

Grant Program Corridor

Analysis of Residential Property Structures & Owner Classification

Prepared for the

Phillips Partnership

Data Compiled

By

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Executive Summary

Purpose: The purpose of this report is to summarize data collected to determine how many potential applicants may be eligible for the Phillips Partnership Grant Program in the specified target corridor. We realize that this provides only a “snapshot” in time, but it will give us some working numbers that are useful, going forward.

Grant Corridor Boundaries Defined: Located in the western part of Midtown Phillips, the specific Grant Corridor is defined by the following boundaries: 1). East 24th Street on the North, 2). 12th Avenue on the east, including the odd numbered houses on the east side of the street, 3). Lake Street on the south and, 4). Elliot Avenue on the west. Please refer to the attached grid map with the boundaries outlined in red.

Estimate of Potential Eligible Applicants: Per the Grant Program Guidelines, only those properties that are owner-occupied are eligible for the grant. Since there are **105** single family homes that have homestead status and **55** Owner-occupied multi-family properties (structures such as duplexes, triplexes, 4-plexes), we conclude that there are a total of **160** potential applicants for the Phillips Partnership Grant Program, summarized as follows;

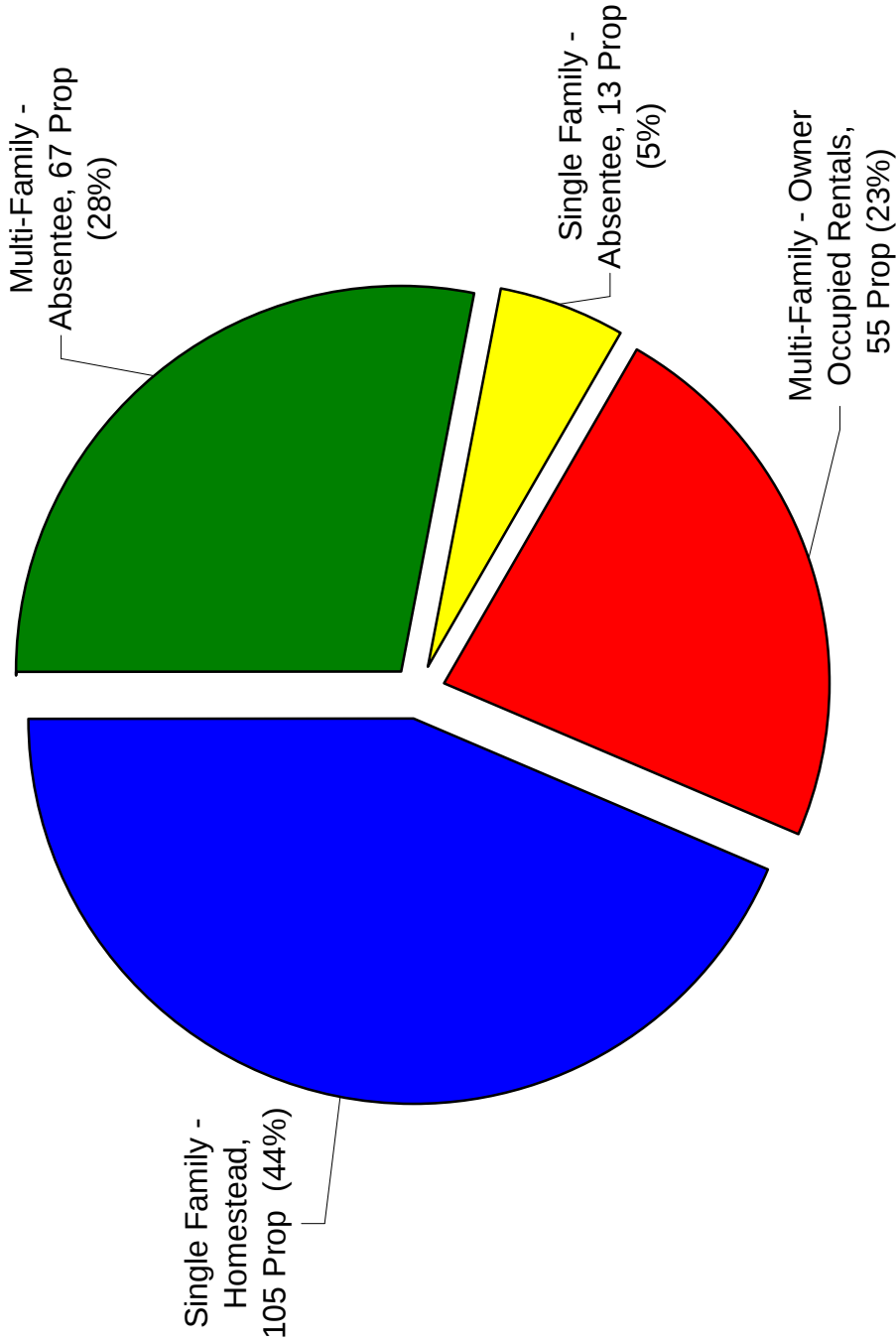
Owner Classification	Single Family Homes	Multi-Family Properties
Home Owner – Homestead	105	n/a
Owner Occupied Rental	n/a	55
Absentee Landlords	13	67

Absentee landlords (or non-occupant owners) own **13** single family homes and **67** multi-family properties, for a total of **80** property structures. There are a total of **240** residential property structures in this Grant Corridor. Please review the attached pie-chart for further explanation.

