



Community Profiles Map Series for Isanti County

Maps for HTC 2017, RFP 2016

Community Profiles –Maps for HTC 2017 and RFP 2016

CENSUS TRACT MAP SERIES – TABLE OF CONTENTS

Economy and Workforce Indicators	2
1. Total Jobs	2
2. Median Distance to Work	3
3. Unemployment Rate (12/2013).....	4
Household Demographics Indicators	5
4. Population Age.....	5
5. Percentage of Population from Communities of Color.....	9
6. Households And Change in Households (2000-2012).....	10
7. Percentage of Lower-Income Households Spending 30% or More of Income on Housing	13
8. Median Household Income	16
9. Median Family Income.....	17
10. Poverty Rate.....	18
11. Homelessness Rate by Region (Per 10,000 Population)	19
Rental Housing Market Indicators	20
12. Median Rent.....	20
13. Affordable Rental Housing Gap (in Units).....	21
14. Rental Vacancy Rate for Subsidized Affordable Housing Developments (MN Housing and USDA RD).....	22
15. Age of Rental Housing Stock	23
16. Size of Rental Buildings	26

17. Size of Rental Units	30
Homeowner Housing Market Indicators	34
18. Median Monthly Homeownership Costs (w/ mortgage)	34
19. Homeownership Rate	35
20. Foreclosure Index.....	36
21. Median Age of All Housing Stock*	37
22. Age of Owned Housing Stock.....	38
23. Median Home Sale Price	41
24. Change in Median Home Sale Price	43
25. Average Months Supply of Homes for Sale (not available statewide)	45
MN Housing RFP Geographic Priority Areas	46
26. Economic Integration Priority Tracts	46
27. Location Efficiency (RFP Points for Access to Transit)	47
28. Workforce Areas	48
29. Rural Designation Areas.....	49
30. Qualified Census Tracts and Reservation Areas.....	50
31. Preservation Geographic Priority Areas.....	51
Reference Maps	52
32. Census Tract Boundaries.....	52
33. Regional Areas of Analysis	53

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

Isanti County

Greater Minnesota

- 1,860-2,913
- 2,914-5,139
- 5,140-8,621

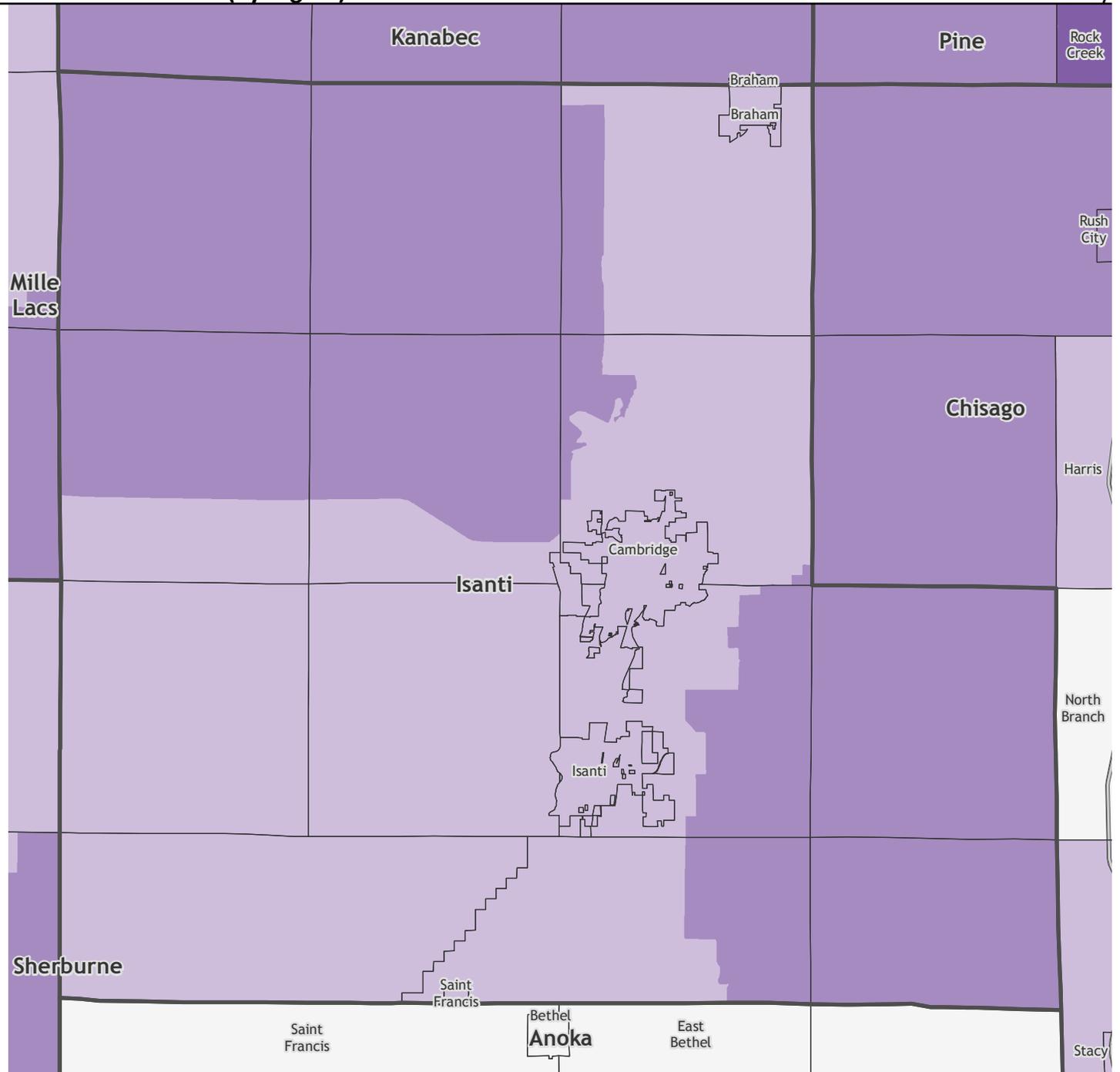
NonTwin Cities MSA

- < 3,825
- 3,825-7,657
- 7,658-24,877

Twin Cities 7 County

- <32,744

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

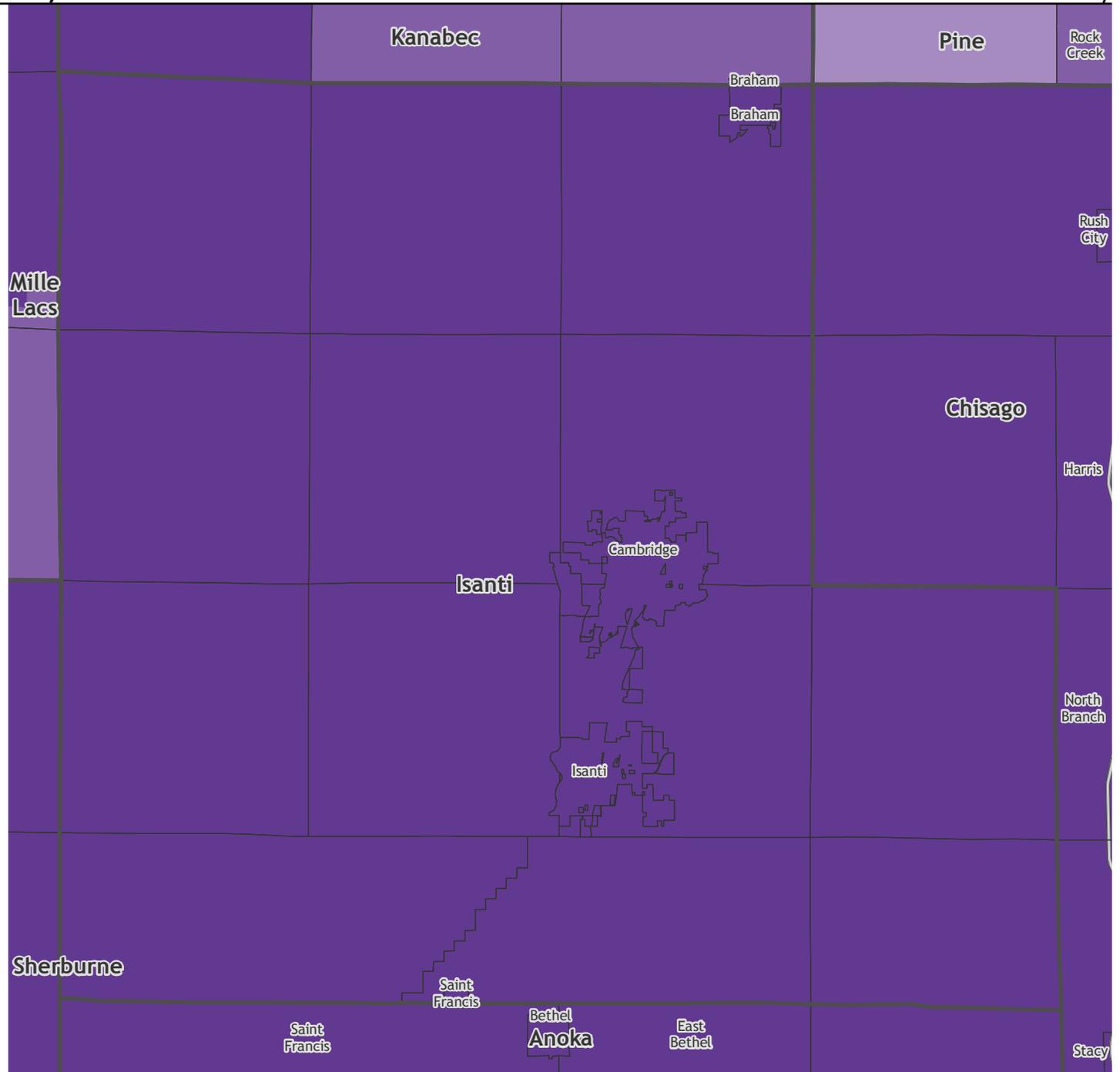


2.5 Miles

2) Median Distance to Work (in miles)

Isanti County

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



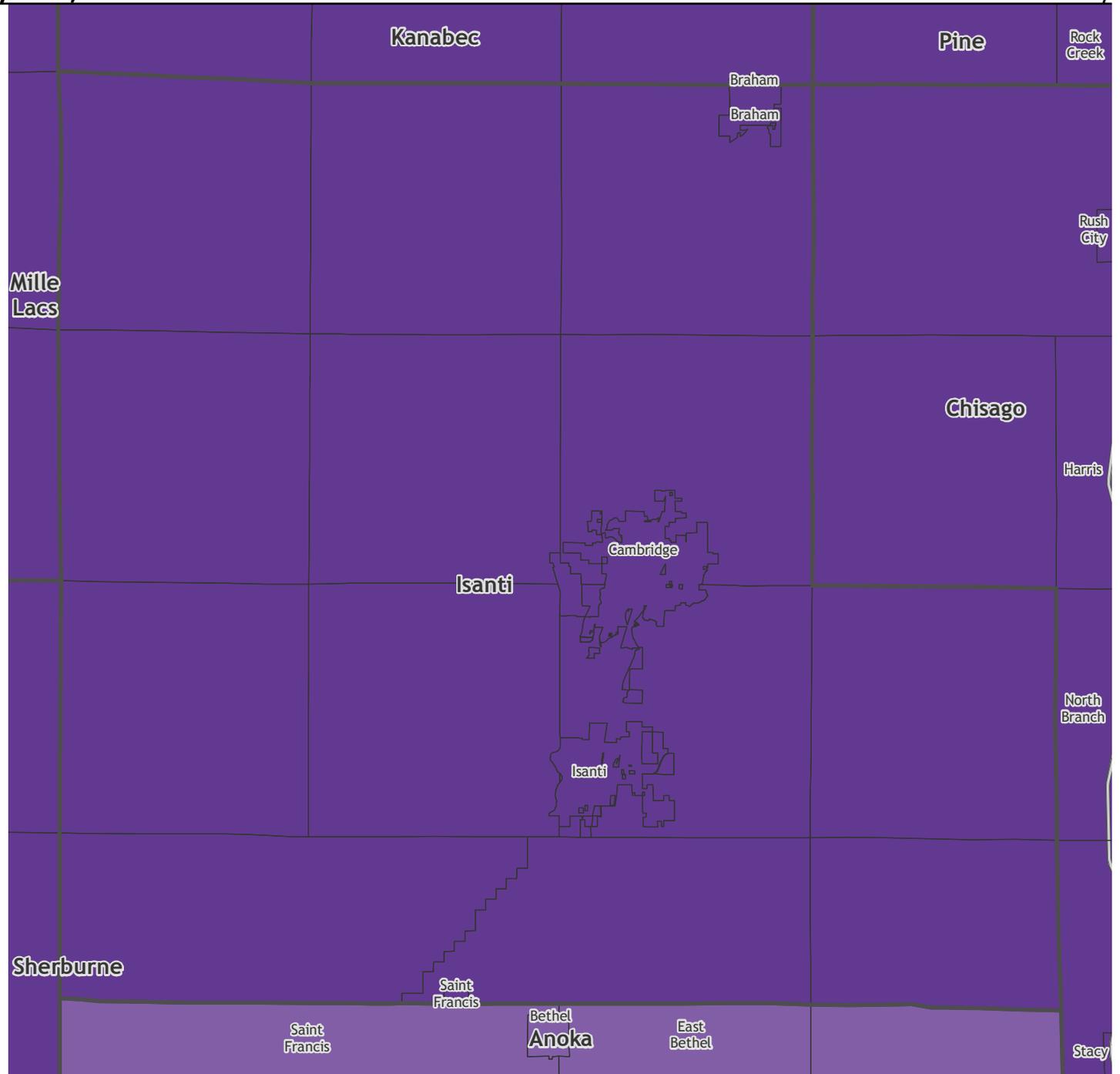
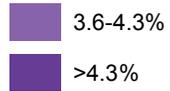
The distance to work that workers who live in this tract travel to their primary employment.



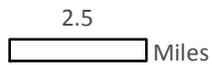
2.5 Miles

3) Unemployment Rate (February 2015)

Isanti County

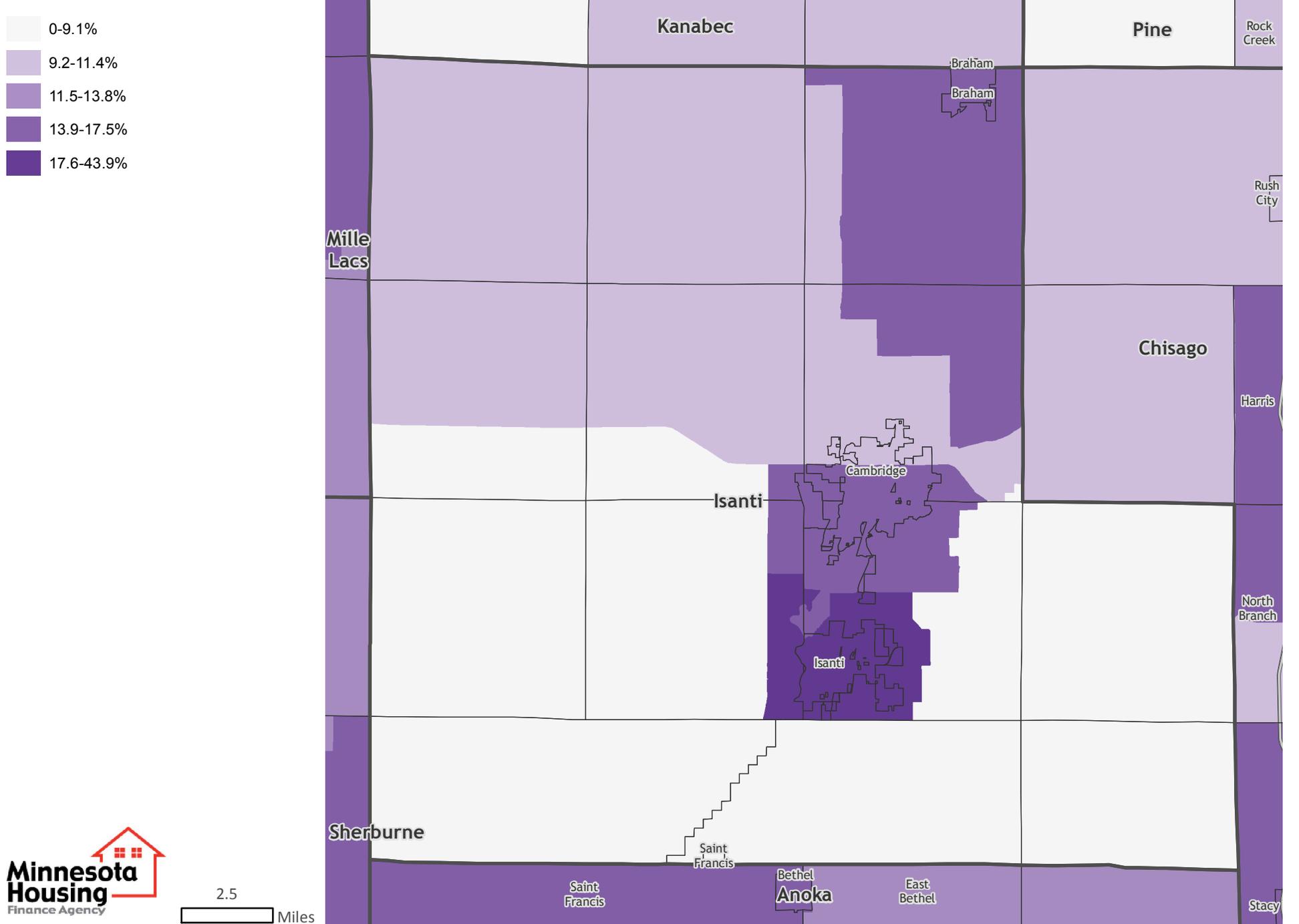


Unemployment rates are reported from the city rates if city data is published, and by county if no city data is available.



