

Gentrification in North Minneapolis

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Our Objectives:

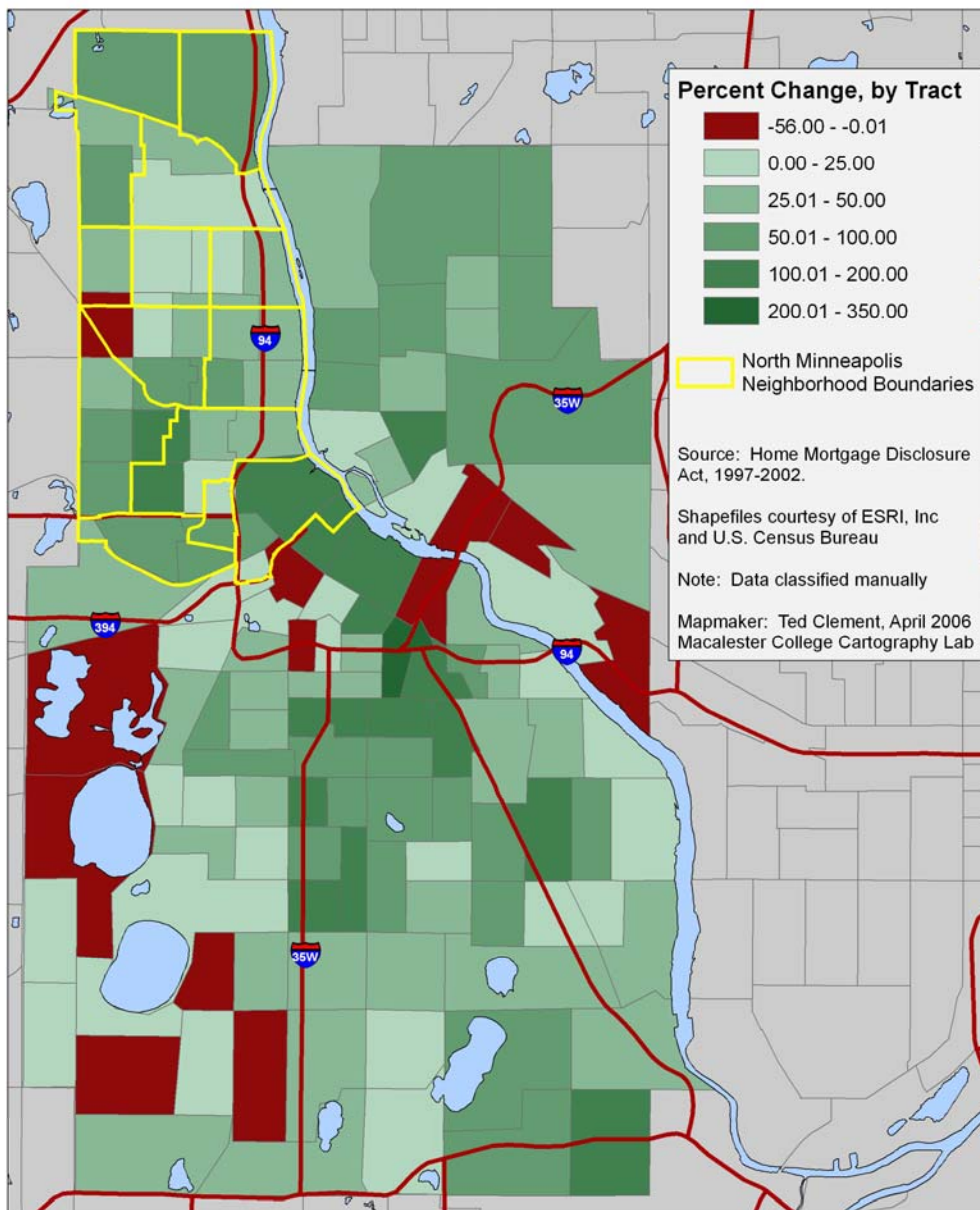
- Use indicators such as property values and the race of homeowners to determine whether or not gentrification is occurring in North Minneapolis
- If gentrification is occurring, how does North Minneapolis compare to other city neighborhoods?
- What are the obstacles to gentrification in North Minneapolis?

White Homeownership and Gentrification

- The rate of homeownership is an indicator of the strength of a neighborhood
- An increase in home sales, as evidenced by an increase in the number of mortgage applications from a particular area, indicates that the area is becoming more desirable
- Research has shown that an increase in the number of White homeowners in a neighborhood is an indicator of gentrification

