

Land ownership in Hennepin County

Who owns land in Hennepin county?

A quantitative approach

1. How has the structure of ownership in Henn county/Minneapolis changed?
2. What does this look like across time, specifically encompassing the foreclosure crisis?
 - Yearly snapshots 2002-2018
3. Where do the landowners live in relation to their property
 - Owner occupied, same zip, owner in metro region, owner outside of metro region
4. Applying shifting ownership framework
 - Areas with concentrations of racial covenants?

Data and limitations

Each **parcel** is categorized by owner distance and form of ownership

Source:

Minneapolis parcel data 2002-2018

- Compiled **monthly** by the **Hennepin County GIS Office**
- Parcel geometry by the **Hennepin County Resident and Real Estate Services Survey Division**
- Tax Attributes by the **Hennepin County Real Estate Services** property tax information system.

Limitations:

- Some EMV and parcel area calculations are missing
- Taxpayer as owner
- Homestead, tax exempt, land use reliability change as data is not standardized

Determining forms of ownership

Based on Harvard JCHS rental property ownership categorization

LLC - Limited Liability Corporation

LP - Limited Partnerships

LLP - Limited Liability Partnerships

Individual

Corporation

Cooperative

Trust

Community land trust, living trust ← not great

- City of lakes comm land trust and living trusts

Private Institutions

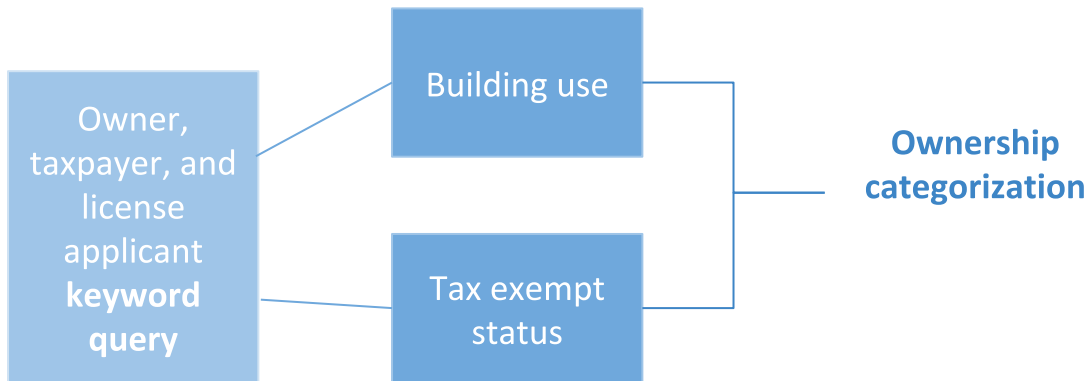
- MCAD apartments

Charity, NonProfit, Religious Inst.

