Community Profiles Map Series for Goodhue County

Maps for HTC 2017, RFP 2016

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* Indicator applies to rental and homeownership market.

1) Total Low and Moderate Wage Jobs within 5 Miles (by region)

Greater Minnesota

- < 1,860
- 1,860-2,913
- 5,140-8,621
- >18,621

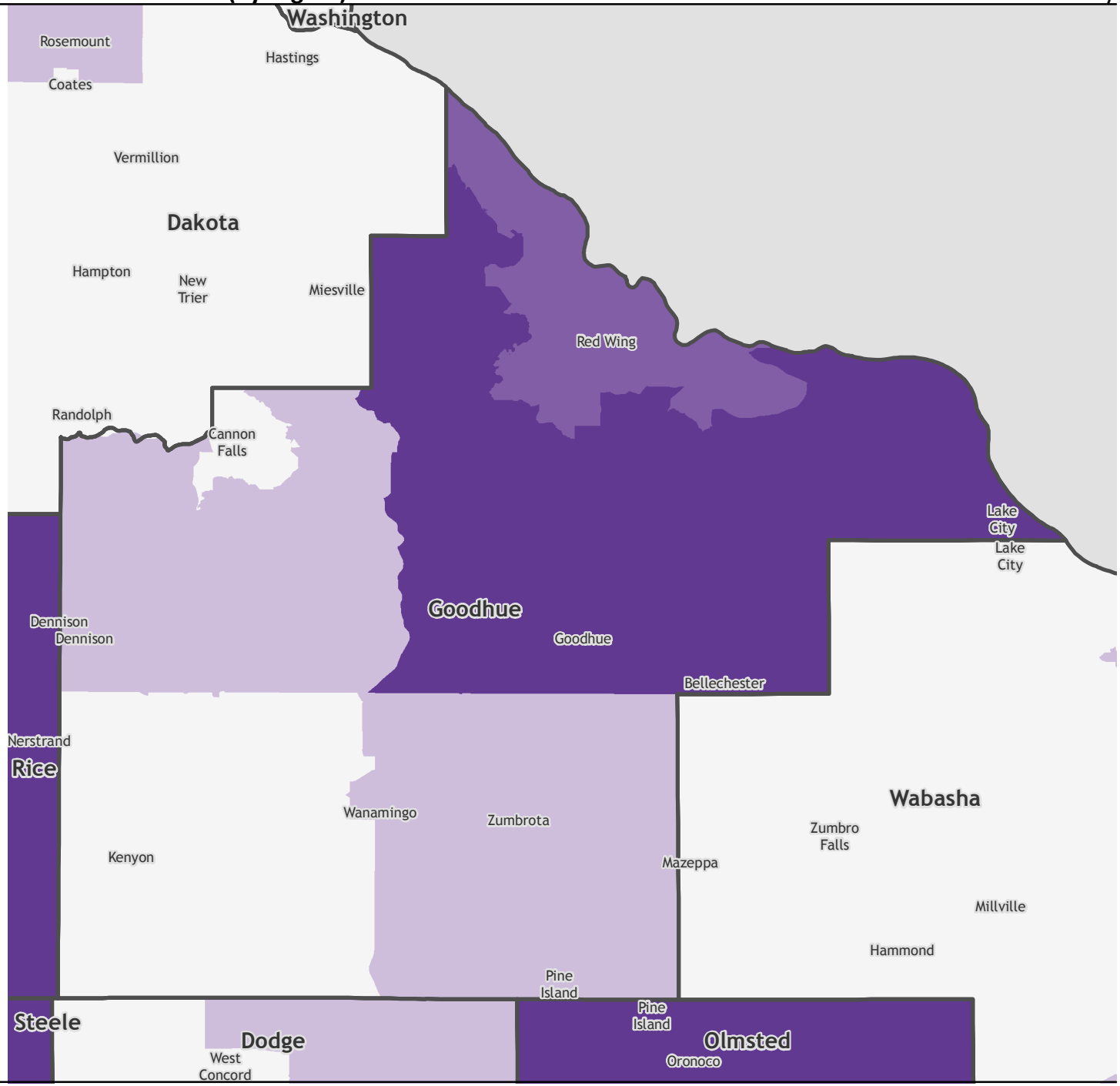
NonTwin Cities MSA

- < 3,825
- 3,825-7,657
- >39,296

Twin Cities 7 County

- <32,744
- 32,744-65,666

Low and Moderate Wage jobs are defined as those with monhtly incomes <$3,333 (about $40,000 anually). Jobs are summarized with the census tract and within 5 miles of the census tract boundary.



4 Miles

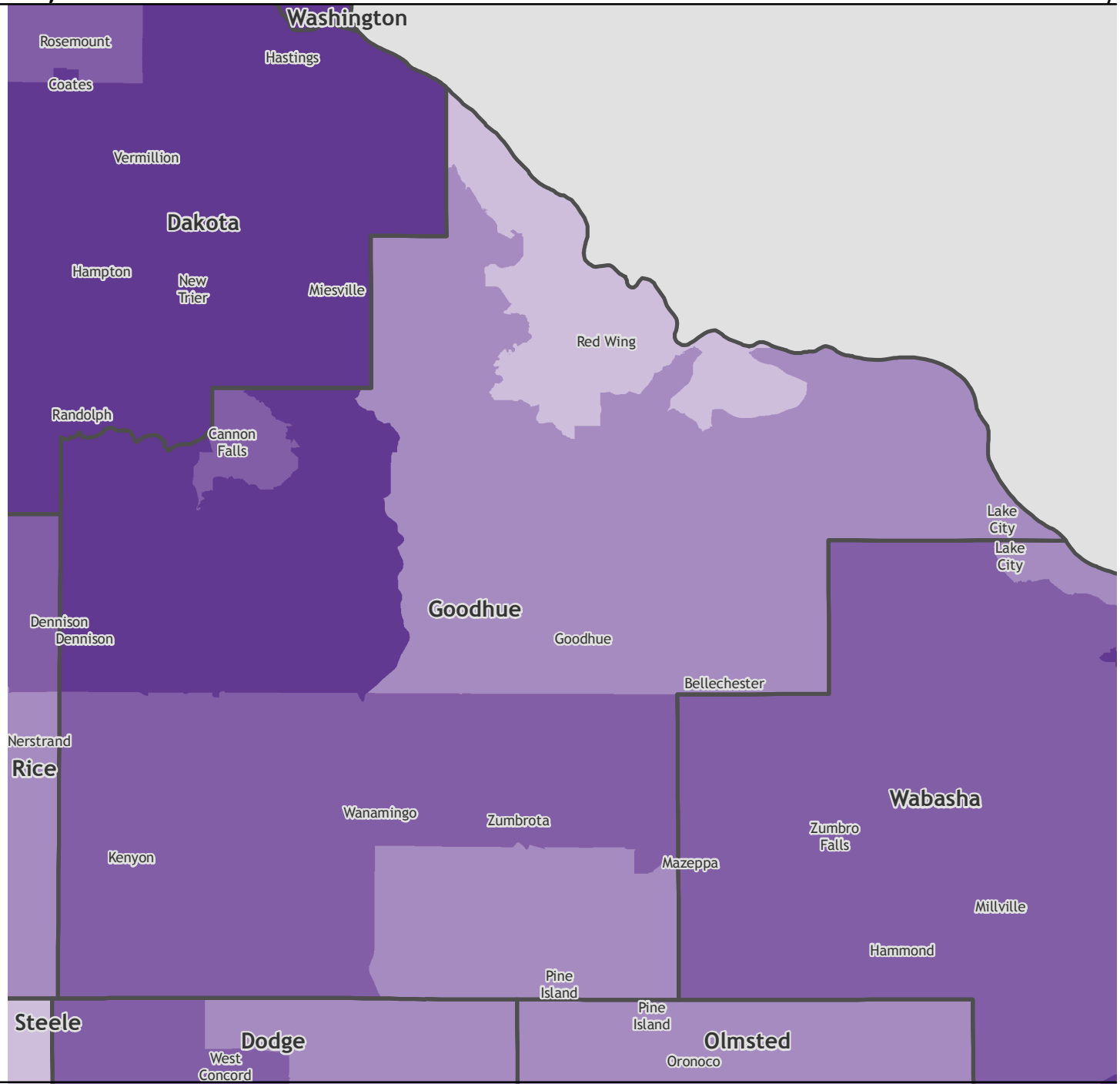
Minnesota Housing Finance Agency

Source: Minnesota Housing analysis of Local Employment Dynamics Data from the US Census (2011)

2) Median Distance to Work (in miles)

- 5.1-8
- 8.1-12
- 12.1-18
- More Than 18 Miles

The distance to work that workers who live in this tract travel to their primary employment.



Minnesota Housing Finance Agency

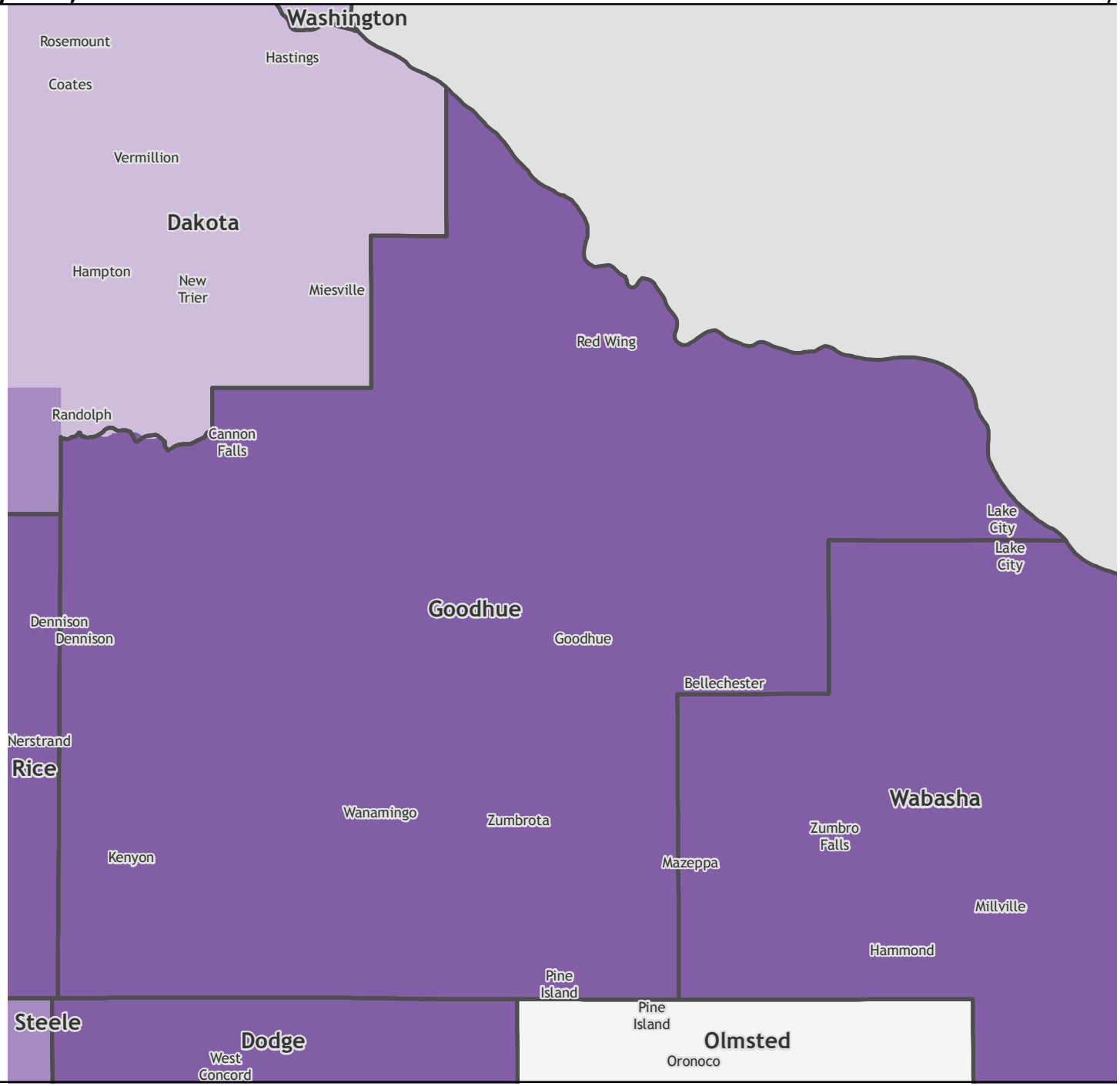
4 Miles

Source: Minnesota Housing analysis of Local Employment Dynamics Data from the US Census (2011)

3) Unemployment Rate (February 2015)

- 0-3.0%
- 3.1-3.2%
- 3.3-3.5%
- 3.6-4.3%

Unemployment rates are reported from the city rates if city data is published, and by county if no city data is available.



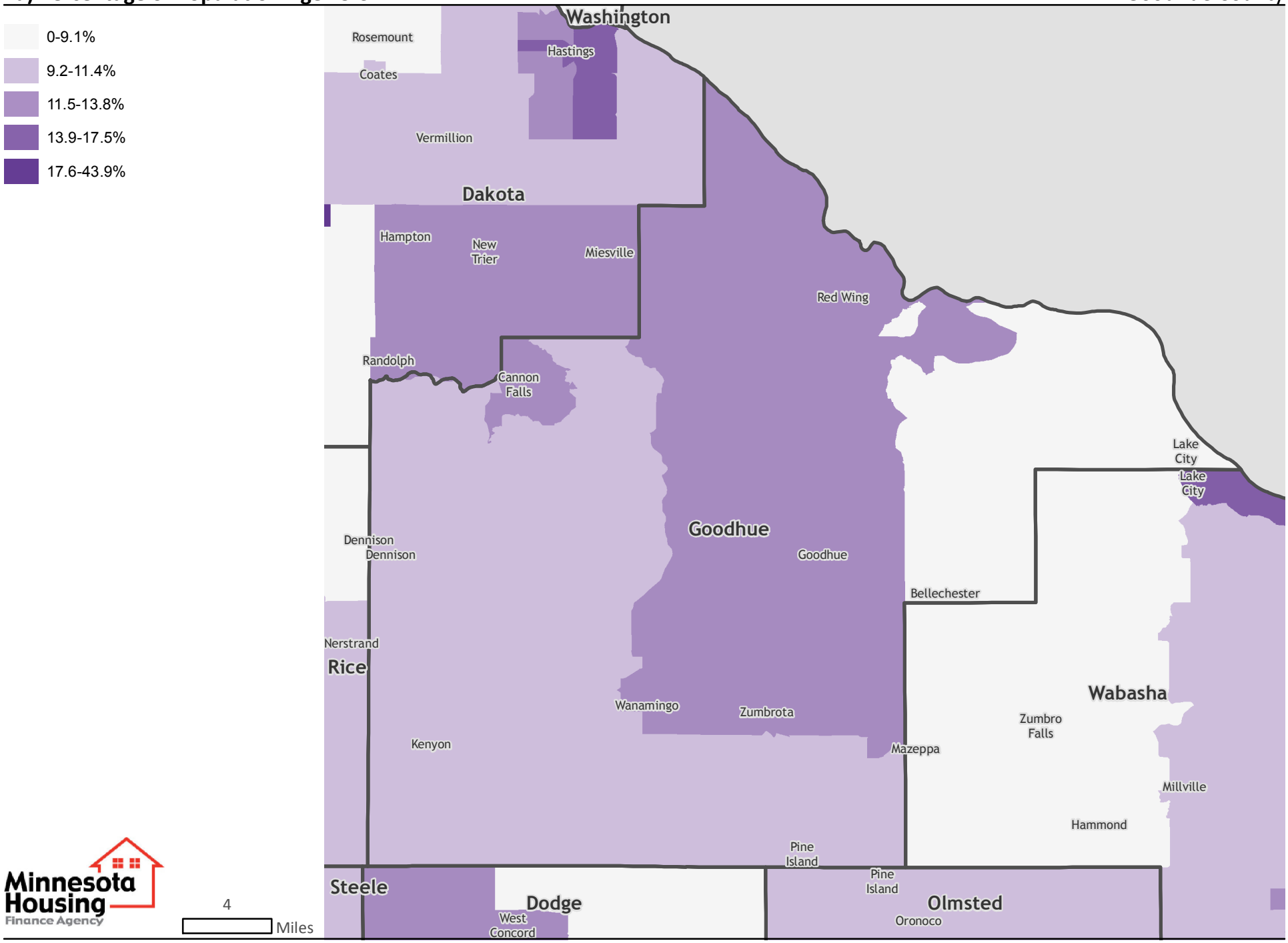
Minnesota Housing Finance Agency

4 Miles

Source: Minnesota Housnig analysis of MN Dept of Employment and Economic Development Local Area Unemployment Statistics

4a) Percentage of Population Age 25-34

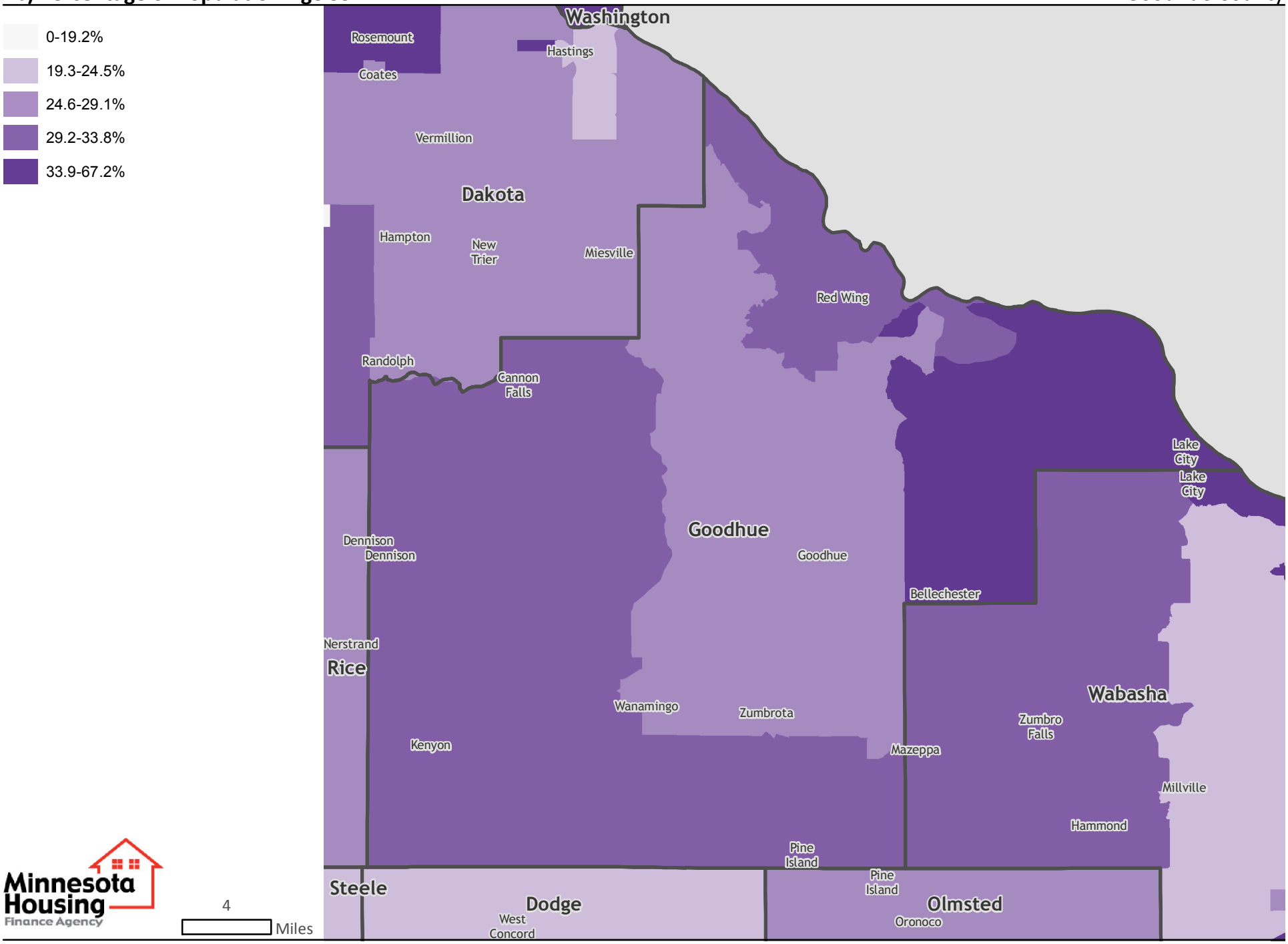
Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