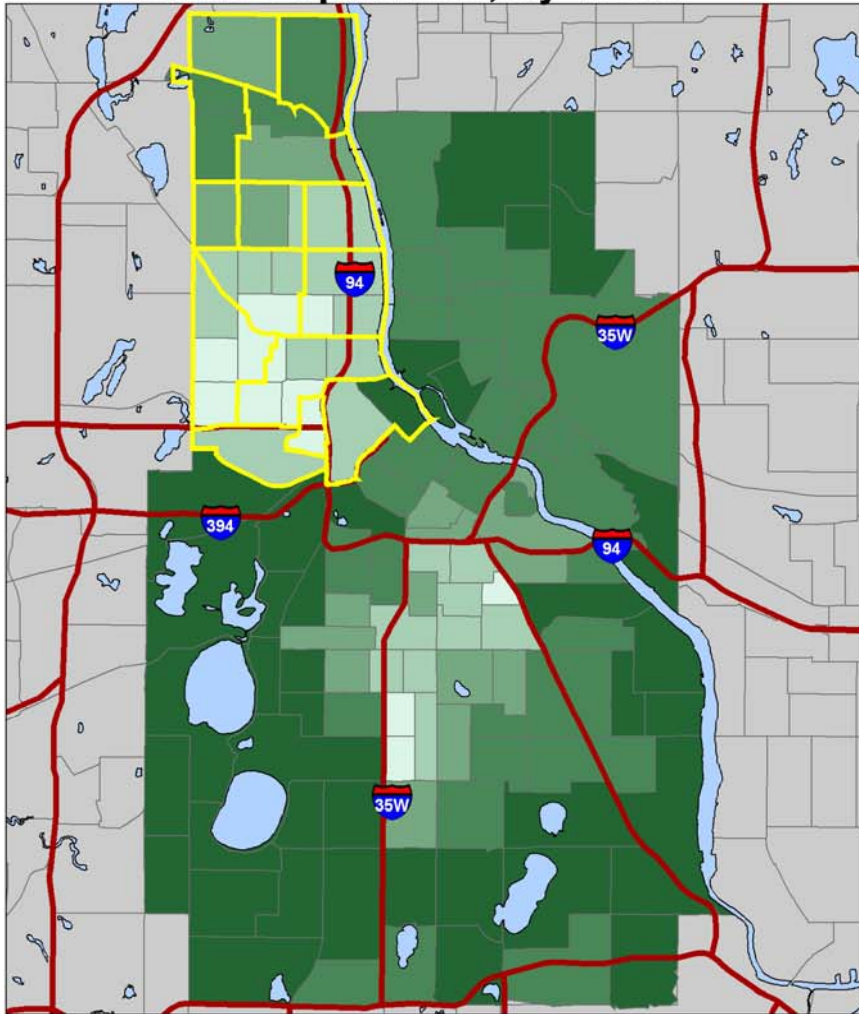
Mortgage Applications Filed in Minneapolis

Overall Change, 1997-98 to 2001-02

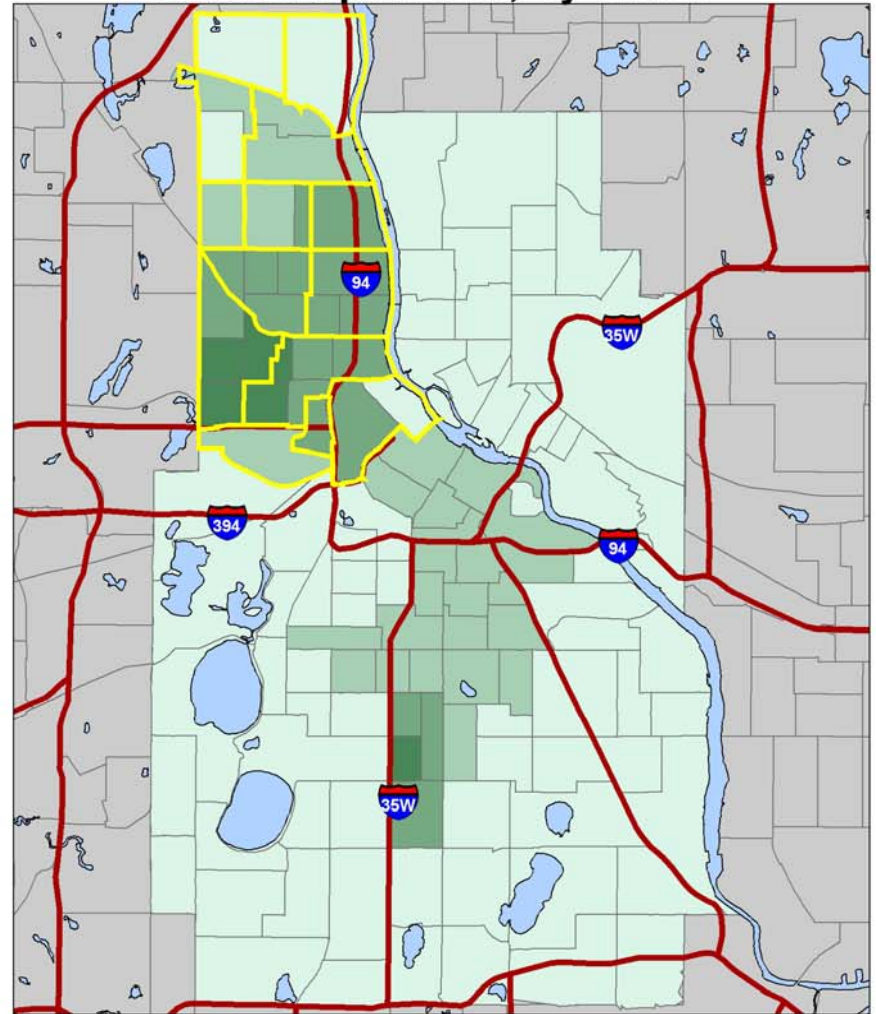


Racial Groups in Minneapolis, 2000

White Population, by Tract



Black Population, by Tract



Percent by Tract



Source: U.S. Census Bureau, 2000
 Shapefiles courtesy of ESRI, Inc and U.S. Census Bureau

