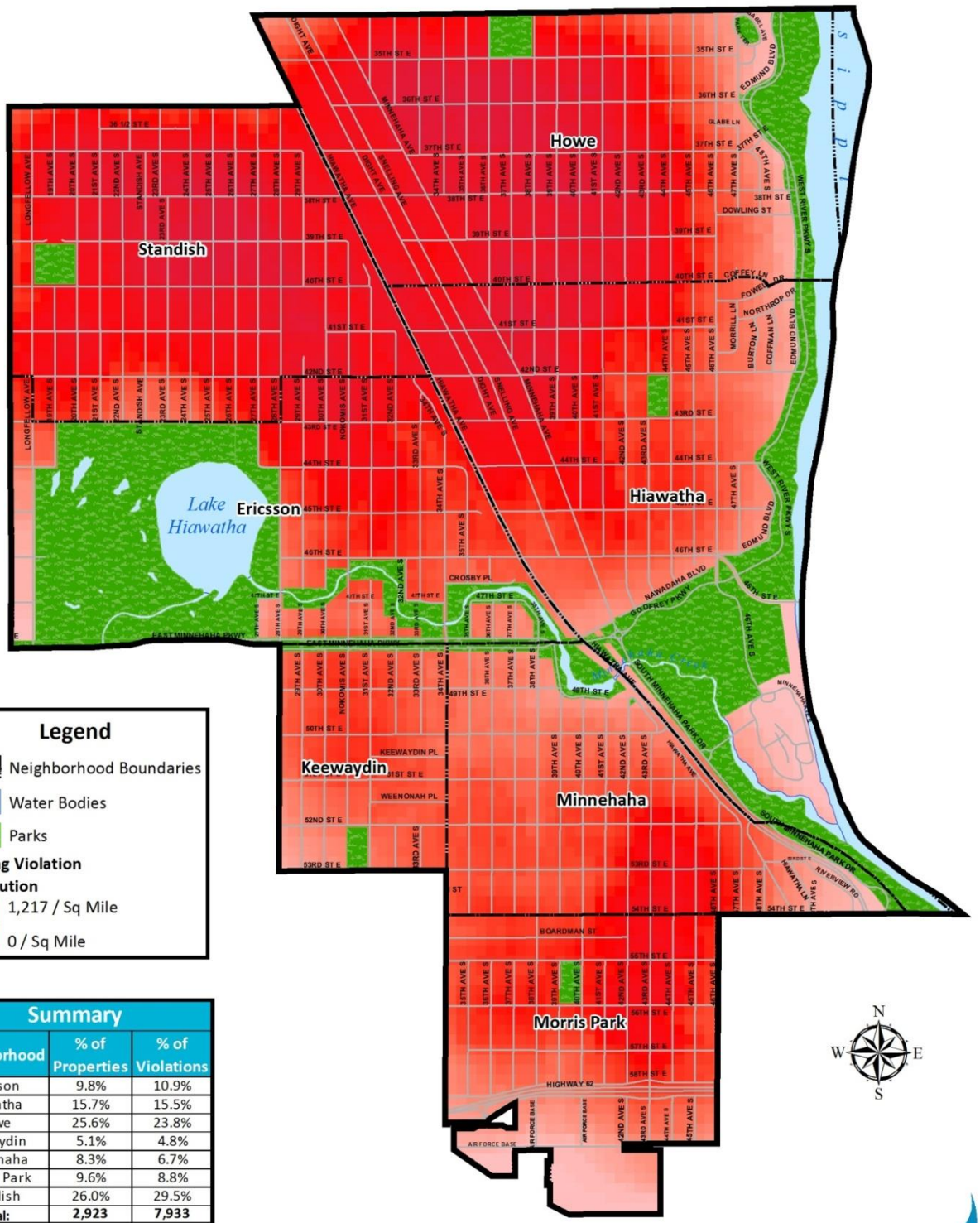
Housing Violations (Last 2 years)



Summary		
Neighborhood	% of Properties	% of Violations
Ericsson	9.8%	10.9%
Hiawatha	15.7%	15.5%
Howe	25.6%	23.8%
Keewaydin	5.1%	4.8%
Minnehaha	8.3%	6.7%
Morris Park	9.6%	8.8%
Standish	26.0%	29.5%
Total:	**2,923**	**7,933**