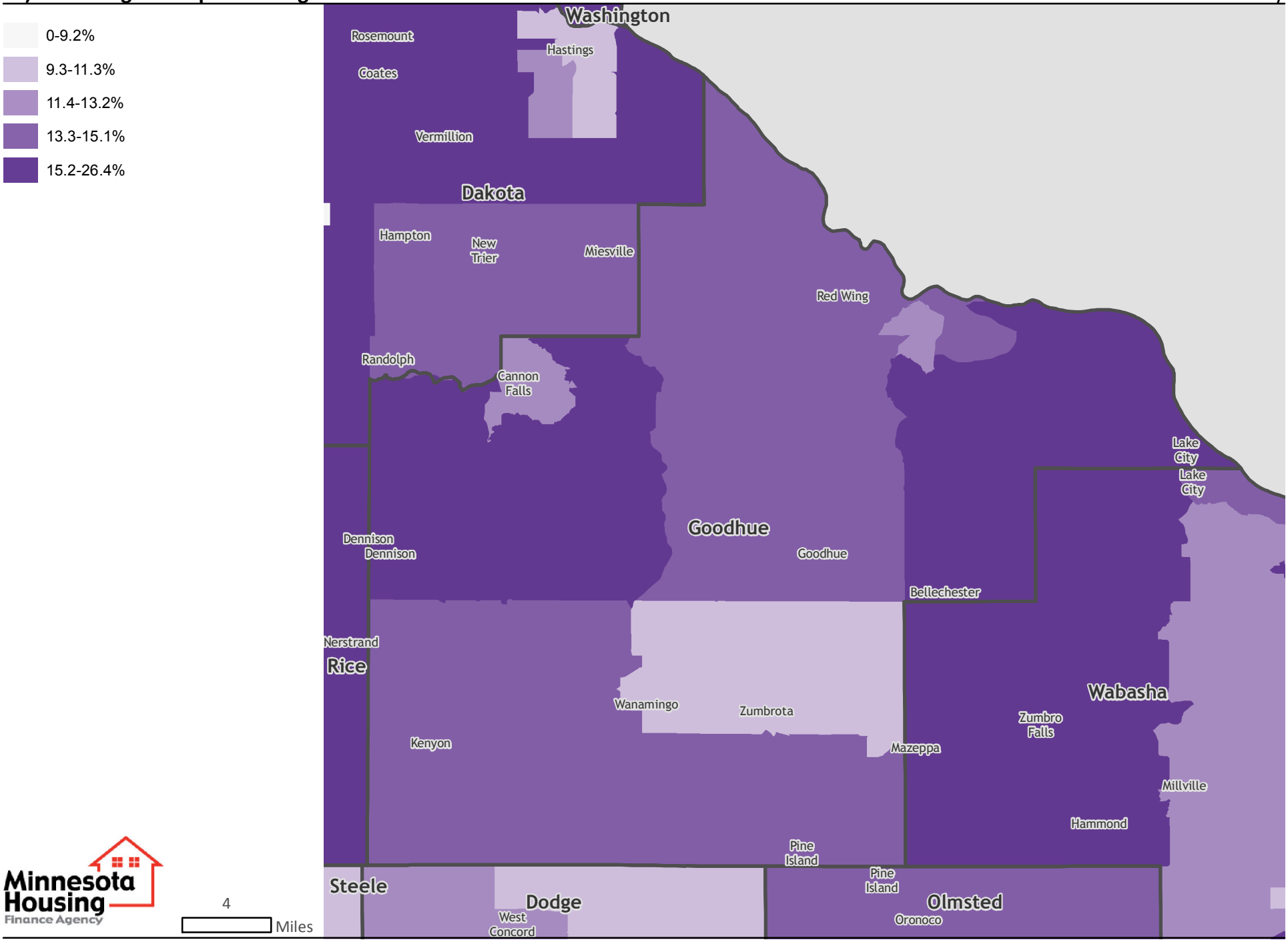
4b) Percentage of Population Age 55+

Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

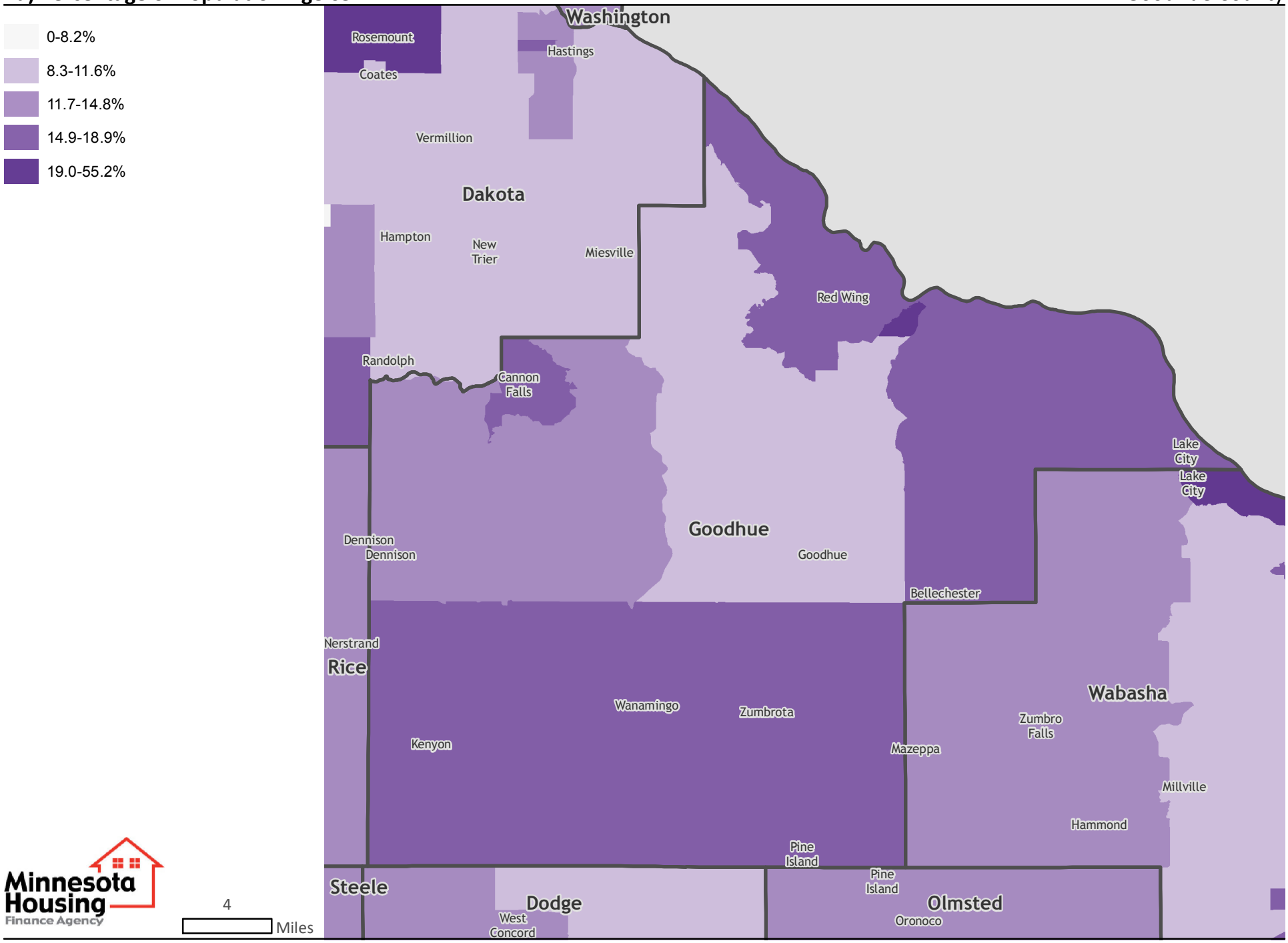
4c) Percentage of Population Age 55-64



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

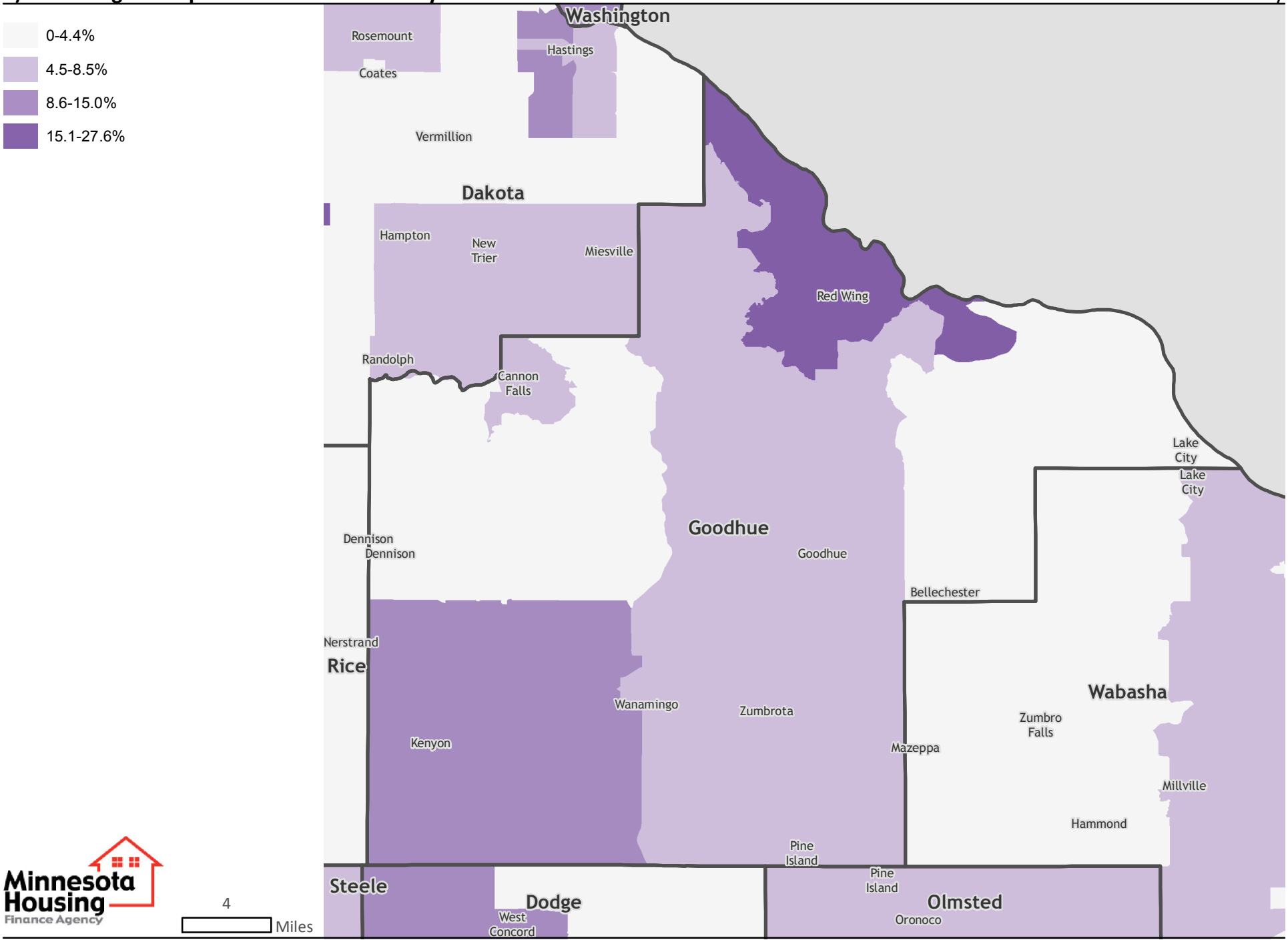
4d) Percentage of Population Age 65+

Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

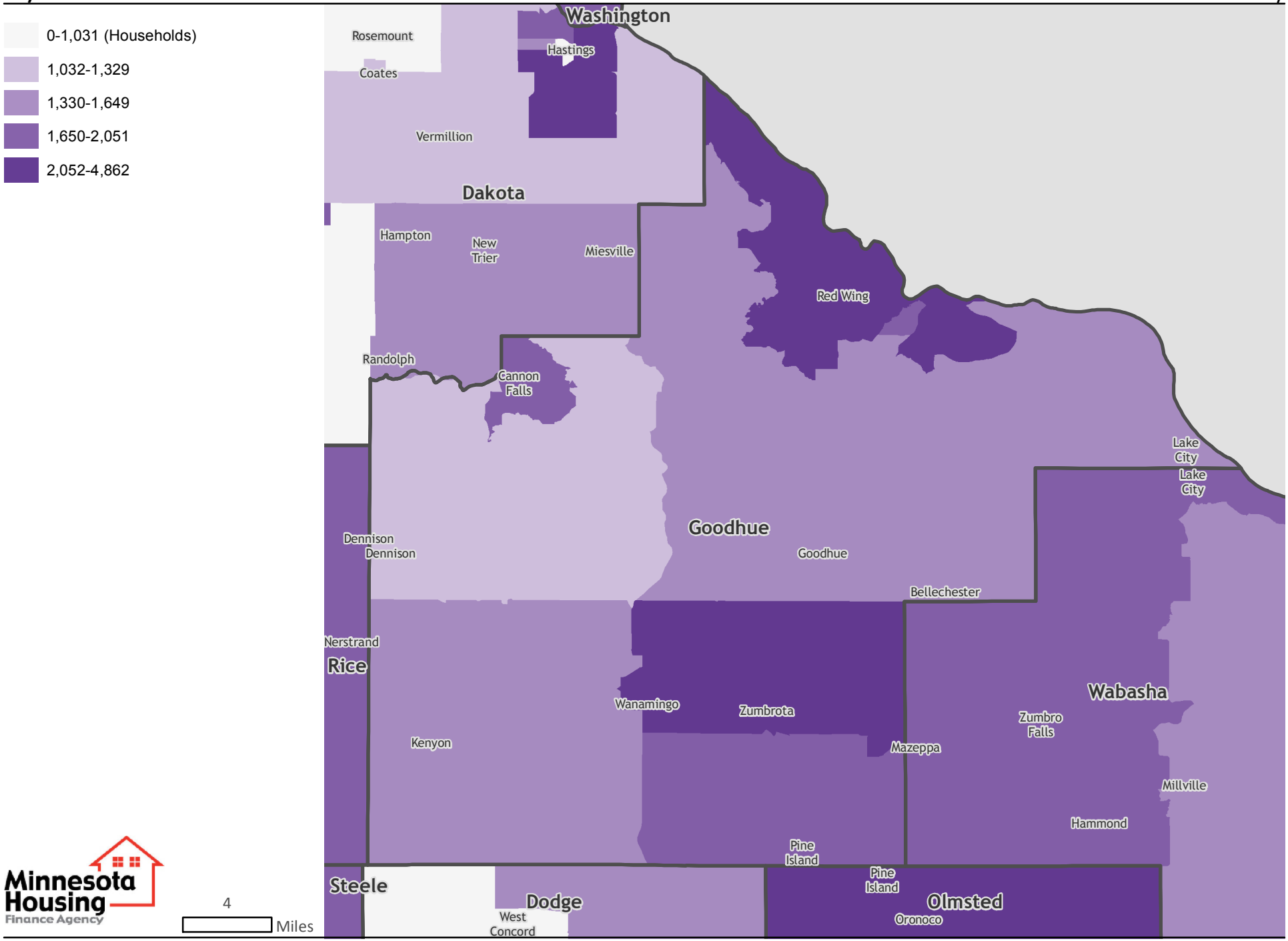
5) Percentage of Population from Community of Color



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

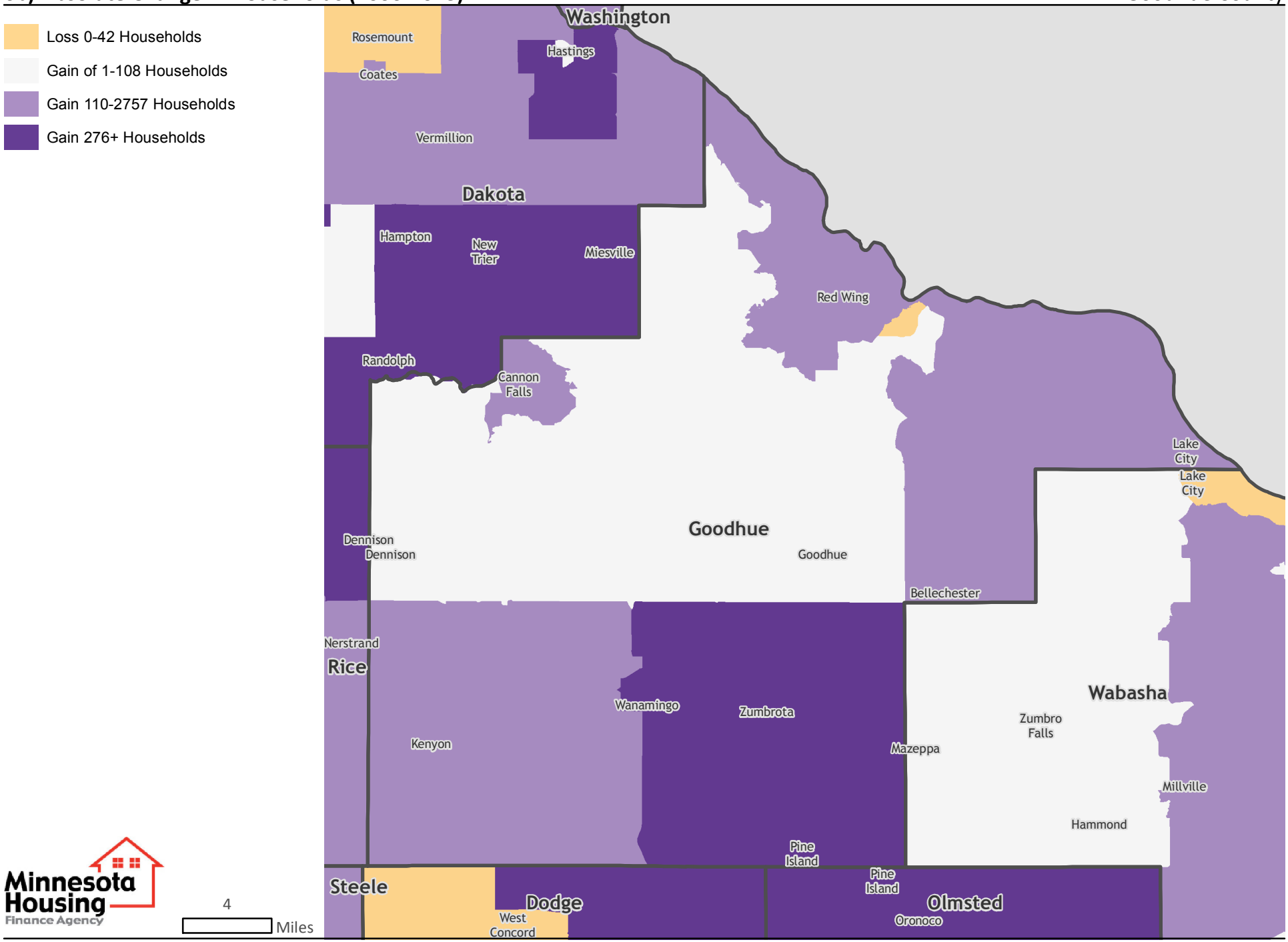
6a) Total Households

Goodhue County



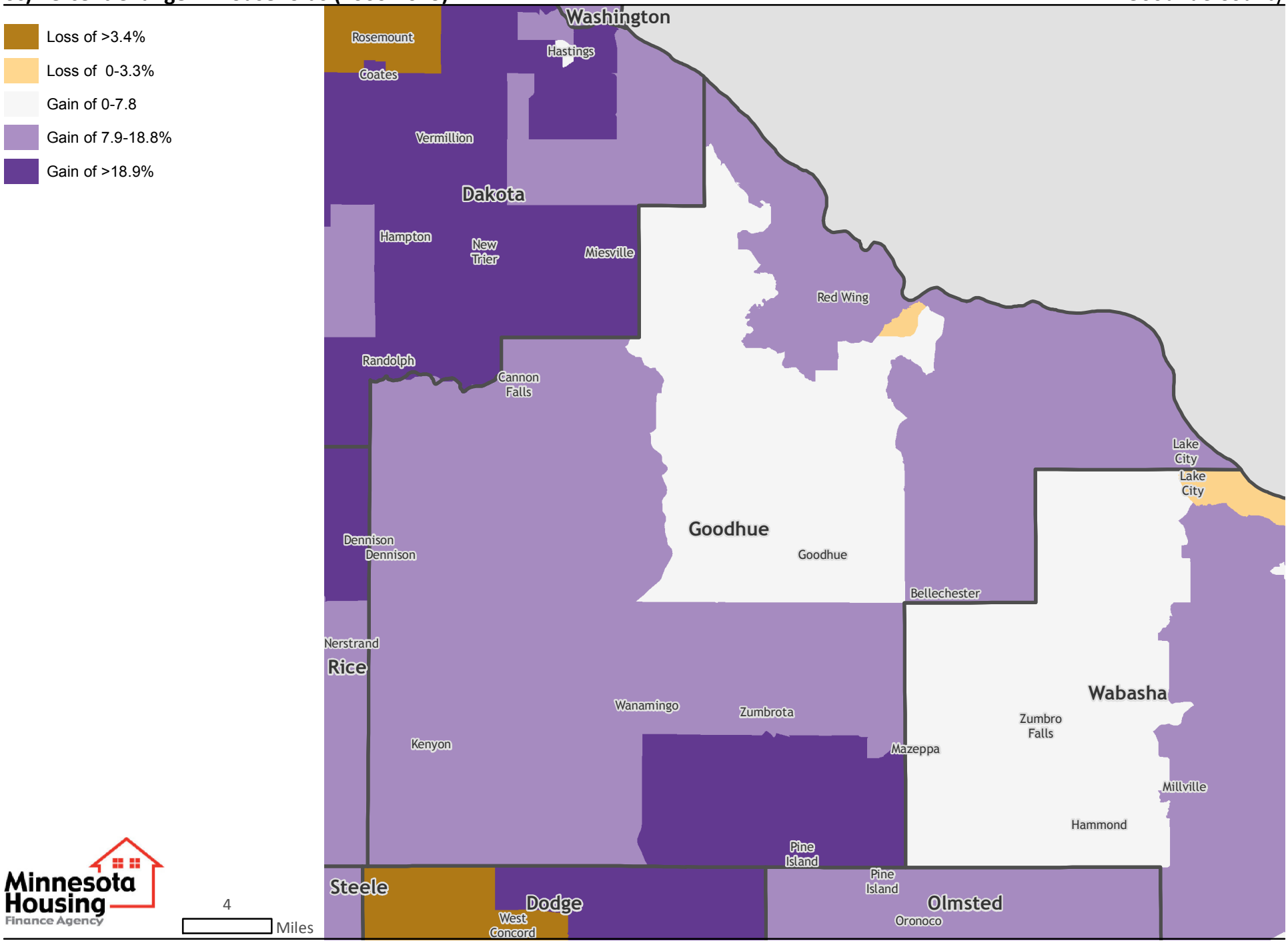
Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

6b) Absolute Change in Households (2000-2013)



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample and 2000 Decennial Census

6c) Percent Change in Households (2000-2013)



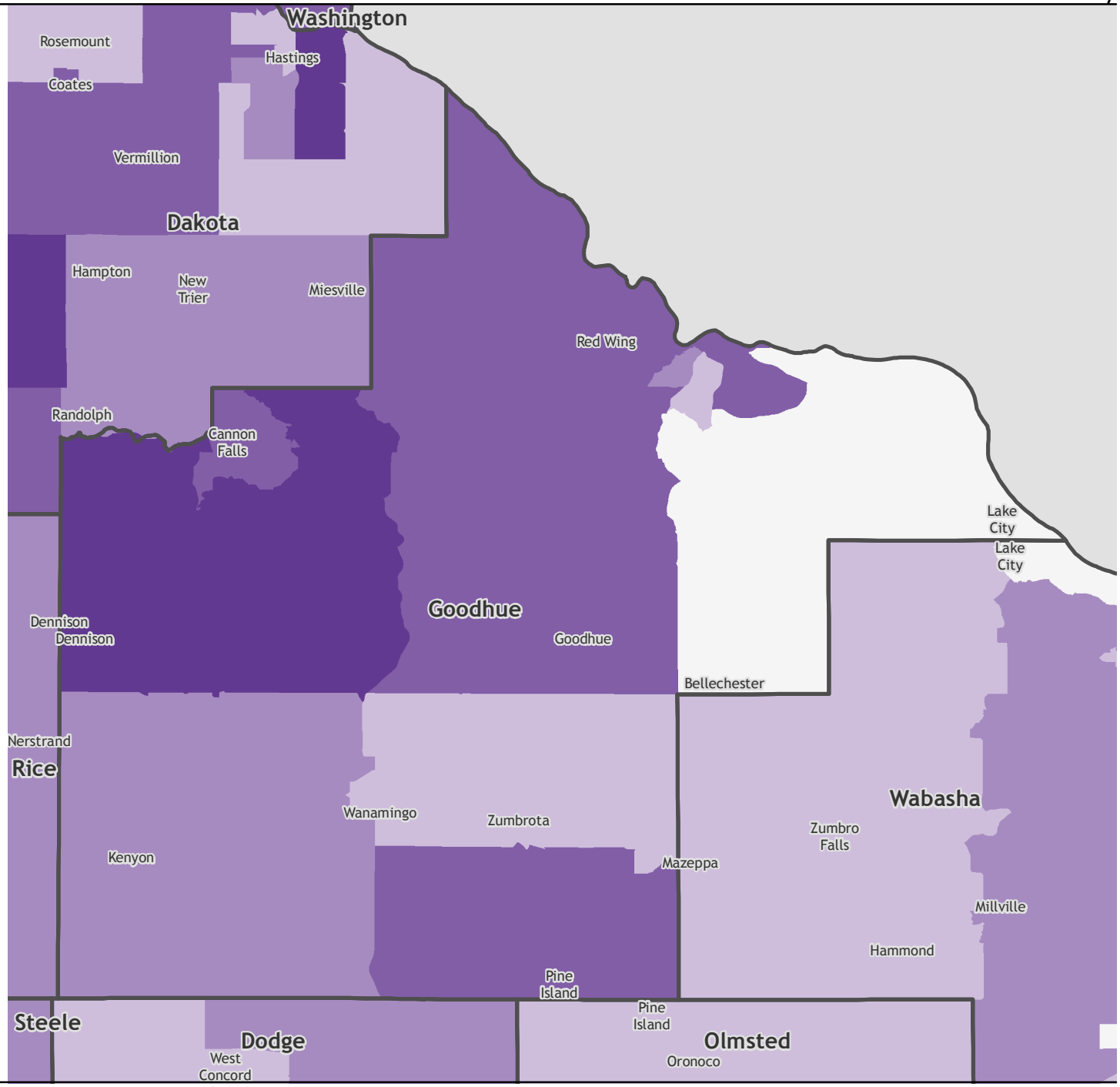
Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample and 2010 Decennial Census

7a) Percentage of All Lower Income Households Cost Burdened

Goodhue County

- 0-47.1%
- 47.2-55.%
- 55.1-62.6%
- 62.7-70.7%
- 70.8-100%

Lower Income Households are defined as households with annual incomes below $50,000. Cost Burden is defined as spending >30% of monthly income on housing.