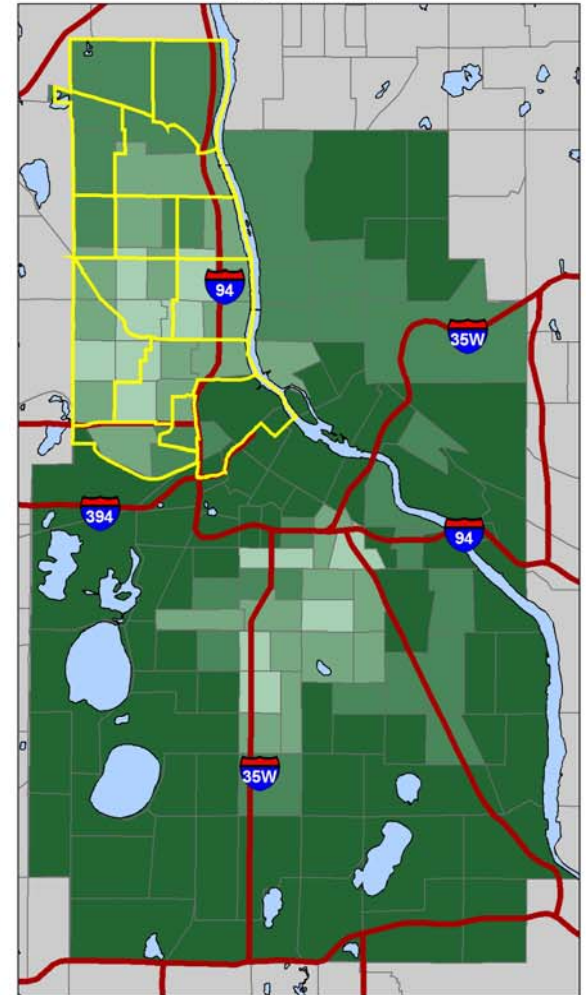
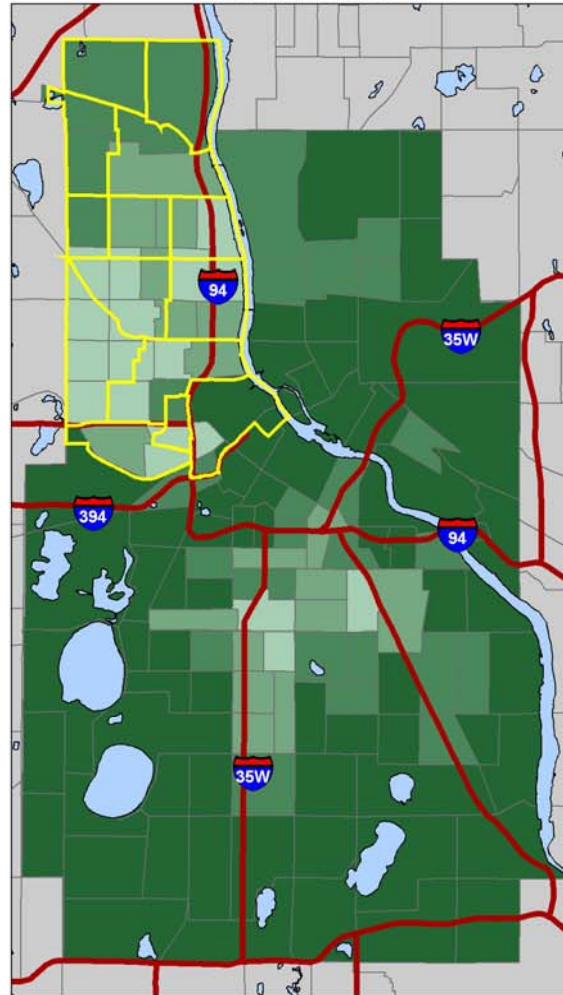
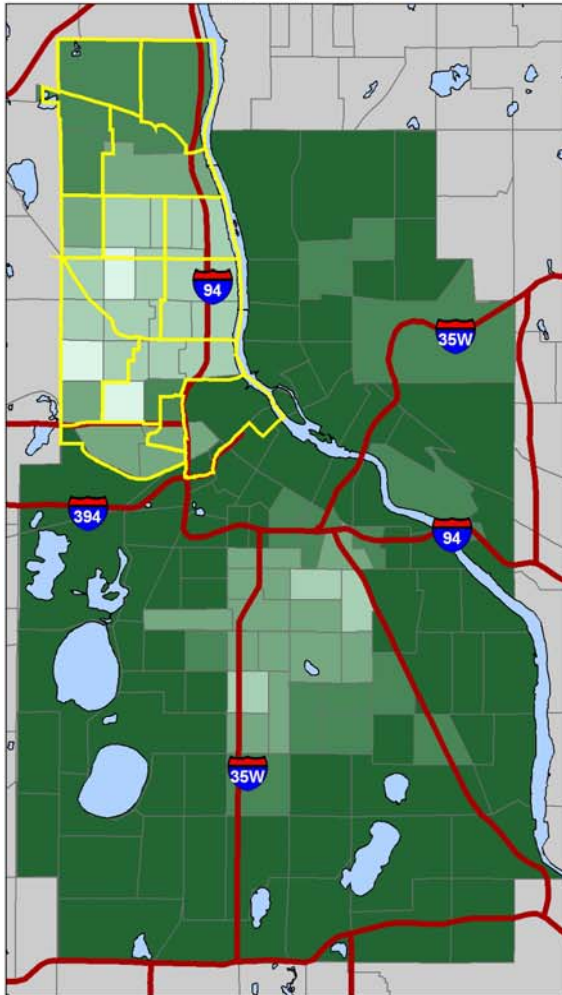
Note: Data classification by equal intervals
 Mapmaker: Ted Clement, April 2006, Macalester College GIS Lab

