Race, Place, and Equity

Minneapolis 2040



Minneapolis, Minnesota



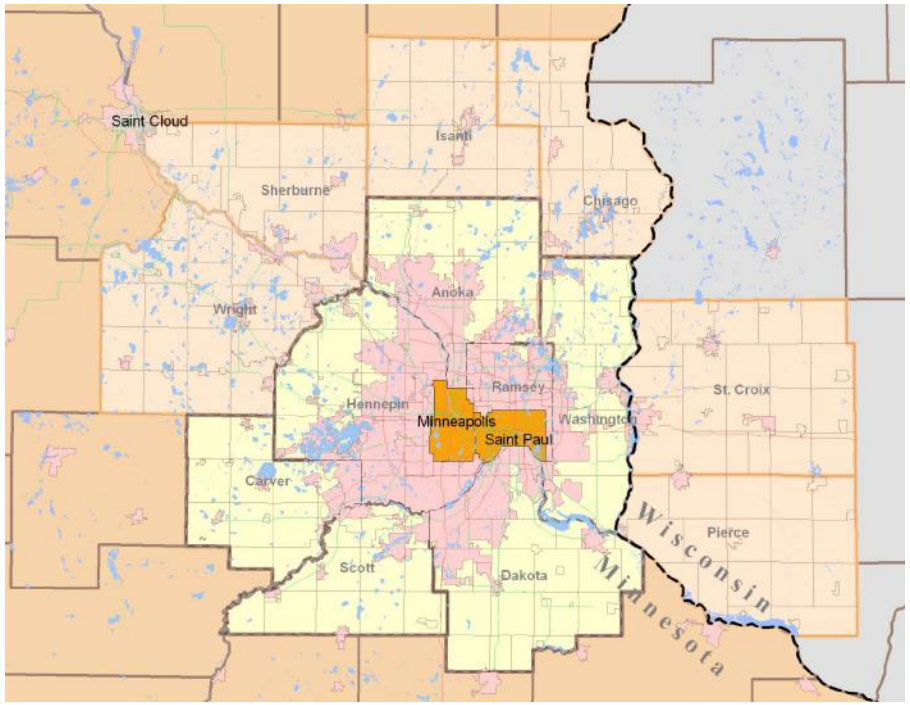




Photo by Dan Anderson, Courtesy of Meet Minneapolis

	2010	2019	2040 (projected)
Minneapolis	382,578	435,885	485,000
Minneapolis – St. Paul Region*	2,849,567	3,152,564	3,738,047

*Numbers for 7-County MPO only (Metropolitan Council)
MSA in 2018 – 3,629,190, CSA in 2018 – 4,014,593

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



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

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



generation
trying to climb





Eliminate Disparities



In 2040, Minneapolis will see all communities fully thrive regardless of race, ethnicity, gender, country of origin, religion, or zip code having eliminated deep – rooted disparities in wealth, opportunity, housing, safety, and health.

MINNEAPOLIS

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

The ugly history of racism is buried in tl
homeowners across Minneapolis.

From the neighborhoods near Lake Nok
Creek to subdivisions in Northeast's Wa
out requirements meant to keep people
race" out.

Now, a team of local researchers aims t
the nation to map every residential lot's
covenants. Their painstaking research is
technology that will let them scan recor
tomes or on microfilm in the Hennepin

"If we succeed, we'll be the first city in tl
director of the joint effort between Augs
Historyapolis Project, and the Universit
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.

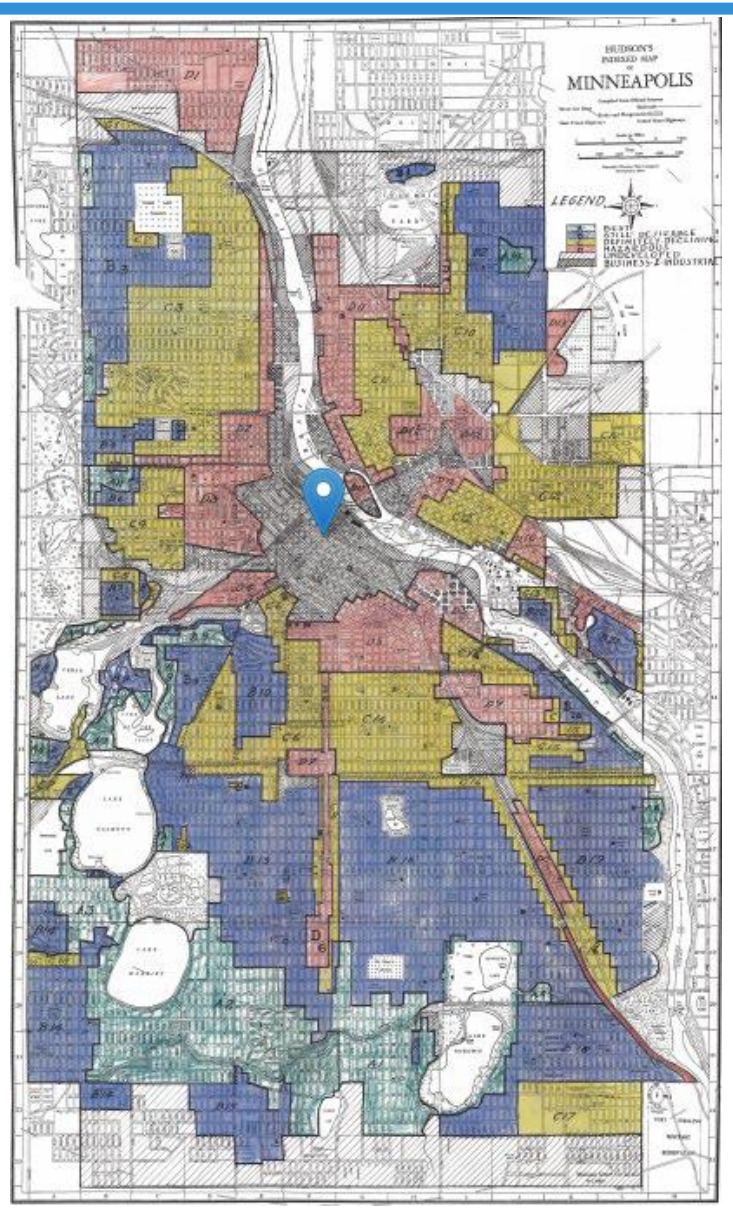
(*d*) Prohibition of the erection of more than one dwelling per lot.