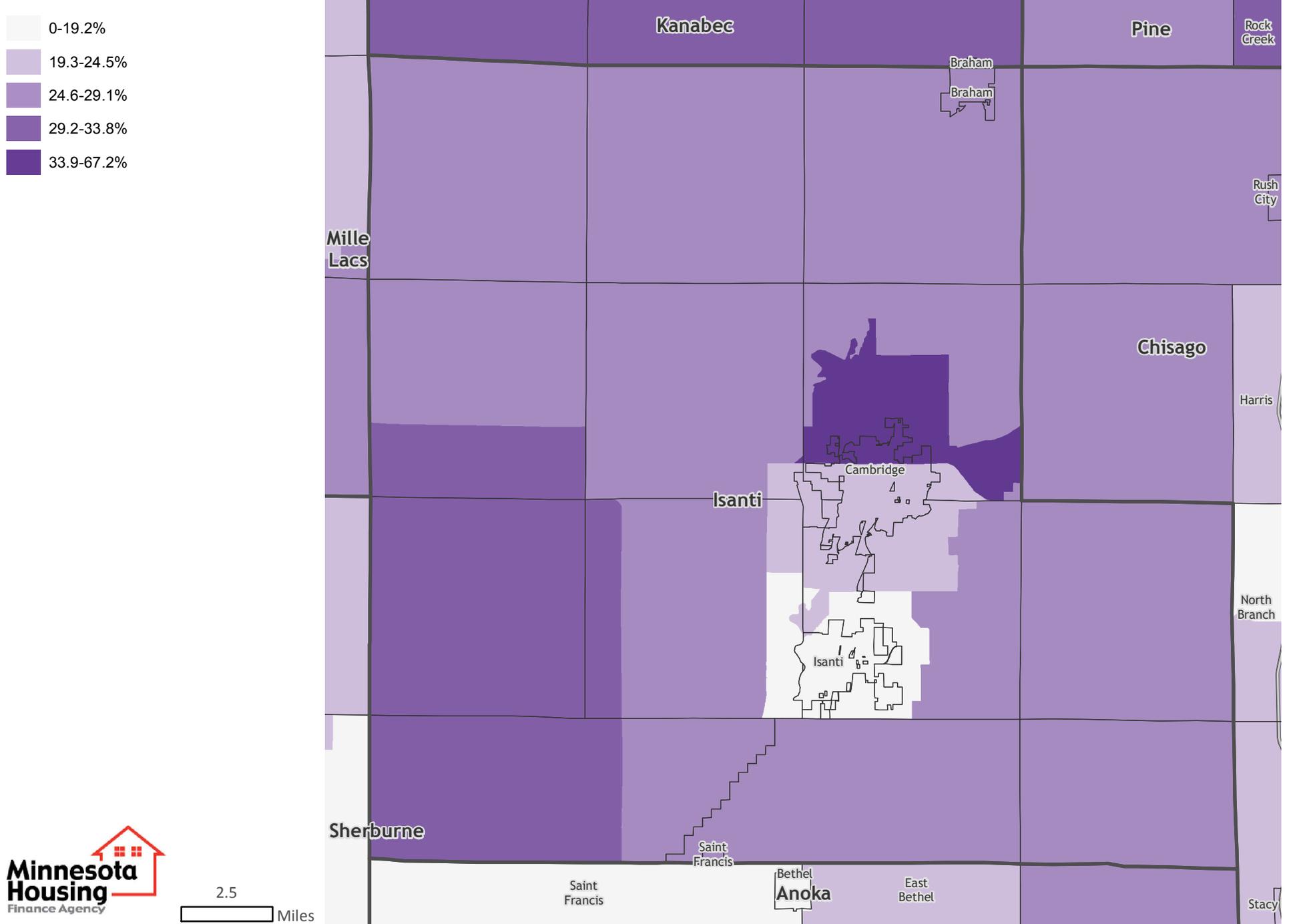
4a) Percentage of Population Age 25-34

Isanti County



4b) Percentage of Population Age 55+

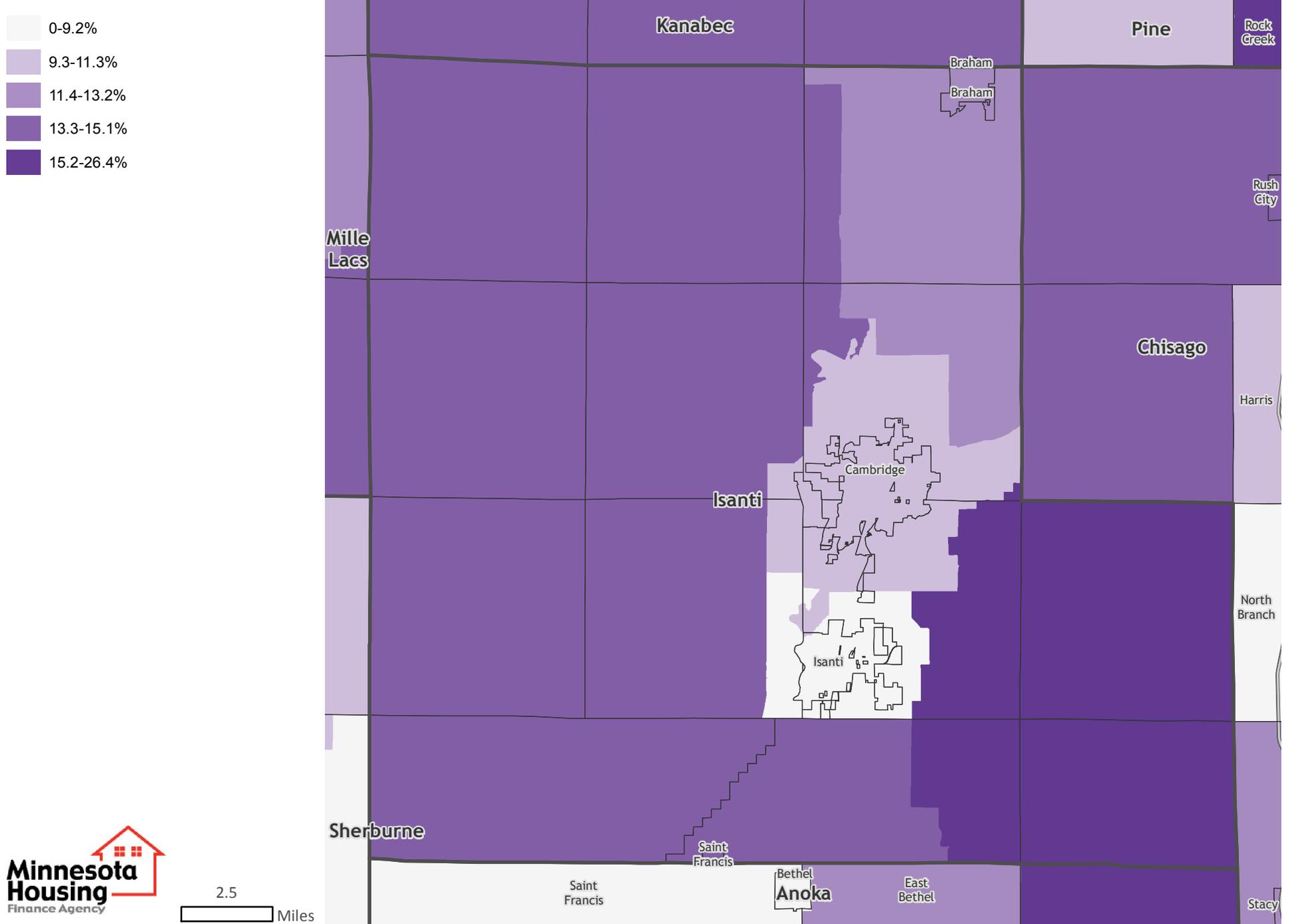
Isanti County



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

4c) Percentage of Population Age 55-64

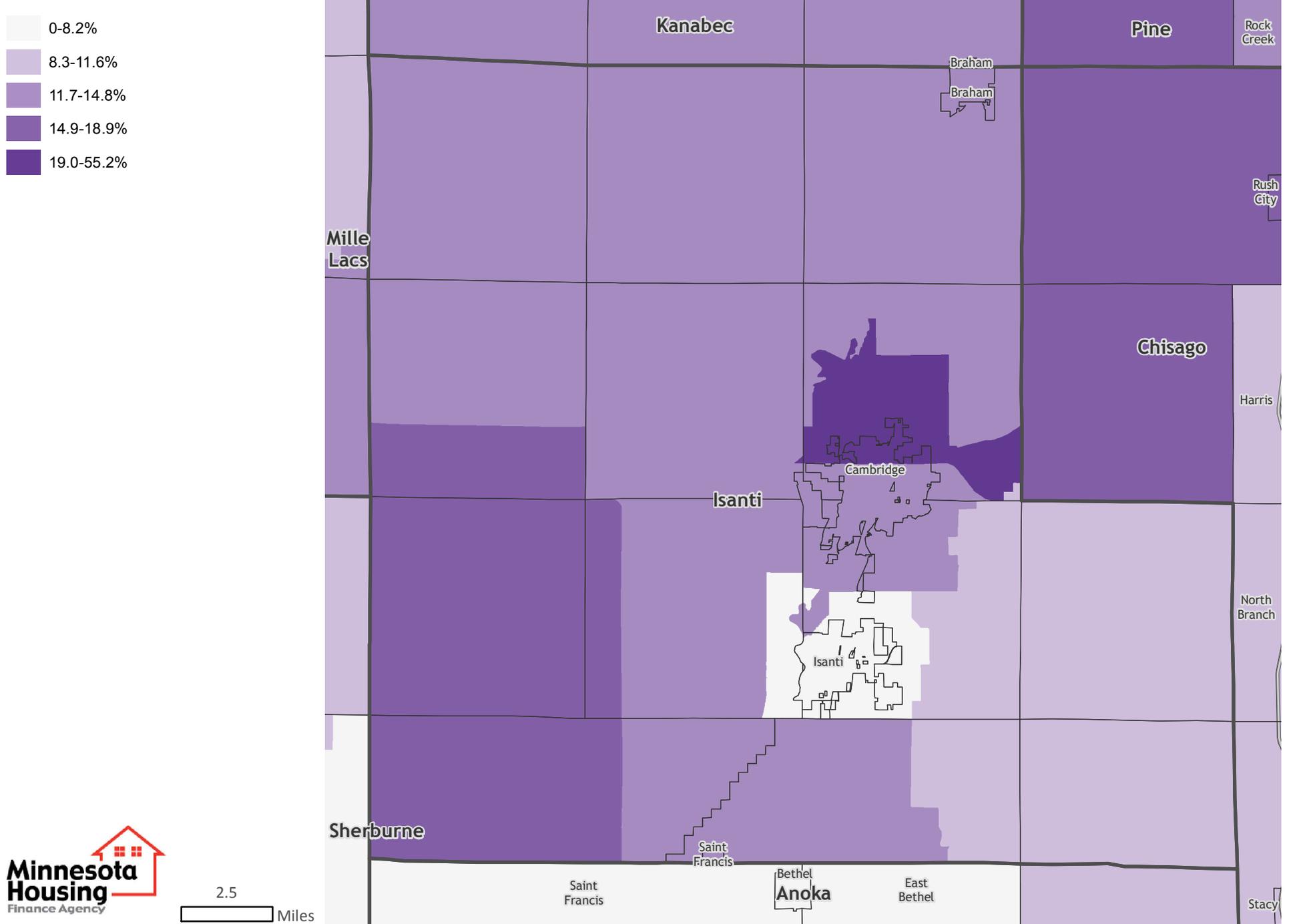
Isanti County



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

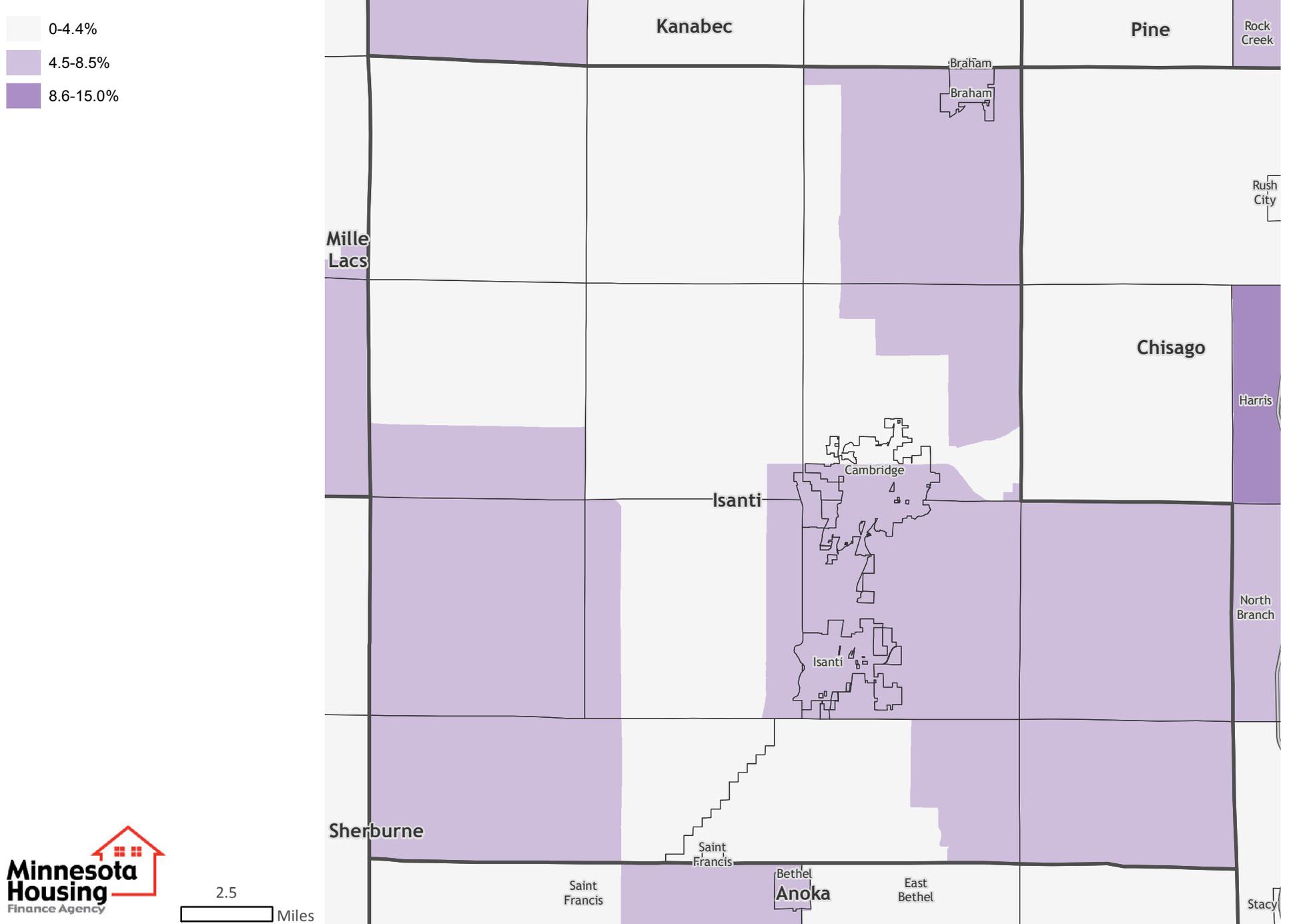
4d) Percentage of Population Age 65+

Isanti County



5) Percentage of Population from Community of Color

Isanti County

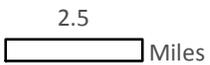
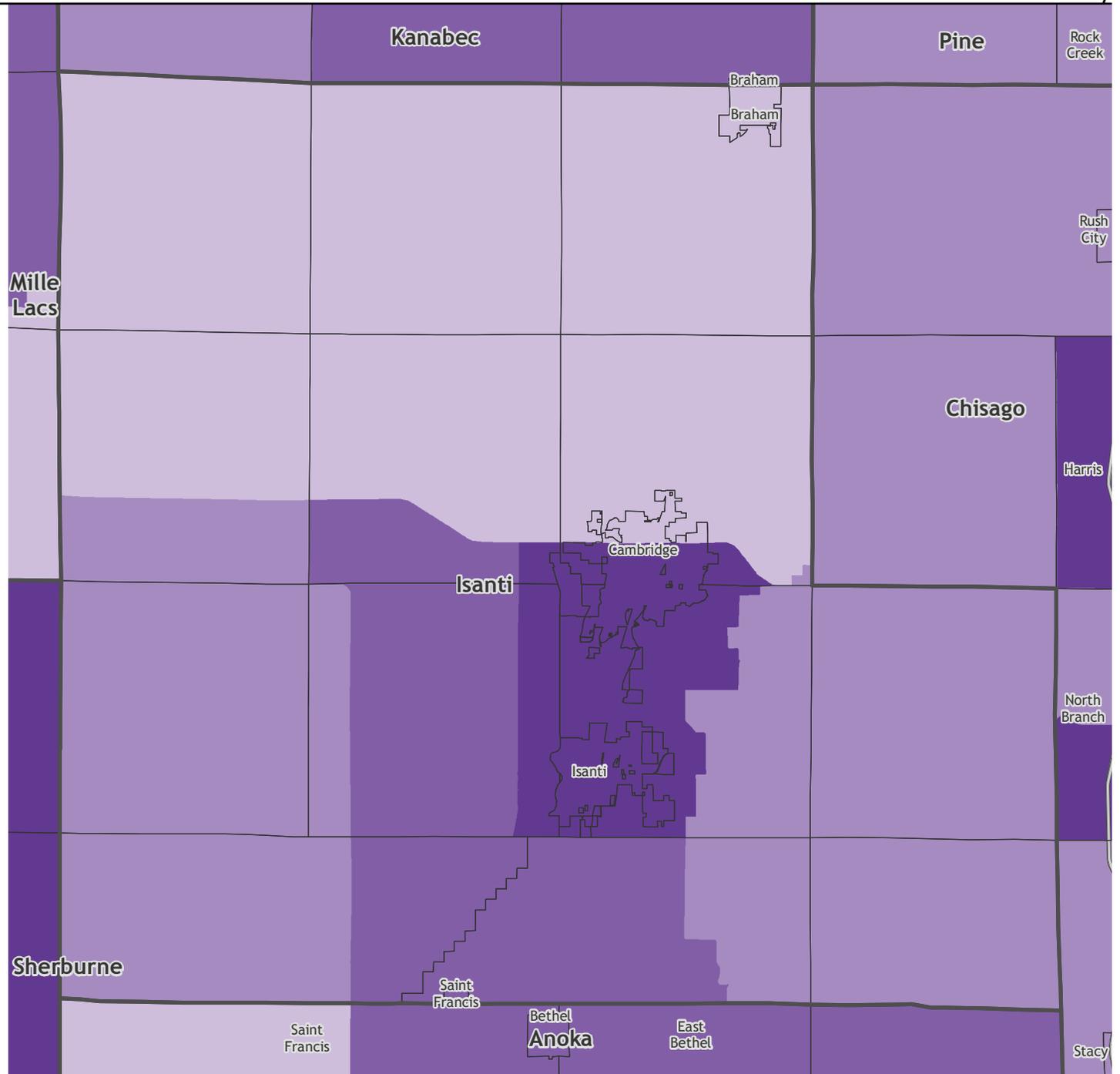
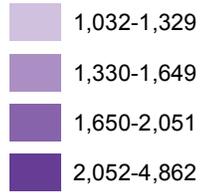


