

# **MOVING FORWARD TOGETHER:**

## U OF M MINNEAPOLIS AREA NEIGHBORHOOD IMPACT REPORT



*APPENDICES*



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## CEDAR RIVERSIDE: NEIGHBORHOOD PROFILE

*Location and general characteristics:* Located east of downtown on the west bank of the Mississippi River, this neighborhood in the late 1890s was a thriving working class community, primarily of recent immigrants. Presently, the neighborhood is still a community of immigrants and a port of entry for a large and growing population coming from East African nations. Forty-five percent of current residents are foreign born. The University's presence includes the west bank of the Minneapolis campus, with

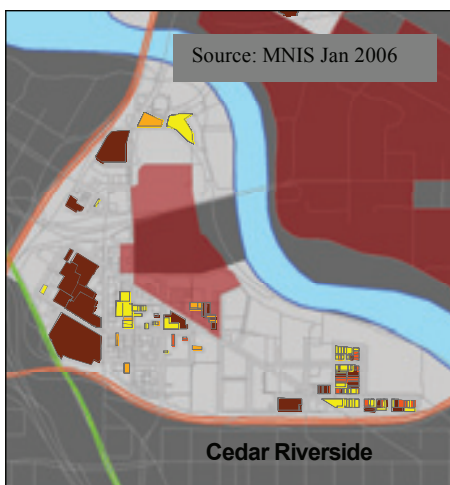
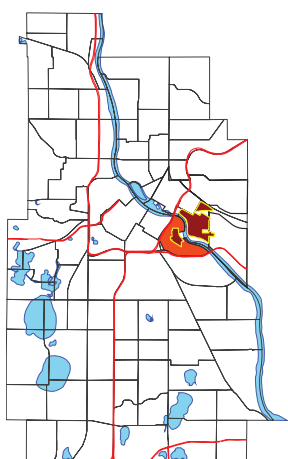
Wilson Library; professional schools of law, business, and public affairs; and the social sciences departments. The University Arts quarter and off-campus theaters and music venues draw patrons from a wide region into the neighborhood for cultural programs and entertainment. The neighborhood is also home for the Fairview-University medical campus and Augsburg College along Riverside Avenue, both institutions planning new facilities that will provide additional amenities along this corridor.

| <b>POPULATION AND HOUSEHOLDS</b>  | <b>Cedar Riverside</b> |                | <b>City of Minneapolis</b> |                |
|---|------------------------|----------------|----------------------------|----------------|
|   | <b>NUMBER</b>          | <b>PERCENT</b> | <b>NUMBER</b>              | <b>PERCENT</b> |
| Total Population (2000)   | 7,545                  | 100%           | 382,618                    | 100%           |
| Total Population 18-24 (2000)   | 2,846                  | 38%            | 55,088                     | 14%            |
| Total Population Foreign Born (2000)  | 3,400                  | 45%            | 55,475                     | 14%            |
| Family Households (2000)  | 1,098                  | 39%            | 73,939                     | 46%            |
| Households with Children (2000)   | 604                    | 21%            | 36,698                     | 23%            |
| Median Household Income (2000)  | \$14,367               | --             | \$37,974                   | --             |
| Poverty Rate of Families (2000)   | 417                    | 38%            | 8,868                      | 12%            |
| # of University Employees Living in the Area (2000)   | 50                     | 0.3%           | 4,026                      | 24%            |
| Household that have Owned and Lived in their Units more than 10 years (2000)                                    | 179                    | 6%             | 41,075                     | 25%            |
| Household that have Rented and Lived in their Units more than 10 years (2000)                                   | 170                    | 6%             | 6,007                      | 4%             |
| <b>Housing Stock</b>  |                        |                |                            |                |
| Total Housing Units (2000) / Total Housing Units in Minneapolis   | 2,918                  | 1.7%           | 171,614                    | 100%           |
| Total Single-Family Detached Units (2000)   | 70                     | 2%             | 76,419                     | 45%            |
| Average EMV for Single-Family Residential Parcels in 2005   | \$139,639              |                | \$219,118                  |                |
| Total Owner Occupied Units (2000)   | 291                    | 10%            | 84,465                     | 49%            |
| # of Converted Homestead Properties in 2000 to Non-Homestead in 2006  | 0                      | --             | --                         | --             |
| # of Relative Homestead Properties* in 2006   | 0                      | 0.0%           | 783                        | 0.9%           |
| *Relative Homestead = the owner does not live in the home, but relatives occupy the property of a related owner |                        |                |                            |                |

- Few older single family homes remain following urban renewal, expansion of the above three campus, and construction of the large Riverside Plaza built as part of the “New Town” plans in the 1970s.
- Neighborhood of rental units and a “port of entry” for new immigrants.
- Unique asset of the West Bank CDC that has developed cooperatively owned and managed housing—contributes to rental stability and quality maintenance of their buildings.
- High proportion of total population are young adults living in University and Augsburg dormitories and in the affordable units at Riverside Plaza.
- Poverty rate three times the city rate.
- Relatively few University employees live or own homes in the neighborhood.
- One out of five households have children under 18; one public school in the neighborhood, which is a small charter school.
- Approximately 10% units owner occupied—primarily newer condo and town home units.
- Low 4% of residential parcels rated below average condition with an average year of construction 1950—reflects more newer construction than in the other university impacted neighborhoods.

## *Highlights of the Neighborhood:*

- Small number of owner occupied housing units and long-term residents committed to maintaining neighborhood vitality and building neighborhood cohesion.
- Lack of physical and social connections between the three different sections of the neighborhood: Seven Corners, South Cedar, and Riverside serve different populations and institutions.
- Personal safety concerns—increasing crime incidents.
- Future station location for the Central Corridor LRT station. How can it serve neighborhood as well as the University?
- Need for better way-finding from the Hiawatha LRT station into the commercial districts/University West Bank.
- Opportunities to market the University’s arts district together with the neighborhood theaters and cultural assets.
- Replacement of off-street parking for local businesses should the large new housing development be built around the existing Hiawatha LRT station.
- Disinvestment in the South Cedar Avenue business corridor.
- Important that future University’s building designs do not “turn their backs” onto the neighborhood but complement street activity.
- Opportunities for the expanded Fairview-University Medical complex to bring more people and amenities into the neighborhood.
- Limited land available to support additional housing for University employees or graduate and professional students.
- The University post office on the West Bank is not a part of the commercial district but could be marketed as a neighborhood asset with better “way finding.”
- Asset of the free University shuttle buses for non-students is not well known.





## MARCY-HOLMES: NEIGHBORHOOD PROFILE

*Location and general characteristics:* The Marcy-Holmes neighborhood is situated across the Mississippi river from Downtown and extends eastward to 15th Avenue S.E. This is one of the oldest neighborhoods in the City and was developed as a prestige neighborhood with large solidly built single-family homes. The residential part of the neighborhood is bracketed on the west by the rapidly developing mixed-use Old Saint Anthony area—with a new Lund's grocery, condominiums, and other retail stores—and on the east by the Dinkytown commercial district. The neighborhood has three historic districts within its boundaries. Interstate 35W splits the neighborhood in two.

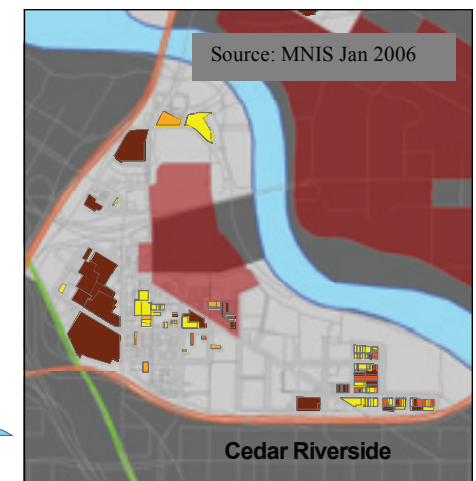
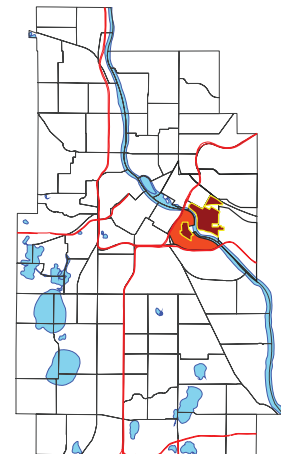
By the 1980s, the area was already experiencing decline in home ownership, with conversion of single-family units to rental and tear-downs for garden apartment rentals catering to the student market. This trend continues today. The neighborhood has a strong interdependence with the University, but its recent housing development along the riverfront is responding to renewed market demand spreading out from downtown and the Old Saint Anthony area along Hennepin Avenue E. Business owners in Dinkytown estimate that up to 70% of their customers are either students or visitors coming into the neighborhood for University events.

| <i>POPULATION AND HOUSEHOLDS</i>  | <i>Marcy-Holmes</i> |                | <i>City of Minneapolis</i> |                |
|---|---------------------|----------------|----------------------------|----------------|
|   | <i>NUMBER</i>       | <i>PERCENT</i> | <i>NUMBER</i>              | <i>PERCENT</i> |
| Total Population (2000)   | 9,009               | 100%           | 382,618                    | 100%           |
| Total Population 18-24 (2000)   | 4,910               | 55%            | 55,088                     | 14%            |
| Total Population Foreign Born (2000)  | 1,722               | 19%            | 55,475                     | 14%            |
| Family Households (2000)  | 767                 | 18%            | 73,939                     | 46%            |
| Households with Children (2000)   | 261                 | 6%             | 36,698                     | 23%            |
| Median Household Income (2000)  | \$21,999            | --             | \$37,974                   | --             |
| Poverty Rate of Families (2000)   | 123                 | 16%            | 8,868                      | 12%            |
| # of University Employees Living in the Area (2000)   | 172                 | 1.0%           | 4,026                      | 24%            |
| Household that have Owned & Lived in their Units more than 10 years (2000)                                      | 209                 | 5%             | 41,075                     | 25%            |
| Household that have Rented & Lived in their Units more than 10 years (2000)                                     | 132                 | 3%             | 6,007                      | 4%             |
| <i>HOUSING STOCK</i>  |                     |                |                            |                |
| Total Housing Units (2000)  | 4,264               | 100%           | 171,614                    | 100%           |
| Total Single-Family Detached Units (2000)   | 355                 | 8%             | 76,419                     | 45%            |
| Average EMV for Single-Family Residential Parcels in 2005   | \$244,518           |                | \$219,118                  |                |
| Total Owner Occupied Units (2000)   | 519                 | 12%            | 84,465                     | 49%            |
| # of Converted Homestead Properties in 2000 to Non-Homestead in 2006  | 32                  | --             | --                         | --             |
| # of Relative Homestead Properties* in 2000   | 8                   | 1.2%           | 783                        | 0.9%           |
| *Relative Homestead = the owner does not live in the home, but relatives occupy the property of a related owner |                     |                |                            |                |

- 2000 population 9,000, with 55% aged 18-24 years (City average is 14%).
- Approximately 20% of all households are “family households” and only 1/3 of family households have children under 18.
- One out of five residents are foreign born, higher than the City average.
- Many of the historic homes have been demolished and replaced with apartments or turned into rental units.
- The City’s current site review standards are allowing single-family homes to be demolished and replaced with modular-construction triplexes that may result in 15 or more individuals living on a lot that used to accommodate only a single-family home.
- Continued conversion of other single-family units to rental units (32 single-family units converted to rental since 2000).
- Only 12% of all housing units were owner-occupied in 2000.
- Illegal over-occupancy of rental is resulting in livability issues.
- Housing prices are driven up by conversions of single-family homes to rental property.
- Quality of housing stock of many single-family rentals is declining, with insufficient reinvestment.
- Mississippi riverfront is attracting households who want to live closer to downtown.
- Increasing value of older single-family units (\$245,000 in 2006)—16% higher than the City average but still affordable to many University employees.
- Parking availability is decreasing—for residents and customers in Dinkytown.
- Customer potential will increase due to stadium.

### *Highlights of Issues raised by Neighborhood:*

- Stem diminishing neighborhood amenities (loss of library, threat to neighborhood school).
- Stem the loss of owner-occupied single-family housing.
- Engage young residents in neighborhood initiatives and planning.
- Regulate rental housing—increase inspections to maintain safety, quality, and livability.
- Expand the University’s code of conduct to off-campus student housing in this University District.
- Design guidelines for all new housing developments to implement neighborhood goals and priorities.
- Collaborate with the University to improve gateways into campus (University Ave, 14th and 15th Ave).
- Collaborate with the University to manage traffic from University sporting events
- Manage on-street parking; ensure adequate parking for business customers.
- Build stronger working relationships with City and University police—complemented with volunteer crime watches.





## PROSPECT PARK: NEIGHBORHOOD PROFILE

*Location and general characteristics:* The neighborhood borders the City of St. Paul on its eastern side and the University to the west. It is bound on the south by the Mississippi River and on the north by the railroad tracks and a large industrial area with significant reclaimed land from earlier grain elevators and manufacturing uses. Both the City and neighborhood plans call for retaining these properties in industrial use, preferably for uses that complement the University's planned bioscience/research complex immediately north of the new football stadium. The neighborhood was platted in the late 1880s and has always been a neighborhood of choice for University faculty and staff because of proximity to campus and the steep hills and curving streets.

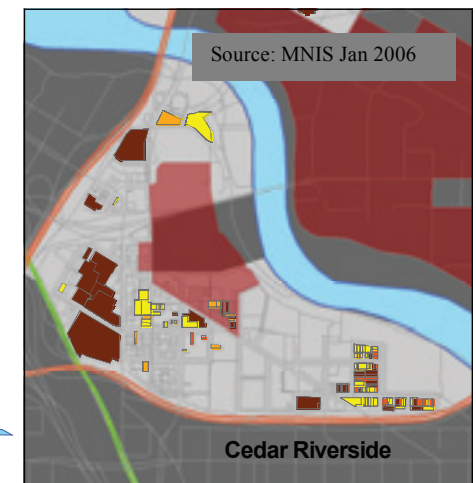
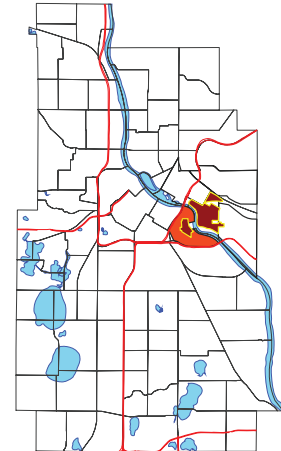
University Avenue runs through the district and is a principal gateway into the campus. The planned Central Corridor Light Rail Transit line between St. Paul and Minneapolis will run along the avenue and will have a significant impact on future development and livability as will the University's sports facilities and health science expansion. This neighborhood has had significant new housing development over the last 10 years. These privately owned developments include 2,900+ beds of student housing in four separate complexes, high-end owner occupied town housing, and two condo developments marketed to University students and their families eligible for "relative homestead credit" status.

| <b>POPULATION AND HOUSEHOLDS</b>  | <b>Prospect Park</b> |                | <b>City of Minneapolis</b> |                |
|---|----------------------|----------------|----------------------------|----------------|
|   | <b>NUMBER</b>        | <b>PERCENT</b> | <b>NUMBER</b>              | <b>PERCENT</b> |
| Total Population (2000)   | 6,326                | 100%           | 382,618                    | 100%           |
| Total Population 18-24 (2000)   | 2,674                | 42%            | 55,088                     | 14%            |
| Total Population Foreign Born (2000)  | 257                  | 4%             | 55,475                     | 14%            |
| Family Households (2000)  | 792                  | 32%            | 73,939                     | 46%            |
| Households with Children (2000)   | 350                  | 14%            | 36,698                     | 23%            |
| Median Household Income (2000)  | \$37,467             | --             | \$37,974                   | --             |
| Poverty Rate of Families (2000)   | 79                   | 10%            | 8,868                      | 12%            |
| # of University Employees Living in the Area (2000)   | 159                  | 0.9%           | 4,026                      | 24%            |
| Household that have Owned & Lived in their Units more than 10 years (2000)                                      | 298                  | 12%            | 41,075                     | 25%            |
| Household that have Rented & Lived in their Units more than 10 years (2000)                                     | 81                   | 3%             | 6,007                      | 4%             |
| <b>HOUSING STOCK</b>  |                      |                |                            |                |
| Total Housing Units (2000)  | 2,494                | 100%           | 171,614                    | 100%           |
| Total Single-Family Detached Units (2000)   | 705                  | 28%            | 76,419                     | 45%            |
| Average EMV for Single-Family Residential Parcels in 2005   | \$308,294            |                | \$219,118                  |                |
| Total Owner Occupied Units (2000)   | 689                  | 28%            | 84,465                     | 49%            |
| # of Converted Homestead Properties in 2000 to Non-Homestead in 2006  | 36                   | --             | --                         | --             |
| # of Relative Homestead Properties* in 2000   | 12                   | 1.7%           | 783                        | 0.9%           |
| *Relative Homestead = the owner does not live in the home, but relatives occupy the property of a related owner |                      |                |                            |                |

- Approximately 42% population aged 18-24 vs. 14% in all of Minneapolis.
- One-third of all households are still “family households,” but only 14% of all households have children.
- Expected strong market demand for new town homes and condos (rental, owner-occupied) over the coming decade.
- Relatively small impact to date on loss of homesteaded single family units to rental—comparable to Marcy-Holmes.
- Very low 4% of population foreign born (vs. City 14%).
- High 11% of all homesteaded properties are owned by University faculty and staff.
- Single family home values well above the City average—highest of the four neighborhoods around the University.

## *Highlights of Issues raised by Neighborhood:*

- Integrate the long-range physical development plans of the University with neighborhood plans and limit any further encroachment of the University into the neighborhood.
- Establish higher quality design guidelines, with neighborhood input for all new developments.
- Maintain a balance between owner occupied and rental housing.
- Attract families to live here, and keep Pratt School open.
- Major upgrading of University Avenue as an attractive gateway into the campus to match the environmental quality of campus itself.
- Limit further student rental housing outside of the University District.
- Aggressively market the neighborhood as a good place to live for University faculty and staff.
- Manage visitor behavior and event traffic from sports and cultural events with minimal disruption to residents and local business.
- Maintain the diversity of both high value and affordable housing for a broad range of age groups.