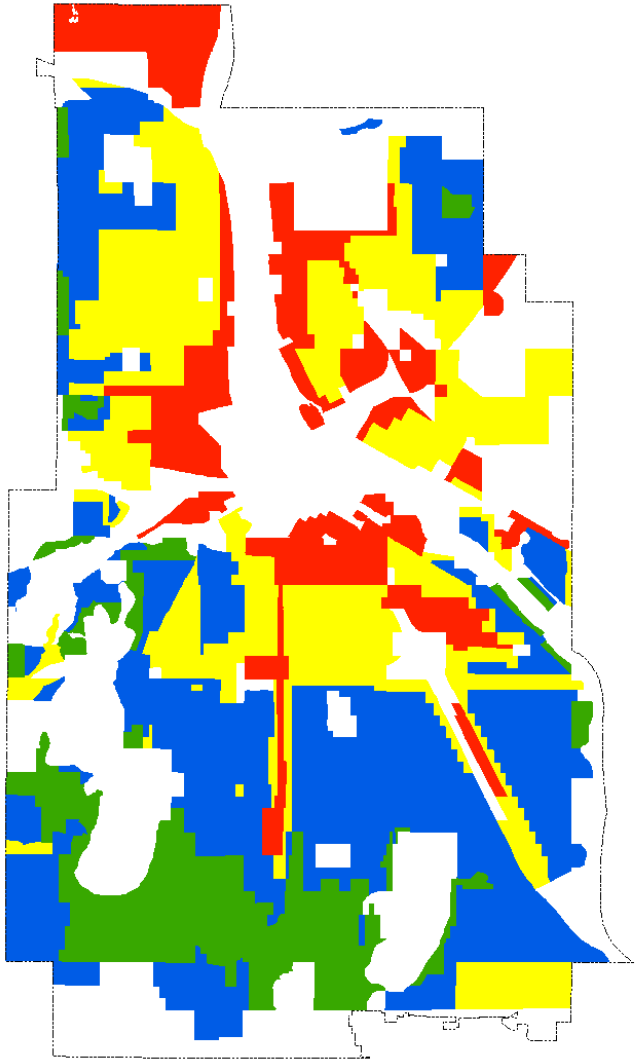
(*e*) Control of the design of all buildings through requiring their approval by a qualified committee and by appropriate cost limitations.

(*f*) Prohibition of nuisances or undesirable buildings such as stables, pig pens, temporary dwellings, and high fences.

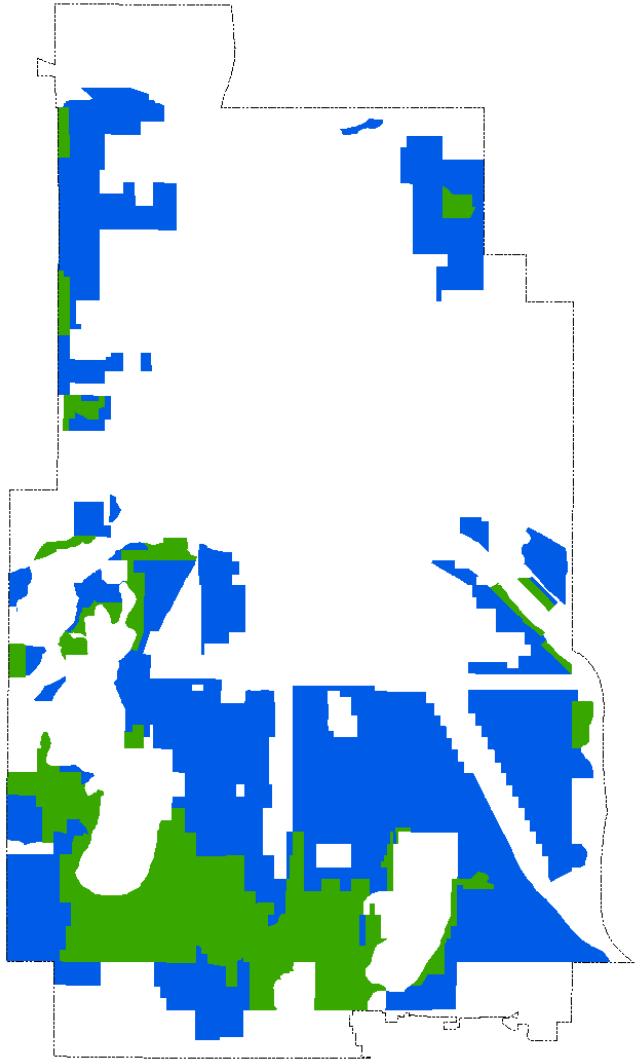
(*g*) Prohibition of the occupancy of properties except by the race for which they are intended.

(*h*) Appropriate provisions for enforcement.

