

Urban NRP Funding and GIS Analysis of Powderhorn Park

2001

Peter Giencke, Tami Maddio, Praveena Pidaparathi, Annemarie Kleis

*A project of the
Minneapolis Neighborhood Information System (MNIS)
at the
Center for Urban and Regional Affairs (CURA)
University of Minnesota*

This project was supported by the Minneapolis Neighborhood Information System (MNIS), a program of the Center for Urban and Regional Affairs (CURA) at the University of Minnesota. The content of this report is solely the responsibility of the authors and is not necessarily endorsed by MNIS, CURA, or the University of Minnesota.

2001

The Minneapolis Neighborhood Information System (MNIS) is a collaborative capacity-building effort intended to meet the needs of community-based organizations by providing access to property data that can inform community revitalization efforts and housing intervention and investment strategies. Partners in this project include the City of Minneapolis, the Neighborhood Revitalization Program, select Minneapolis neighborhood organizations, and CURA. Participating neighborhood groups receive training, project assistance, GIS expertise, and access to property information, as well as opportunities to share ideas about GIS projects and housing strategies with other neighborhoods.

Minneapolis Neighborhood Information System (MNIS)

Jeffrey Matson, Program Director
330 HHH Center
301 19th Ave. S.
Minneapolis, MN 55455

Phone: 612-625-0081
E-mail: jmatson@umn.edu
Web: www.cura.umn.edu/MNIS.php

Report Number: MNIS 1003

Urban NRP Funding and GIS Analysis of Powderhorn Park

Neighborhood: Powderhorn Park

Students: Peter Giencke, Tami Maddio, Praveena Pidaparathi, Annemarie Kleis

Neighborhood Contact: Elena Gaarder 612-722-4817

Project Description: This project used GIS to produce a series of maps in order to analyze various aspects of the funding from the Neighborhood Revitalization Program in the Powderhorn Park neighborhood. The project entailed comparing various attributes of residential parcels for those who did and did not receive NRP grants. Further, the study sought to determine whether or not those that received down payment grants were still in their homes and comparing this to the neighborhood as a whole. Final research questions included determining how distance affected housing value from a given grant property, and determining a quantitative measure of effectiveness for NRP grants.