## SOUTHEAST COMO: NEIGHBORHOOD PROFILE

*Location and general characteristics:* The neighborhood is located a mile north of the Dinkytown commercial area and the east bank of the University's Minneapolis campus. The neighborhood is bounded by East Hennepin to the north, the City limits to the east, and I-35 W to the west. The main line of the BNSF railroad forms the southern boundary. The housing stock consists of modest early 20th century bungalows and 1920s era homes and formerly attracted a significant number of University faculty and staff due to its convenient access to campus. Today, approximately 100 University faculty and staff live in the area. The proportion of owner-occupied housing units has dropped to 36% as single-

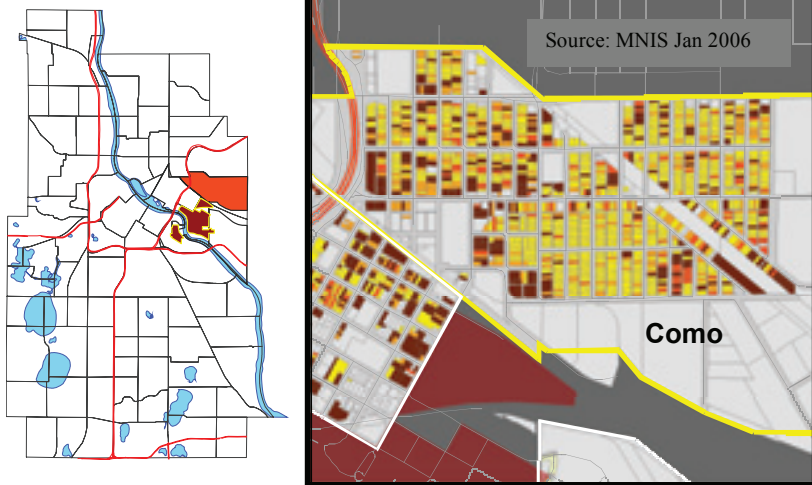
family homes are converted into rental properties for students and other young adults. Since 2000, 17% of the neighborhood's single-family homesteaded properties have been converted to rentals. Relatively little new housing has been built over the last 15 years, but redevelopment of the vacant Bunge Grain Elevators on the western border into a 20-story condo complex is scheduled over the next 2 years. The University has its printing and auto fleet operations and a cooperative married and partnered student housing development located along Como Avenue. The neighborhood is well served by public transit.

| <i>POPULATION AND HOUSEHOLDS</i>  | <i>Southeast Como</i> |                | <i>City of Minneapolis</i> |                |
|---|-----------------------|----------------|----------------------------|----------------|
|   | <i>NUMBER</i>         | <i>PERCENT</i> | <i>NUMBER</i>              | <i>PERCENT</i> |
| Total Population (2000)   | 5,691                 | 100%           | 382,618                    | 100%           |
| Total Population 18-24 (2000)   | 2,344                 | 41%            | 55,088                     | 14%            |
| Total Population Foreign Born (2000)  | 878                   | 15%            | 55,475                     | 14%            |
| Family Households (2000)  | 992                   | 42%            | 73,939                     | 46%            |
| Households with Children (2000)   | 367                   | 16%            | 36,698                     | 23%            |
| Median Household Income (2000)  | \$33,895              | --             | \$37,974                   | --             |
| Poverty Rate of Families (2000)   | 109                   | 11%            | 8,868                      | 12%            |
| # of University Employees Living in the Area (2000)   | 101                   | 0.6%           | 4,026                      | 24%            |
| Household that have Owned & Lived in their Units more than 10 years (2000)                                      | 433                   | 19%            | 41,075                     | 25%            |
| Household that have Rented & Lived in their Units more than 10 years (2000)                                     | 68                    | 3%             | 6,007                      | 4%             |
| <i>HOUSING STOCK</i>  |                       |                |                            |                |
| Total Housing Units (2000)  | 2,376                 | 100%           | 171,614                    | 100%           |
| Total Single-Family Detached Units (2000)   | 1,000                 | 42%            | 76,419                     | 45%            |
| Average EMV for Single-Family Residential Parcels in 2005   | \$178,321             |                | \$219,118                  |                |
| Total Owner Occupied Units (2000)   | 847                   | 36%            | 84,465                     | 49%            |
| # of Converted Homestead Properties in 2000 to Non-Homestead in 2006  | 156                   | --             | --                         | --             |
| # of Relative Homestead Properties* in 2000   | 40                    | 5%             | 783                        | 0.9%           |
| *Relative Homestead = the owner does not live in the home, but relatives occupy the property of a related owner |                       |                |                            |                |

- Over 40% of the total population is aged 18-24, compared with the City 14%.
- Under half the housing stock is single-family units; owner occupied units have dropped to 36% of all units.
- Loss of 11% of family households between 1990 and 2000.
- Approximately 16% of households have children under 18, compared with 23% for the City—a potential threat for maintaining the neighborhood Tuttle public school over the long run.
- Between 2000 and 2006, 156 homesteaded single-family units (17% of all such units) were been converted to rentals.
- Housing values are inflated by investor/owner purchases of single-family and duplex units for rentals to young adults.

## *Highlights of issues raised by the Neighborhood:*

- Poor image of 15th Avenue SE as a gateway into the east bank campus with blighted rental properties lining the street across from Van Cleve Park and the University's athletic complex.
- Housing stock is deteriorating as some investor-owners “milk” the properties for multiple renters exceeding the legal number of occupants. Illegal over-occupancy of rental properties is widespread. Because of recent budget cuts, City staff for housing inspections is inadequate to enforce the regulations.
- Potential buyers of single-family homes cannot match the prices offered by investors marketing the house as rentals “by the bed” for \$400+ per month.
- The state’s “Relative Homesteading” law, where a parent purchases a unit for a child, is being abused when multiple other students move in and turn the unit into a rental.
- Livability for long-term residents is threatened by students’ or other young adults’ illegal or uncivil behavior—late night parties, excessive alcohol consumption, noise, public urination, broken glass on sidewalks, parking in yards, sidewalks not shoveled.
- Multiple police citations for disorderly conduct. Student code of conduct is not enforced for off-campus housing.
- Recent increase in violent crimes creates actual and perceived threats for personal safety of students.
- Losing the balance between home ownership and rental—strong need for assistance in marketing the neighborhood for families with children.
- Assets of the neighborhood as offering affordable housing convenient to the University are being eroded. Continuation of present trends will not make the neighborhood an attractive place for faculty and staff to live.



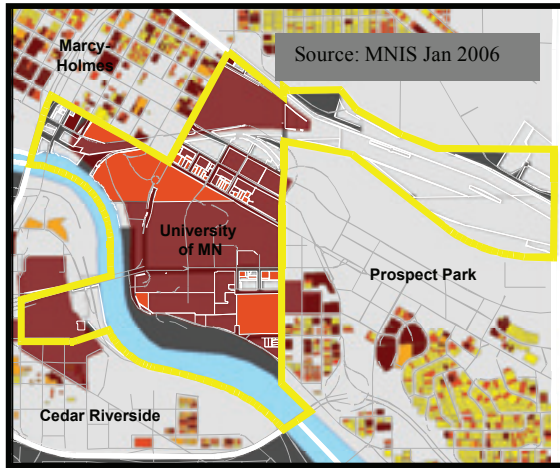
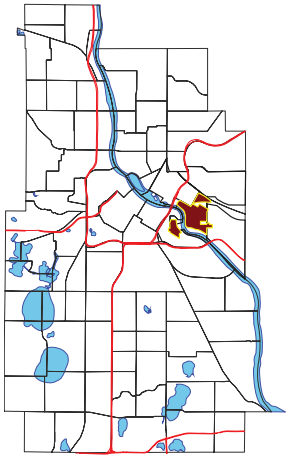
## UNIVERSITY DISTRICT: NEIGHBORHOOD PROFILE

*Location and general characteristics:* The University District is an area defined by the City of Minneapolis. It includes primarily University-owned property, but also some private residences that are not included in the boundaries of the surrounding neighborhoods. The University District does not presently have a neighborhood organization that is recognized by the City of Minneapolis. Residents of this area include the approximately 6,200 students who live in University-owned and -operated residence halls, residents of the fraternity houses on University Avenue's "fraternity row," and residents of at least four privately

owned rental properties in the area between University Avenue and 4th Street. Though not an organized neighborhood in the conventional sense, it is an important part of the campus community, is subject to the same challenges and opportunities as are the other neighborhoods adjacent to campus, and is therefore included in the neighborhood impact report.

Population and other census data for the area are based on a very small sample and should be considered reliable only for painting a broad picture.

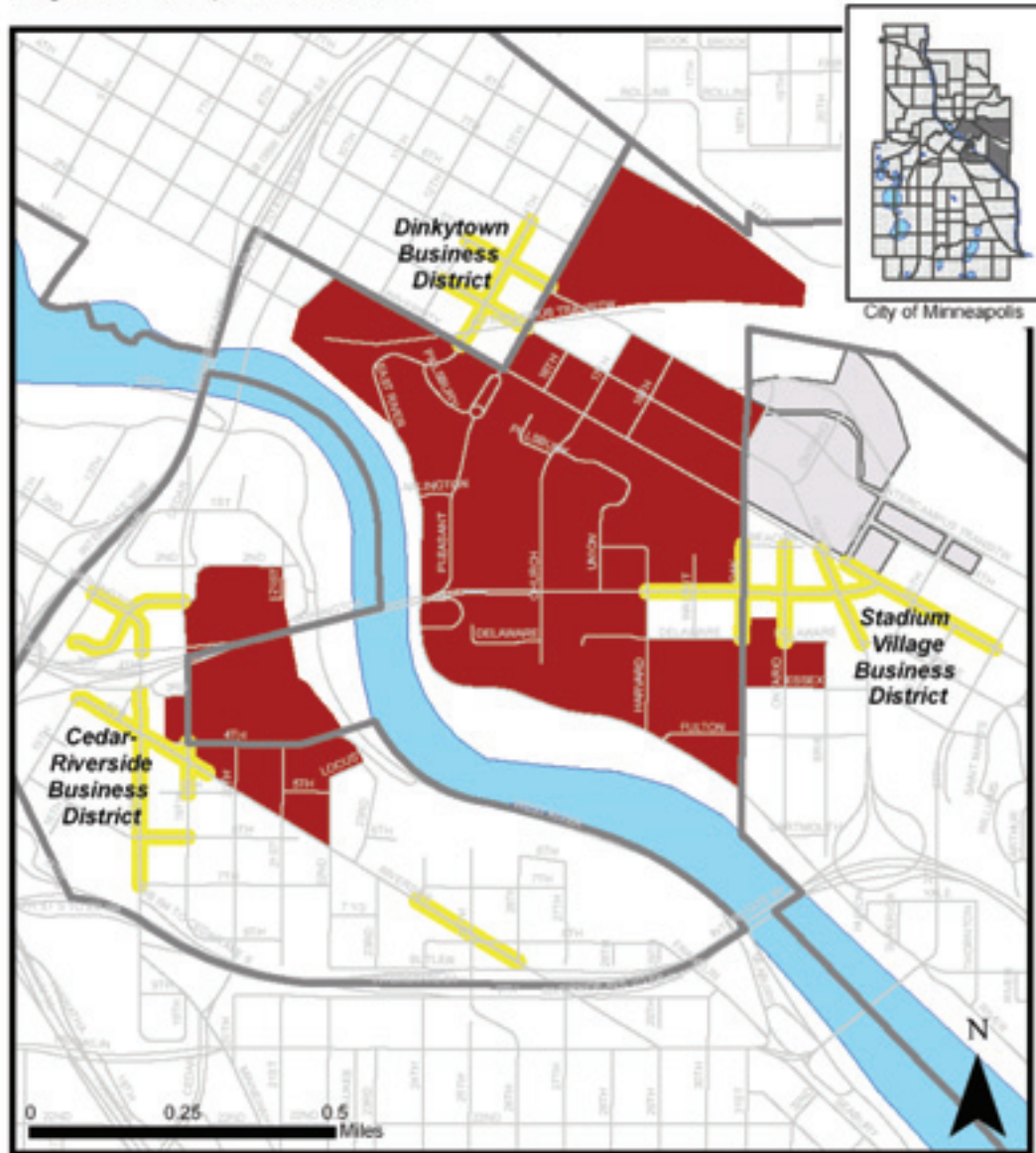
| <b>POPULATION AND HOUSEHOLDS</b>  | <b>University</b> |                | <b>City of Minneapolis</b> |                |
|---|-------------------|----------------|----------------------------|----------------|
|   | <b>NUMBER</b>     | <b>PERCENT</b> | <b>NUMBER</b>              | <b>PERCENT</b> |
| Total Population (2000)   | 4,026             | 100%           | 382,618                    | 100%           |
| Total Population 18-24 (2000)   | 3,888             | 97%            | 55,088                     | 14%            |
| Total Population Foreign Born (2000)  | 1,059             | 26%            | 55,475                     | 14%            |
| Family Households (2000)  | 6                 | 7%             | 73,939                     | 46%            |
| Households with Children (2000)   | 4                 | 5%             | 36,698                     | 23%            |
| Median Household Income (2000)  | \$11,964          | --             | \$37,974                   | --             |
| Poverty Rate of Families (2000)   | --                | --             | 8,868                      | 12%            |
| # of University Employees Living in the Area (2000)   | 31                | 0.2%           | 4,026                      | 24%            |
| Household that have Owned & Lived in their Units more than 10 years (2000)                                      | 0                 | 0%             | 41,075                     | 25%            |
| Household that have Rented & Lived in their Units more than 10 years (2000)                                     | 6                 | 0.1%           | 6,007                      | 4%             |
| <b>Housing Stock</b>  |                   |                |                            |                |
| Total Housing Units (2000) / Total Housing Units in Minneapolis   | 92                | 0.1%           | 171,614                    | 100%           |
| Total Single-Family Detached Units (2000)   | 1                 |                | 76,419                     | 45%            |
| Average EMV for Single-Family Residential Parcels in 2005   | --                | \$219,118      |                            |                |
| Total Owner Occupied Units (2006)   | 7                 | 8%             | 84,465                     | 49%            |
| # of Converted Homestead Properties in 2000 to Non-Homestead in 2006  | --                | --             | --                         | --             |
| # of Relative Homestead Properties* in 2006   | --                | --             | 783                        | 0.9%           |
| *Relative Homestead = the owner does not live in the home, but relatives occupy the property of a related owner |                   |                |                            |                |





# University of Minnesota Neighborhood Business Districts

Neighborhood Impact Assessment



## Legend

- University of Minnesota Campus
- Stadium/Bioscience Research Site
- Neighborhood Boundaries
- Mississippi River

Map created by M3D staff, 11/06

Stadium Village is a thriving retail/commercial district located along Washington and University Avenues on the east bank of the University of Minnesota's Twin Cities campus. (See Appendix 6: Map of University of Minnesota Neighborhood Commercial Districts.) The name of the area is a reference to the old Memorial Stadium, which was torn down in 1992.

Stadium Village is soon to experience a boom in construction. A new on-campus Gopher football stadium, scheduled to open in September 2009, has created much enthusiasm among business owners, who are anticipating increased business. The stadium will be located just northeast of the Huron Boulevard/University Avenue S.E. intersection, in close proximity to Mariucci and Williams Arenas, the venues for U of M intercollegiate hockey and basketball. Construction on the infrastructure for the stadium began in fall 2006.

The stadium site is part of a larger "East Gateway" district, which the University has identified for expansion of biomedical research facilities. Just north of the stadium site, the University is constructing the Medical Biosciences Building for medical research laboratories and offices, and for conference space for principal investigators and their associated support staff. The Medical Biosciences Building is an expansion of the existing Research Precinct, which includes the Lions Research Building, the McGuire Translational Research Facility, and the Center for Magnetic Resonance Research. The University anticipates eventually constructing as many as four additional major research facilities in the East Gateway area.

The University is renovating the former Minnesota Department of Health laboratories at 717 Delaware Street on the southeast edge of Stadium Village. The newly designed space will accommodate the programmatic needs of medicinal chemistry research and will provide space for laboratory meetings, seminars, and supportive personnel. New buildings, renovations, relocations, and expansion of University offices will create an increase in foot traffic in Stadium Village and consequently increased business. The potential increase in business is generating an interest among business owners to remodel or renovate their property. For example, Bakers Square is considering a half million dollar remodeling project to become more competitive with other local eating establishments.

### *Business Inventory*

The commercial district comprises at least 41 businesses, including Fairview University hospital and clinics, a Radisson hotel, churches, and miscellaneous retail and service businesses, roughly half of which are restaurants and bars.

Stadium Village is surrounded by several large student housing complexes, residence halls, and student apartments, which makes the neighborhood a popular destination for students. Stadium Village is adjacent to the University's Academic Health Center (teaching hospital, clinics, and related), which draws an estimated 400,000 clinical visitors each year. The McNamara Alumni Center, built adjacent to the Radisson Hotel at Oak and Washington and completed in 2000, brings many visitors and special events to the Stadium Village area.

According to interviews with local businesses, University students, staff, and faculty accounted for up to 70 percent of gross business revenue generated from September 2005 through May 2006.

### *Commercial Vitality*

The majority of the businesses in Stadium Village have been in their current location for more than 10 years. Vacancies are minimal. Tenancy in a mixed-use strip mall at University and 25th Avenues S.E. has recently been unstable, but in general, Stadium Village is a thriving commercial area.

The Stadium Village Commercial Association (SVCA) is actively involved with the residents in the area. The businesses have created a special services district for maintenance of the area, and they have open lines of communication to address concerns such as crime. A representative from the business association indicated that Stadium Village businesses have a respectful relationship with the University and Fairview University Medical Center. The University is a member of the SVCA.

In interviews, some of the commercial property at the east edge of Stadium Village along University Avenue was described as "neglected." There is hope that new owners will purchase and improve vacant properties and revive this area.

***Transportation***

Stadium Village is highly accessible by transit, with excellent service on several Metro Transit bus lines, as well as five-minute service along Washington Avenue by the University's free intercampus shuttle buses. The proposed Central Corridor Light Rail Transit (LRT), proposed to be built through Stadium Village by the year 2014, is considered an opportunity by many business owners, as LRT stops along Washington Avenue will bring new development opportunities. It is also considered a threat, however, for the possibility of serious business disruption during construction of the line.

According to some of the businesses interviewed, parking is not a problem, because many of their customers arrive on foot or by transit and because there are parking spaces behind their respective establishments. Public parking is available at meters throughout Stadium Village, and in two University owned ramps on Washington Avenue S.E. and on Oak Street S.E. There is ample off-street ramp parking as long as customers are willing to pay the parking rates. However, other businesses cited parking concerns for Stadium Village.

***Crime***

Safety is an issue in Stadium Village, and according to the business owners interviewed, crime is increasing at an uncomfortable pace. The majority of patrons either walk, bike, or use public transportation when visiting the area, and safety is paramount. Additional streetlights, surveillance systems, and improved sidewalks would help create the perception of a safer neighborhood.

Dinkytown is a vibrant commercial district located within the Marcy-Holmes neighborhood, on the north side of the east bank of the University of Minnesota's Twin Cities campus. Dinkytown has a unique mix of restaurants, shopping, and cultural venues that draw University students, visitors, and neighborhood residents to the area. The district serves as a cultural gateway to both the University and Southeast Minneapolis. Dinkytown has a rich and storied history over the last 50 years as a place for the University community to gather, perform, and celebrate. A youthful Bob Dylan is said to have been one of the many buskers to have performed on the streets of Dinkytown.

Dinkytown is bounded by 13th Avenue S.E. on the west, 15th Avenue S.E. on the east, 6th Street S.E. on the north, and University Avenue S.E. on the south, with a small pocket of commercial activity extending onto 16th Avenue to the east. Although Dinkytown comprises only nine blocks, it hosts a diverse mix of shopping, recreation, entertainment, and eating establishments.

The TCF Bank Stadium construction plans have created mixed feelings among the business and residential populations that call Dinkytown home. While some business owners believe that the new stadium will draw additional foot traffic into their shops and restaurants, other owners are concerned that the lack of available parking will drive away more regular customers who will not want to deal with the hassle of navigating the district during game days.

### ***Business Inventory***

As with many neighborhood retail districts, Dinkytown until the 1970s and '80s had a mix of basic retail services, including a drug store, hardware store, clothing stores (including an outpost of Dayton's department store), and bakery. An inventory of Dinkytown businesses today finds 34 businesses, 19 of which are eating or drinking establishments. The current Dinkytown mix includes several well-known used book stores, a U.S. Post Office, a small grocery, and a business/office complex, University Technology Center (UTEC), in the former Marshall University High School building. UTEC is home to several additional small businesses and nonprofit organizations. In addition to the Dinkytown cluster of

businesses, Marcy-Holmes is home to restaurants, retail shops, galleries, and bookstores along University and Hennepin Avenues SE, radiating from the Old Saint Anthony area and the Mississippi riverfront.

### ***Commercial Vitality***

Another change in the mix of businesses that was noted in interviews with business owners is an increase in chain restaurants and shopping venues, replacing locally owned, independent businesses that could not remain profitable. While the change in the business mix worries some residents and business owners, efforts have been made to preserve and re-use older buildings for new purposes. Two examples include the restoration of the Varsity Theatre and the conversion of Gray's Drugstore into the popular Loring Pasta Bar.

The general maintenance of streets and signage on the buildings is of great concern to local residents, who worry what impact the City's signage rules and litter have on the character of Dinkytown.

The Dinkytown Business Association, formed in 1948, composed primarily of owners and representatives of the small businesses in the district, is a voice for the business districts' interests at the City and at the University.

### ***Transportation***

Dinkytown is served by at least two frequent-service Metro Transit bus lines. A University intercampus shuttle bus serves University Avenue S.E. through Dinkytown during fall and spring semesters. None of the currently proposed regional rail corridors would pass through Dinkytown, including the Central Corridor. A bicycle trail connecting to downtown Minneapolis and the St. Paul Campus along the University Transitway is about to be developed in the rail corridor that currently runs through Dinkytown.

Parking is a major concern for the business owners in the area. Many have expressed concern over the change in metered parking requirements, which allow patrons to park on the street for only one hour. This discourages patronage of Dinkytown restaurants and entertainment

venues. A pay parking lot shared by several businesses provides spaces behind the 1300 block face of 4th Street. The University-owned parking ramp at 4th Street and 17 Avenue S.E. also provides public parking within a 1.5 block walk from Dinkytown.

### *Crime*

Although violent crime is generally not perceived as a serious problem in the Dinkytown area compared with other neighborhoods, a string of recent late night assaults on students in Dinkytown and in the S.E. Como and Marcy Holmes neighborhoods are a serious concern. With the increase in late night entertainment and drinking establishments in recent years, there has been a rise in vandalism and petty crimes. Opinion is mixed as to whether this is caused by local University students or people drawn to the night scene from outside the area.

Graffiti and vandalism are persistent and expensive nuisances to business owners. If damage is not repaired promptly, it sends a negative signal to visitors to the neighborhood.



