CITY OF MINNEAPOLIS

At a Glance: Stevens Square-Loring Heights

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.

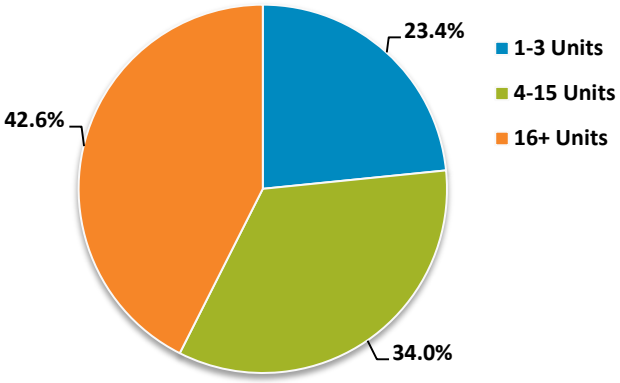
To search the detailed City of Minneapolis Ordinance page, please visit:

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

Stevens Square-Loring Heights Profile

Land Use Breakdown by Properties		
Land Use	**Number**	**Percentage**
Bar, Restaurant, Club, Entertainment	1	0.3%
Comm. Work Shop	2	0.6%
Common Area	2	0.6%
Garage or Misc. Residential	0	0.0%
*Group Residence	10	3.2%
Ind. Warehouse, Factory	0	0.0%
Institution, School, Church	5	1.6%
Misc. Commercial	0	0.0%
*Mixed Comm., Res., Apt	7	2.2%
*Multi Family Apartment	87	27.6%
*Multi Family Residential	21	6.7%
Office	11	3.5%
Public Accommodations	0	0.0%
Retail	9	2.9%
*Single -Family Attached Dwelling	82	26.0%
*Single-Family Detached Dwelling	24	7.6%
Sport or Recreation Facility	1	0.3%
Utility	0	0.0%
Vacant Land	52	16.5%
Vehicle Related Use	1	0.3%
Grand Total:	**315**	**100%**

Rental Licensed Properties by Units



Rental License Information	
Total Rental Licenses	264
Properties with Rental Licenses	141
Rental Units	2,318
Average Rental Units per Property	16.4
*Rentals / Total Residential	61.0%

2015 Conversions and CHOWNs	
Properties with Conversions[1]	17
Properties with CHOWNs[1]	2

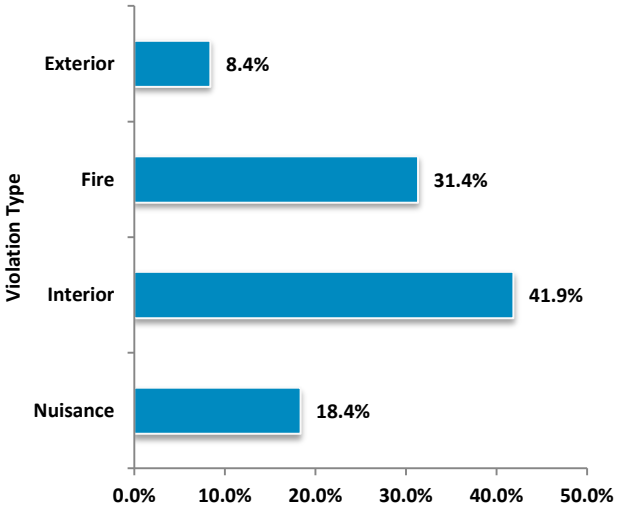
Rental Licenses Applicants in Minneapolis		
Residence	**Number**	**Percentage**
Minneapolis	138	52.3%
St. Paul	9	3.4%
Rest of Minnesota	86	32.6%
Out of State	30	11.4%
Out of Country	1	0.4%
Grand Total:	**264**	**100%**

Rental Licensed Properties by Units		
Units	**Number**	**Percentage**
1 Unit	17	12.1%
2 Units	11	7.8%
3 Units	5	3.5%
4-5 Units	13	9.2%
6-10 Units	23	16.3%
11-15 Units	12	8.5%
16-20 Units	16	11.3%
21-30 Units	22	15.6%
31+ Units	22	15.6%
Grand Total:	**141**	**100%**

