

MASTER PLAN

for  
the

Marcy-Holmes Neighborhood

# CHAPTER TWO: HOUSING



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**Goal:** A well-kept, well preserved, balanced supply of housing units that accommodates the needs of a variety of residents including single-family homeowners.

## *Background*

The 9,009 people that lived in the neighborhood in the year 2000 occupied 4,264 dwelling units. *The Minneapolis Plan* designates the University of Minnesota/SEMI area as a Growth Area. This area is the third largest employment center in the Twin Cities. The city plan anticipates more than 10,000 jobs being created in the area. The plan also anticipates between 750 and 2000 dwelling units will be built in the area over the next ten years to satisfy the housing demand created by the new jobs. Some of these units will be built in the Marcy-Holmes neighborhood and increase the population from year 2000 levels.

Given the current housing situation, the neighborhood has adopted the following objectives.

## *Objectives for Housing*

- Housing Balance
- Housing Condition
- New Housing Unit Production
- Rental Housing

## Housing Balance

Marcy-Holmes is a neighborhood with about 15% of its dwelling units owner-occupied compared with a citywide ownership rate of 51%. The neighborhood needs to increase homeownership to achieve balance and diversity of housing stock.

**Objective:** A balance and diversity of housing choices that includes more single family and/or owner-occupied housing units.

## **Policies:**

1. The neighborhood will preserve the existing single-family homes. The single-family core of the neighborhood should be expanded for low density only. The MCDA should provide assistance to homeowners to renovate homes in this area.
2. The neighborhood opposes any new development that does not add to the percentage of owner-occupied dwelling units in the neighborhood.
3. The neighborhood supports the addition of new owner-occupied townhouse units on infill sites.
4. The neighborhood requests assistance from the MCDA and NRP to develop housing for middle-income families.
5. The neighborhood encourages the university to promote or create housing opportunities for faculty and staff in the neighborhood.

6. The neighborhood supports the conversion of rental units to condominium or cooperative ownership and requests assistance from MCDA and NRP to do this.
7. The neighborhood also seeks assistance from the MCDA and NRP in selective conversion back to one or two family homes of any rooming houses or single-family structures that have been converted to student rental housing in the single-family core of the neighborhood.
8. The neighborhood would also support conversion of some industrial buildings to residential use. An example is the Star Machinery building on 6<sup>th</sup> Street and 2<sup>nd</sup> Ave. SE

#### Housing Conditions

Overcrowding and poor housing conditions are a concern of the neighborhood.

**Objective:** Improved housing conditions.

**Policies:**

1. The neighborhood will work toward getting the absentee landlords in the neighborhood together to focus on problems and solutions.
2. The neighborhood strongly urges the City of Minneapolis to place the entire Marcy-Holmes neighborhood in one inspections district so that the inspector sees the big picture and the total needs of the neighborhood.

3. The neighborhood supports strong regulations and code enforcement by the city's Inspections Department to correct items, such as unkempt properties, exterior home maintenance, and parking on lawns, which are in violation of city codes.
4. If student enrollment is increased, University of Minnesota housing should be increased at the same rate.
5. The neighborhood supports demolition of problem properties by any public agency only if the neighborhood is involved in the decision and it is found that it is not feasible to rehabilitate the property.