*The Loring Pasta Bar, formerly Gray's Drug, is a popular destination.*



The Cedar Riverside commercial district is located between downtown Minneapolis and the west bank of the University of Minnesota's Twin Cities campus. The neighborhood is bounded by I-35W to the west, I-94 to the south, and the Mississippi River to the north and east. Land use in the neighborhood is dominated by large institutions, including the University of Minnesota campus (including the Law School, Hubert H. Humphrey Institute of Public Affairs, Carlson School of Management, and the West Bank Arts Quarter), Augsburg College, and University of Minnesota Medical Center Fairview's Riverside campus. These institutions create a large customer base for the local businesses and create demand for certain types of businesses.

The Cedar Riverside area has long been a destination for the theater and spoken word arts, with at least eight major theaters/performance venues, and two radio stations, within a few blocks of each other. This synergy is increased by the West Bank being the center of the University's arts programs, including the Rarig Center (theater arts), the Ted Mann Concert Hall (music and spoken word), and the Barbara Barker Center for Dance. This business district is also famous for a diversity of music performances that draw people from all over the region to night clubs, coffee houses, and the Cedar Cultural Center.

Cedar Riverside has deep traditions as an immigrant neighborhood and is presently home to several thousand people who have come to the U.S. from East Africa, Southeast Asia, and other countries. Since the 1960s, the neighborhood has also been an incubator for the development of cooperatively owned housing and businesses. These two traditions help to shape the character and diversity of the present business district.

### ***Business Inventory***

The neighborhood commercial district has a high density of businesses, with 153 businesses and nonprofit organizations, including many small "mom and pop" and cooperatively owned businesses. In addition to the theaters and eating and drinking establishments, the district has a drug store, several food stores, two bike shops, two malls that provide space for mostly immigrant vendors, and several destination retailers.

The Cedar Riverside area really has three business nodes, each with its own character: Seven Corners, Cedar Avenue, and East Riverside Avenue.

Seven Corners is well known to students, tourists, and Minnesota sports fans due to its proximity to the Metrodome and many eating and drinking establishments. Grandma's Saloon, Town Hall Brewery, the Southern Theatre, and Theatre in the Round are some of the destination businesses in this district. Cedar Riverside's only hotel, the Holiday Inn Metrodome, is located at Seven Corners.

The Cedar Avenue business node has long been a destination for a variety of customers. Anchor retail businesses include Midwest Mountaineering, Global Village, Depth of Field, and Freewheel Bicycle Shop. Music fans flock to this part of Cedar Riverside to hear bands at the Cedar Cultural Center, Triple Rock Bar, and Palmers Bar. Many of the businesses on South Cedar Avenue, including two vendor malls, offer goods and services that are marketed to the immigrant families that live in the neighborhood.

The East Riverside Avenue Business District is a small, more auto-oriented district near the intersection of Riverside Avenue and I-94. It includes restaurants, a florist, and a gas station. Augsburg College is building a new building at 22nd Avenue and Riverside that will include a small Barnes and Noble retail store.

### ***Commercial Vitality***

The lively history of the neighborhood and its international flavor give the Cedar Riverside business district a kind of distinction and vitality not found in most other places in the Twin Cities. Two successful community development corporations, one created to assist economic development for African-American owned businesses, add a good deal of social capital and know-how to the business district. A transit stop on the Hiawatha LRT line at the southwest corner of the neighborhood has prompted more interest on the part of real estate developers to create additional transit-oriented housing in the neighborhood, and at least one high density housing proposal is pending. Recent discussions about the redevelopment of the Metrodome and surrounding real estate at



the east end of downtown Minneapolis suggest that there may be more mixed use and housing development interest in the Cedar Riverside neighborhood in the near future. The City is now undertaking a Small Area Planning process in Cedar Riverside to try to create a consensus for how development might occur in the neighborhood.

While there are many successful businesses in the neighborhood, the overall feeling among business owners is that the public spaces in the commercial district need a great deal of improvement. The concerns expressed include deteriorating building and façade conditions, poorly lit areas, cracked sidewalks and streets, and litter.

The eclectic mix of businesses provides a unique shopping experience, but also presents a challenge for the business district to market and brand itself.

### *Transportation*

The neighborhood is linked to downtown by a Light Rail station, a Metro Transit bus line, and bike paths along the Hiawatha LRT corridor and the West River Parkway. The University's free intercampus shuttle buses provide five-minute service across the Washington Avenue bridge to the East Bank and the St. Paul campus. The proposed Central Corridor LRT will pass through the neighborhood on Washington Avenue, with a stop on the West Bank.

Parking availability is a persistent concern among business owners, as there is not enough inexpensive parking. During the school year, parking lots and street parking spots are heavily used by students and LRT commuters. At least one site in the business district that is presently a public parking lot has been proposed to be sold for housing development, reducing the number of surface parking spaces available. The University has two ramps that provide public parking within a block of the Cedar Riverside business district, at 19th and 21st Avenues.

### *Crime*

Safety on the street, both daytime and nighttime, is a major concern among residents, business owners, and customers. Security cameras were recently installed on Cedar Avenue by the Minneapolis Police Department, similar to an approach that has been shown to be effective in downtown Minneapolis.



*The Cedar Cultural Center has long been a music destination for residents in the Twin Cities.*

# RESIDENTIAL PROPERTY CHARACTERISTICS OF UNIVERSITY NEIGHBORHOODS

# APPENDIX 10

|  | <i>Minneapolis</i> |      | <i>4 Neighborhoods</i> |      | <i>Cedar-Riverside</i> |      | <i>Southeast Como</i> |      | <i>Marcy-Holmes</i> |      | <i>Prospect Park</i> |      | <i>University</i> |      |
|--|--------------------|------|------------------------|------|------------------------|------|-----------------------|------|---------------------|------|----------------------|------|-------------------|------|
| <b>TOTAL HOUSING UNITS</b> ( <i>SOURCE: 2000 US CENSUS</i> ) | #                  | %    | #                      | %    | #                      | %    | #                     | %    | #                   | %    | #                    | %    | #                 | %    |
| <b>Total Housing Units</b>                                   | 171,614            | 100% | 12,052                 | 7.0% | 2,918                  | 1.7% | 2,376                 | 1.4% | 4,264               | 2.5% | 2,494                | 1.5% | 92                | 0.1% |
| Total Number of Single-Family Detached Units                 | 76,419             | 45%  | 2,130                  | 18%  | 70                     | 2%   | 1,000                 | 42%  | 355                 | 8%   | 705                  | 28%  | 1                 | 1%   |
| Total Number of Multi-Family Units                           | 95,195             | 55%  | 9,922                  | 82%  | 2,848                  | 98%  | 1,376                 | 58%  | 3,909               | 92%  | 1,789                | 72%  | 91                | 99%  |
| Total Owner Occupied Units                                   | 83,603             | 53%  | 2,346                  | 20%  | 291                    | 10%  | 847                   | 36%  | 519                 | 12%  | 689                  | 28%  | 7                 | 8%   |
| Total Rental Occupied Units                                  | 73,367             | 47%  | 9,539                  | 80%  | 2,547                  | 90%  | 1,495                 | 64%  | 3,745               | 88%  | 1,752                | 72%  | 81                | 92%  |

## SINGLE-FAMILY PARCEL HOMESTEAD STATUS (*SOURCE: CITY OF MINNEAPOLIS 2006*)

|   |     |     |     |     |     |     |    |
|---|-----|-----|-----|-----|-----|-----|----|
| % Single-Family Detached that are Homestead Units | 90% | 74% | 62% | 70% | 66% | 84% | 0% |
|---|-----|-----|-----|-----|-----|-----|----|

## RELATIVE HOMESTEAD & HOMESTEAD CONVERSIONS OF RESIDENTIAL PROPERTIES (*SOURCE: CITY OF MINNEAPOLIS 2006*)

|  |     |     |   |     |    |    |    |
|--|-----|-----|---|-----|----|----|----|
| # of Relative Homestead Properties in 2006                           | 783 | 60  | 0 | 40  | 8  | 12 | -- |
| # of Converted Homestead Properties in 2000 to Non-Homestead in 2006 | --  | 224 | 0 | 156 | 32 | 36 | -- |

## AGE & CONDITION OF HOUSING STOCK (*SOURCE: CITY OF MINNEAPOLIS 2006*)

| Average Year that Housing Stock was Built                       | 1924   |     | 1932 |     | 1950 |    | 1926 |     | 1938  |     | 1923 |     | 1932 |      |
|---|--------|-----|------|-----|------|----|------|-----|-------|-----|------|-----|------|------|
| % of Total Units with a Building Condition Rating Below Average | 28,251 | 19% | 2306 | 21% | 98   | 4% | 434  | 21% | 1,071 | 24% | 590  | 26% | 0    | 0.0% |

## ESTIMATED MARKET VALUE (EMV) (*SOURCE: CITY OF MINNEAPOLIS 2005*)

|  |           |           |           |           |           |           |    |
|--|-----------|-----------|-----------|-----------|-----------|-----------|----|
| Adjusted Average EMV to 2005 for Single-Family Residential Parcels in 1995 | \$114,717 | \$116,765 | \$61,858  | \$79,773  | \$112,240 | \$202,799 | -- |
| Average EMV for Single-Family Residential Parcels in 2005                  | \$219,118 | \$217,693 | \$139,639 | \$178,321 | \$244,518 | \$308,294 | -- |
| Average Percent Change in EMV in Single-Family Parcels over 10 yrs         | 91.0%     | 86.4%     | 125.7%    | 123.5%    | 117.9%    | 52.0%     | -- |

## RESIDENT TENURE OF HOUSEHOLDS & HOUSEHOLDS WITH FAMILIES (*SOURCE: 2000 US CENSUS BLOCK GROUPS*)

*\*\*Note: Southeast Como Neighborhood Block Groups Overlap into Mid City Ind. Area*

|  |        |     |       |     |      |     |       |     |      |    |       |     |      |      |
|--|--------|-----|-------|-----|------|-----|-------|-----|------|----|-------|-----|------|------|
| % Total Households that have Owned & Lived in their Home More than 10 yrs    | 25.3%  |     | 9.3%  |     | 6.3% |     | 18.5% |     | 4.9% |    | 12.2% |     | 0.0% |      |
| % Total Households that have Rented & Lived in their Home More than 10 yrs   | 3.7%   |     | 4.6%  |     | 6.0% |     | 2.9%  |     | 3.1% |    | 3.3%  |     | 0.1% |      |
| Average Year Moved into Home (Owners)  | 1992   |     | 1991  |     | 1993 |     | 1988  |     | 1993 |    | 1991  |     | 2000 |      |
| Average Year Moved into Home (Renters)                                       | 1998   |     | 1999  |     | 1997 |     | 1999  |     | 1999 |    | 1999  |     | 1999 |      |
| # Family Households with own children under 18 years / Total # of Households | 36,698 | 23% | 1,582 | 13% | 604  | 21% | 367   | 16% | 261  | 6% | 350   | 14% | 4    | 4.5% |

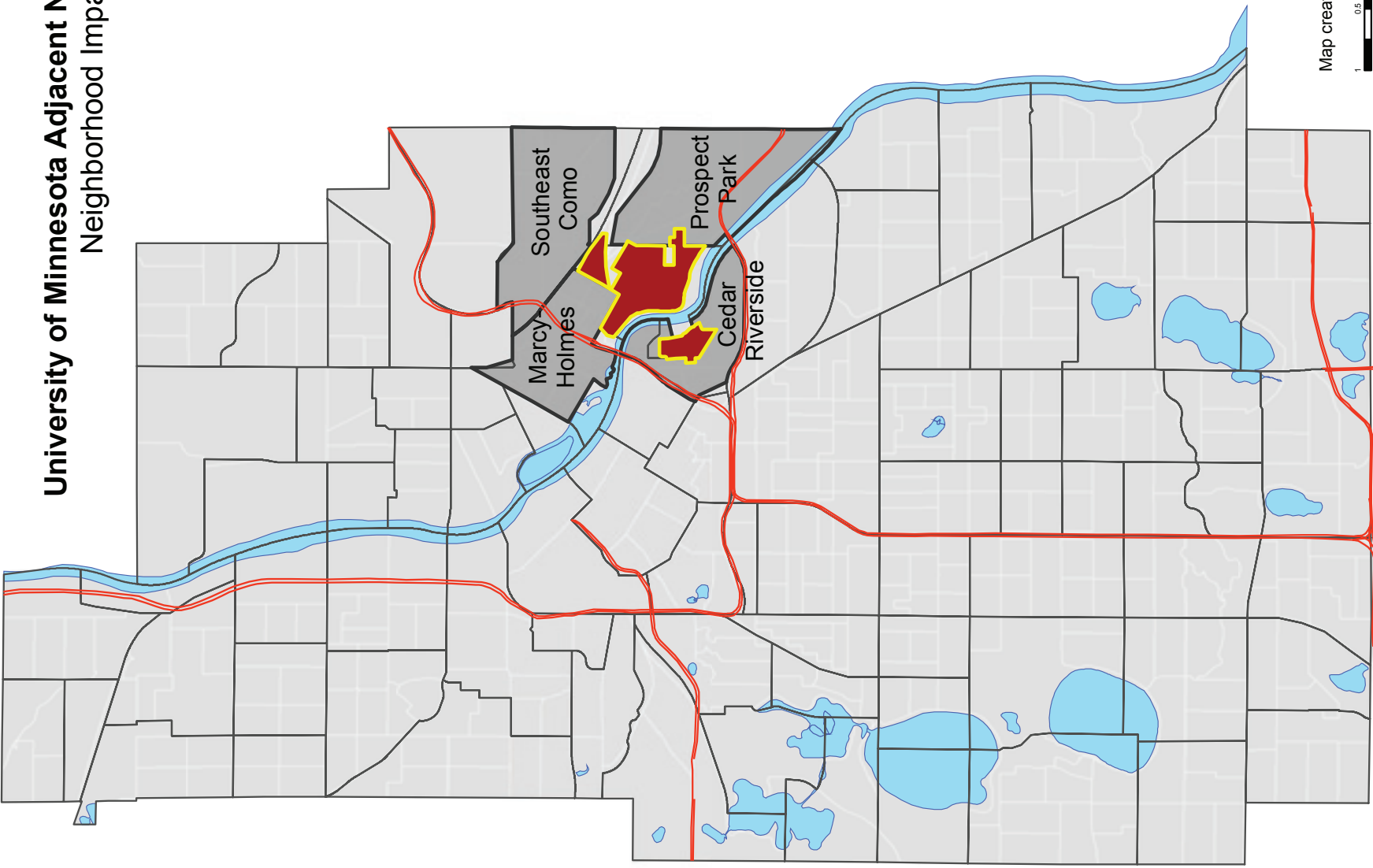
## UNIVERSITY EMPLOYEE PRESENCE IN THE NEIGHBORHOODS (*SOURCE: UNIVERSITY OF MN 2006*)

|   |       |       |      |      |      |      |      |      |      |      |       |      |      |      |
|---|-------|-------|------|------|------|------|------|------|------|------|-------|------|------|------|
| Tot. U Faculty & Staff Members in the Nhbd / Tot. U Faculty & Staff Members | 4,026 | 23.9% | 482  | 2.9% | 50   | 0.3% | 101  | 0.6% | 172  | 1.0% | 159   | 0.9% | 31   | 0.2% |
| % All Homesteaded Parcels in an Area Occupied by University Employees       | 2.7%  |       | 7.3% |      | 2.3% |      | 7.3% |      | 6.0% |      | 11.1% |      | 0.0% |      |

## POPULATION AGE 18-24 (*SOURCE: 2000 U.S. CENSUS*)

|  |         |       |        |      |       |      |       |      |       |      |       |      |       |      |
|--|---------|-------|--------|------|-------|------|-------|------|-------|------|-------|------|-------|------|
| Total Population in a given area / Total Population in Minneapolis | 382,618 | 100%  | 28,571 | 7.5% | 7,545 | 2.0% | 5,691 | 1.5% | 9,009 | 2.4% | 6,326 | 1.7% | 4,026 | 1.1% |
| Population in the Age Cohort 18-24                                 | 55,088  | 14.4% | 12,774 | 45%  | 2,846 | 38%  | 2,344 | 41%  | 4,910 | 55%  | 2,674 | 42%  | 3,888 | 97%  |