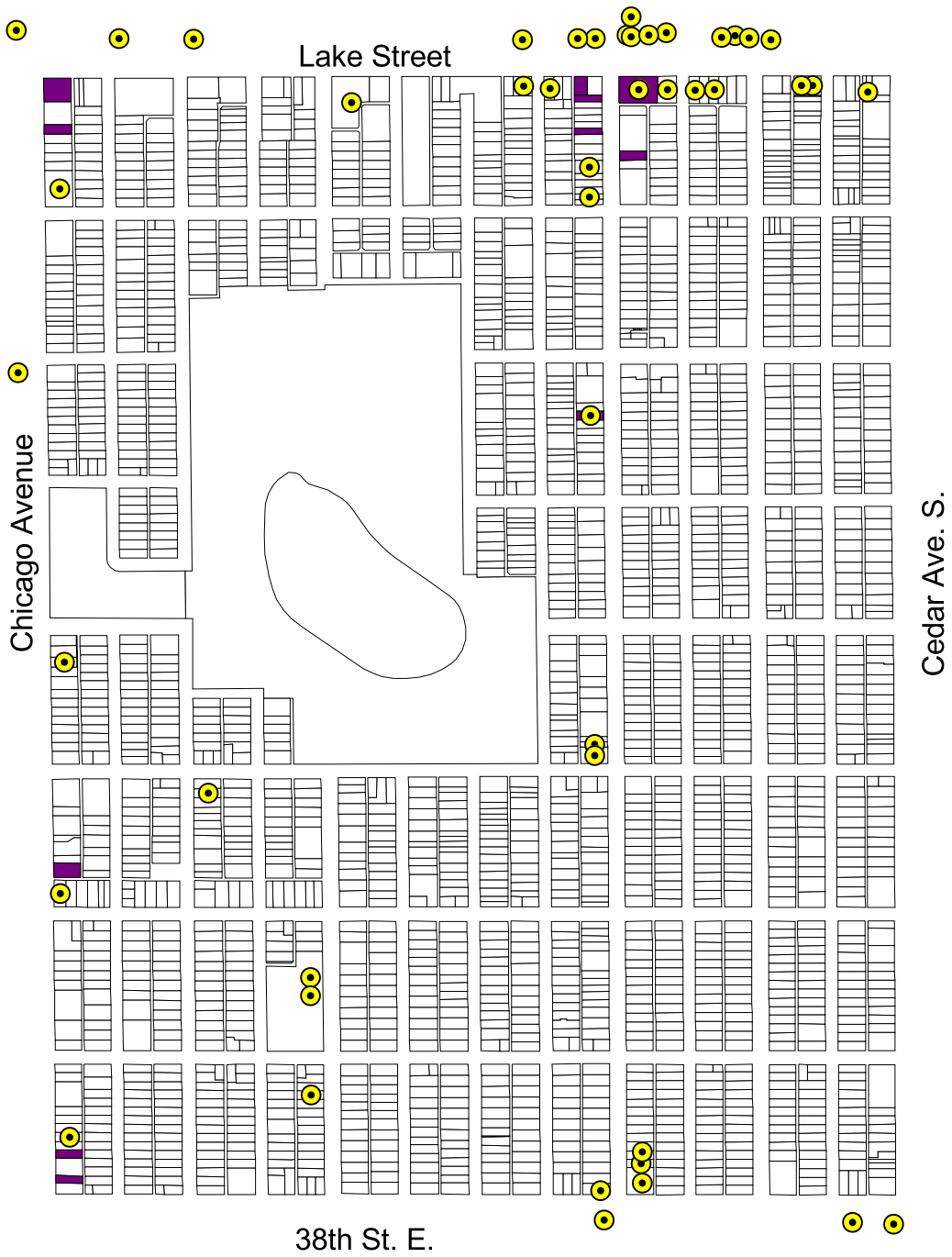
Project Outcomes: In studying the various NRP loan and grant programs it was discovered that the Rental Repair Grants were most beneficial to property values. For each grant, the percentage of properties above the neighborhood mean between 1996 and 2001 were slightly above the total neighborhood percentage. Data was analyzed to see if the grant recipients still owned the properties by comparing the names of grant recipients to the current owners' names for the rental repair and down payment grants. Sixty-one percent of the down payment recipients still reside at the property. A further sixty percent of the rental repair properties are still owned by the grant recipient. In Powderhorn Park, eighty-percent of the housing repair grant properties are homesteaded. These percentages show that the grants were effective in keeping those who received the grant in the neighborhood. The final aspect of our NRP analysis is an attempt to answer broad questions about the effectiveness of the NRP program. This meant using all NRP grants in one overlay, a buffer radius of one parcel, and the use of the property value change from 1996-2001. What we found through this map and statistical analysis were that overall impacts on housing values were difficult to gauge. There was no significant increase, or decrease, in property values for

those parcels receiving grants and those properties surrounding 'granted' properties.


Challenges/Limitations: One of the problems facing this project was determining the best method of accurately gauging NRP effectiveness. Initially, building condition was to be used as a means of determining NRP effectiveness. However, it was decided that the means by which building condition was determined was too sporadic, too generalized, and not available over time, to be used as the principal analysis tool. Building permits were also looked at as a way of determining effectiveness, ideally that the grants given out would 'inspire' others to also try to better their properties. Unfortunately this data was not available on a neighborhood-wide basis and would have to be looked up per parcel.

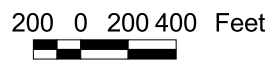
Data Sources: City of Minneapolis, Powderhorn Park Neighborhood Association.

