

CITY OF MINNEAPOLIS

At a Glance: Ward 6

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 6 Profile



Land Use Breakdown by Properties		
Land Use	Number	Percentage
Bar, Restaurant, Club, Entertainment	25	0.9%
Comm. Work Shop	31	1.1%
Common Area	43	1.6%
Garage or Misc. Residential	14	0.5%
*Group Residence	32	1.2%
Ind. Warehouse, Factory	17	0.6%
Institution, School, Church	65	2.3%
Misc. Commercial	7	0.3%
*Mixed Comm., Res., Apt.	41	1.5%
*Multi Family Apartment	328	11.8%
*Multi Family Residential	518	18.7%
Office	90	3.3%
Public Accommodations	1	0.04%
Retail	67	2.4%
*Single -Family Attached Dwelling	378	13.7%
*Single-Family Detached Dwelling	567	20.5%
Sport or Recreation Facility	13	0.5%
Utility	3	0.1%
Vacant Land	513	18.5%
Vehicle Related Use	15	0.5%
Grand Total:	2,768	100.0%

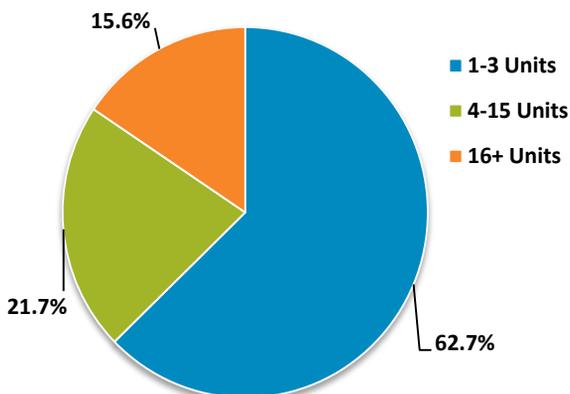
Rental License Information	
Total Rental Licenses	1,085
Properties with Rental Licenses	959
Rental Units	11,368
Average Rental Units per Property	11.9
*Rentals / Total Residential	51.4%

2015 Conversions and CHOWNs	
Properties with Conversions ¹	20
Properties with CHOWNs ¹	34

Rental Licenses Applicants in Minneapolis		
Residence	Number	Percentage
Minneapolis	700	64.5%
St. Paul	59	5.4%
Rest of Minnesota	272	25.1%
Out of State	53	4.9%
Out of Country	1	0.1%
Grand Total:	1,085	100%

Rental Licensed Properties by Units		
Units	Number	Percentage
1 Unit	256	26.7%
2 Units	270	28.2%
3 Units	75	7.8%
4-5 Units	115	12.0%
6-10 Units	67	7.0%
11-15 Units	26	2.7%
16-20 Units	36	3.8%
21-30 Units	44	4.6%
31+ Units	70	7.3%
Grand Total:	959	100.0%

Rental Licensed Properties by Units

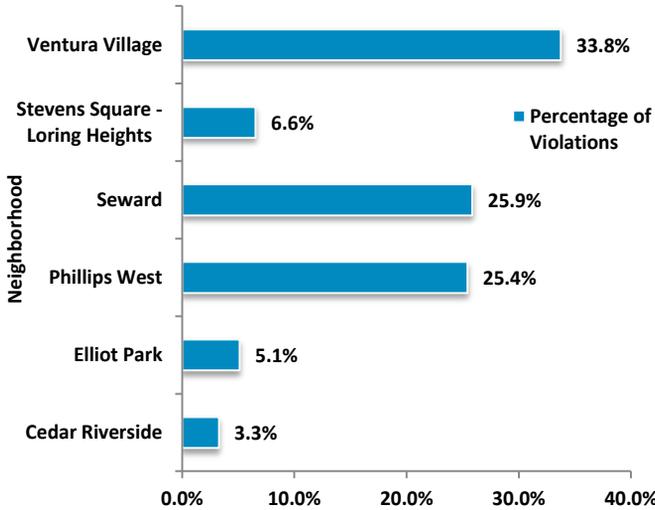


Ward 6 Profile

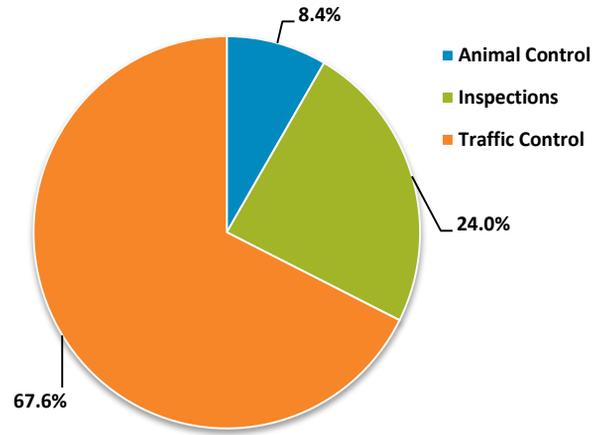


Housing Violations (last two years)					311 Service Requests (2015)					
	All Violations	Exterior Violations	Fire Violations	Interior Violations	Nuisance Violations		Ward Total	Animal Control	Inspections	Traffic Control
Properties:	830	249	323	502	412	Number:	2,074	175	497	1,402
Violations:	5,267	898	978	2,617	774	Percentage:	100.0%	8.4%	24.0%	67.6%

Violations by Neighborhood (last 2 years)

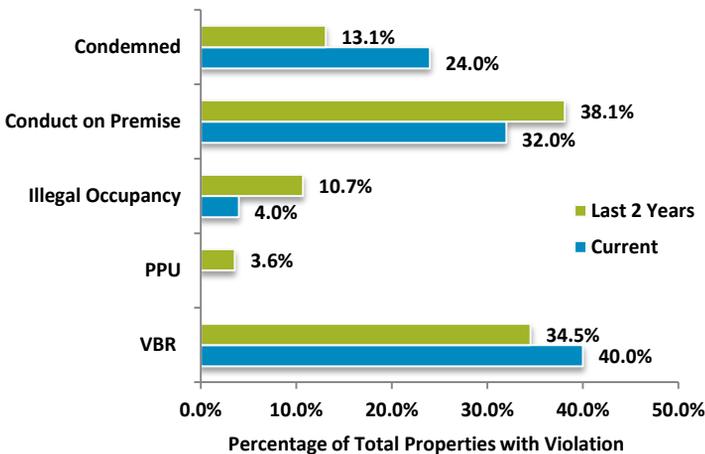


311 Service Requests



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:	6	8	0	1	-	0	10	Number:	23,266	768	22,498
Last Two Years:	11	32	-	9	36,778	3	29	Percentage:	100.0%	3.3%	96.7%