Mortgage Applications Filed by Whites in Minneapolis

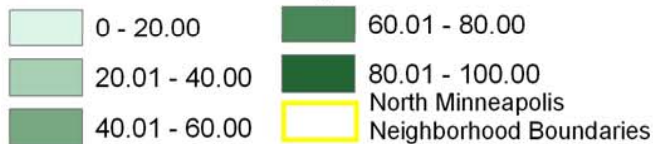
1997-98

1999-2000

2001-02



Percent by Tract

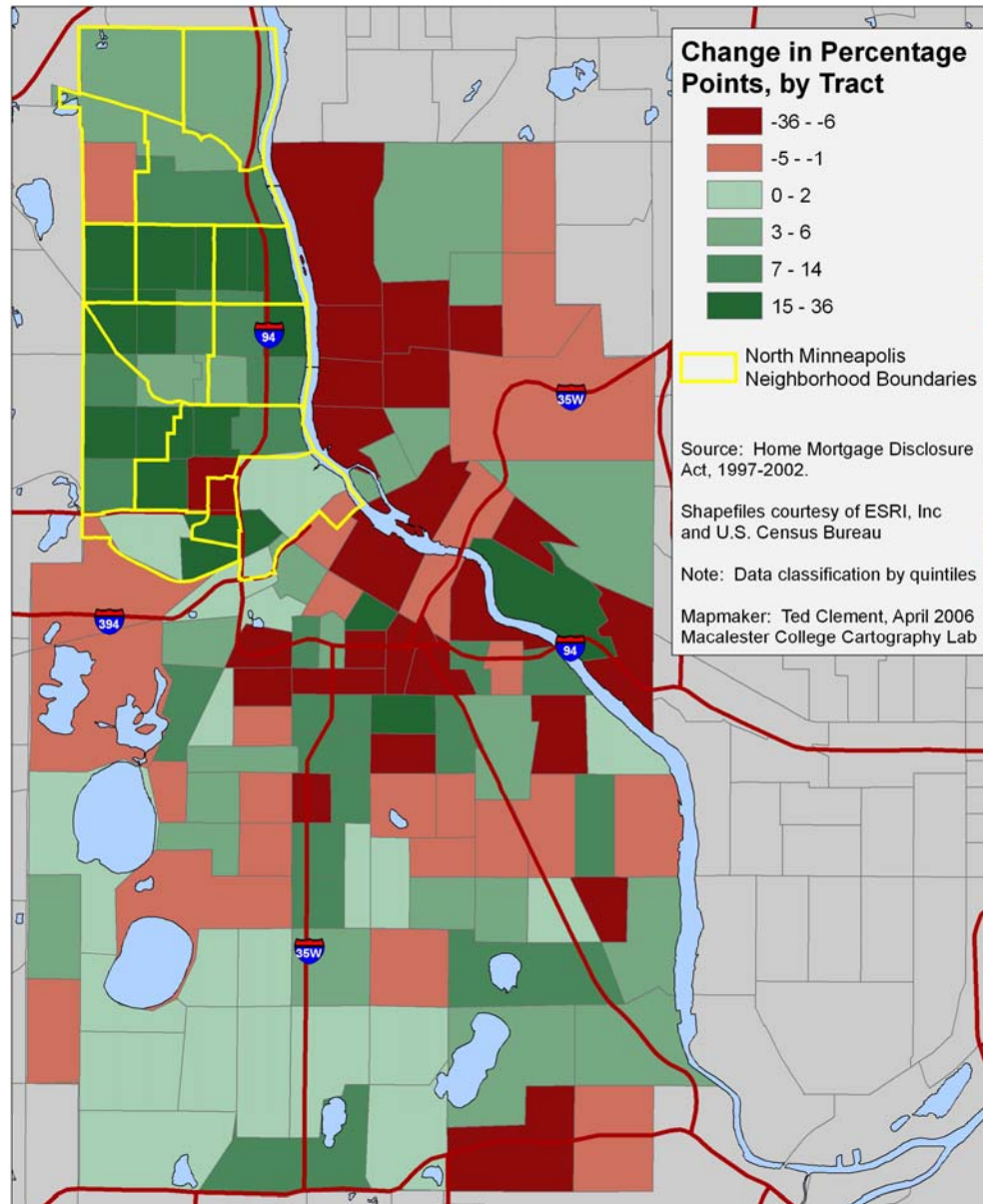


Source: Home Mortgage Disclosure Act, 1997-2002
Shapefiles courtesy of ESRI, Inc and U.S. Census Bureau

Note: Data classification by equal intervals
Mapmaker: Ted Clement, April 2006, Macalester College GIS Lab

Mortgage Applications Filed by Whites

Change in Share, Minneapolis, 1997-98 to 2001-02



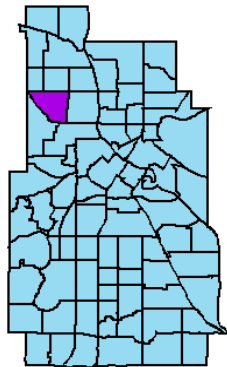
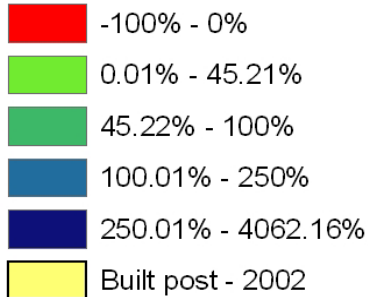
Property Values

- At what rate are property values increasing in North as opposed to Northeast?
- What are the housing values in North as opposed to Northeast?