- Urban Homeworks Inc

Public, City, State, Municipal, Fed owned

- MPHA and DOT

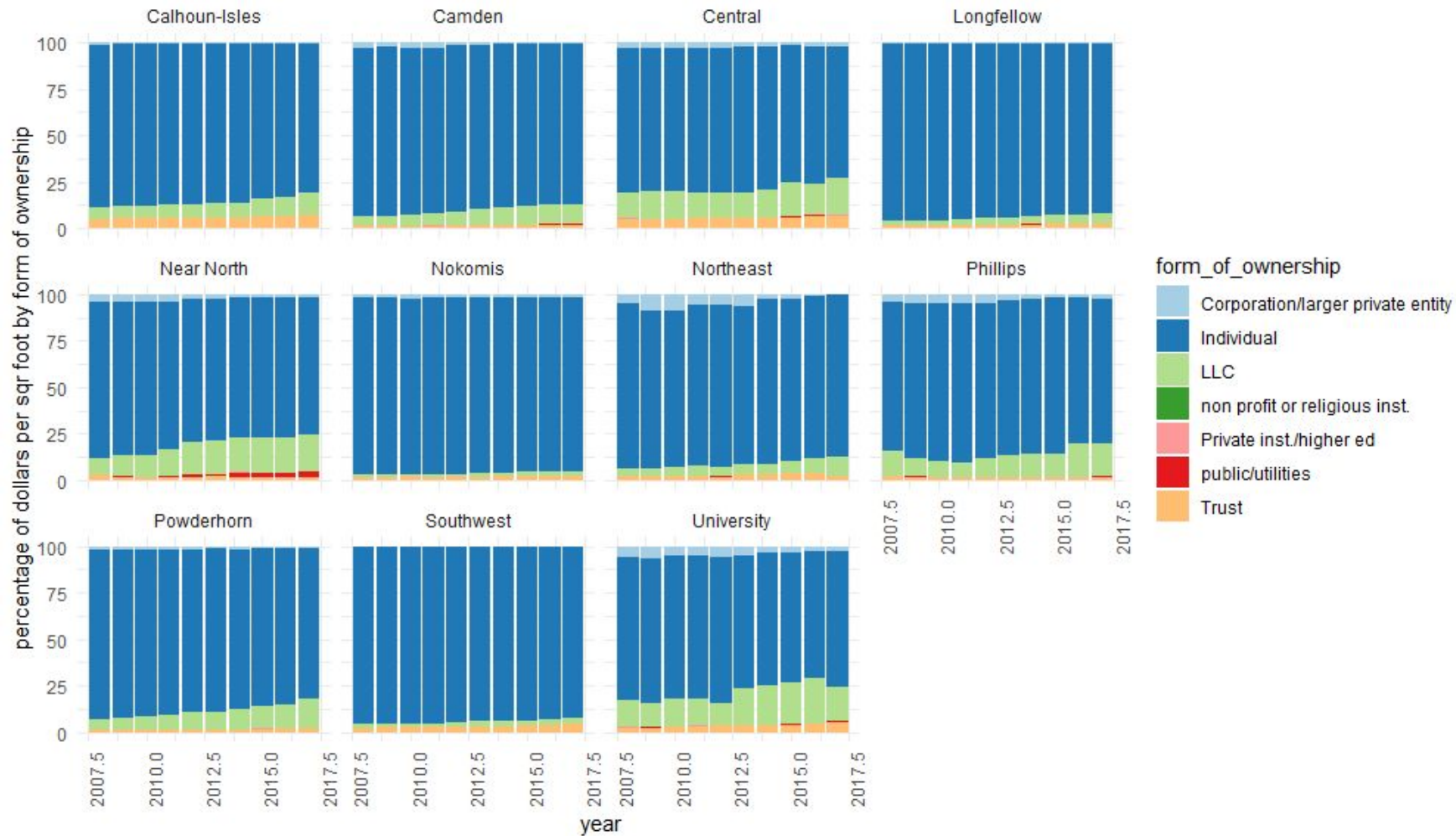


Owner location

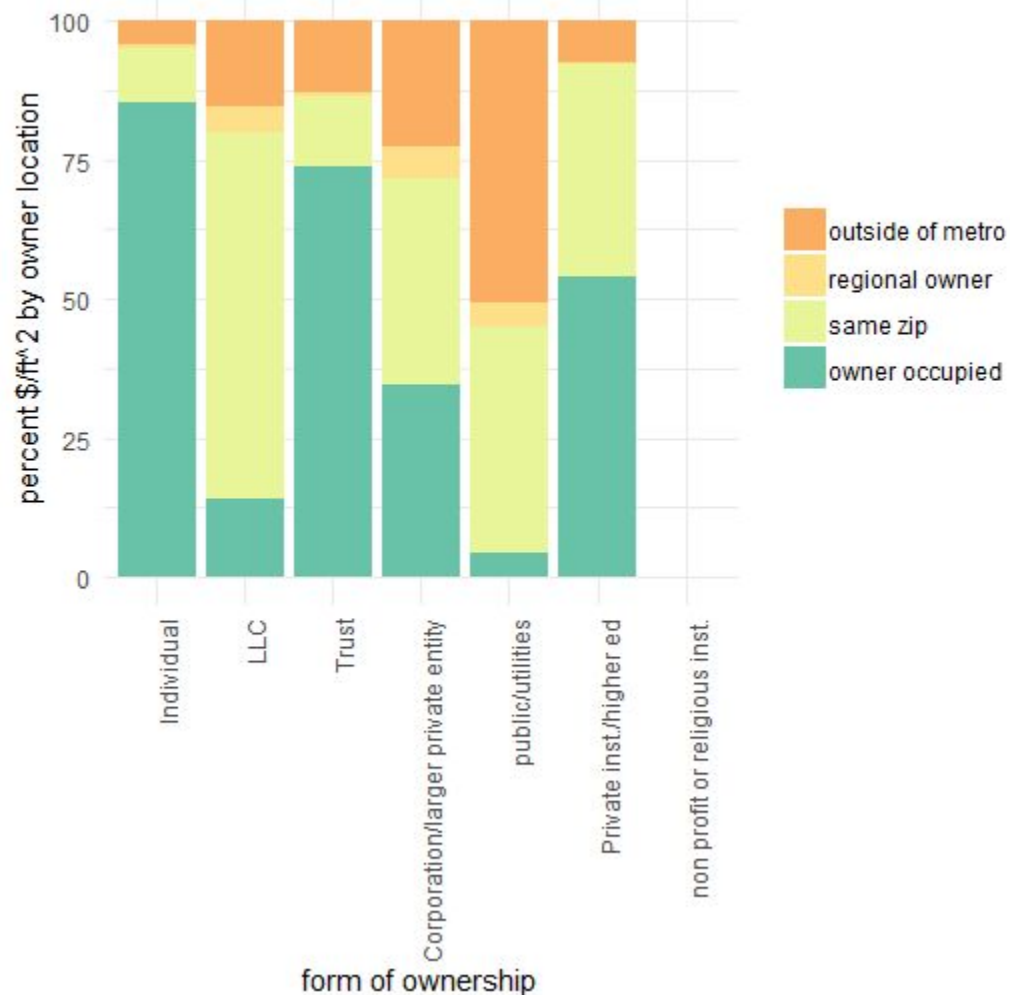
Property taxes or homestead to determine location:

- Outside of the metro
- Regional owner
- Same zip
- Owner occupied

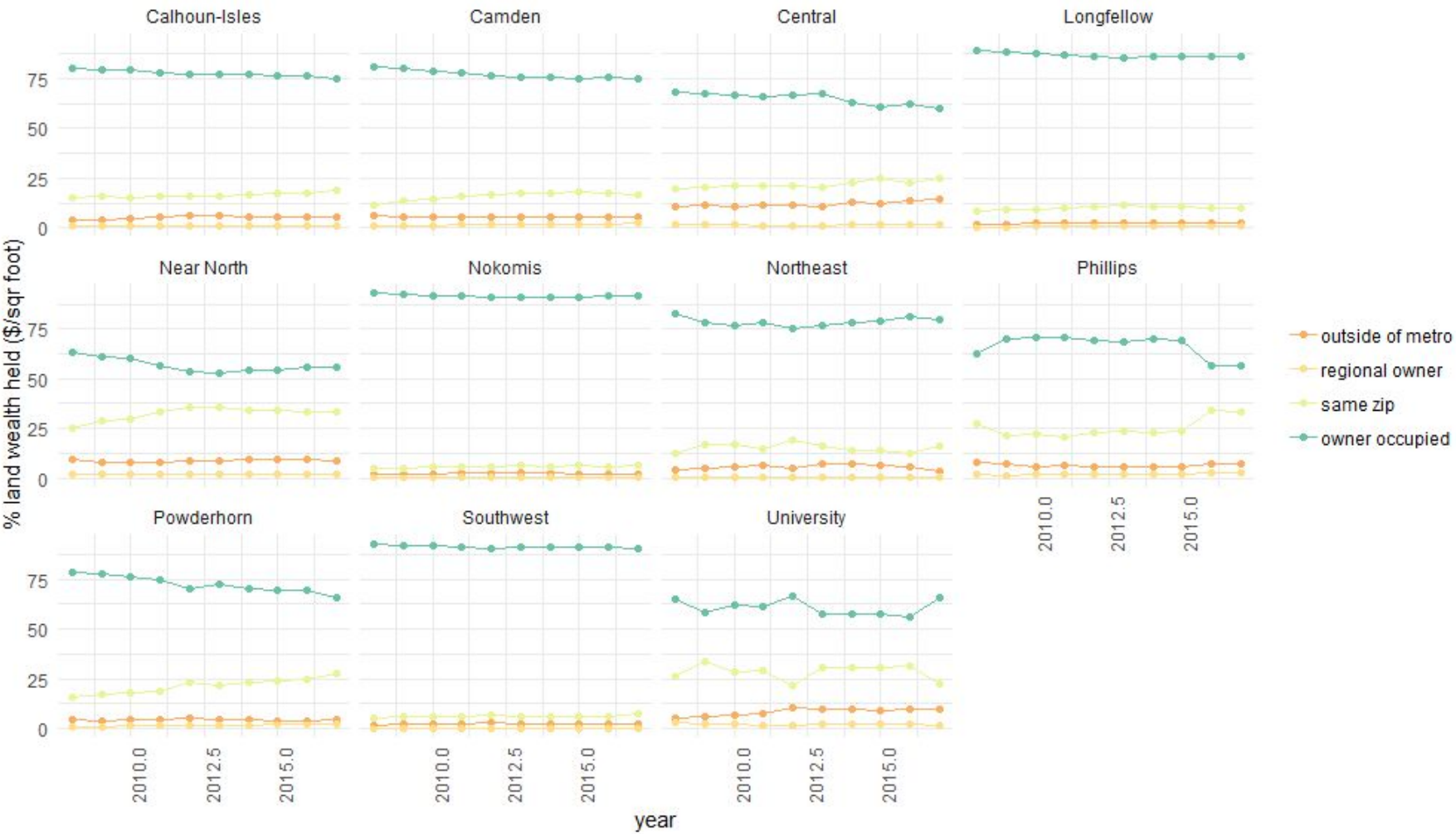
Land wealth held by different forms of ownership across time and community