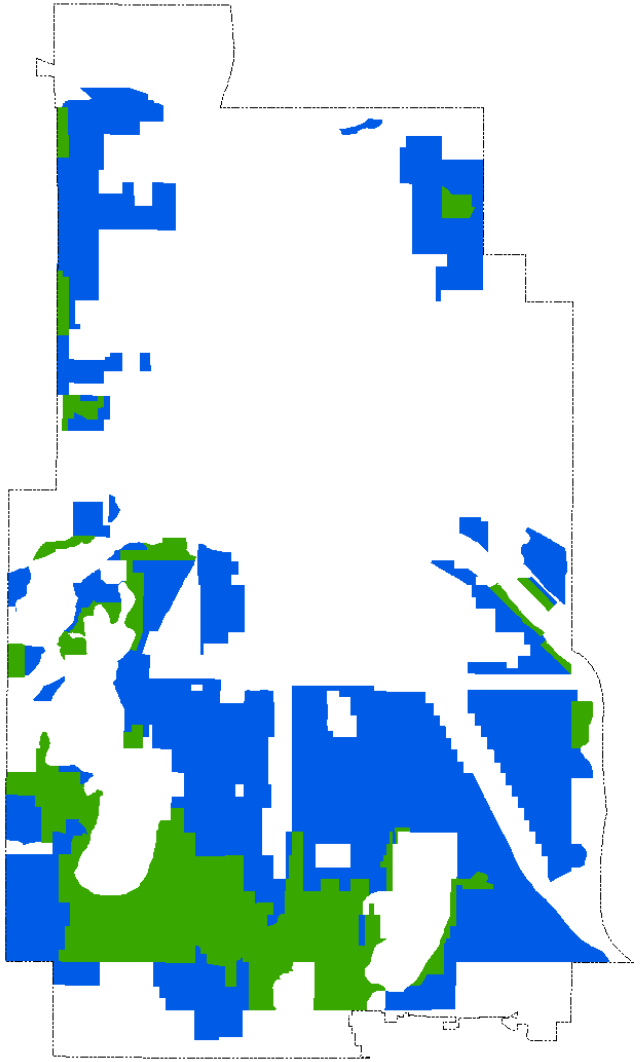




Redlining (1930s)
- Best
- Still Desirable
- Definitely Declining
- Hazardous

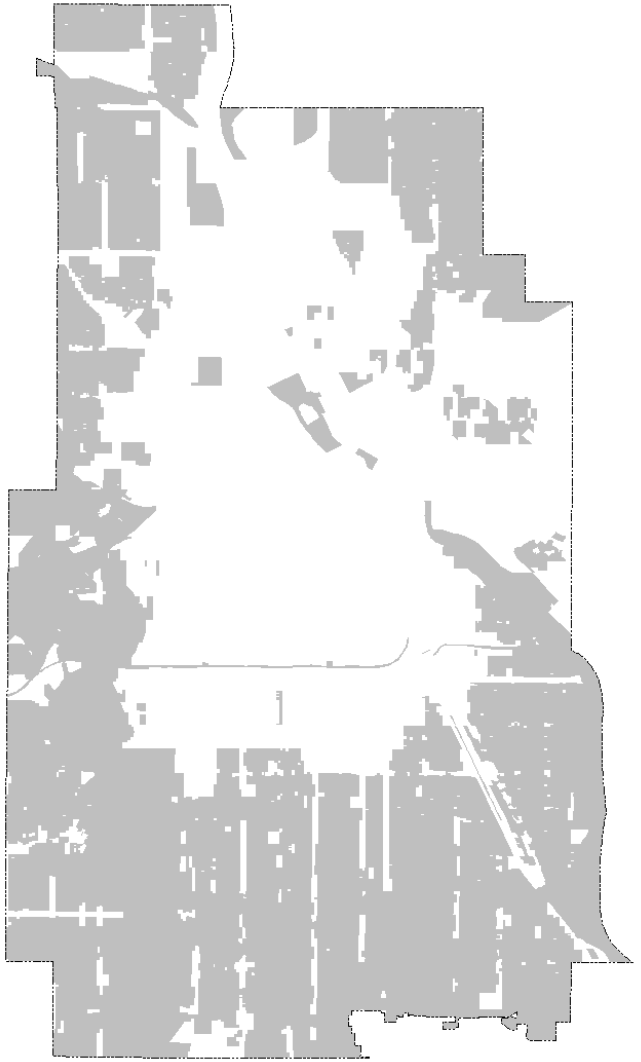


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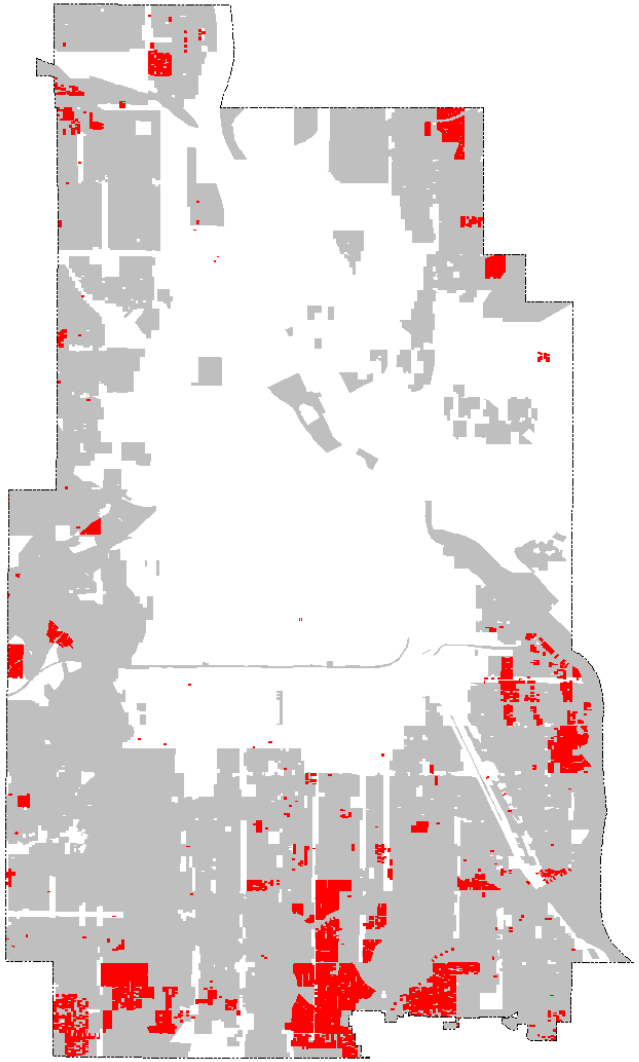


Redlining (1930s)

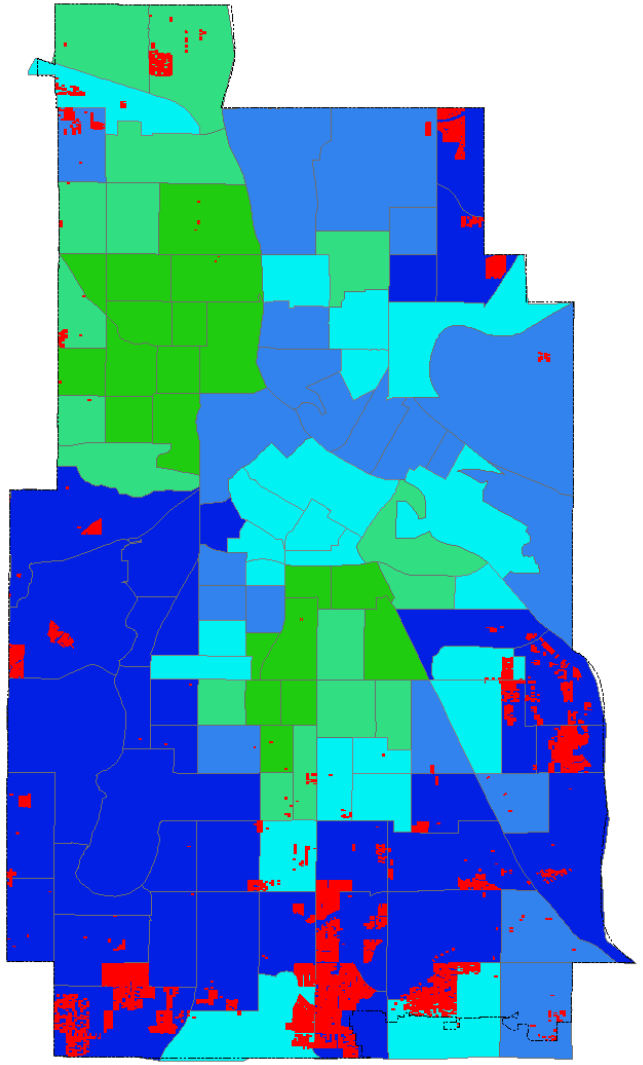
- Best
- Still Desirable
- Definitely Declining
- Hazardous