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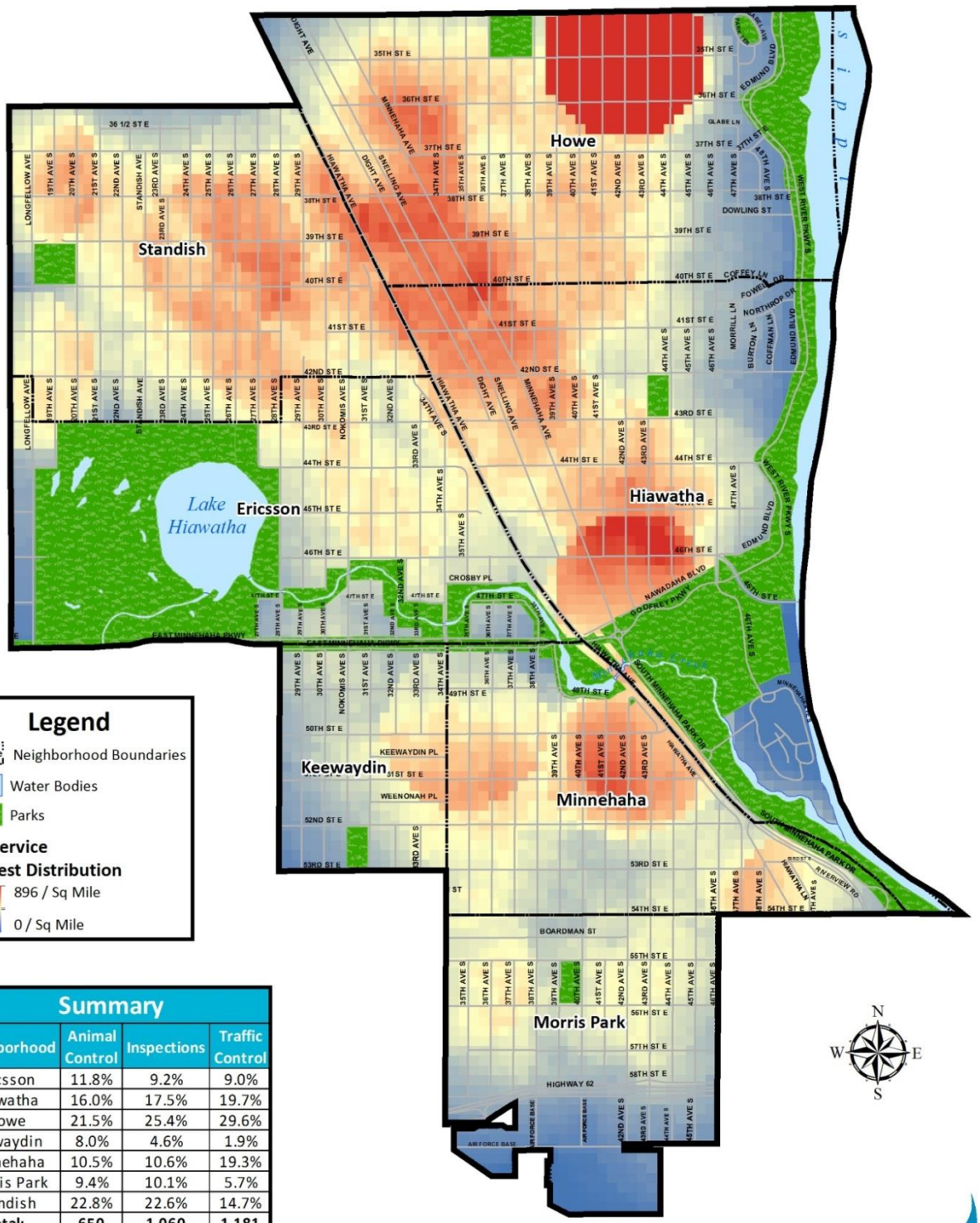
2015 311 Service Requests



Summary			
Neighborhood	Animal Control	Inspections	Traffic Control
Ericsson	11.8%	9.2%	9.0%
Hiawatha	16.0%	17.5%	19.7%
Howe	21.5%	25.4%	29.6%
Keewaydin	8.0%	4.6%	1.9%
Minnehaha	10.5%	10.6%	19.3%
Morris Park	9.4%	10.1%	5.7%
Standish	22.8%	22.6%	14.7%
Total:	**650**	**1,060**	**1,181**