2.5 Miles

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

6a) Total Households

Isanti County

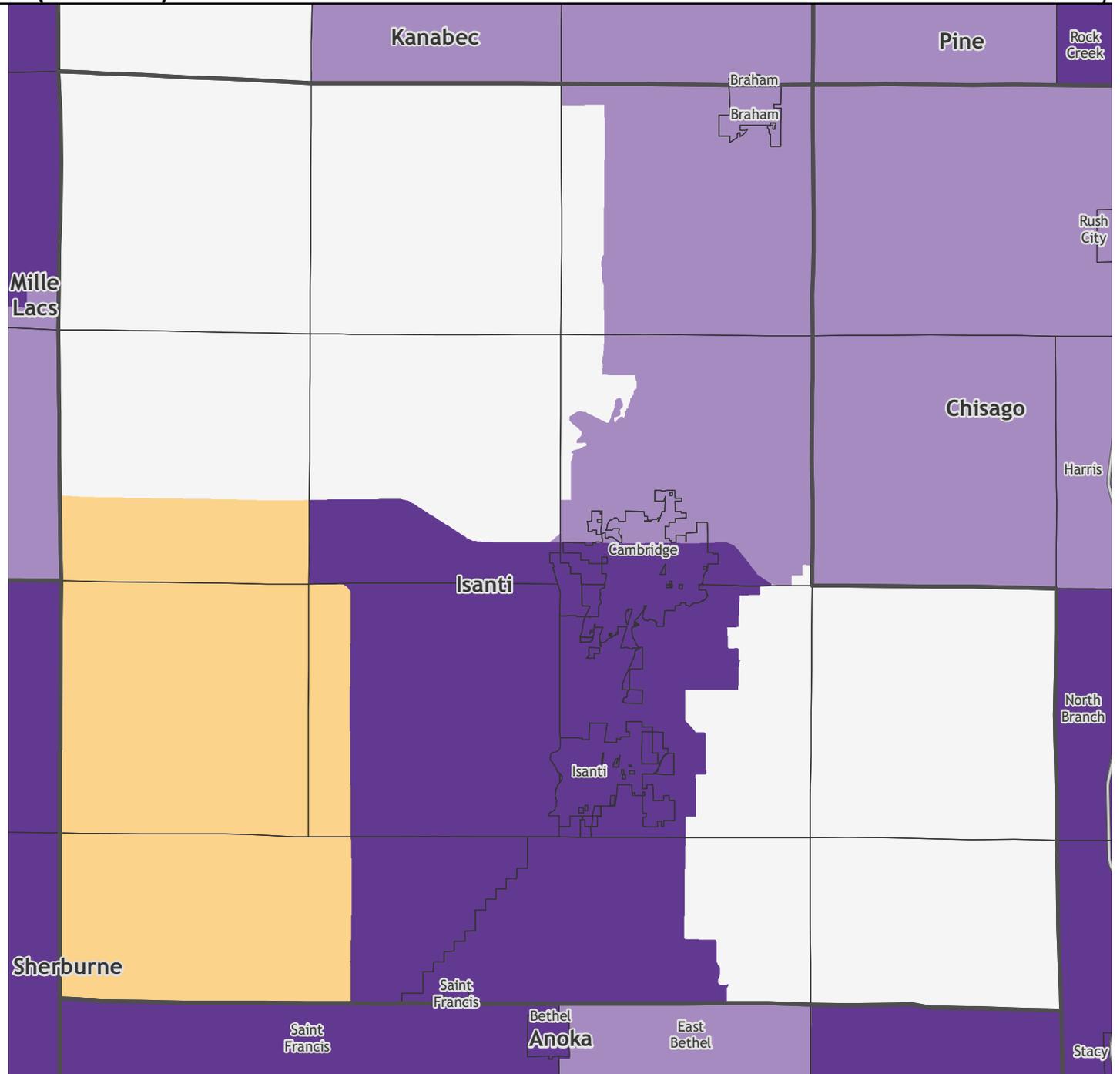


Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

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

Isanti County

- Loss 0-42 Households
- Gain of 1-108 Households
- Gain 110-2757 Households
- Gain 276+ Households

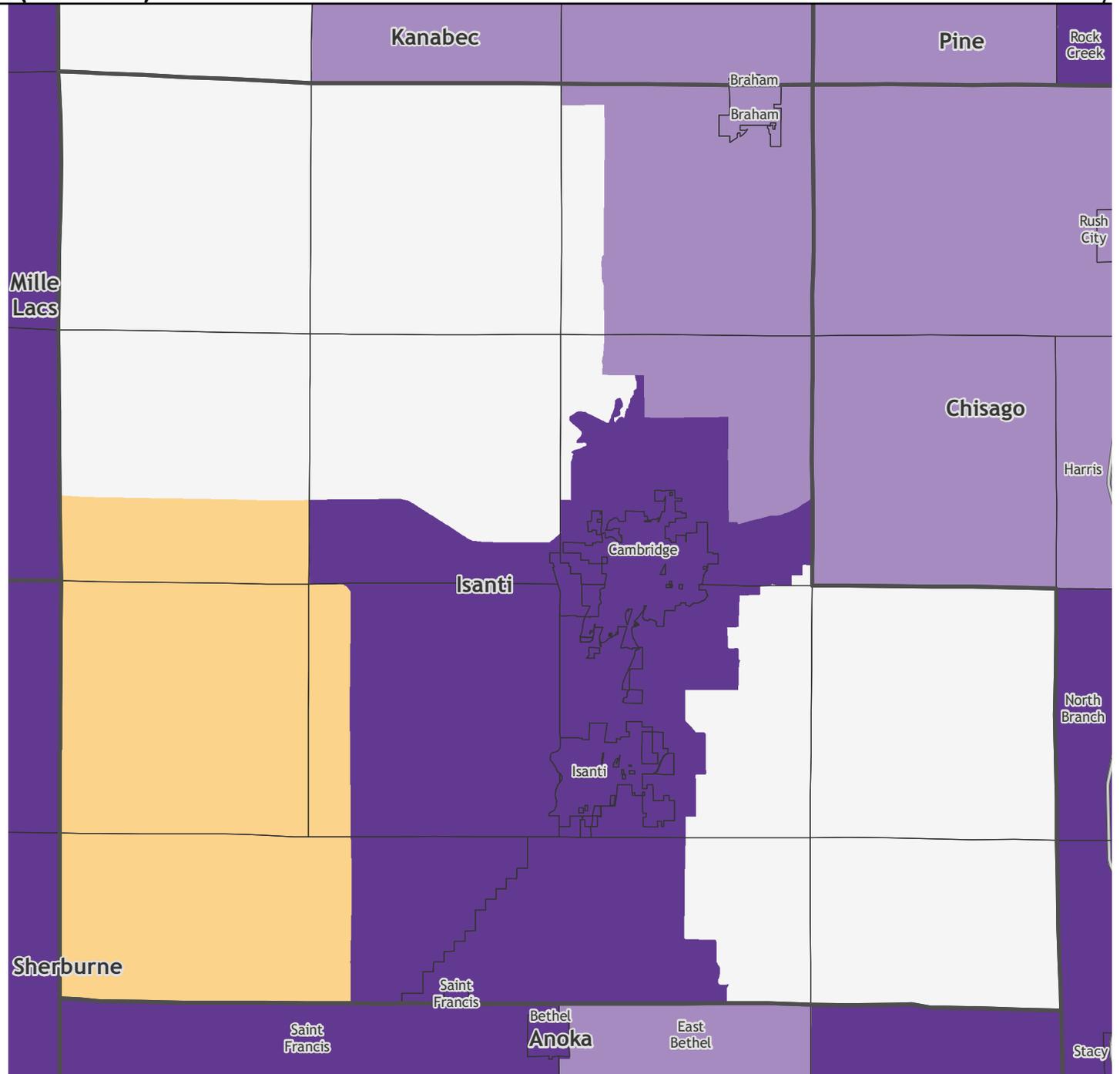


2.5
Miles

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

Isanti County

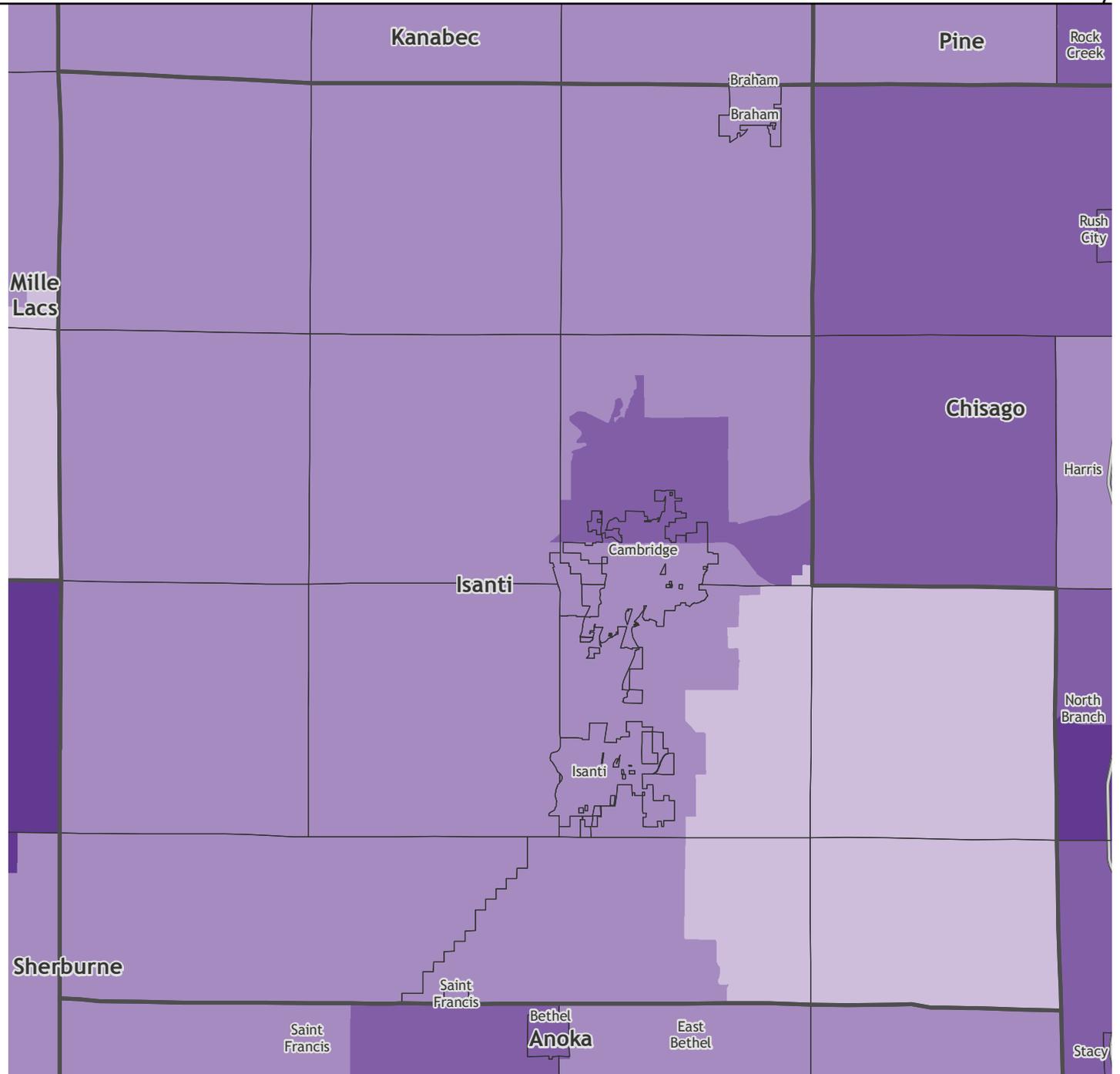
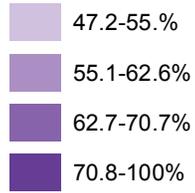
- Loss of 0-3.3%
- Gain of 0-7.8
- Gain of 7.9-18.8%
- Gain of >18.9%