- Single-Family Zoning (Through 2019)



Found Racial Covenants (1910-1948)
Single-Family Zoning (Through 2019)



Found Racial Covenants (1910-1948)

Percent White (2013-2017 ACS)

- 5% to 26%
- 26% to 45%
- 45% to 65%
- 65% to 78%
- 78% to 95%

Redlining

+

Racially-Restrictive Covenants

+

Single Family Zoning

=

Lack of housing choice and wealth-building for Black and Indigenous People of Color

Rental Housing Affordability in Minneapolis Neighborhoods

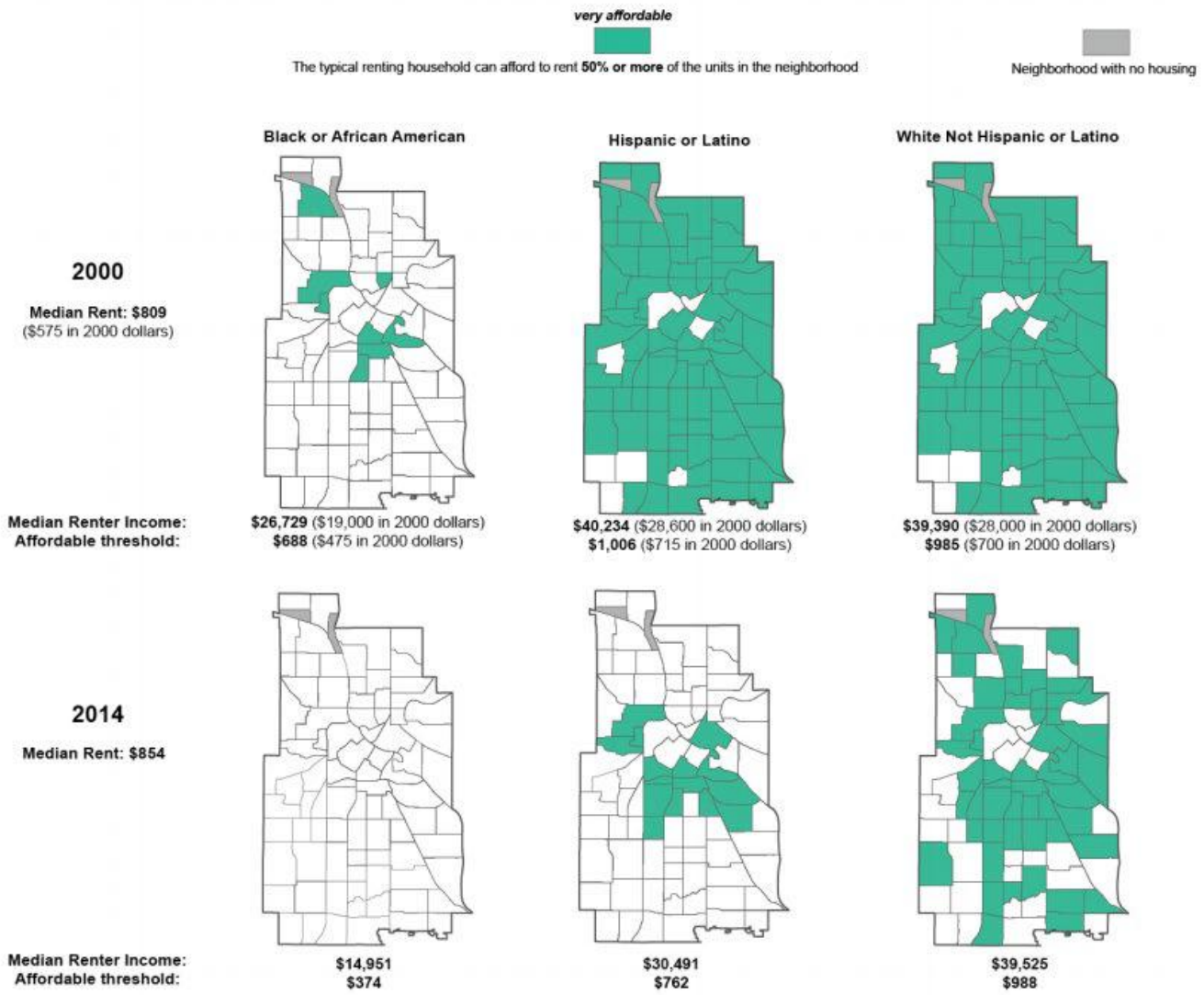
Change in Rental Affordability by Race/Ethnicity 2000 and 2014

ource: Author calculations, 2000 Census, 010-2014 ACS, 2000 IPUMS, 2010-2014 PUMS

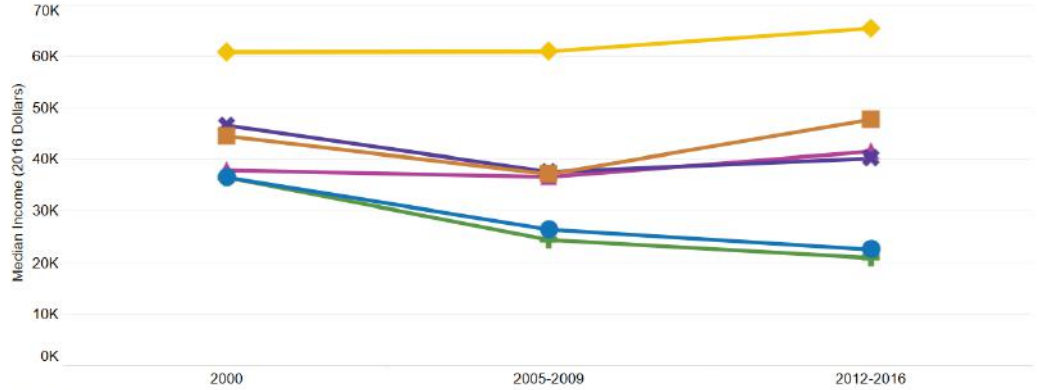
ll bolded values adjusted to 2014 dollars