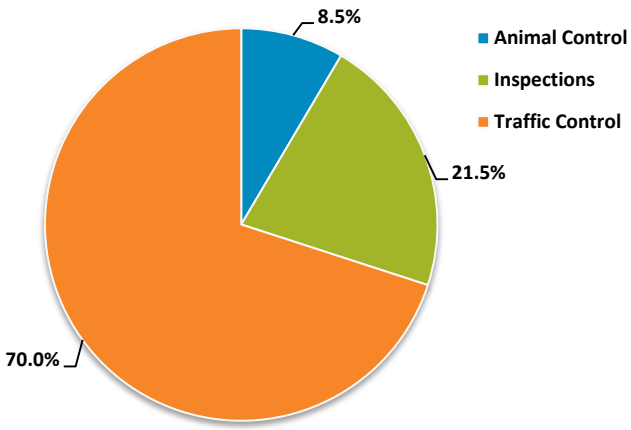
Stevens Square-Loring Heights Profile

Housing Violations (last two years)						311 Service Requests (2015)				
	Total	Exterior Violations	Fire Violations	Interior Violations	Nuisance Violations		Total	Animal Control	Inspections	Traffic Control
Properties:	113	23	55	66	56	Number:	447	38	96	313
Violations:	523	44	164	219	96	Percentage:	100.0%	8.5%	21.5%	70.0%

Violations by Neighborhood (last 2 years)

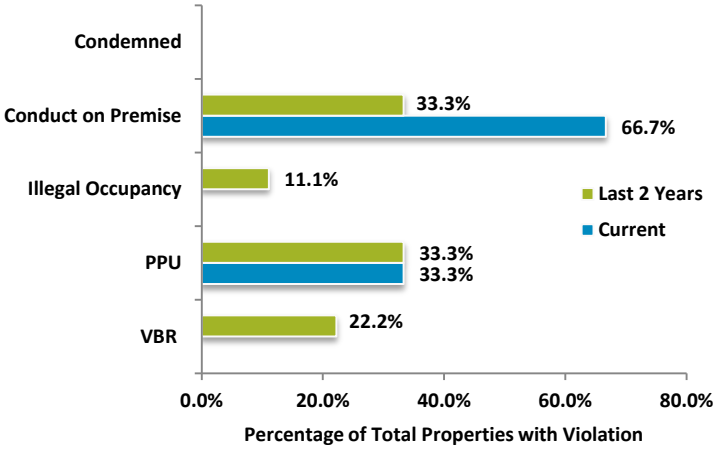


311 Service Requests



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		Total	Snow Emergency[3]	Non-Snow Emergency
Current:	0	2	0	0	-	1	0	Number:	5,014	208	4,806
Last Two Years:	0	3	-	1	5,375	3	2	Percentage:	100.0%	4.1%	95.9%