**University of Minnesota Adjacent Neighborhoods**  
Neighborhood Impact Assessment  
*Minneapolis, MN*

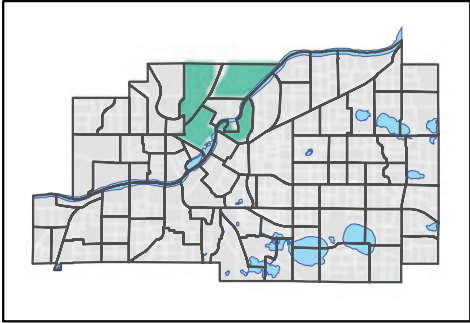


Map created by CURA staff, 10/06

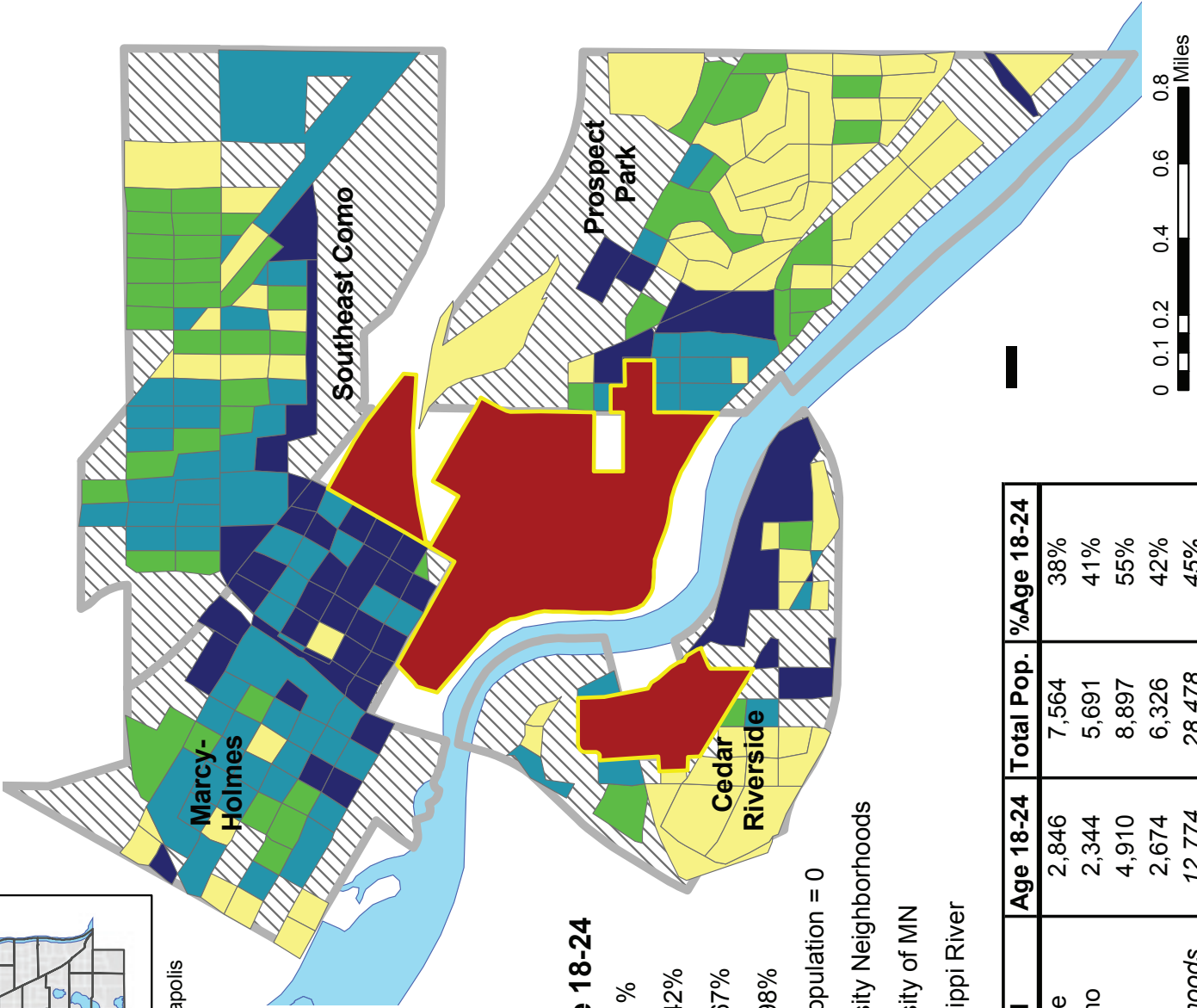


# Percent of the Population Ages 18-24 by 2000 US Census Blocks

Neighborhood Impact Assessment



City of Minneapolis



Legend

Percent Age 18-24

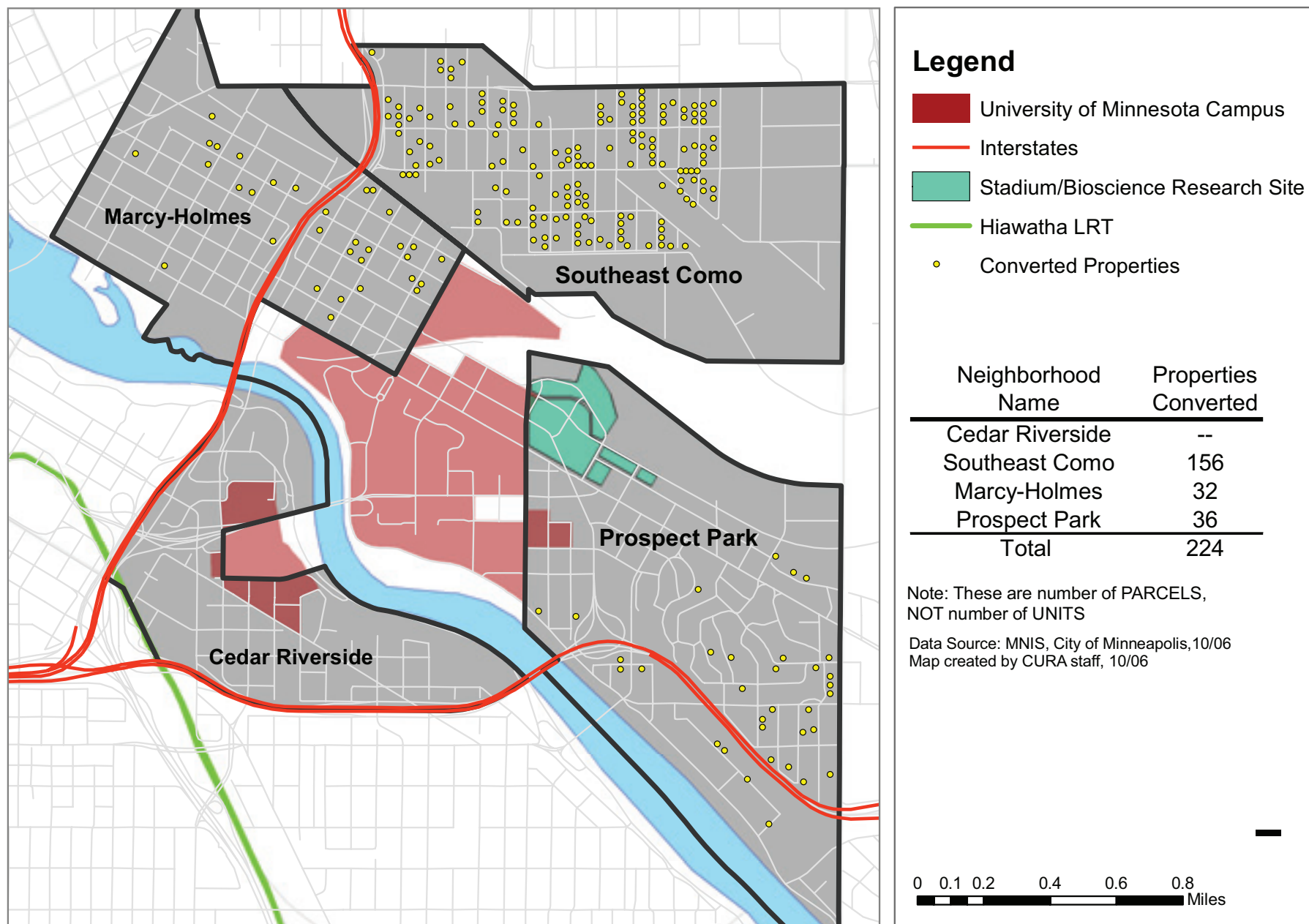
- 0% - 21%
- 22% - 42%
- 43% - 67%
- 68% - 98%
- Total Population = 0

- University Neighborhoods
- University of MN
- Mississippi River

| Neighborhood        | Age 18-24 | Total Pop. | %Age 18-24 |
|---------------------|-----------|------------|------------|
| Cedar Riverside     | 2,846     | 7,564      | 38%        |
| Southeast Como      | 2,344     | 5,691      | 41%        |
| Marcy-Holmes        | 4,910     | 8,897      | 55%        |
| Prospect Park       | 2,674     | 6,326      | 42%        |
| All 4 Neighborhoods | 12,774    | 28,478     | 45%        |
| University          | 3,888     | 4,026      | 97%        |
| Minneapolis         | 55,088    | 382,618    | 14%        |

Source: 2000 US Census: SF1, P12  
Map Created by CURA staff 10/06

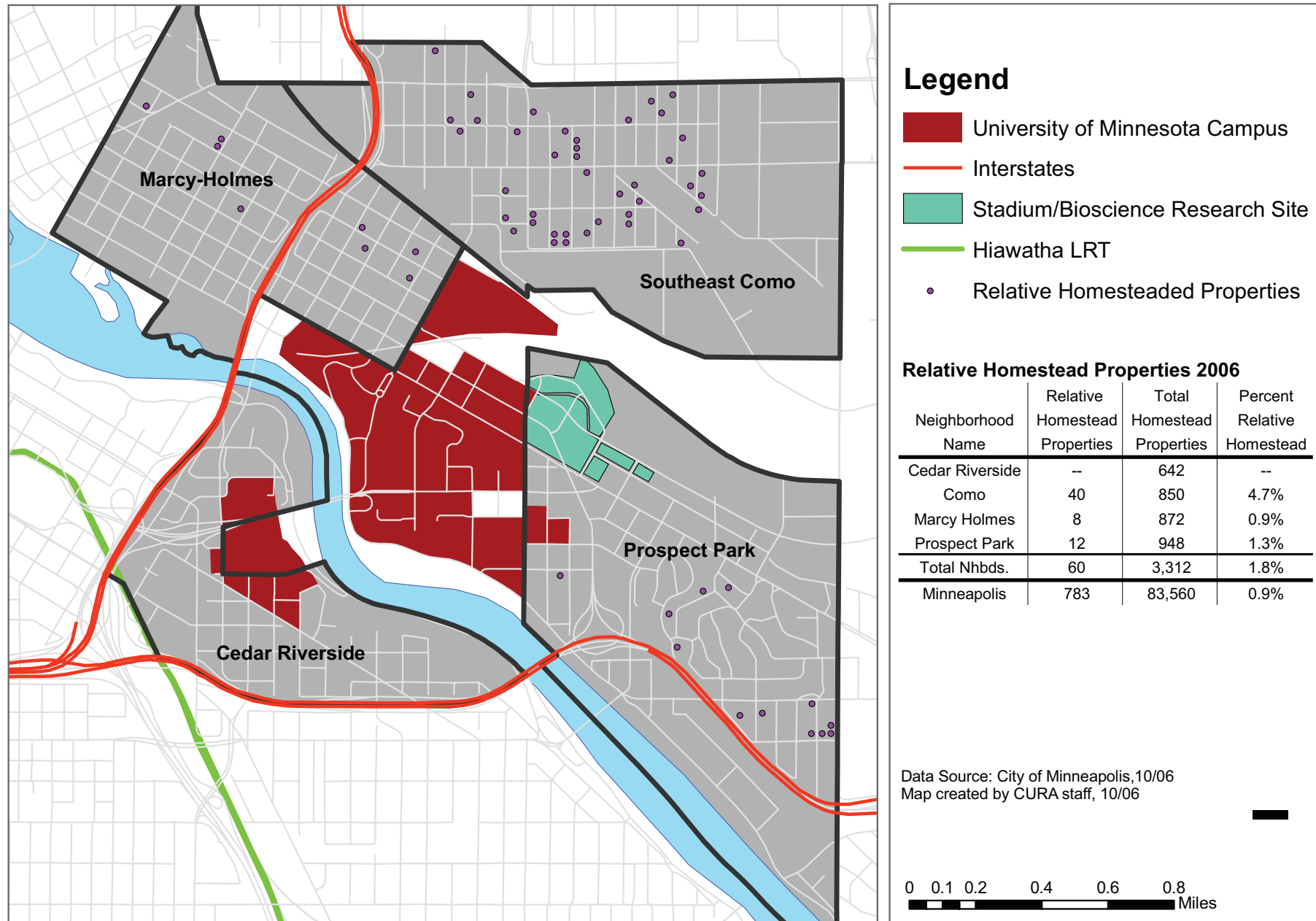
# **Conversion of Homesteaded Properties in 2000 to Non-Homesteaded Properties in 2006** (Neighborhood Impact Assessment)





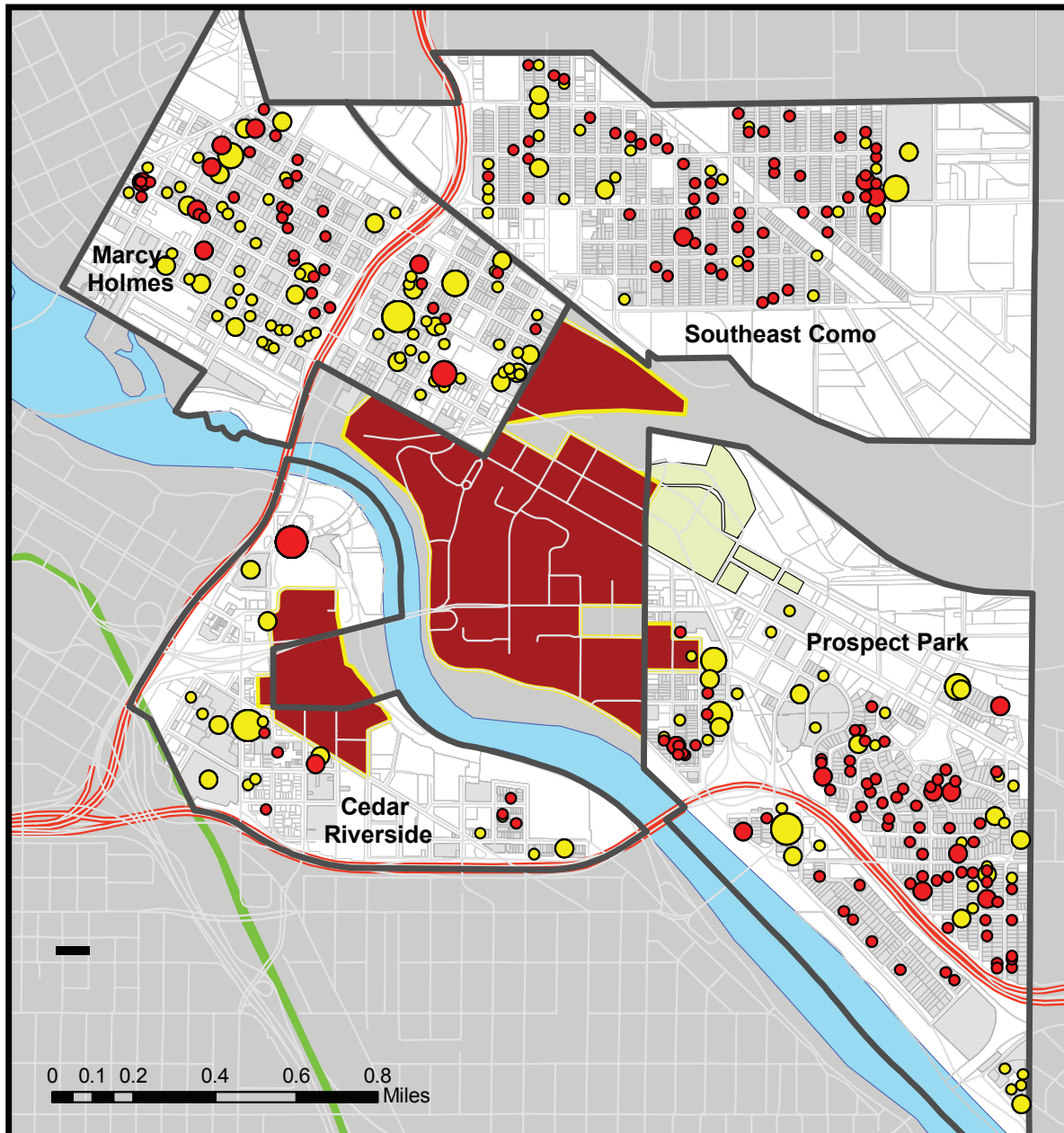
# Relative Homesteaded Properties in 2006

## Neighborhood Impact Assessment





# University of Minnesota Faculty and Staff Living in University Neighborhoods: Homestead Status *(Neighborhood Impact Assessment)*



## Legend

- All Neighborhood Parcels
- Residential Parcels
- University of Minnesota Campus
- Stadium/Bioscience Research Site
- Interstates
- Hiawatha LRT

## Homestead

- 1
- 2 - 3
- 4 - 5
- 6 or more

## Non-Homestead

- 1
- 2 - 3
- 4 - 5
- 6 or more

## Parcel Homestead Status

|               | U Employee<br>Parcels |     | All<br>Parcels |     | % Employee<br>Parcel of All |
|---------------|-----------------------|-----|----------------|-----|-----------------------------|
| Homestead     | 185                   | 54% | 2,544          | 62% | 7.3%                        |
| Non-Homestead | 156                   | 46% | 1,536          | 38% | 10.2%                       |
| Total         | 341                   |     | 4,080          |     |                             |

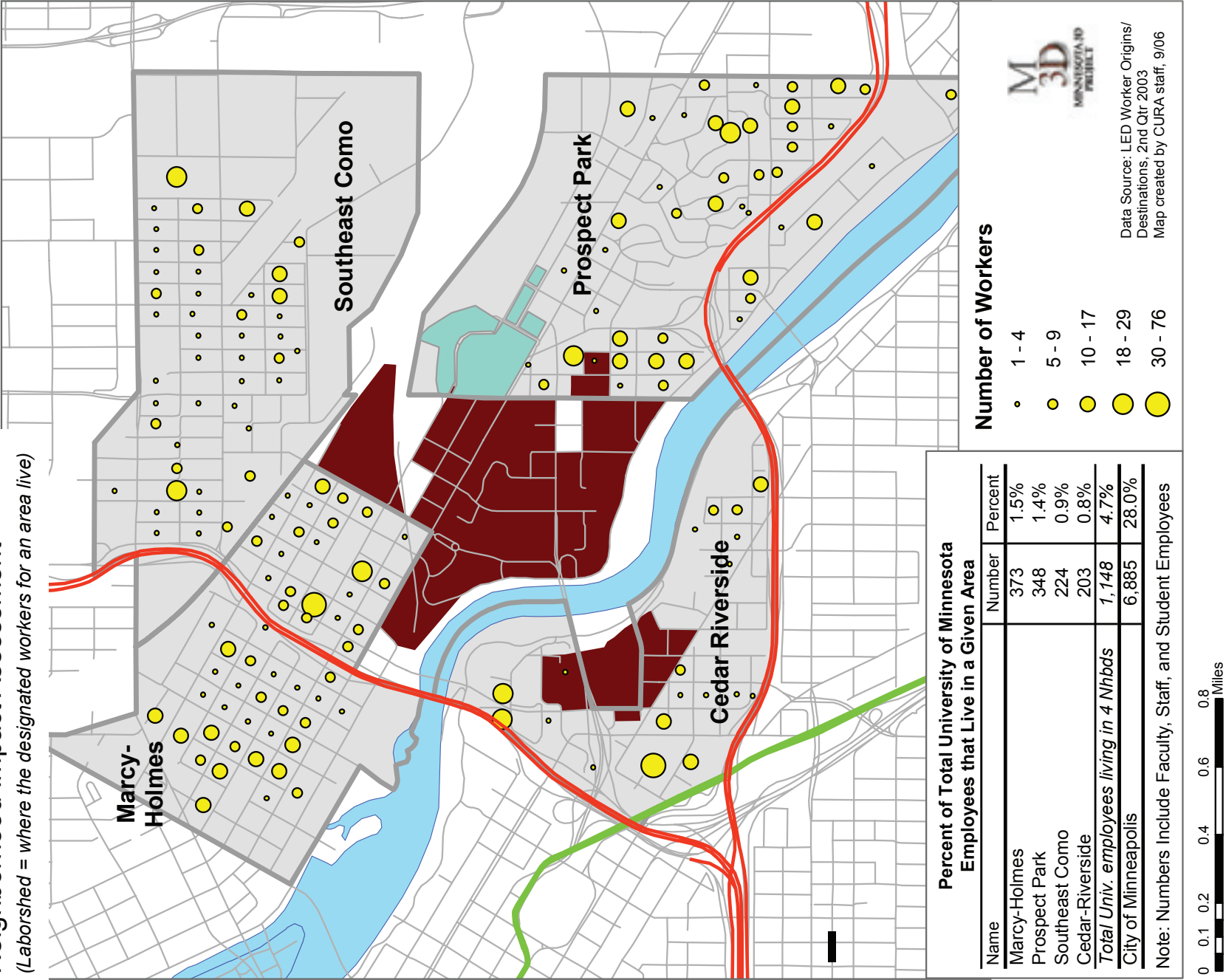
\*\*% All Homestead Parcels in the City of Minneapolis Occupied by University Employees = 2.7%

Data Source: MNIS, October 2006  
and the University of Minnesota  
Map created by CURA staff, 10/06

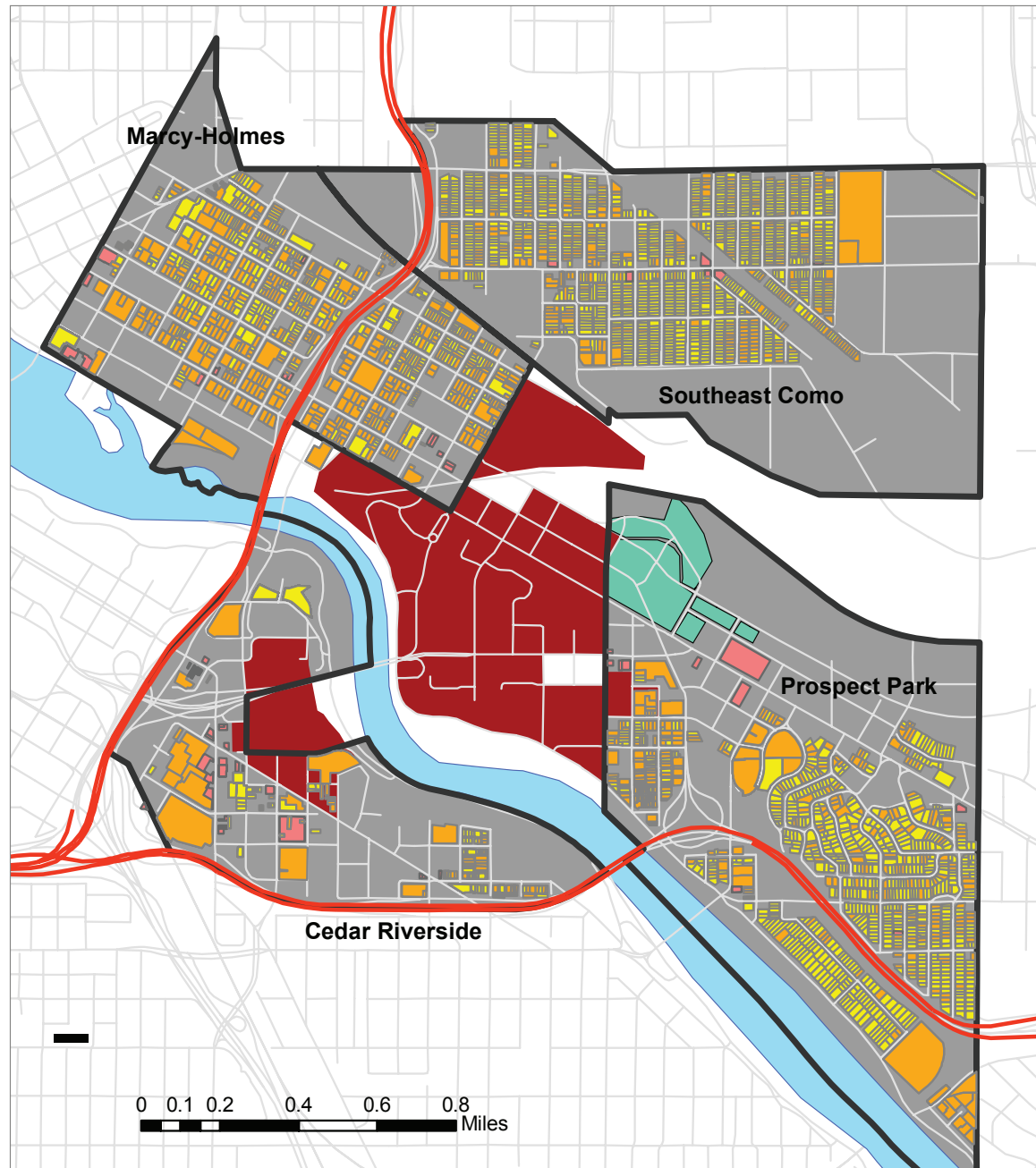


# University of Minnesota Twin Cities Campus Laborshed Neighborhood Impact Assessment

(Laborshed = where the designated workers for an area live)



# Residential Parcel Designation (Neighborhood Impact Assessment)



## Legend

- University of Minnesota Campus
- Interstates
- Stadium/ Bioscience Research Site
- Single Family (incl. Condo/Townhouse)
- Multi-Family
- Mixed Use

## Land Use

| Parcels                     |              |             |
|-----------------------------|--------------|-------------|
| Category                    | Number       | Percent     |
| Single-Family/Homestead     | 2,189        | 54%         |
| Single-Family/Non-Homestead | 581          | 14%         |
| Multi-Family/Homestead      | 355          | 9%          |
| Multi-Family/Non-Homestead  | 955          | 23%         |
| <b>Total</b>                | <b>4,080</b> | <b>100%</b> |

| Units                        |               |             |
|------------------------------|---------------|-------------|
| Total Single-family Detached | 1,878         | 16%         |
| Total Single-family Attached | 1,121         | 9%          |
| Total Multi-family Units     | 6,810         | 57%         |
| Total Other Units            | 2,056         | 17%         |
| <b>Total Units</b>           | <b>11,865</b> | <b>100%</b> |

| Units in the City of Minneapolis |                |             |
|----------------------------------|----------------|-------------|
| Total Single-family Detached     | 75,123         | 45%         |
| Total Single-family Attached     | 15,433         | 9%          |
| Total Multi-family Units         | 49,202         | 29%         |
| Total Other Units                | 28,092         | 17%         |
| <b>Total Units</b>               | <b>167,850</b> | <b>100%</b> |



Data Source: MNIS, October 2006  
Map created by CURA staff, 10/06

In preparation for developing the neighborhood impact report, the Task Group looked for examples of other community impact analyses or guidance from other community impact policies. Perhaps a similar example is that used by federal agencies when they are locating or removing a significant facility in a community.