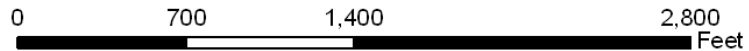
Change in Total Value, 2002-2006: Jordan Neighborhood

As of 2000, eight percent of housing units in this mainly African-American residential neighborhood were vacant. As of 1999, 29% of Jordan's population was living below the poverty level, in comparison to 17% in Minneapolis.

Change in Percent Value

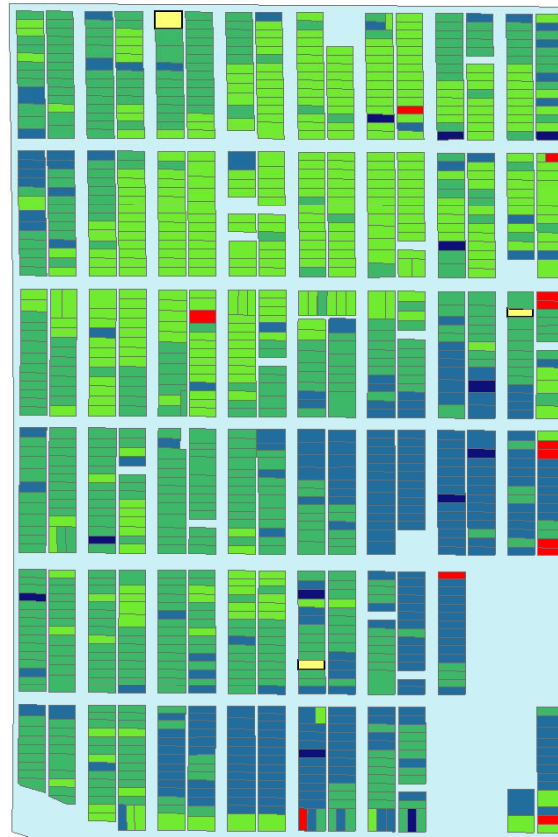
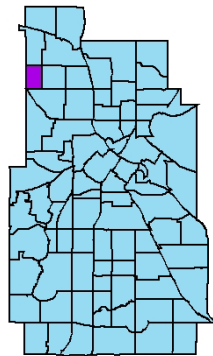
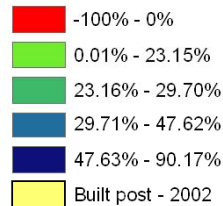


Map by
Sophia
Giebutowicz
2 March 2006
Source:
Hennepin County
Assessor's Office,
City of Minneapolis

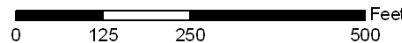


Change in Total Value, 2002-2006: Cleveland Neighborhood

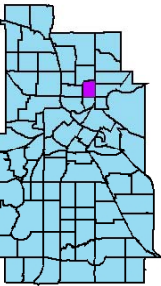
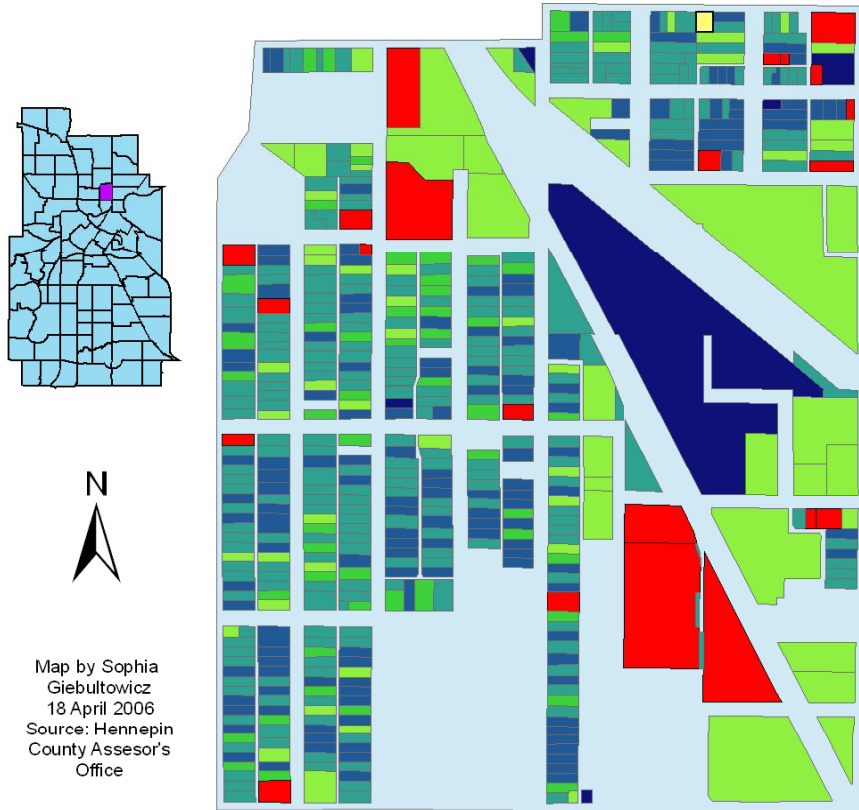
Change in Percent Value



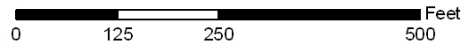
Cleveland is mainly residential with single-family detached homes, and a commercial area in its southeast corner. The neighborhood is also home to Lucy Craft Laney School, housed in a new building and featuring performing arts, choir, and special education programs. Demographically, Cleveland follows the same pattern as other North Minneapolis neighborhoods, with a decrease in white population and increase in minority populations between 1980 and 2000.