Minnesota Housing Finance Agency

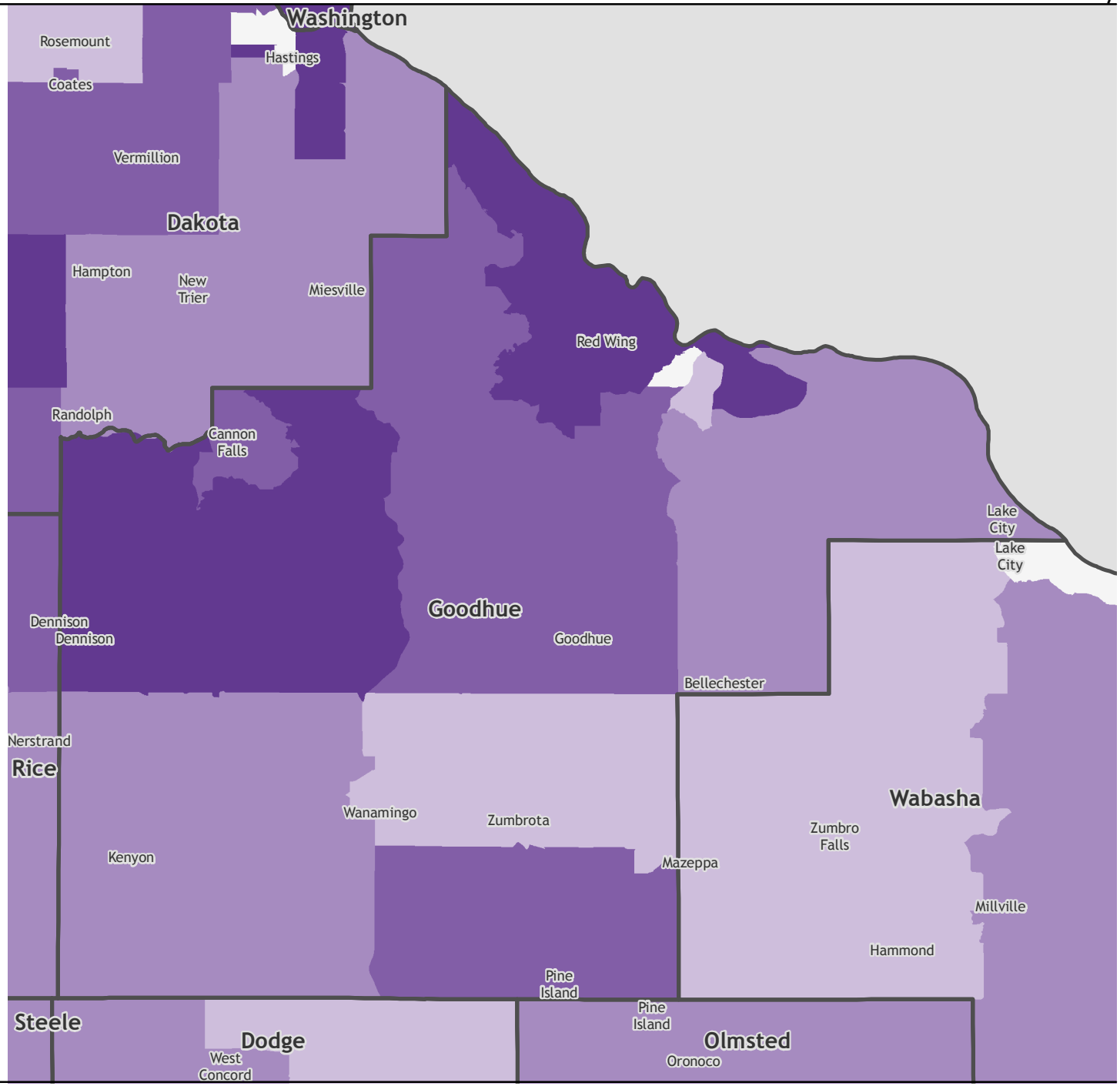
4 Miles

Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

7b) Percentage of Lower Income Homeowners Cost Burdened

- 0-41.3%
- 41.4-49.0%
- 49.1-57.8%
- 57.9-67.6%
- 67.7-100%

Lower Income Homeowners are defined as households with annual incomes below $50,000. Cost Burden is defined as spending >30% of monthly income on housing.



4 Miles

Minnesota Housing Finance Agency

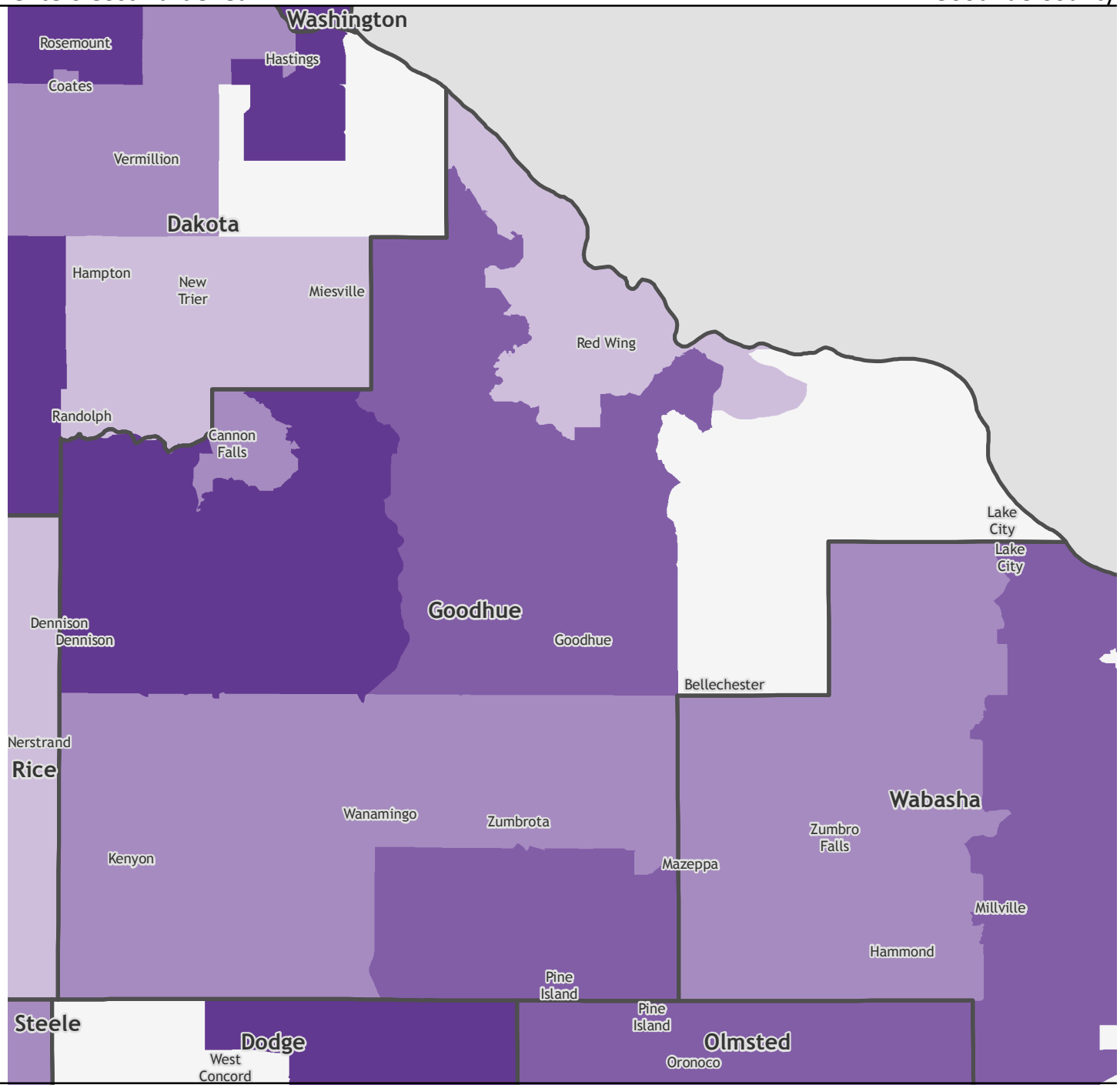
Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

7c) Percentage of Lower Income Renters Cost Burdened

Goodhue County

- 0-51.4%
- 51.5-62.1%
- 62.2-71.3%
- 71.4-83.0%
- 83.1-100%

Lower Income Renters are defined as households with annual incomes below $50,000. Cost Burden is defined as spending >30% of monthly income on housing.



Minnesota Housing Finance Agency

4 Miles

Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

8) Median Household Income (by region)

Greater Minnesota

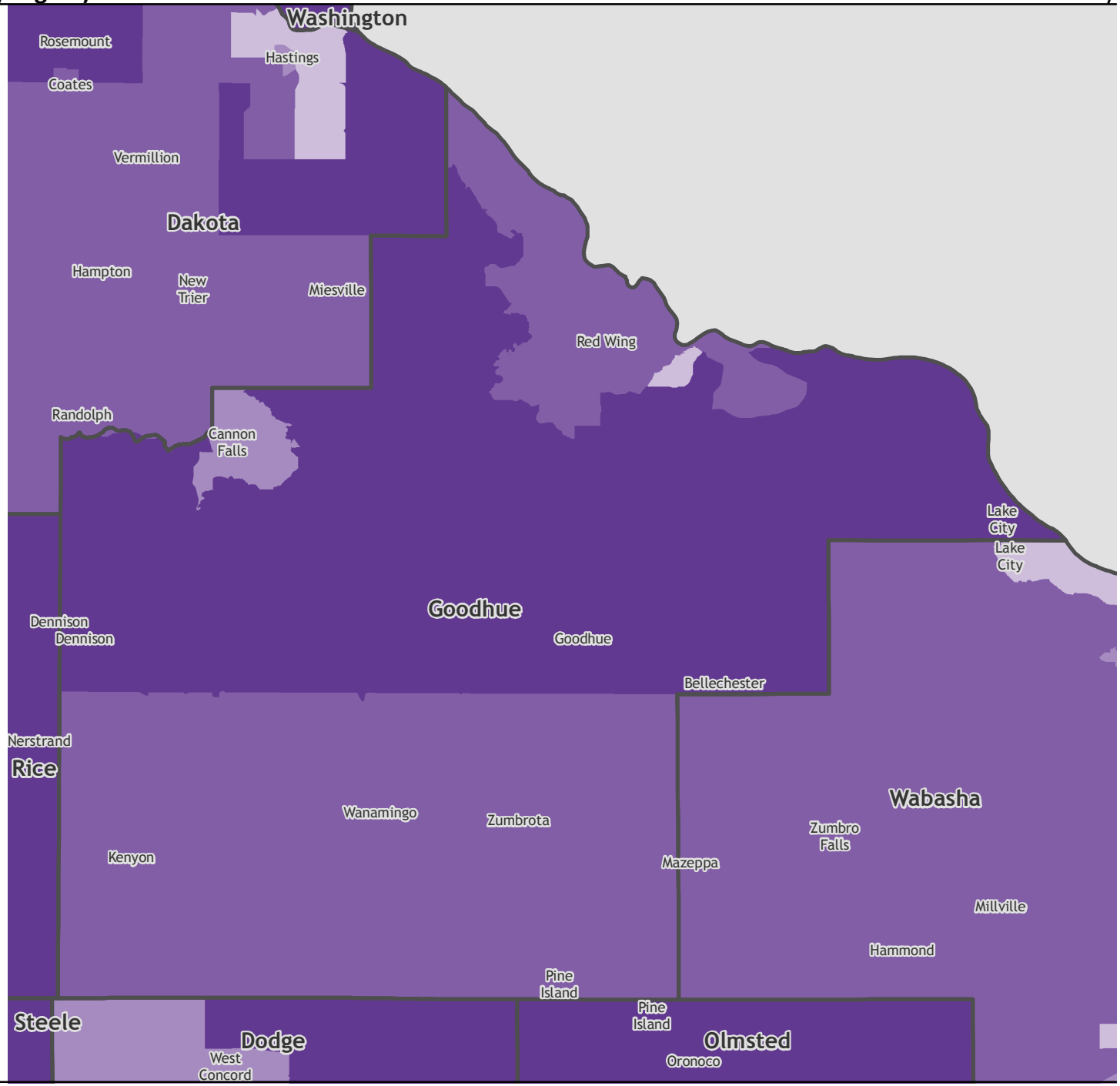
- $41,112 - $47,179
- $47,180 - $51,723
- $51,724 - $57,100
- $57,101 -$82,207

NonTwin Cities MSA

- $42,784 - $50,389
- $50,390- $59,736
- $59,737 - $70,049
- $70,050 - $147,895

Twin Cities 7 County

- $45,333 - $58,730
- $58,731 - $73,188
- $73,189- $91,493
- $91,494 - $182,827



4 Miles

Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

9) Median Family Income (by region)

Greater Minnesota

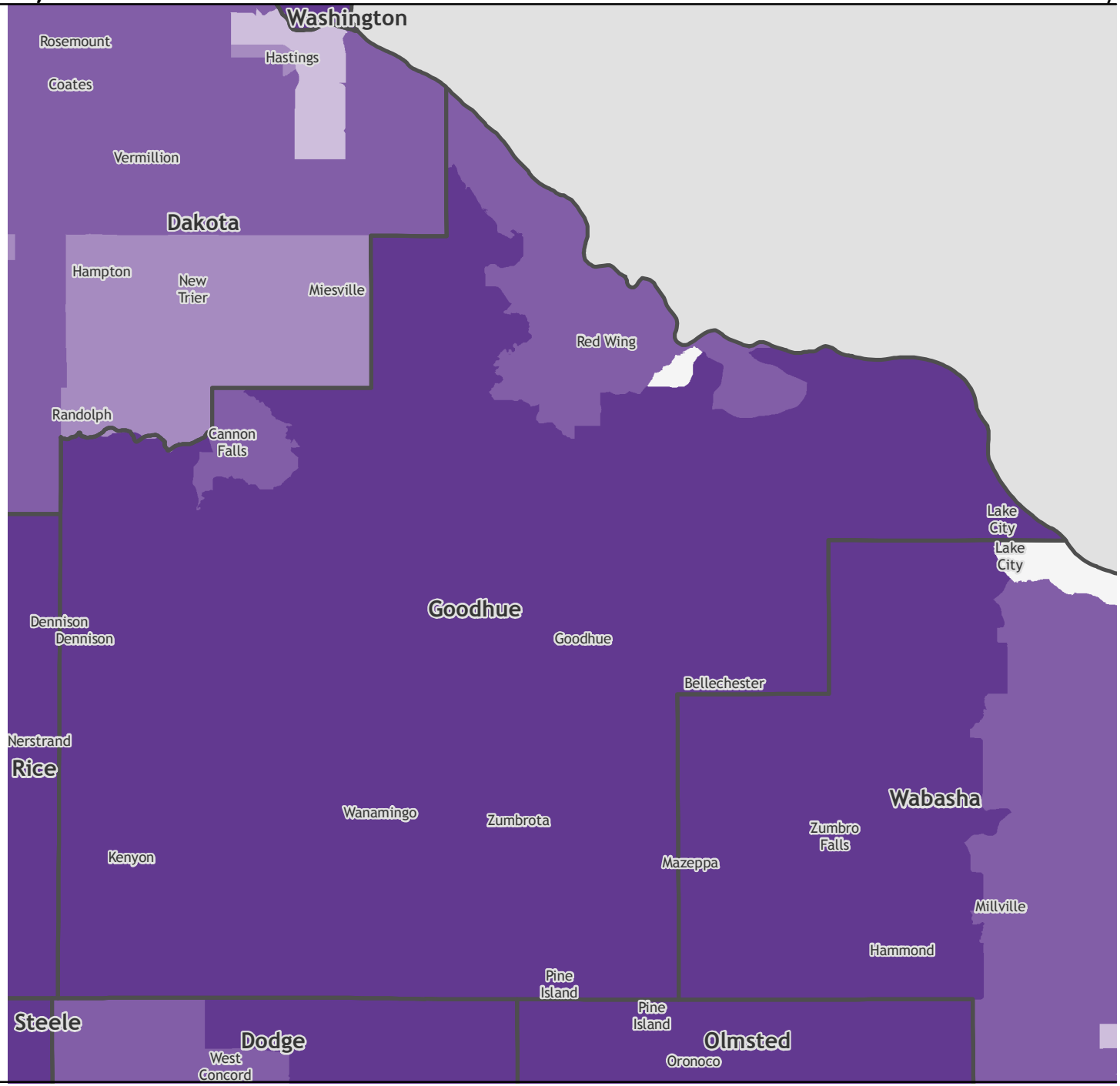
- $0- $52,401
- $63,751 - $68,789
- $68,790 - $91,500

NonTwin Cities MSA

- $0-$56,024
- $56,025-$64,815
- $72,224-$81,287
- $81,288-$161,458

Twin Cities 7 County

- $55,846-$73,236
- $73,237-$89,353
- $89,354-$107,683
- $107,684-$207,163



Minnesota Housing Finance Agency

4 Miles

Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

10) Poverty Rate

Goodhue County

- 0-4.7%
- 4.8-7.8%
- 7.9-11.4%
- 11.5-17.8%

Percentage of the population below poverty thresholds as published by the American Community Survey.

Minnesota Housing Finance Agency

4 Miles

Washington
Rosemount
Hastings
Coates
Vermillion
Dakota
Hampton
New Trier
Miesville
Red Wing
Randolph
Cannon Falls
Lake City
Lake City
Goodhue
Dennison
Dennison
Goodhue
Bellechester
Nerstrand
Rice
Wanamingo
Zumbrota
Wabasha
Zumbro Falls
Kenyon
Mazeppa
Millville
Hammond
Pine Island
Pine Island
Steele
Dodge
West Concord
Olmsted
Oronoco

Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

11) Homelessness Rate by region (per 10,000 people)

9-10

16-25

Homelessness rate per 10,000 people available by region. Includes sheltered counts and unsheltered counts when available. Survey completed October 2012.

Washington
Rosemount
Hastings
Coates
Vermillion
Dakota
Hampton
New Trier
Miesville
Red Wing
Randolph
Cannon Falls
Lake City
Lake City
Goodhue
Dennison
Dennison
Goodhue
Bellechester
Nerstrand
Rice
Wabasha
Wanamingo
Zumbrota
Zumbro Falls
Kenyon
Mazeppa
Millville
Hammond
Pine Island
Pine Island
Steele
Dodge
Olmsted
West Concord
Oronoco

Minnesota Housing Finance Agency

4 Miles

Source: Minnesota Housing analysis of Wilder Foundation Point in Time Data for October 2012.

12) Median Rent (by region)

Greater Minnesota

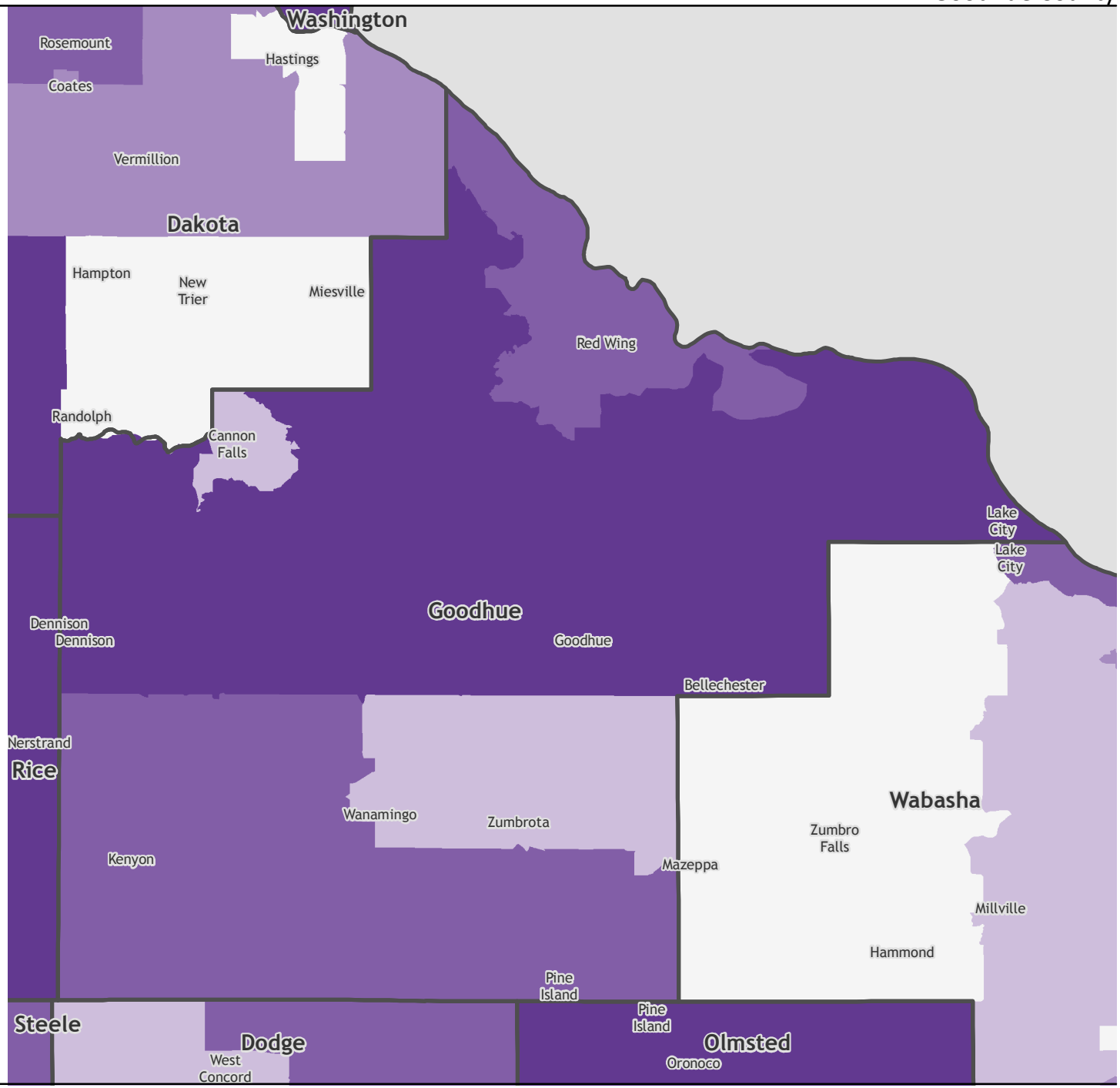
- $544-$600
- $669-$745
- $746-$1,432

NonTwin Cities MSA

- $0-$596
- $597-$683
- $684-$771
- $772-$923
- $924-$1,696

Twin Cities 7 County

- $0-$803
- $889-$1,021
- $1,022-$1,244
- $1,245-$2,000



4 Miles

Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

13) Affordable Rental Housing Gap

- >35 fewer affordable units than lower income renters
- 0-35 fewer affordable units than lower income renters
- 0-33 more affordable units than lower income renters
- 34-71 more affordable units than lower income renters
- 72-350 more affordable units than lower income renters

Estimate of the difference between total rental housing units affordable to households with incomes <80% AMI and households with those incomes who live in the tract.