Excluded Residential Structures: As a practical matter, the residential units in the Midtown Exchange Building, the Midtown Exchange Condos and 30 Townhomes (5 buildings of 6-per row in an Equity Association) have been excluded from the above totals. We assume those properties would not qualify for grants for external improvements to those residential structures.

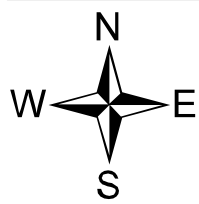
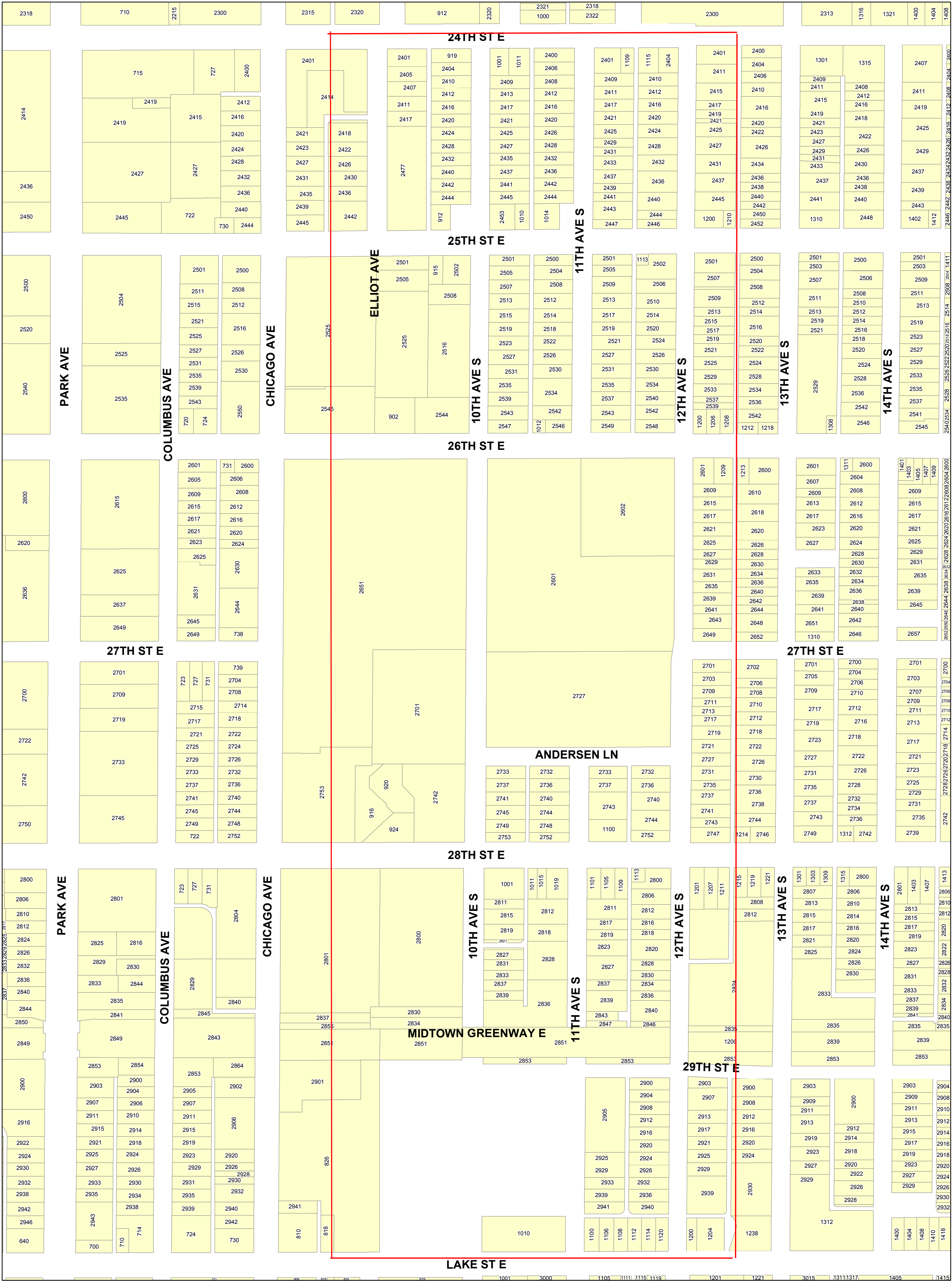
Residential vs Non-Residential Structures: We also noted the large commercial and public land uses in this specific corridor; such as Stewart Park, Andersen School, several very large parking ramp structures, Abbott Hospital, Children's Hospital and Allina Commons in the Midtown Exchange Building. If and when the Phillips Partnership should decide to move east for the next Grant Program (for example from 13th Avenue to Bloomington Avenue), that corridor will have significantly more residential property structures compared to this corridor.