ncomes for households

EVRA

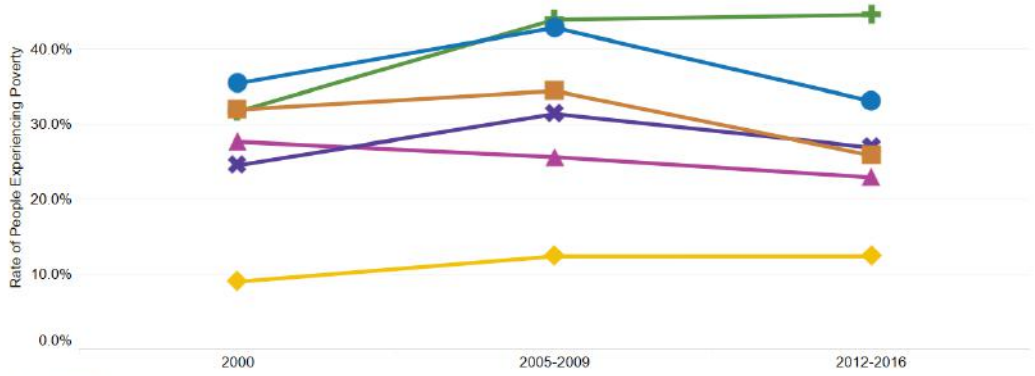


Median Income by Race/Ethnicity in Minneapolis



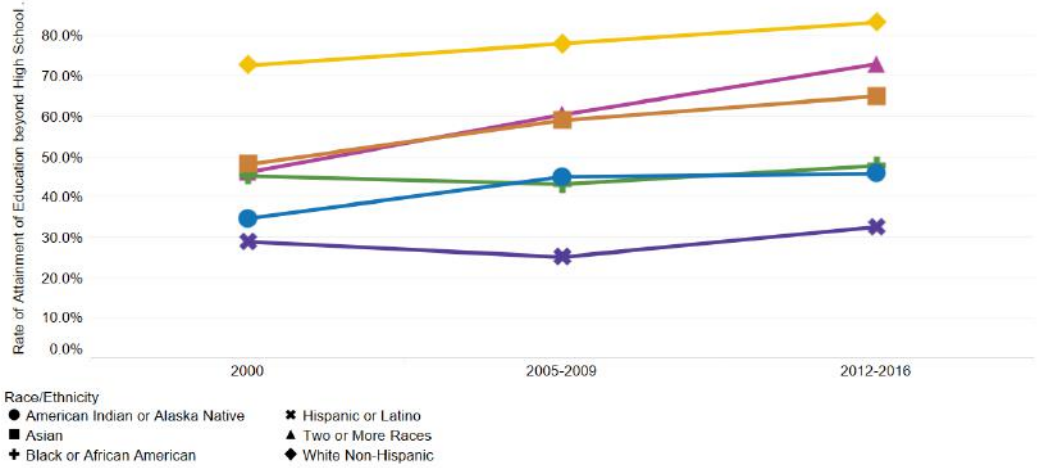
Sources: Decennial Census, American Community Survey

Poverty by Race/Ethnicity in Minneapolis



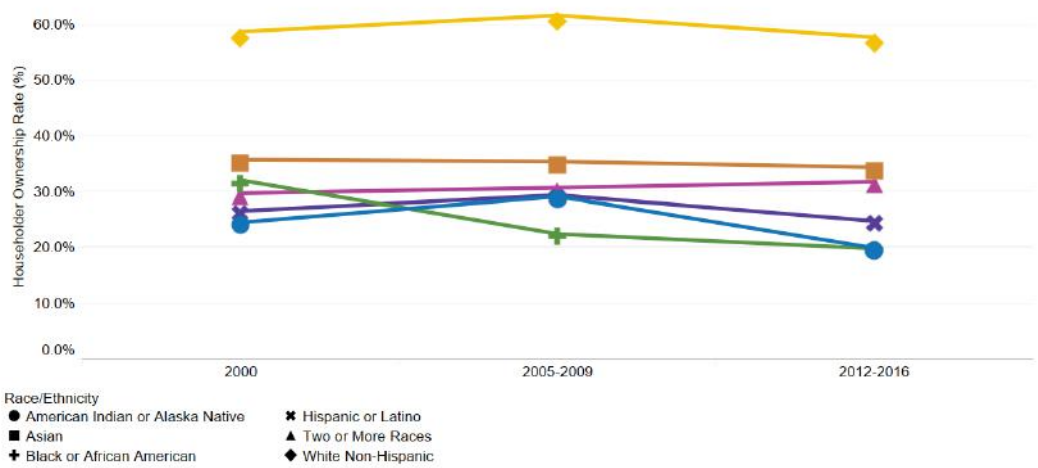
Sources: Decennial Census, American Community Survey