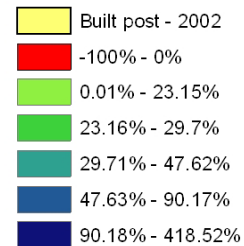
Change in Total Value, 2002-2006: Logan Park Neighborhood



Map by Sophia
Giebultowicz
18 April 2006
Source: Hennepin
County Assessor's
Office

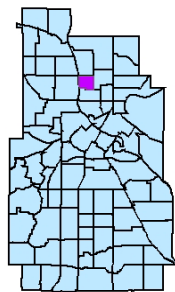


Change in Percent Value

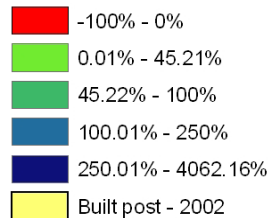


This northeast neighborhood is approximately 40% residential, 30% industrial, and 11.5% made up of open space or parks. The area has many large Victorian houses. The median household income has risen from 1979 to 1999, though still remains below the median income of Minneapolis.

Change in Total Value, 2002-2006: Bottineau Neighborhood



Change in Percent Value

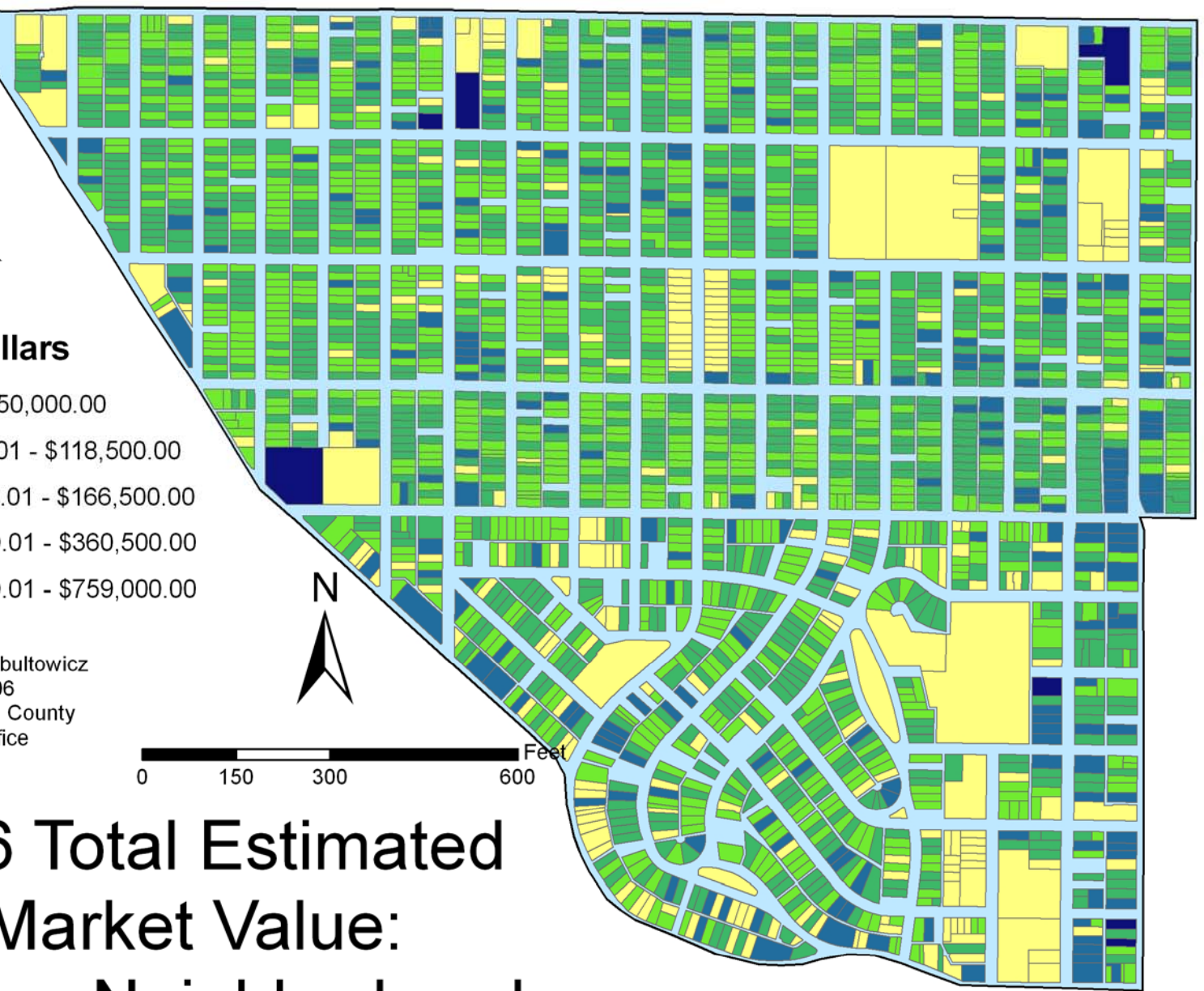
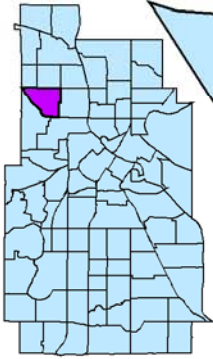


The Bottineau neighborhood has a diverse history, with many ethnic groups having settled in the area over the years. Today it is a destination for many artists to live and work. The neighborhood is mainly white, with smaller minority populations than in North Minneapolis.