In 1978, the Urban and Community Impact Analysis program was created by federal executive order and was implemented by the Office of Management and Budget through Circular A-116. The purposes of the program were to (1) identify the likely effects of proposed initiatives on cities, counties, and other communities; and (2) inform decision makers of proposed agency actions that may run counter to the goals of the president's urban policy.

The Department of the Army has an Economic Adjustment Program to assist local communities when there are realignments or closures of Army facilities. The Department of the Navy and the Department of Energy both have had community impact assistance programs in which resources are provided to local communities where facilities or policies have a significant impact on local infrastructure, or where there are planned shutdowns of facilities that will have an economic impact on the community.

**VIOLENT CRIMES: JANUARY TO SEPTEMBER, 2005 AND 2006***University Community Partnership District Neighborhoods, University Campus, and City of Minneapolis as a Whole***VIOLENT CRIME STATISTICS—*****JANUARY TO SEPTEMBER, 2005 AND 2006***

| <b>LOCATION</b>                | <b>Homicide</b> |             | <b>Rape</b> |             | <b>Robbery</b> |             | <b>Assault</b> |             |
|--------------------------------|-----------------|-------------|-------------|-------------|----------------|-------------|----------------|-------------|
|                                | <b>2005</b>     | <b>2006</b> | <b>2005</b> | <b>2006</b> | <b>2005</b>    | <b>2006</b> | <b>2005</b>    | <b>2006</b> |
| Cedar-Riverside                | 0               | 0           | 5           | 8           | 52             | 65          | 45             | 33          |
| Como                           | 0               | 0           | 3           | 4           | 18             | 22          | 7              | 10          |
| Marcy-Holmes                   | 0               | 0           | 3           | 3           | 36             | 45          | 29             | 31          |
| Prospect Park                  | 0               | 1           | 4           | 6           | 16             | 19          | 6              | 10          |
| Four Neighborhoods Total       | 0               | 1           | 15          | 19          | 122            | 151         | 87             | 84          |
| University of Minnesota Campus | 0               | 0           | 4           | 2           | 12             | 9           | 6              | 10          |
| City of Minneapolis            | 41              | 48          | 317         | 339         | 1787           | 2249        | 1719           | 1886        |

source: University of Minnesota Police Department, City of Minneapolis Police Department

*The southeast Minneapolis neighborhoods experienced a 24% increase in violent crimes from 2005 to 2006, compared with a 17% increase for Minneapolis as a whole.*

**VIOLENT CRIMES—JANUARY TO SEPTEMBER, 2005 AND 2006**

| <b>LOCATION</b>                | <b>% Change</b> |             |
|--------------------------------|-----------------|-------------|
|                                | <b>2005</b>     | <b>2006</b> |
| Cedar-Riverside                | 102             | 106         |
| Como                           | 28              | 36          |
| Marcy-Holmes                   | 68              | 79          |
| Prospect Park                  | 26              | 36          |
| SE Neighborhoods Subtotal      | 122             | 151         |
| Four Neighborhoods Subtotal    | 224             | 257         |
| University of Minnesota Campus | 22              | 21          |
| City of Minneapolis            | 3864            | 4522        |

source: University of Minnesota Police Department, City of Minneapolis Police Department



Universities and colleges around the country have used a wide variety of techniques to increase positive connections and improve the campus/community environment. A team of students from a Humphrey Institute class, Public Affairs 8203, Neighborhood Revitalization Strategies and Theories, researched approaches that are being used in other university communities, and a summary of their findings follows. The University of Minnesota is already engaged with neighborhoods and commercial districts in many ways, including some of the examples included here.

Of the academic institutions researched in this report, the University of Pennsylvania stands out for the breadth and depth of its efforts to improve campus/community vitality.

The University of Pennsylvania uses a variety of tools to build a stronger community for students, campus-area residents, and customers. This academic institution played a leading role in the creation of the University City District, an independent, not-for-profit organization that manages University City (UC), a 2.2 square mile area of West Philadelphia. In addition, UC Green is Penn's collaborative program to help "green" the campus and surrounding areas.

### SUMMARY

#### *Housing and Infrastructure Improvement*

- Encourage staff and faculty to live near campus through mortgage incentives (USC)
- Encourage, facilitate the renovation or construction of new housing in the surrounding neighborhood.
- The city and the university partner to ensure rigorous enforcement of health and housing codes in rental areas heavily populated by students.
- Rental property owners who advertise through the university must comply with minimal housing standards (U of M)
- Establish a University District to develop and maintain property near the campus (U Penn)
- Cooperatively fund new infrastructure projects in the adjacent neighborhoods (University of Iowa)
- Engage with the community in long-range planning and visioning (USC)

- Construct campus buildings that integrate into the architectural fabric of the community (Macalester College)

#### *Marketing Support*

- Create an identity or brand for surrounding neighborhoods (U Penn)
- Develop programs to assist minority business owners (USC, U of M)
- Expose students to local business offerings in the neighborhood and target local residents for open campus positions (Augsburg College)

#### *Education and Outreach*

- Open up institutional space for community events (Augsburg College)
- Hold seminars and other technical assistance programs for members of the local commercial district (U Penn)
- Conduct community-driven research projects that produce information for the neighborhoods (Macalester College, University of Missouri-Kansas City, U of M)
- Establish educational partnerships that work with neighborhood students starting at early childhood and continue through to college-age years (USC)
- Create scholarships to assist community youth in gaining a college degree (Augsburg College, U of M)

#### *Student Engagement*

- Facilitate student involvement in community organizations and block clubs
- Educate students in how to be a responsible renter and neighbor
- Express specific expectations for off-campus student conduct
- Create learning and service opportunities for students with "livability" offenses

#### *Increased Connections*

- Promote volunteer and internship opportunities in the local community (U Penn, University of Missouri-Kansas City, Augsburg College, U of M)
- Communicate with local community members to keep them up-to-date on University happenings (U Penn, Augsburg College, U of M)



### *Safety and District Beautification*

- Increase foot patrols through a Campus Ambassadors Program (U Penn)
- Ensure litter free commercial districts and neighborhoods (University of Texas, U Penn)

### UNIVERSITY OF PENNSYLVANIA

“Penn has leveraged its investments in public safety, enhanced mortgage programs, economic development, and neighborhood beautification efforts to attract new homeowners and nearly a half billion dollars of private investment in retail and new business development throughout University City” (U Penn, 2006). The more than 300,000 square feet of retail space managed by Penn at 40th and Walnut Streets is 100 percent occupied.

### *University City District*

In 1997, Penn helped to establish the University City District (UCD). The UCD is an independent, not-for-profit organization that manages University City (UC), a 2.2 square mile area of West Philadelphia. A 25-member Board of Directors runs the UCD with representatives from Penn, Drexel University, University of the Sciences in Philadelphia, the Children’s Hospital of Philadelphia, and many other institutions, local businesses, and organizations. UCD staff oversees programs and services centered on safety, public space, homeownership, entertainment, and commercial and rental property. The organization is funded by voluntary contributions from UC businesses, institutions, and individuals.

University City District runs a variety of programs to enhance the vitality of the commercial district. Programs include:

**Marketing and Communications**—UCD staff members create marketing material to promote University City and special events taking place within its boundaries. This advertising is furthered by effectively utilizing the media and University City’s

Web site: [www.UCityphila.org](http://www.UCityphila.org).

- The Banner Program—helps local groups and businesses create banners for UC.
- The Mural Program—“UCD’s Mural Initiative partners with

the Philadelphia Department of Recreation’s Mural Arts Program... The [murals] highlight the cultural, historical, and social diversity of University City” (U Penn, 2006).

- Walk! Philadelphia©—A pedestrian-friendly program that includes appropriate wayfinding signage so visitors can easily navigate around the area.

**Neighborhood Initiatives**—To foster a successful neighborhood and commercial corridor, UCD staff offer technical assistance programs for small businesses and landlords. In addition, they offer solutions to conflicts between tenants and landlords, or those involving nuisances. Finally, UCD maintains a database of contractors recommended by area residents.

- Commercial Corridors—In 2002, UCD hired corridor managers to improve the viability of Baltimore and Lancaster Avenues. Their tasks included creating business recruitment and retention strategies, enhancing marketing campaigns, and educating property owners on how to maintain their properties. Funding for the corridor managers came from the William Penn Foundation, Philadelphia Commerce Department, Local Initiatives Support Corporation (LISC), and Citizens Bank.
- UC Brite—This program matches funds for property owners purchasing exterior lighting for the neighborhood. To date, the UC Brite Program has improved 58 UC blocks by funding 114 property owners and \$70,000 worth of lighting.
- Landlord Information—The UCD created the Landlord Network to convene local University housing staff, landlords, and property managers to discuss rental housing issues that impact the neighborhood.

**Public Safety**—“UCD’s 35 Ambassadors provide a secure, welcoming presence for University City’s residents, workers, students, and visitors. Uniformed in blue and gold, the Ambassadors are unarmed officers equipped with two-way radios who patrol the streets of University City on foot and on bicycles every day from 10 a.m. to 3 a.m. They serve as a highly visible deterrent to crime, provide directions and pedestrian assistance, and can call for help in emergency situations” (U Penn, 2006).

**Public Space Maintenance**—The Public Maintenance Team’s 26 staff members work seven days a week to maintain 160 square blocks. Their main tasks include graffiti removal and sidewalk sweeping. Mechanical cleaning is also done along the major commercial areas and around campus. The continual upkeep makes a significant difference in the appearance of the area.

Three neighborhood social service agencies refer local individuals to fill these maintenance positions. “The majority of public space maintenance workers are West or Southwest Philadelphia residents who have successfully transitioned from public assistance to full-time employment” (U Penn, 2006).

### ***UC Green***

In 1999, the University of Pennsylvania created UC Green to beautify the streetscape, parks, and schools. The organization brings individuals including university students, local residents, and city officials together in a positive, unified effort. Through this process friendships are formed and the social fabric of the community is enhanced.

“UC Green provides resources and support (such as design assistance, plant selection, project management for professional contracting, tools, soil supplements, organizational support, plants, and construction materials) often through the management of third party grants. Many efforts generate in-kind donations which leverage matching funds” (U Penn, 2006).

### ***Center for Community Partnerships***

This essential program began in 1992 to link the University with the surrounding community. Its major goal is to bring together academic disciplines in solving complex, interconnected urban problems.

U Penn has nearly 150 academic courses that engage Penn students and the community. This academically-centered community service greatly benefits the City of Philadelphia and specifically the neighborhoods surrounding campus.

### **UNIVERSITY OF IOWA**

The University Relations Department at the University of Iowa is an integral part of the community at-large and believes that a strong commercial district can provide goods and services for faculty, staff, and students, creating a vibrant campus environment. The University of Iowa works with the Chamber of Commerce, the Downtown Association, and the City of Iowa City on visioning and supporting major capital projects that affect their neighborhood. They also provide in-kind support for major summer activities including the Iowa Arts Fest and the Iowa City Jazz Fest.

The University of Iowa Football Stadium is one-half mile from the downtown area, and football Saturdays become busy times for area businesses. The University and City of Iowa City traded properties to allow the City to build a new major downtown parking ramp, which also houses a number of new and existing businesses. The University also worked with the City and shared costs on major improvements to Iowa Avenue, a major downtown street that leads to campus.

### **UNIVERSITY OF TEXAS, AUSTIN**

During the planning process for the remodeling of the University of Texas’ Baseball Field (University Federal Credit Union Disch-Falk Field), University staff members met with local community members and business leaders to discuss the project. In this dialogue, businesses and neighbors expressed concern regarding the negative impacts of baseball games, including excess trash.

The University of Texas responded by sending regular clean-up crews into the neighborhood following games. The trash pickup makes for a more inviting commercial area.

### **AUGSBURG COLLEGE**

#### ***Gateway Project***

Augsburg’s Gateway Building (currently under construction) creates a doorway to the campus and is a connection between the college and surrounding community. This mixed use building is very unique to a college campus. The building fits into the urban form of the nearby

commercial district in that it is built up to the street with a surface parking lot behind the building.

This inviting design is accentuated by the uses inside the building. Besides the alumni center, student housing, and the MBA program, the community can benefit from the addition of a Barnes and Noble/campus bookstore and a Sedix Coffee Shop. Further, the community is encouraged to utilize the building's meeting space and art gallery. Local business leaders were invited to showcase their business to the Augsburg community at the Gateway building's groundbreaking.

Augsburg College President Paul Pribbenow has made a commitment to community involvement and has successfully articulated this section of the college's mission statement to the community. Local business leaders were individually invited to his inauguration dinner. Further, the Cedar Riverside Business Association (CRBA) meets on-campus for their monthly meeting. The relationship with the business community is further enhanced as the CRBA brochure (displaying a map and listing area businesses) is given to all students at Augsburg College.

### *Hire Local Residents On-Campus*

With the President's leadership, Augsburg has recently announced a program to target Cedar Riverside residents when new employment positions at the college arise. By increasing employment in the neighborhood, crime may decrease, the connections between the college and community will be enhanced, more disposable income will be created for residents to use at local businesses, and the spatial mismatch of jobs and home will be reduced because employees can walk to work.

### *Educational Initiatives*

Further, students at local schools in Seward, where Cedar Riverside neighborhood students attend, are eligible for \$1,000/year (up to \$8,000 total) scholarship toward an Augsburg degree if students meet performance standards and their parents remain active in their education. Similar to the employment program, this education initiative creates a connection between college and the community. Crime could be reduced as unemployment decreases. Also, Augsburg College students must do

community service or an internship to graduate. Many of these hours are completed in the local community.

## **MACALESTER COLLEGE**

### *High Winds Fund*

The High Winds Fund was established in 1956 through an initial gift to Macalester College from DeWitt Wallace. The mission of the fund is to maintain and improve the beauty, serenity, and security of the area surrounding Macalester College.

Over the past 40 years, the Fund has grown in both assets and activities while still maintaining its original purpose. Many ventures have focused on real estate around the college. Staff is responsible for management and maintenance of the off-campus properties owned by Macalester. These include two commercial properties and about a dozen residential properties located immediately adjacent to the campus.

The High Winds Office also has responsibility for acting as Macalester's liaison to neighbors of the College and to local government representatives. The Fund is engaged in numerous neighborhood partnerships, which support the livability of the neighborhoods surrounding the campus, often providing direct financial support.

### *East Side Community Outreach Research Projects*

In 1998, Macalester College began a collaboration with the University of Minnesota's Center for Urban and Regional Affairs (CURA) and Metropolitan State University, with assistance from a \$400,000 U.S. Department of Housing and Urban Development grant to conduct "action research" projects in economically depressed and racially diverse neighborhoods of East St. Paul.

Through the East Side Community Outreach Partnership Center, student and faculty researchers work on applied or "action" research projects directed by the community itself. By giving the community members the ability to direct the research activities that occur in their neighborhoods, the students, faculty, and community members are able to develop a reciprocal relationship that produces practical and useable research for all members involved.

Examples of applied research projects include developing a strategic plan for Arcade Avenue (a major commercial corridor) for the Payne-Arcade Business Association, and conducting demographic research to inform outreach planning for community development activities.

### **UNIVERSITY OF MISSOURI — KANSAS CITY**

The Center for the City at University of Missouri-Kansas City (UMKC) connects the University with the urban core of Kansas City. The Center was started in 1998 by a team of civically committed faculty that was recommended by UMKC's Urban Mission Task Force. The Center focuses UMKC's resources on metropolitan neighborhoods, acts as a responsive portal to UMKC and community partners, and promotes civic engagement of students. Together, UMKC and the Kansas City community are creating solutions that mitigate social problems and bring economic, social and cultural vitality to Kansas City.

The Center serves as home to the Students in the City Program, which focuses on academic service-learning in the classroom and community; urban research, which focuses resources and revitalization efforts on the urban core of metropolitan Kansas City; and, as a connecting point for civically-minded projects and University resources. The Center also facilitates a City Internship Program through which UMKC students work with the City of Kansas City each academic year.

Through academic service-learning courses, students have the opportunity to actively participate in the community, serving as a vital link between the university and the city. Since 2000, 2,647 students have participated in the "Students in the City" program, contributing 61,345 hours of work in various community organizations. Utilizing the 2003 value for a volunteer hour in Missouri of \$15.24 (as calculated by the non-profit organization, Independent Sector), UMKC has donated more the \$500,000 in service to the urban core in the 2004-2005 academic year alone.

### **UNIVERSITY OF SOUTHERN CALIFORNIA (USC)**

The University of Southern California, located in Los Angeles, has integrated itself into the surrounding neighborhoods by providing a broad array of community engagement programs. They range from the USC

Community Health Fair to the USC External Relations Department. USC is also home to the United States Economic Development Agency Center that serves all of Southern California and provides opportunities to work with the federal government in testing new programs.

### ***Center for Economic Development***

The Center for Economic Development sends graduate students and professors to work with individual neighborhoods to conduct focus groups, organizational training programs, strategic planning sessions, and visioning workshops with the various neighborhood councils in Los Angeles.

The goal of the workshops was not to decide upon a single vision for a neighborhood community, but rather to use the visioning process as a means to build community consensus around neighborhood council priorities and increase involvement of community stakeholders in council activity.

These training programs provide neighborhood organizations with the tools needed to analyze their capacity to deal with problems and then plan solutions that are feasible given the organizational and economic limitations of each particular neighborhood (Mitchell, 2006).

Professors also sit on a board that coordinates activities between USC and the local business associations.

### ***USC Neighborhood Homeownership Program***

The USC Neighborhood Homeownership Program provides eligible employees with monthly payments totaling \$50,000 or 20 percent of the home's purchase price (whichever is less) over a seven-year period if they buy and live in a house within a few miles of the USC main campus. The employees sign a contract requiring them to maintain their property and live on the property they purchase.

