

Progressive Dissonance:  
Race and Place  
*Minneapolis 2040*

A photograph of a winter scene. In the foreground, there is a snow-covered lawn. In the middle ground, a house with a dark roof is partially visible, surrounded by snow-covered trees and bushes. The background shows more snow-covered trees and a hazy sky. The overall tone is cold and wintry.

**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**



Growth



Equity



Sustainability



Livability



Competitiveness



Good Government



# Where are we now

U.S.

## The Miracle of Minneapolis

No other place mixes affordability, opportunity, and wealth so well. What's its secret?

DEREK THOMPSON MARCH 2015 ISSUE



MATT CHASE

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 NICKRAND FEB 21, 2015



ERIC MILLER/REUTERS

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 WU

U.S. Census data show most  
Minnesota families of color  
now have median incomes  
about **half** those of their

minneapolis  
**2040**

This plan is  
our opportunity to  
**UNDO**  
barriers &  
**OVERCOME**  
**INEQUITIES**  
created by a history of  
policies in our city  
that have prevented equitable access  
to housing, jobs, and investments.

MINNEAPOLIS

# Mapping Prejudice project traces history of discriminatory deeds in Minneapolis

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

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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.

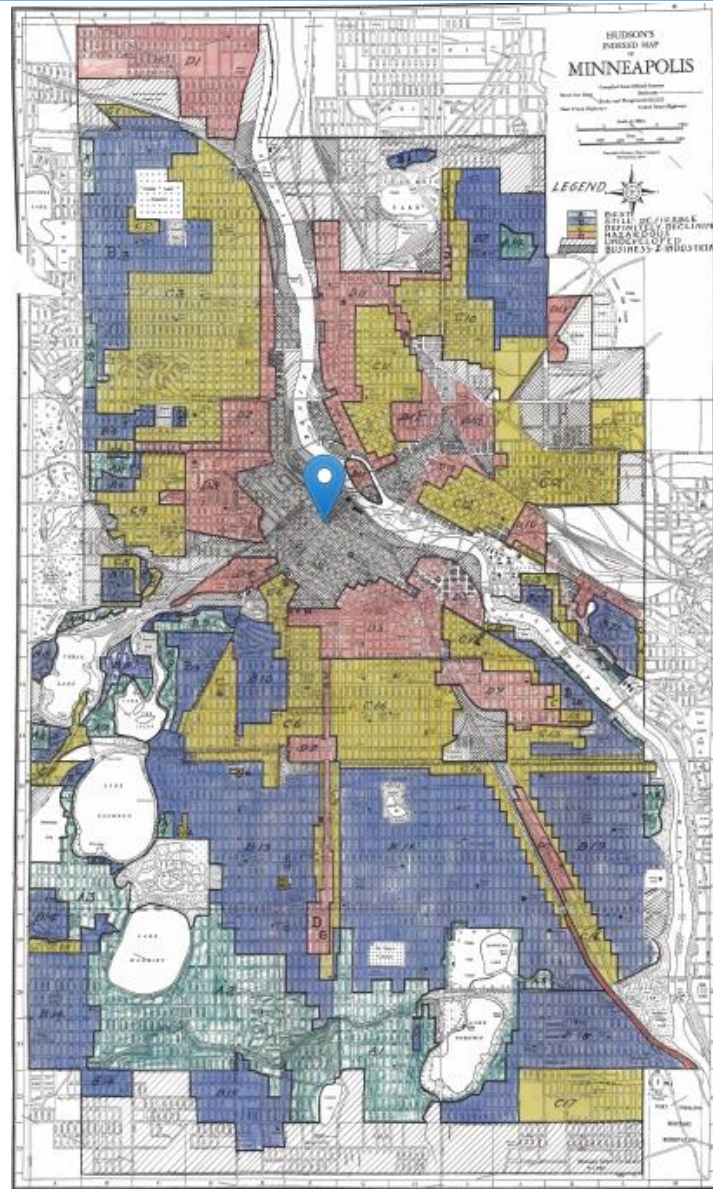
(d) Prohibition of the erection of more than one dwelling per lot.

(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.