Map by Sophia Giebultowicz
17 April 2006
Source: Hennepin County Assessor's
Office: City of Minneapolis

Similar Rates of Appreciation

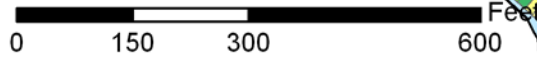
- This goes against expected outcome
- Potential reasons:
 - NE only beginning to gentrify
 - Efforts to keep NE as “official arts district” successful
 - Housing values different, thus catering to different class?



Value in Dollars

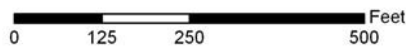
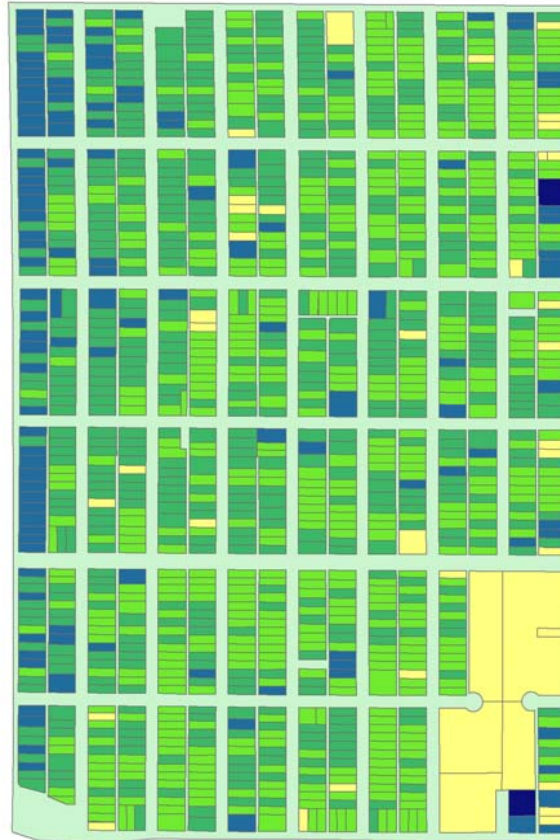
-  \$0.00 - \$50,000.00
-  \$50,000.01 - \$118,500.00
-  \$118,500.01 - \$166,500.00
-  \$166,500.01 - \$360,500.00
-  \$360,500.01 - \$759,000.00

Map by Sophia Giebultowicz
17 April 2006
Source: Hennepin County
Assessor's Office



2006 Total Estimated Market Value: Jordan Neighborhood

2006 Total Estimated Market Value: Cleveland Neighborhood

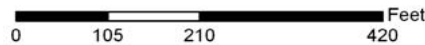


Map by Sophia Giebultowicz
18 April 2006
Source: Hennepin County
Assessor's Office

Value in Dollars








2006 Total Estimated Market Value: Logan Park Neighborhood

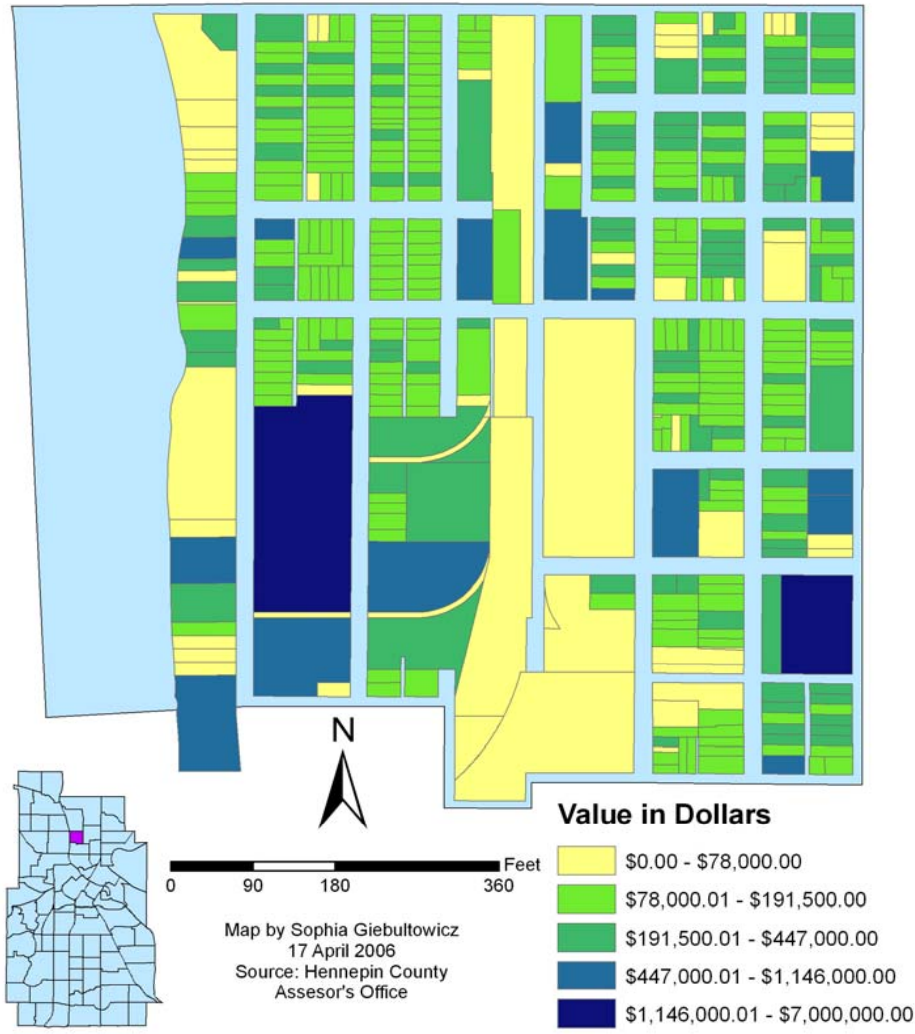


Value in Dollars

Map by Sophia Giebullowicz
18 April 2006
Source: Hennepin County
Assessor's Office