0 0.5 1 2 Miles

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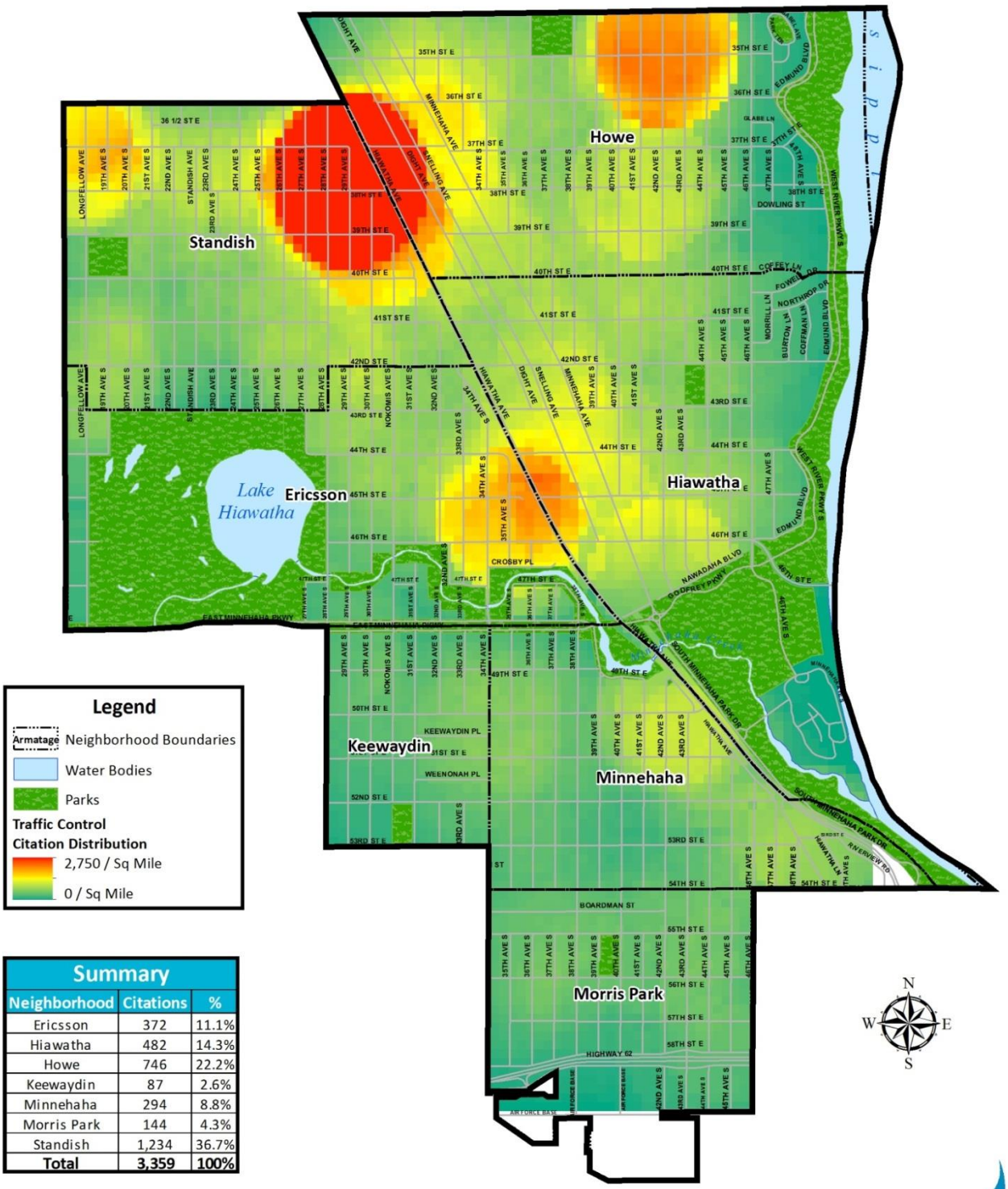
2015 Traffic Control Citations



Summary		
Neighborhood	Citations	%
Ericsson	372	11.1%
Hiawatha	482	14.3%
Howe	746	22.2%
Keewaydin	87	2.6%
Minnehaha	294	8.8%
Morris Park	144	4.3%
Standish	1,234	36.7%
Total	**3,359**	**100%**