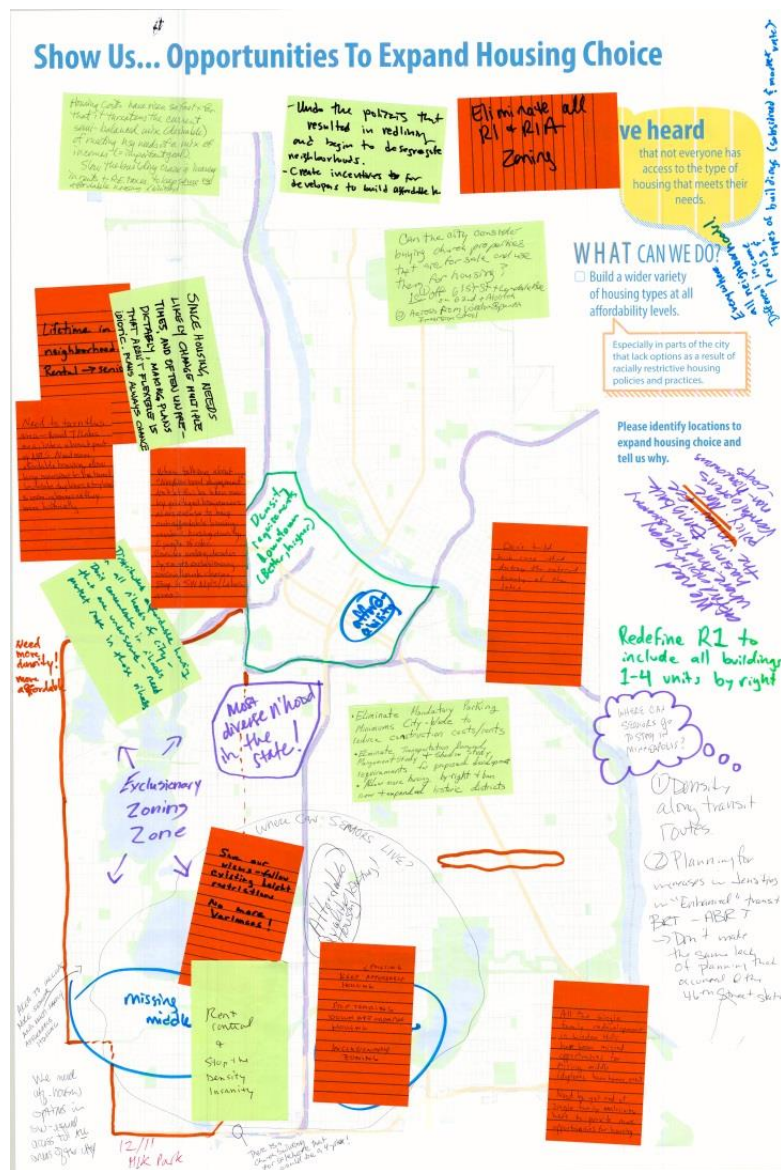


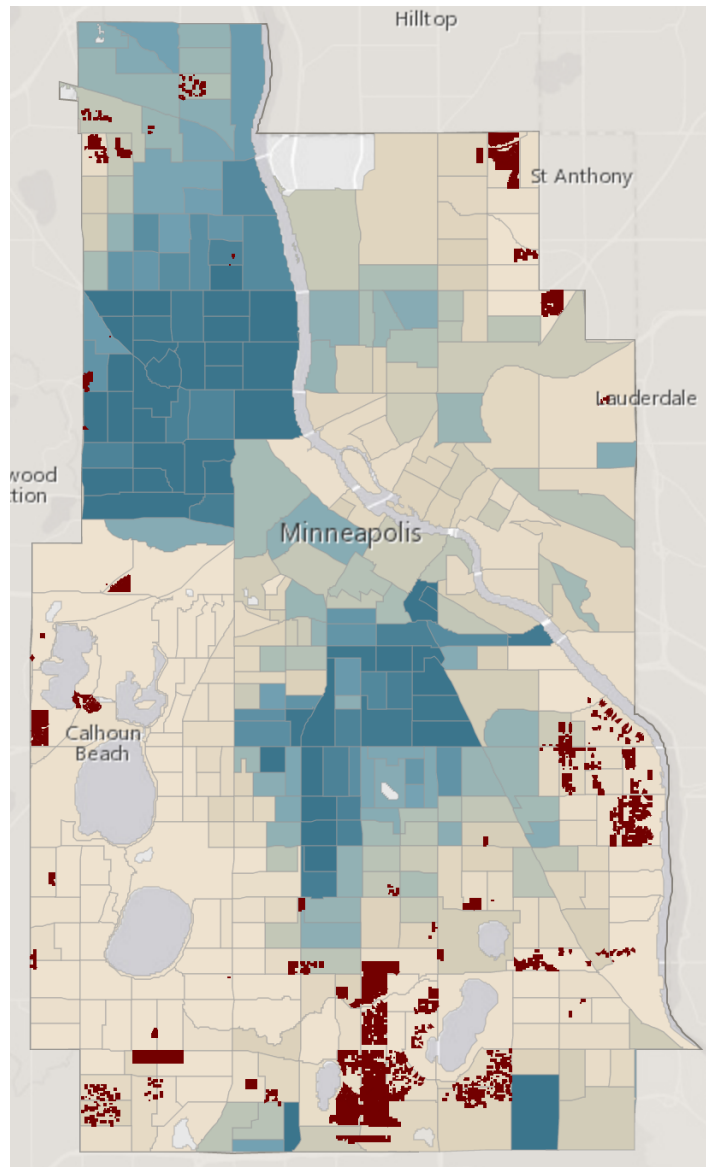


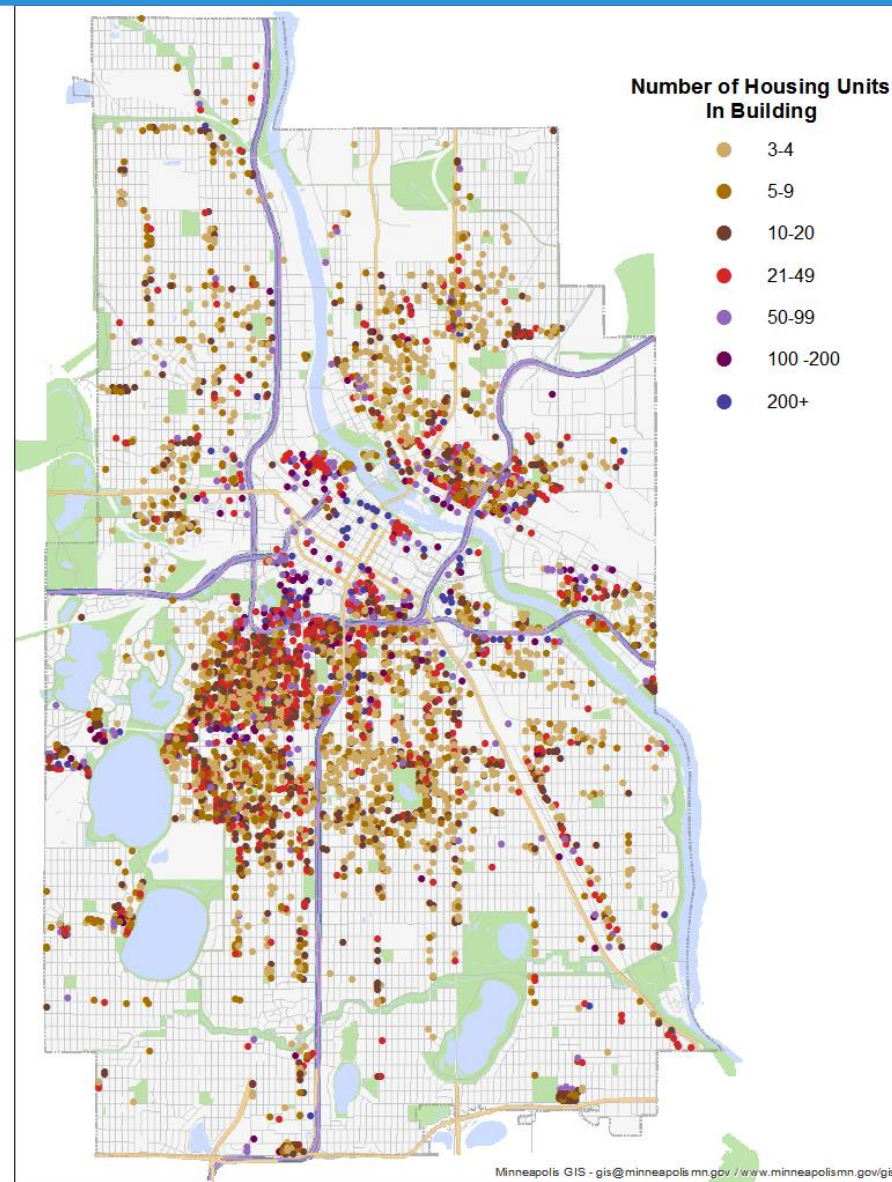
Eliminate all  
RI + RIA  