Minnesota Housing Finance Agency

4 Miles

Washington
Rosemount
Hastings
Coates
Vermillion
Dakota
Hampton
New Trier
Miesville
Red Wing
Randolph
Cannon Falls
Lake City
Lake City
Goodhue
Dennison
Dennison
Goodhue
Bellechester
Nerstrand
Rice
Wanamingo
Zumbrota
Wabasha
Zumbro Falls
Kenyon
Mazeppa
Millville
Hammond
Pine Island
Pine Island
Steele
Dodge
West Concord
Olmsted
Oronoco

Source: Minnesota Housing analysis of HUD CHAS data for 2007-2011

14) Rental Vacancy Rate for Subsidized Affordable Housing Developments (by County)

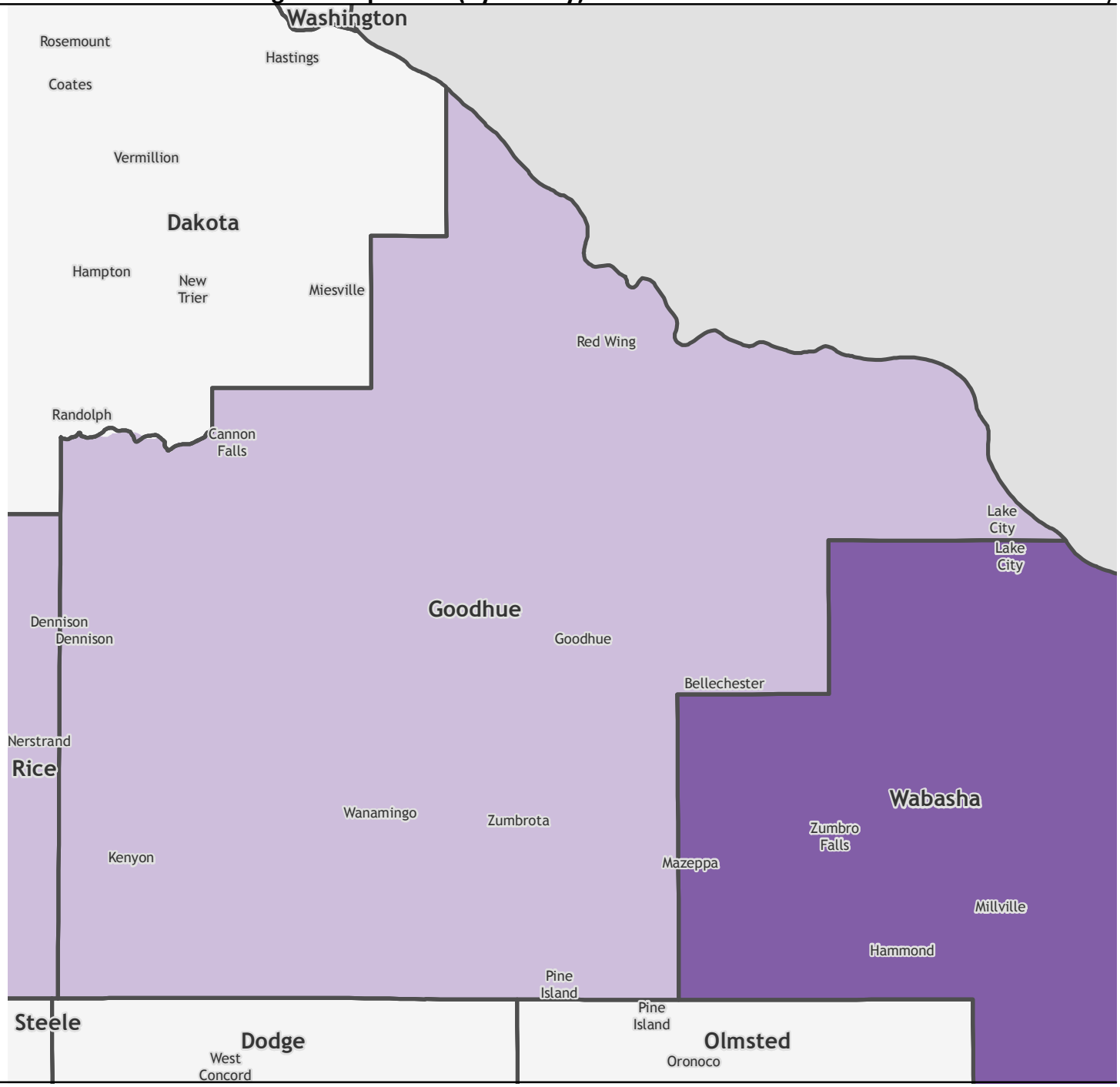
0-2.5%

2.6-5.0%

7.6-10%

Rental vacancy rates for the county for subsidized affordable housing units that are in the portfolios of Minnesota Housing and USDA Rural Development, by County. Counties with fewer than five properties are suppressed for accuracy reasons.

Point in time vacancy rates for January 2014.



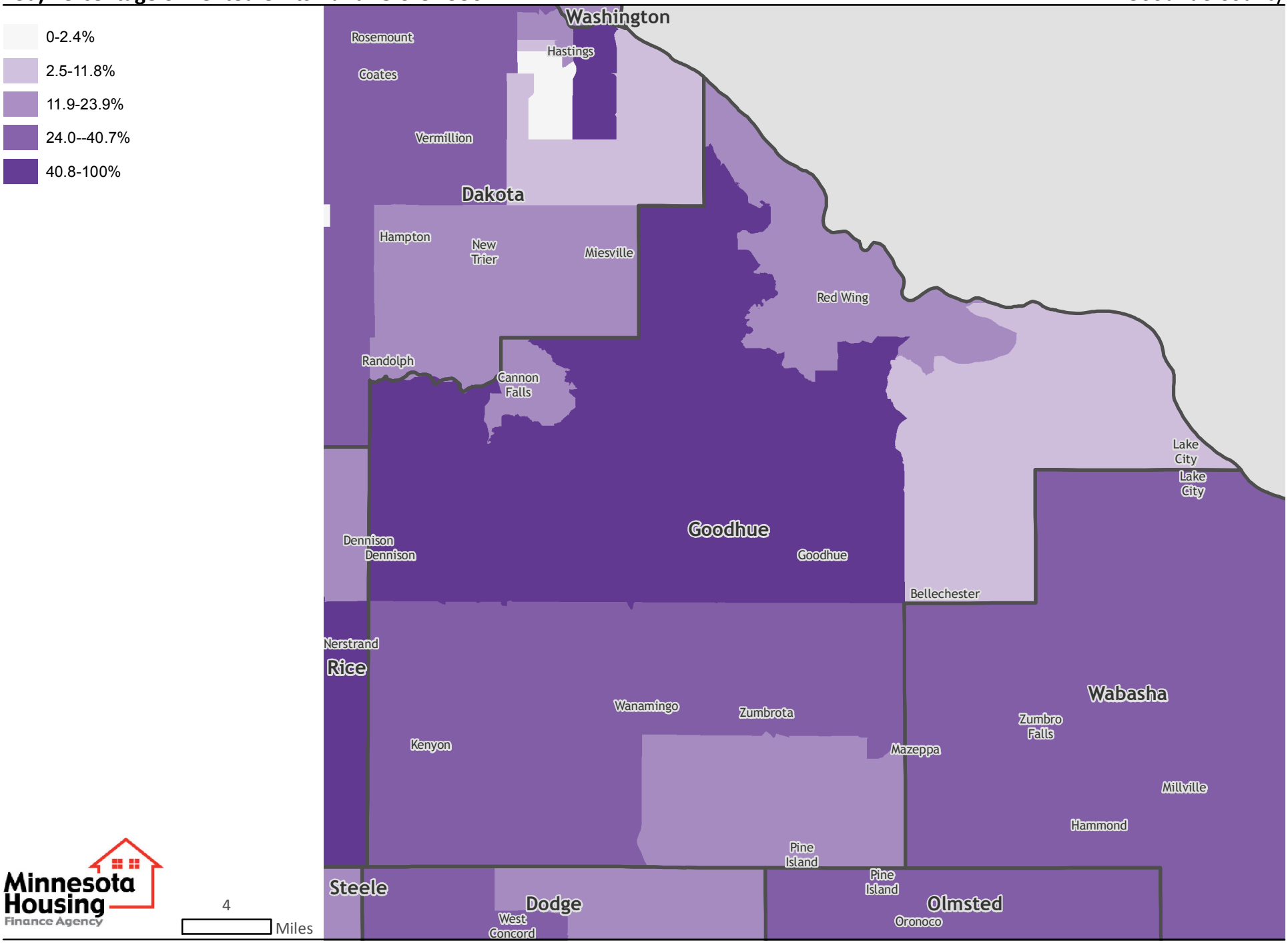
Minnesota Housing Finance Agency

4 Miles

Source: Minnesota Housing and USDA Rural Development Subsidized Affordable Portfolios, March 2015.

15a) Percentage of Rented Units Built Before 1950

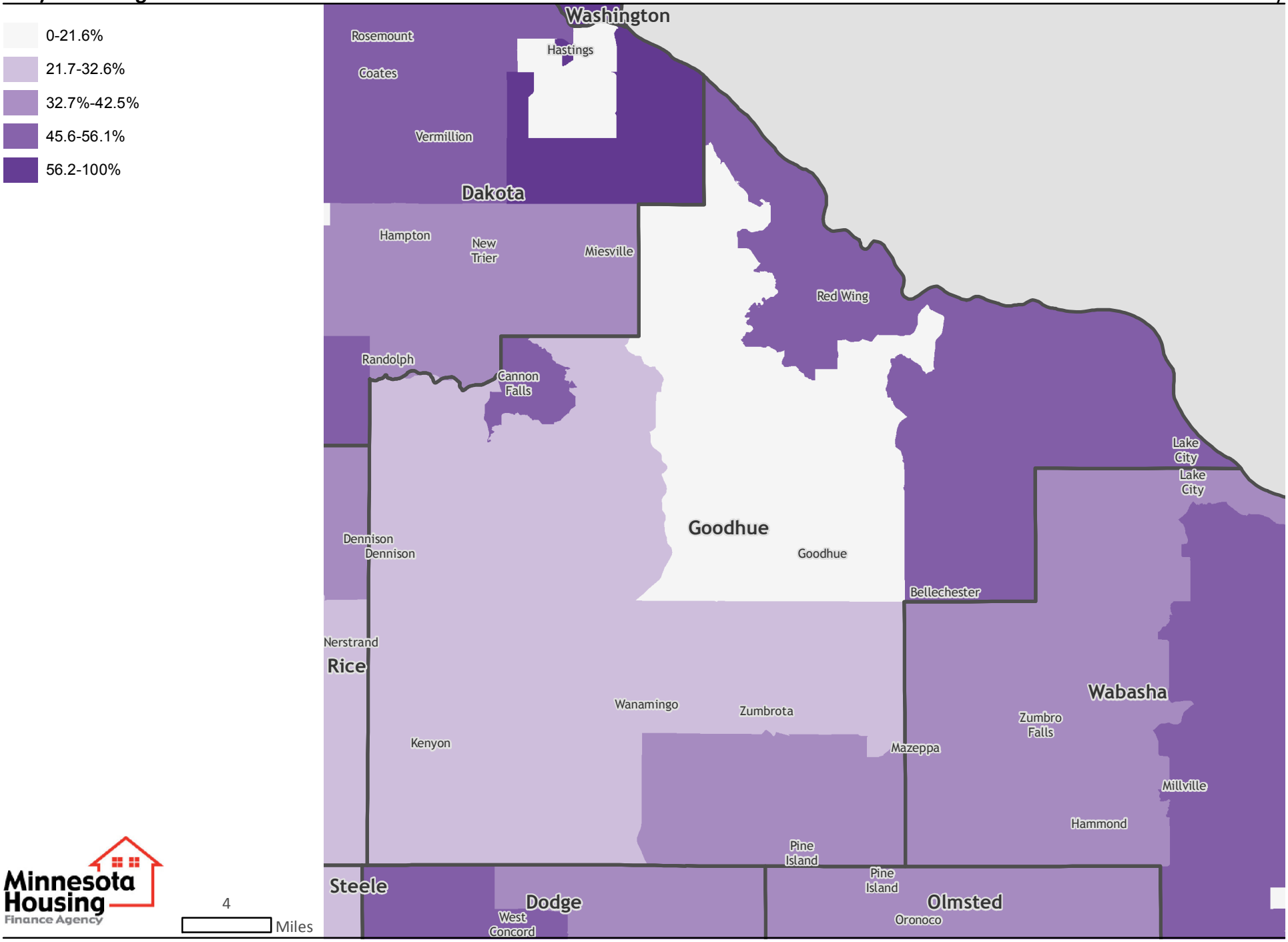
Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

15b) Percentage of Rented Units Built 1950-1979

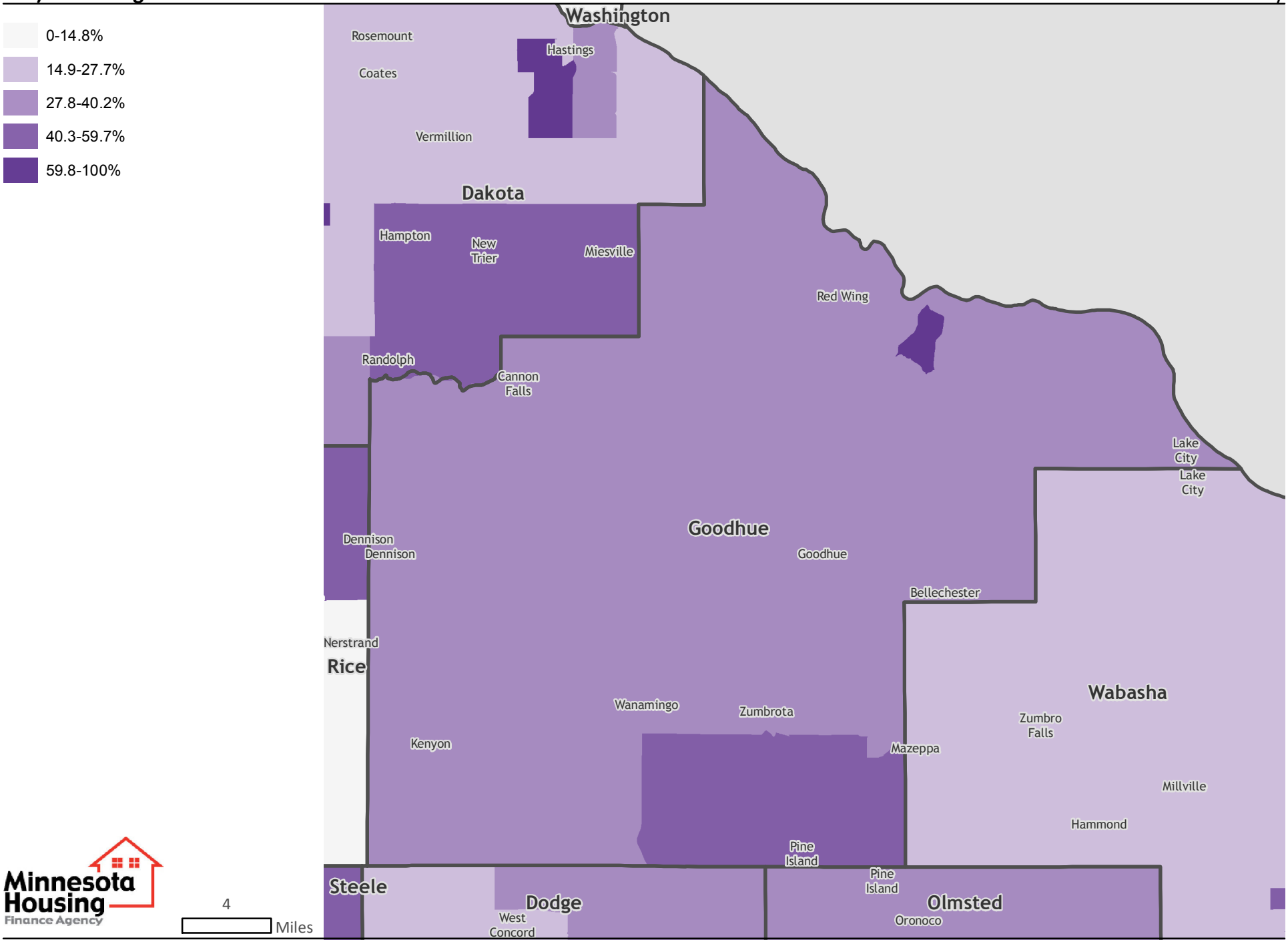
Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

15c) Percentage of Rented Units Built 1980 and Later

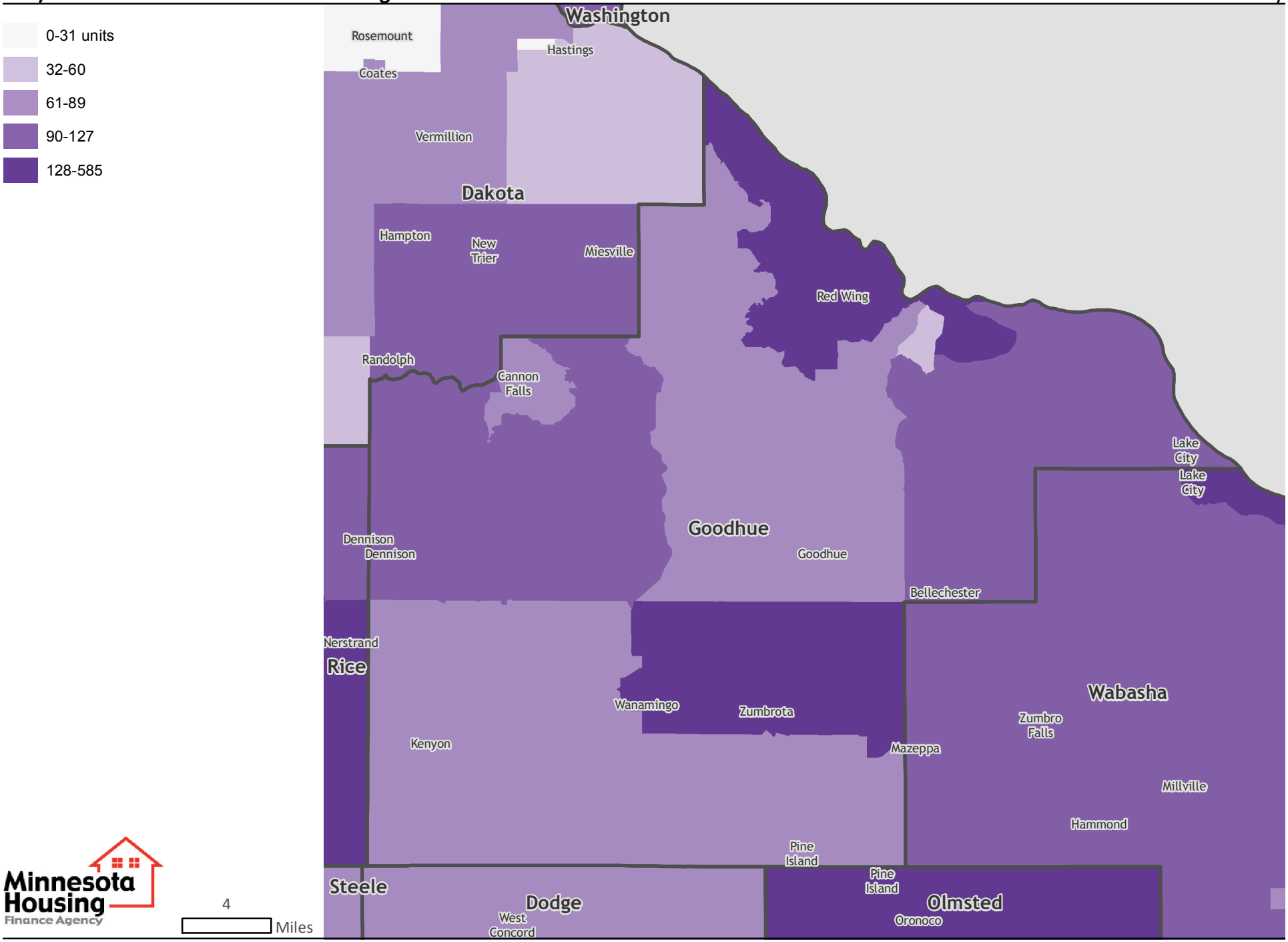
Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

16a) Total Rental Units in 1 Unit Buildings

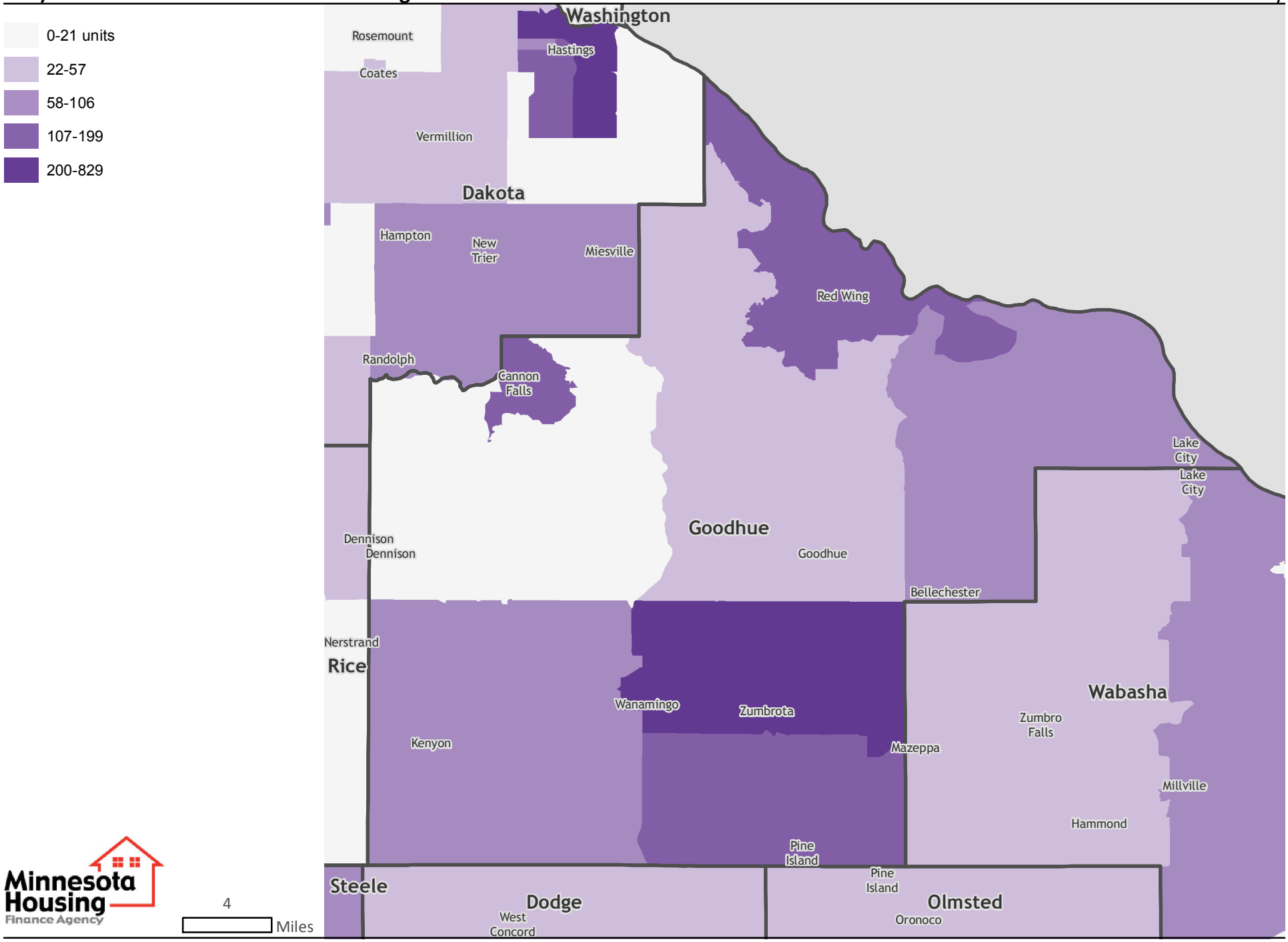
Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

