

Changing Conditions and Neighborhood Stabilization in North Minneapolis Neighborhoods

Urban GIS Seminar
Macalester College, St. Paul
in association with the
Federal Reserve Bank of Minneapolis
April 30, 2009

Neighborhood Stabilization Research

- Importance of homeownership
 - Economic benefits
 - Social benefits
- Impacts of foreclosure
 - Decreased property values
 - Increased vacancy rates
 - Increased crime rates
- Vacant properties
 - Rehabilitation
 - Demolition

Research Questions

- What are the current characteristics of North Minneapolis neighborhoods?
- How has housing value and tenure changed in North Minneapolis through the foreclosure crisis?
- What types of properties have been/are being foreclosed upon?
- How have foreclosures impacted the landscape of North Minneapolis?

Data Sources

- Hennepin County
 - Assessor's Office (MetroGIS regional parcel dataset)
 - Sheriff's Office (foreclosures)
- City of Minneapolis
- Folwell Neighborhood Association
- Minneapolis Public Schools
- Metropolitan Council

Data Sources (cont.)

- U.S. Dept of Housing and Urban Development (HUD)
- Minnesota Housing
- Home Mortgage Disclosure Act (HMDA)
- Minnesota Dept. of Employment and Economic Development (DEED)
- Minnesota Dept. of Revenue
- U.S. Census 2000

Presentation Outline

- 1) Characteristics of North Minneapolis neighborhoods
- 2) Trends in housing
- 3) Foreclosure trends
- 4) Post-foreclosure and vacancy trends

1) North Minneapolis Neighborhood Characteristics

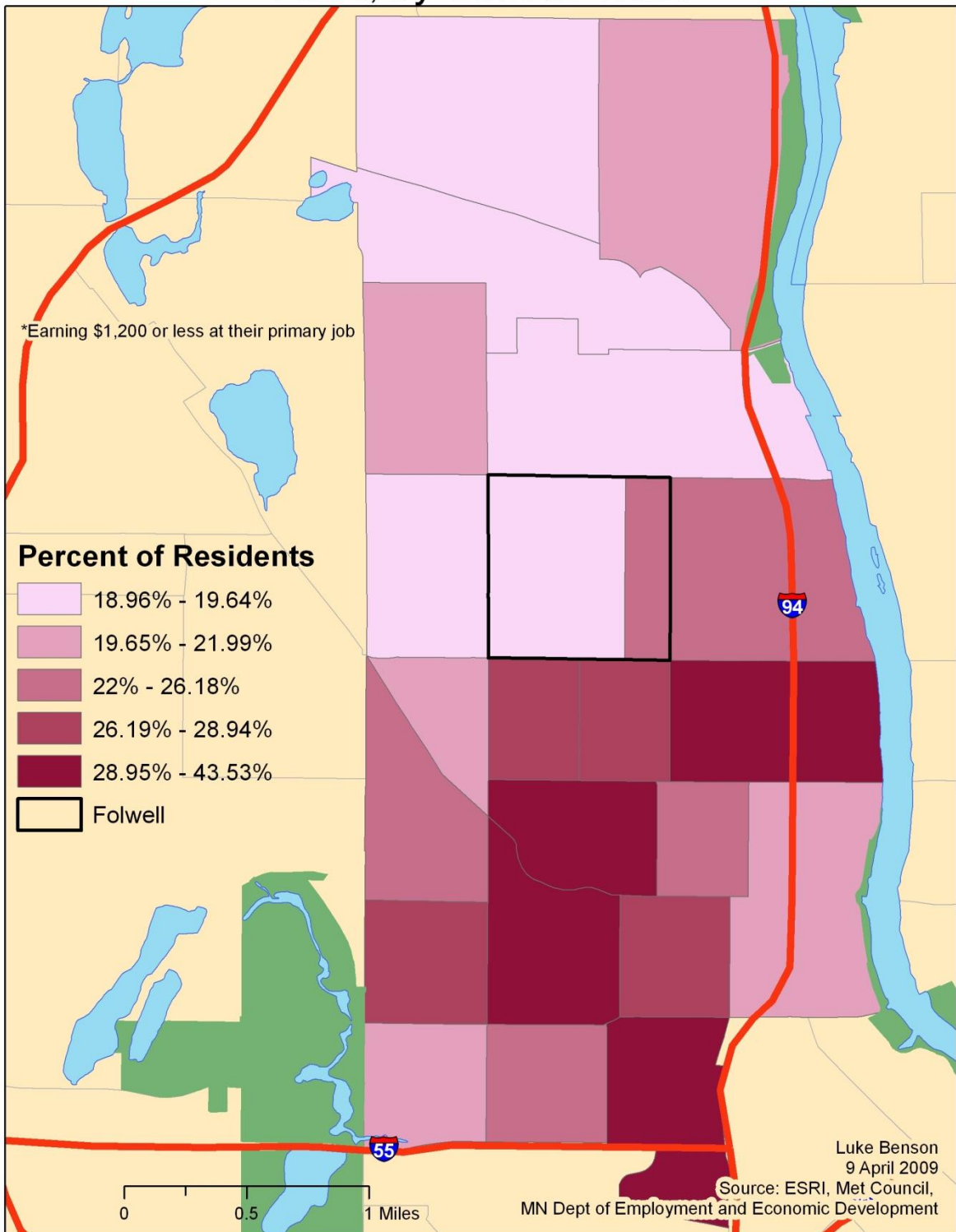
- Employment
- Transportation
- Education
- Parks and Green Space
- Places of Worship