Housing and Police Issues



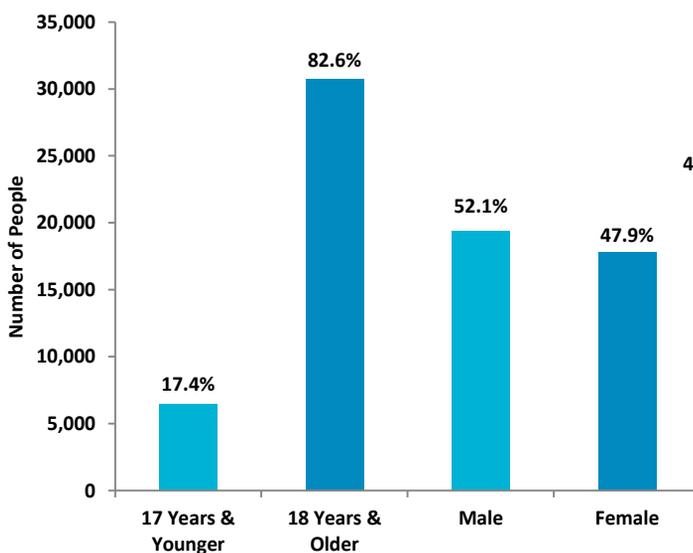
Demographic Profile



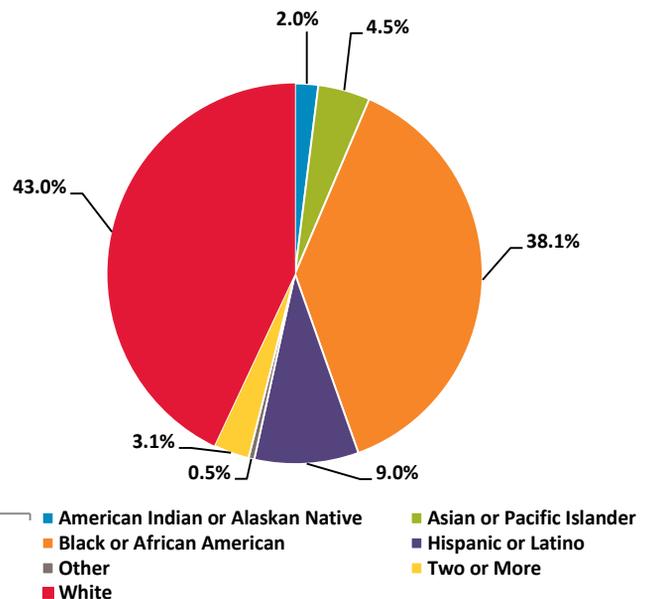
Population & Language							
Data Source:	2010 Census					2009-2013 American Community Survey	
Category:	Population					Language	
	Total Population	17 Years & Younger	18 Years & Older	Male	Female	Speaks only English	Speaks Language other than English
Number:	37,192	6,455	30,737	19,360	17,832	22,161	11,628
Percentage:	100.0%	17.4%	82.6%	52.1%	47.9%	65.6%	34.4%

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:	716	1,626	13,894	3,283	165	1,124	15,702	10,425	26,096
Percentage:	2.0%	4.5%	38.1%	9.0%	0.5%	3.1%	43.0%	28.5%	71.5%

Population



Race



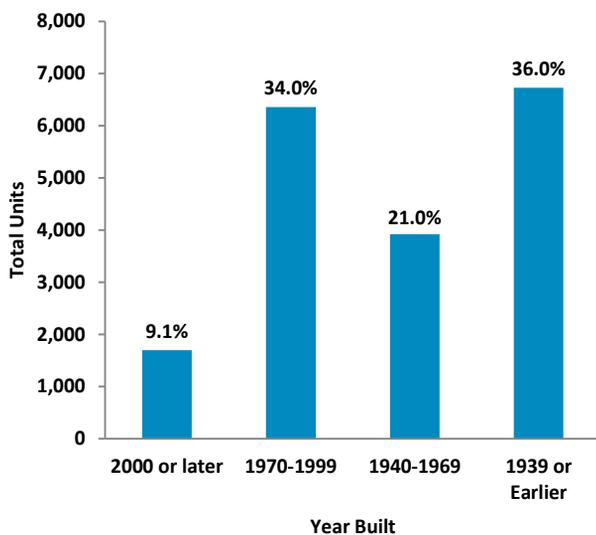
Demographic Profile



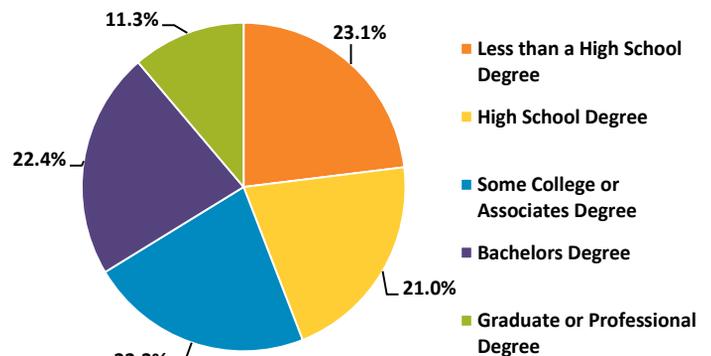
Housing									
Data Source:	2010 Census				2009-2013 American Community Survey				
	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Average Household Size	Units Built: 2000 or later	Units Built: 1970-1999	Units Built: 1940-1969	Units Built: 1939 or Earlier	Total Cost-Burdened ⁴ Households
Number:	18,204	16,560	1,644	2.0	1,697	6,355	3,918	6,724	8,870
Percentage:	100.0%	91.0%	9.0%	-	9.1%	34.0%	21.0%	36.0%	53.8%

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:	5,238	4,761	5,055	5,072	2,555	11,199	1,767	1,768	2,326
Percentage:	23.1%	21.0%	22.3%	22.4%	11.3%	65.6%	10.4%	10.4%	13.6%