16b) Total Rental Units in 2-9 Unit Buildings

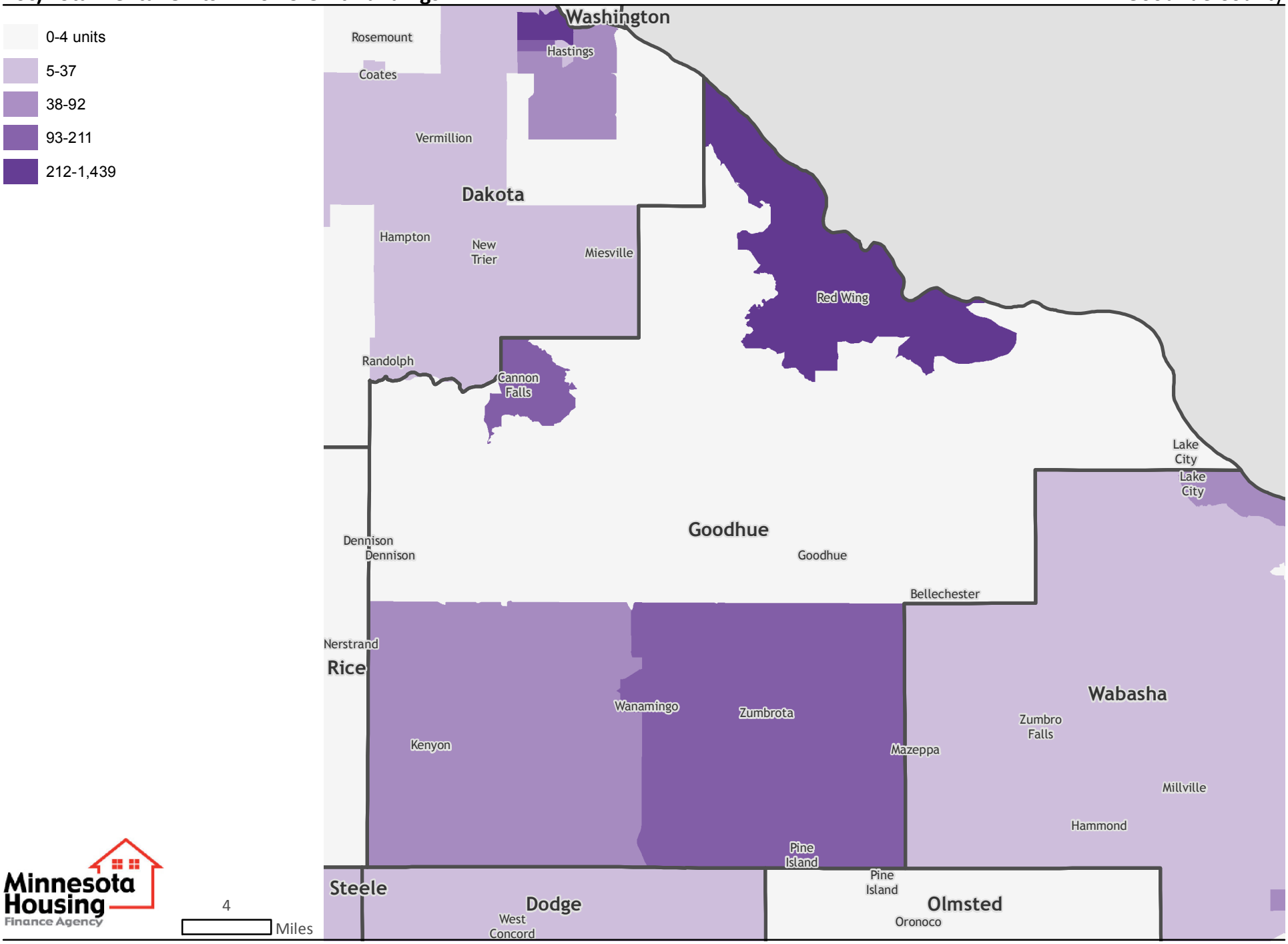
Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

16c) Total Rental Units in 10-49 Unit Buildings

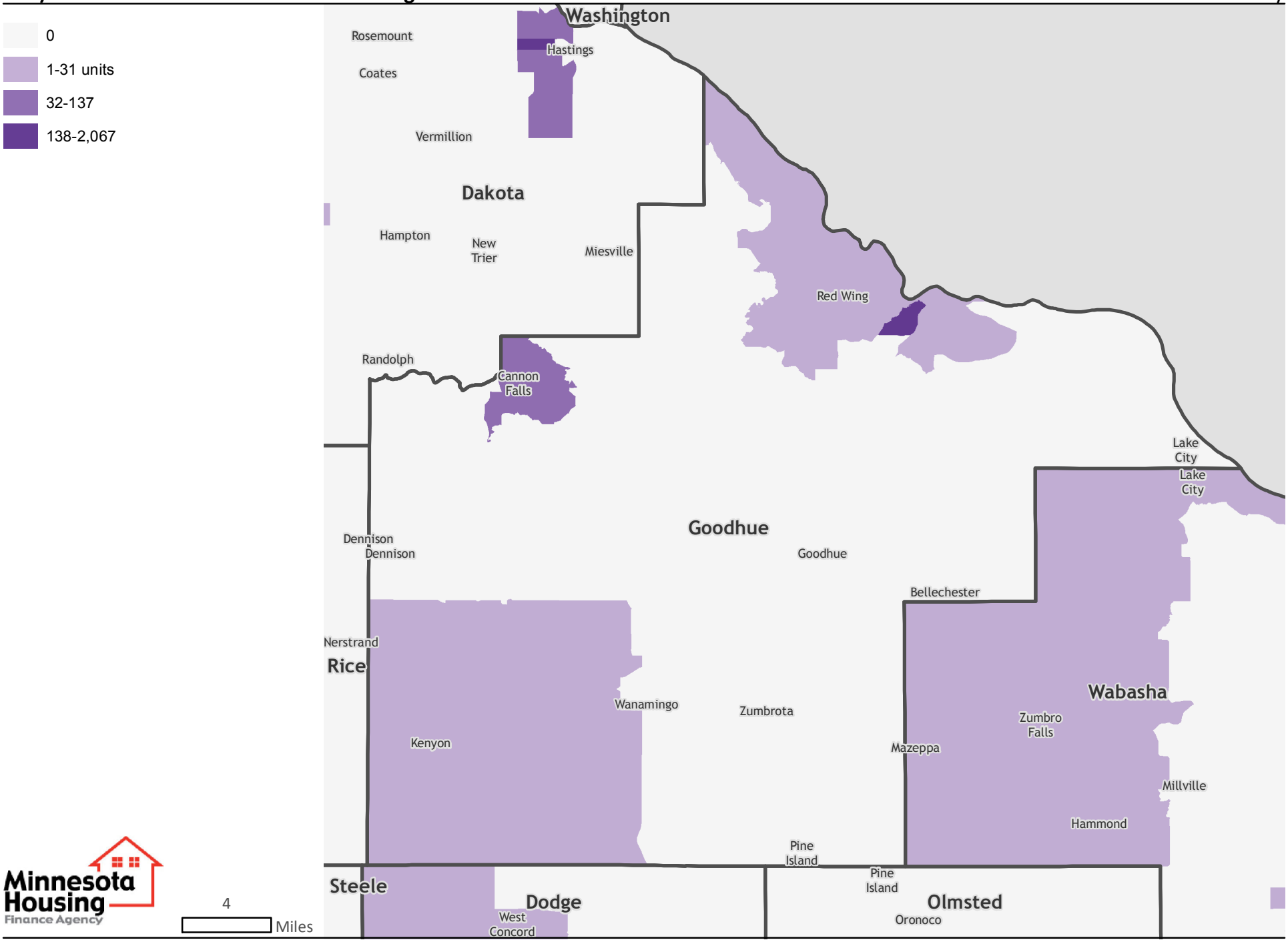
Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

16d) Total Rental Units in 50+ Unit Buildings

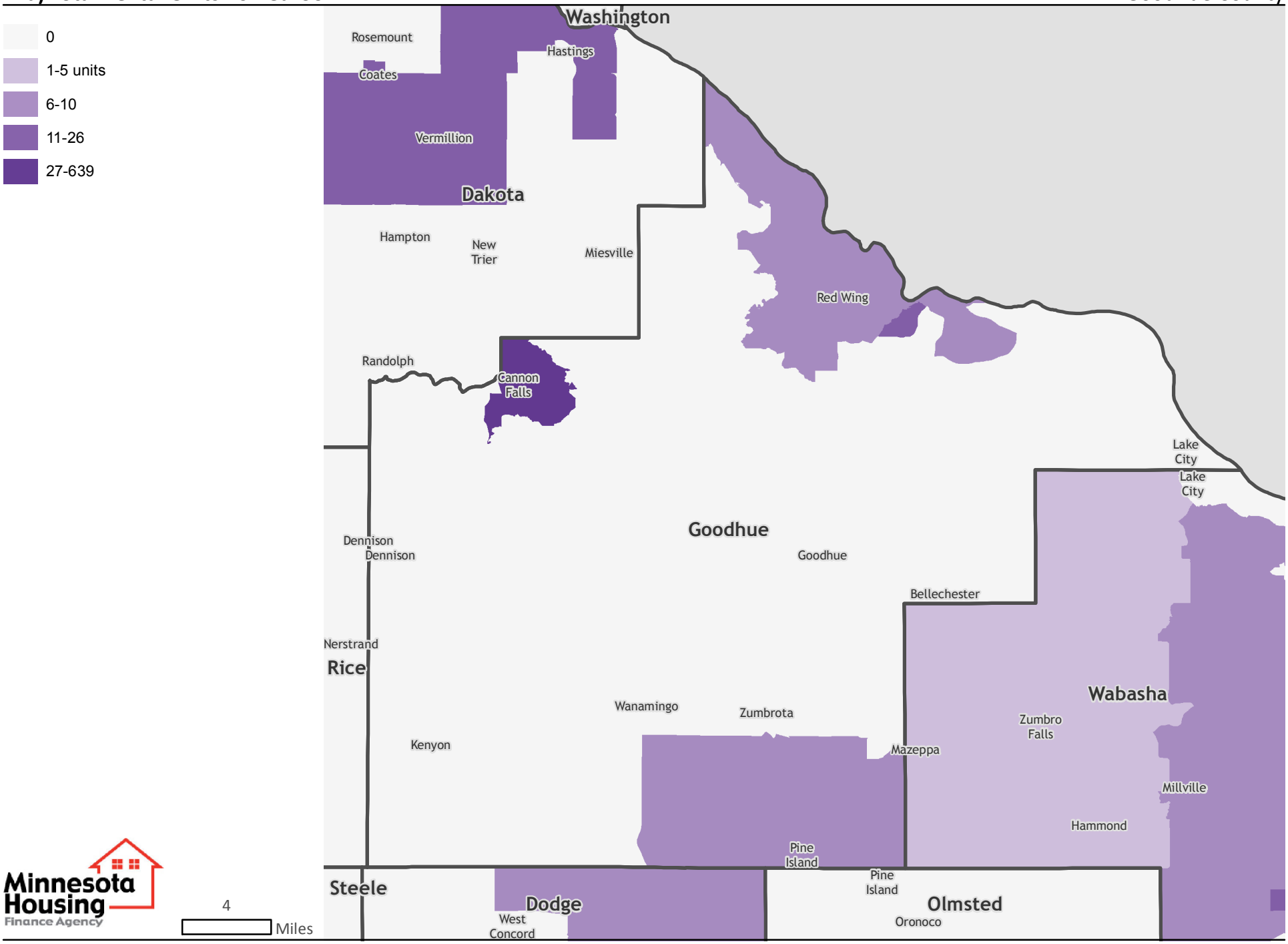
Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

17a) Total Rental Units - 0 Bedroom

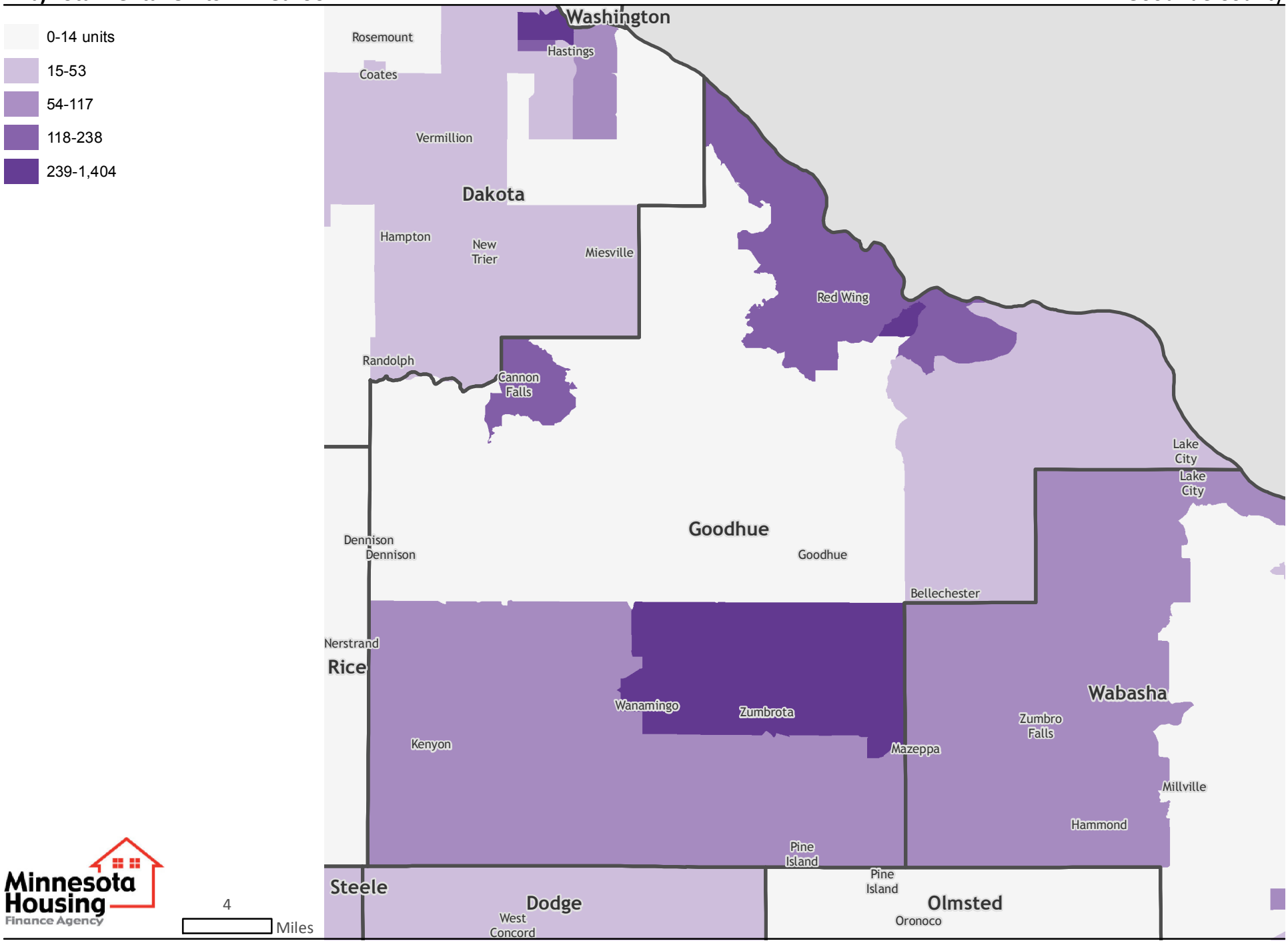
Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

17b) Total Rental Units - 1 Bedroom

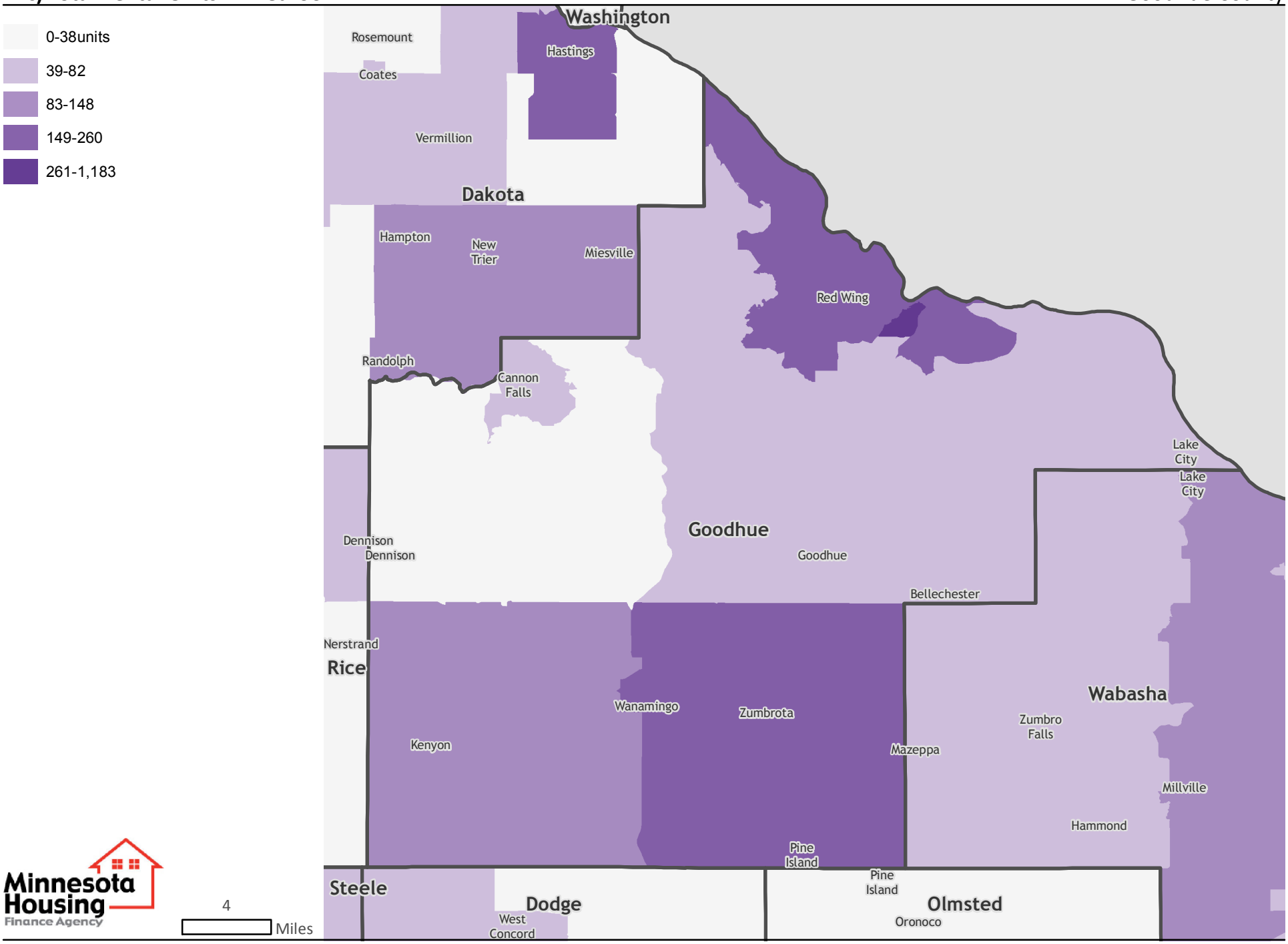
Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2008-2012 5 year sample

17c) Total Rental Units - 2 Bedroom

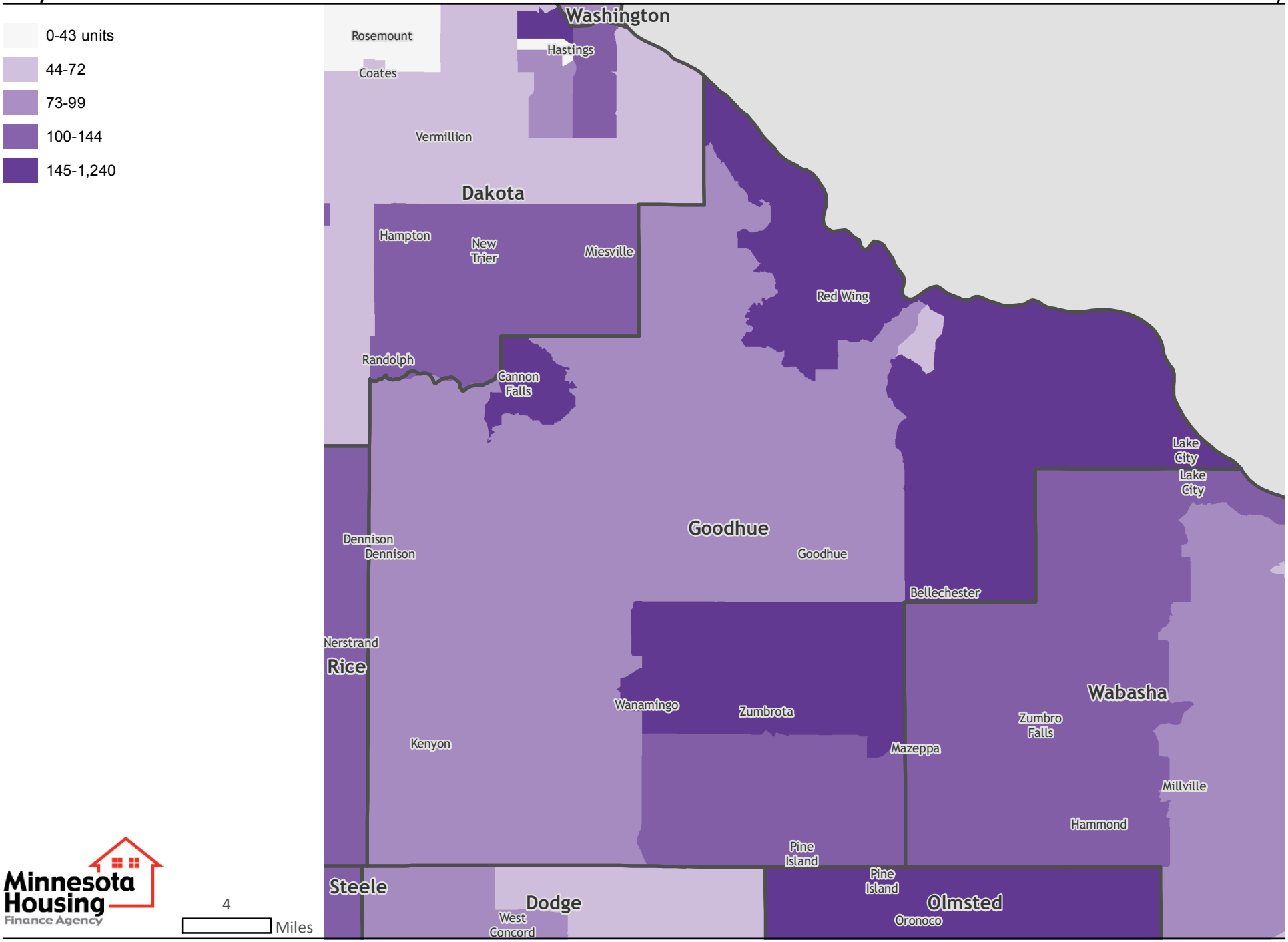
Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

17d) Total Rental Units - 3+ Bedroom

Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

18) Median Homeowner Costs (for households with a mortgage, by region)

Goodhue County

Greater Minnesota

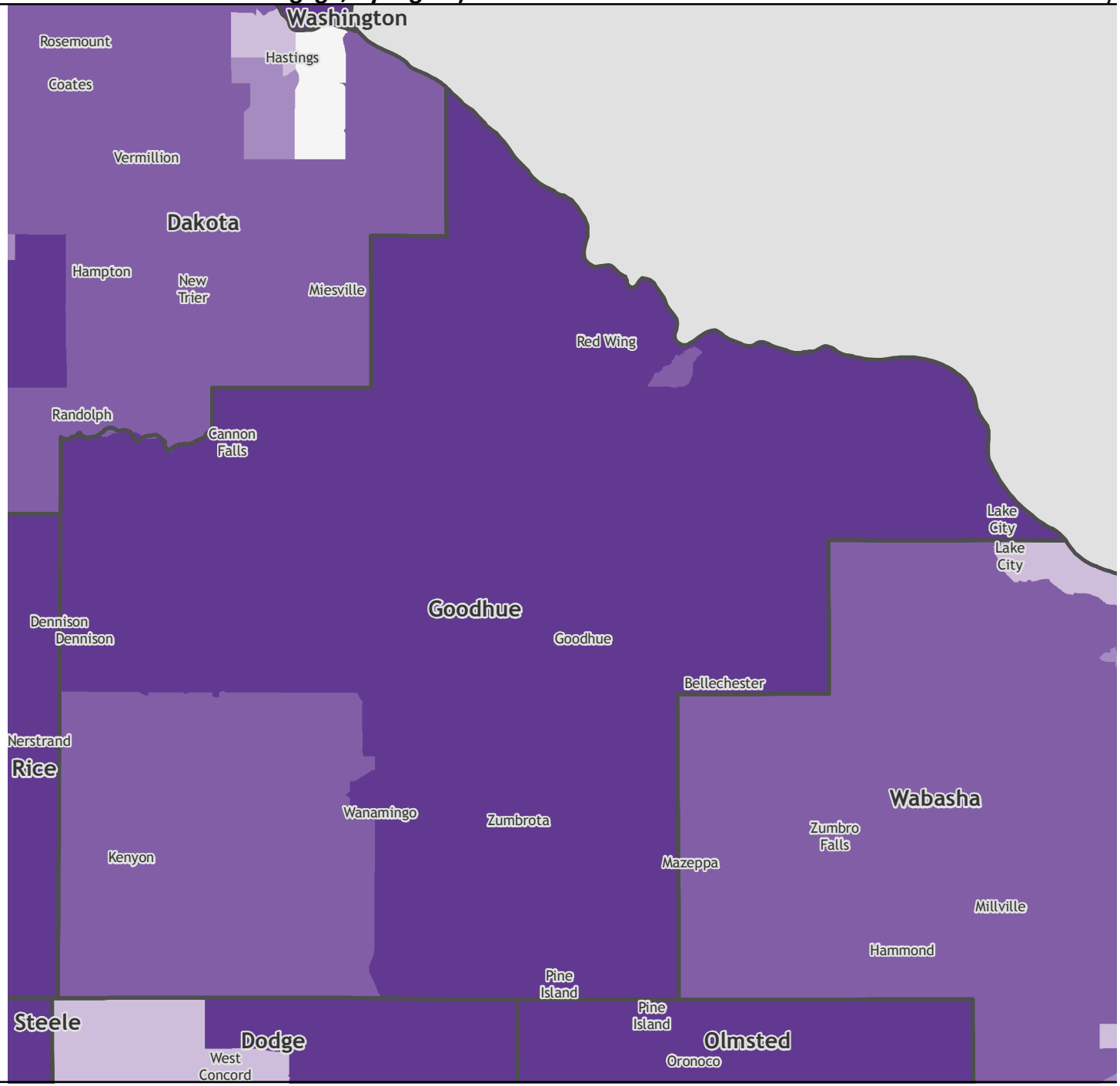
- $1,241 -$1,380
- $1,381 - $1,986

NonTwin Cities MSA

- $1,137 - $1,263
- $1,264 - $1,415
- $1,416 - $1,576
- $1,577 - $2,275

Twin Cities 7 County

- 0- $1,442
- $1,443 - $1,590
- $1,591 - $1,718
- $1,719 - $1,995
- $1,996 - $3,450