Employment



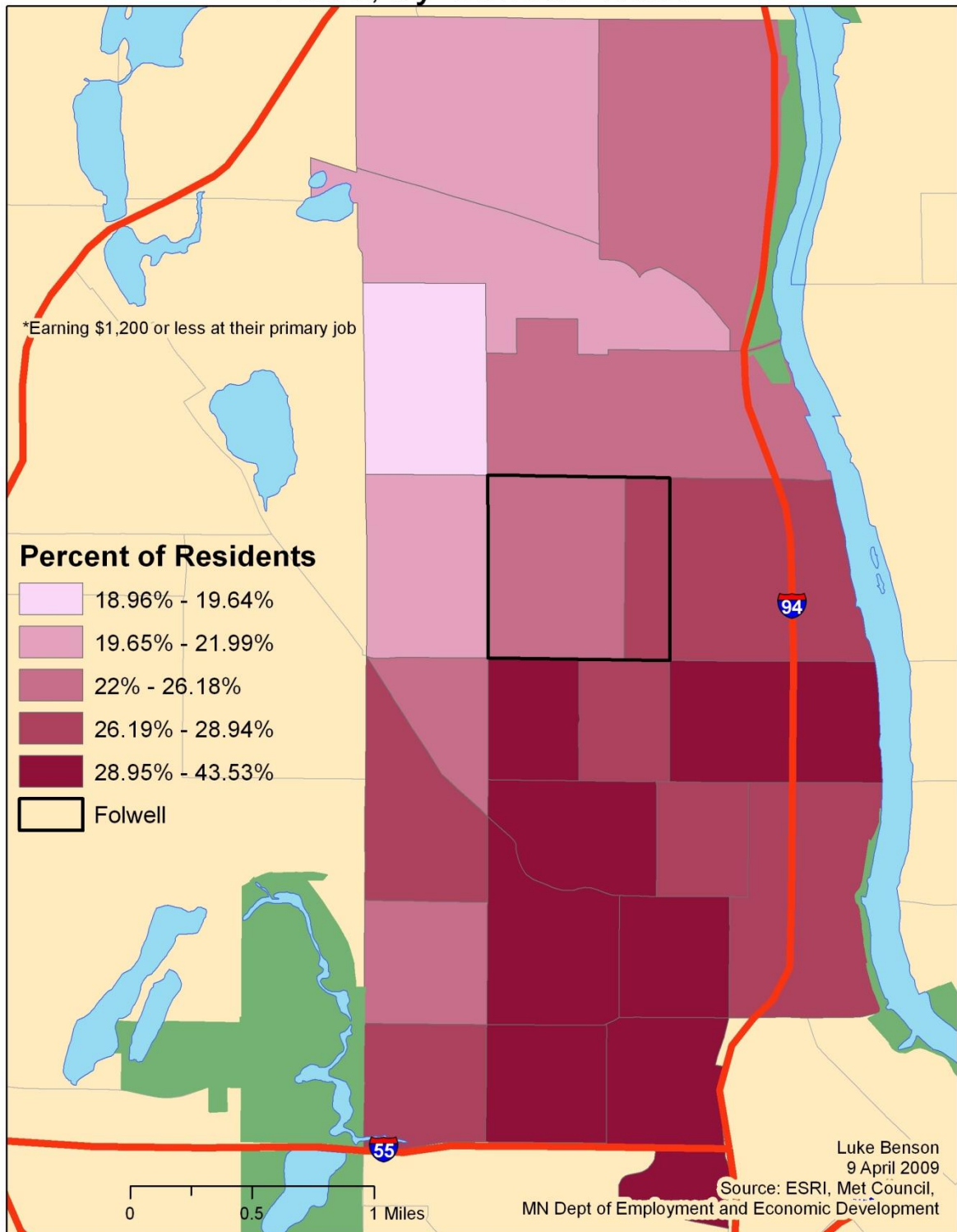
Photo by Chloe Mirzayi

Percent of Residents with Low Wage Employment*, 2004, by Census Tract



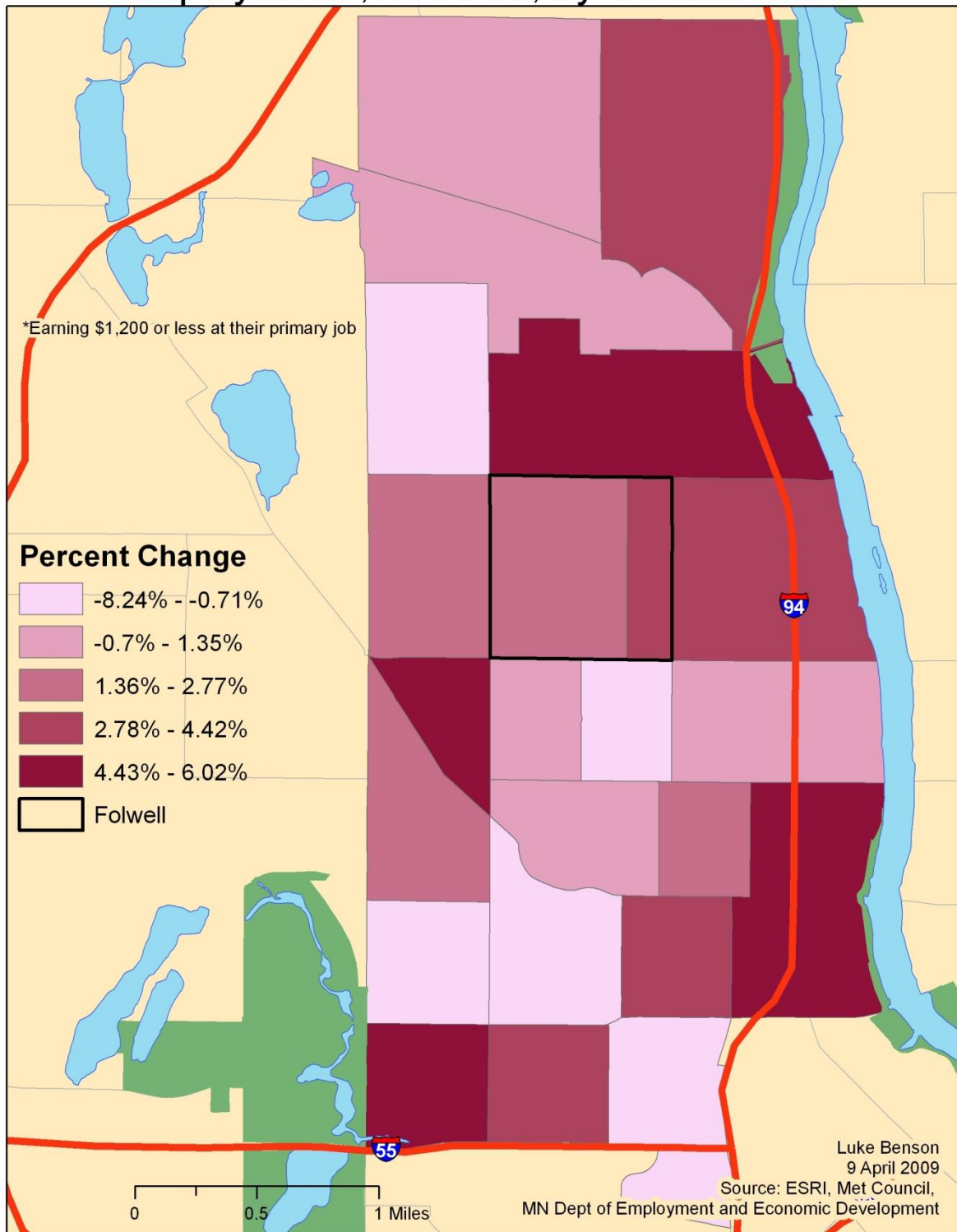
- In 2004, there were higher concentrations of residents with low-wage employment closer to Downtown

