Progressive Dissonance: Race and Place

*Minneapolis 2040*
ON A POSITIVE NOTE...

I HAVEN'T SEEN ANY MOSQUITOS IN WEEKS!
YOU CALL IT SNOWMAGEDDON

IN MINNESOTA WE CALL IT MONDAY
MINNEAPOLIS: COME FOR THE CULTURE

STAY BECAUSE YOUR CAR WON'T START
Where are we now

The Miracle of Minneapolis
No other place mixes affordability, opportunity, and wealth so well. What’s its secret?

DEBRA THOMPSON MARCH 2023 ISSUE

If the American dream has not quite shattered as the Millennial generation has come of age, it has certainly scattered. Living affordably and trying to climb

BUSINESS

Minneapolis’s White Lie
Despite being applauded by many, the “miraculous” prosperity of the Twin Cities is only a reality for a certain slice of their population.

JESSICA NICKERSON FEB. 23, 2018

In August 1973, *Time* magazine ran a cover of Minnesota Governor Wendell Anderson proudly holding up a fish. The accompanying story called Minnesota a “state that works,” and promised “The Good Life in Minnesota.” More
TODAY, the Twin Cities has among the largest disparities among persons of color and indigenous peoples compared with white people in poverty rates, homeownership, employment, and level of education.

Minnesota ranked **2nd-Worst** in U.S. for Racial Equity
- 24/7 Wall St.

Minnesota ranked **last** in 51 states in overall **financial inequality** in 2015
- Pew Research Center via USA Today

U.S. Census data show most Minnesota families of color now have median incomes about half those of their
Mapping Prejudice project traces history of discriminatory deeds in Minneapolis

Researchers trace a history of discrimination buried in Mpls. housing deeds.

By Steve Brandt Star Tribune | NOVEMBER 25, 2016 — 7:58AM

The ugly history of racism is buried in the restrictive deed covenants of homeowners across Minneapolis.

From the neighborhoods near Lake Nokomis to properties along Minnehaha Creek to subdivisions in Northeast’s Waite Park, real estate documents spell out requirements meant to keep people “other than anyone of the Caucasian race” out.

Now, a team of local researchers aims to make Minneapolis the first city in the nation to map every residential lot’s history of racially restrictive deed covenants. Their painstaking research is accelerating, thanks to digital technology that will let them scan records that once resided in huge dusty tomes or on microfilm in the Hennepin County recorder office.

“If we succeed, we’ll be the first city in the country,” said Kirsten Delegard, director of the joint effort between Augsburg College, where she runs the Historyapolis Project, and the University of Minnesota’s Borchert Map Library.
284 (1). Protection from Adverse Influences.—The
Valuator should realize that the need of protection from adverse
influences is greater in an undeveloped or partially developed area
than in any other type of neighborhood and, in general, a high rating
should be given only where adequate zoning regulations or effective
deed restrictions exist inasmuch as these provide the surest protection
against undesirable encroachment and inharmonious use.

284 (2). Carefully compiled zoning regulations are the
most effective because they not only exercise control over the subject
property but also over the surrounding area. However, they are
seldom complete enough to assure a homogeneous and harmonious
neighborhood.

284 (3). Recorded deed restrictions should strengthen
and supplement zoning ordinances and to be really effective should
include the provisions listed below. The restrictions should be
recorded with the deed and should run for a period of at least twenty
years. Recommended restrictions include the following:

(a) Allocation of definite areas for specific uses such as single
or double-family houses, apartments, and business structures.
(b) The placement of buildings so they will have adequate
light and air with assurance of a space of at least ten feet between
buildings.
(c) Prohibition of the resubdivision of lots.
(d) Prohibition of the erection of more than one dwelling
per lot.
(e) Control of the design of all buildings through requiring
their approval by a qualified committee and by appropriate cost
limitations.
(f) Prohibition of nuisances or undesirable buildings such as
stables, pig pens, temporary dwellings, and high fences.
(g) Prohibition of the occupancy of properties except by the
race for which they are intended.
(h) Appropriate provisions for enforcement.
Number of Housing Units In Building

- 3-4
- 5-9
- 10-20
- 21-49
- 50-99
- 100-200
- 200+
Median Income by Race/Ethnicity in Minneapolis

Sources: Decennial Census, American Community Survey
The graph shows the poverty rates by race/ethnicity in Minneapolis from 2000 to 2012-2016.

- **American Indian or Alaska Native**
- **Asian**
- **Black or African American**
- **Hispanic or Latino**
- **Two or More Races**
- **White Non-Hispanic**

The sources of the data are the Decennial Census and the American Community Survey.
Attainment of more than a HS Diploma by Race in Minneapolis

Rate of Attainment of Education beyond High School

Race/Ethnicity
- American Indian or Alaska Native
- Asian
- Black or African American
- Hispanic or Latino
- Two or More Races
- White Non-Hispanic

Sources: Decennial Census, American Community Survey
Home Ownership by Race/Ethnicity in Minneapolis

Race/Ethnicity:
- American Indian or Alaska Native
- Hispanic or Latino
- Asian
- Two or More Races
- Black or African American
- White Non-Hispanic

Sources: Decennial Census, American Community Survey
Rental Housing Affordability in Minneapolis Neighborhoods

Change in Rental Affordability by Race/Ethnicity 2000 and 2014


All bolded values adjusted to 2014 dollars

Incomes for households
Interior 1
The Interior 1 district is typically applied in parts of the city farthest from downtown, in the areas between transit routes.