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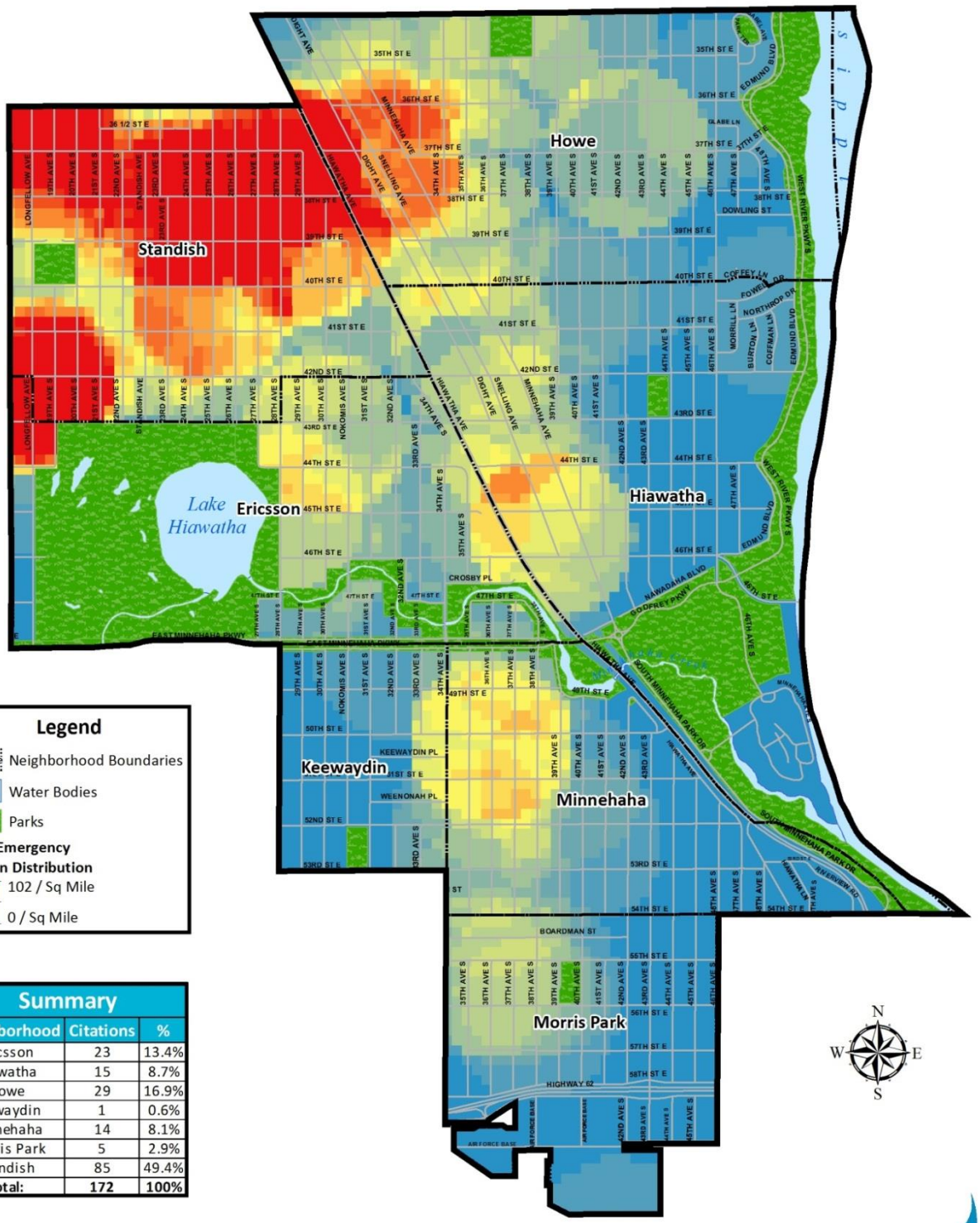
2015 Traffic Control Winter Snow Emergency Citations



Summary		
Neighborhood	Citations	%
Ericsson	23	13.4%
Hiawatha	15	8.7%
Howe	29	16.9%
Keewaydin	1	0.6%
Minnehaha	14	8.1%
Morris Park	5	2.9%
Standish	85	49.4%
Total:	**172**	**100%**