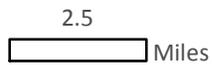
2.5 Miles

7a) Percentage of All Lower Income Households Cost Burdened

Isanti County

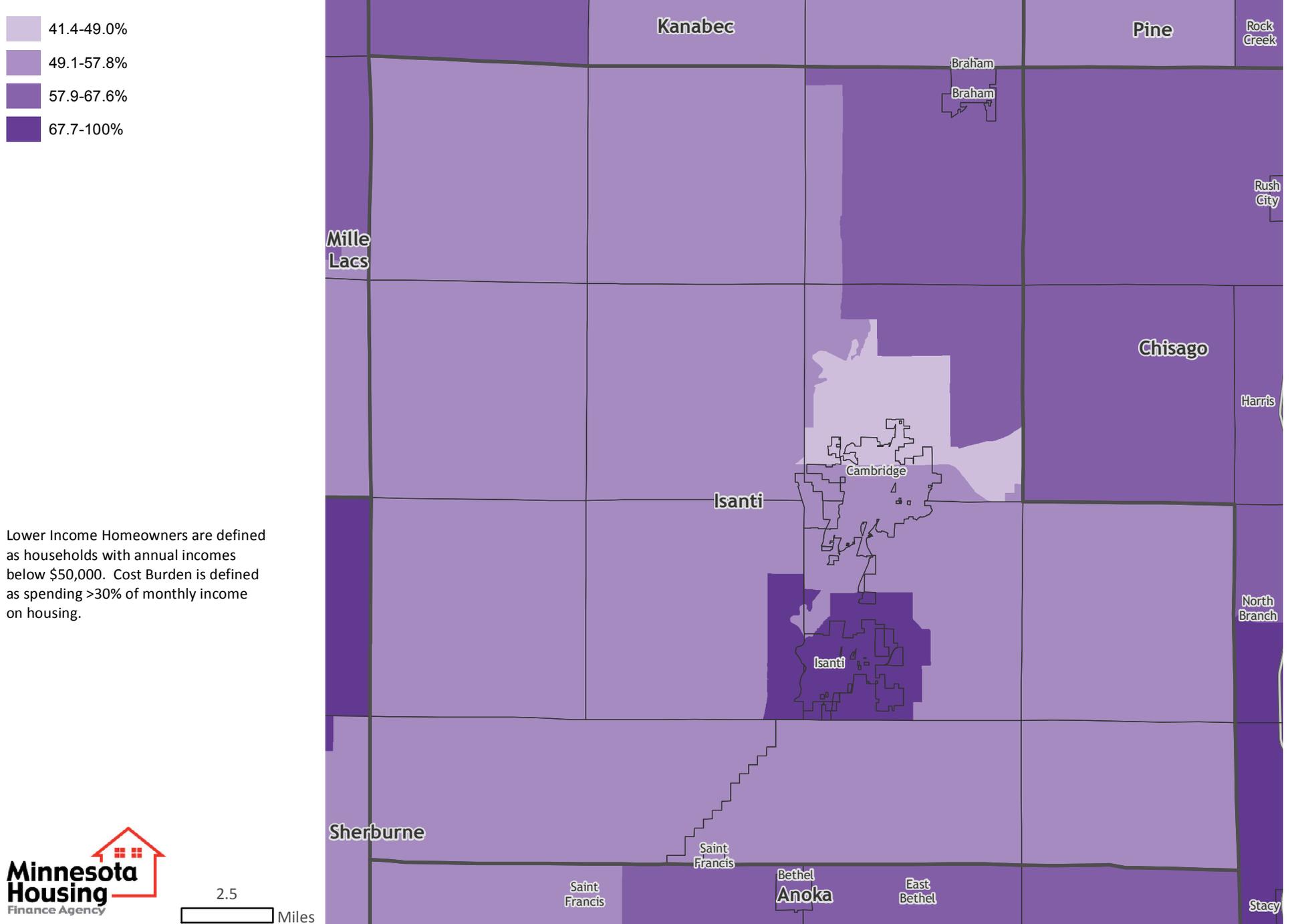


Lower Income Households are defined as households with annual incomes below \$50,000. Cost Burden is defined as spending >30% of monthly income on housing.



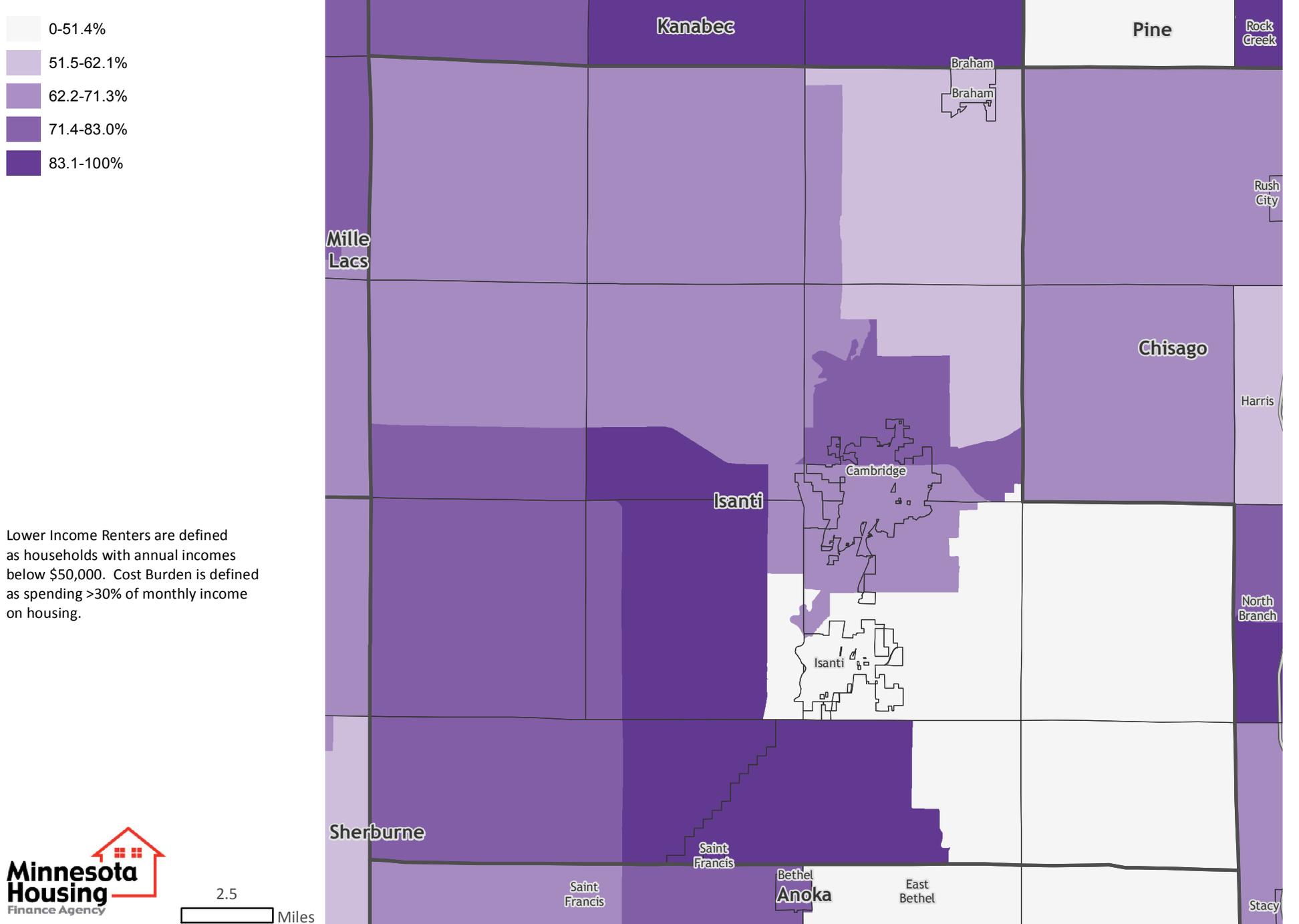
7b) Percentage of Lower Income Homeowners Cost Burdened

Isanti County



7c) Percentage of Lower Income Renters Cost Burdened

Isanti County



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.



2.5 Miles

8) Median Household Income (by region)

Isanti County

Greater Minnesota

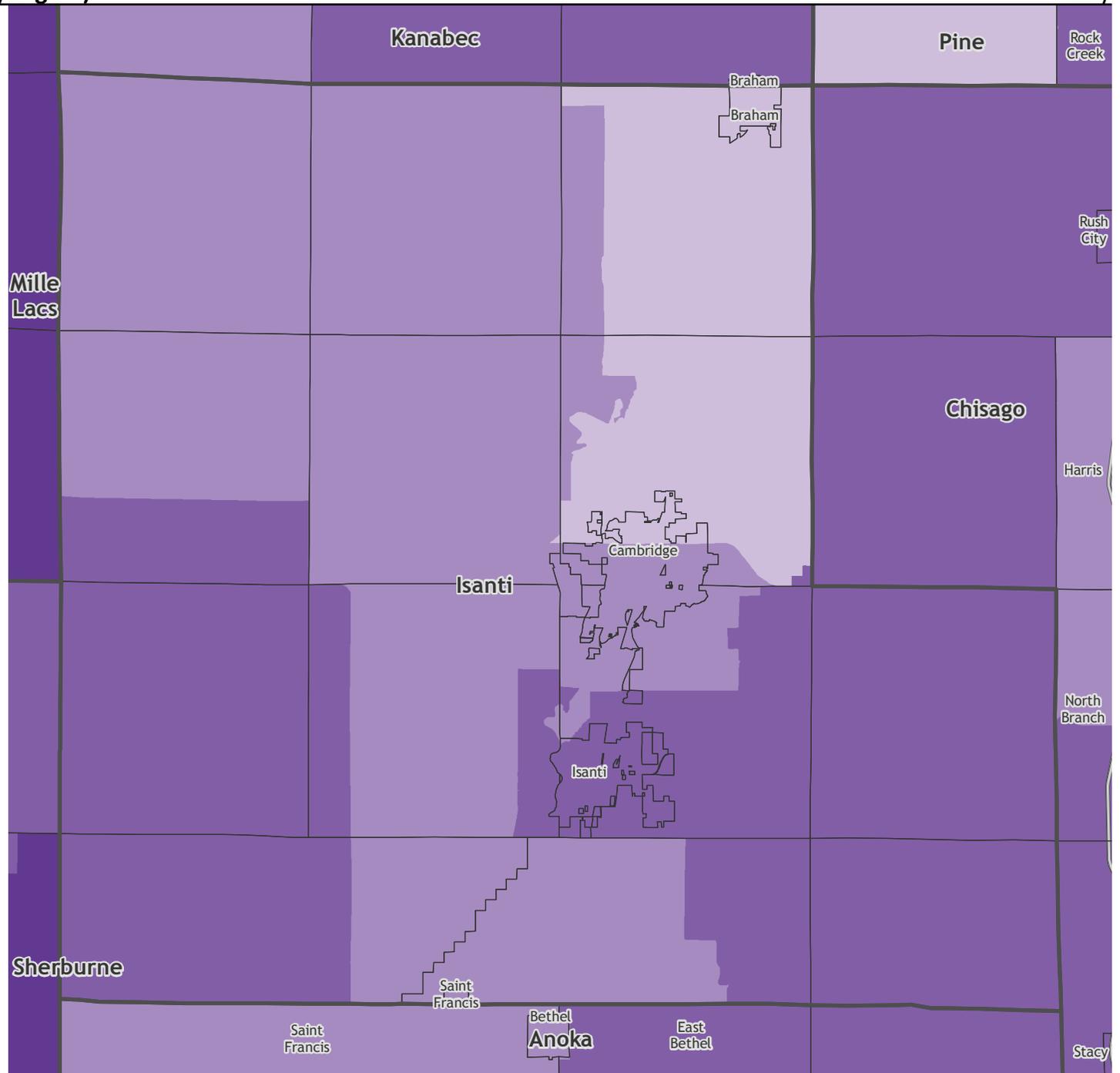
- \$41,112 - \$47,179
- \$47,180 - \$51,723
- \$51,724 - \$57,100
- \$57,101 - \$82,207

NonTwin Cities MSA

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

Twin Cities 7 County

- \$58,731 - \$73,188
- \$73,189 - \$91,493



2.5 Miles

9) Median Family Income (by region)

Isanti County

Greater Minnesota

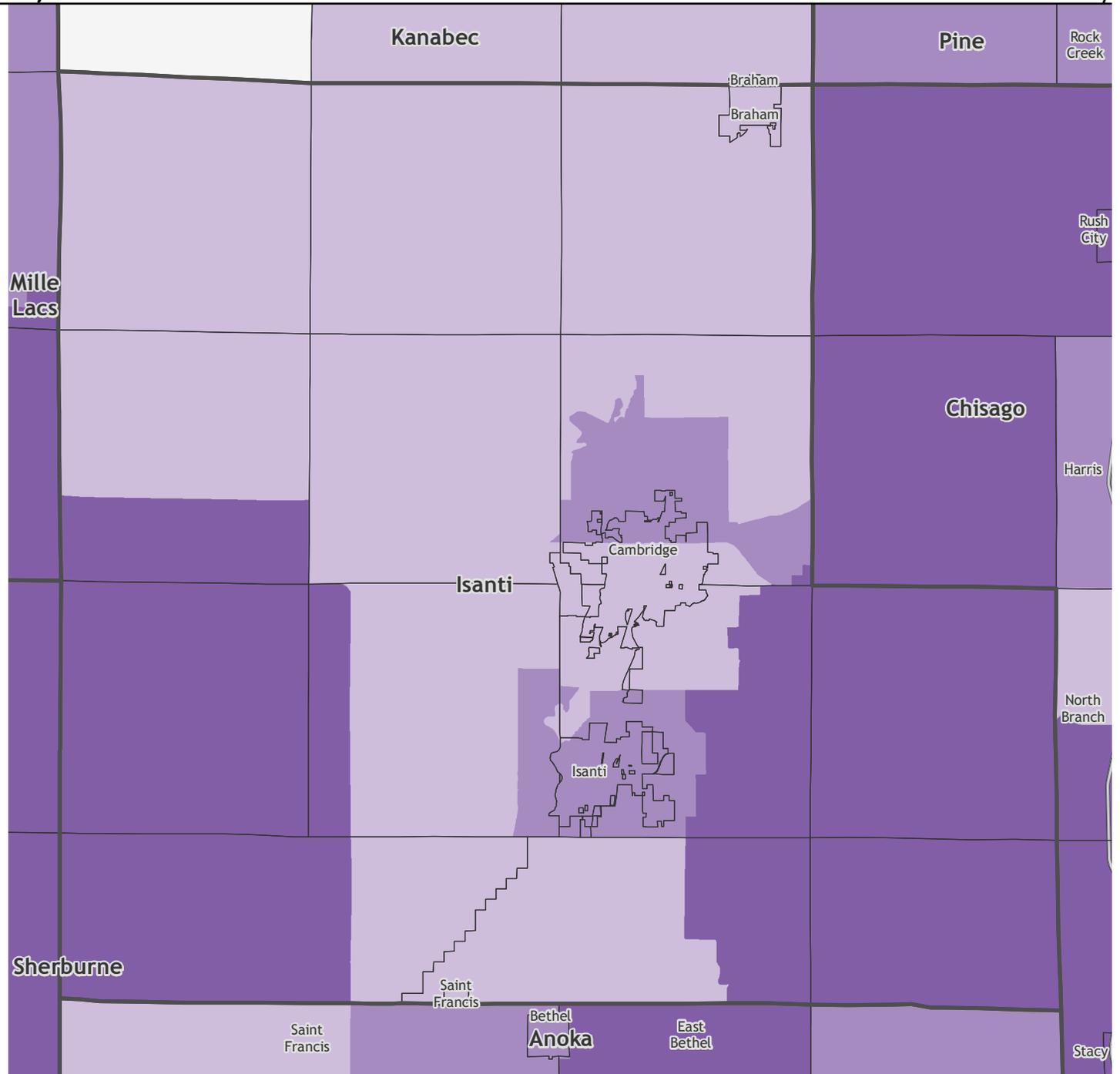
- \$0- \$52,401
- \$52,402 - \$58,750
- \$58,751 - \$63,750
- \$63,751 - \$68,789