Zoning

Redefine R1 to include all buildings 1-4 units by right

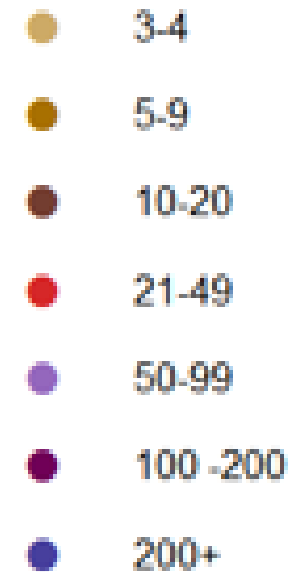
Exclusionary  
Zoning  
Zone



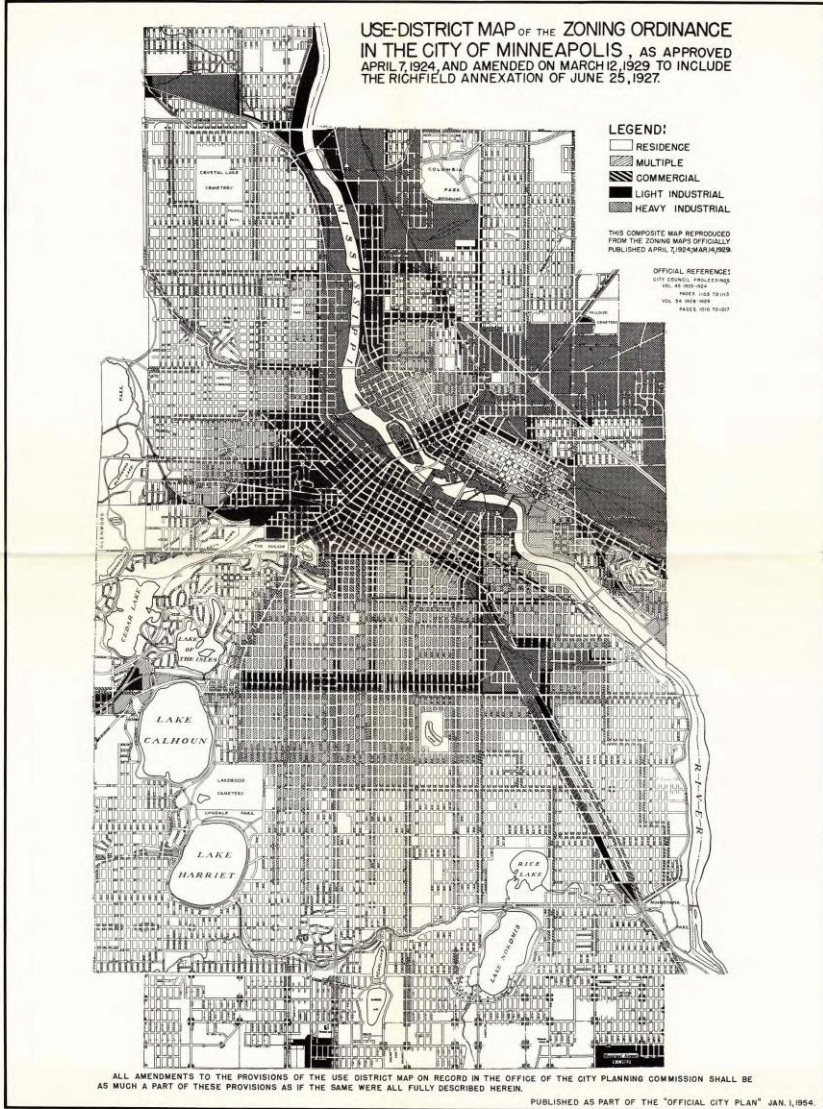




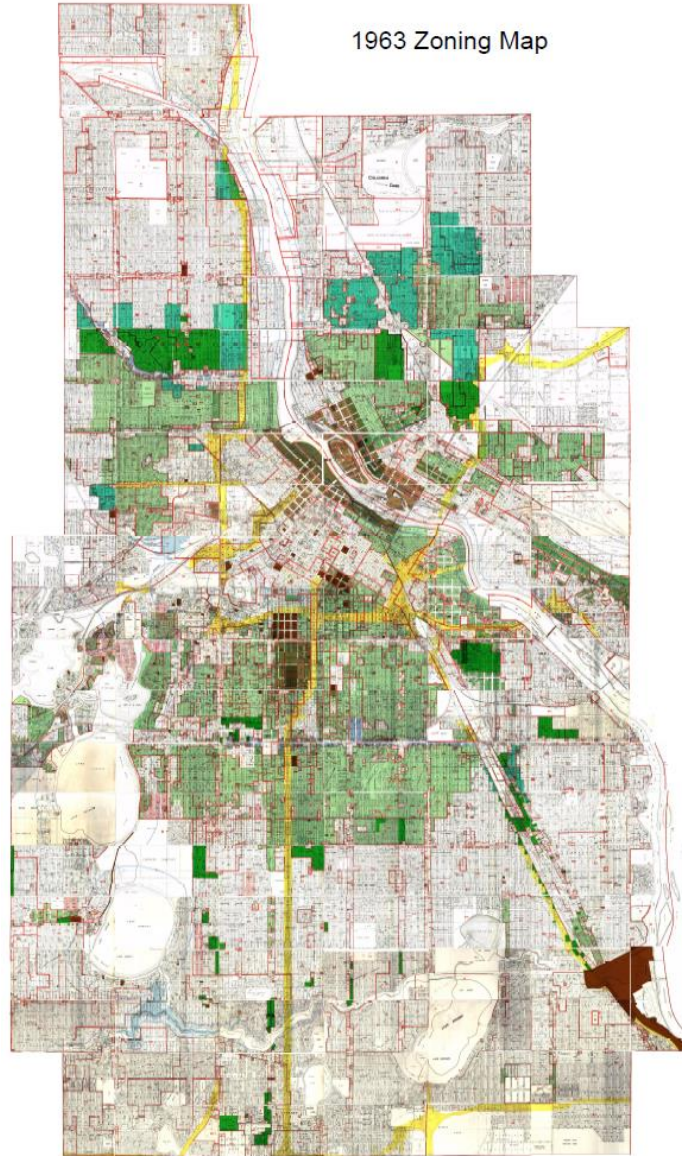
## Number of Housing Units In Building

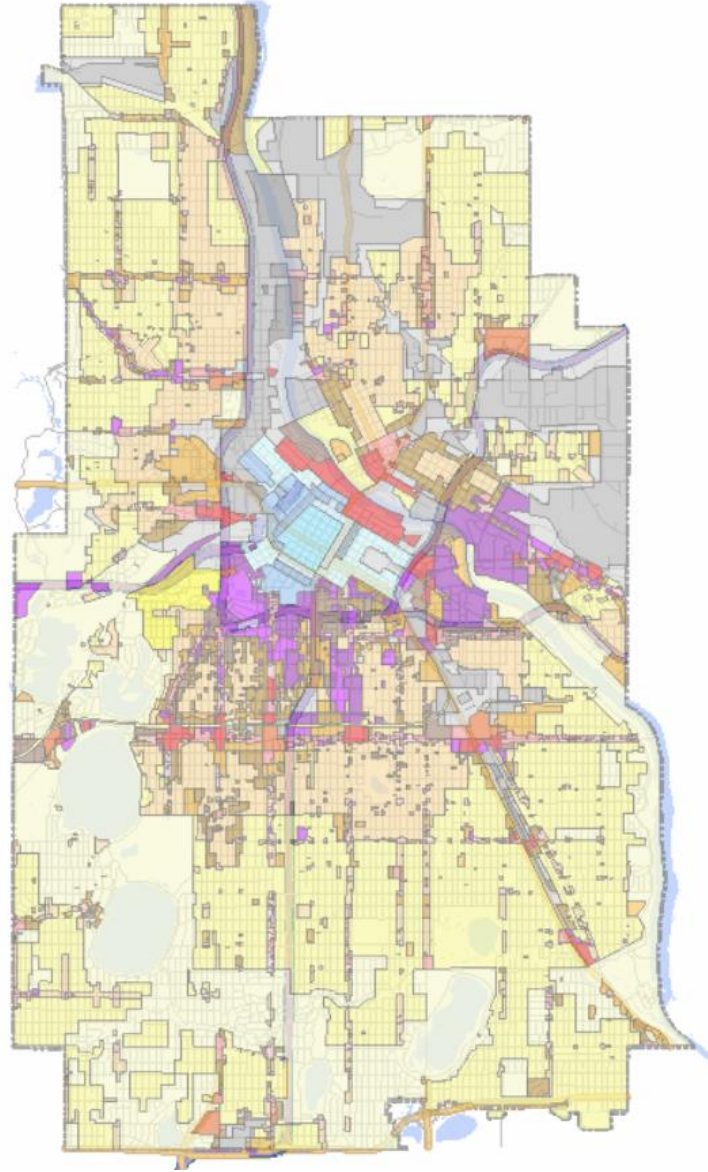