Percent of Residents with Low Wage Employment*, 2006, by Census Tract



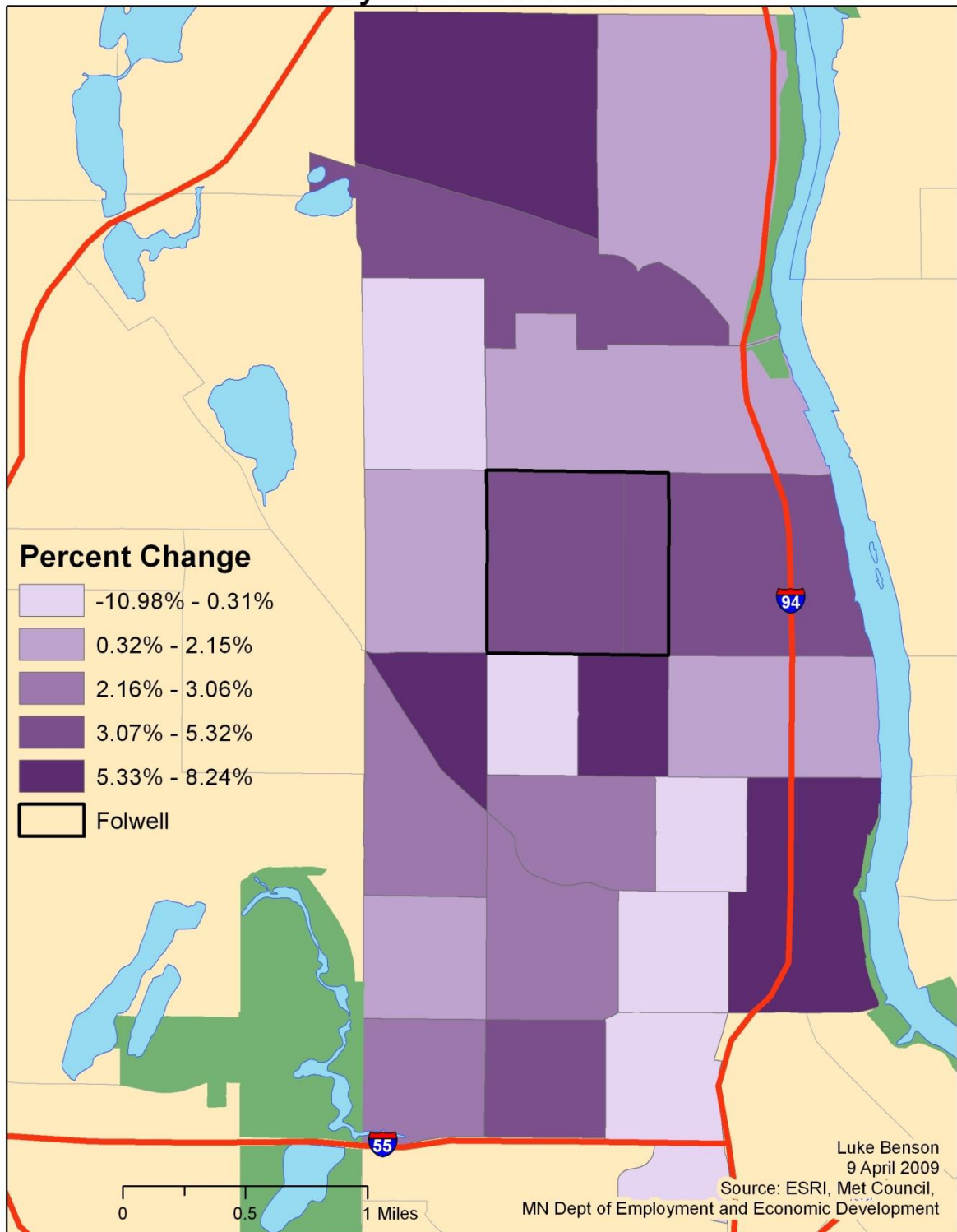
- By 2006, the prevalence of residents with low-wage employment was more evenly distributed with a higher overall rate of low-wage employment

Change in Percent of Residents with Low Wage Employment*, 2004-06, by Census Tract



- There was a slight increase in the percent of residents with low-wage employment between 2004-2006