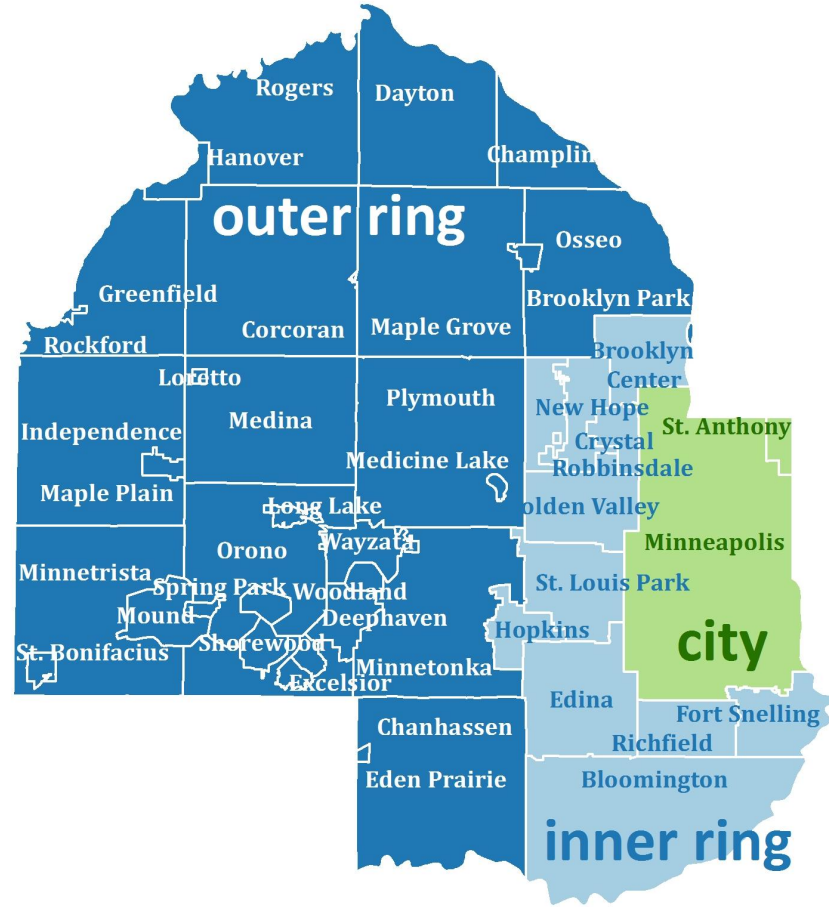
Land wealth held by owner location by form of ownership