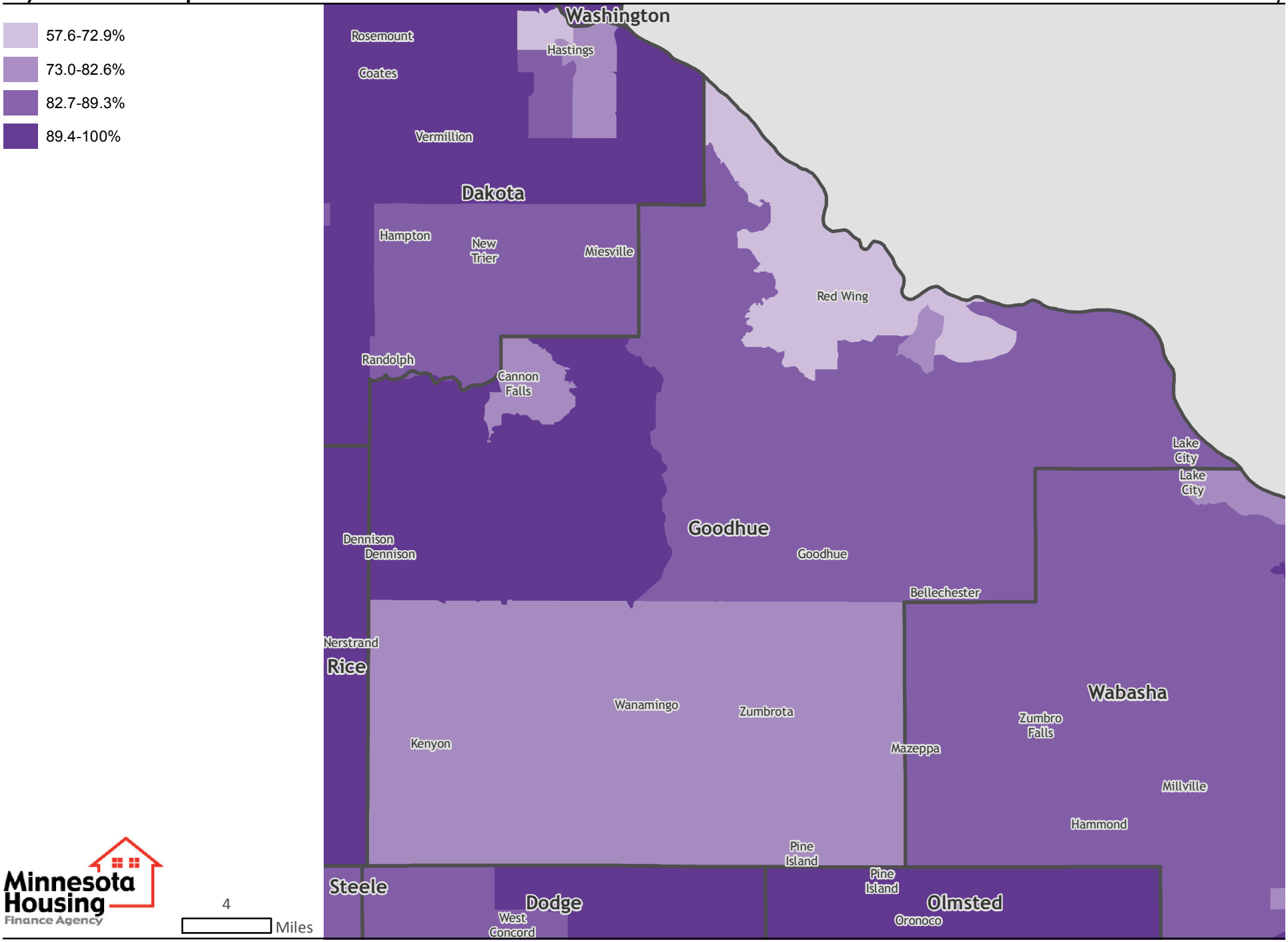


4 Miles

Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

19) Homeownership Rate

Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

20) Foreclosure Index

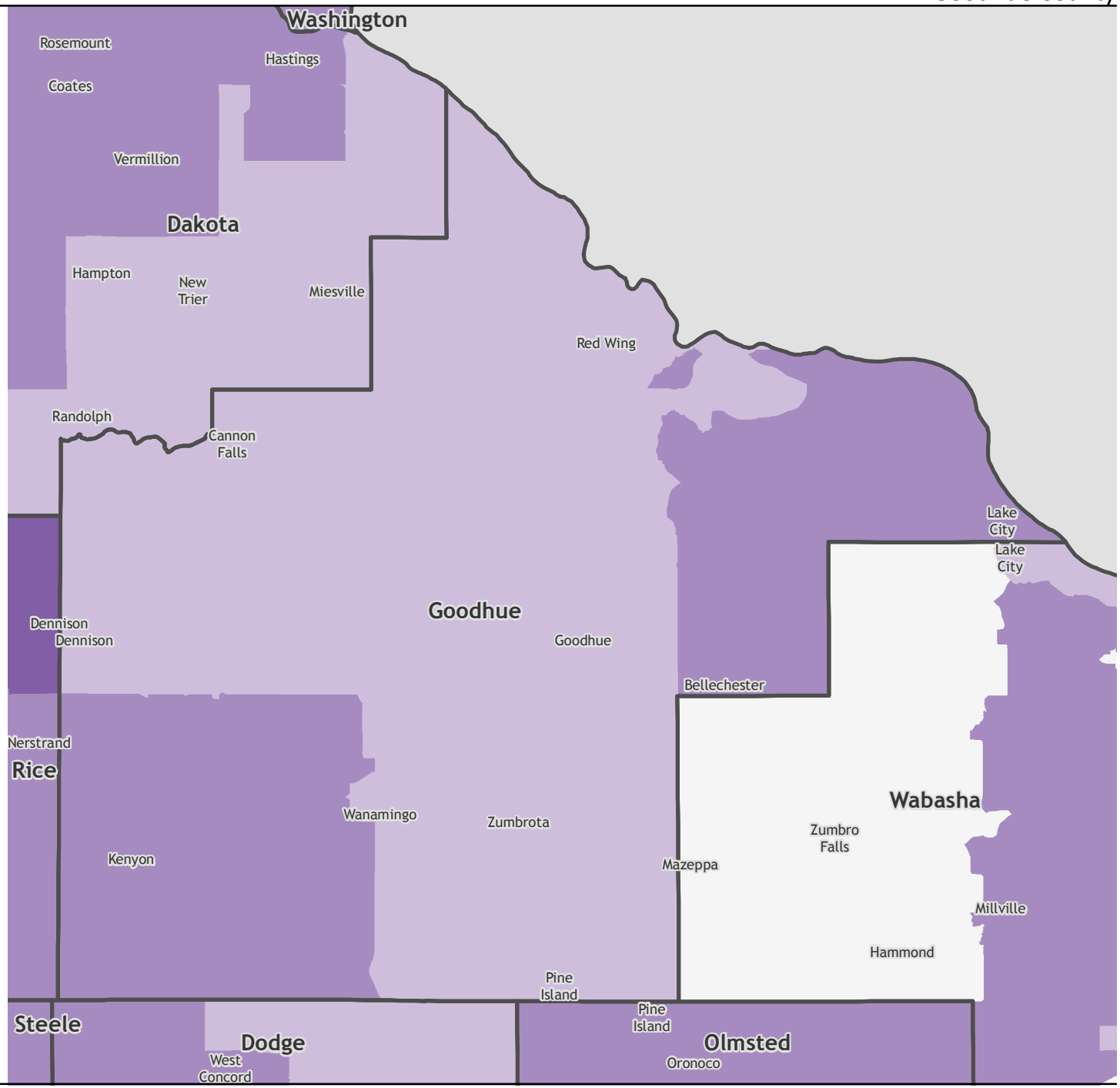
Goodhue County

0-50 (index)

51-100

101-150

150-200



* data allocated to census tracts from zip code. Index rate based on statewide average of 100.

The index is based on each tract'spost-sale/REO rate - the number of loans that are in post-sale foreclosure or REO divided by the numberof households in each census tract.

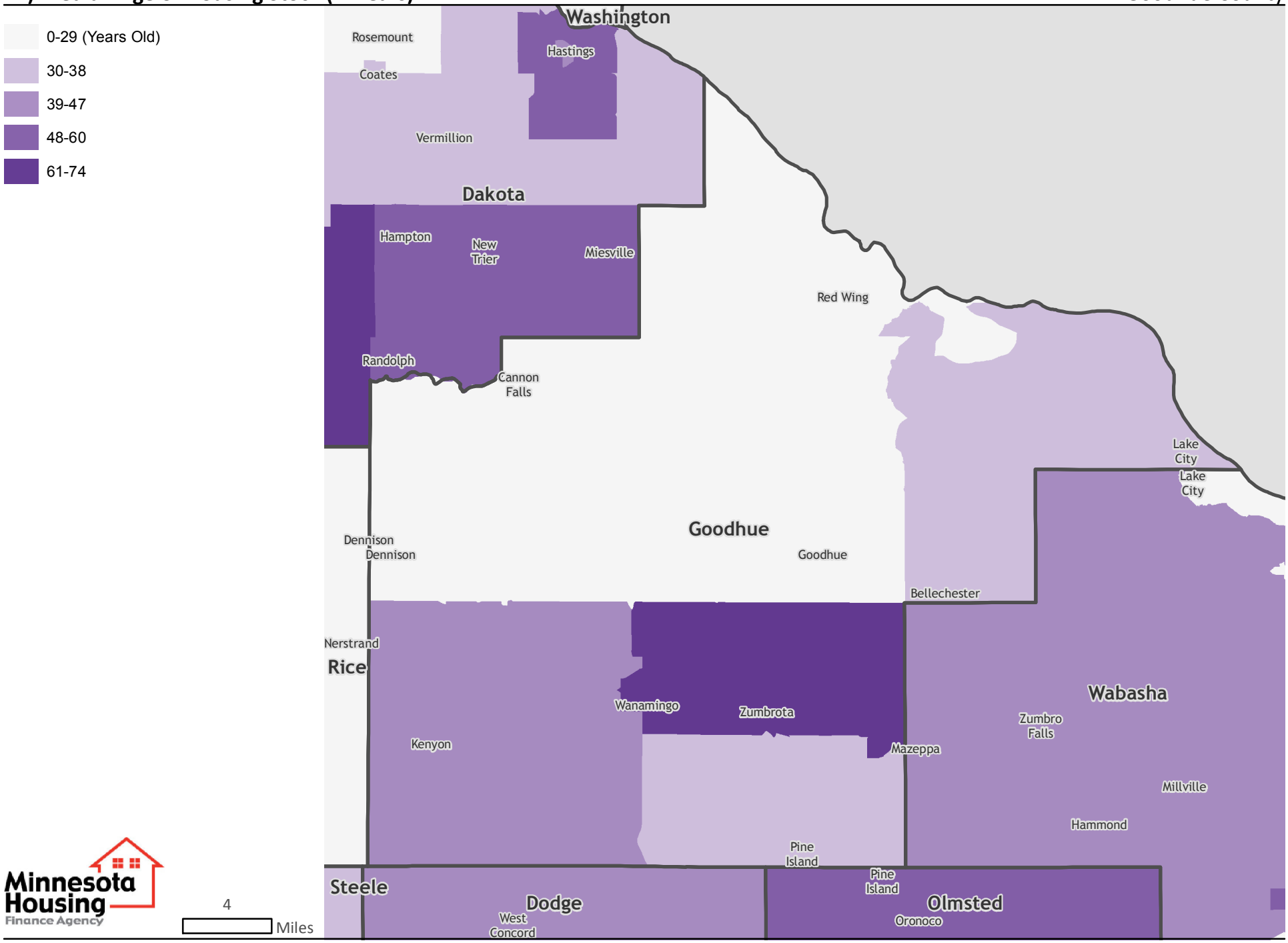
Each tract is divided by the regional rate to compute the index. In the Metro, the comparison is of state rates. In Greater Minnesota, the comparison is to Greater MN communities.

Minnesota Housing Finance Agency

4 Miles

Source: Minnesota Housing Analysis of CoreLogic Data, Dec. 2014

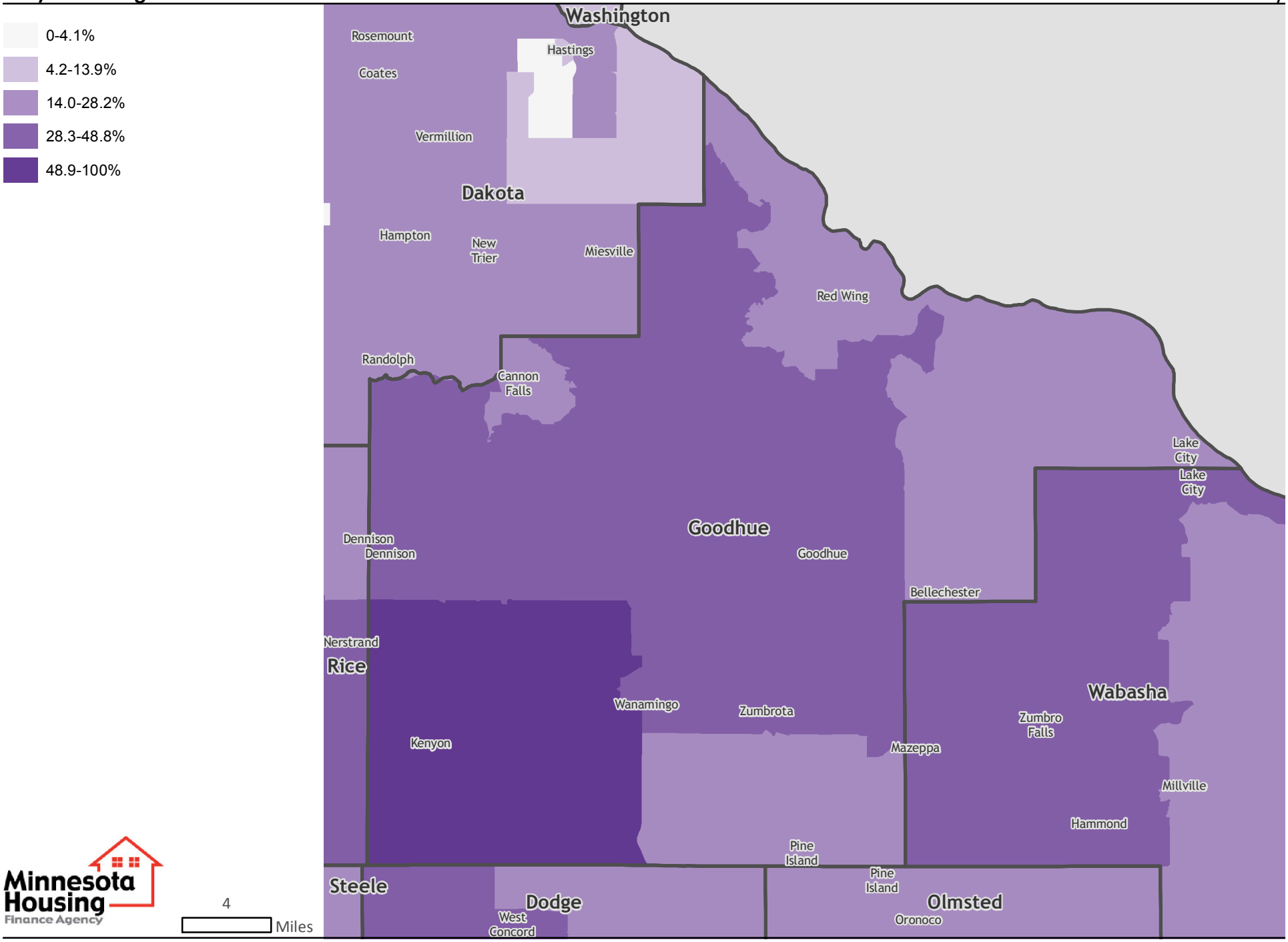
21) Median Age of Housing Stock (in Years)



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

22a) Percentage of Owned Units Built Before 1950

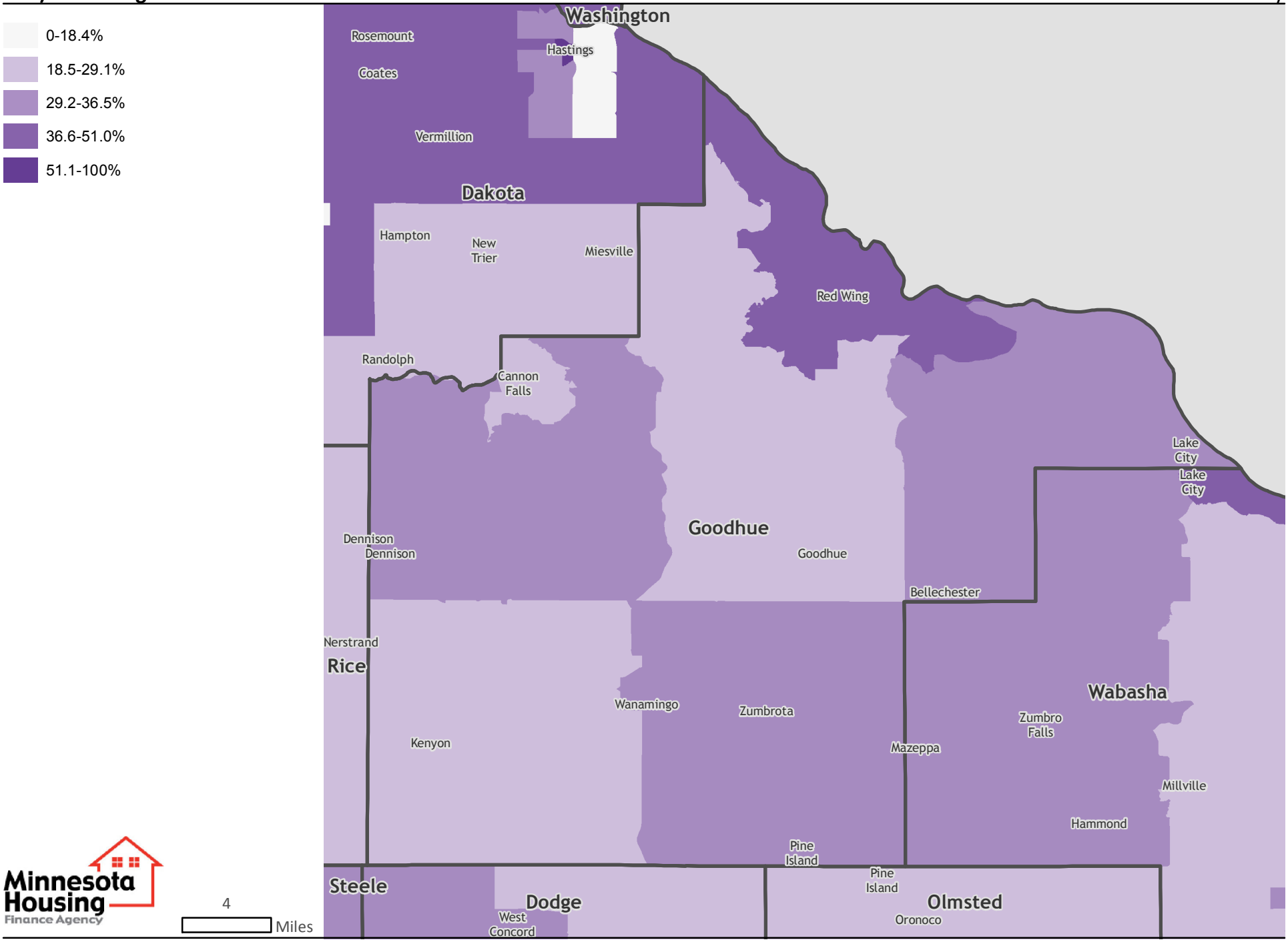
Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

22b) Percentage of Owned Units Built 1950-1979

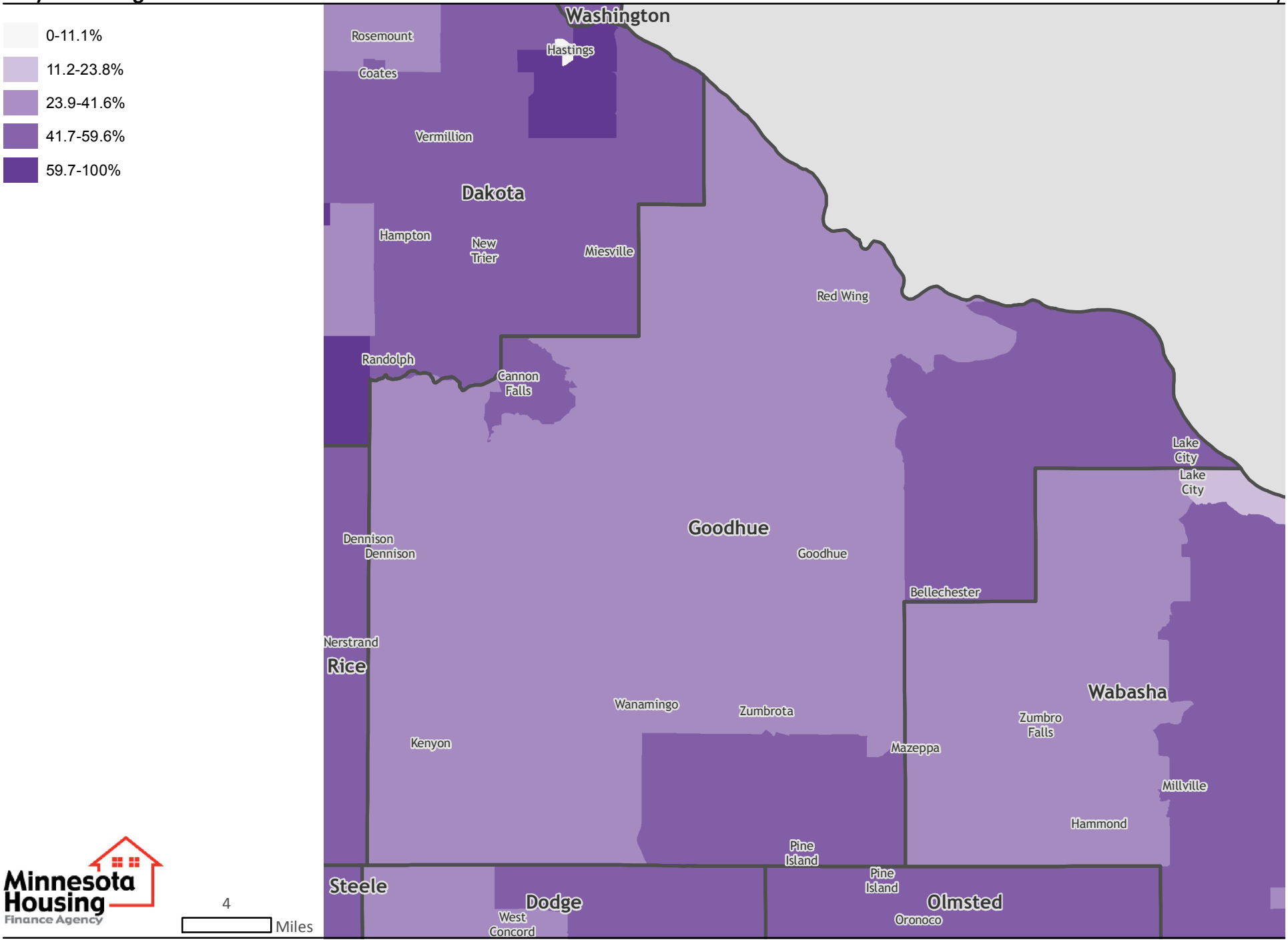
Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