Change in Percent Employed in Services, 2004-06 by Census Tract



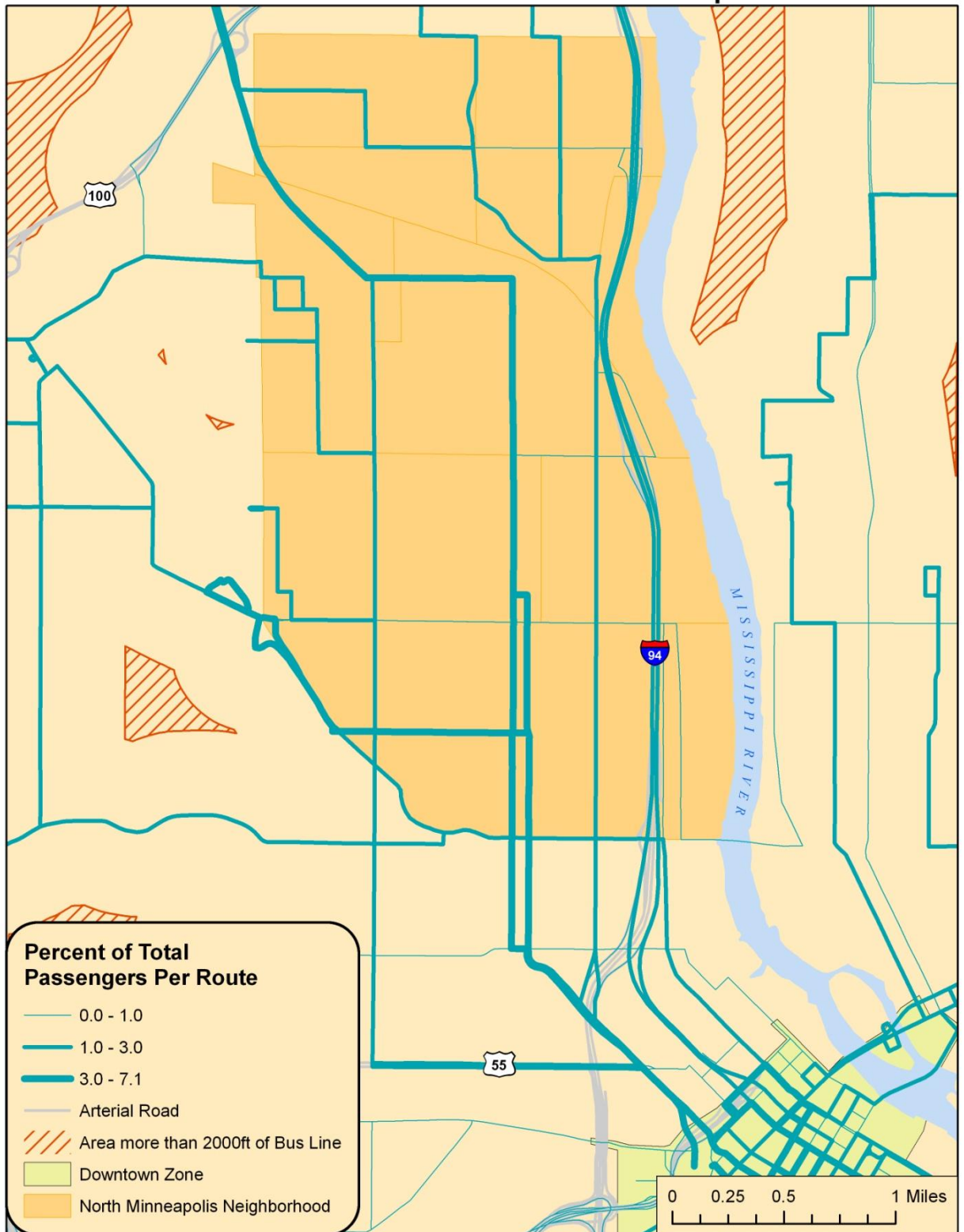
- In North Minneapolis, the change in percent of residents employed in services varied greatly by census tract

Transportation



Photo by Chloe Mirzayi

Bus Routes in North Minneapolis



Cartographer: Bernd Verst Date: April, 2009 Sources: MetroGIS, Minnesota DNR Projection: Transverse Mercator

- Access to bus routes and overall bus ridership in North Minneapolis is congruent with Minneapolis

Access to Shopping of North Minneapolis



Cartographer: Bernd Verst Date: April 2009 Sources: MetroGIS, Minnesota DNR Projection: Transverse Mercator

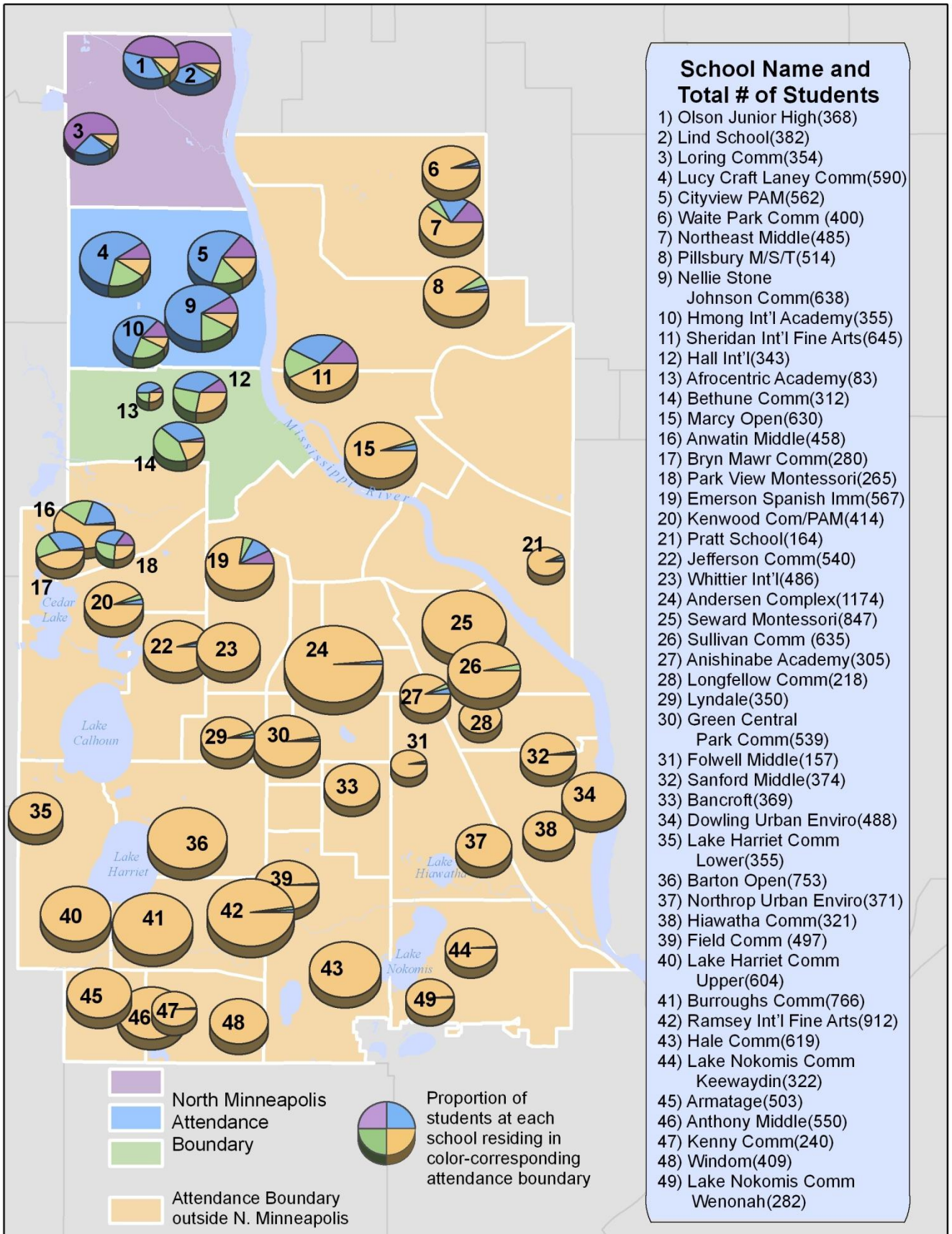
- North Minneapolis shopping centers are serviced by fewer buses than Minneapolis shopping centers