240 Residential Property Structures in Grant Corridor



Notes: The Single Family Homestead properties (105 - blue) plus the Owner-Occupied Rental (MF) properties (55 - red), comprise a potential 160 eligible grant applicants in the corridor.

The above figures do NOT include the residential units in the Midtown Exchange Building, the Midtown Exchange Condos and 30 Townhomes (5 buildings of 6-per row, per building). We assume those properties would not qualify for grants for external improvements to those residential structures.



0 100 200 400 Feet



Detailed Tables and Statistics

Table A:

Owner Classification

Residential Type Of Structure in Grant Corridor	A Total # Structures	B Single Family Homestead	C Owner Occupied Rental	D Absentee Landlord	E Total # of Livable Units
Single Family (SF)	118	105	N/A	13	118
Multi-Family Types:		N/A			
Duplex	93	N/A	44	49	186
Triplex	14	N/A	8	6	42
Fourplex	9	N/A	2	7	36
Fiveplex	4	N/A	1	3	20
Sixplex	1	N/A	0	1	6
Eightplex	1	N/A	0	1	8
Multi-Family (MF) Total	122	N/A	55	67	298
Total SF & MF	240	105	55	80	416

Column A is the sum total of columns B, C and D. Column E is the total number of livable units.

Table B: Single Family vs Multi-Family Structures & Livable Units

Structure Types:	# of Structures & Percentage		Total Livable Units & Percentage	
Single Family (SF)	118	49.17%	118	28.37%
Multi-Family (MF)	122	50.83%	298	71.63%
SF & MF Totals	240	100.00%	416	100.00%

Table C: Components of Multi-Family Structures & Total Livable Units

Multi-Family Types:	# of Structures & Percentage		Total Livable Units & Percentage	
Duplex	93	76.23%	186	62.42%
Triplex	14	11.48%	42	14.09%
Fourplex	9	7.38%	36	12.08%
Fiveplex	4	3.28%	20	6.71%
Sixplex	1	0.82%	6	2.01%
Eightplex	1	0.82%	8	2.68%
Multi-Family (MF) Total	122	100.00%	298	100.00%

Table D: Owner-Occupant vs Absentee-Owners of Multi-Family Structures

Multi-Family Structure Type	Total Structures = 100%	Structures Controlled by Owner Occupants & %		Structures Controlled by Absentee-Owners & %	
<i>Duplex</i>	93	44	36.07%	49	40.16%
<i>Triplex</i>	14	8	6.56%	6	4.92%
<i>Fourplex</i>	9	2	1.64%	7	5.74%
<i>Fiveplex</i>	4	1	0.82%	3	2.46%
<i>Sixplex</i>	1	0	0.00%	1	0.82%
<i>Eightplex</i>	1	0	0.00%	1	0.82%
Multi-Family Total	122	55	45.08%	67	54.92%

Table E: Owner-Occupant vs Absentee-Owner Control of Livable Units

Multi-Family Structure Type	Total Units = 100%	Livable Units Controlled by Owner Occupants & %		Livable Units Controlled by Absentee-Owners & %	
<i>Duplex</i>	186	88	29.53%	98	32.89%
<i>Triplex</i>	42	24	8.05%	18	6.04%
<i>Fourplex</i>	36	8	2.68%	28	9.40%
<i>Fiveplex</i>	20	5	1.68%	15	5.03%
<i>Sixplex</i>	6	0	0.00%	6	2.01%
<i>Eightplex</i>	8	0	0.00%	8	2.68%
Multi-Family Total	298	125	41.95%	173	58.05%

The Owner –Occupant total livable units include those units that the owner resides.

Notes & Other Comments:

1. Community Gardens - 3
2. Vacant Lots – 11 (excluding lots around the Greenway)
3. We utilized the following web sites; Hennepin County Property Tax Information, City of Minneapolis and Google Earth.
4. Special thanks to Heidi Quezada of Council Member Gary Schiff’s Office, for providing the address data and grid map for the corridor.
5. Special thanks to Rick Blackmon and Chris Wilson of PPL, for sharing the photos taken last November of residential property structures in the Midtown Phillips area.
6. We did not conduct a physical walk-thru around the corridor to confirm some of our assumptions.
7. Residential property structures generally do not change significantly over time, but the underlying ownership does and therefore, this report provides a basic understanding or “snapshot” of those ownership components and classification at this point in time.