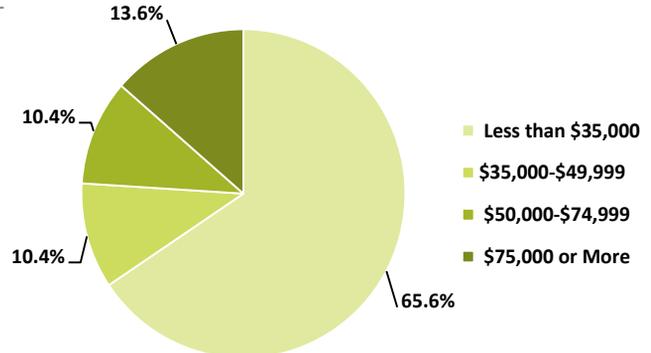
Age of Housing Units



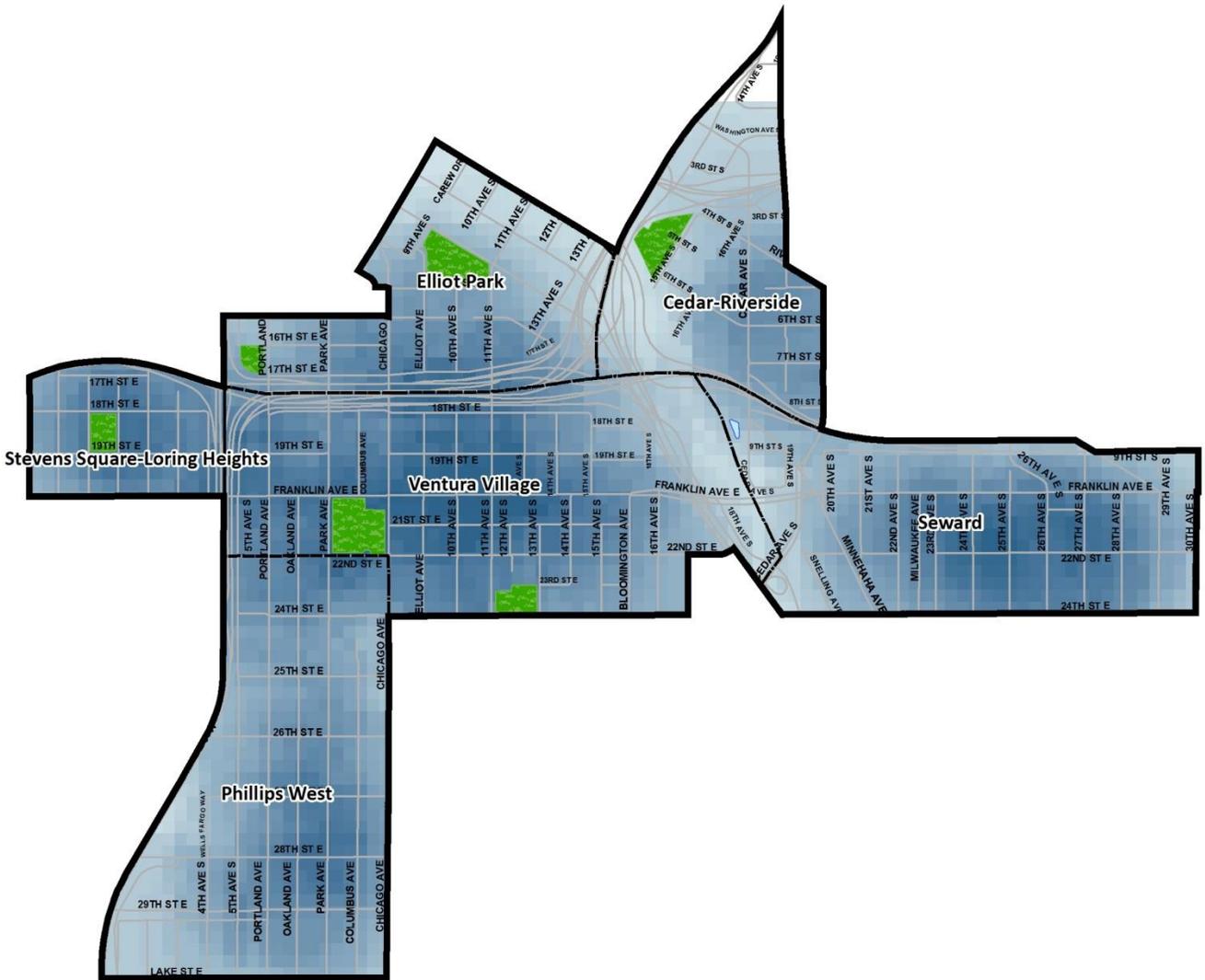
Education



Household Income



Rental Properties

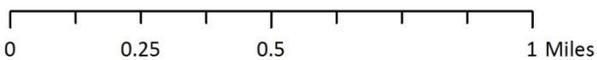


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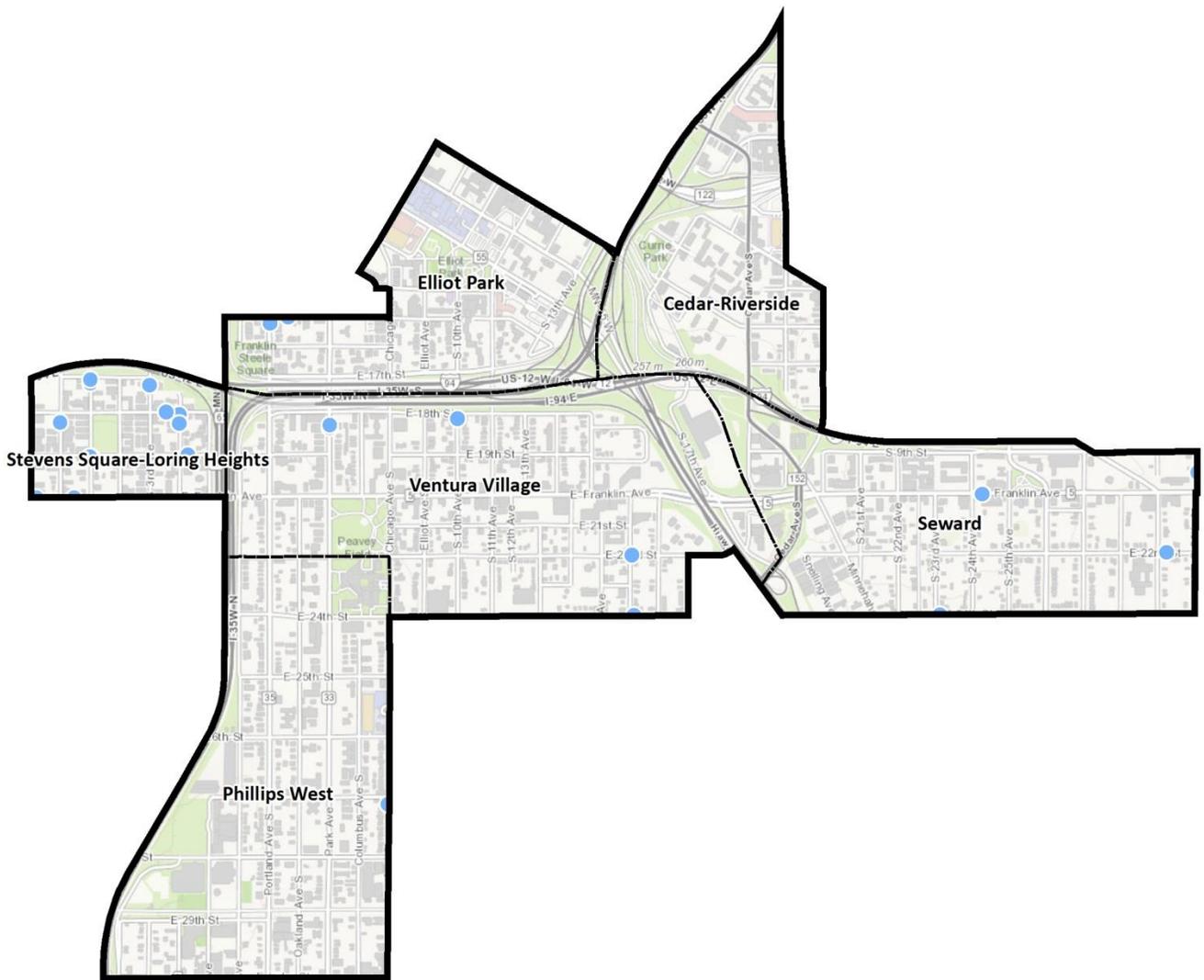
- Armatage Neighborhood Boundaries
- Water Bodies
- Parks
- Rental Licensed Property Distribution**
 - 999 / Sq Mile
 - 0 / Sq Mile