Education



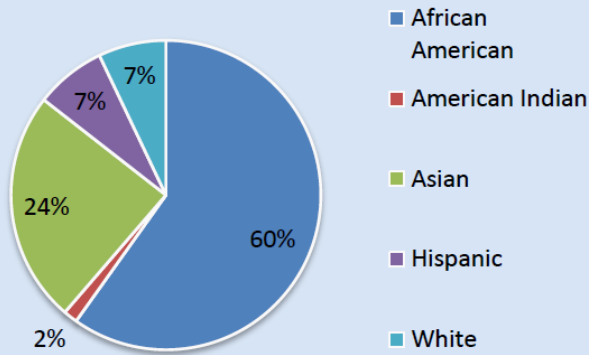
Photo by Chloe Mirzayi

North Minneapolis Students' School Choice (2008)



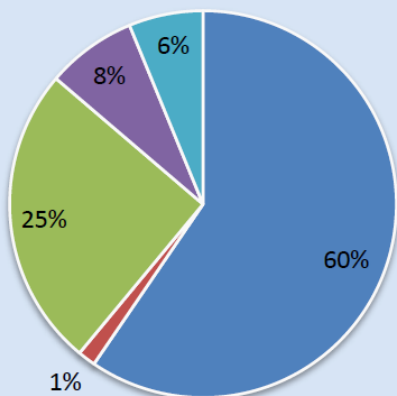
	ALL STUDENTS	STUDENTS FROM NORTH MINNEAPOLIS	STUDENTS FROM OUTSIDE OF NORTH MINNEAPOLIS
Number of Students	5574.00	4896.00	678.00
Free and Reduced Lunch Participant	82.02	83.31	72.71
English Language Learner	20.17	21.47	10.77

All Students Attending School in North Mpls (5574)

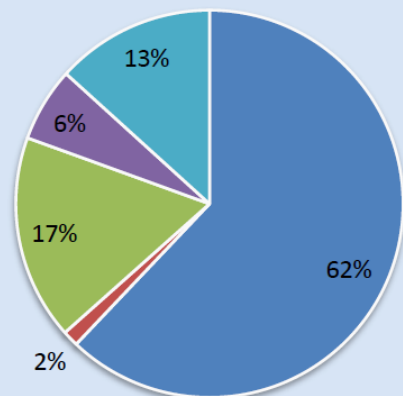


- Students residing within North Minneapolis generally go to school in or near that area
- Despite open enrollment policies, North Mpls retains community-style schools, save for a few outliers
- Students attending schools in North Mpls from outside the area have relatively small differences in FRL, ELL, and racial makeup

Students From North Minneapolis (4896)



Students Outside of North Minneapolis (678)