22c) Percentage of Owned Units Built 1980 and Later

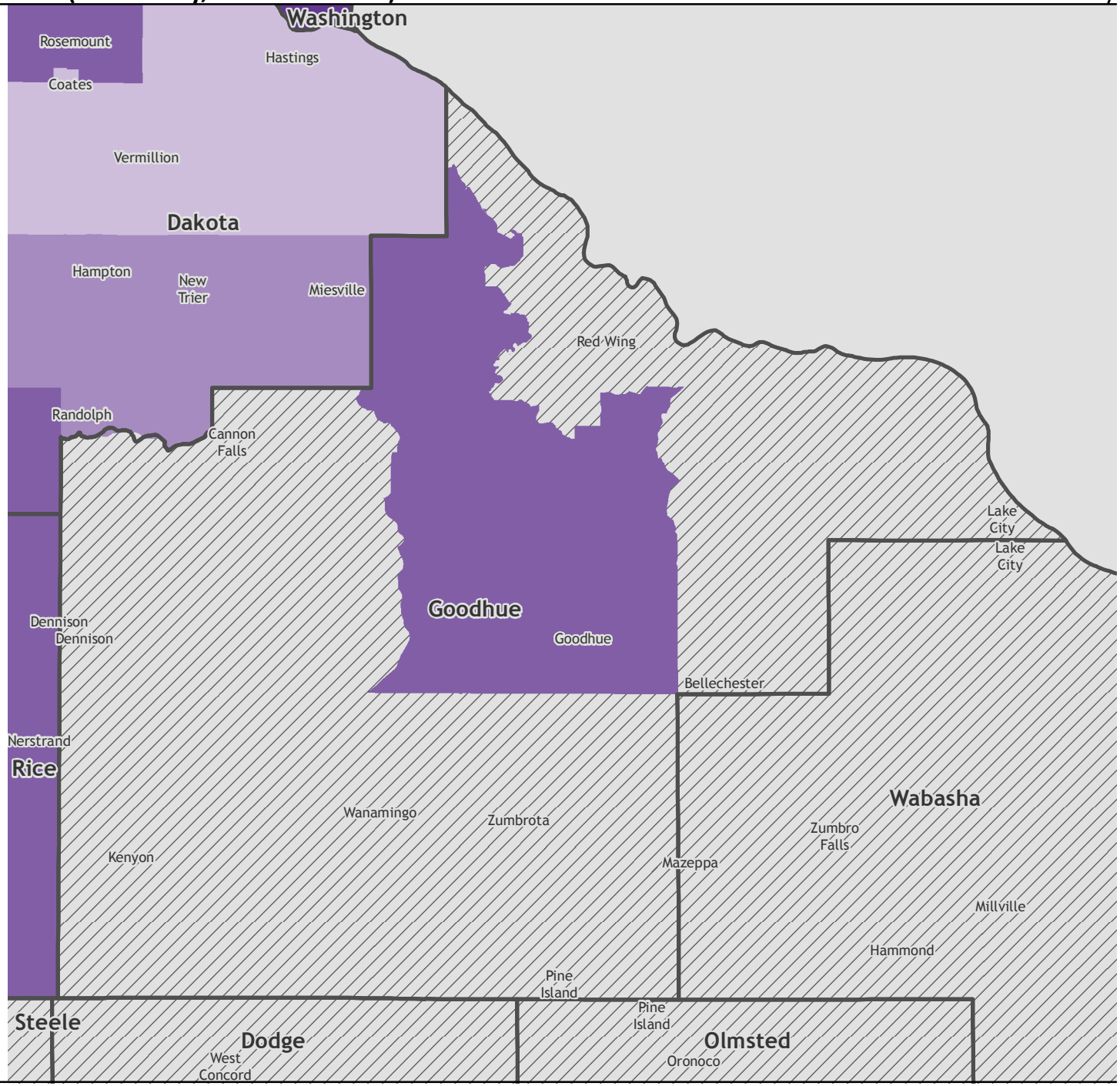
Goodhue County



Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

23a) Median Home Sales Price in 2014 (Metro Only, All Transactions)

Goodhue County



Includes all transactions.

Excludes zip codes with fewer than 10 sales.

Data allocated to tracts from zip code data.

Data available only for Twin Cities Metro.

Minnesota Housing Finance Agency

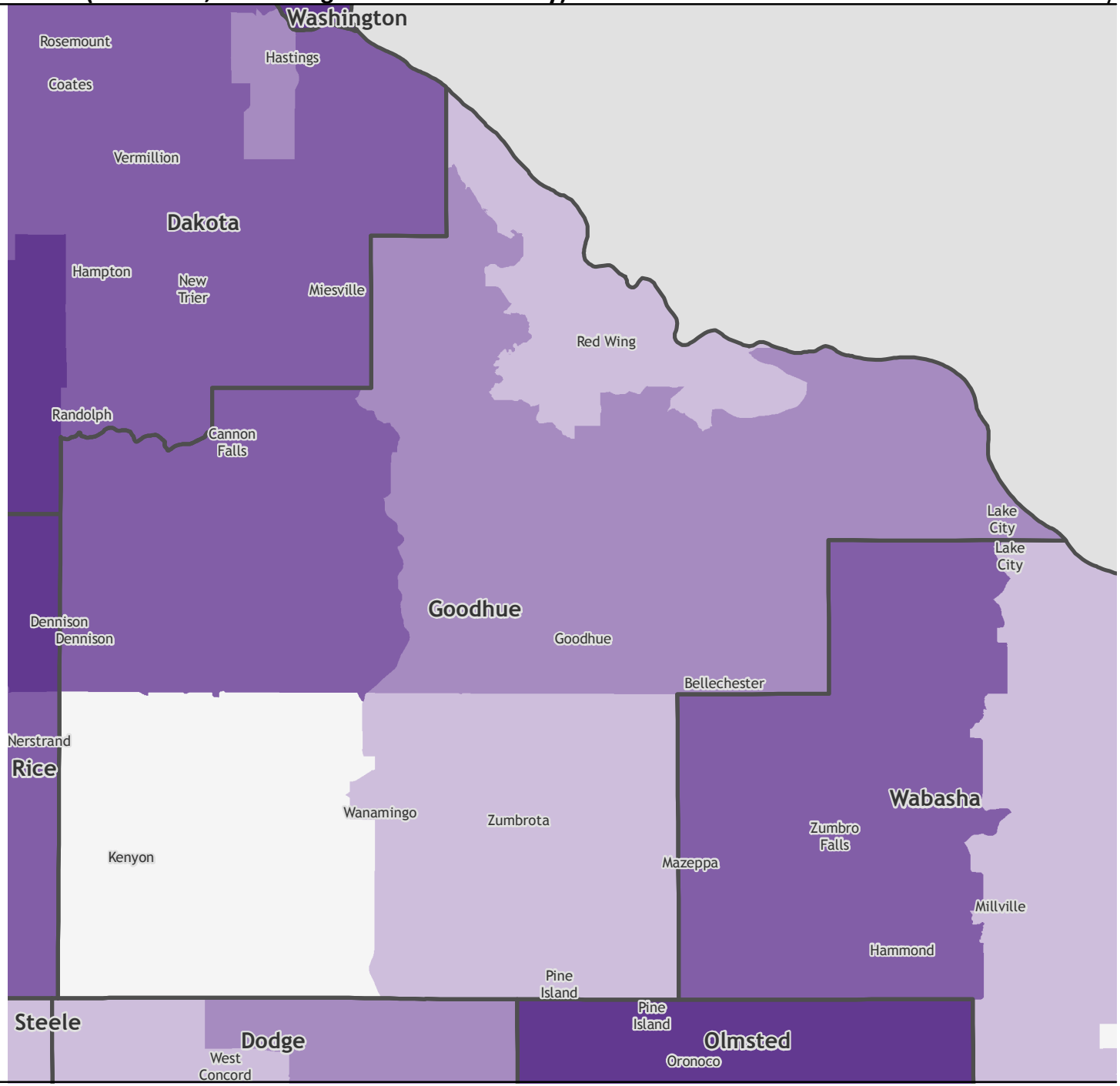
Source: Minnesota Housing analysis of NorthstarMLS data provided by the Minneapolis Area Association of REALTORS® and 10K Research and Marketing

23b) Median Homes Sales Price in 2013 (Statewide, Arms Length Transactions Only)

Goodhue County

- 0-$138,378
- $138,379 - $173,875
- $173,876 - $200,000
- $200,001 - $226,657
- $226,658 - $469,500

Includes only open-market, arms-length transactions. Excludes lender-mediated and short sales.* city level data summarized / assigned to census tracts.
Cities have a minimum of 10 sales.



Minnesota Housing Finance Agency

4 Miles

ource: Minnesota Dept. of Revenue, Certificate of Real Estate Value, FY 2012/2013

24a) Change in Median Sales Price (2013-2014, Metro Only, All Transactions)

Goodhue County

Insufficient Data

Decrease

5.4-7.3% Gain

Washington
Rosemount
Hastings
Coates
Vermillion
Dakota
Hampton
New Trier
Miesville
Red Wing
Randolph
Cannon Falls
Lake City
Lake City
Goodhue
Goodhue
Dennison
Dennison
Bellechester
Nerstrand
Rice
Wanamingo
Zumbrota
Wabasha
Zumbro Falls
Kenyon
Mazeppa
Millville
Hammond
Pine Island
Pine Island
Steele
Dodge
West Concord
Olmsted
Oronoco

Includes all transactions.
Excludes zip codes with fewer than 10 sales.

* data allocated to tracts from zip code data.
Data available only for Twin Cities Metro.

Minnesota Housing Finance Agency

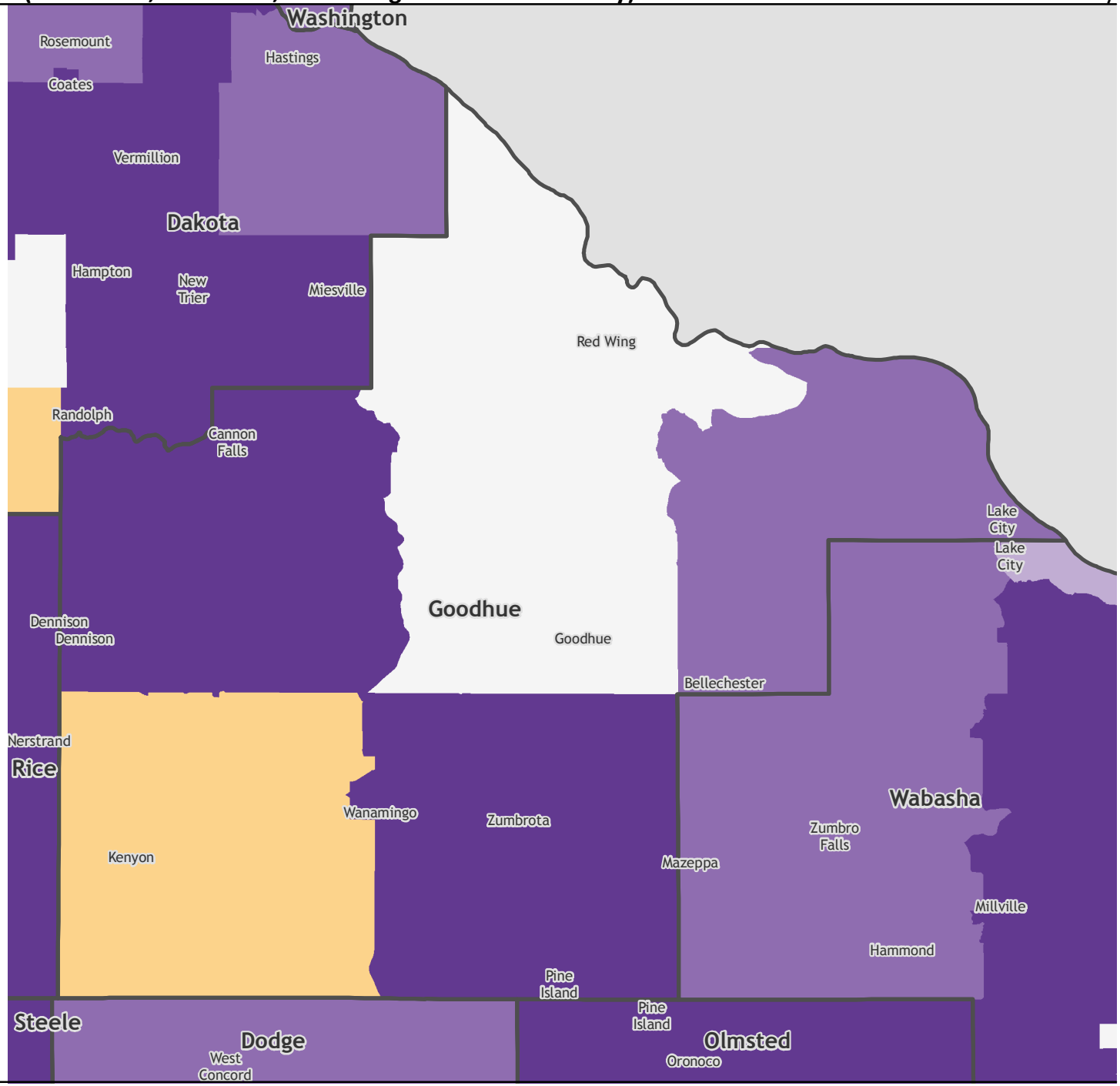
4 Miles

Source: Minnesota Housing analysis of NorthstarMLS data provided by the Minneapolis Area Association of REALTORS® and 10K Research and Marketing

24b) Change in Median Sales Price (2012-2013, Statewide, Arms Length Transactions Only)

- Decrease
- 0-4.2% Gain
- 4.3-6.0% Gain
- 6.1-11.1% Gain
- >11,1% Gain

Includes only open-market, arms-length transactions. Excludes lender-mediated and short sales.* city level data summarized / assigned to census tracts.
Cities have a minimum of 10 sales.



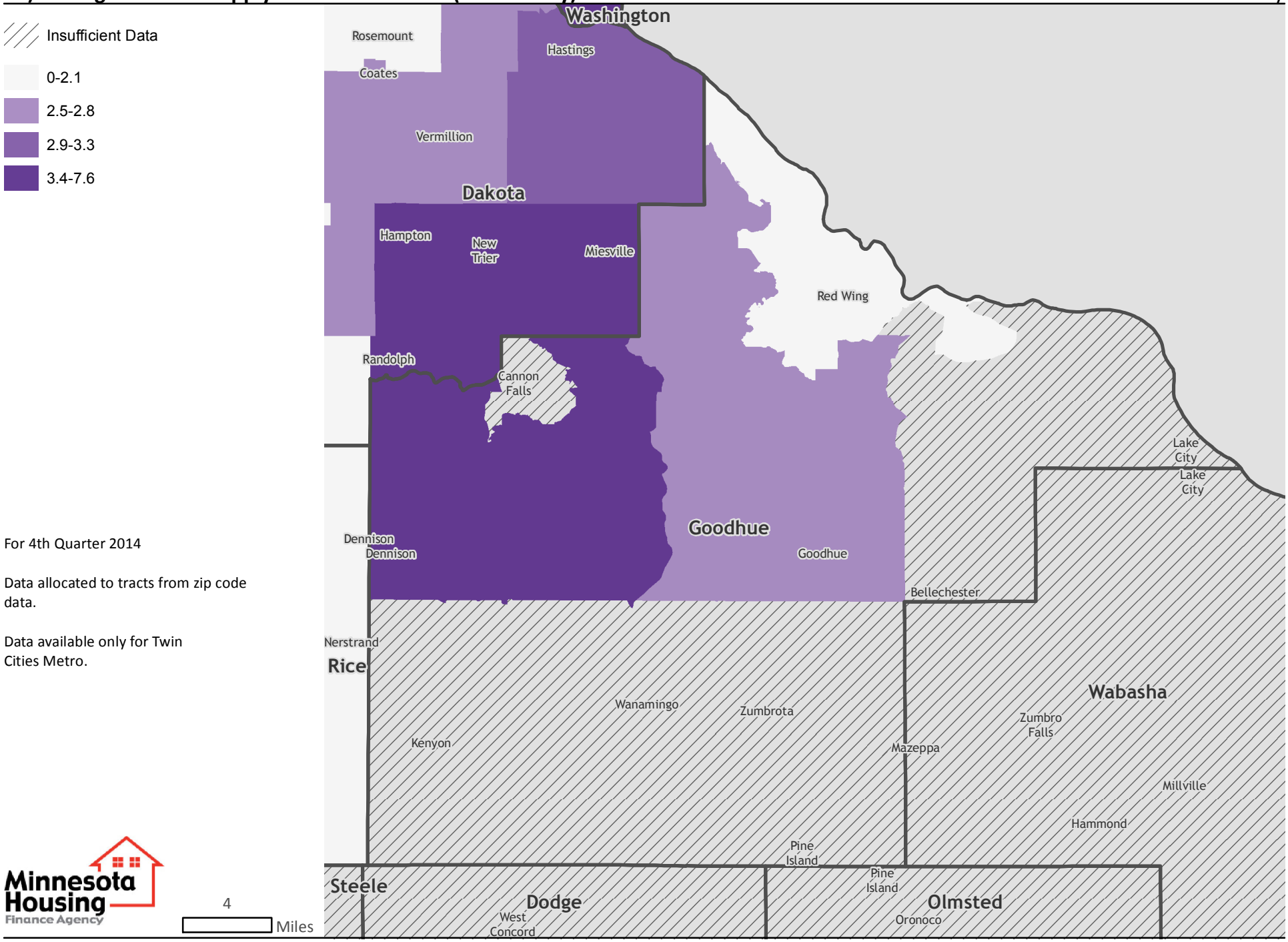
4 Miles

Minnesota Housing Finance Agency

Source: Minnesota Dept. of Revenue, Certificate of Real Estate Value, FY 2012/2013

25) Average Month's Supply of Homes for Sale (Metro Only)

Goodhue County



For 4th Quarter 2014

Data allocated to tracts from zip code data.

Data available only for Twin Cities Metro.

Minnesota Housing Finance Agency

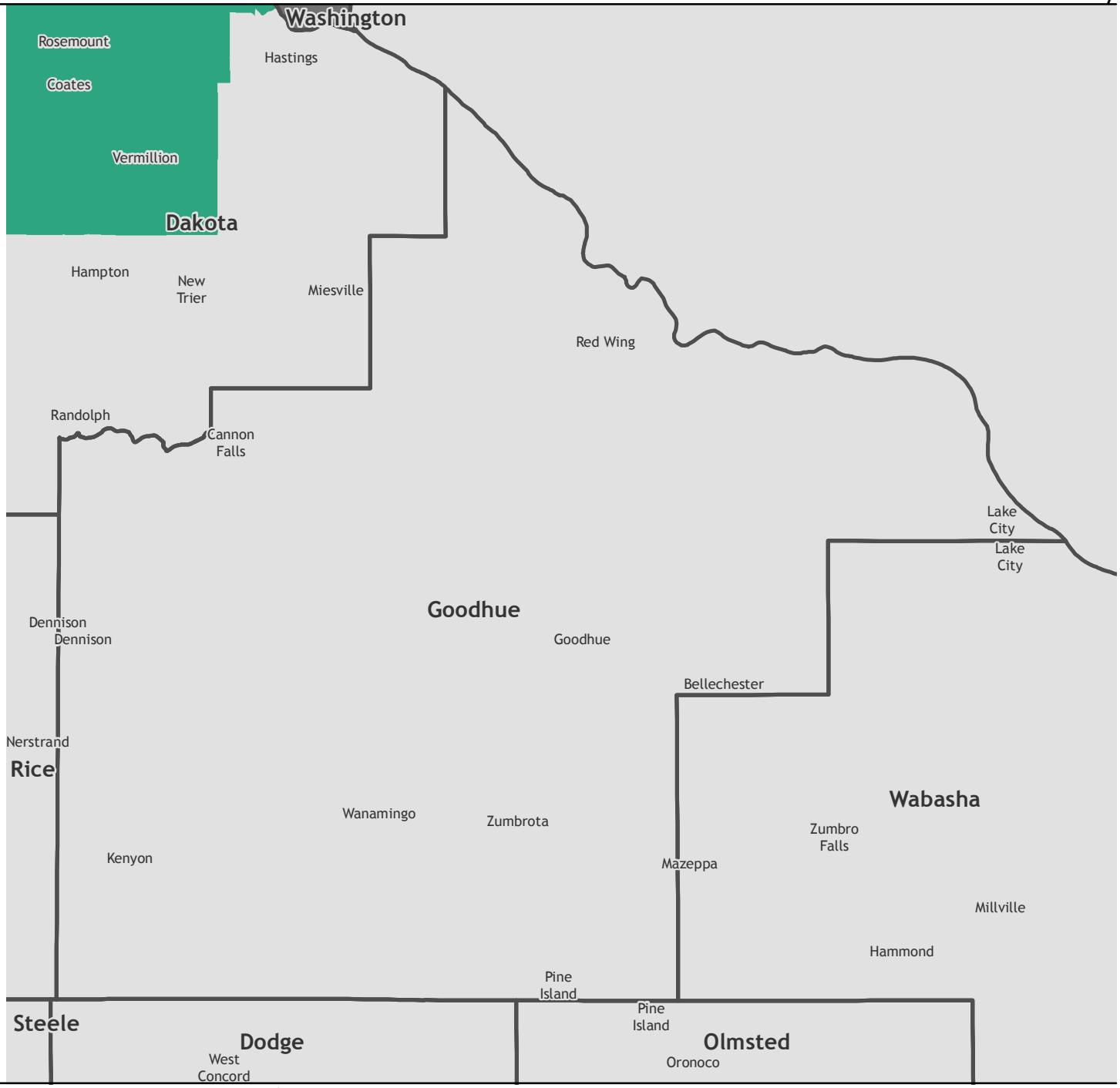
Source: Minnesota Housing analysis of NorthstarMLS data provided by the Minneapolis Area Association of REALTORS® and 10K Research and Marketing

26) Economic Integration Priority Tracts

Goodhue County

Type

- Tier 1 - 80th Percentile Income and Jobs Threshold
- Tier 2 - 40th Percentile Income and Jobs Threshold



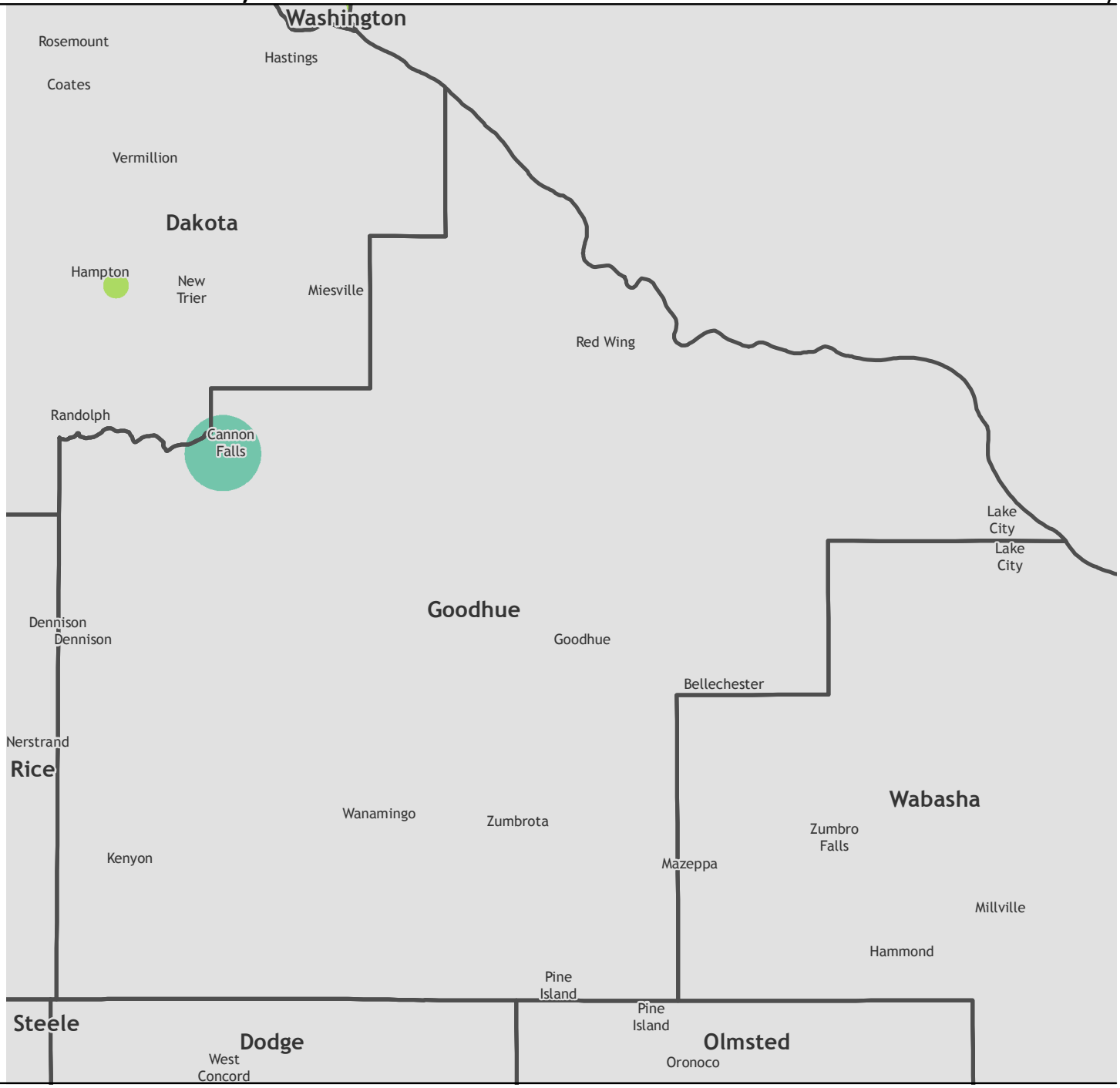
4 Miles

Source: Minnesota Housing analysis of American Community Survey and Longitudinal Employer/Household Dynamics Data from the US Census.