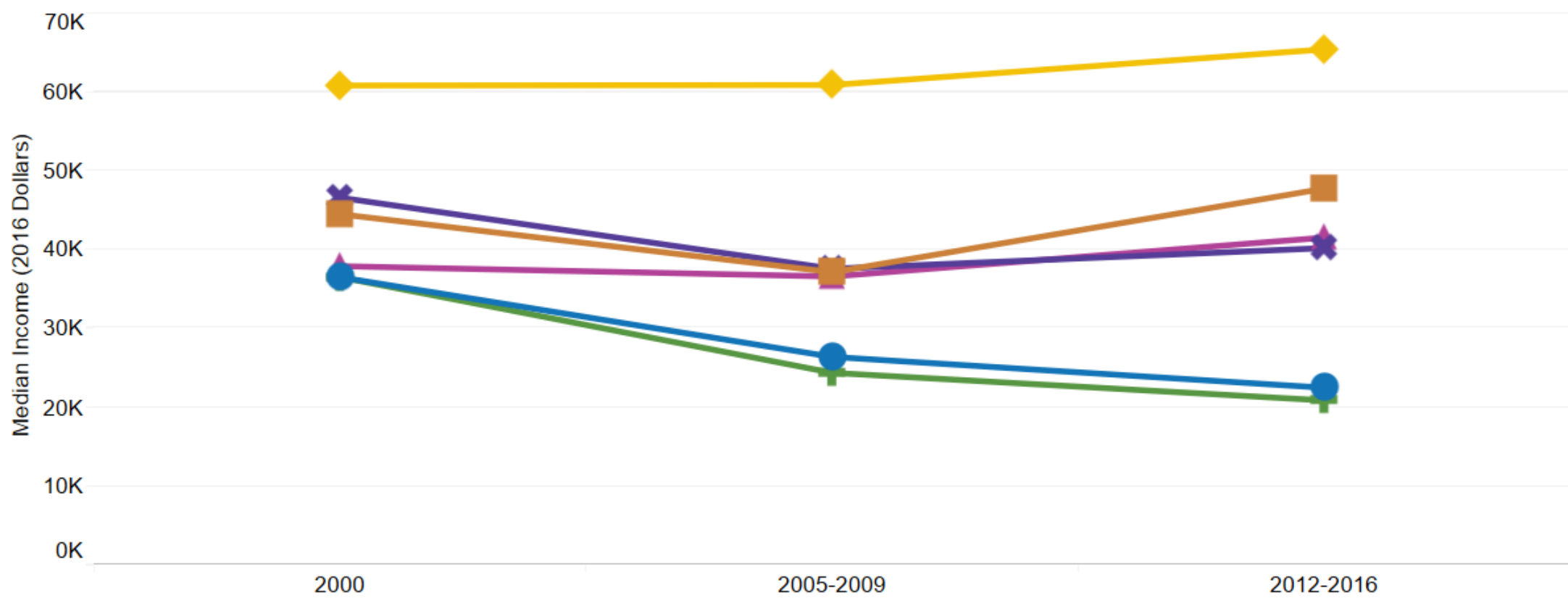
1963 Zoning Map







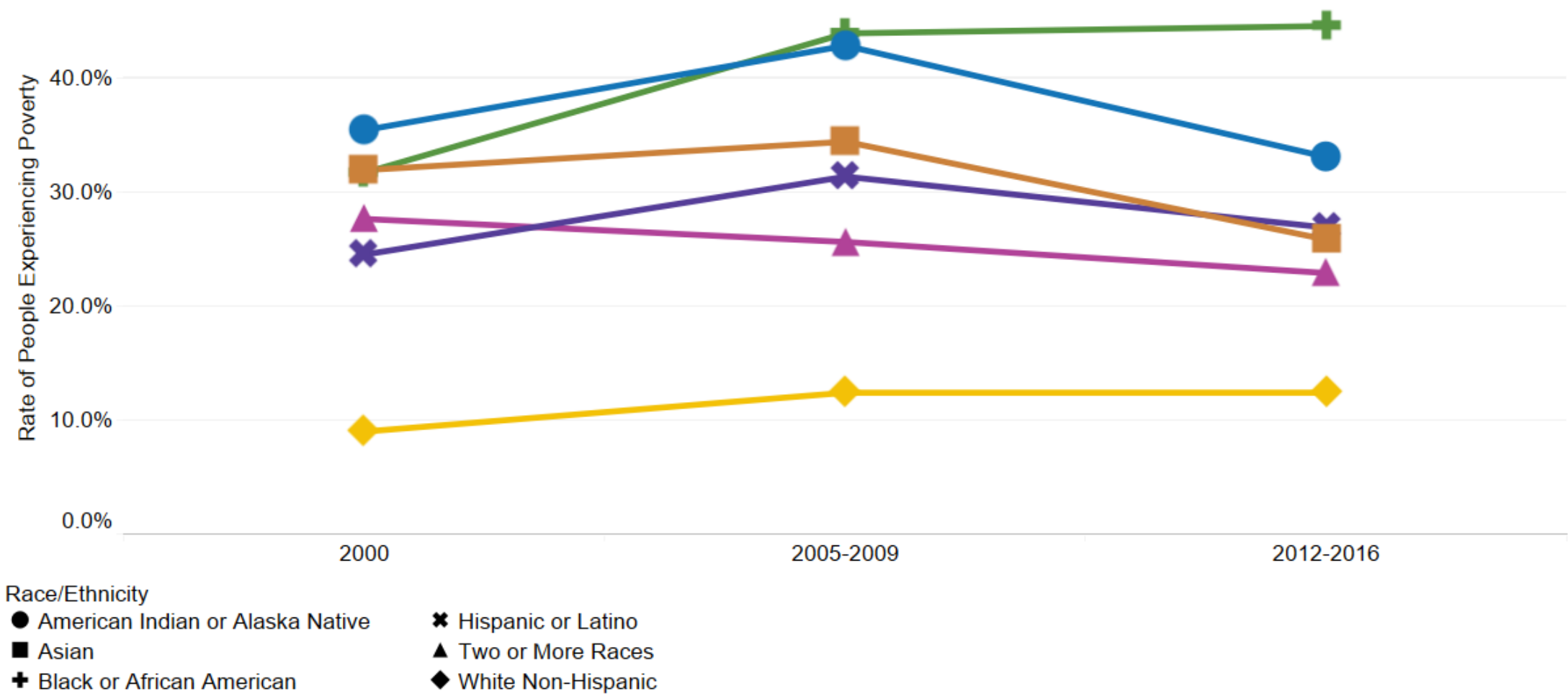
Median Income by Race/Ethnicity in Minneapolis