PPNA
 Significant Change in Commercial Property Values

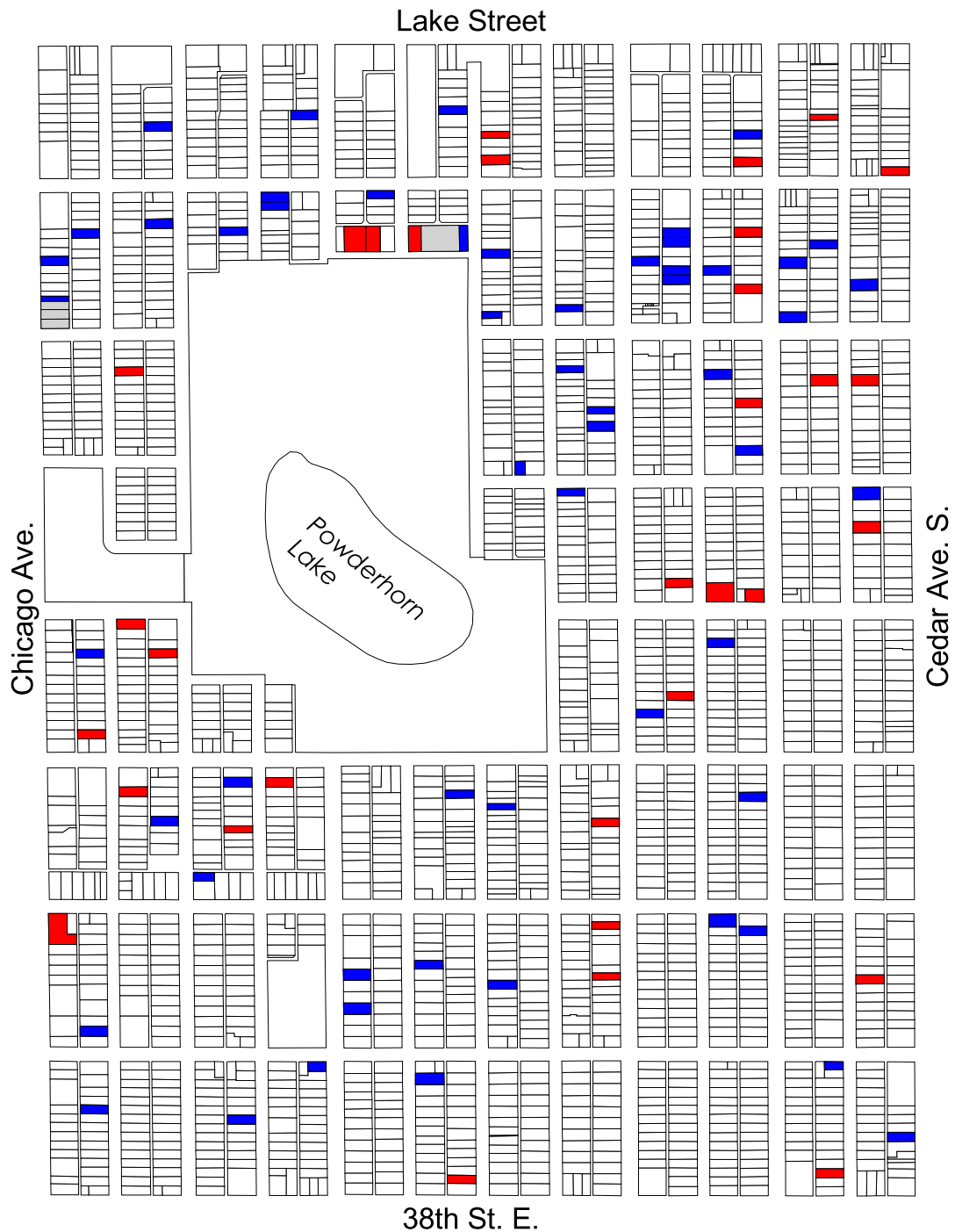


11 properties had significant change in property values, that is were below mean in 1991 and were above mean in 1996.

-  Commercial Property Grants
-  Significant Change in Property Values



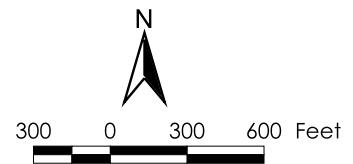
PPNA NRP Phase 1: Down Payment Grant Property Ownership