NonTwin Cities MSA

- \$56,025-\$64,815
- \$64,816-\$72,223
- \$72,224-\$81,287

Twin Cities 7 County

- \$55,846-\$73,236
- \$73,237-\$89,353
- \$89,354-\$107,683

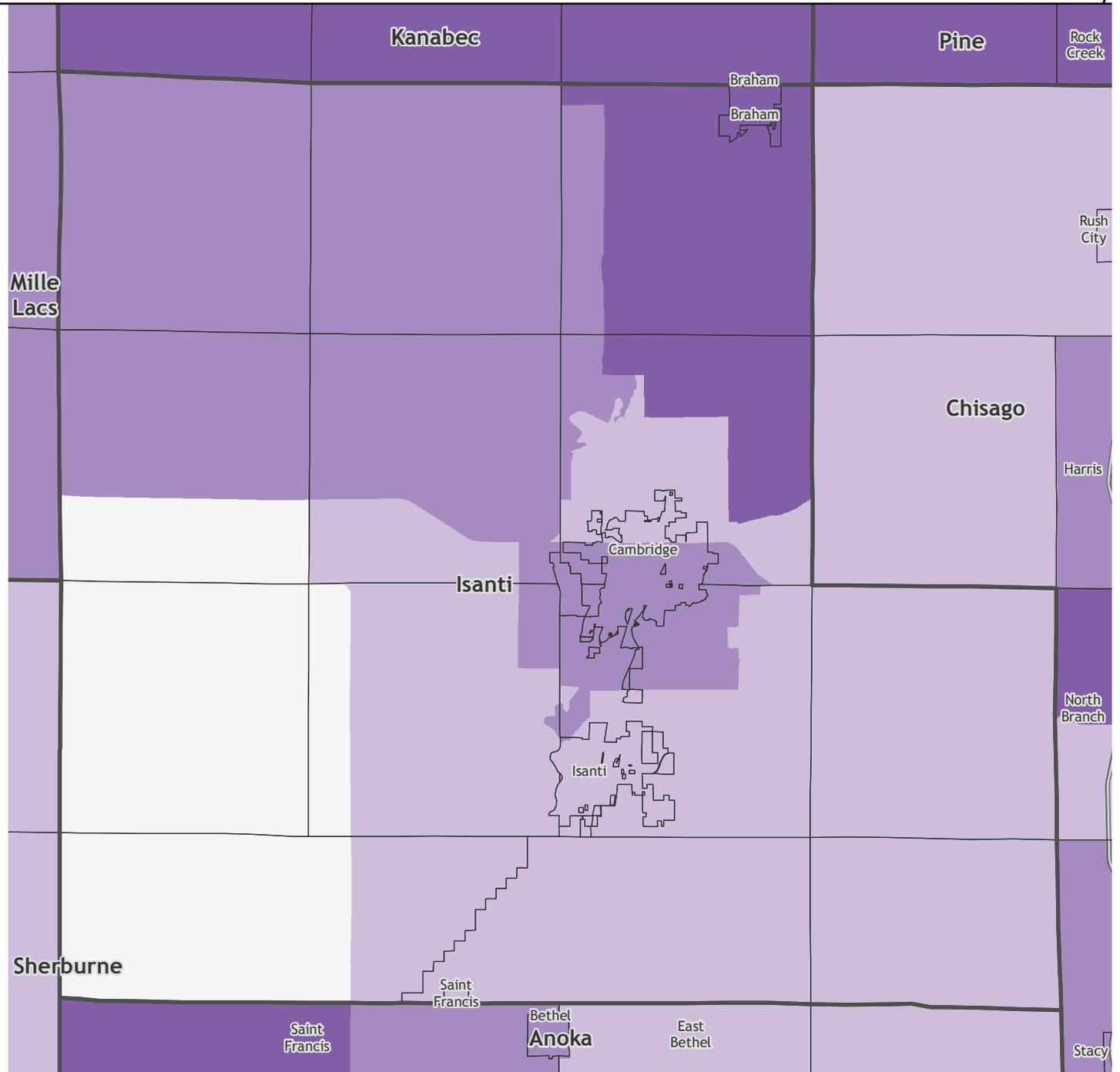


2.5 Miles

10) Poverty Rate

Isanti County

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



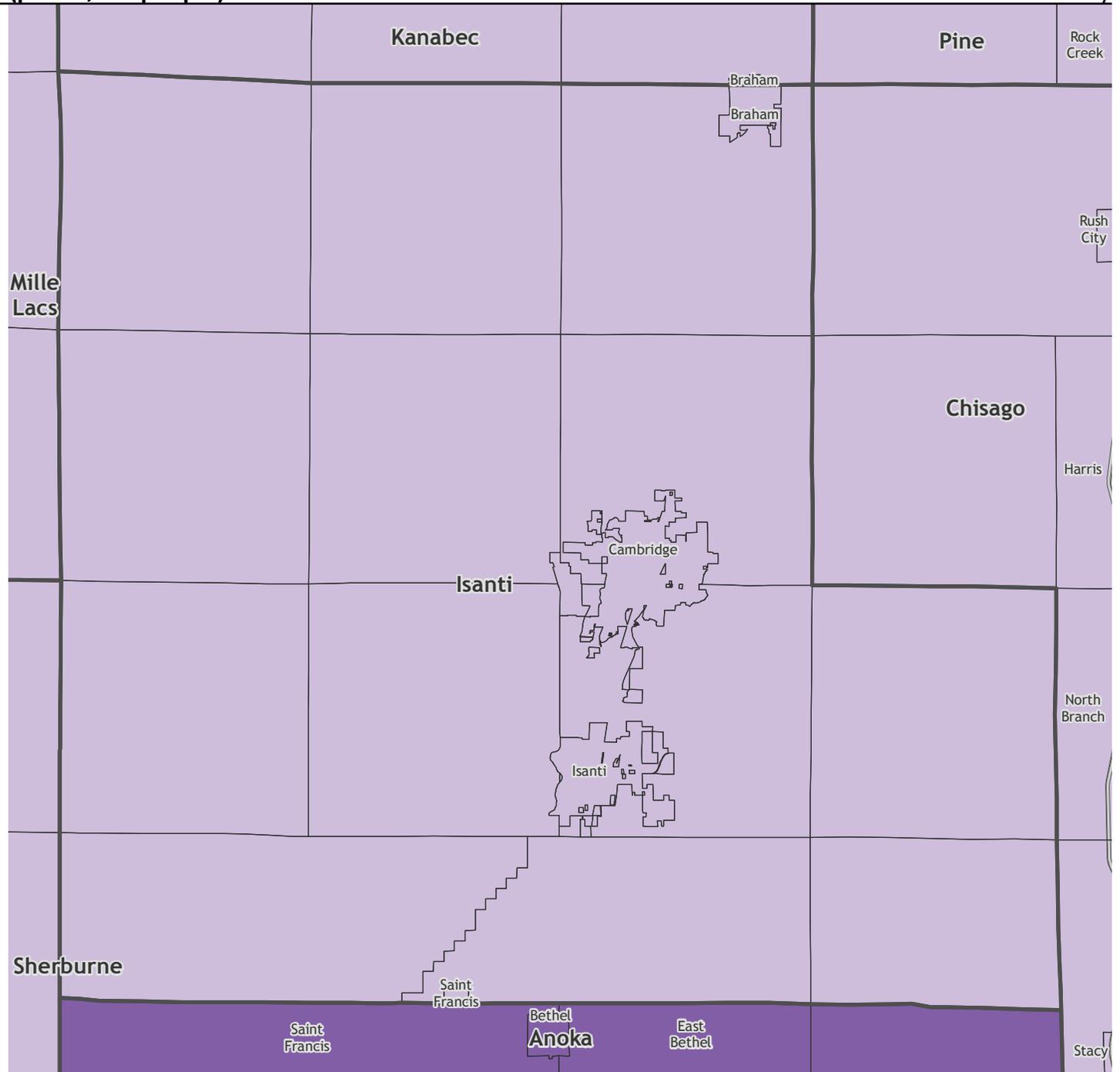
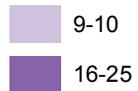
Percentage of the population below poverty thresholds as published by the American Community Survey.



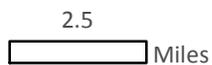
2.5 Miles

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

Isanti County



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



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

12) Median Rent (by region)