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

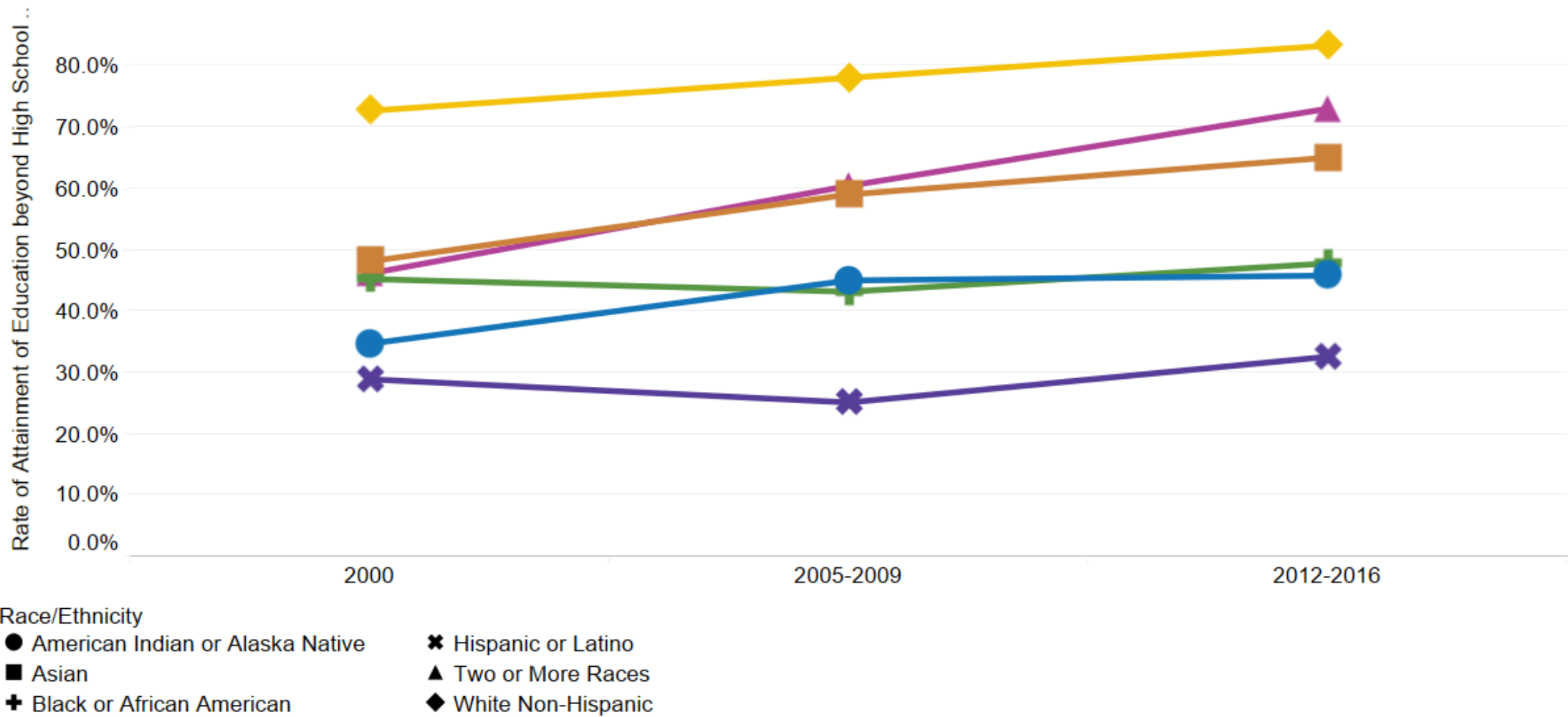
Sources: Decennial Census, American Community Survey

Poverty by Race/Ethnicity in Minneapolis



Sources: Decennial Census, American Community Survey

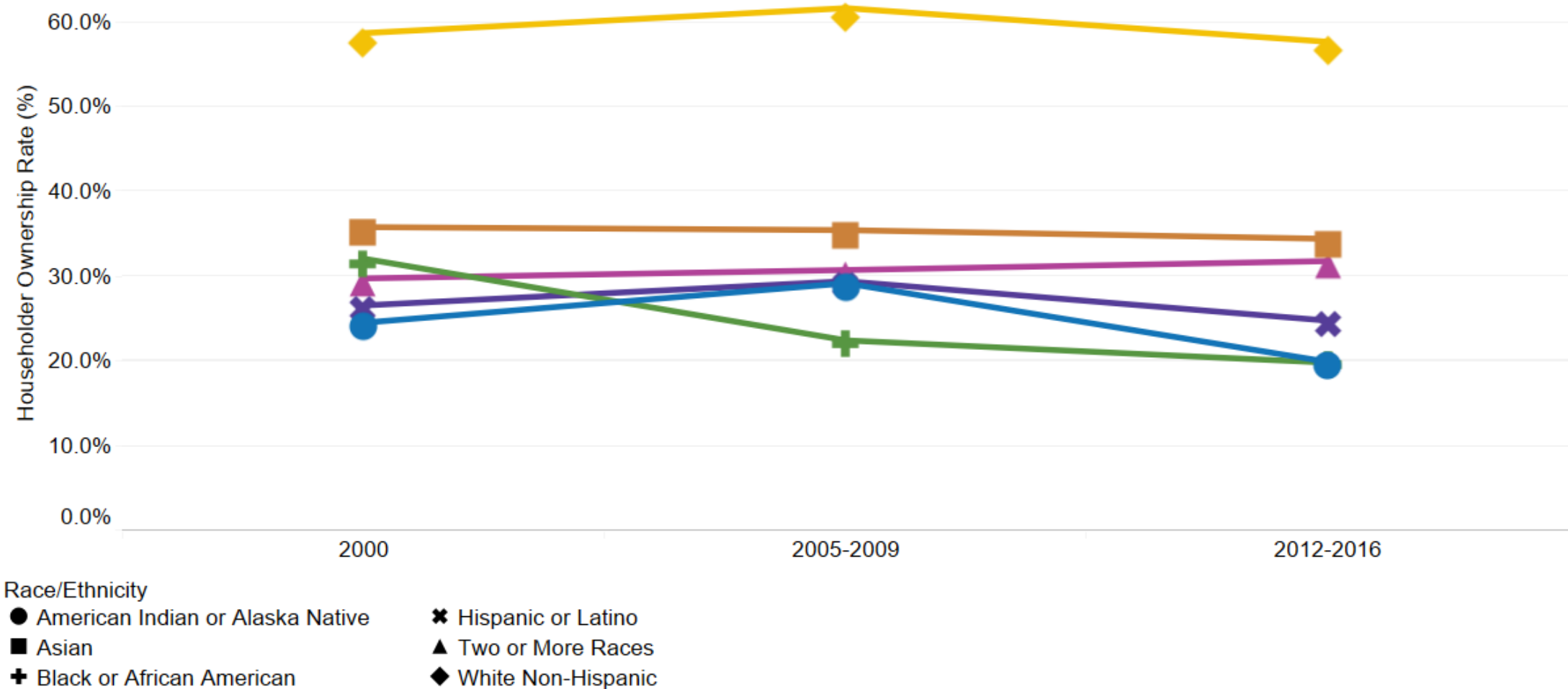
Attainment of more than a HS Diploma by Race in Minneapolis