Attainment of more than a HS Diploma by Race in Minneapolis

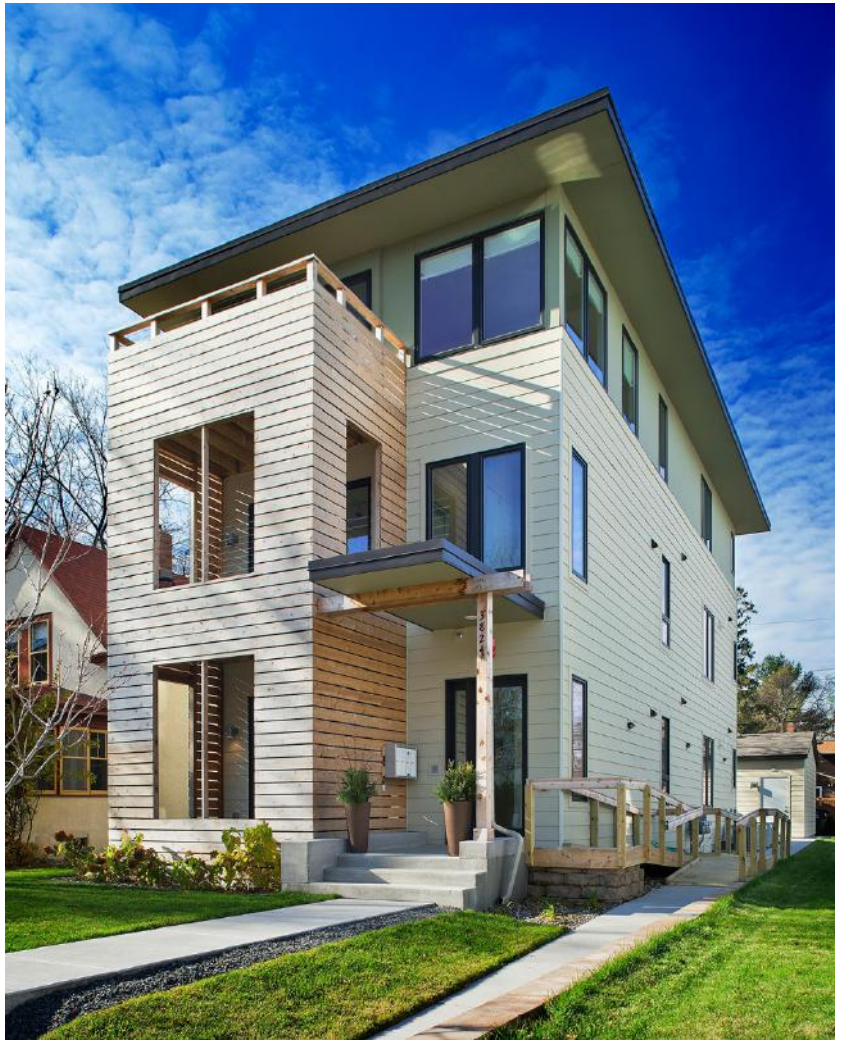


Sources: Decennial Census, American Community Survey

Home Ownership by Race/Ethnicity in Minneapolis



Sources: Decennial Census, American Community Survey

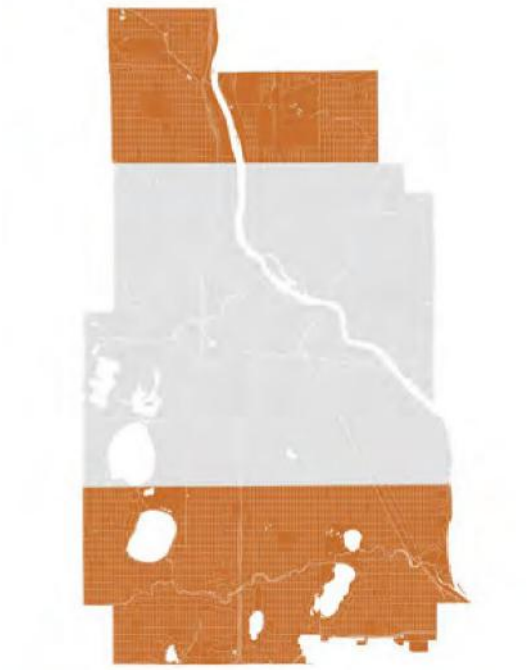


Incremental (Choice)



Substantial (Supply)

Outer Neighborhoods





Inner Neighborhoods



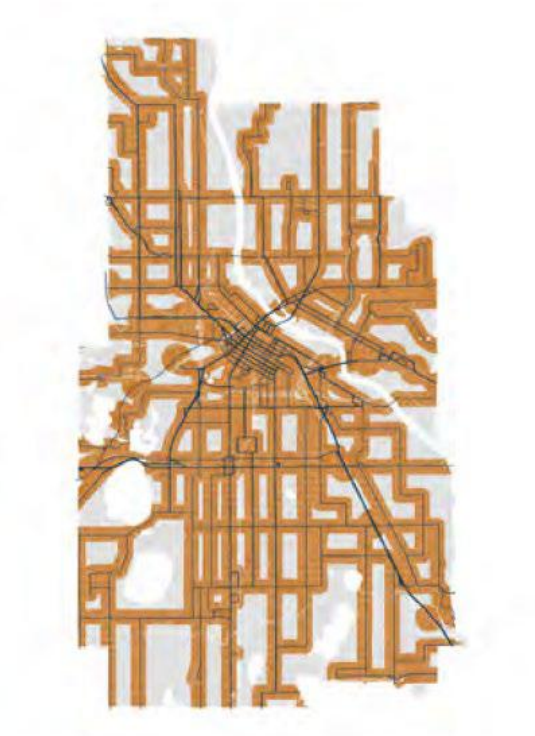


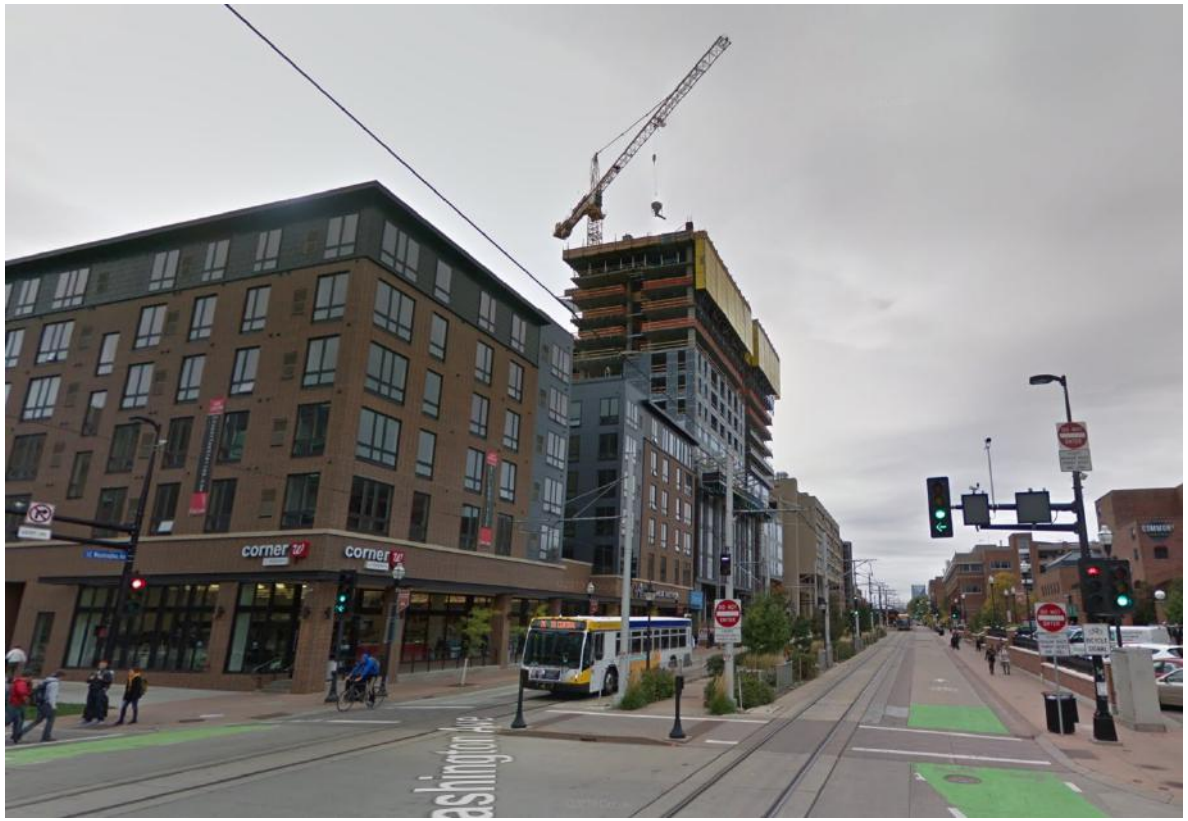
Downtown





Transit Corridors





Predictability:

Allow multifamily housing with a clear and simple regulatory path for approval.

Transit 20

The Transit 20 district is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and in downtown.