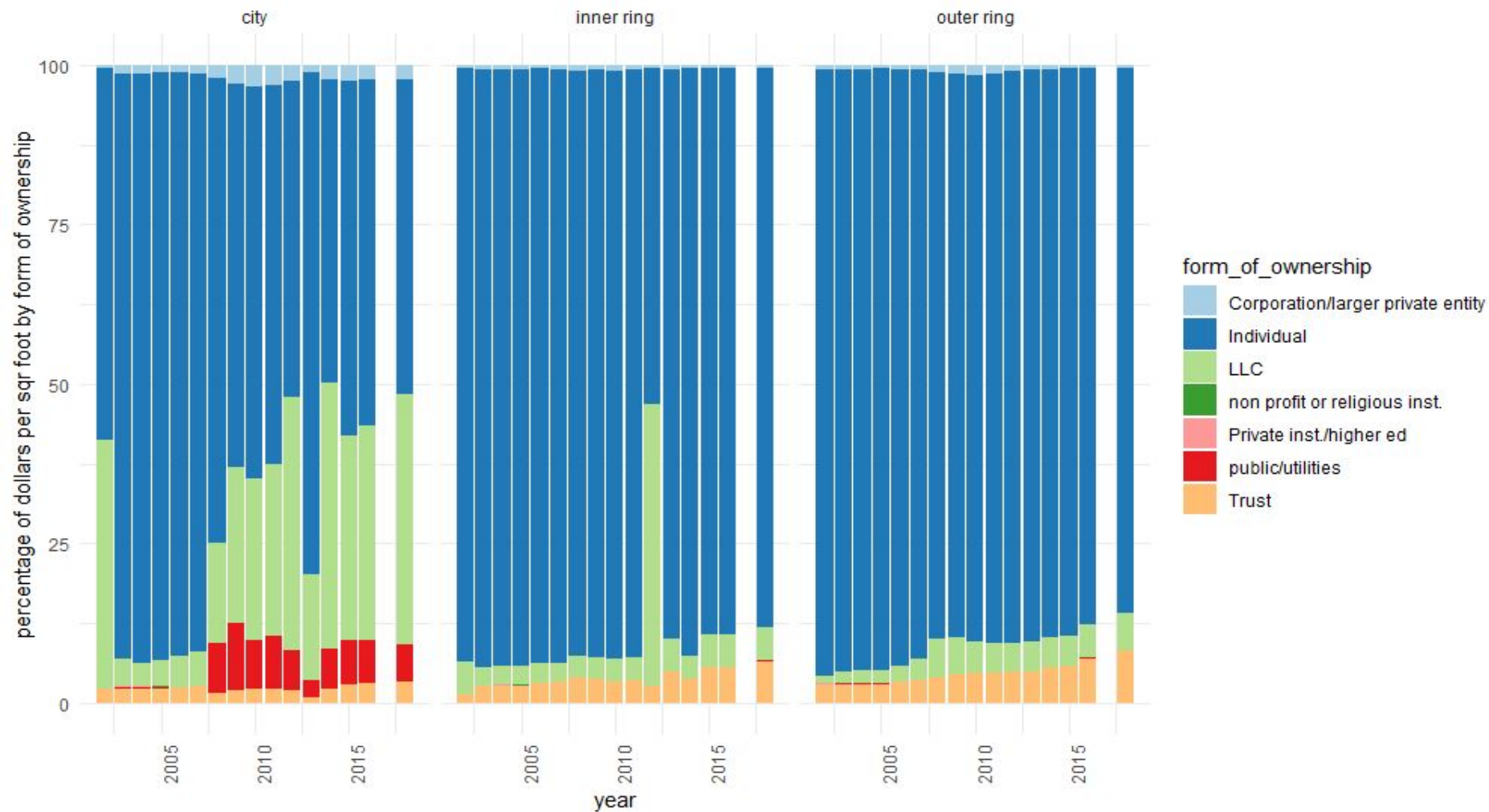
% Land wealth held by owner location across time and community