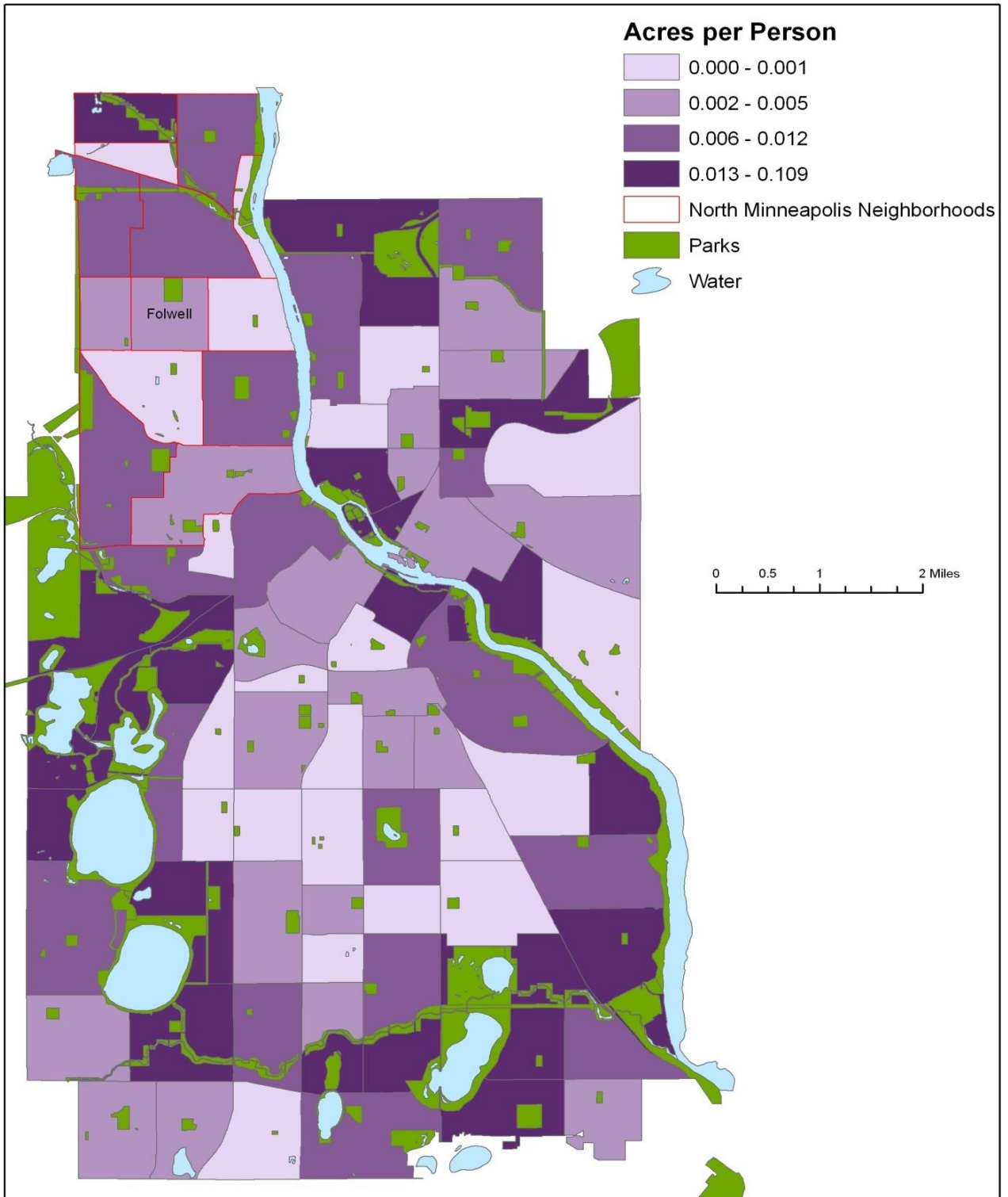


Parks and Green Space



Victory Memorial Drive (www.minneapolisparcs.org/grandgrounds/photo_VM4.htm)

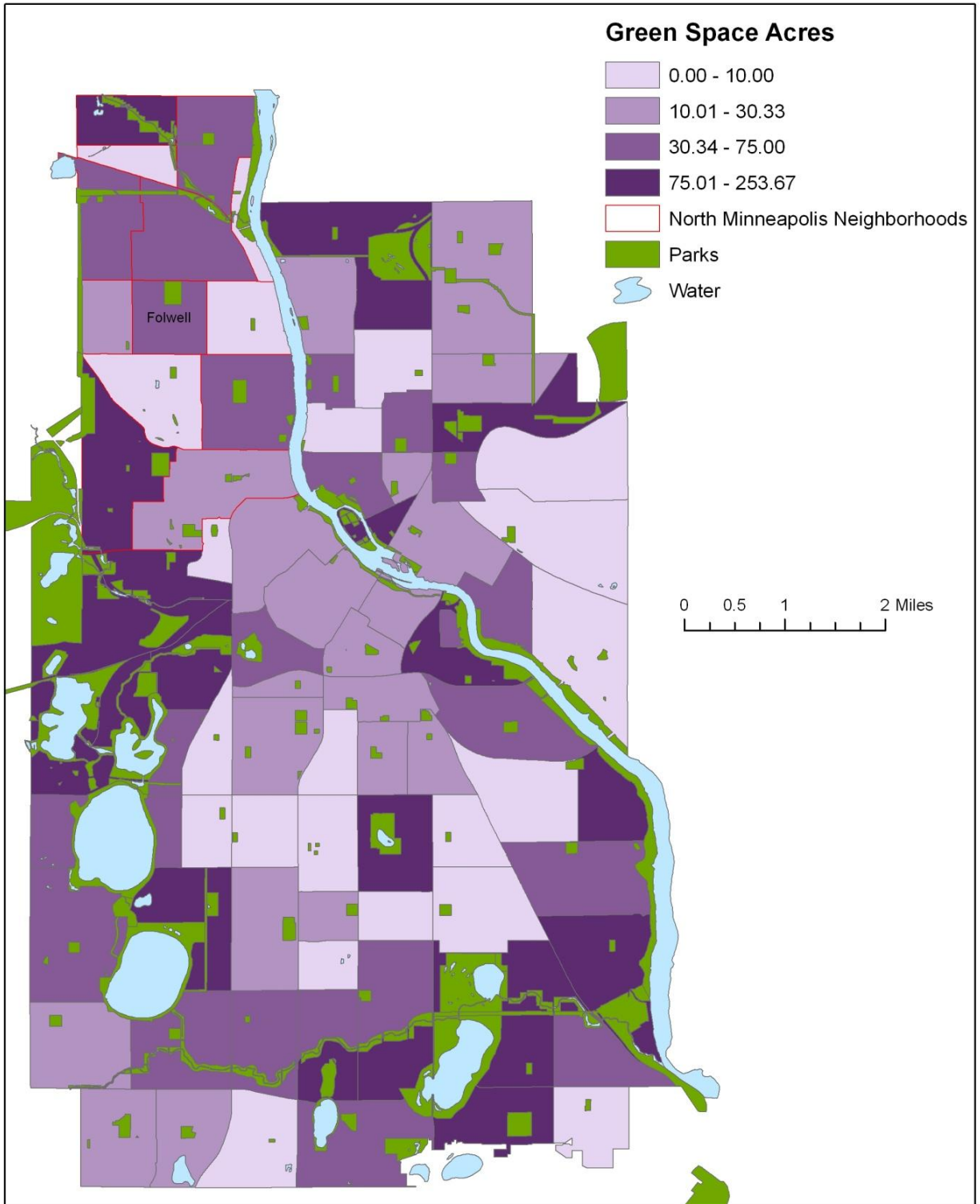
Acres of Green Space Per Person By Minneapolis Neighborhood



Emma Mondadori Date: April 21, 2009 Projection: Lambert Conformal Conic Data: Met Council, City of Minneapolis

- North Minneapolis residents are typically underserved in terms of access to green space