Summary		
Neighborhood	% of Properties	% of Units
Cedar-Riverside	9.0%	22.3%
Elliot Park	9.3%	16.7%
Phillips West	21.7%	12.9%
Seward	19.9%	16.7%
Stevens Square - Loring Heights	10.0%	14.6%
Ventura Village	30.1%	16.6%
Total:	959	11,368



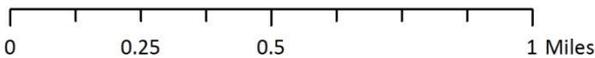
2015 Rental License Conversions



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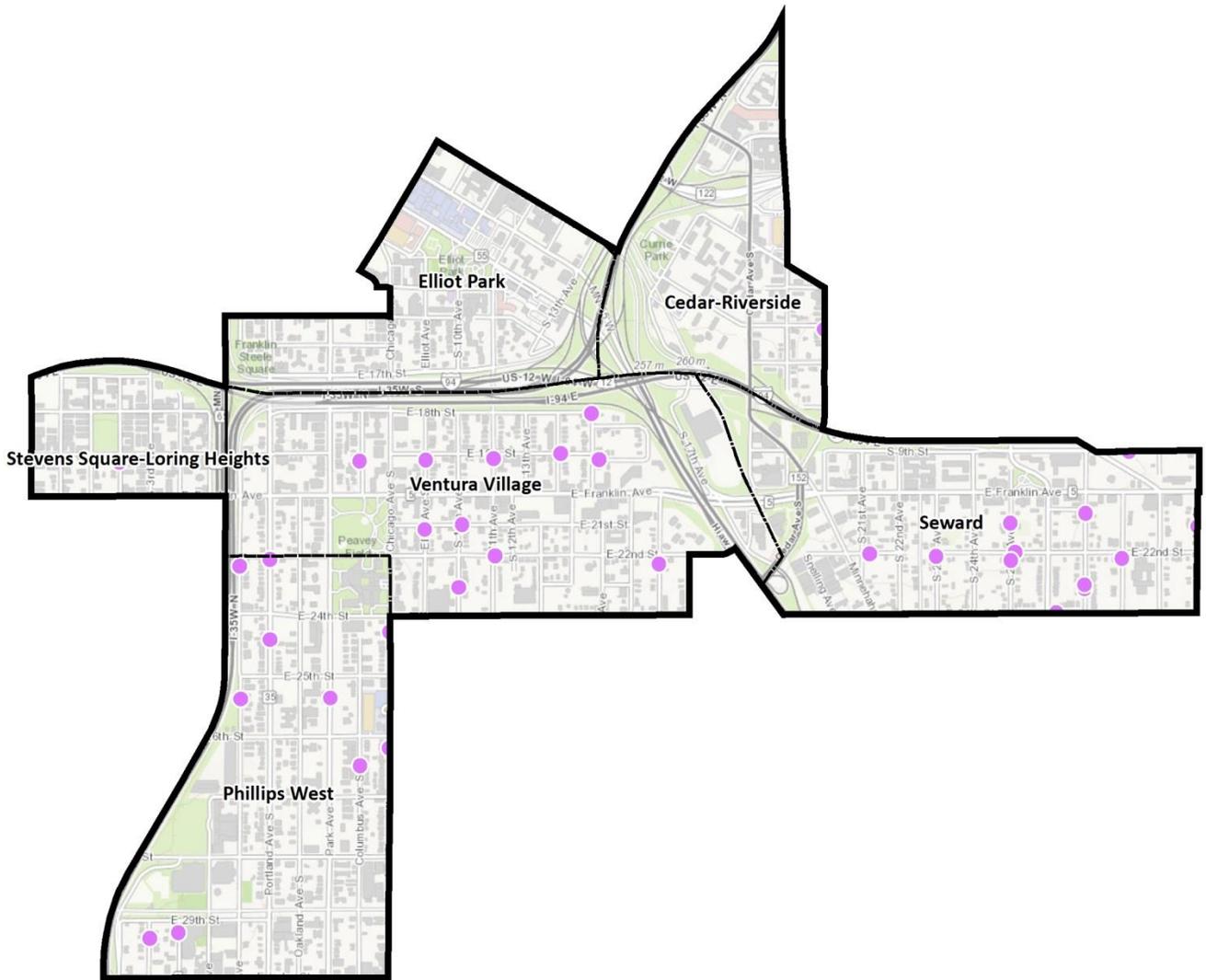
Neighborhood Boundaries

Conversions



Summary		
Neighborhood	Conversion Properties	%
Cedar-Riverside	0	0.0%
Elliot Park	2	10.0%
Phillips West	1	5.0%
Seward	2	10.0%
Stevens Square - Loring Heights	10	50.0%
Ventura Village	5	25.0%
Total:	20	100%

2015 Rental License Change of Ownerships



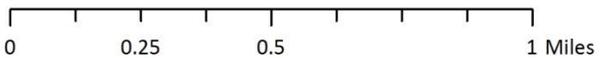
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Neighborhood Boundaries