0 0.5 1 2 Miles

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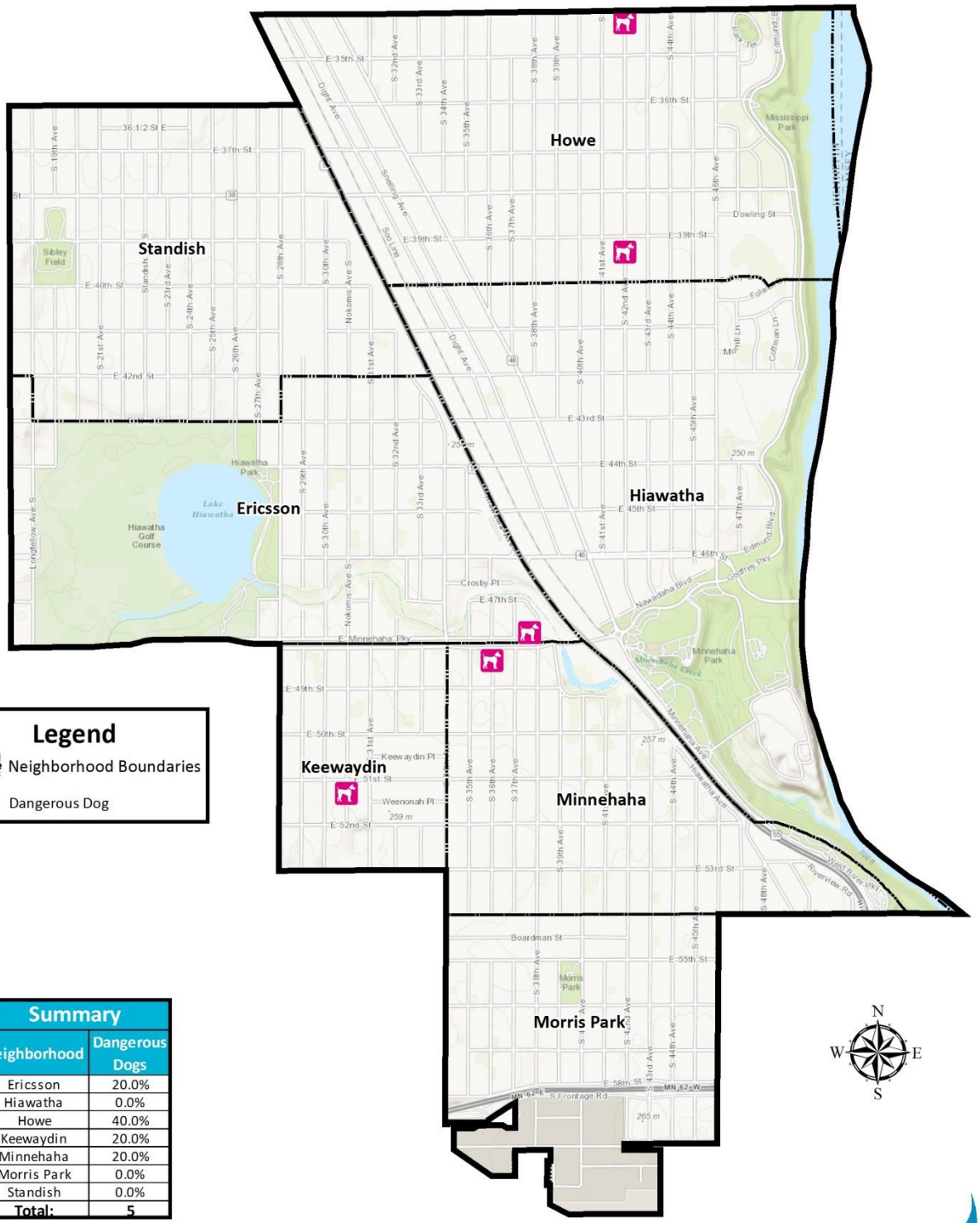
Dangerous Dogs



Summary	
Neighborhood	Dangerous Dogs
Ericsson	20.0%
Hiawatha	0.0%
Howe	40.0%
Keewaydin	20.0%
Minnehaha	20.0%
Morris Park	0.0%
Standish	0.0%
Total:	**5**

0 0.5 1 2 Miles

Minneapolis
Regulatory Services

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 12 including Ericsson, Hiawatha, Howe, Keewaydin, Minnehaha, Morris Park, and Standish.*

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*