

CITY OF MINNEAPOLIS

Housing Inventory

Zoning & Planning Committee
November 12, 2015

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Brian Schaffer-LRP

2015 City Council Direction

- “Direct the Community Planning & Economic Development Department to complete an analysis of existing housing stock and housing needs in Minneapolis to inform future policy decisions that support housing options for all levels of income including the Affordable Housing Trust Fund and Transit-Oriented Development program as well as potential policy changes that support housing affordability such as inclusionary zoning.”

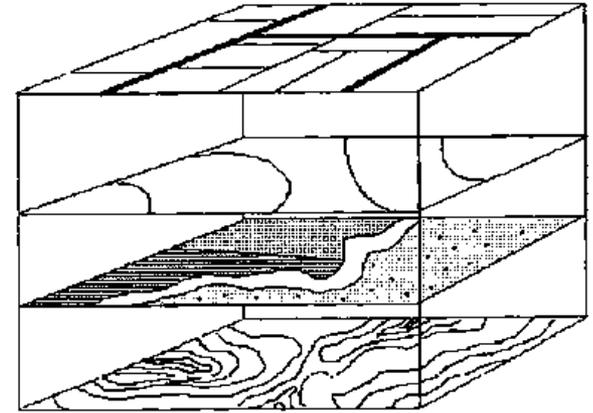


Housing Inventory

- Intent: Develop a stable, ongoing comprehensive understanding of the supply of housing in Minneapolis
- Not a study of housing demand and needs, but serves as basis of that work.
- Provides base line data to inform future policy decisions
- Comprehensive Plan Process will be place for the bulk of analysis of data

What is it:

- Series of data sets that are spatially referenced, mapped in GIS and organized in a manner to increase ease of use and access.
- Utilizes data accessible through existing City data systems
- Additional data sets from local partners
- Developed new data sets for this project



Who was involved

- CPED Long Range Planning with Elliot Altbaum
- Ward 10 Office
- CPED Housing Policy & Development
- City Assessor's Office
- Information Technology: Stacie Blaskowski, Data Scientist



Housing Inventory Data Sets

Property physical characteristics

- Building condition
- Building age
- Type of building (single family home, duplex, apartment, etc.)
- Number and distribution of housing units

Bedrooms	Grand Total
Studio	11,967
1 Bedroom	56,064
2 Bedrooms	59,796
3 Bedrooms	44,618
4+ Bedroom	20,332
Grand Total	192,777



Housing Inventory Data Sets

Market and property value

- Estimated market value
- Estimated market rent by unit size
- Home sales
- Building permits by value and type
- Homesteaded properties
- Rental conversions



Housing Inventory Data Sets

Market segment Specific Inventory

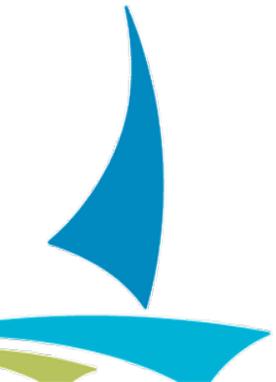
- Legally binding affordable housing units
- Senior specific housing units
- Supportive, transitional and other housing based on state licensure



Housing Inventory Data Sets

Census demographics and housing

- Household type, age, size
- Income and poverty
- Employment
- Race and ethnicity
- Tenure (rent/own)



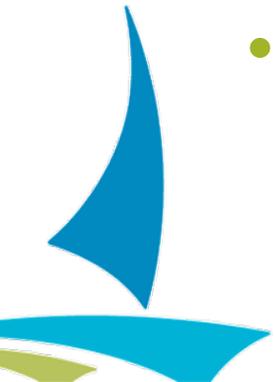
Estimated Market Rents

- Developed model to estimate rents for every unit
- Utilized approximately 14,000 rental listings from 2014
- Rent is estimated based on:
 - Building age
 - Condition- assigned by the Assessor
 - Number of bedrooms
 - Location- spatial adjustment of model



Estimated Market Rents

- Presented as units affordable at bands of affordability consistent with HUD standards when financing affordable housing
 - Bands of affordability currently used:
 - 30, 50, 80, 100, 115 & 115+ of AMI
- Confidence Levels
 - City level: 90-97% confidence level
 - Community level: 82-95% confidence level
 - Currently cannot be used for analysis at geography smaller than Community



Estimated Rent Model Demonstration

Minneapolis Market Rate Housing Inventory

Choose a housing inventory type:

- (All)
- Multi Family
- Single Family Owner
- Single Family Rental

NOTE: The margin of error in the results varies by scale. At the scale of the city, the margin of error is between 3-10% for the count of units. The margin of error increases at the community level to between 5-18%. The margin of error is smaller for the classifications from 50-100% AMI and larger for the other categories.