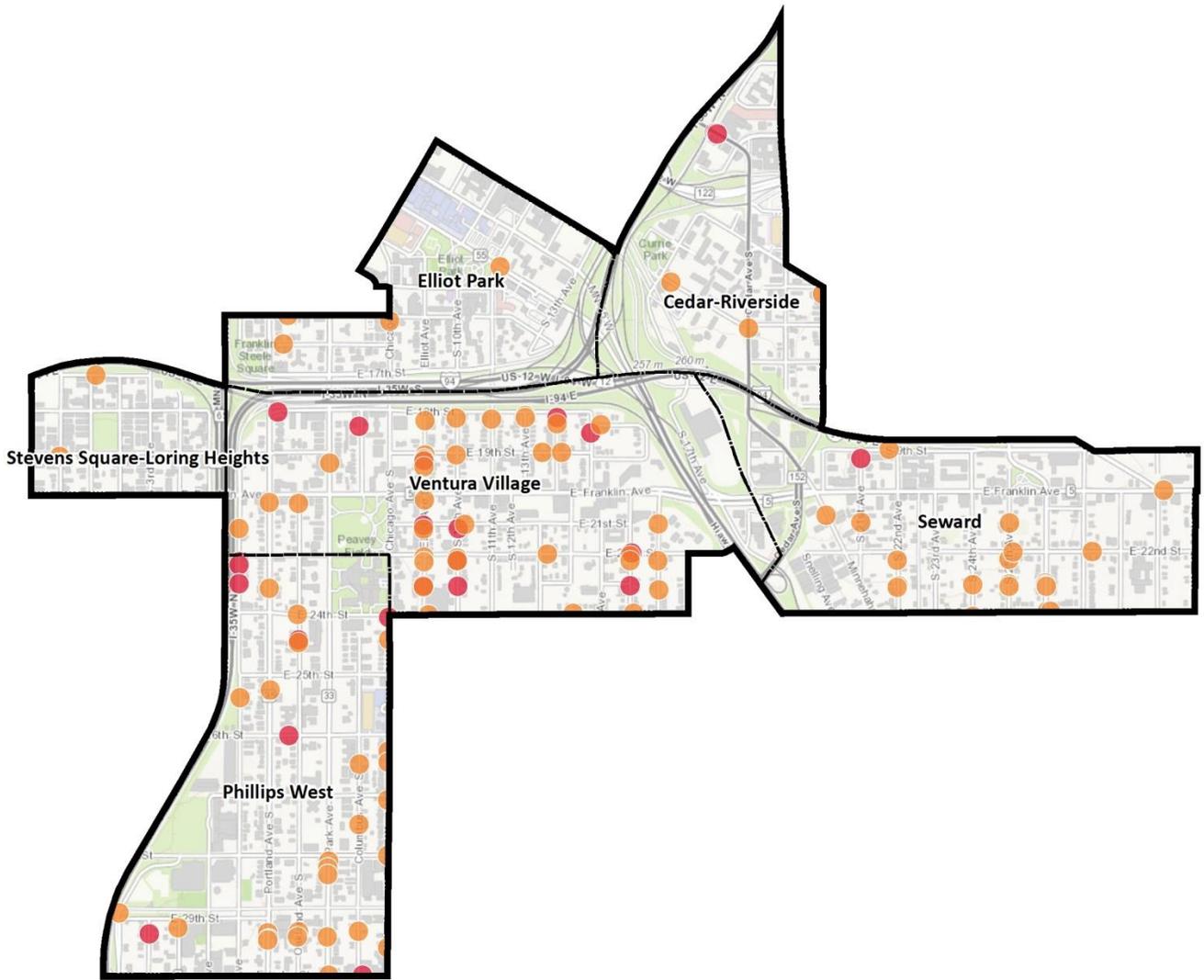
Change of Ownerships



Summary		
Neighborhood	CHOWN Properties	%
Cedar-Riverside	1	2.9%
Elliot Park	0	0.0%
Phillips West	10	29.4%
Seward	11	32.4%
Stevens Square - Loring Heights	1	2.9%
Ventura Village	11	32.4%
Total:	34	100%



Tier 2 & 3 Rental Licenses

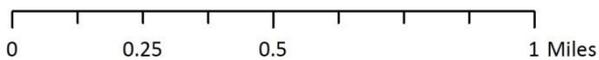


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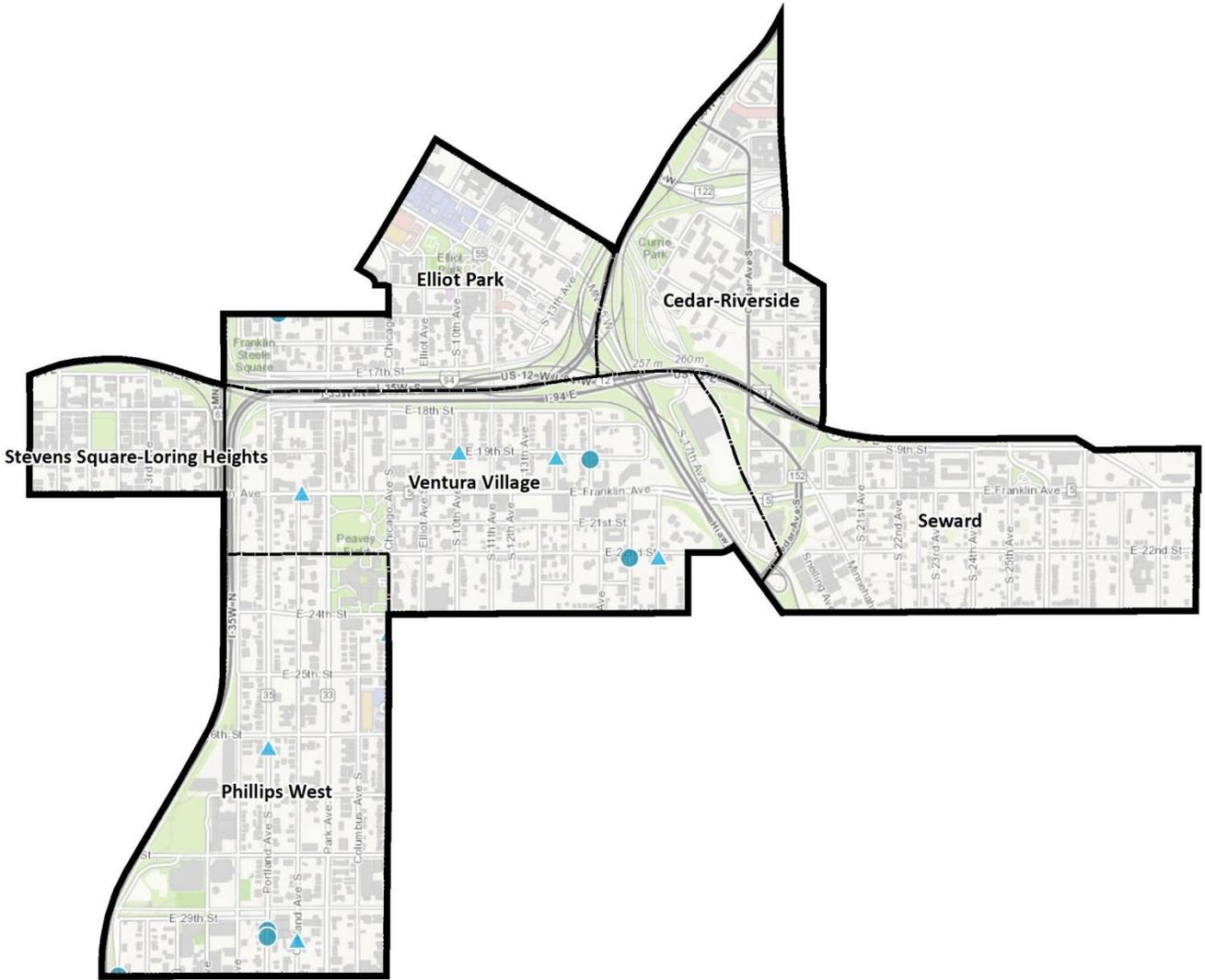
- Neighborhood Boundaries
- Tier 2 Properties
- Tier 3 Properties