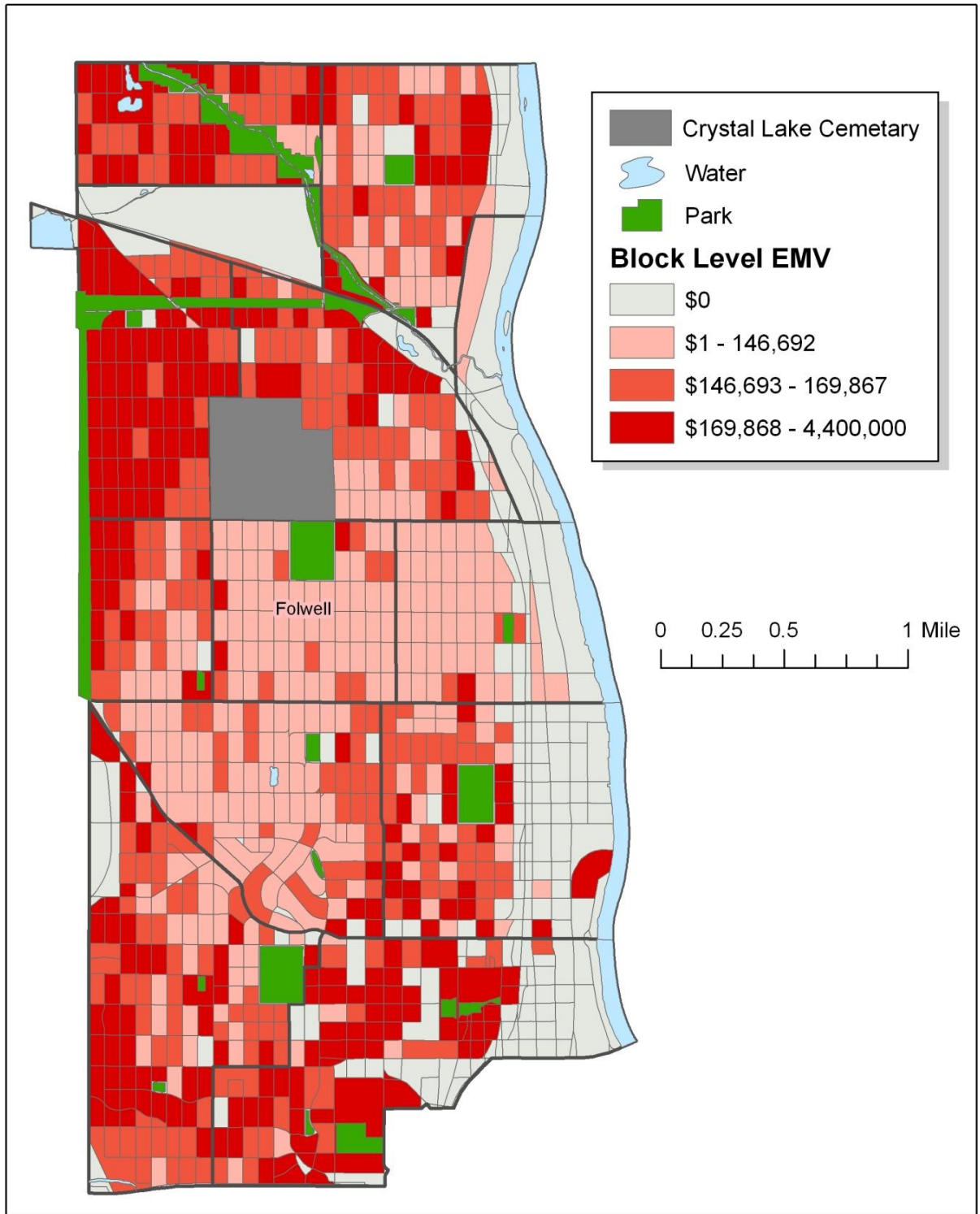
Acres of Green Space per Square Mile by Minneapolis Neighborhood



Emma Mondadori Date: April 21, 2009 Projection: Lambert Conformal Conic Data: Met Council, City of Minneapolis

- North Minneapolis is generally lacking in green space density

Average Residential Property Value by Block, 2008



Emma Mondadori Date: April 21, 2009 Projection: Lambert Conformal Conic Data: Met Council, City of Minneapolis, Hennipen County

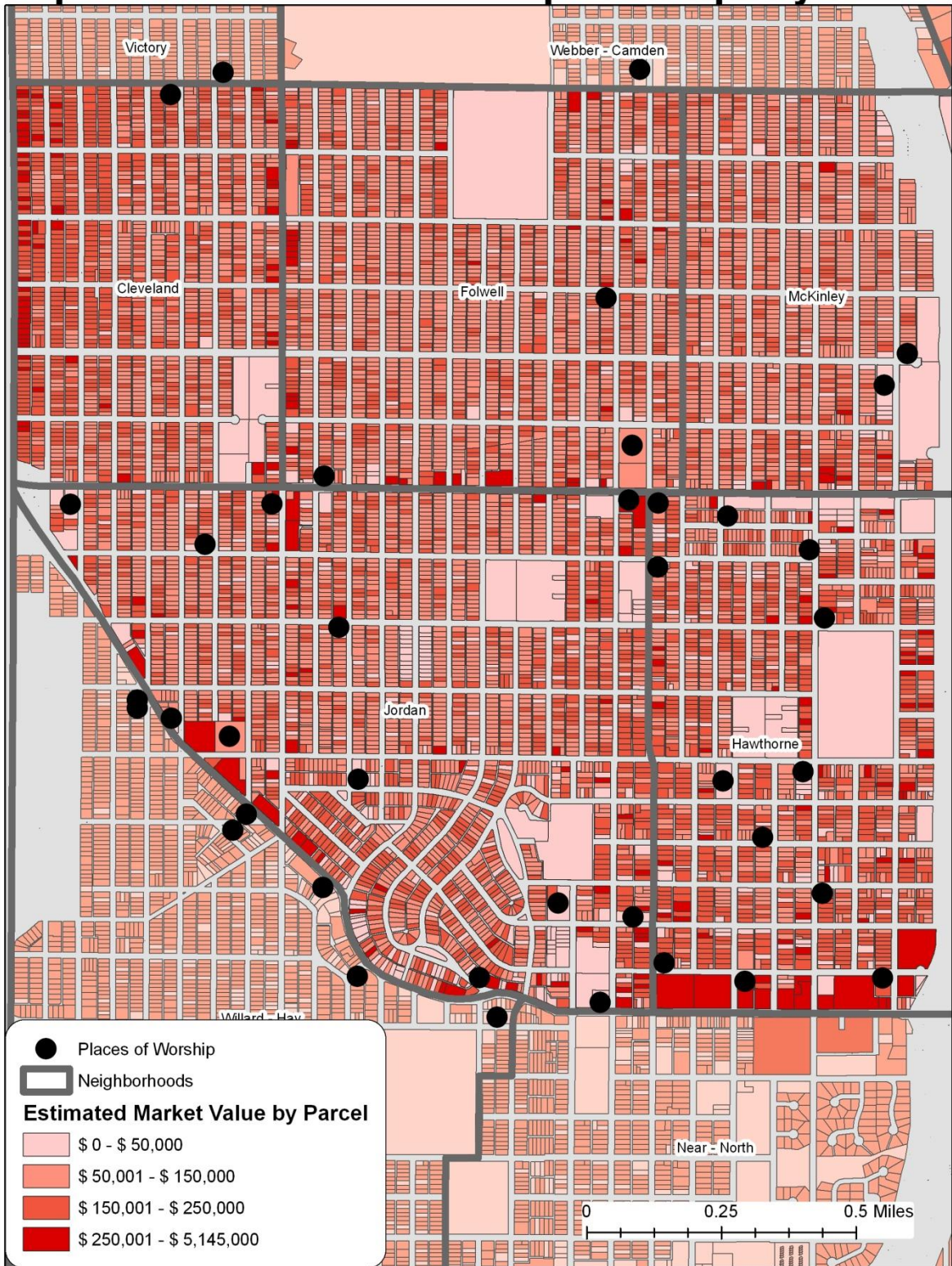
- Green space affects not only quality of life, but clearly impacts housing and economic fronts as well