Down Payment Grant Property Owner Status

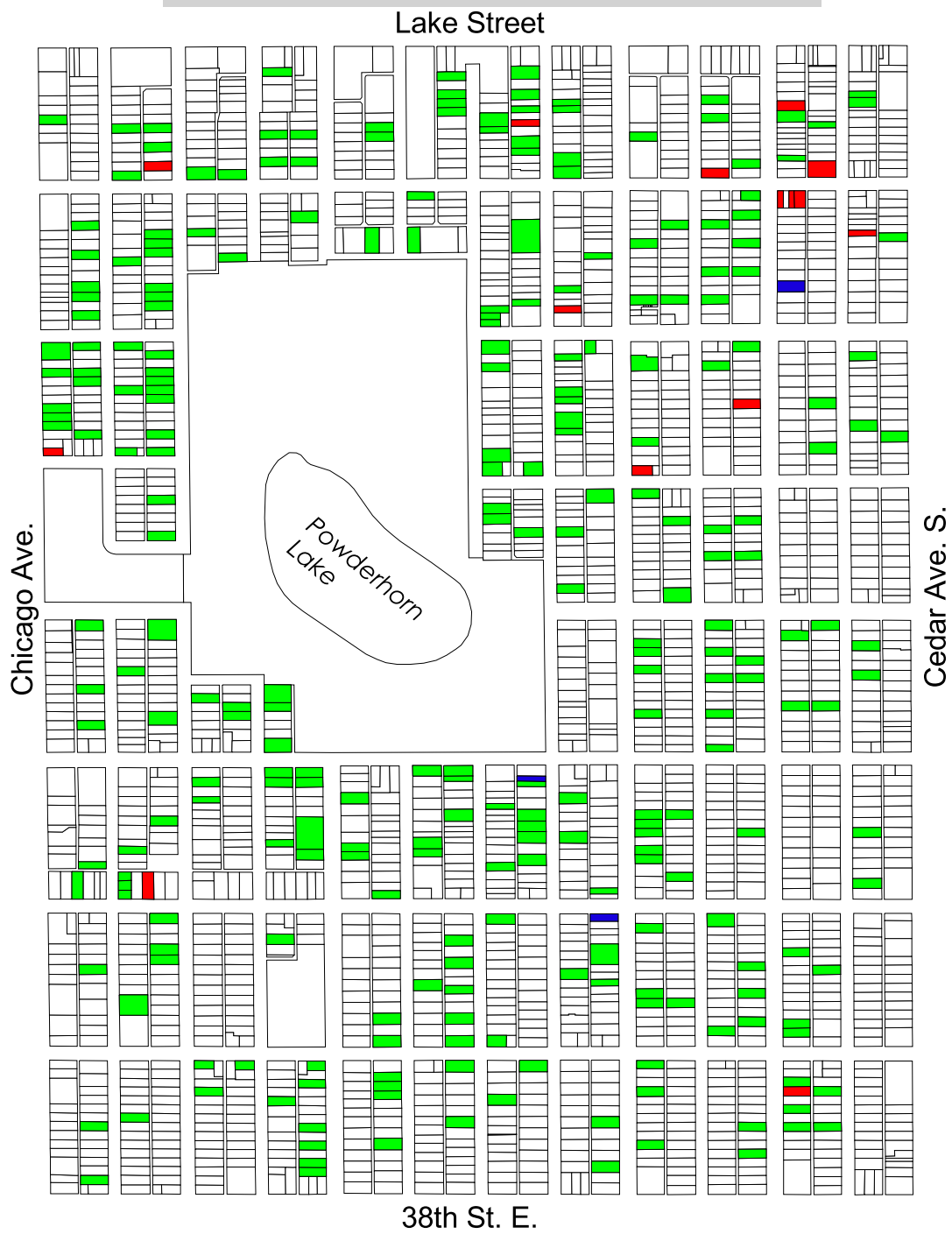
- Grant recipient is no longer the property owner
- Grant recipient is still the property owner
- No Data

61% of Down Payment Grant recipients still own the property
 35% of Down Payment Grant recipients do not own the property



Map Date: December, 2001
 Data Source: PPNA & the City of Minneapolis

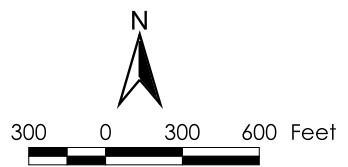
PPNA NRP Phase 1 Housing Repair Grant Properties: Building Conditions