27) Location Efficiency (RFP Points for Access to Transit)

Type

- GR MN: 1 1/2 mi of PNR or 1/2 mile of fixed stop
- Metro: 1/4 mile from high service stop



4 Miles

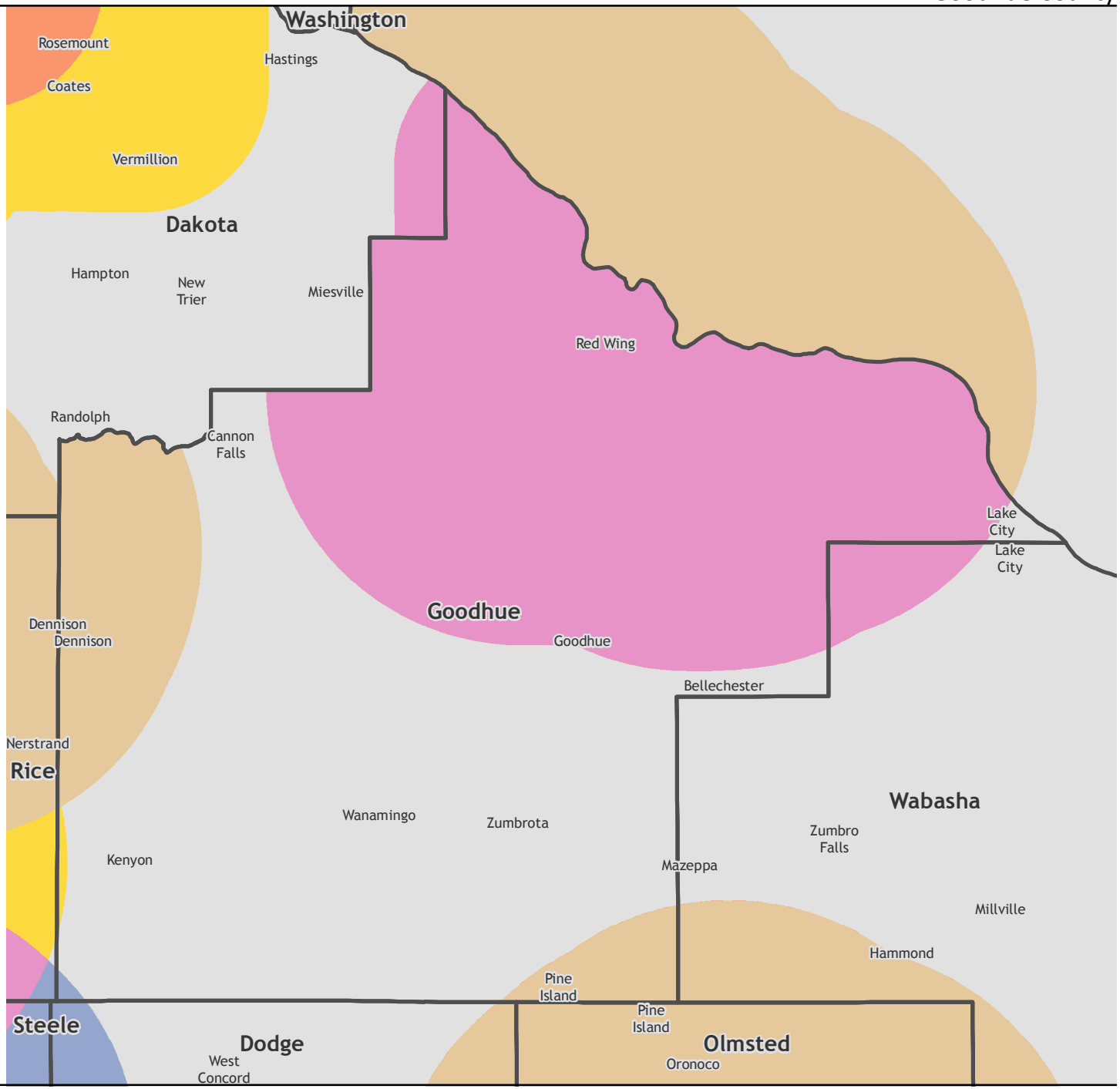
Source: Minnesota Housing analysis of transit data from Metro Transit, Duluth Transit Authority, St. Cloud, Rochester, and Moorhead bus systems.

28) Workforce Housing Areas

Goodhue County

Type

- Job Center
- Job Center and Growth Community
- Job Center and Long Commute Community
- Job Center, Growth, and Long Commute Community
- Job Growth Community
- Job Growth and Long Commute Community
- Long Commute Community



Minnesota Housing Finance Agency

4 Miles

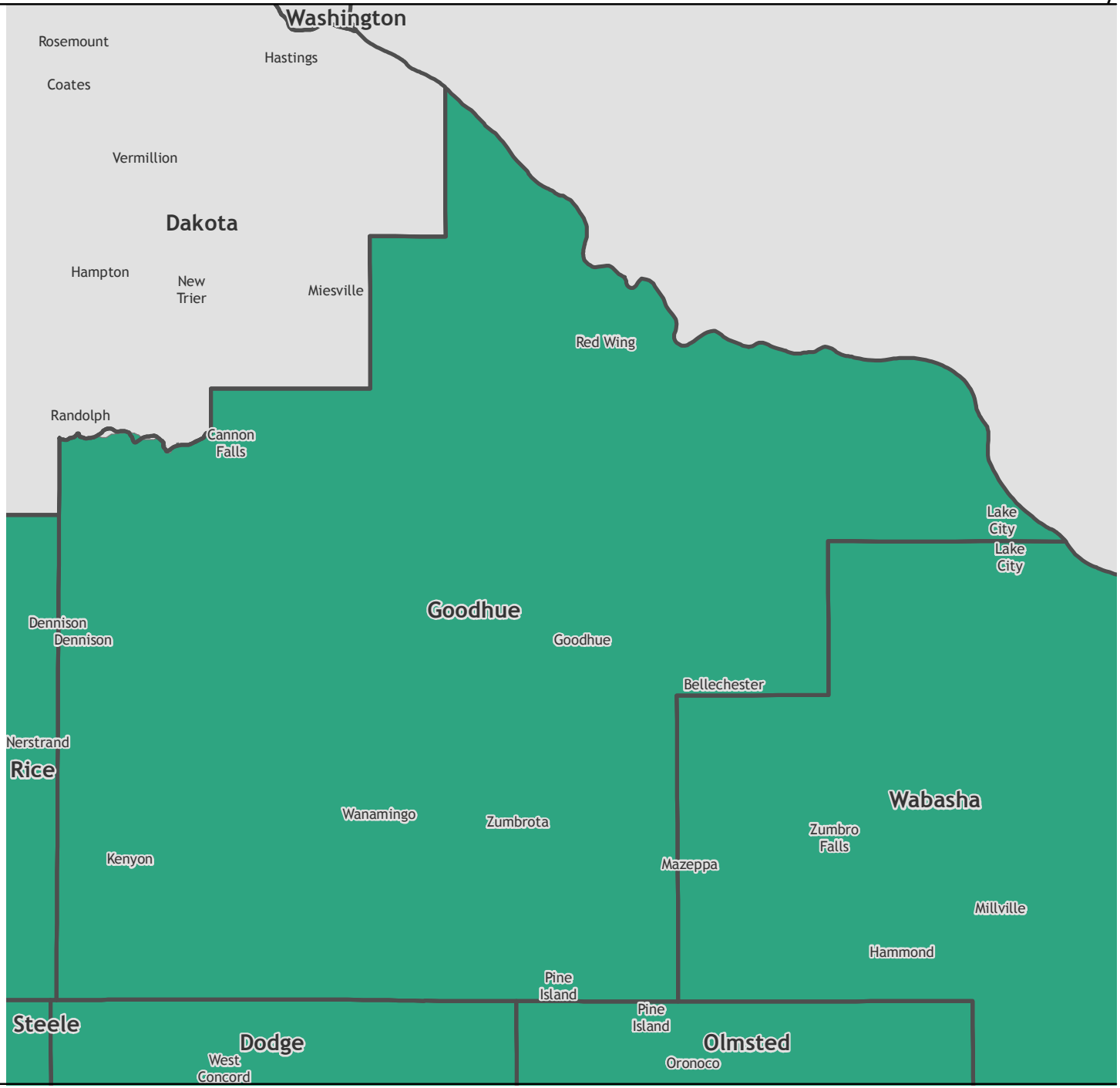
Source: Minnesota Housing analysis of MN Department of Employment and Economic Development Quarterly Census of Employment and Wages data.

29) Rural Designation

Goodhue County

Type

Rural Area



Minnesota Housing Finance Agency

4 Miles

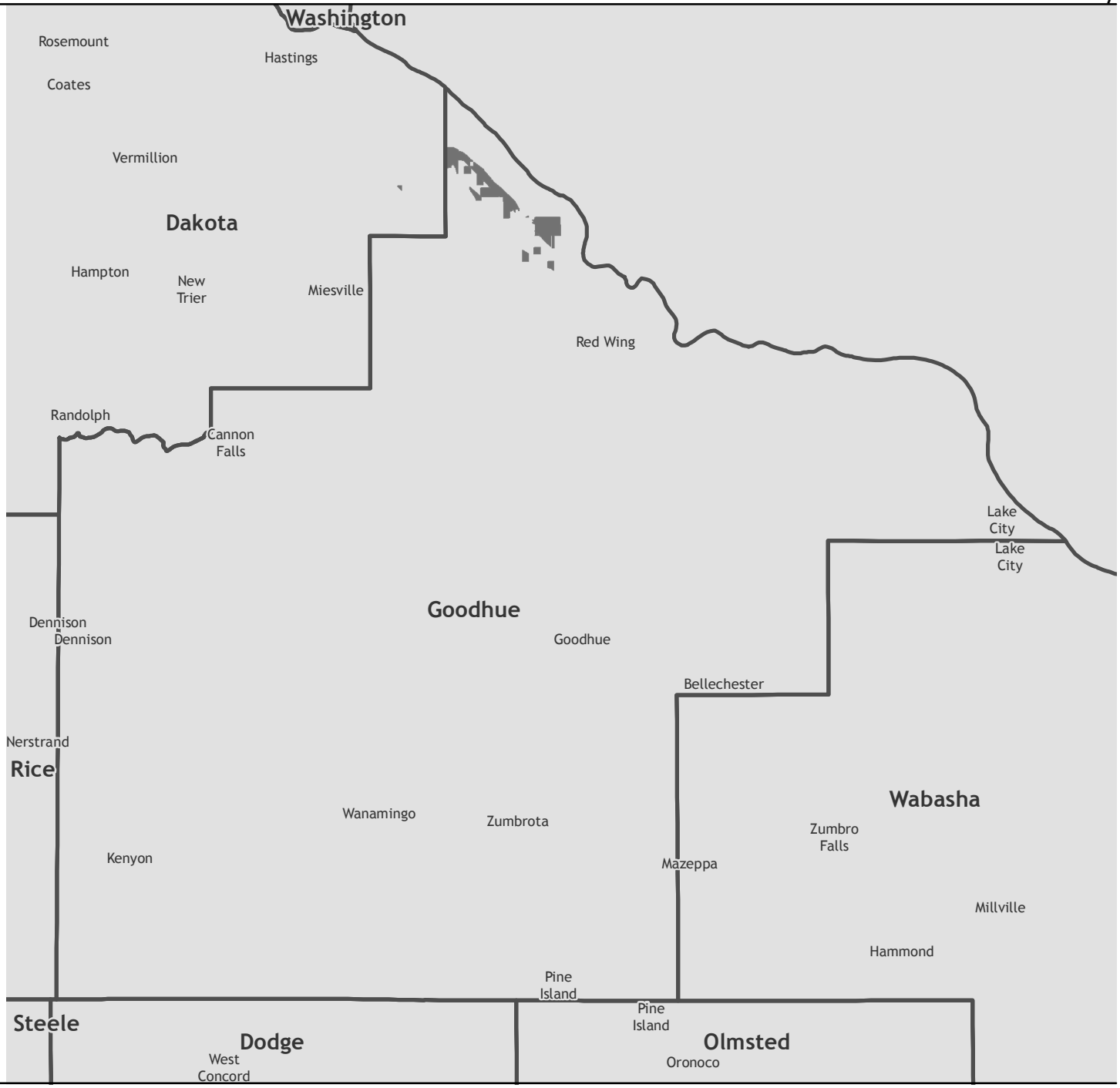
Source: Minnesota Housing

30) Qualified Census Tracts and Reservation Areas

Goodhue County

Type

Eligible by Reservation (beyond QCT)



Minnesota Housing Finance Agency

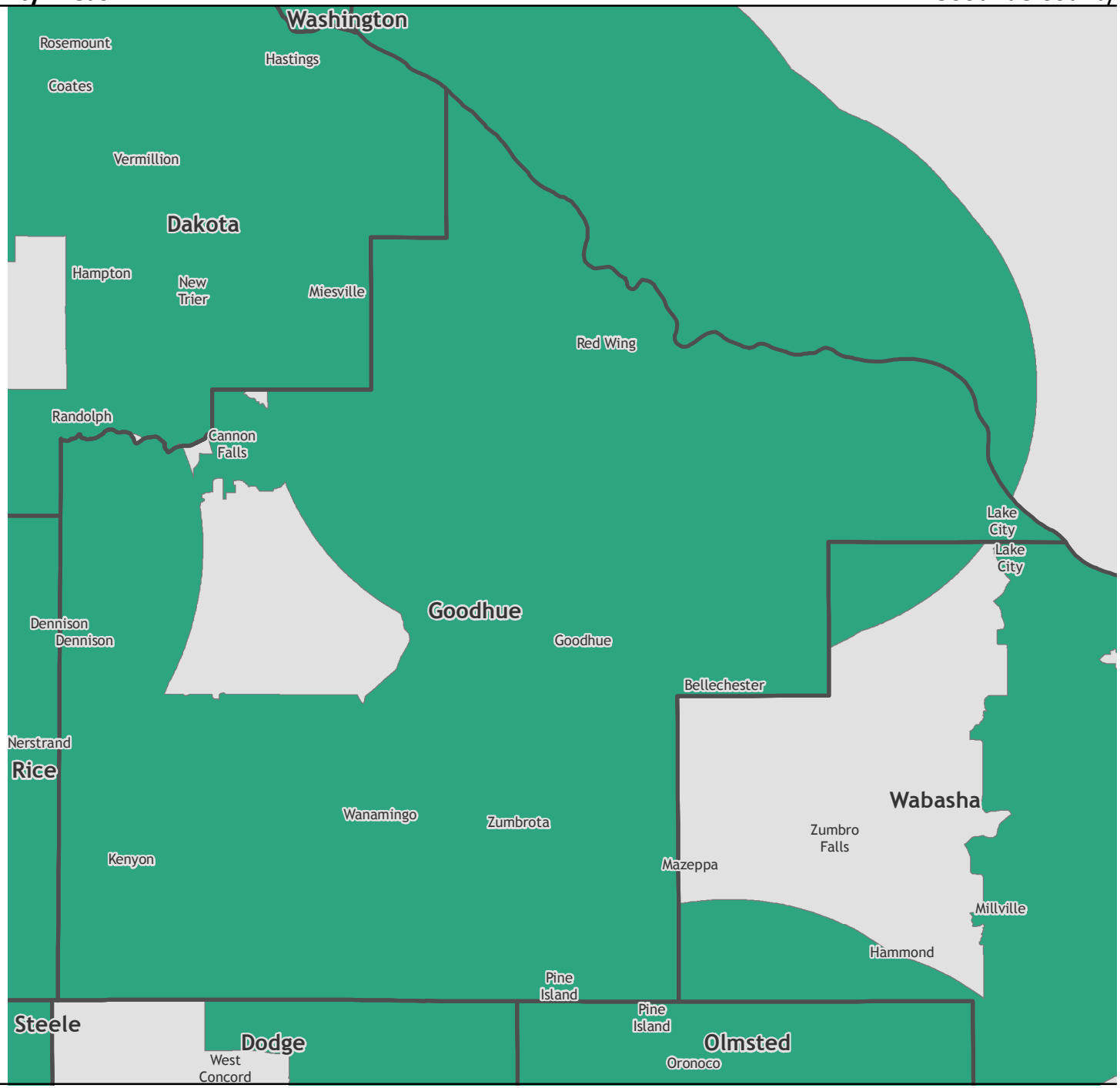
4 Miles

Source: US Dept of Housing and Urban Development and Minnesota Housing analysis of American Community Survey data.

31) Preservation Geographic Priority Areas

Type

Preservation



Minnesota Housing Finance Agency

4 Miles

Source: Minnesota Housing

32) Census Tract Boundaries

Goodhue County

2010 Tracts

Washington
Rosemount
610.03
Coates
611.02
611.06
Hastings
611.05
611.08
611.07
610.01
Vermillion
614.01
Dakota
609.05
Hampton
New Trier
614.02
Miesville
615.01
802
Red Wing
801.01
801.02
Randolph
615.02
Cannon Falls
806
803
Lake City
Lake City
4903
805
804
702
Dennison
Dennison
Goodhue
Goodhue
4902
Bellechester
Nerstrand
Rice
809
4904
Wabasha
Wanamingo
Zumbrota
704
807
Zumbro Falls
Kenyon
Mazeppa
4905
Millville
808
Hammond
Pine Island
Pine Island
Steele
9601
9503
Dodge
9501
Olmsted
19
4906
West Concord
Oronoco

Minnesota Housing Finance Agency

4 Miles

Source: US Census Tiger 2010.

33) Regional Areas of Analysis

Greater Minnesota

Non Metro MSA

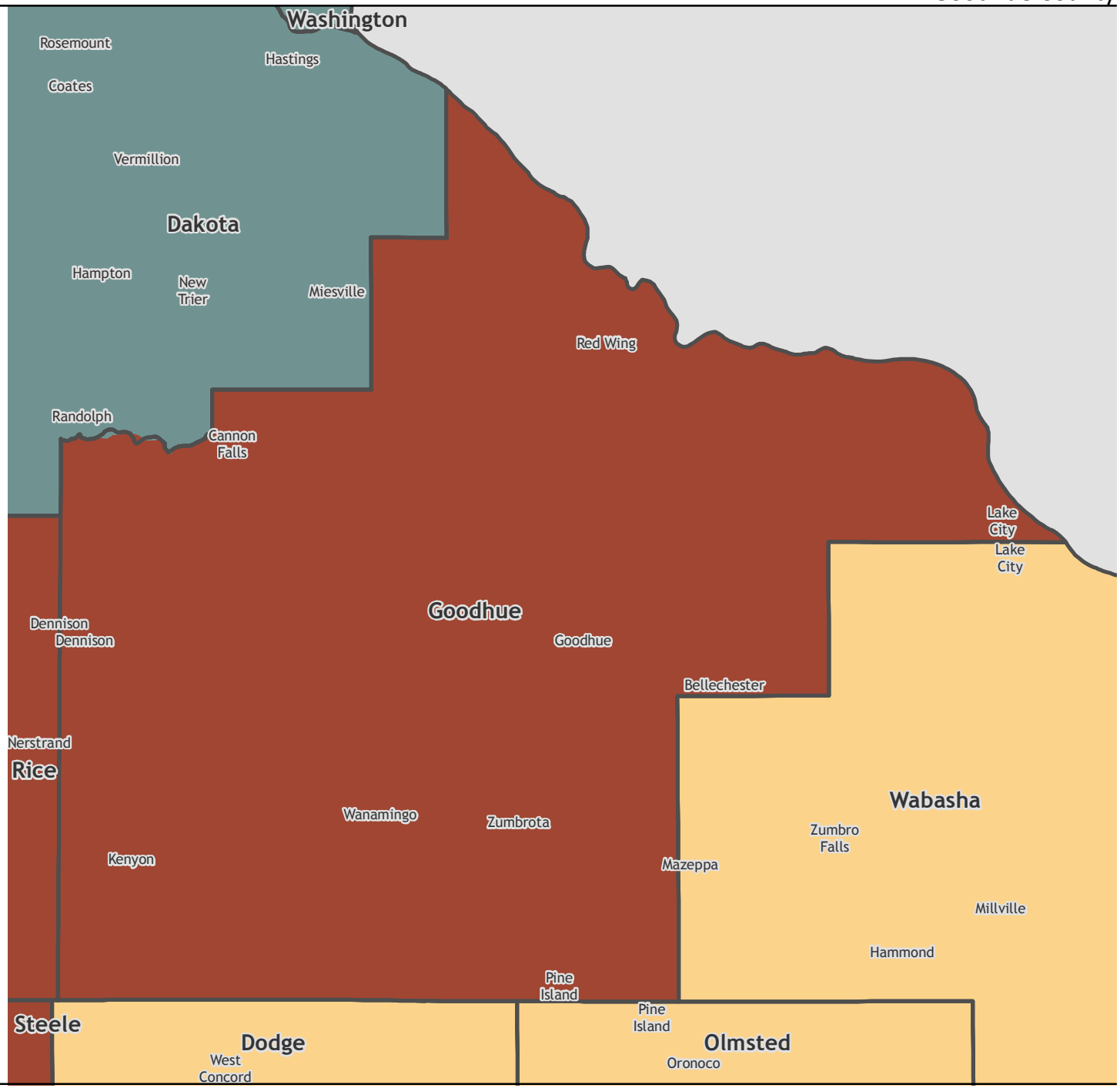
Twin Cities 7 County Metro

For analysis purposes, Minnesota Housing breaks the state into three regions for evaluating jobs, incomes, and currency based values:

Twin Cities Metro,

Counties outside of the
7 County Metro and in an MSA, and

Greater Minnesota



Minnesota Housing Finance Agency

4 Miles

Source: Minnesota Housing, US Census