Built Form Guidance: New buildings in the Interior 1 district should be primarily small-scale residential structures on traditional size city lots with up to four dwelling units, including single-family, duplex, 3-unit, 4-unit, and accessory dwelling unit building types. Building heights should be 1 to 2.5 stories.

Related policies:
- Policy 1: Access to Housing
- Policy 2: Access to Employment
- Policy 4: Access to Commercial Goods and Services

Map color:
Land Use

- Allow multifamily housing on public transit routes, with higher densities along high-frequency routes and near METRO stations.

- In neighborhood interiors that contain a mix of housing types from single family homes to apartments, allow new housing within that existing range.

- In neighborhood interiors farthest from downtown that today contain primarily single-family homes, achieve greater housing supply and diversity by allowing small-scale residential structures on traditional size city lots with up to four dwelling units, including single family, duplex, 3-unit, 4-unit, and accessory dwelling unit building types.
What Brookings said about 2040...

1. Build more housing

• The only long-term way to reduce housing costs—or at least reduce the rate of housing price growth—is to build more housing. Many single-family neighborhoods claim that they are “built out,” meaning that no additional housing can be constructed—or at least, not under existing zoning. By rezoning lots that currently accommodate only one single-family house to allow duplexes and triplexes, Minneapolis effectively triples the housing capacity of some neighborhoods.
2. Build less expensive housing

• **Large houses cost more** to buy or rent than small houses, conditional on structure quality and location. A 3,000 square foot structure divided into three apartments not only creates more housing units, but each apartment will be cheaper than the single-family house it replaces. Another plan component that helps to lower costs: the plan tackles the **sacred cow** of requiring developers to provide off-street parking for new houses (often a poison pill for low-cost housing).
3. Build less expensive housing in desirable neighborhoods

- The biggest benefit to economics for low and moderate-income households comes from improving affordability in high amenity neighborhoods. Key features of those neighborhoods are proximity to employment centers, public transit stations, low crime, low poverty, and high quality public schools. Minneapolis 2040 puts access to high quality neighborhoods at the center of the plan.
How does our built form show the value we place on affordability, inclusion and equity?

Cedar Riverside, Subsidized Rentals
LPM Apartments, Luxury Rentals
What Can We Do?
To achieve the goal of reduced disparities, the City of Minneapolis will work to undo the legacy that remains from racially discriminatory housing policies by increasing access to opportunity through a greater diversity of housing types, especially in areas that lack housing options as a result of discriminatory housing policy. The City will invest in education, skills training, small business support and other support systems to help residents access opportunities to gain and retain well-paying employment that allows them to grow as individuals. Additionally, the City will lead by example, hiring and training a diverse workforce, as well as promoting these practices through its contracts, vendors and other procurement and partnership opportunities.

Achieving this goal will mean directing City and other resources – dollars for transit, for affordable housing and business development, for education, and for health and safety programs – to the geographic areas most in need, while providing economic and housing opportunities for all Minneapolis residents. Accomplishing this will require tracking progress and outcomes; and it will require engaging with the community, especially with communities of
I was unaware of the eminent domain features of #MPLS2040 until I was made aware by this sign. Apparently the city is planning to force single family home owners to sell their homes. If you think about it it's almost unbelievable.

Minneapolis residents have an ownership in this problem. Anyone...saying they don't want that kind of development but have one of those 'All Are Welcome Here' signs in front of them are hypocrites" Exec Dir. MN Indian Women’s Resource Center. #mpls2040

Interesting watching the #mpls2040 debates on NextDoor turning into a liberal internecine bloodbath. 95% of the people involved in the threads claim the liberal mantle. The main differentiator between sides appears to be how much home equity you have built up in Ward 13.

12:32 PM · Dec 12, 2018 · TweetDeck
Forget the brawl here: Minneapolis’ 2040 plan is getting national raves

The New York Times
Minneapolis, Tackling Housing Crisis and Inequity, Votes to End Single-Family Zoning

Los Angeles Times
What L.A. can learn from Minneapolis’ ban on single-family zoning

Minneapolis Confronts Its History of Housing Segregation
By doing away with single-family zoning, the city takes on high rent, long commutes, and racism in real estate in one fell swoop.

Zoning laws are more than just municipal red tape—they’re drivers of racial and economic segregation.

Minneapolis 2040: The most wonderful plan of the year

The ambitious Minneapolis 2040 plan will encourage more dense housing development in single-family neighborhoods.

2040 Plan could place Minneapolis at the forefront of U.S. climate action

Minneapolis’ Secret 2040 Sauce was Engagement

Why Minneapolis Just Made Zoning History

Minneapolis’ Comprehensive Plan, Planning

Minneapolis passes 2040 plan for more people in every neighborhood
Minneapolis City Council approves 2040 comprehensive plan on 12-1 vote

The nearly unanimous vote was a victory for City Council President Lisa Bender, who says it "sets a bold vision" for Minneapolis.

By Miguel Olenick | Star Tribune | DECEMBER 7, 2018 — 10:22PM

Capping a nearly yearlong debate over how Minneapolis should grow, the City Council voted 12-1 Friday to approve the 2040 comprehensive plan, a far-reaching document that seeks a more densely populated, affordable and racially equitable city.
What’s next for 2040?