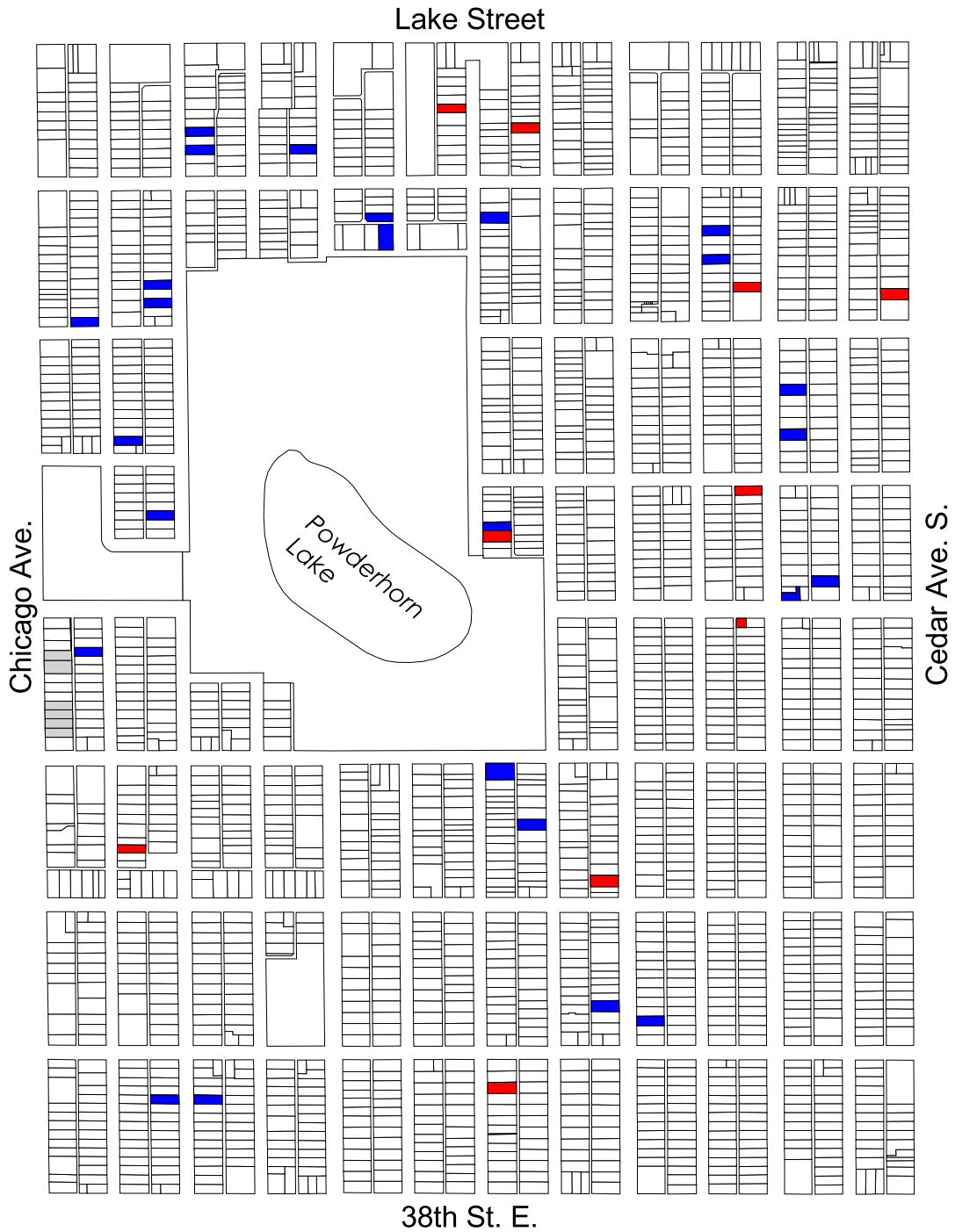
Housing Repair Grant Properties: Building Conditions

- Above Average
- Average
- Problematic

1 = High 8 = Low



PPNA NRP Phase 1: Rental Repair Grant Property Ownership



Rental Repair Property Owner Status

- Grant recipient is no longer the property owner
- Grant recipient is still the property owner
- No Data

60% of Rental Repair Grant recipients still own the property
24% of Rental Repair Grant recipients do not own the property