Summary		
Neighborhood	Tier 2 Properties	Tier 3 Properties
Cedar-Riverside	3.4%	12.5%
Elliot Park	4.6%	0.0%
Phillips West	28.7%	33.3%
Seward	21.8%	4.2%
Stevens Square - Loring Heights	2.3%	0.0%
Ventura Village	39.1%	50.0%
Total:	87	24



Condemned and Vacant (VBR) Properties



Legend

Neighborhood Boundaries

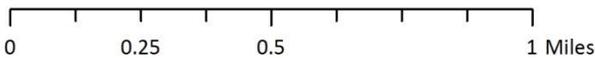
VBR

VBR & CON

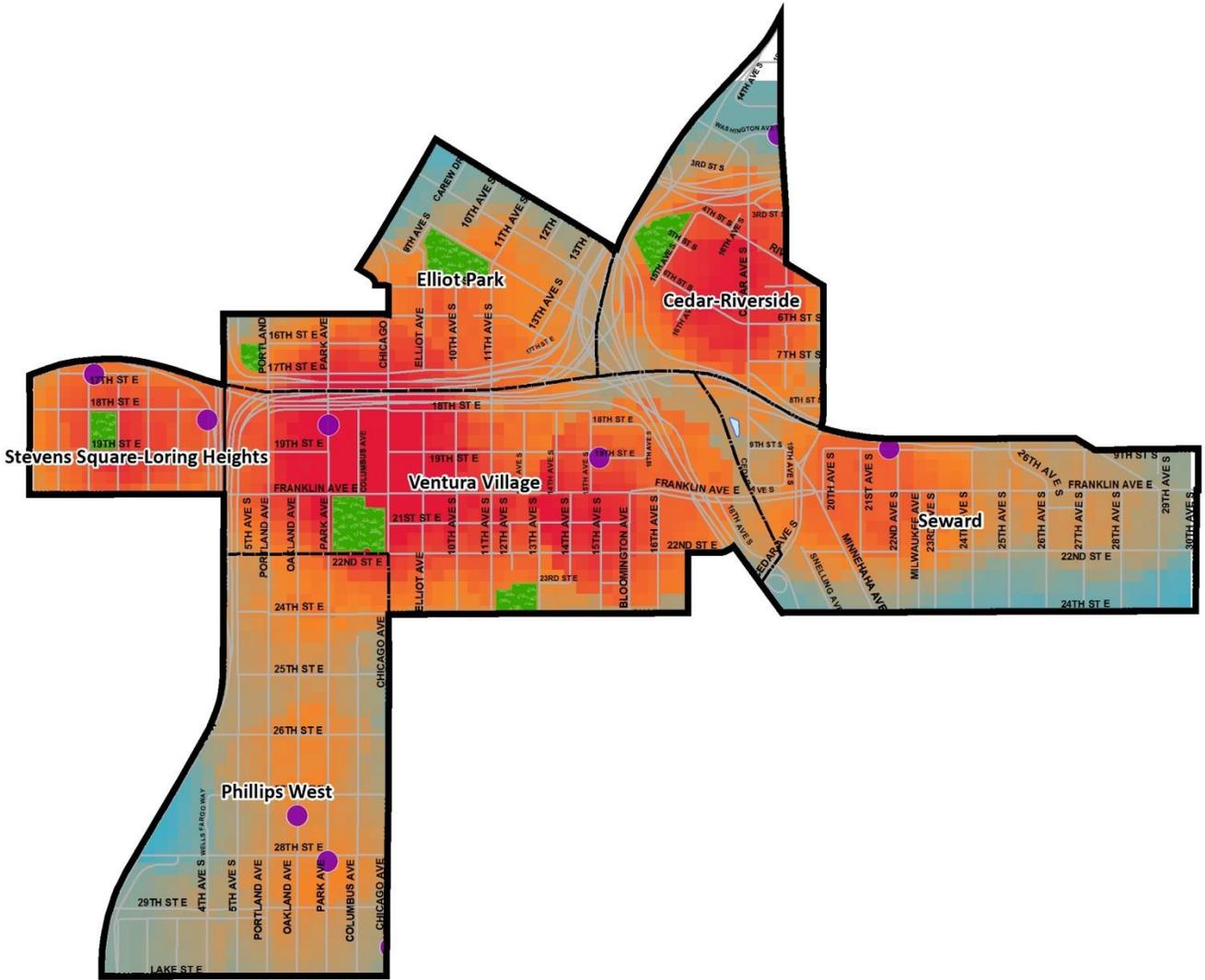
CON



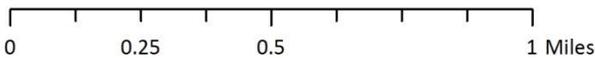
Summary			
Neighborhood	VBR	CON	VBR & CON
Cedar-Riverside	0	0	0
Elliot Park	0	0	0
Phillips West	2	0	2
Seward	0	0	0
Stevens Square - Loring Heights	0	0	0
Ventura Village	2	0	4
Total:	4	0	6