Sources: Decennial Census, American Community Survey



Home Ownership by Race/Ethnicity in Minneapolis



Sources: Decennial Census, American Community Survey

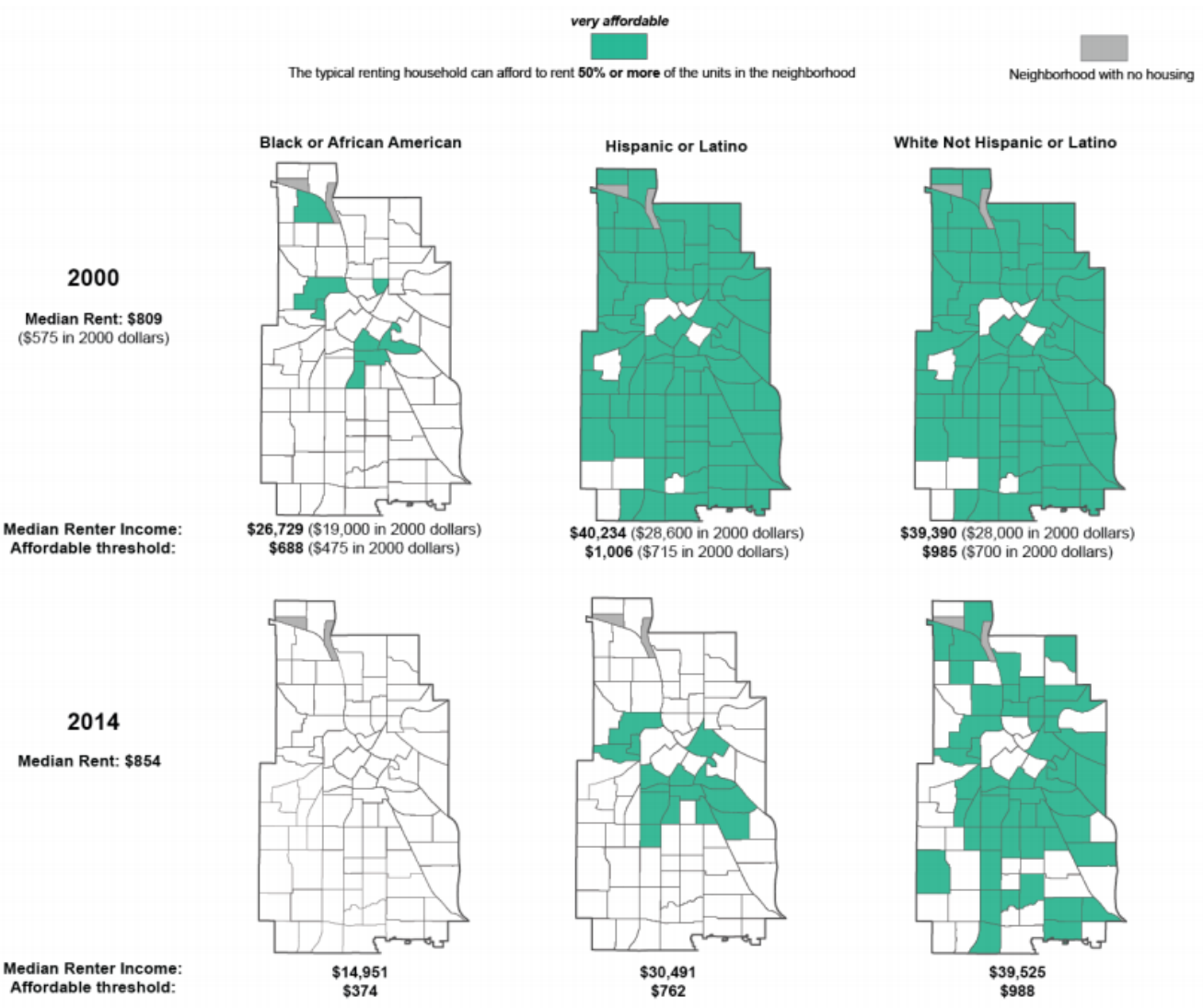
# Rental Housing Affordability in Minneapolis Neighborhoods

Change in Rental Affordability by Race/Ethnicity 2000 and 2014

Source: Author calculations, 2000 Census, 2010-2014 ACS, 2000 IPUMS, 2010-2014 IPUMS

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.