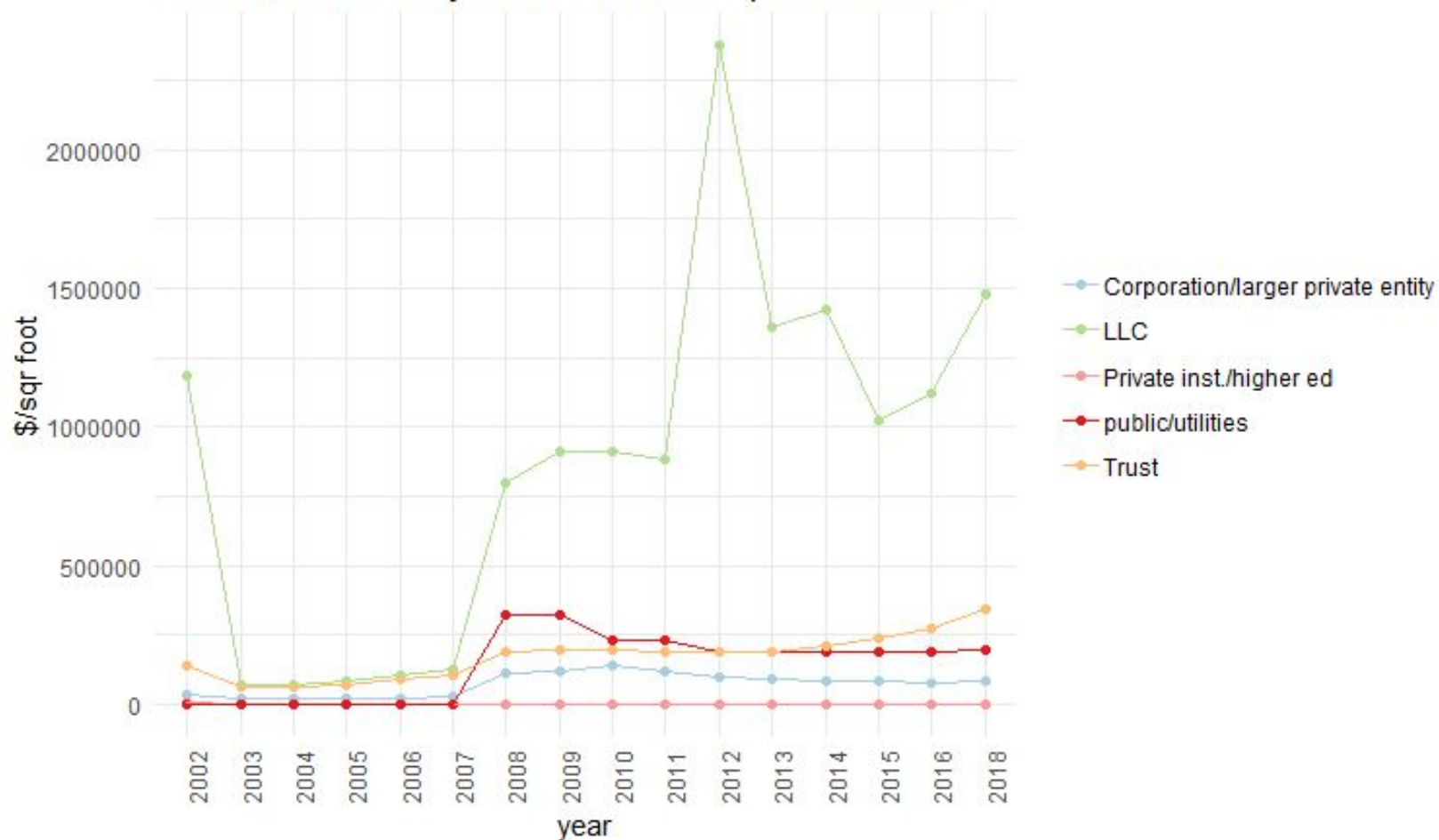
Application of framework
to older data/different
geographies



Land wealth held by different forms of ownership across time and Region



Land wealth held by forms of ownership across time



Moving forward and mapping prejudice

Future application:

- Council Member Cunningham and speculative investment in rental properties
- Flexibility in analyzing shifting ownership structures at many geographic enumerations
 - i.e. previously redlined areas, gentrifying census tracts, racially concentrated areas of affluence

Ideas for other analysis (areas with high concentrations of racial covenants)?

Any feedback/other people to connect with?