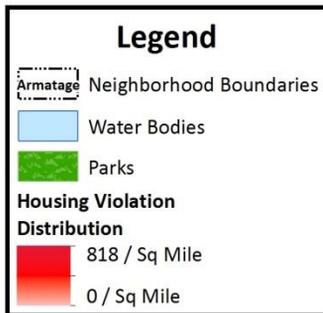
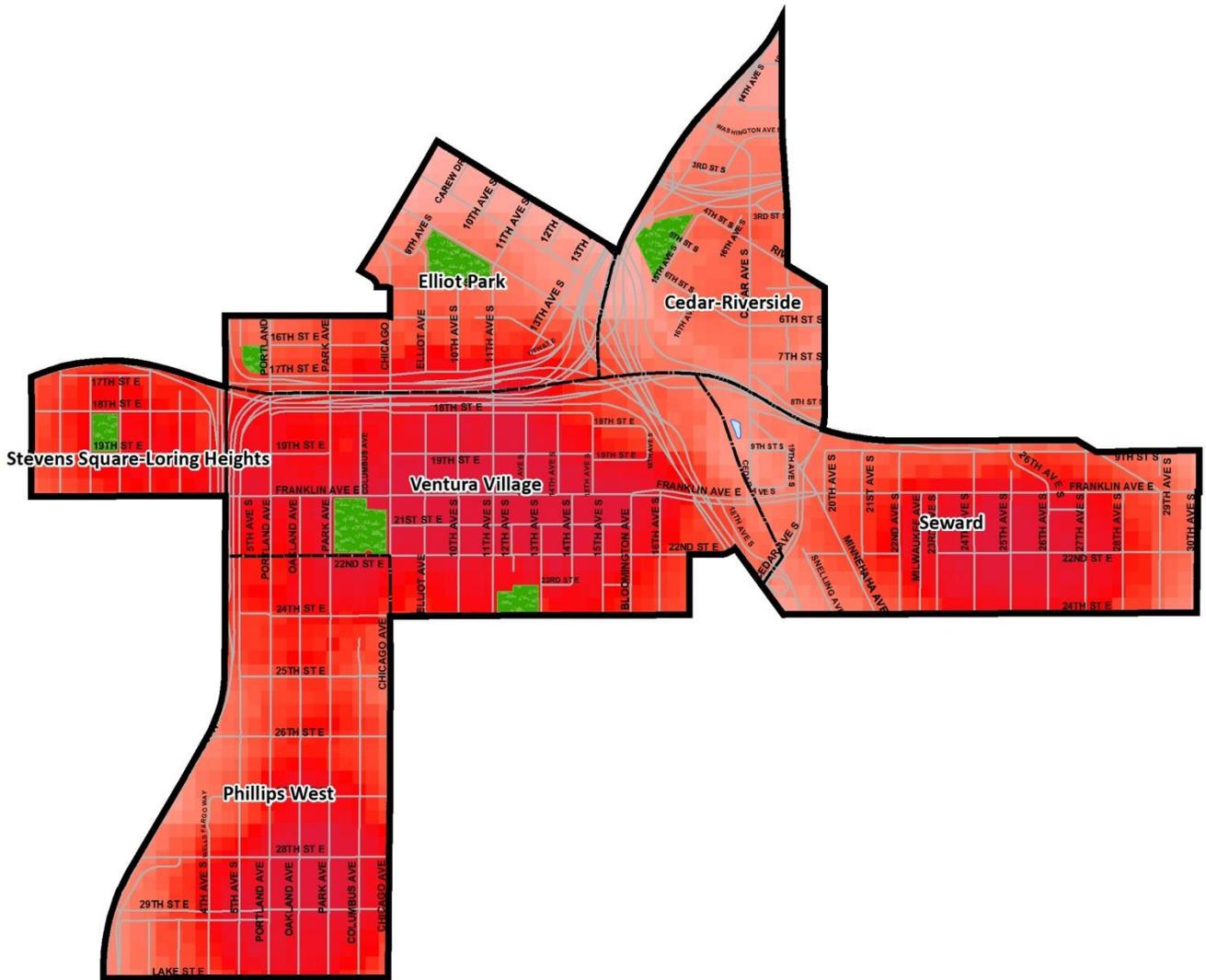
Conduct on Premise (COP) and Problem (PPU) Properties



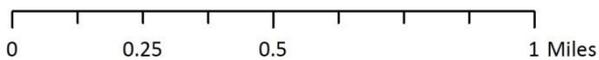
Summary				
Neighborhood	COP	PPU	COP & PPU	Police Calls
Cedar-Riverside	12.5%	0.0%	0.0%	13.4%
Elliot Park	0.0%	0.0%	0.0%	12.4%
Phillips West	25.0%	0.0%	0.0%	14.7%
Seward	12.5%	0.0%	0.0%	15.3%
Stevens Square-Loring Heights	25.0%	0.0%	0.0%	11.0%
Ventura Village	25.0%	0.0%	0.0%	33.2%
Total:	8	0	0	36,778



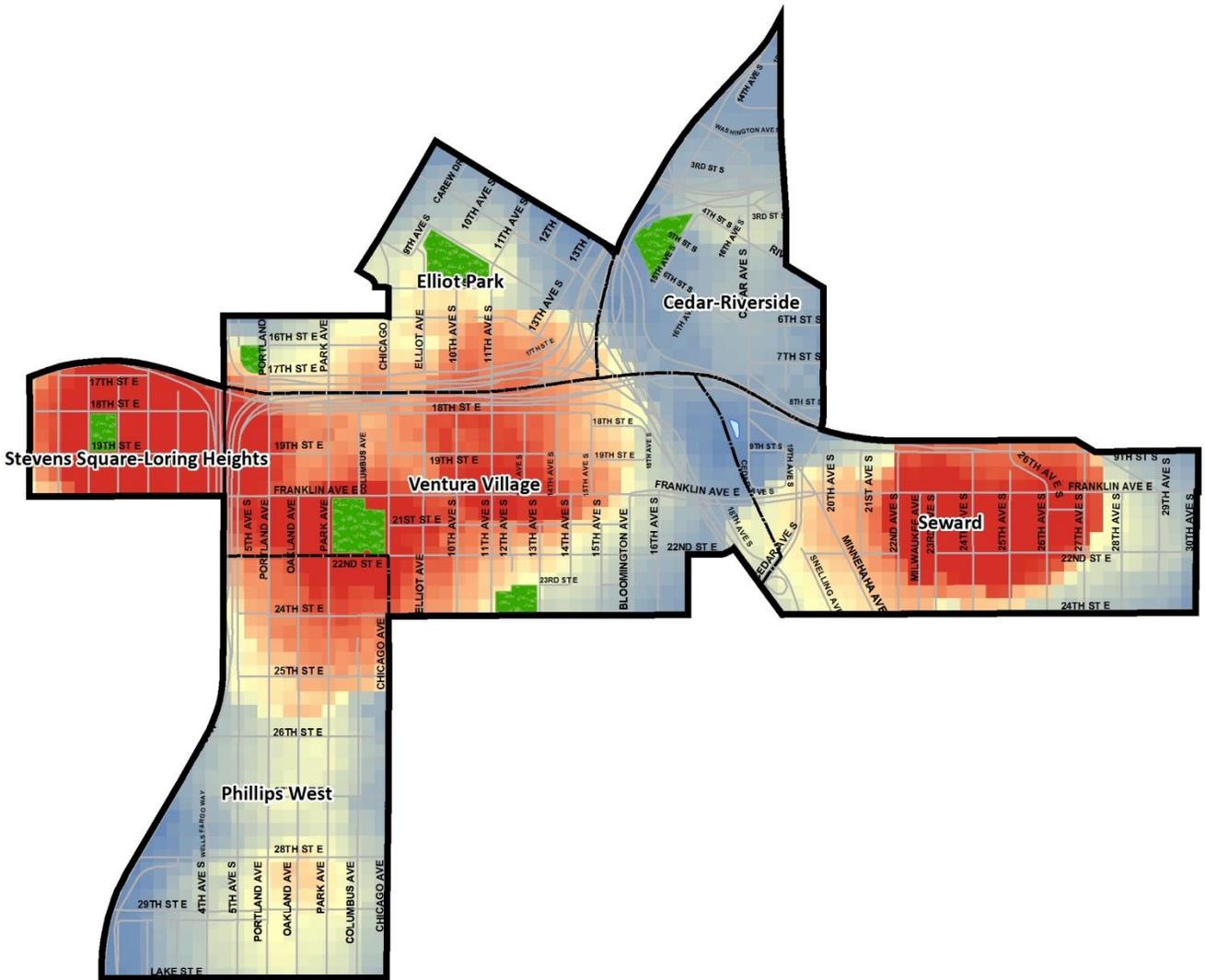
Housing Violations (Last 2 years)