Built Form Guidance: New and remodeled buildings in the Transit 20 district should reflect a variety of building types on both moderate and large sized lots. Upper floors of taller buildings should be set back to increase access to light and air. Building heights should be 6 to 20 stories. Building heights should be at least 6 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Transit 20 district. Requests to exceed 20 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.



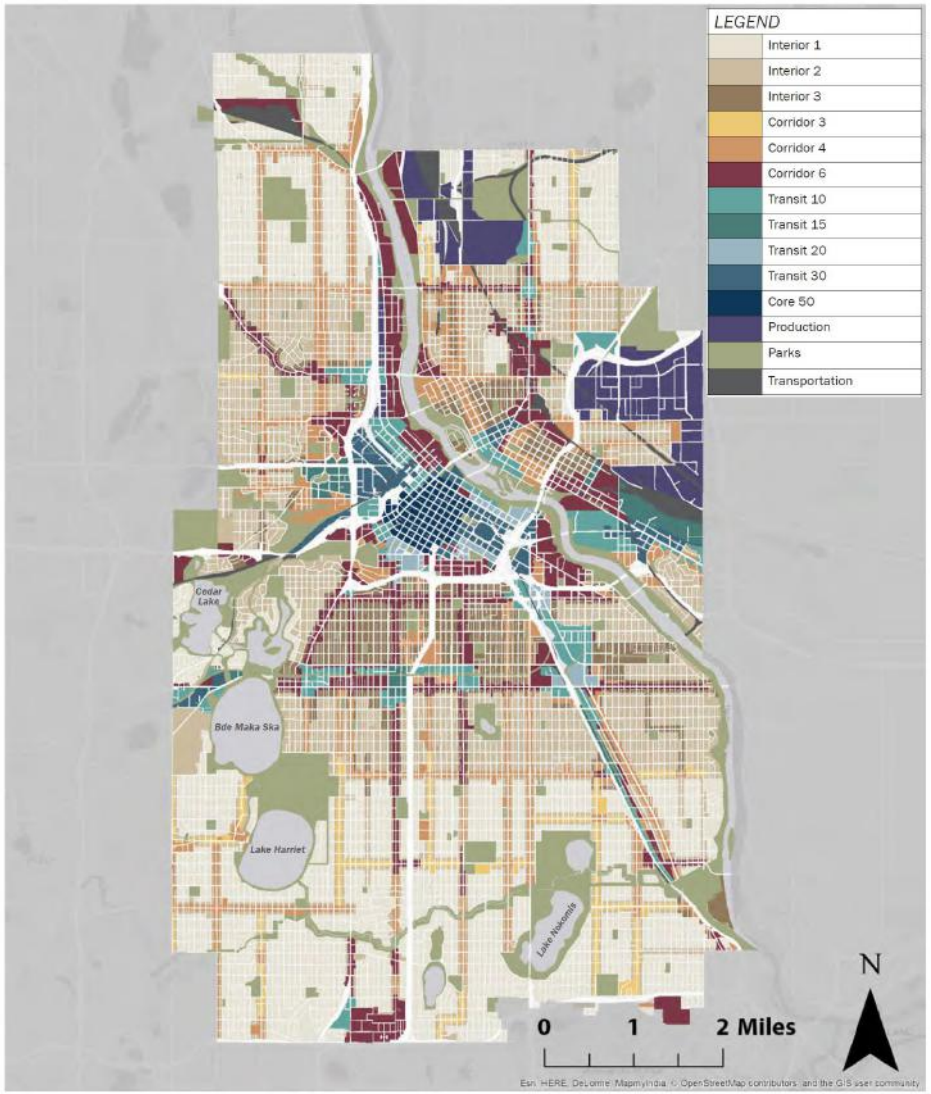
Related policies:

Policy 1: Access to Housing

Policy 2: Access to Employment

Policy 4: Access to Commercial Goods and Services

Map color:



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 and remodeled buildings in the Interior 1 district should be small-scale residential. Individual lots are permitted to have up to three dwelling units. Combining of lots is generally not permitted. Building heights should be 1 to 2.5 stories.





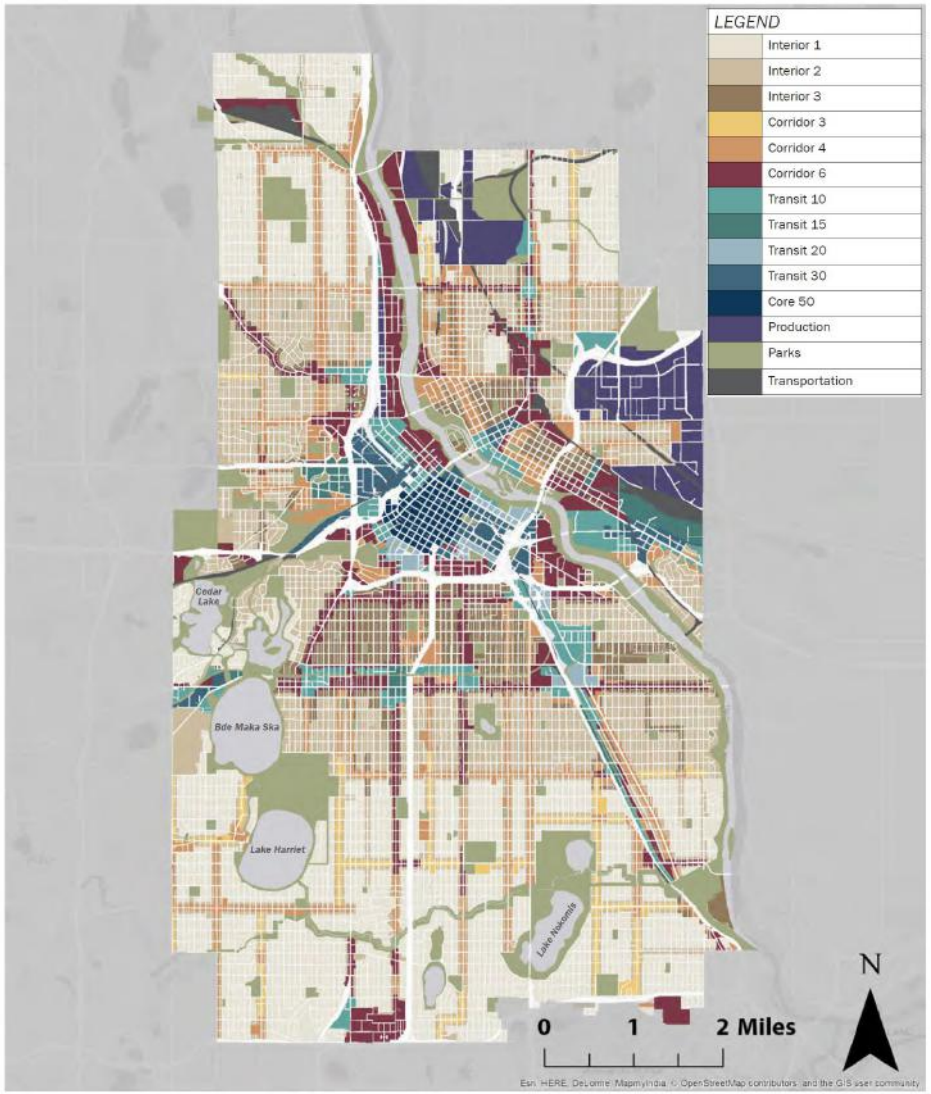
Related policies:

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Policy 4: Access to Commercial Goods and Services

Map color:



98° Freezing, even though one guy jogging with shirt off

the ONION
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RECENT NEWS

Aaron Eckhart Likes To Make One Frankenstein Movie For Them, One

City Councilman Unearths Magical Zoning Amulet

NEWS • Human Interest • Supernatural • Government • Business • ISSUE 41•34 • Aug 24, 2005





Predictability: Achieving Plan Goals



Eliminate disparities

In 2040, Minneapolis will see all communities fully thrive regardless of race, ethnicity, gender, country of origin, religion, or zip code having eliminated deep-rooted disparities in wealth, opportunity, housing, safety, and health.



Affordable and accessible housing

In 2040, all Minneapolis residents will be able to afford and access quality housing throughout the city.



Living-wage jobs

In 2040, all Minneapolis residents will have the training and skills necessary to participate in the economy and will have access to a living-wage job.



Complete neighborhoods

In 2040, all Minneapolis residents will have access to employment, retail services, healthy food, parks, and other daily needs via walking, biking, and public transit.



Climate change resilience

In 2040, Minneapolis will be resilient to the effects of climate change and diminishing natural resources, and will be on track to achieve an 80% reduction in greenhouse gas emissions by 2050.

minneapolis | 2040

CITY PAGES News Music Food & Drink Arts & Leisure Calendar Movies Best Of Promotions

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

Monday, December 17, 2018 by Pete Kotz in News

streetsmn

The New York Times

Minneapolis, Tackling Housing Crisis and Inequity, Votes to End Single-Family Zoning

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

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

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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.

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.

Minneapolis' Secret 2040 Sauce was Engagemen

BROOKINGS eapolis Comprehensive Plan, Planning

THE AVENUE

Minneapolis 2040: The most wonderful plan of the year

Jenny Schuetz · Wednesday, December 12, 2018

MINNPOST

HOME POLITICS & POLICY HEALTH EDUCATION ENVIRONMENT ARTS & CULTURE ECONO

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

Email Facebook Twitter Print

Esquire

DEC 07, 2018 • 4:48 PM

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 BRUNEY

southwestjournal

Southwest Minneapolis' Community Newspaper

NEWS FOCUS VOICES MORE

NEWS

Minneapolis passes 2040 plan for more people in every neighborhoo

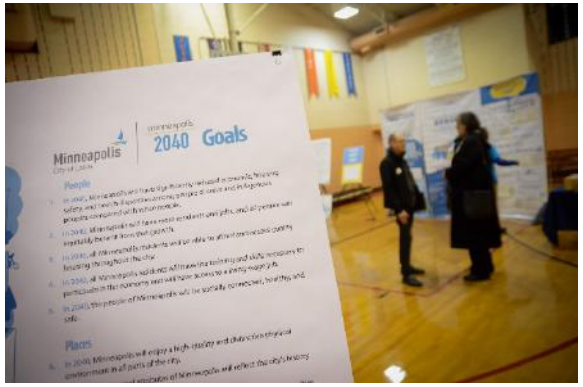

Neighbors for More Neighbors
SHARE OUR CITIES
end the shortage: more homes now.
MPLS 2040 | NEIGHBORS FOR MORE NEIGHBORS


DON'T
BULLDOZE
OUR NEIGHBORHOODS
Change the 2040 PLAN!
MINNEAPOLISFOREVERYONE.ORG
THIS HOME SOON
ZONED FOR
EXTINCTION
ASK ME ABOUT
MPLS 2040

What made it work?



Engagement



Goals



Advocacy



Leadership

Legal Challenge

State of Minnesota by Smart Growth Minneapolis, et al. v. City of Minneapolis, No. 27-CV-18-19587, A19-0999



Comprehensive plan background

- Metropolitan Council formed in 1967
  - Regional policymaking body across seven-county region around Twin Cities
  - Creates regional development guides and plan
- Metropolitan Land Planning Act – 1976 (Minn. Stat. § 473.851-871)
  - Requires cities/counties to adopt/amend comprehensive plans every ten years that address:
    - Natural resources
    - Transportation infrastructure
    - Land use compatibility
    - Habitat/agricultural preservation
    - Population growth as forecasted by Metropolitan Council
  - Creates review structure for comprehensive plans:
    - Conformance with Metropolitan Council requirements
    - Consistency with adopted Metropolitan Council plans (e.g., water, transportation)
    - Compatibility with other local government plans

Legal basis of challenge
Minnesota environmental laws

- Minnesota Environmental Rights Act (MERA) passed in 1971 – citizen rights
  - Requires "prima facie showing that the conduct of the defendant has, or is likely to cause the pollution, impairment, or destruction of the air, water, land or other natural resources located within the state"
- Minnesota Environmental Policy Act (MEPA) passed in 1973 – government action
  - Requires review where "there is potential for significant environmental effects resulting from any major governmental action"
  - Agency rules exempt comprehensive plans and general zoning ordinances from review

Lawsuit allegations

- Assumes “immediate and full build-out per 2040 Plan,” which would:
  - allow building of 150,000 new dwelling units
  - increase “potential for and likelihood of” increases in impervious surface area, number of residents, and loss of tree coverage/green space
  - create large increase in impervious surface area, increasing contaminant load and runoff when assuming no mitigation measures or changes to City facilities
  - threaten adequacy of public infrastructure
  - increase traffic congestion
  - harm air quality
  - threaten aesthetic livability, tree coverage, and bird/wildlife habitat
  - more double of total trips per day, impacting roadway capacity, safety, parking, congestion, and air quality assuming no changes in transportation, bike and transit facilities
- Claimed adverse environmental effects were likely from “increased density, use and scale resulting from the implementation”

Current Stage of Lawsuit

- Lawsuit filed November 2018 with TRO, four days before City Council vote on adoption of 2040 Plan
  - Court denied TRO
- City moved to dismiss
- District court dismissed because
  - (1) MEPA exemption of comprehensive plan from environmental review; and
  - (2) allegations didn't meet required prima facie showing of causation
- Court of Appeals affirmed
- MN Supreme Court hearing on October 7, 2020