### ***Educational Outreach Opportunities***

Each year, 590 children enter one of the USC Schools for Early Childhood Education. They provide home-based, half-day, full day, evening, and twilight services to children and families . The USC Head Start/State

Preschool Program is financed by a grant from the U.S. Department of Health and Human Services, Administration for Children and Families, and a grant from the State Department of Education, Child Development Division State Preschool. The program provides the following services to low-income families in South Los Angeles:

- Comprehensive child development
- Health
- Mental health
- Nutrition
- Social Services

The USC Neighborhood Academic Initiative (NAI) is geared towards low-income, underrepresented, first-generation college-bound students and their families living in South Central Los Angeles. The Initiative's programs include:

- English language skills and reading, writing, math, and study skills
- Bill Cosby Summer Youth Institute within the USC School of Cinema-Television
- English and Math tutoring, learning enrichment workshops, writing papers, test-taking strategies, and thinking skills in problem solving

Students are eligible for a 4.5-year scholarship to the University when they meet certain GPA and SAT requirements.

### ***LA Metro Minority Business Center***

The Los Angeles Metro Minority Business Center (LA Metro MBDC) is operated by the USC Business Expansion Network, a unit of USC Civic & Community Relations. It is funded by the U.S. Department of Commerce, Minority Business Development Agency. The Center has a director and staff that provide language and business training to minorities, including:

- Small, minority, and disadvantaged business certifications at City, County, State, and Federal levels
- Contract procurement assistance through public and private institutions
- Bid preparation advising

### **SOURCES**

Information relating to University City or University City District can be found at [www.ucityphila.org](http://www.ucityphila.org) (University City District, 2006).

Information relating to UC Green can be found at [www.ucgreen.org/](http://www.ucgreen.org/) (UC Green, 2004).

Information relating to the Center for Community Partnerships can be found at [www.upenn.edu/ccp/index.shtml](http://www.upenn.edu/ccp/index.shtml). (Center for Community Partnerships, 2006).

Information relating to the High Winds program can be found at [www.macalester.edu/highwinds/highwinds.html](http://www.macalester.edu/highwinds/highwinds.html) (Macalester College High Winds Office, 1999).

A brief synopsis of the grant details can be found at the Office of University Partnerships, HUD: [www.npcr.org/index.html](http://www.npcr.org/index.html).

Information relating to the Center for the City program can be found at [www.centerforthecity.umkc.edu](http://www.centerforthecity.umkc.edu) (Center for the City 2006).

Information on the Center for Economic Development at USC can be found at [www.usc.edu/sppd](http://www.usc.edu/sppd) (Center for Economic Development Center, 2006).

For more information on USC External Relations Programs, please refer to [www.usc.edu/ext-relations/](http://www.usc.edu/ext-relations/) (University of Southern California External Relations Office, 2006).



## **SOUTHEAST MINNEAPOLIS COMMUNITY INITIATIVES AND THE UNIVERSITY OF MINNESOTA**

*Author: Richard Poppele*

The relationship between the University of Minnesota and the Southeast Minneapolis community has a long history, beginning with the founding of the University in the 19th century. Following World War II, the GI Bill opened new opportunities for many people to attend the University, so the University grew rapidly along with the surrounding neighborhoods as students, faculty, and staff sought housing in the area. A number of new initiatives were implemented as a result of the many interacting forces created by the increased growth. Some of these initiatives are outlined here to illustrate the nature and extent to which the Southeast community has been active in community-University relations for more than a half century.

An examination of these initiatives reveals a proven record of accomplishments in community-University relations that may provide a model to build upon for the future. Many of the initiatives were remarkably successful in enhancing community-University interactions and in stabilizing the residential neighborhoods. Although the residential housing was a major consistent theme, the programs and organizations had substantial influence on the overall development of Southeast Minneapolis. It should be noted that these were largely volunteer initiatives working without paid staff, and despite their significant successes, momentum was lost in many cases because of limited resources to meet growing demands.

*Southeast Minneapolis Planning and Coordinating Committee (SEMPACC)* SEMPACC was founded in the early 1960s, and it was seminal in shaping and binding Southeast Minneapolis as an influential political entity. Several forces in post war Minneapolis led to the founding of SEMPACC. The University was undergoing explosive growth, and President Middlebrook appeared to have little interest in community relations with the neighborhoods of Southeast Minneapolis. The communities also had other major concerns. The Prospect Park and East River Road

Improvement Association (PPERRIA) was engaged in two struggles: one against the route of the planned interstate highway (I-94) and its intersections through its neighborhood; the second against the attempt of the Barber Oil Company to expand further in the neighborhood. Two other neighborhoods, Marcy-Holmes and Southeast Como were experiencing increased pressure for student housing that threatened the residential quality of their neighborhoods.

A primary force for SEMPACC's founding, however, came from several pastors of Southeast Churches, David Preus, Bob MacGregor, and Vincent Hawkinson, in particular. They became aware of the damaging effects of suburban flight on their congregations and led the movement to span all the communities surrounding the University on the East Bank of Minneapolis, arguing that only with collective action would it be possible to counter all the destructive tendencies homing in on them without collective action. The neighborhood organizations found their arguments appealing, particularly because family housing was being gobbled up by developers in a rush to produce flimsy, short lived, two- and three-story walk-up apartments within walking distance to the University.

The neighborhood groups, led by the pastors, banded together to found SEMPACC, electing David Preus as its first president. At about this time, the new city planning coordinator, Larry Irvin, appointed Weiming Lu to work with the group on a long range plan for the area. This was a seminal move, as Mr. Lu has since become internationally recognized for his work in urban planning. Several other events also came to fruition to spur the development and influence of SEMPACC. Bob MacGregor was elected Alderman for the second ward, Ralph Rapson and Winston Close of the University's Architecture Department established an organization to consult with the University on its plans, and O. Meredith Wilson arrived as the new president of the University. He was much more disposed to consult with the neighborhood groups than his predecessor, and he made his influence felt in the approach used by the University's Planning Department.

By the mid 1960s, SEMPACC became an umbrella group for some 40 neighborhood organizations. These included virtually all the Southeast churches, Southeast business organizations (including the East Hennepin, Como, Dinkytown, and Stadium Village business associations), the three principal neighborhood groups, and the Minnesota Student Association. Fueling its impact were a number of committees, most of which were staffed by smart and engaged women volunteers whose husbands worked at the University or in the Southeast area.

Positive developments began to happen about that time. With MacGregor and Glen Wallace's leadership, the Glendale Housing Project was established to anchor the west side of Prospect Park. PPERRIA took the Barber Oil case all the way to the Supreme Court and won. John Jameson led in efforts to ameliorate the impact of I-94. Zoning restrictions started to rein in the disastrous impact of absentee landlords, and most importantly, the Southeast Minneapolis Plan was adopted by the City.

For the next decade and more, SEMPACC continued to be the focal point for solving problems in the area. Most notorious was the "Red Barn" case, which involved marches, dissident occupation of bought out, vacated store fronts and near-riots in the effort to keep a third, automobile oriented, fast food franchise from chewing up Dinkytown and destroying a main part of the Southeast Minneapolis Plan. SEMPACC's final action therein resulted in the creation of a new set of City districts zoned exclusively for the auto-centered businesses.

In addition to responding to proposed developments, SEMPACC assisted in the creation of new initiatives. An important example of effective University-community action led to the creation of housing for married and partnered students in the S.E. Como neighborhood, now known as the Como Student Housing Cooperative. This was driven by a coalition including SEMPACC, the Minnesota Daily, and the Minnesota Student Association. Another far-reaching development was SEMPACC's aid in creating the Southeast Alternative Schools, a model later adopted by the City of Minneapolis, and which has since spread nationwide.

The eventual decline of SEMPACC overlapped with the rise of the Neighborhood Revitalization Program (NRP). While the NRP has done many good things, it was one of two major factors that led to the demise of SEMPACC. In accordance with the NRP legislation, this program focused on individual neighborhoods with its money and staffs, leaving little room for SEMPACC as an umbrella organization. Moreover, the NRP money and its concerns gradually displaced interest in the overall Southeast Minneapolis plan. Another significant factor in the decline of SEMPACC was a major cultural change occurring in America: all those bright activist women who propelled SEMPACC's concerns went to work at paying jobs. As a result, SEMPACC suffered the loss of many of its devoted volunteer participants who were now too busy to spend the time that SEMPACC's committees required. A further result is that most newcomers to this area today have never heard of either SEMPACC or the Southeast Minneapolis Plan even though the latter is still a legal entity.

### *First and Second Southeast Corporations*

The First Southeast Corporation (First SE) was founded on June 10, 1965, by a group of 23 Southeast families who joined together to recover a family home in the Marcy-Holmes neighborhood from an absentee landlord. They decided to incorporate, and in one evening they raised \$9,000 through an initial sale of shares. That first property was acquired in July of 1965 with a down payment of \$750, and it was sold to a family a year later after extensive renovation. This early model for a community development corporation was unique in Minneapolis. The corporation reacted to threats to the family housing stock in Southeast Minneapolis by selling shares to Southeast residents and making a profit through the resale of its renovated properties.

Over more than 30 years of its existence, the corporation owned, improved, and both leased and sold 15 homes in all parts of Southeast Minneapolis. In addition to buying threatened properties, it also acted as an informal "housing bureau" that brought together sellers and families seeking housing in Southeast. Its very existence was a significant factor in maintaining a balance between home ownership and absentee

rentals in all Southeast neighborhoods. At its peak in the mid 1980s, the corporation had 65 shareholders owning a total of 247 shares in assets of nearly \$200,000 in cash and properties.

In order to take advantage of Federal Housing Administration programs in the late 1970s, the corporation formed a nonprofit arm, the Second Southeast Corporation in July, 1975. The purpose of Second S.E. was “to purchase, rehabilitate, and sell or lease residential real estate in Southeast Minneapolis with a view to promoting social welfare, combating community deterioration, lessening neighborhood tensions and lessening burdens of government.” The plan was to apply for grants to fund its operations as a nonprofit corporation. The board of directors included prominent members of the business and residential communities and also Clinton Hewitt, who was then the head of University Planning. Unfortunately the Federal programs were short-lived but nevertheless provided resources to acquire three run-down properties that were priced out of range for family buyers. These properties were rehabilitated and sold to families at affordable prices.

By 1995, the First S.E. Corporation concluded that real estate was becoming too expensive for it to acquire, and it became more difficult to maintain a profit. Moreover, with the advent of NRP, resources were now available directly to individual neighborhoods to expand the efforts begun by First SE. The neighborhoods were now able to contract with nonprofit development groups and engage paid staff. Finally, in 2002, the corporation concluded that although it had been “highly successful in achieving its purpose to plan and maintain a general program for the conservation, development, and improvement of the neighborhood in the immediate vicinity of the University, property value escalation had now made it impossible for the corporation to continue that mission”. The Second S.E. Corporation was dissolved following the loss of the FHA programs. First S.E. Corporation was liquidated and dissolved in October 2002.

Contributors:

Richard Purple (past president of SEMPACC)

Norma Olson (past member of Minneapolis Planning Commission)

Frank Lassman, Mary Alice Kopf, Richard Poppele (past board members of First S.E.)

Hennepin County History Museum

Pratt Community Council Archives

University Community Development Corporation, a Six-Institution Collaborative, 1966 through 1972

Jan Morlock

What and Who. The University Community Development Corporation (UCDC) was founded in October, 1966, to “preserve the values inherent in and to foster the optimum economic, educational, cultural, and physical environment of the University Community of the Twin Cities Metropolitan Area.” Six major institutions joined together with other community leaders to found the UCDC:

- Augsburg College
- Fairview Hospital
- Luther Theological Seminary
- St. Mary’s Hospital
- St. Mary’s Junior College
- University of Minnesota

Over the life of the organization, the Board of Directors included many individuals whose names we recognize today: Elmer L. Andersen, Sister Mary Madonna Ashton, Vance Opperman, Malcolm Moos, Henry McKnight, David Preus, John Pillsbury, Jr., Arthur Naftalin, Judson Bemis, O. Meredith Wilson, Charles Mayo, B. Warner Shippee.

Driving factors. Collectively, the six institutions were anticipating major growth in their facilities and services—what turned out to be over \$200 million in new construction over the five years following the founding of the UCDC, an amount dwarfed by present construction budgets, but very substantial at the time. The University of Minnesota and Augsburg

College were developing conceptual plans for their respective expansions on the West Bank. The first phase of a Health Sciences expansion was about to occur at the University. There were concerns about the aging infrastructure and physical condition of the communities.

The founders were interested in coordinated planning and development among the institutions and the communities where they resided. They also established as major objectives:

1. Protecting and improving residential neighborhoods with their schools and recreational and cultural facilities;
2. Preserving and attracting educational, cultural, health, and other professional institutions of the highest order;
3. Maintaining and developing industrial and commercial enterprises;
4. Developing a safe and effective transportation system; and
5. Enhancing the natural assets of the community and maintaining high standards in architecture and landscape design.

In the period from 1966 to 1972, there were significant changes in the University-area community that UCDC sought to facilitate or influence. New high-rise, urban housing developments, over 5,000 units, were being planned and built: Thornton Place, the Chateau in Dinkytown, Riverview Tower, residence halls at Augsburg College. The University was planning its family housing developments on Como Avenue and at Commonwealth Terrace on the St. Paul campus. Another 12,000 apartment units were being planned in the "New Town In Town" development at Cedar Riverside (a portion of which was to become what we know today as Riverside Plaza). The major freeways were still under construction (I-35), or the street connections were still being negotiated (I-94).

The UCDC appears to have ceased operations soon after 1972, perhaps as a result of this period of institutional expansion drawing to a close, and the advent of federal government programs that brought substantial community planning and development resources to the cities and neighborhoods, creating other channels for community action. Contributors and resources:

Barbara Lukermann, Center for Urban and Regional Affairs  
Elizabeth Shippee  
University Community Development Corporation Annual Report,  
October 1968  
"University Community Development Corporation, Years of Change  
1966-1972," November 1972

## THE SINGLE-FAMILY RENTAL HOUSING PROBLEM:

*What drives it and why is it important?*

## APPENDIX 22

### *Single Family Home Conversions to Rental Property:*

#### *The Anatomy of the Problem*

While there are many responsible rental property owners in the campus-area community, there is also a widespread practice of converting single family homes to rental properties, pushing the occupancy levels beyond the legal limits to maximize cash flow, and then failing to maintain the properties at any acceptable level. This is a minimum-reinvestment model whose profitability depends in many cases on a false economy and a perpetual supply of naïve customers, and whose results can be a disaster for campus-area neighborhoods. A review of the experience in other college and university communities found similar patterns.

#### *How it works and why it is an acute problem in a university community:*

- Rental housing demand is reliably high, particularly within walking distance to campus. Marketing the property to prospective tenants requires minimal investment.
- Uninformed or naïve customers—Many student prospective tenants are new to the community, have limited time to secure housing, and for many it is their first time reading a lease or moving into a home of their own. As one set of tenants learns the problems with the property and moves out, there are always more naïve customers coming into the area.
- Over-occupancy as a strategy—Despite the fact that local zoning and housing regulations limit the number of unrelated adults that may live in a rental unit, some property owners add legal or illegal “bedrooms” in attics or basements or otherwise allow more tenants in a unit than is legal, justifying a higher rent. Single-family houses that once accommodated a family of 4 or 5 may, after rental conversion, be used to house 8 or 10 students, with gross rents of \$400/person and up.
- Minimal reinvestment in the condition of the property—Students who are first-time tenants are less aware of the obligations of the property owner and may not know the available remedies, or may

feel intimidated about exercising their rights. They may also see themselves as short-term residents, so are less likely to do battle to secure a safe place to live. Some property owners understand this and exploit it.

- Some property owners are perpetually on the wrong side of the law, but know how to stay one step ahead of the regulators. There are not enough housing inspectors to enforce consistently enough to be a serious disincentive to illegal behavior. When rental property owners are cited for housing violations, the penalties are insignificant in comparison to the added profit that results from not investing in the maintenance and safety of their properties.

#### *Impacts can be disastrous to the community:*

- The high density of tenants means great wear and tear on the buildings, and there is minimal investment to preserve the structures.
- Inadequate maintenance and over-occupancy push costs onto the community—regulatory costs, trash and litter, parking demand.
- Properties decline visually and functionally, affecting the values and livability of neighboring homes and properties.
- Deteriorating properties beget more blight—the “broken windows” effect takes hold.
- The health and safety of tenants is at risk.
- Long-term residents who care about their properties cease to invest—it’s a negative spiral.
- The false economy of over-occupancy drives up property values to a degree that ensures that the property will in future not be affordable to someone who would like to convert it back to a homesteaded property. The imputed property value is based on cash flow from illegal over-occupancy.
- These are negative impacts for the public jurisdictions, the tenants, the neighbors, and the University.

Breaking the false economy of this model will require intense and sustained enforcement, educated tenants and prospective tenants, and tools and resources to reclaim or repair the damaged properties.



## SOUTHEAST COMO – A CASE STUDY

Author: Wendy Menken

## APPENDIX 23

The Southeast Como neighborhood is an island in a sea of industry and urban highways located within blocks of the University of Minnesota campus. Members of this community actively monitor the health and stability of their neighborhood and many feel that this is a neighborhood on the verge of failure. Remedies currently available are not working and they feel helpless to stop the decay in the neighborhood that they identify with and passionately support.

Upon reviewing census and other data, statistics support what people are seeing and feeling. In additional validation, Southeast Como's status under the Community Development Block Grants program was recently downgraded from Protection Status to Targeted Status. This downgrade was due to a recognized worsening in property conditions in the neighborhood. The following provides an outline showing the progression and consequences involved in this decline.

The following statistical information is primarily taken from Census data and therefore shows only the trends through 2000. There is every indication that the trends are continuing into 2007.

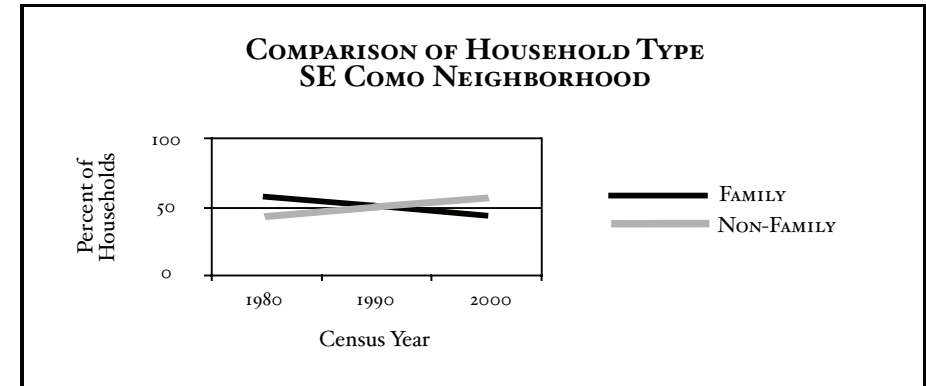
### *Family Households Decrease*

Household type represents a picture of the make-up of how housing units are being used. Family households are those with related individuals. Non-family households are those where members may not be related or are not part of traditional family models. In Southeast Como multiple un-related young adults renting bedrooms in single-family houses and apartments most often define non-family households.

| US CENSUS - SE COMO | 1990              | 2000             | % CHANGE    |
|---------------------|-------------------|------------------|-------------|
| Households          | 2260              | 2342             | 4%          |
| <b>Family</b>       | <b>1113 (49%)</b> | <b>992 (42%)</b> | <b>-11%</b> |
| Non-family          | 1147 (51%)        | 1350 (58%)       | 18%         |

The change in predominate household type reflects the change in property usage. However, what is of concern is that as more properties are converted to rental, the trend clearly shows that tenants are more

likely to be in rental situations that have a significantly higher number of tenants per unit than in prior years. This is occurring even though there have been no significant changes in number of actual properties, just an increase in the number of "bedrooms" in those properties – primarily those originally designed for single family usage – now converted to rental.



### *Non-family Household Size Increases*

The data shows that there was a 22% increase in the number of units housing 4 or more persons. This coincides with the fact that a number of homes in Southeast Como are increasingly being advertised and rented as 4, 5, 6 or more "bedroom" units even though the City and tax assessors' office still has them listed with 2 or 3 bedrooms.