	\$0.00 - \$118,500.00
	\$118,500.01 - \$260,000.00
	\$260,000.01 - \$925,000.00
	\$925,000.01 - \$2,750,000.00
	\$2,750,000.01 - \$6,000,000.00

2006 Total Estimated Market Value: Bottineau Neighborhood



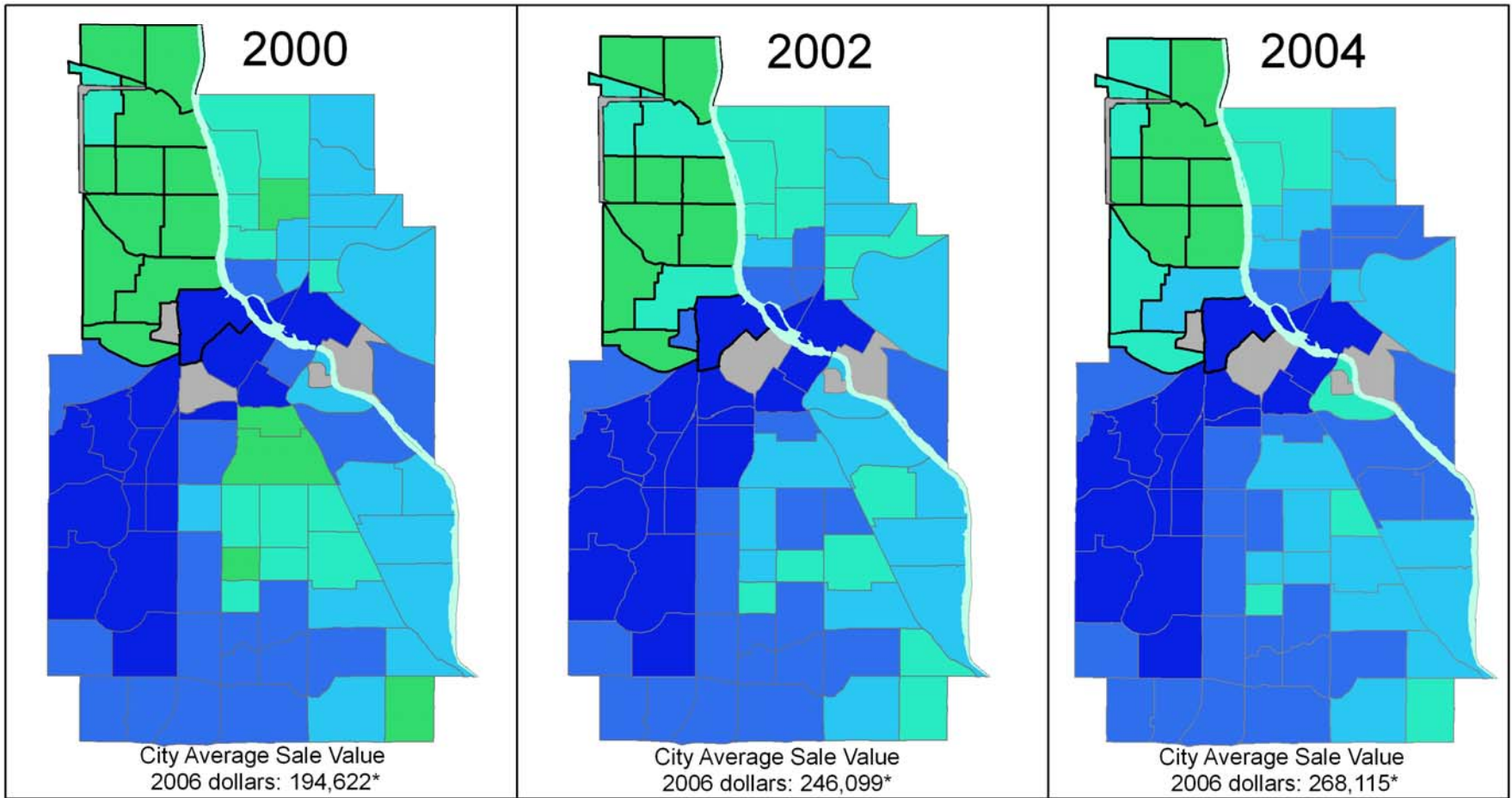
Average Home Appreciation Rates, 2002-2006

- North Minneapolis: 25.9%
- Northeast Minneapolis: 18.5%
- Minneapolis: 18.7%
- Hennepin County: 17.3%

2006 Average Total Value

- North Minneapolis: \$160,286
- Northeast Minneapolis: \$247,639
- Minneapolis: \$273,684
- Hennepin County: \$308,231

Ratio of Residential Sales Values vs. the City Average



% of Average City Sale Value**



* Mpls Federal Reserve Inflation Calculator

** The percentage represents the average sale value for a neighborhood divided by the city average sale value. If a neighborhood is 200%, it is twice the city average.



Source: Hennepin County Assessor's Office, 2006
Shape Files from the Met Council
Matthew Wicklund, April 2006

Relationship of Grocery Stores to Population North Minneapolis, 2000