Isanti County

Greater Minnesota

\$746-\$1,432

NonTwin Cities MSA

\$597-\$683

\$684-\$771

\$772-\$923

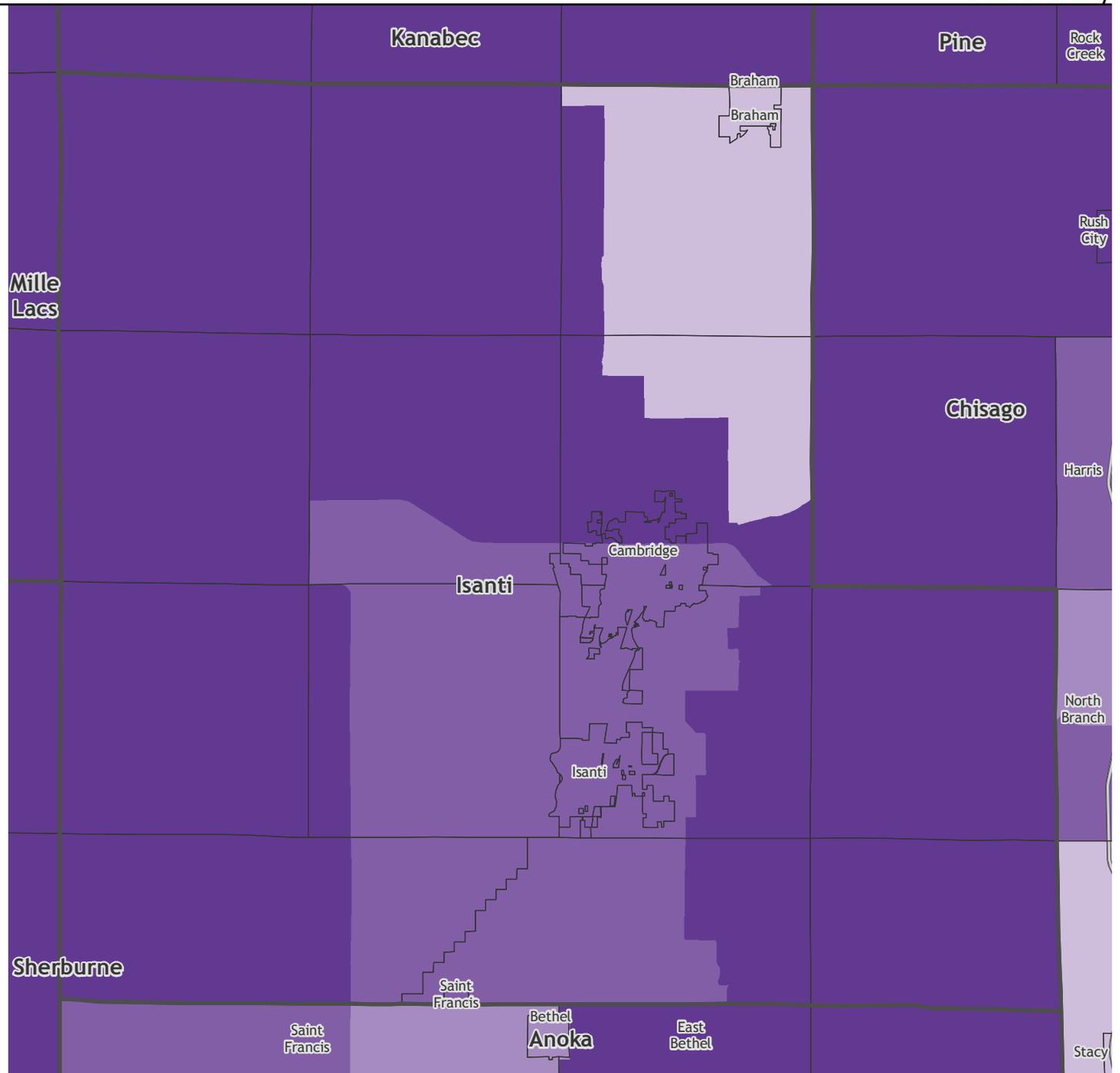
\$924-\$1,696

Twin Cities 7 County

\$889-\$1,021

\$1,022-\$1,244

\$1,245-\$2,000

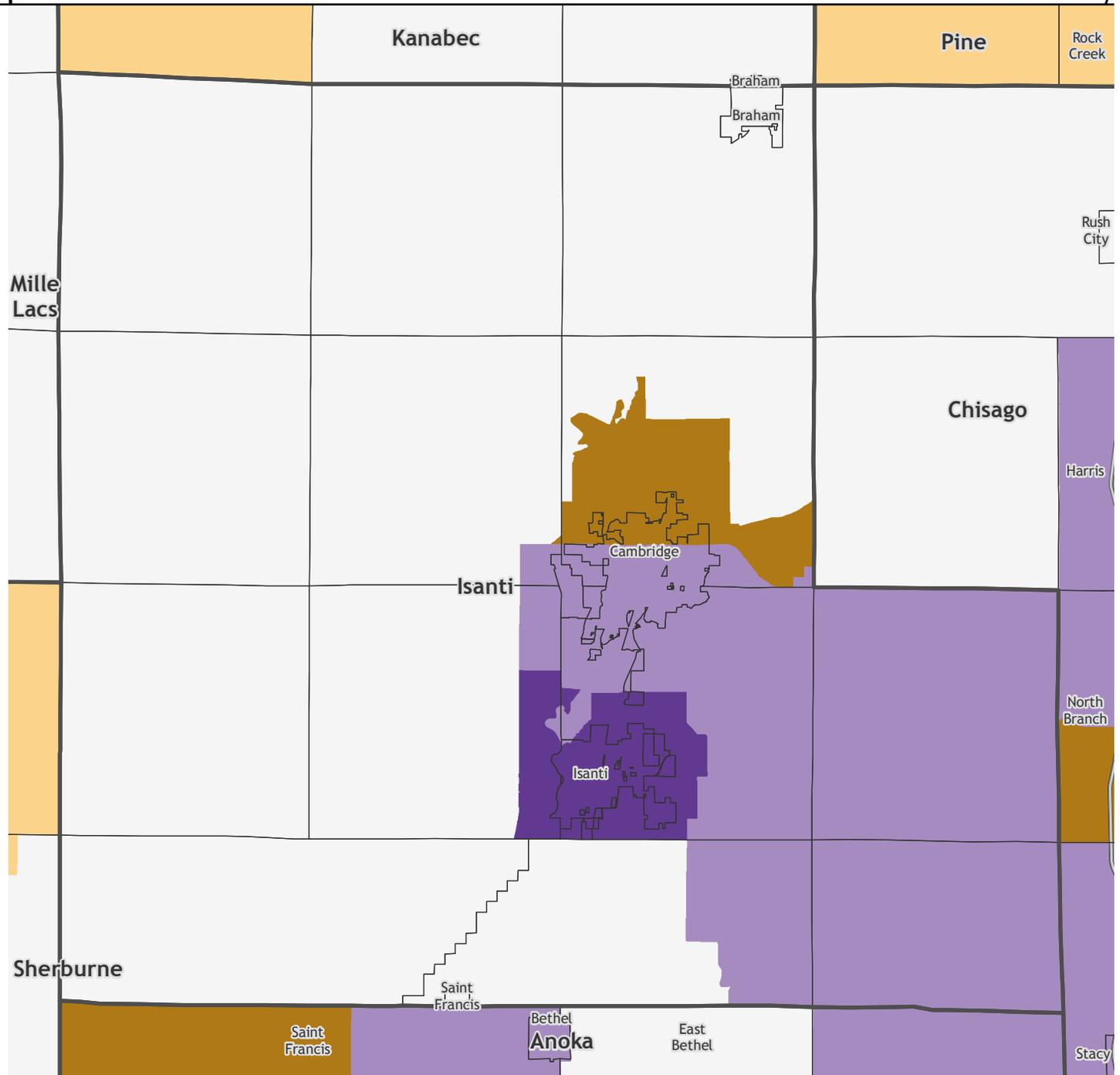


2.5 Miles

13) Affordable Rental Housing Gap

Isanti County

- >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



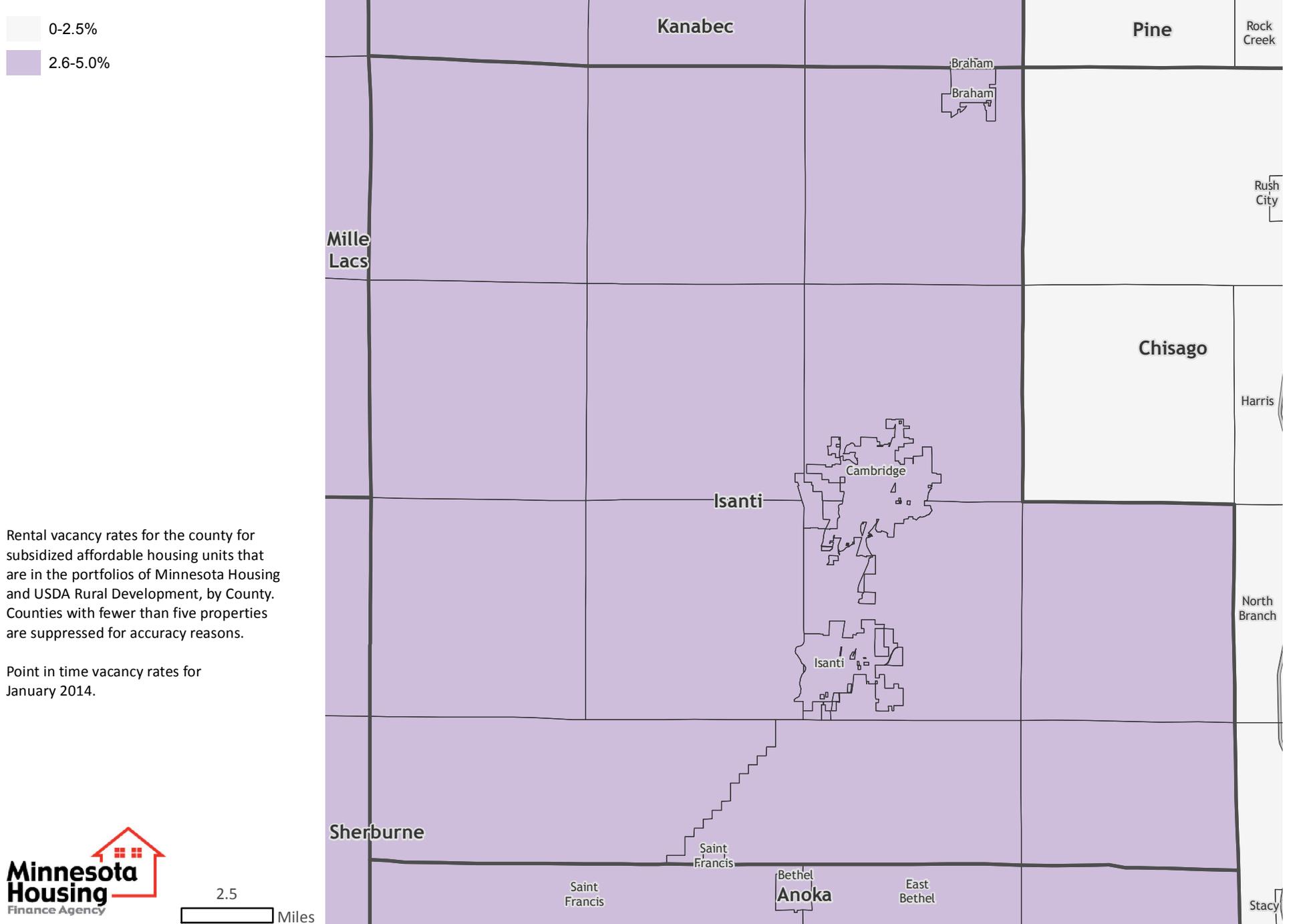
Estimate of the difference between total rental housing units affordable to households with incomes <80% AMI and households with those incomes who live in the tract.



2.5 Miles

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

Isanti County



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.

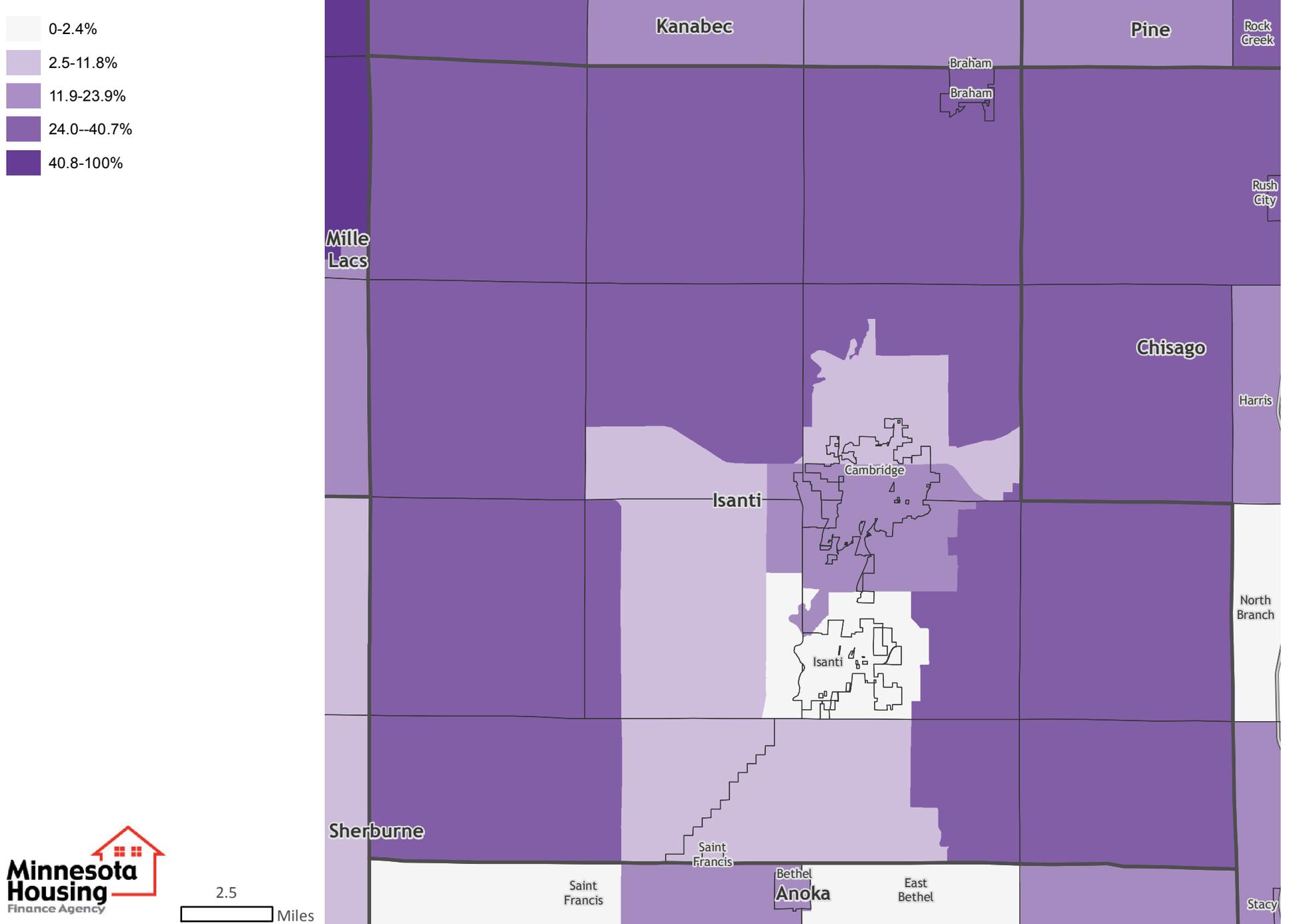
Point in time vacancy rates for January 2014.



2.5 Miles

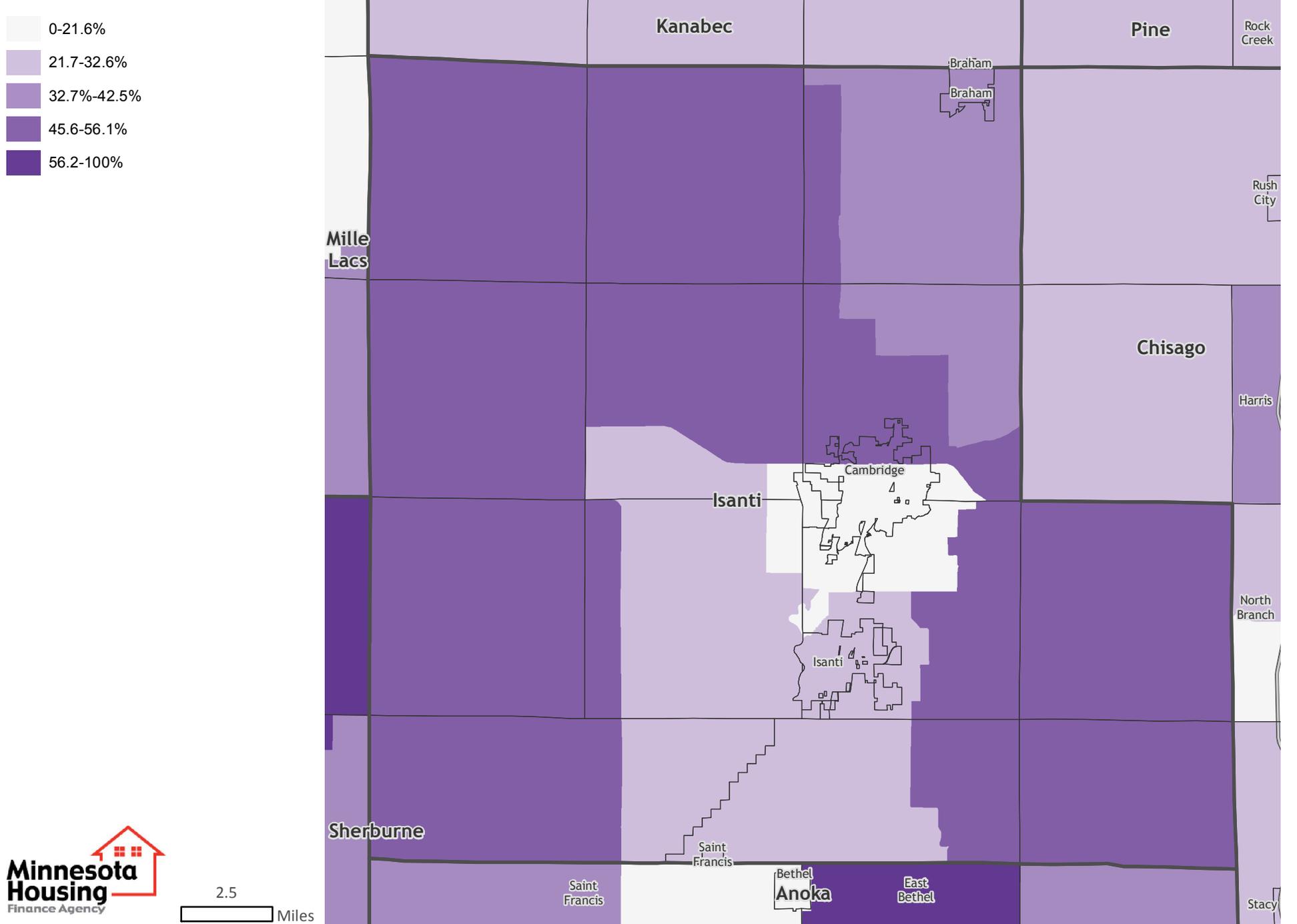
15a) Percentage of Rented Units Built Before 1950