Housing and Police Issues

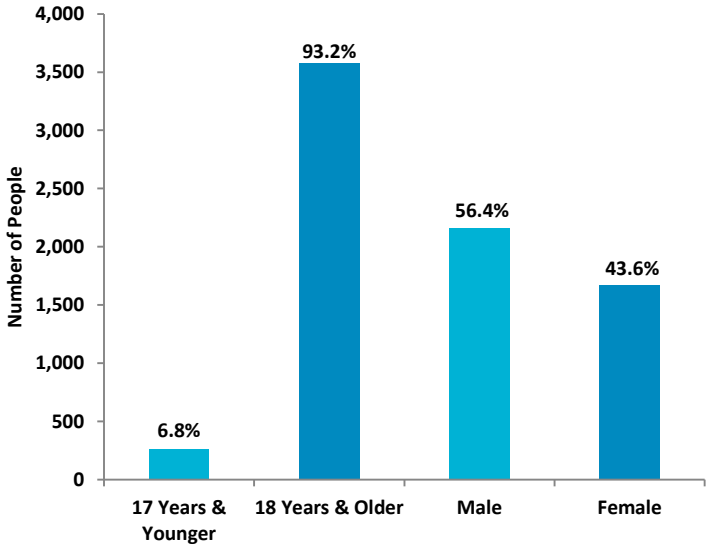


Demographic Profile

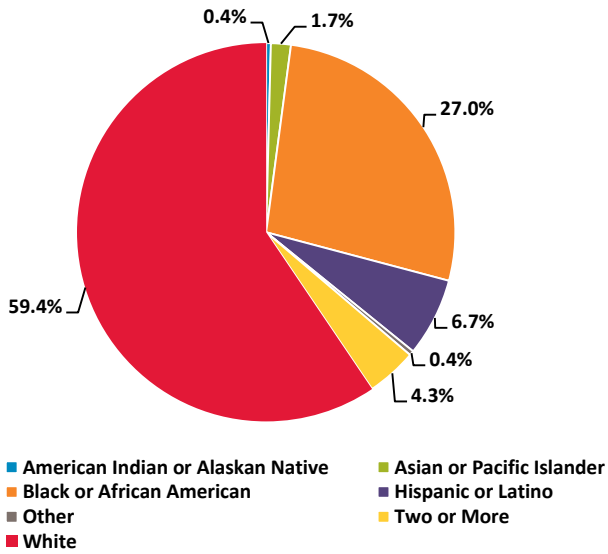
Population & Language							
Data Source:	2010 Census					2009-2013 American Community Survey	
Category:	Population					Language	
	Total Population	17 Years & Younger	18 Years & Older	Male	Female	Speaks only English	Speaks Language other than English
Number:	3,833	260	3,573	2,160	1,673	2,992	803
Percentage:	100.0%	6.8%	93.2%	56.4%	43.6%	78.8%	21.2%

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:	17	69	1,072	267	17	171	2,356	563	3,402
Percentage:	0.4%	1.7%	27.0%	6.7%	0.4%	4.3%	59.4%	14.2%	85.8%

Population



Race

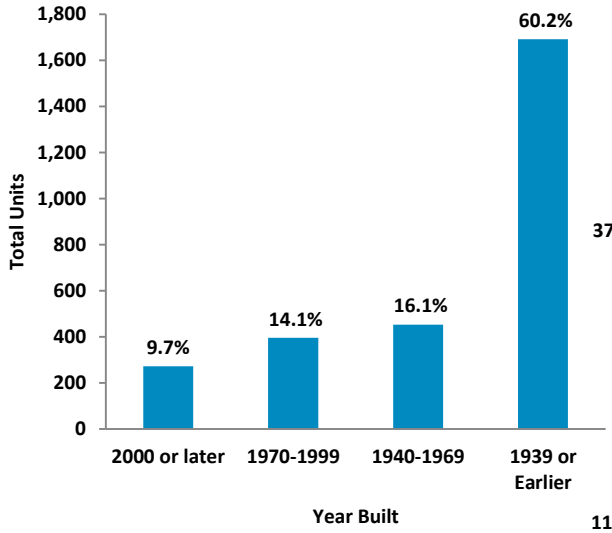


Demographic Profile

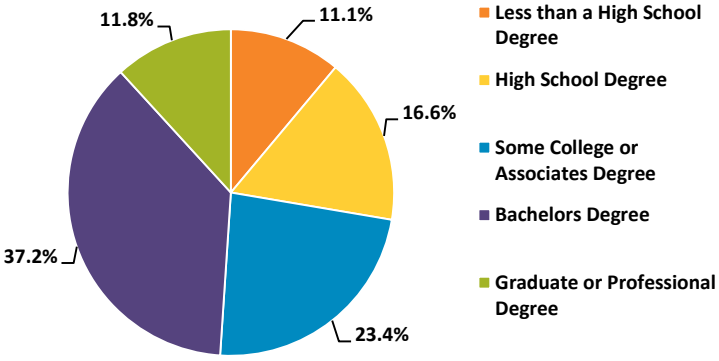
Housing									
Data Source:	2010 Census				2009-2013 American Community Survey				
	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Average Household Size	Units Built: 2000 or later	Units Built: 1970-1999	Units Built: 1940-1969	Units Built: 1939 or Earlier	Total Cost-Burdened Households[4]
Number:	2,905	2,571	334	1.4	272	395	452	1,691	1,299
Percentage:	100.0%	88.5%	11.5%	-	9.7%	14.1%	16.1%	60.2%	51.7%

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:	309	465	653	1,040	329	1,594	292	298	366
Percentage:	11.1%	16.6%	23.4%	37.2%	11.8%	62.5%	11.5%	11.7%	14.4%