Places of Worship



Photo by Chloe Mirzayi

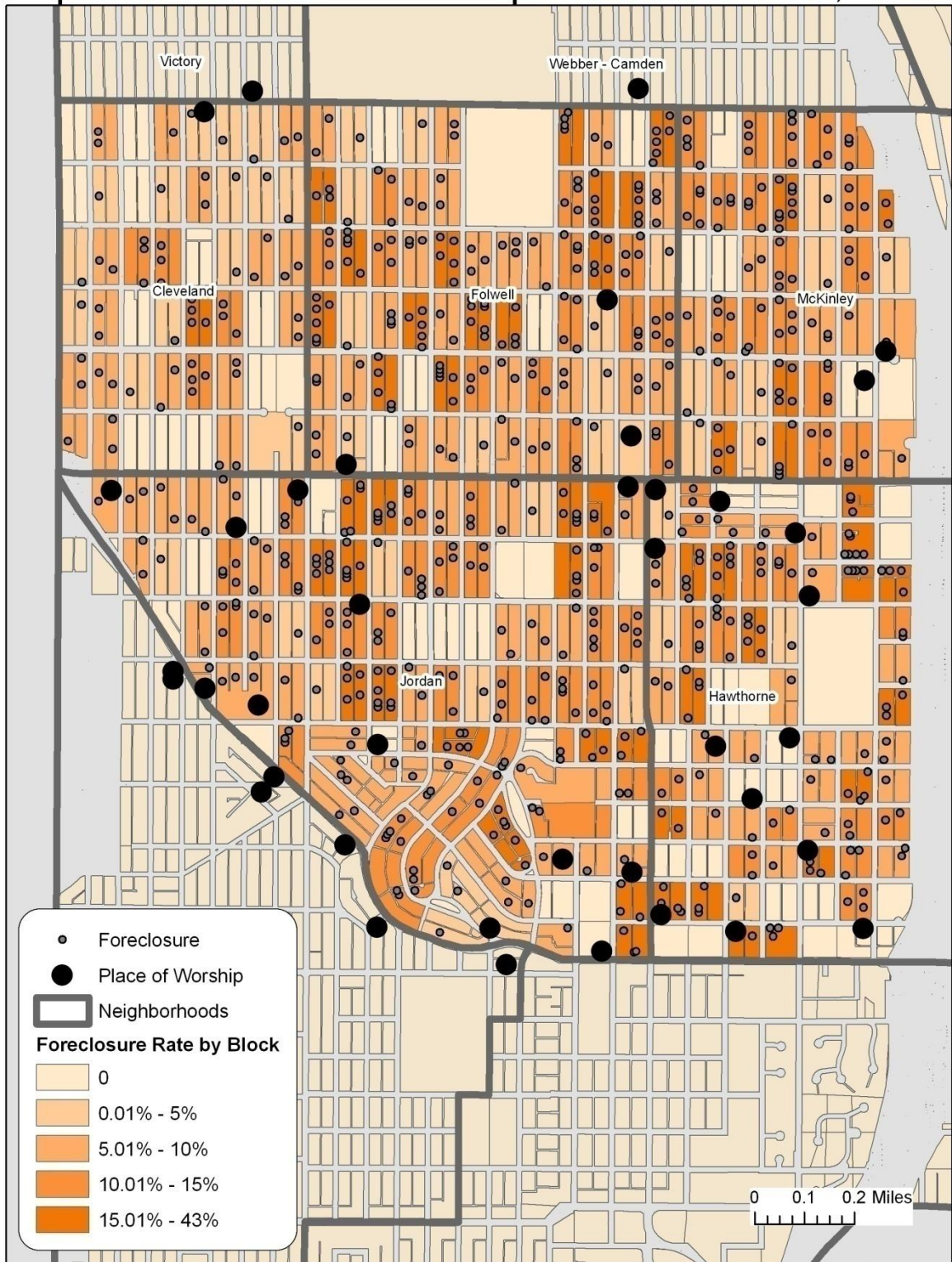
Impact of Places of Worship on Property Value



Mapped By: Wade Miller Date: April, 2009 Sources: Google Maps, US Census, City of Minneapolis, MetroGIS

- Places of worship do not appear to have a strong impact on the property value around them

Impacts of Places of Worship on Foreclosures, 2008



Mapped By: Wade Miller Date: April, 2009 Sources: Google Maps, US Census, City of Minneapolis, MetroGIS

- Foreclosure rates around places of worship appear to be lower in several cases than foreclosure rates in areas more distant from places of worship