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
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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
In 2004, there were higher concentrations of residents with low-wage employment closer to Downtown.
By 2006, the prevalence of residents with low-wage employment was more evenly distributed with a higher overall rate of low-wage employment.
There was a slight increase in the percent of residents with low-wage employment between 2004-2006.
In North Minneapolis, the change in percent of residents employed in services varied greatly by census tract.
Transportation

Photo by Chloe Mirzayi
Access to bus routes and overall bus ridership in North Minneapolis is congruent with Minneapolis.
North Minneapolis shopping centers are serviced by fewer buses than Minneapolis shopping centers.
Education

Photo by Chloe Mirzayi
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.
Parks and Green Space

Victory Memorial Drive (www.minneapolisparks.org/grandrounds/photo_VM4.htm)
North Minneapolis residents are typically underserved in terms of access to green space.
North Minneapolis is generally lacking in green space density
Green space affects not only quality of life, but clearly impacts housing and economic fronts as well.
Places of Worship

Photo by Chloe Mirzayi
Places of worship do not appear to have a strong impact on the property value around them.
Foreclosure rates around places of worship appear to be lower in several cases than foreclosure rates in areas more distant from places of worship.