Isanti County



15b) Percentage of Rented Units Built 1950-1979

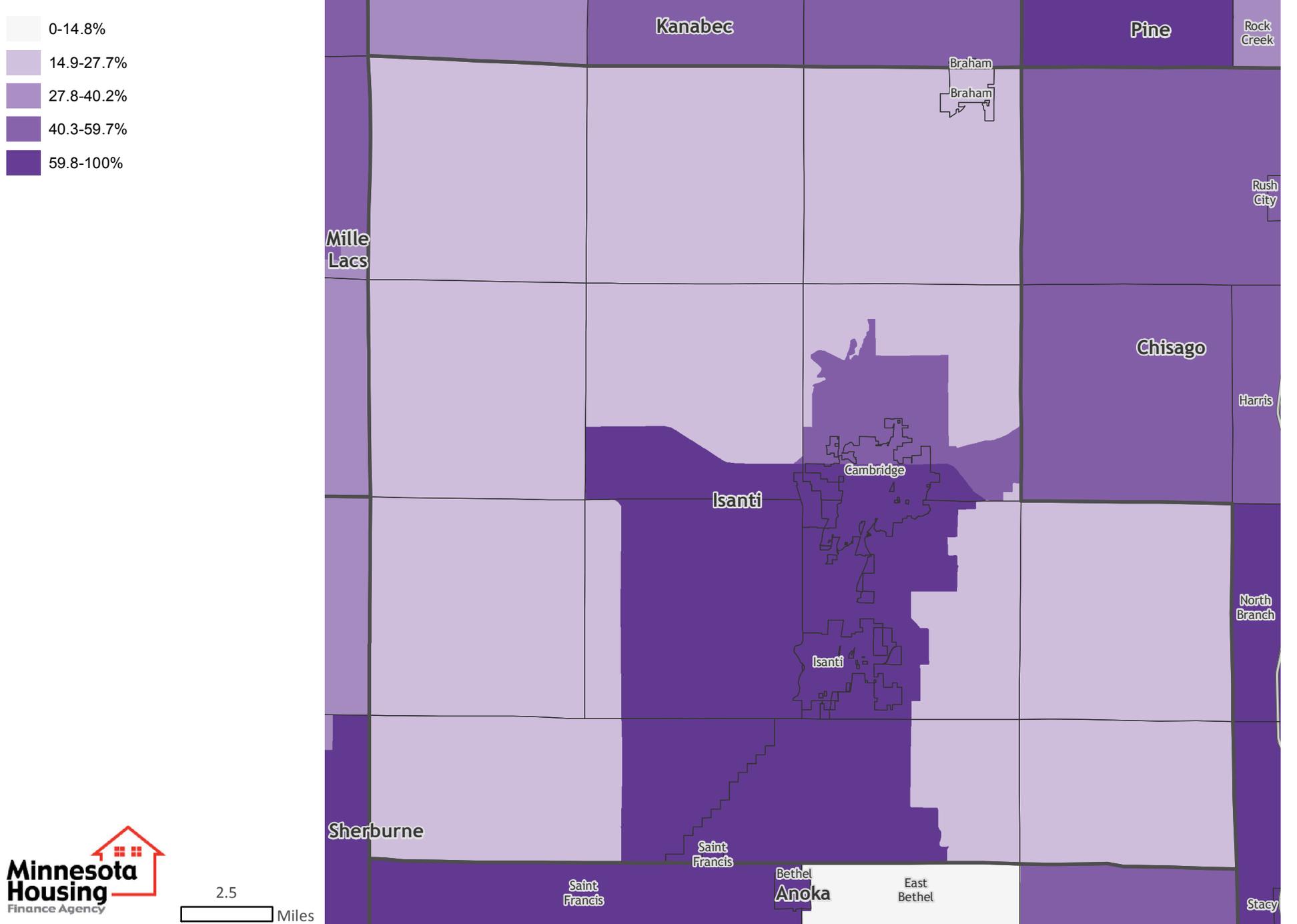
Isanti County



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

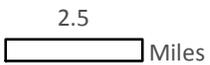
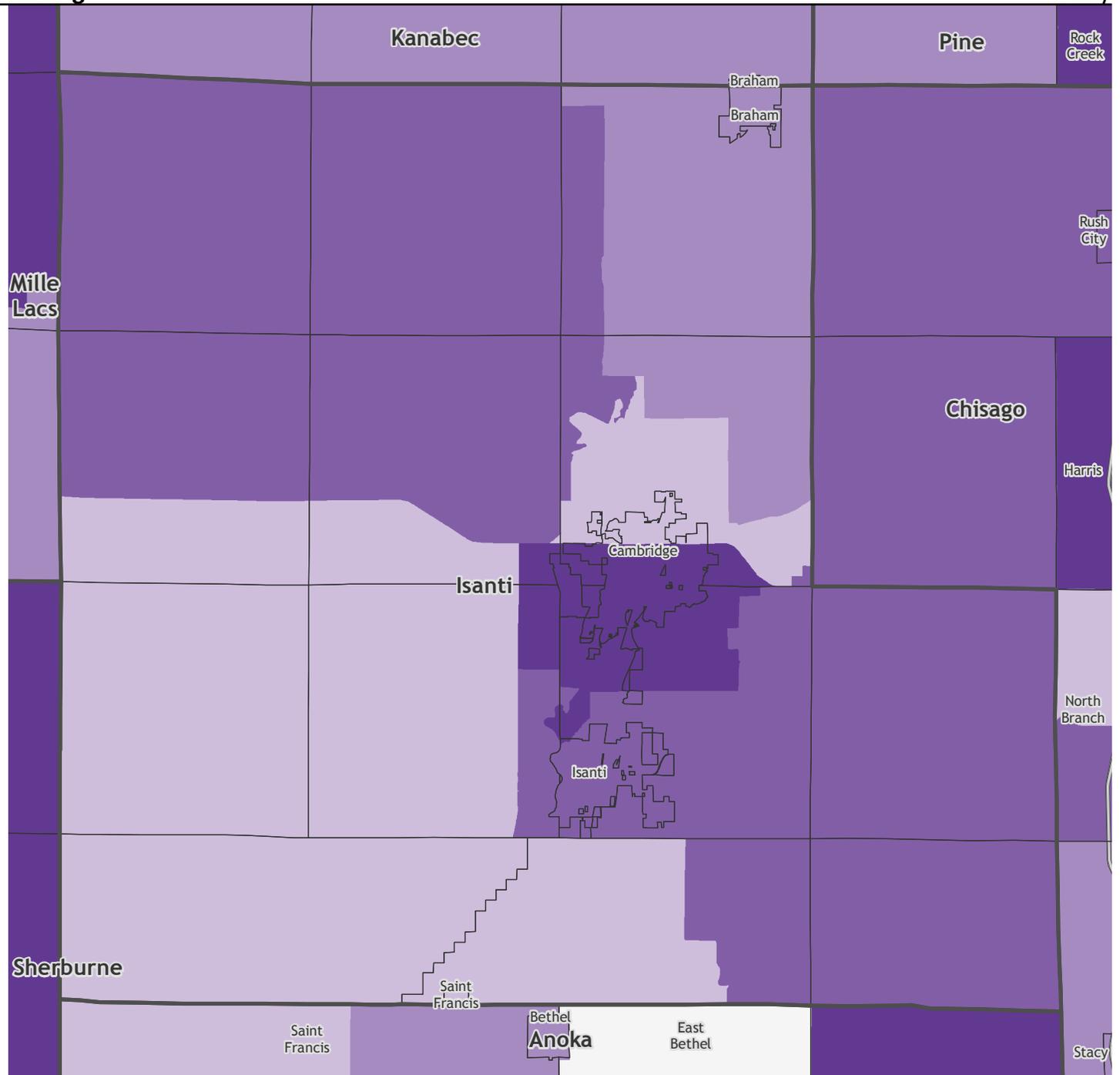
15c) Percentage of Rented Units Built 1980 and Later

Isanti County



16a) Total Rental Units in 1 Unit Buildings

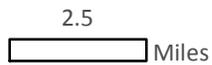
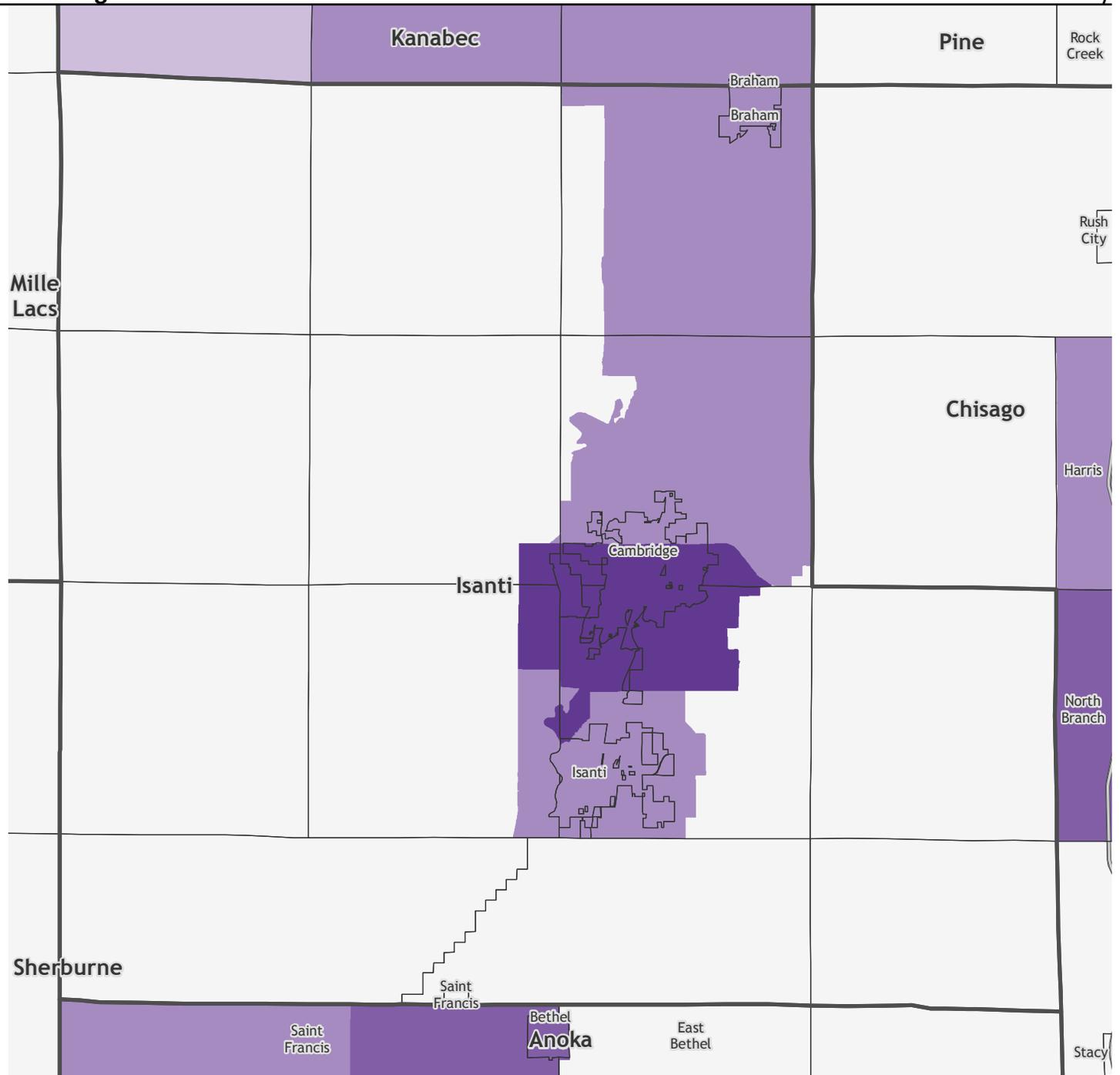
Isanti County



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

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

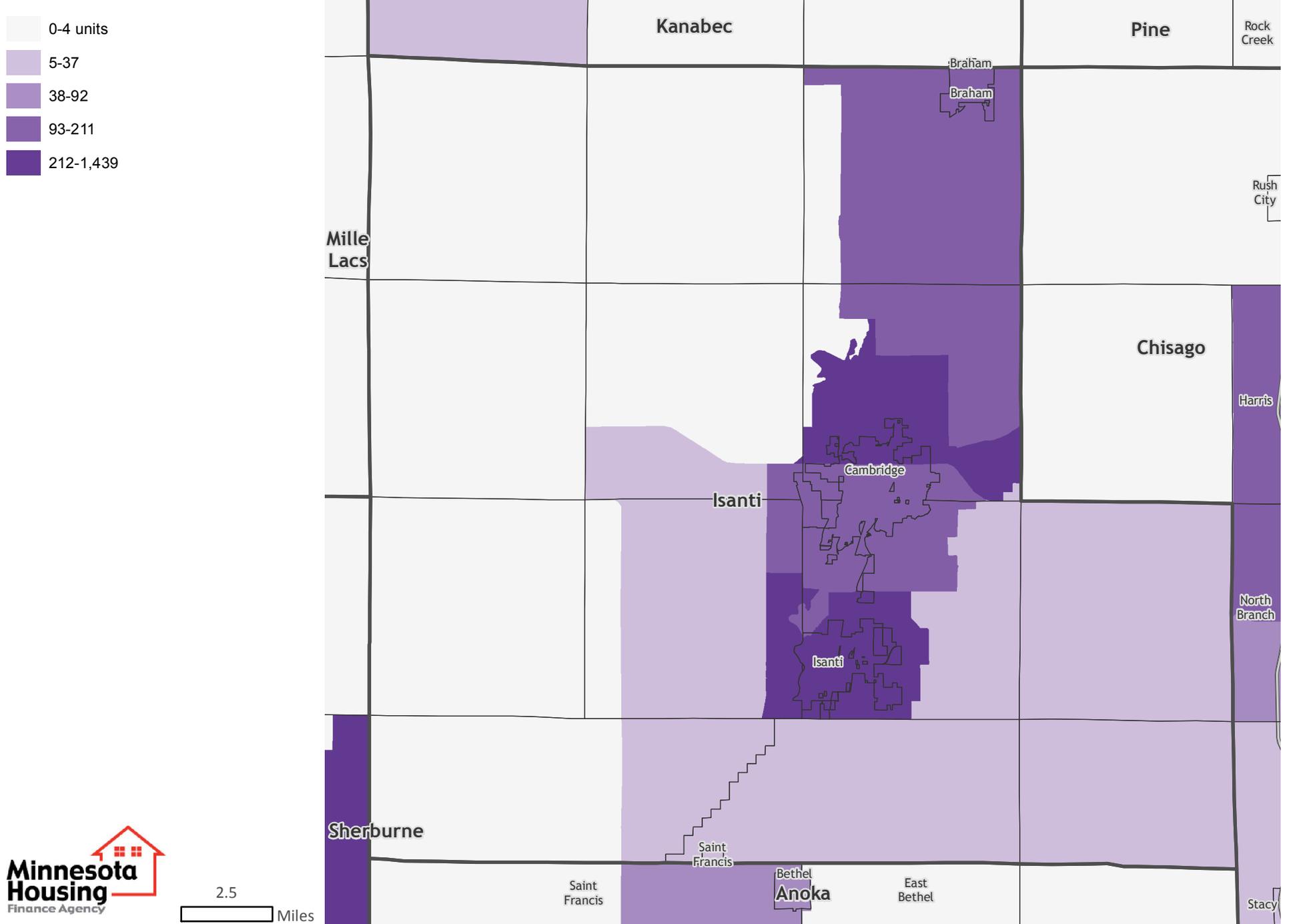
Isanti County



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

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

Isanti County

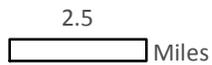
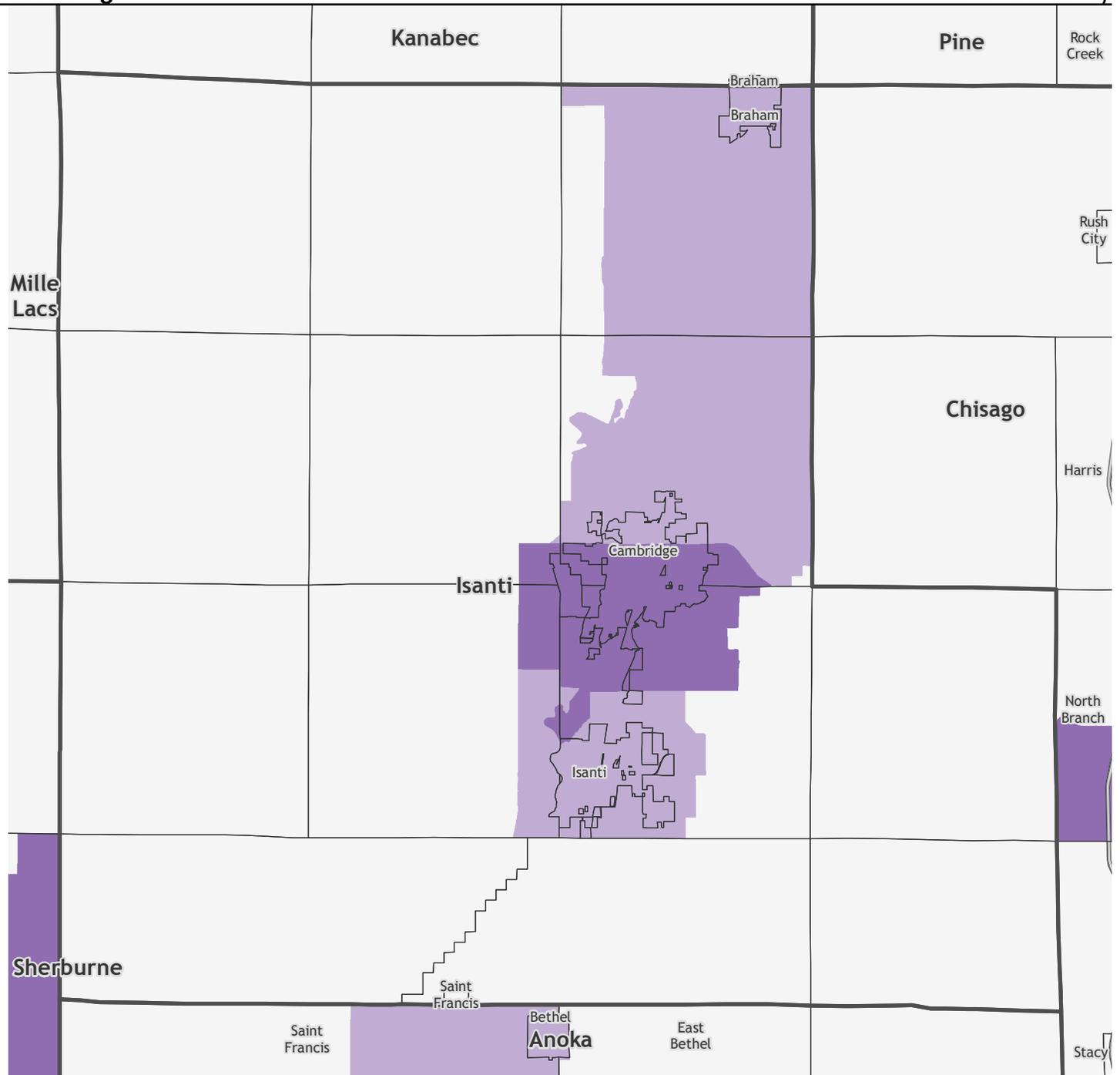
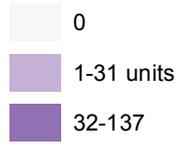