Questions about the data? Read methodology (<http://www.ci.minneapolis.mn.us/cped/index.htm>) then contact CPED/Brian Schaffer

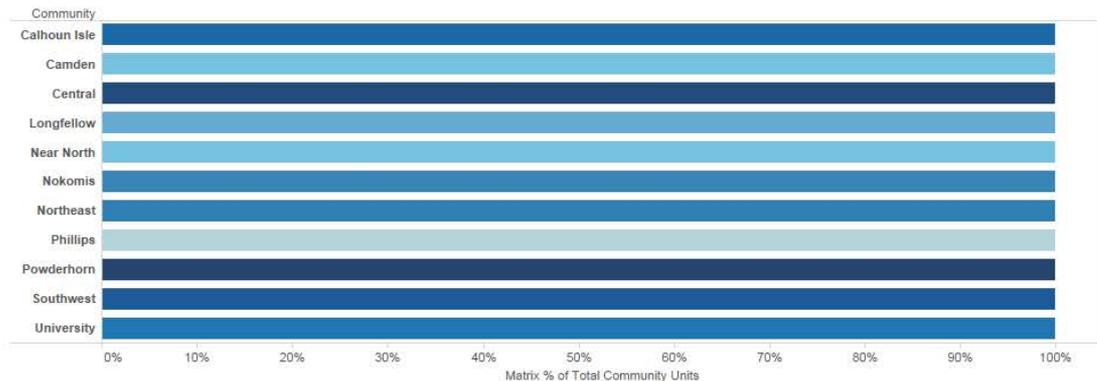
All Market Rate Housing Matrix in All Area

The housing cost matrix shows the distribution of all market rate units within the City Minneapolis. Costs were calculated for rents (in dollars). Monthly costs of ownership for single family owners were calculated using methods as defined by the Met Council. Units were classified by cost into one of six categories based on its affordability. Affordability assumes no more than 30% of a household's income is used towards housing. Area Median Income (AMI) for the metropolitan area is used as the income baseline.

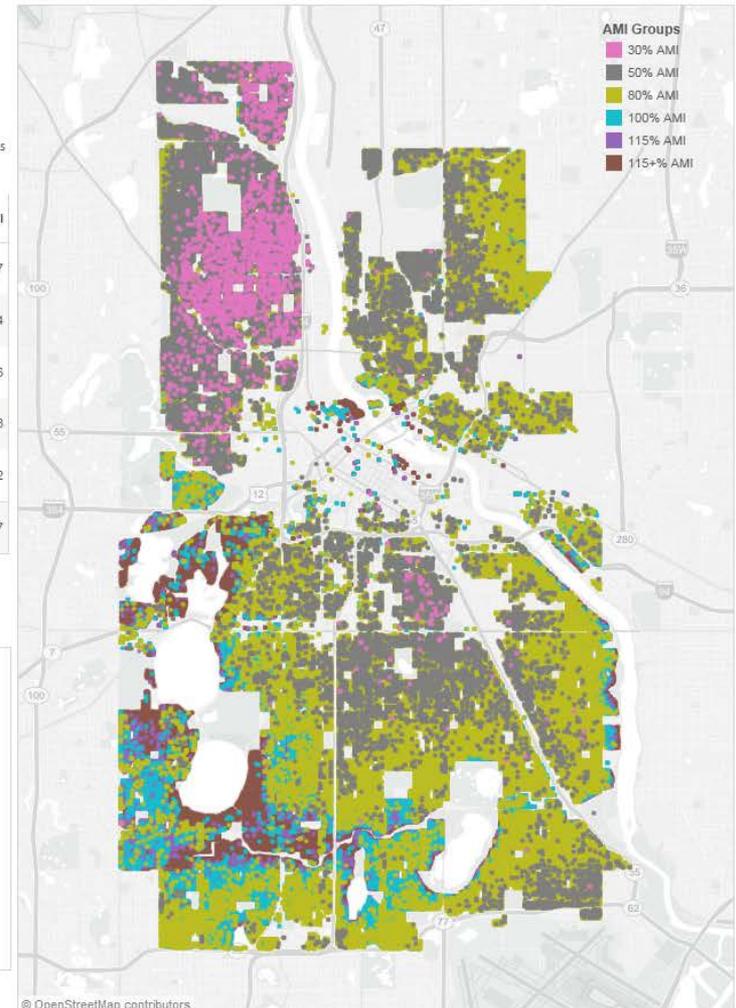
Bedrooms	30% AMI	50% AMI	80% AMI	100% AMI	115% AMI	115+% AMI	Grand Total
Studio	92	7,342	2,895	1,070	443	125	11,967
1 Bedroom	86	19,562	24,670	6,319	2,325	3,102	56,064
2 Bedrooms	425	11,397	31,348	8,515	3,058	5,053	59,796
3 Bedrooms	724	7,569	21,354	7,092	2,734	5,145	44,618
4+ Bedrooms	720	2,284	7,339	2,975	1,547	5,467	20,332
Grand Total	2,047	48,154	87,606	25,971	10,107	18,892	192,777

Community Level Inventory of * in * Units at *

This indicates the distribution of units within a particular community. The percent displayed is the number of units selected in the matrix as a percent of the total number of units within the community. The color (darker = more, lighter = less) indicates the number of units selected in the matrix as a percent of the number of matrix units in the City of Minneapolis.



Map of All Housing Inventory



Next steps: Analysis

- City's Comprehensive Plan
 - Investigate where and what are the housing options in the City
 - Investigate naturally occurring affordable housing
 - Investigate housing stock and relationship to household characteristics and other Census data
 - HH size
 - Ages
 - Children
 - Income
 - Investigate housing stock related to measures of neighborhood stability
 - What/where changes are occurring in the housing stock
 - What/where investments are being made



Next Steps: Data

- Currently cleaning and organizing the data to further increase accessibility
- Continue to explore accessibility of data through visualization software such as Tableau and GIS mapping software
- Summary reports for selected data sets, and additional analysis of housing unit affordability



Thank you