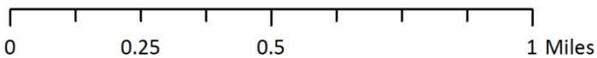
Summary		
Neighborhood	% of Properties	% of Violations
Cedar-Riverside	6.3%	3.3%
Elliot Park	7.6%	5.1%
Phillips West	25.7%	25.4%
Seward	19.7%	25.9%
Stevens Square - Loring Heights	8.6%	6.6%
Ventura Village	32.2%	33.8%
Total:	830	5,267



2015 311 Service Requests



Summary			
Neighborhood	Animal Control	Inspections	Traffic Control
Cedar-Riverside	2.9%	5.8%	5.8%
Elliot Park	10.3%	9.3%	8.9%
Phillips West	19.4%	20.1%	18.6%
Seward	21.1%	19.7%	25.0%
Stevens Square - Loring Heights	16.6%	15.5%	16.7%
Ventura Village	29.7%	29.6%	24.9%
Total:	175	497	1,402



2015 Traffic Control Citations

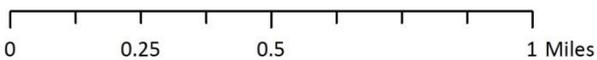


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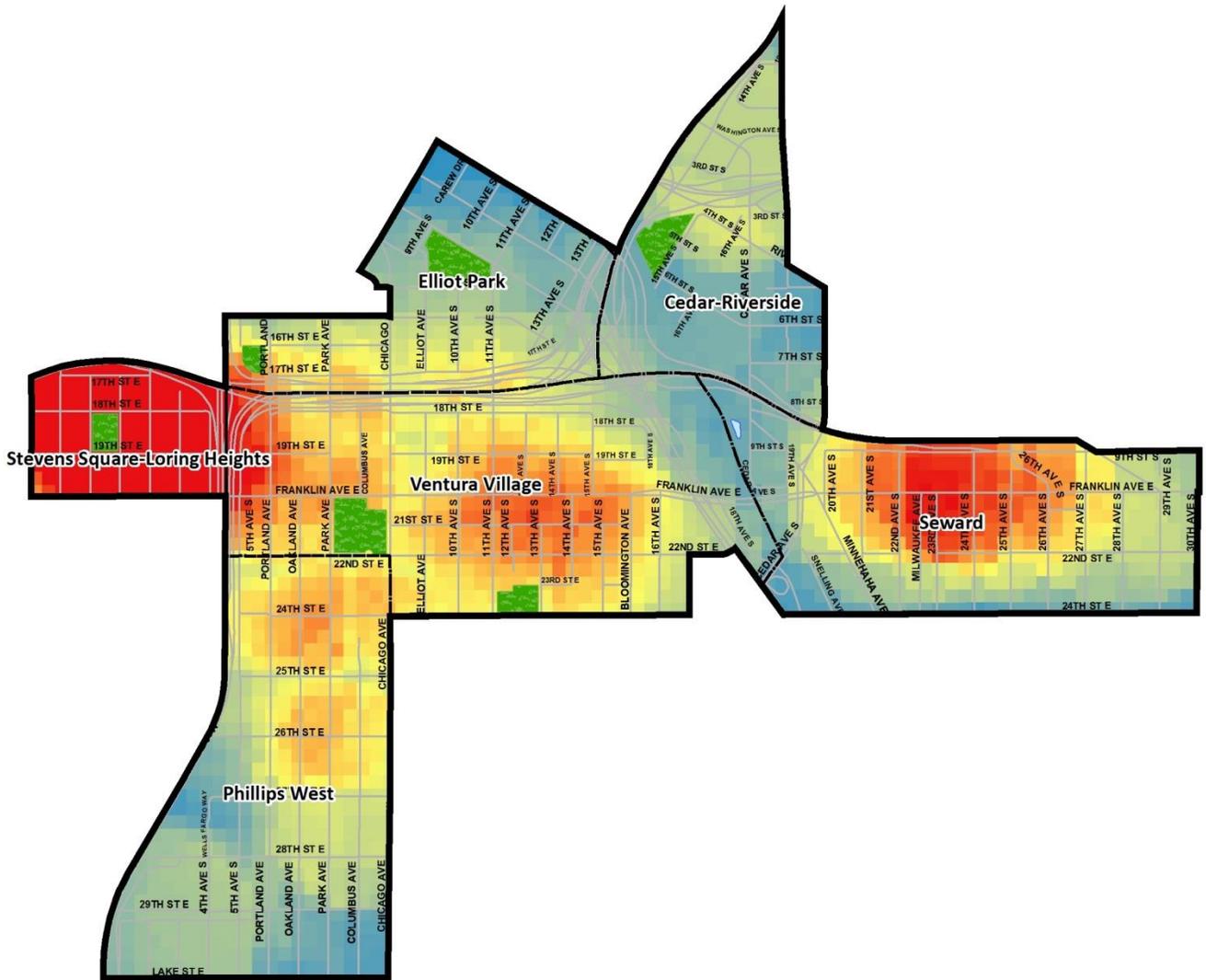
- Neighborhood Boundaries
- Water Bodies
- Parks
- Traffic Control Citation Distribution**
- 15,422 / Sq Mile
- 0 / Sq Mile



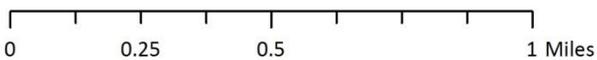
Summary		
Neighborhood	Citations	%
Cedar-Riverside	4,872	20.9%
Elliot Park	4,287	18.4%
Phillips West	3,619	15.6%
Seward	1,360	5.8%
Stevens Square - Loring Heights	4,085	17.6%
Ventura Village	5,043	21.7%
Total:	23,266	100%



2015 Traffic Control Winter Snow Emergency Citations



Summary		
Neighborhood	Citations	%
Cedar-Riverside	52	6.8%
Elliot Park	43	5.6%
Phillips West	146	19.0%
Seward	155	20.2%
Stevens Square - Loring Heights	185	24.1%
Ventura Village	187	24.3%
Total:	768	100%



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 6 including Cedar Riverside, Elliot Park, Phillips West, Seward, Stevens Square-Loring Heights, and Ventura Village.

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*