As a point of reference, most houses in Southeast Como are zoned R1A which according to the Zoning Code of Minneapolis:

*The maximum occupancy of a dwelling unit located in the R1 through R3 Districts shall not exceed one (1) family plus up to two (2) unrelated persons living together as a permanent household, provided that the family plus the unrelated persons shall not exceed a total of five (5) persons.*

US CENSUS - SE Como

| NON-FAMILY HOUSEHOLD SIZE | 1990       | 2000       | % CHANGE    |
|---------------------------|------------|------------|-------------|
| 1 or 2 Persons            | 749        | 906        | +21%        |
| <b>3 Persons</b>          | <b>155</b> | <b>237</b> | <b>+53%</b> |
| <b>4 or More Persons</b>  | <b>175</b> | <b>214</b> | <b>+22%</b> |

US CENSUS - SE Como

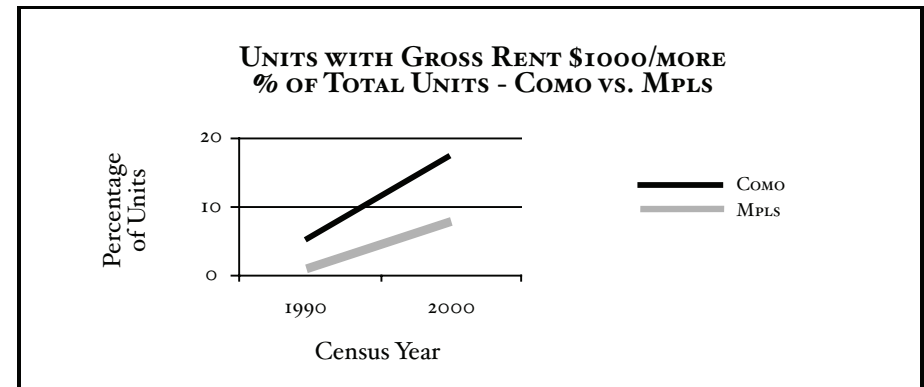
| GROSS RENT            | 1990         | 2000         | % CHANGE      |
|-----------------------|--------------|--------------|---------------|
| \$200-\$299           | 41           | 25           | - 39%         |
| \$300-\$499           | 709          | 585          | - 17%         |
| \$500-\$749           | 407          | 455          | +12%          |
| \$750-\$999           | 160          | 170          | + 06%         |
| <b>\$1000 or More</b> | <b>68</b>    | <b>250</b>   | <b>+ 268%</b> |
| <b>Median</b>         | <b>\$467</b> | <b>\$583</b> | <b>+ %25</b>  |

*Tenants Receive No Benefit*

This increase in number of tenants per unit is in part caused by an artificially high rent rate in the community (a virtual monopoly). Property owners who ignore occupancy limits have found that they can increasingly raise rates to levels that are significantly higher than many other communities. Owners also know they have a clientele that is unlikely to challenge the status quo since they will be tenants for only a short period of time.

This means that a three bedroom house that was renting for \$750 dollars a month in 1995 could be renting for as much as \$2,400 a month by 2006 since the owner has “added” three bedrooms increasing the property to a 6 bedroom unit while at the same time raising the rent from a calculated \$250 to \$400 per bedroom.

The only thing that changes in these properties is the practice of converting every available space into a “bedroom.” A practice that is of no benefit to the tenant as the rate per person has not declined but rather increased and tenants find themselves having to live with more people in worsening conditions creating additional safety concerns.



According to the 2000 Census 7.7% of renter occupied units City wide indicated a gross rent of \$1,000 or more compared with 16.7% of units in Southeast Como, and Minneapolis showed a median gross rent of \$575 versus \$583 for Southeast Como.

The following examples are taken from a single edition of the Minnesota Daily in August 2005.

| ADVERTISEMENT                                    | RATE PER BEDROOM | POTENTIAL GROSS PROPERTY INCOME PER YEAR |
|--|------------------|--|
| 5 BR HSE, 15XX Rollins Ave                       |                  |  |
| Avail 9/1 \$1,800/mo + utils                     | \$360 +util      | \$21,600                                 |
| Remodeled 5BR/2BA 20th & Como AC, W/D,           |                  |  |
| D/W, gar, \$2,000 Avl 9/1                        | \$400            | \$24,000                                 |
| 10XX 23rd Ave SE, 6br/3ba, 2 car gar, C/A, W/D,  |                  |  |
| \$2250+utils, Avl 9/1, free TV                   | \$375 +util      | \$27,000                                 |
| 10XX 11th Ave SE, \$2550/mo, 6bd/2ba, 2car gar,  |                  |  |
| gas, prvte yard, hardwood, nwly renovated,       |                  |  |
| 3 seas prch, wash/dry, walk to U, Avail Sept 1st | \$425            | \$30,600                                 |

*In Many Cases This Is Not Driven By Mortgage Costs*

One argument that is often used to explain the increase in the rental rates in Southeast Como is the higher cost of properties. It is certainly true that Southeast property values went up along with the rest of the metro

area and a few owners have decided to pay extreme prices (\$400,000 or more) for properties they are planning to lease. The vast majority of rental properties were purchased well under \$200,000. In fact, in relation to the 1990 versus 2000 census data comparison, it should be noted that Southeast Como did not reach a median sales value over \$100,000 until 1999 and the median was \$128,000 in 2000. Yet the median gross rent jumped by 25% and the number of units at \$1000 or more gross rent jumped by 268% over the same period.

| SALES YEAR | *AVERAGE  | *MEDIAN   |
|------------|-----------|-----------|
| 1995       | \$75,599  | \$78,500  |
| 1996       | \$81,565  | \$79,000  |
| 1997       | \$76,898  | \$72,250  |
| 1998       | \$87,434  | \$85,000  |
| 1999       | \$107,770 | \$111,000 |
| 2000       | \$126,640 | \$128,000 |
| 2001       | \$155,220 | \$150,950 |
| 2002       | \$180,943 | \$175,000 |

\* Sales of homes with 3 units or less, homesteaded or non-homesteaded

### *There Are Other Profits To Be Made*

As investment speculators realized the tremendous profits to be made from rental properties, they have also found flipping properties to be very lucrative. This has helped create a dynamic that has driven the market value of properties (unrelated to property condition) artificially high thereby preventing new families from moving in and out pricing rental property owners who run their businesses legally and ethically.

In addition, because houses are now valued at what the speculation market will bear, some limited income homeowners are finding the dramatic increase in property tax rates much harder to bear. This is an unsustainable situation forcing fixed income, elderly and single-family residents out.

### **ATTENTION U OF M INVESTORS**

4 BR, 2BA home near U of M. Office is used as 5th BR. Tenants pay \$1,600 + utilities/mo. Great rental market. Close to campus, bus + shops. 10XX 23rd Ave SE, For sale for: \$259,900

**Originally purchased Sept 2004:** \$214,400

**Profit:** \$45,500 in 12 months

**Recent prior sales:** Aug 2000: \$131,000; Oct 1998 \$106,000

**Legacy:** Was homesteaded until 2004

10XX 23rd Ave SE, 6 BR, 3 BA, 1762 sf, For sale: \$304,900

**Originally purchased Oct 2004:** \$189,900

**Profit:** \$115,000 (60%)

**Legacy:** Was homesteaded until 2004, City still lists as 4 BR 2 BA 1262 sq ft home, no permits indicated for extra 2 bedrooms & bath

9XX Weeks Ave SE, 5 BR, 2 BA, 1480 sf, For sale: \$289,900

**Originally purchased Feb 05:** \$230,000

**Profit:** \$59,000 (26%) in 8 months

**Recent prior sales:** Mar 2003 \$169,950; Oct 2002 \$162,500; May 2000 \$91,900

**Legacy:** Was homesteaded until 2000, City still lists as 4 BR 1 BA 1311 sq ft home, no permits indicated for extra bedroom and bath

### *It's Easy To Change A Property*

To increase the number of bedrooms and bathrooms in a property the owner must do a certain amount of conversion, plumbing, electrical and other work that usually requires pulling City permits. This is to make sure that the work is legal and meets living space criteria to keep future

10XX 23rd Ave SE, 9 BR, 4 BA, 2,856 sq ft, Sold for: \$435,5000

**9 BEDROOMS!!!! 4 FULL BATHROOMS!!!! 2 SEPARATE LAUNDRY AREAS!!! BUILT IN 2003!!! CLOSE TO UNIV OF MINN!!! PLEASE ALLOW 24 HR NOTICE FOR SHOWINGS**

This structure was built on an R1A lot that only allows for a single-family dwelling unit and was supposedly built as a “single” family home. While “homesteaded” this property has been fully occupied with all rooms rented. When one neighbor called when it went on the market the realtor told them that they were showing only to “serious” purchasers since there were so many people living there.

**Profit:** Easily \$200,000+

**Legacy:** Property built deliberately to house over legal occupancy limits. The only way for the new owner to cover the purchase price as rental will be to over-occupy.

tenants safe. It is also to make sure that the City’s property information is correct for everything from property tax rate to required rental inspections.

There has been a lot of work on houses in Southeast Como where permits have not been pulled or pulled only after a neighbor has complained. Houses have been duplexed, basement window wells have been added, attic space opened up and porches converted. Without permits, this means they have also not been inspected.

This is usually not just an oversight. Often this work is deliberately done at times when the City cannot be called to stop the work. In one case

10XX 23rd Ave SE Sold as: 6 BR, 3 BA, 1762 sq ft

City lists as: 4 BR 2 BA 1262 sq ft, no finished bsmt

neighbor watched as four basement window wells were started at 9:00 pm

9XX Weeks Ave SE, Sold as: 5 BR, 2 BA, 1480 sq ft

City lists as: 4 BR 1 BA 1311 sq ft, no finished bsmt

15XX Rollins Ave SE, Advertised as: 5 BR HSE

City lists as: 2 BR, 2 BA, 1.5 stories, 979 sq ft, 432 sq ft finished bsmnt

10XX 11th Ave SE, Advertised as: 6 BR, 2 BA

City lists as: 2 BR, 2 BA, 1.2 stories, 1092 sq ft, 500 sq ft finished bsmt

on a Friday night leading into a three day holiday weekend, by Monday morning the work was complete.

### ***Who Owns Southeast Como?***

Based on 2003 records, Como rental properties are owned by people from 65 other Minnesota cities, 11 other states and 2 other countries.

|                                     |            |
|-------------------------------------|------------|
| <b>1-3 Unit Buildings:</b> .....    | <b>712</b> |
| Total Violations Found: .....       | 2,968      |
| Buildings with no Violations: ..... | 281        |
| Refusals: .....                     | 56         |
| Can't Get In: .....                 | 130 (18%)  |

#### **Units with Over Occupancy &/or Illegal Units**

|  |     |
|--|-----|
| Buildings: .....                         | 108 |
| Total Occupancy Violations: .....        | 156 |
| Over Limit Occ Only: .....               | 32  |
| Over Limit & Other Occ Violations: ..... | 21  |
| Attic Occ: .....                         | 17  |
| Bsmt Occ: .....                          | 34  |
| Illegal Building:.....                   | 21  |
| UNOC: .....                              | 14  |
| Other: .....                             | 17  |
| Hazards: .....                           | 97  |

#### ***Safety Sweep Uncovers Large Number Of Violations***

In the fall of 2003 Southeast Como had a tragic fire that killed three student tenants. It was an incident that left a lot of people feeling devastated as they had worked so hard on trying to get improvements to rental property conditions.

This fire did trigger a rental property inspection sweep throughout Southeast Como and Marcy/Holmes that focused on safety items. However, the need is to develop methods to address the systemic reasons for unsafe conditions.

#### ***Owner Occupancy Is Declining***

Resident homeowners are leaving the neighborhood with many leaving the City. According to those that have contacted neighbors or the neighborhood office when they are moving, they have given livability, lack of respect and lack of City concern as their main reasons for leaving.

#### **From an October 20th 2005 article in the MN Daily:**

Steidl moved into a house in the Southeast Como neighborhood last June and has already had trouble with the property owners.

Steidl said she knew her house had code violations, such as a basement with only one exit, and problems with exposed wiring.

"It's the first thing a lot of my friends notice when they come over," she said.

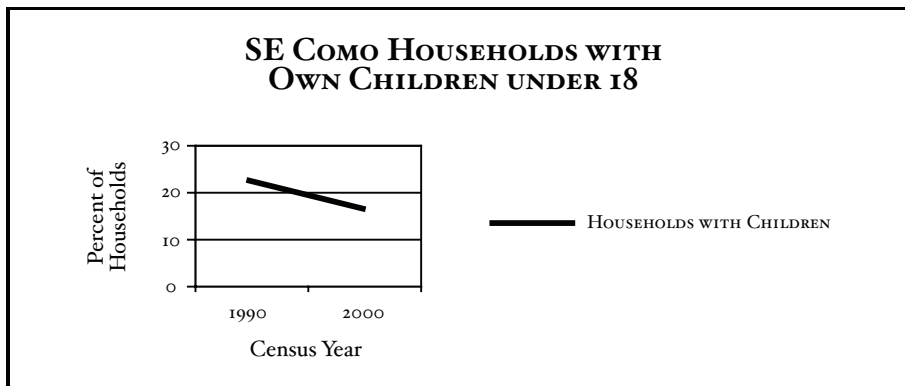
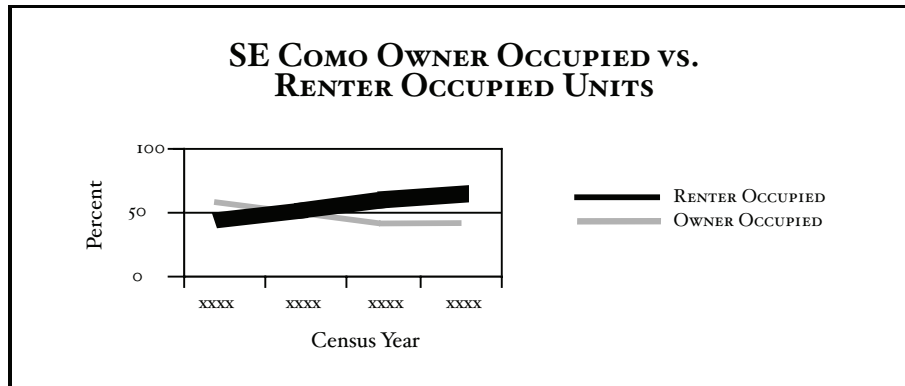
| <b>US CENSUS - SE COMO</b> | <b>1970</b>      | <b>1980</b>      | <b>1990</b>      | <b>2000</b>      |
|----------------------------|------------------|------------------|------------------|------------------|
| Housing Units              | 1718             | 2132             | 2359             | 2376             |
| Occupied Units             | 1665             | 2091             | 2260             | 2342             |
| <b>Owner Occupied</b>      | <b>908 (53%)</b> | <b>946 (44%)</b> | <b>859 (38%)</b> | <b>847 (36%)</b> |
| Renter Occupied            | 757 (44%)        | 1145 (54%)       | 1401 (62%)       | *1495 (63%)      |

One problem with trying to track on the loss of homeownership is the question of just how many properties are rental. There are properties that seem to be operating without a rental license and therefore are not

indicated that way at the City. Also, we have properties where neighbors know the owner has moved out and is now renting, but it is still listed as resident homesteaded.

In addition, there are a number of properties that are registered as homesteaded/relative homesteaded that have been bought by students or their parents. This in as of itself is not an issue but a large number of these properties then rent out rooms to many students and since they are not licensed, they are not inspected. We also find that they are often not maintained as this purchase is looked upon as a short-term solution to paying rent.

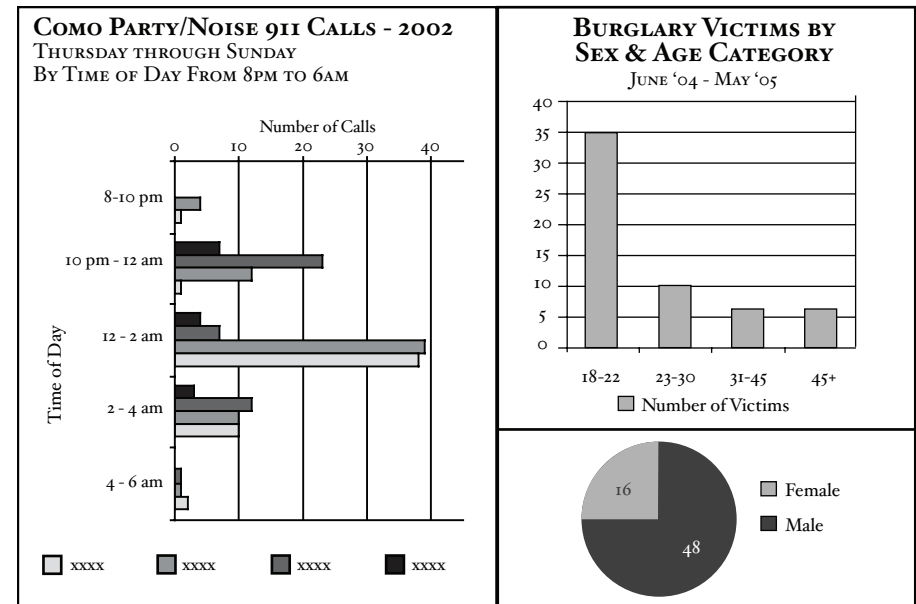




| US CENSUS - SE COMO      | 1990      | 2000      | % CHANGE |
|--------------------------|-----------|-----------|----------|
| Households with Children | 502 (22%) | 385 (16%) | -23%     |

### Who's Leaving?

One declining population especially has far reaching implications. The census data shows a decline in K-12 school age children (-12%) and a dramatic decrease in the number of households with children (-23%). Tuttle School lies in the heart of Southeast Como. Households within the neighborhood's boundaries are within walking distance of this school. This decline of K-12 school age children is greater than the City as a whole and is partly due to the number of families who have left because of issues in the community. Continuing this trend puts Tuttle's future in jeopardy, which will in turn affect Pratt, Marcy, Northeast Junior and South High



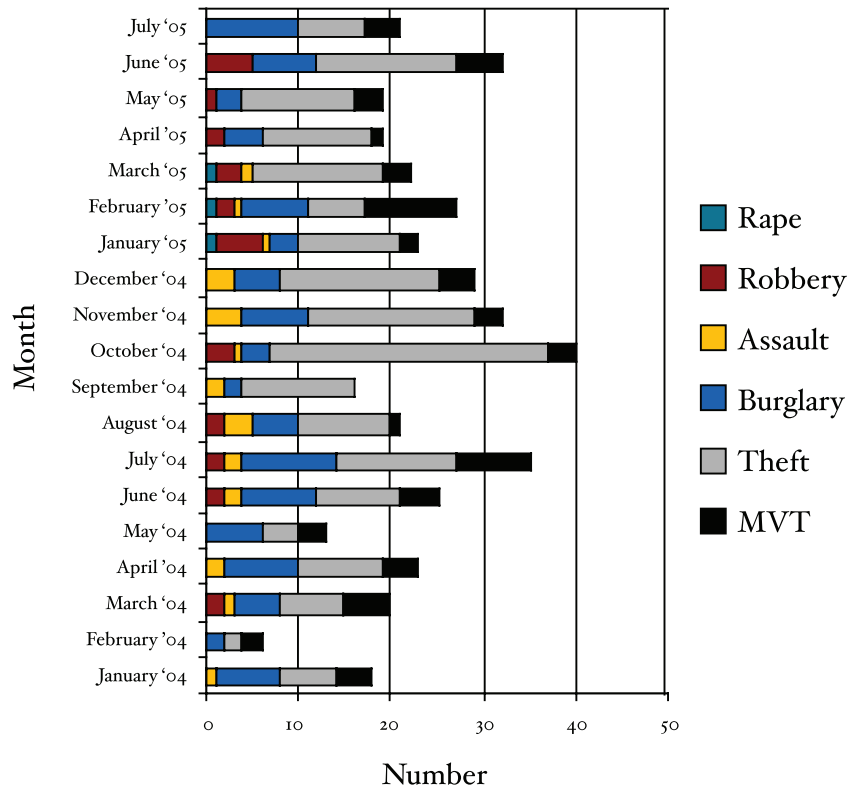
schools as well as contribute to the decline in enrollment suffered by Minneapolis Public Schools as a whole.

### Livability Offences Affect Many People

Southeast Como has historically been a safe neighborhood when it comes to Part I type offenses but has had problems with what is often referred to as livability level offenses. This misnomer hides the true damage these offenses have on residents and the community. The true impact is clearly defined by the decreasing number of owner-occupied properties and the reasons these owners give for leaving.

With the loss of homeowners comes a certain amount of destabilization as those that can monitor broader changes in crime patterns and other concerns are no longer available. An inherent aspect of having a high number of short term renters is that they cannot see changing safety patterns, are often less involved in community issues generally and usually don't have the long-term outlook necessary to see problem patterns emerge. It is therefore critically important that the level of stable residents remain strong.