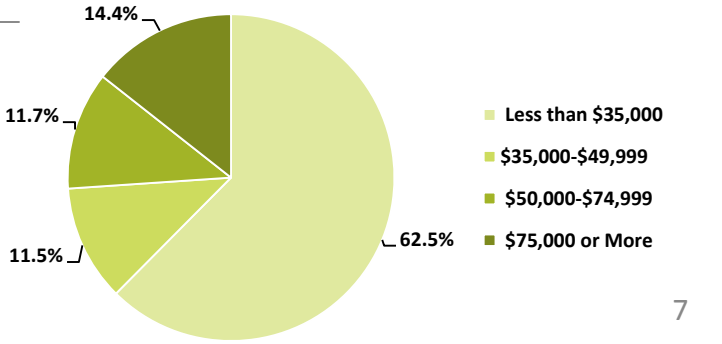
Age of Housing Units



Education



Household Income



Rental Properties

Legend

- 1-3 Units
- 4-10 Units
- 11-20 Units
- 21-30 Units
- 31 or More Units

- Tier 1
- Tier 2
- Tier 3

Summary	Tier 1 Properties	Tier 2 Properties	Tier 3 Properties
Properties	260	4	0
Units	2,255	63	0

0 0.125 0.25 0.5 Miles

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2015 Rental License Conversions and Change of Ownerships

Legend

- 1-2 Units
- 3-4 Units
- 5-6 Units
- 7-10 Units
- 11-17 Units
- Change of Ownerships
- Conversions

Summary		
	Conversions	Change of Ownerships
Properties	17	2
Units	33	2

0 0.125 0.25 0.5 Miles

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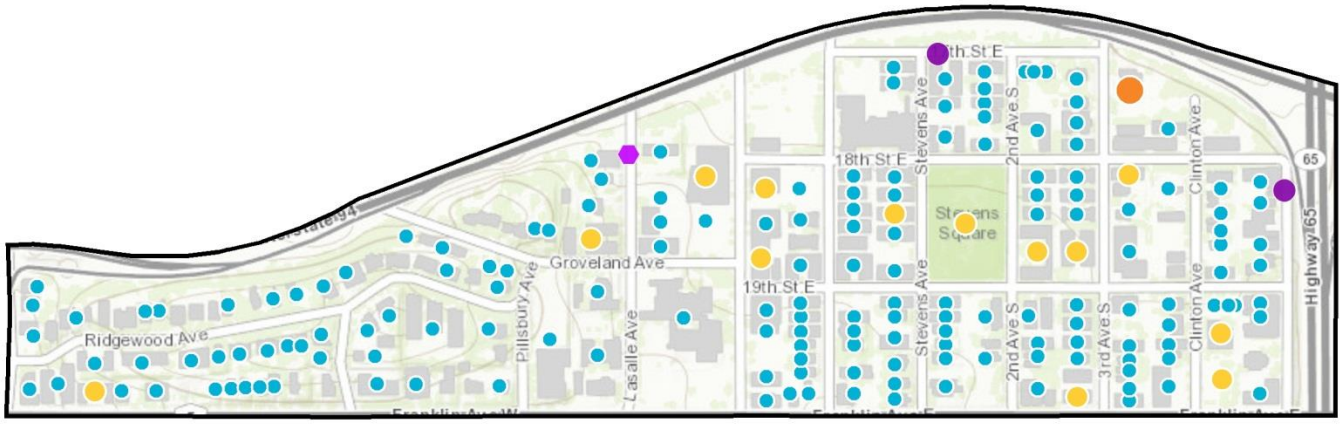
Conduct on Premise (COP) and Problem (PPU) Properties



Legend

Police Calls by Property
- 1-80
- 81-415
- 416-1,745
- 1,746-5,116
- 5,117 or More

- COP Properties
- PPU Properties
- COP & PPU Properties

Summary					
Neighborhood	COP Properties	PPU Properties	COP & PPU Properties	Police Calls	Police Call Neighborhood Average
Stevens Square-Loring Heights	2	1	0	5,426	4,671

0 0.125 0.25 0.5 Miles

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Housing Violations (Last 2 years)

Legend

- 1-5 Violations
- 6-15 Violations
- 16-30 Violations
- 31-60 Violations
- 61-160 Violations

Summary				
Exterior Violations	Interior Violations	Fire Violations	Nuisance Violations	Properties with Violations
44	219	164	96	113

N
W E
S

0 0.125 0.25 0.5 Miles

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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.*

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*