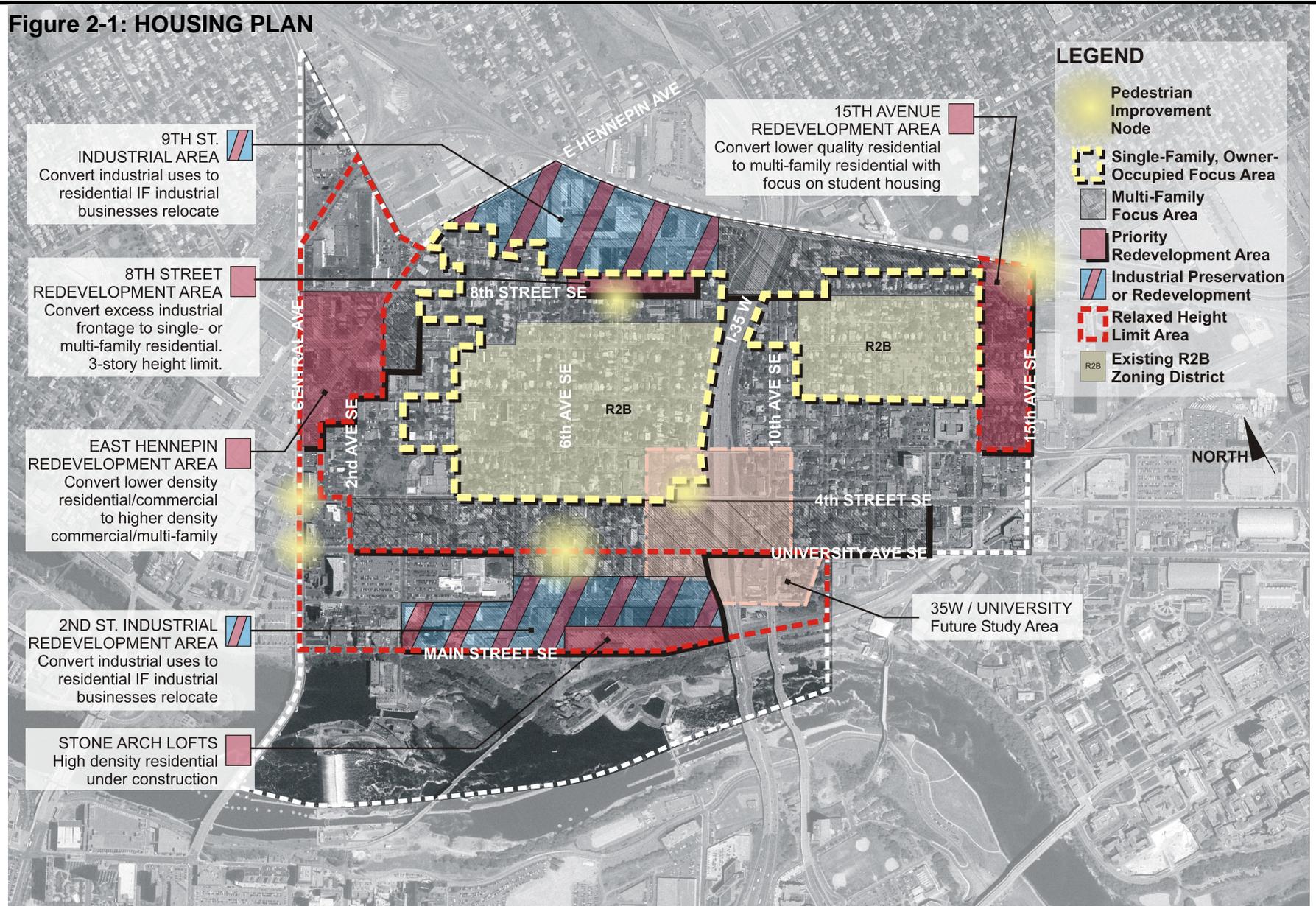
#### New Housing Unit Production

**Objective:** Housing construction to replace deteriorated units and provide for a balance of housing types.

**Policies:**

1. The Marcy-Holmes neighborhood supports new multi-family housing construction on the fringe of the neighborhood in the following locations:
  - o In the blocks between 14<sup>th</sup> and 15<sup>th</sup> Avenue SE outside of Dinkytown.
  - o Along the riverfront where housing is not adversely impacted by adjacent industrial uses.
  - o In sites converted from marginal commercial/industrial uses along E. Hennepin Avenue.
  - o Between University Avenue and 4<sup>th</sup> Street SE, which are major traffic carriers and transit routes.
  - o The triangle between 8<sup>th</sup> Street, East Hennepin, and Central Avenue.

**Figure 2-1: HOUSING PLAN**



Rental Housing

**Objective:** Uncrowded, safe and sanitary rental housing.

**Policies:**

1. The neighborhood supports increased efforts by the City to enforce occupancy limits for the number of dwelling units indicated on the occupancy certificate posted in the entryway of all multiple family dwellings.
2. The Marcy-Holmes neighborhood supports efforts by the University of Minnesota (U of M) to provide information to students living off campus that they need to respect their property and the rest of the neighborhood so that it can be preserved for future generations of students and that everyone in the neighborhood can live in harmony.
3. The neighborhood invites the U of M to be more supportive of the neighborhood in the issues of overcrowding and other code violations. Students should be able to obtain help from student legal services and the ombudsman in the residential life office at the U of M to address issues of over-occupancy.
4. The neighborhood encourages the U of M to avoid publicizing housing that is a problem (code violations or noisy parties).

The U of M's referral service needs to find a way to steer students away from these problem properties in a manner similar to the way the Better Business Bureau provides information to consumers about particular businesses.

5. The neighborhood supports the publication and distribution of pamphlets such as, A Place of Your Own. This pamphlet informs students about their rights and responsibilities in off campus housing.
6. The neighborhood will work with students to harness the power of the Internet to help in the reporting of violations.
7. The neighborhood will utilize the Minnesota Daily and the neighborhood newspaper to publicize the rights and obligations of student renters.