## SE COMO PART I CRIMES JANUARY 2004 - JULY 2005



- Continued homeowner flight
- More rental properties under worse conditions
- More students living in dangerous conditions
- More crime primarily victimizing students
- Higher rent rates
- Poor image for the University
- Fewer families with children puts schools in jeopardy
- Loss of businesses
- Loss of affordable family housing
- Loss of viable neighborhood organization able to serve the needs of the community
- Houses being torn down to build even larger, poorer built units
- Increase in the need for City services
- Increase in need to respond to crime
- Greater cost to “revitalize” a neighborhood after it is damaged than to prevent decline
- Potential loss of future tax revenue as property conditions continue to decay and valuation starts being based on condition not speculation

### *More Violent Crimes Are Increasing*

Along with these signs of destabilization there has been an increase in more serious Part I level crimes. In particular there has been an increase in robbery of persons—often using weapons and physical violence—something that has not been an element of living in Southeast Como.

Because students tend to be more likely to place themselves in vulnerable situations and have items that are attractive to thieves, they are making

up a disproportionate number of the victims. The 18-22 age group has been the primary victims in the recent armed robberies, some of which have resulted in injuries.

### *Trends Are Not Looking Good*

Most of the data in this document is taken from census information that is now out of date. In the intervening years since the 2000 Census, the trends have continued downward. So what are the options if these trends are not reversed?

### *Long Term Costs Are Higher*

Student enrollment in Minneapolis Public Schools is declining, especially east of the river, but while Charter Schools and Enrollment Options play a key role in this reduction, families moving out of the community also have a major impact. In the case of Southeast Como, the loss has a broader impact than may be clear just looking at the numbers.

Southeast Como has traditionally been a neighborhood for families needing affordable homes – a need that still exists. In addition, not only would these families send their children to the local schools, they supported our parks, libraries and shops. As these families leave, the stresses on other amenities of the urban infrastructure also increase.

### **SOURCES**

Household Type: “Como-General Demographic Characteristics,” Produced by City of Minneapolis Planning Department, October 2001, Source: US Census Bureau

Non-Family Household Size: US Census Bureau: 1990 P027 Tract 40: 2000 P26 Tract 1040

Average person per Unit: US Census Bureau: 1990 H043, H044, Tract 40: 2000 H32, H33, Tract 1040

Como Gross Rent: “Profile of Selected Housing Characteristics—1990-2000 Census: Como Neighborhood,” Produced by City of Minneapolis Planning Department, March 2005

Comparison of Minneapolis versus Como Gross Rent: “2000 Census—City of Minneapolis: Profile of Selected Housing Characteristics,” City of Minneapolis Web Site, 1990 US Census Bureau: H043

Actual Rental Ads: MN Daily August 10, 2005

Sales Information: Information Collected from City Property Information and sales postings in the StarTribune

For Sale Information: MLS Listings

Who Owns Como: 1-3 unit properties, homesteaded/non-homesteaded, City Property Information Taxpayer on Record

Property Changes: City Property Information  
Safety Sweeps: City Inspections Report

Declining Owner Occupancy: “Como-General Demographic Characteristics,” Produced by City of Minneapolis Planning Department, October 2001, Source: US Census Bureau

Households with Children: “Como-General Demographic Characteristics,” Produced by City of Minneapolis Planning Department, October 2001, Source: US Census Bureau

Livability Crimes: Call stats provided by 2nd Precinct

More Violent Crimes: Code4 monthly reports published on the City of Minneapolis Web Site

### *A Brief History*

The role and importance of K-12 education in the greater University community reaches deep into the past. In 1849 the first school in what was then the City of St. Anthony was established on the east side of the river, followed by Everett School in 1851, Marcy in 1872, and Tuttle in 1883. In 1860 the state's first high school program was established in St. Anthony. While the cities of Minneapolis and St. Anthony merged in 1872, separate east and west division school boards continued to operate until the Minneapolis Board of Education was created in 1878. Along with this early growth of K-12 education, 1851 saw the founding of the University of Minnesota, seven years before Minnesota became a State.

Rapid expansion of the K-12 student population around the turn of the last century pushed the growth in number and capacity of schools with 23 new buildings erected citywide between 1900 and 1915. Occurring at a time when concepts around educational facilities were also changing this meant that a number of pre-1900 buildings were razed in favor of the new and more familiar K-12 school building standards. Both the original Marcy and Tuttle schools were razed, and students moved into “new” buildings in 1908 and 1911, respectively.

The only early structure left still being used by Minneapolis Public Schools is Pratt School, built in 1898. Thus Tuttle School is the longest continuously operating community school in Minneapolis (albeit in more than one location), Pratt (closed and recently re-opened) is in the oldest building, and Marcy (razed and recently rebuilt as a citywide magnet) is one of the earliest.

### *School Closures*

Schools, livable neighborhoods, and family oriented housing are all critical components of a healthy city. Even households without K-12 age children receive indirect benefits from having strong schools in their community. School closures create tremendous stress on a community and can promote dramatic changes.

In 1981 the Minneapolis Public School's Board of Education authorized the closure of 15 schools across Minneapolis—many in the central section of the city—including four in the southeast area (three prior closures had already occurred since 1962, including two on the West Bank).

Thus, as of the early '60s, the active schools in the area included, Holmes, Marcy, Motley, Pratt, Tuttle, Marshall Junior-Senior High on the East Bank and Clay and Madison on the West Bank. By fall of 1982, the active school in the area was the combined Tuttle-Marcy located in the Tuttle school building. Not only did the area lose six elementary facilities in an incredibly short period of time, they lost their local junior and senior high school. Every family was impacted and found their children scattered to locations all across the east side of the City: South and Edison High Schools; Northeast and Sanford Junior Highs; Tuttle/Marcy, Anderson Open, and Seward Elementary Schools.

The ripple effects are intuitive and obvious even in basic census and housing data. The percent of households with children under 18 in Southeast Como went from 45 percent in 1990 to 37 percent by 2000.

More recently, Marcy school was rebuilt as a citywide magnet, and Pratt school was reopened with K-3 age students as a partner campus with Tuttle (now expanded to K-8). However all these schools continue to struggle with declining enrollment - in part caused by the out-migration of current families to other communities that they perceive as being more family supportive.

### *Community and University Involvement in K-12 Education*

The neighborhoods adjacent to the University of Minnesota Campus have long recognized the importance of K-12 and higher education and have proven open to collaboration and innovation. For example, the original University High School was created in 1908 as a laboratory for the U. of M. College of Education (it later merged with Marshall Junior/Senior High in 1968).

The combined Marshall-University high school went on to become one of the first schools to include mainstreaming of special education students and was a naturally desegregated program pulling students from a broad base. It also was one of the first high schools to have students utilize the Post Secondary Enrollment Options program and actually utilized University facilities such as Peik Hall gym for its student body.

Neighborhoods have committed other resources to their schools such as Como directing Neighborhood Revitalization Program (NRP) funds towards Tuttle's playground and science lab and Prospect Park—in addition to providing NRP funding for building rehabilitation—advocating reopening Pratt. Currently, Marcy/Holmes' neighborhood organization has office space in the Marcy building.

The broader community has also committed to a higher level of involvement in their educational resources. It was the University neighborhoods that became the testing grounds for the Southeast Alternatives (SEA) educational initiative. A five year program started in 1971 designed to “test four alternative school styles (K-6) and selected options in schooling programs for grades 7-12.” In addition, “the project will test decentralized governance with some transfer of decision-making power” to the local school—a precursor to Minneapolis Public School's current Site Based Management model of operation.

While the SEA project was completed by 1976, that spirit of cross community collaboration continues today with the Southeast Minneapolis Council on Learning (SEMCOL), which was incorporated as a nonprofit in 2003 with active support by former Mayor Donald Fraser and “the three neighborhood organizations in southeast Minneapolis.” Their mission “is to unite the community to support learning and reading, family by family, person by person<sup>2</sup>.”

### *Conclusion*

The importance of K-12 education continues to be a strong point of consensus and was mentioned frequently as a point of concern during the Impact Study's community outreach. Neighborhoods remain committed to promoting and strengthening the existing schools as well as expanding options designed to draw families with children back into the community.

With this goal, the University is seen as a strong potential partner in the development of new initiatives in the realm of K-12 education. In addition, as a major international institution its presence creates a unique opportunity to explore the educational potential to be found from the high concentration of foreign-born students and families that live, learn, and work at the University - representing many different nations, cultures, and beliefs. More generally, a vibrant and energetic student body is always a potential resource for enhancing the K-12 public education experience.

### Sources:

Minneapolis Public Schools  
Minneapolis Public Library  
Hennepin County History  
University of Minnesota  
US Census

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<sup>1</sup> Southeast Alternatives Final Report 1971-1976, Minneapolis Public Schools, July 1976

<sup>2</sup> [www.semcol.org](http://www.semcol.org)



**Question:**

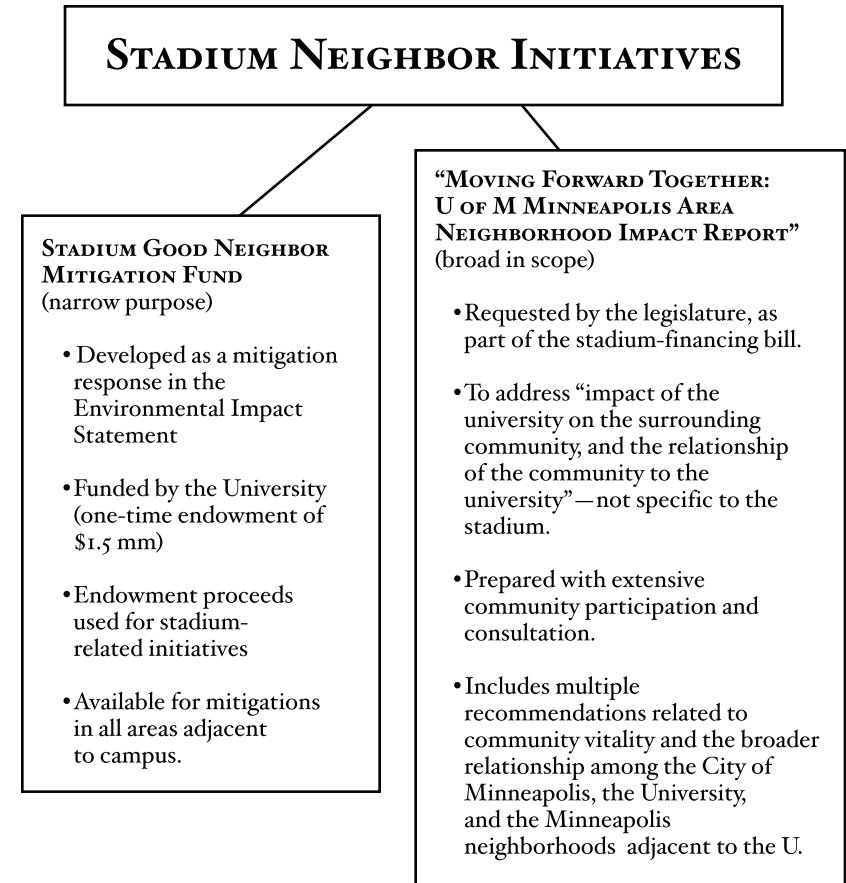
Is there a connection between the Stadium Good Neighbor Mitigation Fund and the Neighborhood Impact Report? What is the relationship between the two, if any?

**Answer:**

The only relationship between the two is that both were an element of the stadium financing bill and have been developed in cooperation with the member organizations of the Stadium Area Advisory Group.

The Stadium Good Neighbor Mitigation Fund was created by the University for the specific purpose of aiding in the mitigation of indirect environmental impacts of the stadium (narrow set of issues). It will be used to address a variety of mitigations identified as a high priority by the member organizations of the Stadium Area Advisory Group, in all areas around the Twin Cities campus—Minneapolis, St. Paul, Falcon Heights, State Fair (broader geographic area than the Neighborhood Impact Report). It will be established as a small endowment whose earnings will be used each year for stadium area mitigations. Examples of possible mitigations include off-campus parking enforcement, enforcement of tailgating in unauthorized areas off campus, youth engagement in game-day stadium activities—and mitigations of impacts not otherwise anticipated in the game-day stadium mitigation plan.

The Neighborhood Impact Report and its recommendations were requested by the legislature to address the broader relationship (broad scope and long-term issues) of the University to the adjacent neighborhoods of the City of Minneapolis (limited to a smaller geographic area). The report was drafted by a task force representing the City of Minneapolis, the University, and the Minneapolis neighborhoods adjacent to the U.



## *Examples of Existing Campus/Community Collaborations Related to the Findings and Recommendations in This Report*

### ***1. Neighborhood Planning for Community Revitalization, an applied research program of the Center for Urban and Regional Affairs.***

Neighborhood Planning for Community Revitalization (NPCR) supports neighborhood organizations and community development corporations involved in neighborhood-based revitalization by providing student research assistants—and occasionally faculty researchers—to carry out neighborhood-initiated and neighborhood-guided projects. NPCR provides approximately 200 hours of student time to work on a project defined by the community (260 hours during the summer). NPCR has supported several recent research projects undertaken in the campus-area neighborhoods, including a University employee housing survey sponsored by two of the Southeast Minneapolis neighborhoods.

### ***2. Service Learning, facilitated by the Career and Community Learning Center.***

Faculty who are looking for community-based connections for classes they are teaching work through the Career and Community Learning Center, to identify neighborhood partners and facilitate the community connections. A recent example is a series of neighborhood history courses taught in the 2005-06 and 2006-07 academic years by Professor Kevin Murphy. Teams of students from Professor Murphy's courses have recently completed neighborhood history projects in collaboration with the Cedar Riverside Business Association, the West Bank Community Development Corporation, and the Dinkytown Business Association.

### ***3. Cedar Riverside Small Area Plan, managed and facilitated by the City of Minneapolis Department of Community Planning and Economic Development.***

Beth Elliott and Haila Maze of Minneapolis's Department of Community Planning and Economic Development are staff leaders for this planning project, which includes extensive collaboration with the University, neighborhood residents, West Bank community organizations, and two other major institutions in the neighborhood, Augsburg and Fairview.

### ***4. Special enforcement police patrols (also known as "party patrols"), a collaboration of the Minneapolis Police Department Second Precinct, the University of Minnesota Police Department, and other local law enforcement organizations.***

The two police departments have cooperated to create a special prevention and enforcement approach on early-fall and late-spring semester weekends in the campus area. The patrols send the message that large, unruly assemblies, particularly those that are selling alcohol and serving underage people, will not be tolerated in the community.

### ***5. Restorative Justice, a collaboration of Restorative Justice Community Action (local nonprofit organization), Minneapolis Police Department, University of Minnesota Police Department, the Minneapolis City Attorney, Hennepin County Courts, the University of Minnesota, and the four campus-area neighborhood organizations.***

The Restorative Justice program provides an opportunity for young adult first-time offenders (primarily alcohol-related misdemeanors) to meet with a panel of their peers and neighbors, and to make amends for their misdemeanor through community service or other contributions. In the process, the young adult gets a better understanding of the impact his or her behavior has had on the community. Since 2005, over 800 college-age participants have taken restorative actions in the community.

### ***6. U.S. Department of Education Prevention Education grant, a collaboration of the University's Office of Student Affairs, Boynton Health Services, and the neighborhood organizations.***

Through this grant, the Office of Student Affairs has hired student volunteer coordinators who work in the Southeast Minneapolis neighborhood organization offices. The volunteer coordinators organize and direct the volunteer work of restorative justice participants and other student volunteers in the neighborhoods.

*7. The University of Minnesota Literacy Initiative.*

The Literacy Initiative trains and hires work-study students and prepares other volunteers to tutor public school children in reading. Many Literacy Initiative volunteers are employed in the schools in the campus neighborhoods.

The neighborhood impact report was requested by the 2006 Minnesota Legislature in the financing bill for an on-campus Gopher football stadium. The bill called for a report to be submitted to the governor and the legislature by January 15, 2007 (due date later postponed to February 15, 2007).

Creation of the report required cooperation among three sets of interests: the University of Minnesota, the City of Minneapolis, and the member organizations of the Stadium Area Advisory Group (SAAG). The SAAG is made up of representatives from each of the neighborhoods and local government jurisdictions that are adjacent to the University's Twin Cities campus and includes a student representative from the Residence Halls Association. (For more information about the SAAG, see Section VI of the report.)

#### **TASK GROUP CHARGED AND ORGANIZED**

An Impact Report Task Group was formed and charged by the three parties to draft a report. The City and the University each named representatives to the Task Group. SAAG was asked to designate two or more neighborhood or business association representatives to the Task Group. Any member organizations were invited to designate a representative. Participation was voluntary. The Task Group eventually included representatives from the University, the City, the Prospect Park East River Road Improvement Association, the Southeast Como Improvement Association, the West Bank Community Coalition, and the Cedar Riverside Business Association. The project consultants, after they were selected and hired, also served on the Task Group.

The Task Group then developed:

- A vision statement for what long-term outcome was sought for the recommendations that would come from the report
- An outline and timeline for the steps necessary to create the report
- A draft scope for consultant services
- A budget for development of the report

The SAAG, the City, and the University reviewed and approved the approach for development of the report.

A consultant team was drafted to assist the Task Group. Dan Cornejo of Cornejo Consulting was hired as the principal report consultant. Barbara Lukermann of the Center for Urban and Regional Affairs was hired to gather data and best practices information for the report. She in turn recruited graduate students from the Hubert Humphrey Institute and CURA to assist in the research.

#### **OUTREACH**

The Task Group developed an outreach plan to guide the extensive consultations that would be required for the development of the report. The outreach included:

- Consultation with stakeholder groups, including the West Bank Community Coalition, Marcy-Holmes Neighborhood Association, Southeast Como Improvement Association, University District Improvement Association, Prospect Park East River Road Improvement Association, Cedar Riverside Business Association, Dinkytown Business Association, Stadium Village Commercial Association, Southeast Business Association, Southeast Housing Development Group, West Bank Community Development Corporation, Minnesota Student Association, Graduate and Professional Student Association, Minnesota Greek Alumni Partnership, Augsburg College, University of Minnesota Medical Center Fairview, elected and appointed leaders of the City of Minneapolis, and executive team leaders at the University of Minnesota
- E-mail and in-person surveys that generated an additional 76 responses
- One-on-one meetings with other key informants
- A series of public outreach meetings in October and November, including one held at Coffman Union, cosponsored with the Minnesota Student Association

- A community feedback session held at the Radisson Hotel on November 9, at which the project consultants presented preliminary findings and issues that had been raised in the consultation process
- Updates on the report, which were sent to neighborhood media and Listservs

### **FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS**

The consultants and Task Group hosted a community feedback session to test the preliminary findings. The CURA consultants drafted the maps, data, and best practices elements of the report, and the lead project consultant drafted the body of the report. The Task Group reviewed and contributed to the fine-tuning of the report. Early findings were reviewed with the SAAG at its meeting on December 19.

### **APPROVALS AND ENDORSEMENTS**

The draft report and recommendations were approved by the SAAG on January 23 and by the Minneapolis City Council on January 26, after reviews by the council's Intergovernmental Relations Committee on January 9 and January 23. President Bruininks made a presentation about the report at the University's Board of Regents meeting on February 9.

### **FINISHING AND SUBMITTING THE REPORT.**

The final report was edited and designed by Bill Magdalene and Megan Frick, of the University's Office of Communication Services. The report will be submitted to the governor and legislature on Thursday, February 15, 2007.



**STADIUM AREA ADVISORY GROUP RESOLUTION  
IN SUPPORT OF NEIGHBORHOOD IMPACT REPORT**

*APPENDIX 28*

Whereas, the 2006 Minnesota Legislature directed the University of Minnesota and the City of Minneapolis to work with the Stadium Area Advisory Group to “assess and prepare a report of the impact of the university on the surrounding community and the relationship of the community to the university,” such report to include “consensus recommendations . . . for short- and long-term solutions to ongoing issues and concerns”;

And whereas, the University, the City of Minneapolis, and the Stadium Area Advisory Group member organizations have cooperated to consult and communicate with a broad cross-section of community stakeholders, to examine best practices from other university communities around the country, and to develop such a report and recommendations, now titled “Moving Forward Together: U of M Campus Area Neighborhood Impact Report”;

And whereas, this report provides a sound assessment of the challenges and opportunities before us and has identified many ways in which collaboration and partnership may powerfully address the problems identified and make the best use of opportunities;

We, the members of the Stadium Area Advisory Group, do wholeheartedly endorse the report and its recommendations and will seek to assist in the achievement of the vision of safe, vital, and attractive neighborhoods adjacent to the University of Minnesota’s Twin Cities campus.

*This resolution was passed by a unanimous vote of the Stadium Area Advisory Group at its meeting on January 23, 2007.*