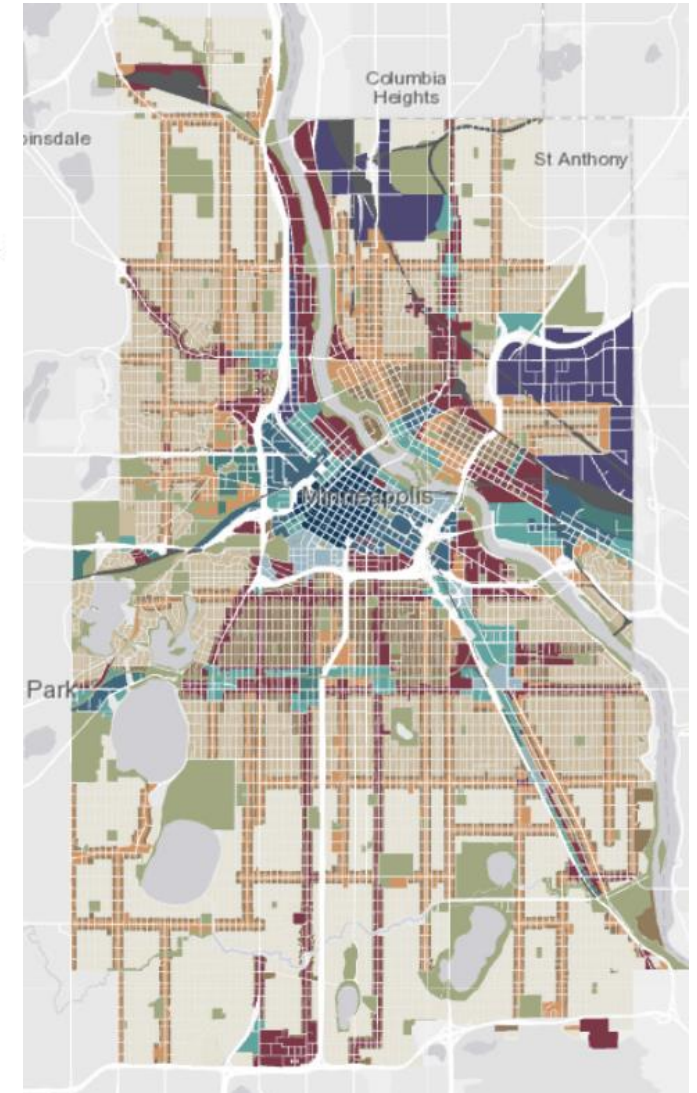
### Related policies:

[Policy 1: Access to Housing](#)

[Policy 2: Access to Employment](#)

[Policy 4: Access to Commercial Goods and Services](#)

### Map color:





# Land Use

## Access to Housing

### POLICY 1

- 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



## Policies

35 Policies relate to this goal. *Click on a policy below to learn more about it.*

Educational and Economic Access

POLICY 49

Access to Technology

POLICY 50

Healthy Pre-K Development

POLICY 51

Human Capital and a Trained Workforce

POLICY 52

Business Innovation and Expansion

POLICY 55





🌟 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. 🌟

Lynnhurst has no chill. #jimby  
Show this thread



6:39 PM · Jul 8, 2018 · Twitter for iPhone

2 Retweets 25 Likes

"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



Families at homeless encampment weigh staying together, seek...  
A conversation with residents of the homeless encampment in Minneapolis reveals what attracted them to that location and th...  
🔗 mprnews.org

5:09 PM · Oct 31, 2018 · Twitter Web Client

16 Retweets 56 Likes

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

1 Retweet 22 Likes

# Forget the brawl here: Minneapolis' 2040 plan is getting national raves

Monday, December 17, 2018 by [Pete Kotz](#) in [News](#)



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## Minneapolis' Secret 2040 Sauce was Engagemen

BROOKINGS

Minneapolis Comprehensive Plan, Planning

THE AVENUE

### Minneapolis 2040: The most wonderful plan of the year

Jenny Schuetz - Wednesday, December 12, 2018

southwestjournal

Southwest Minneapolis' Community Newspaper

NEWS FOCUS VOICES MORE

## Minneapolis passes 2040 plan for more people in every neighborhood

### 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

By THE TIMES EDITORIAL BOARD DEC 19, 2018 | 3:05 AM

### CITYLAB

#### Why Minneapolis Just Made Zoning History

KRISTON CAPPS DEC 7, 2018

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

### MINNPOST

- HOME
- POLITICS & POLICY
- HEALTH
- EDUCATION
- ENVIRONMENT
- ARTS & CULTURE
- ECONOMY

#### COMMUNITY VOICES

Community Voices features opinion pieces from a wide variety of authors and perspectives. (Submission Guidelines)

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

By Sam Rockwell | 12/18/2018

#### Local News | Local Politics

## What Seattle can learn: Q&A with the Minneapolis politician who eliminated single-family zoning

Originally published December 23, 2018 at 6:00 am

### SLATE

METROPOLIS

#### 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.

DEC 07, 2018 • 4:48 PM

### Esquire

#### Minneapolis Voted to Pass a Plan That Would End Single Family Zoning. The Rest of the Country Should Follow Suit.

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

BY GABRIELLE BRUNY DEC 10, 2018

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MINNEAPOLIS

# 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 Otárola Star Tribune | DECEMBER 7, 2018 — 10:22PM

GALLERY GRID

2/11



LEILA NAVIDI - STAR TRIBUNE

Gallery: City Council president Lisa Bender, center, and other council members speak about the 2040 Comprehensive Plan before voting.

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.

## 'So proud:' Minneapolis City Council approves municipal ID program



By: Theo Keith, FOX 9

POSTED: DEC 07 2018 04:20PM CST  
VIDEO POSTED: DEC 07 2018 05:55PM CST  
UPDATED: DEC 08 2018 07:42AM CST

## Minneapolis council approves \$15 an hour minimum wage

Brandt Williams · Minneapolis · Jun 30, 2017

Business



Two men open a banner showing the support of families to raise the minimum wage to a \$15 at city hall in Minneapolis. Maria Alejandra Cardona | MPR News



LISTEN Story audio  
3min 19sec

Updated 1:45 p.m. | Posted 12:03 p.m.

The Minneapolis City Council on Friday voted nearly unanimously to raise the minimum wage in Minneapolis to \$15 an hour.

What's next for 2040?