2.5 Miles

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

16d) Total Rental Units in 50+ Unit Buildings

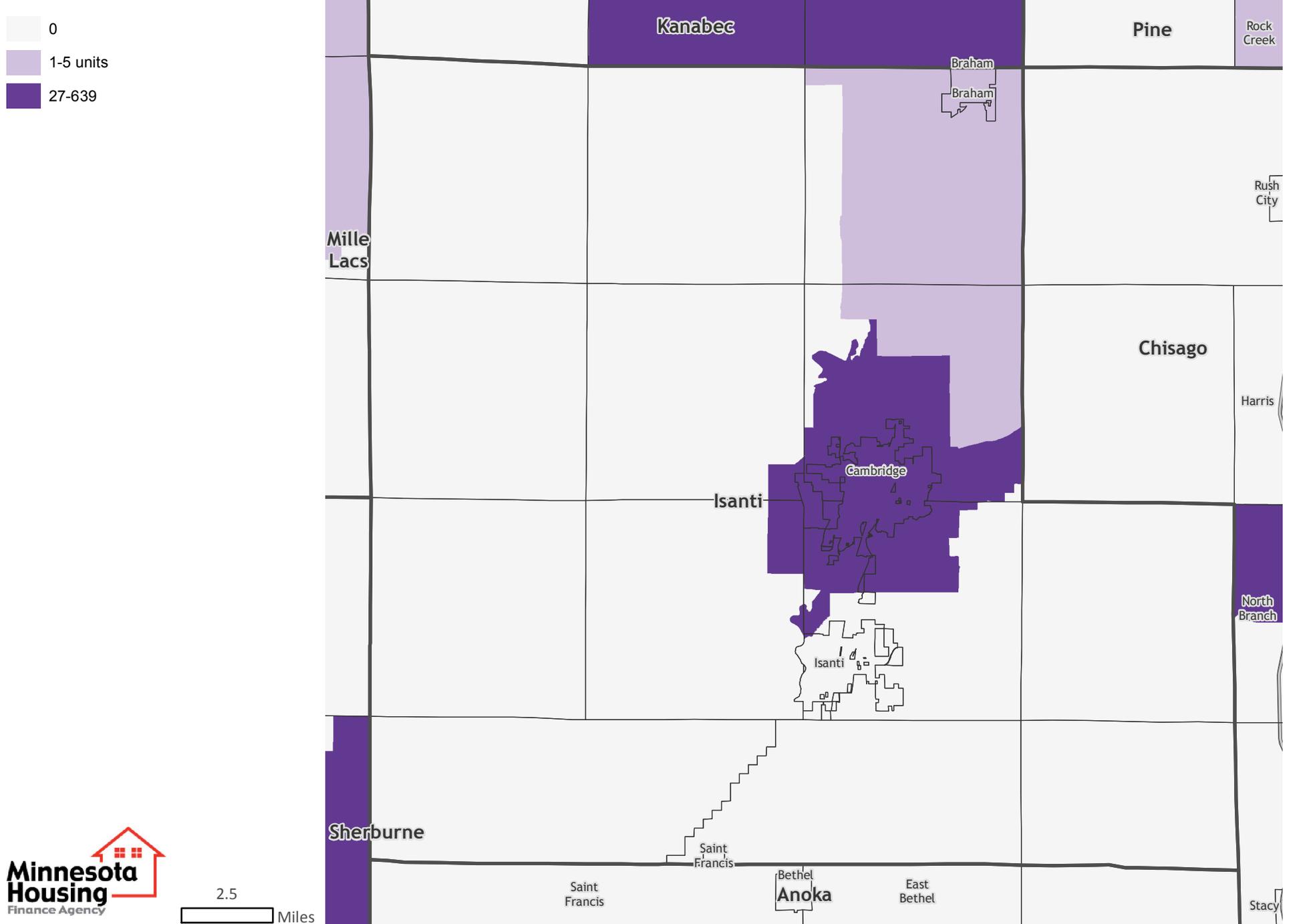
Isanti County



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

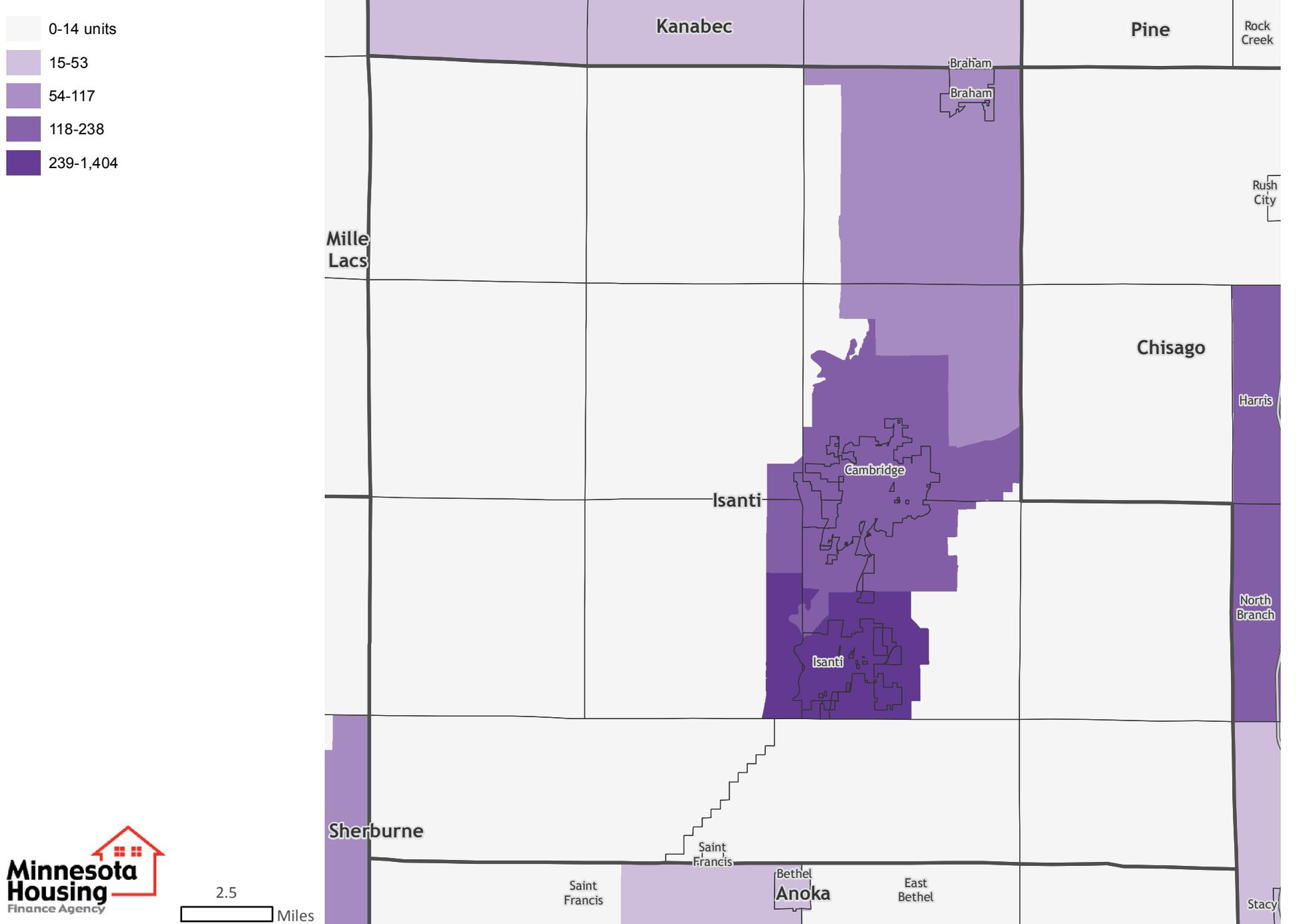
17a) Total Rental Units - 0 Bedroom

Isanti County



17b) Total Rental Units - 1 Bedroom

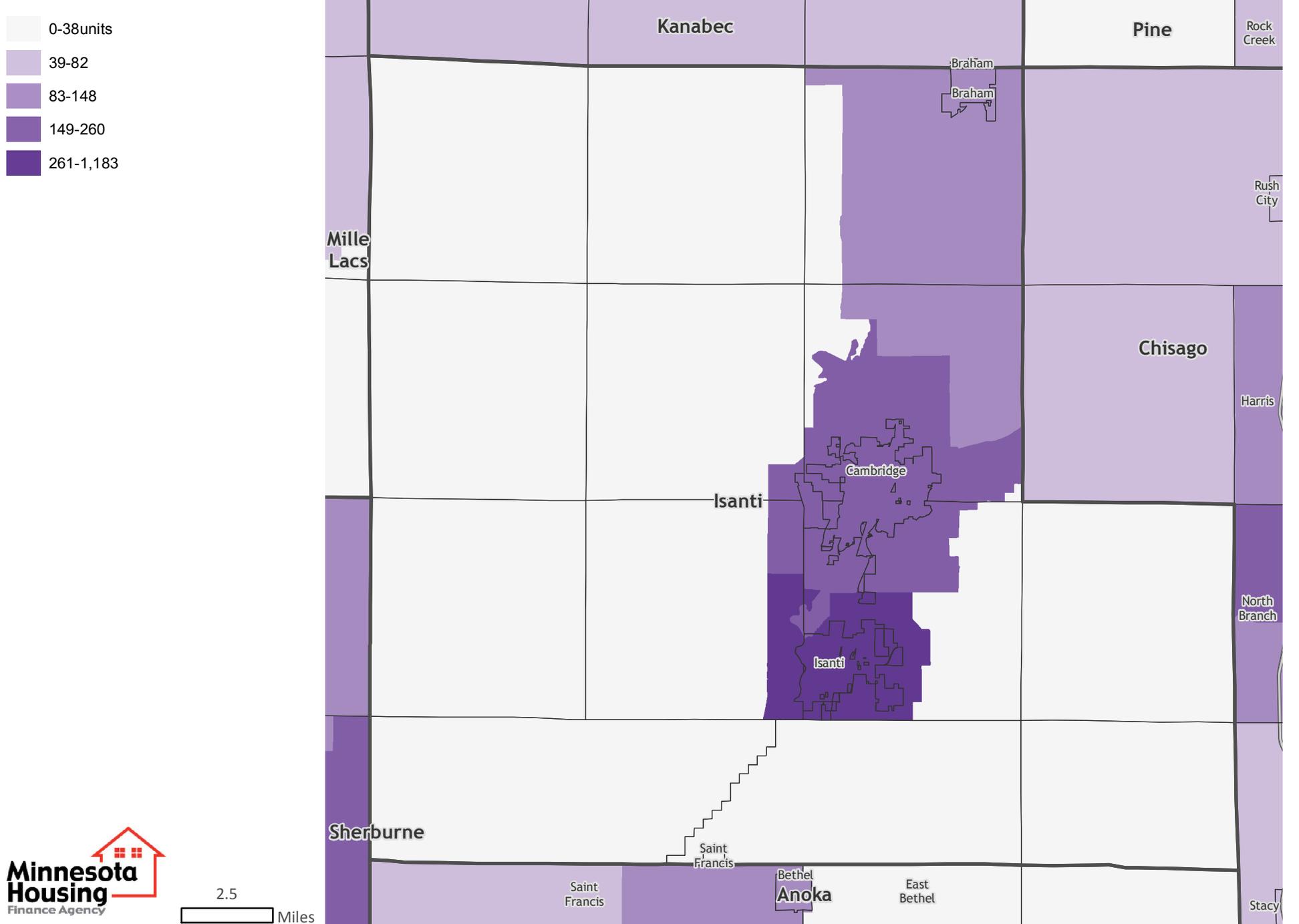
Isanti County



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

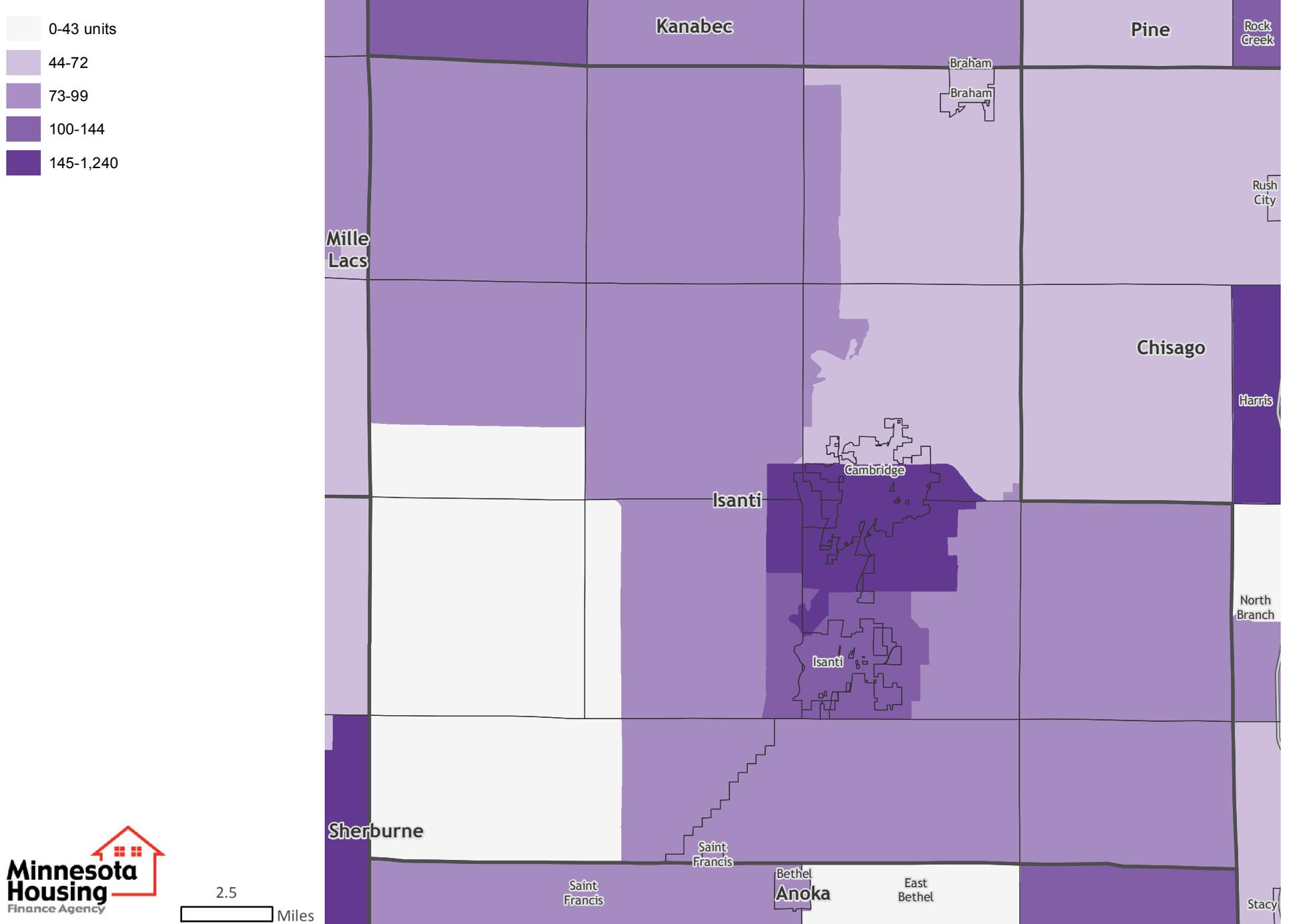
17c) Total Rental Units - 2 Bedroom

Isanti County



17d) Total Rental Units - 3+ Bedroom

Isanti County



2.5 Miles

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

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

Isanti County

Greater Minnesota

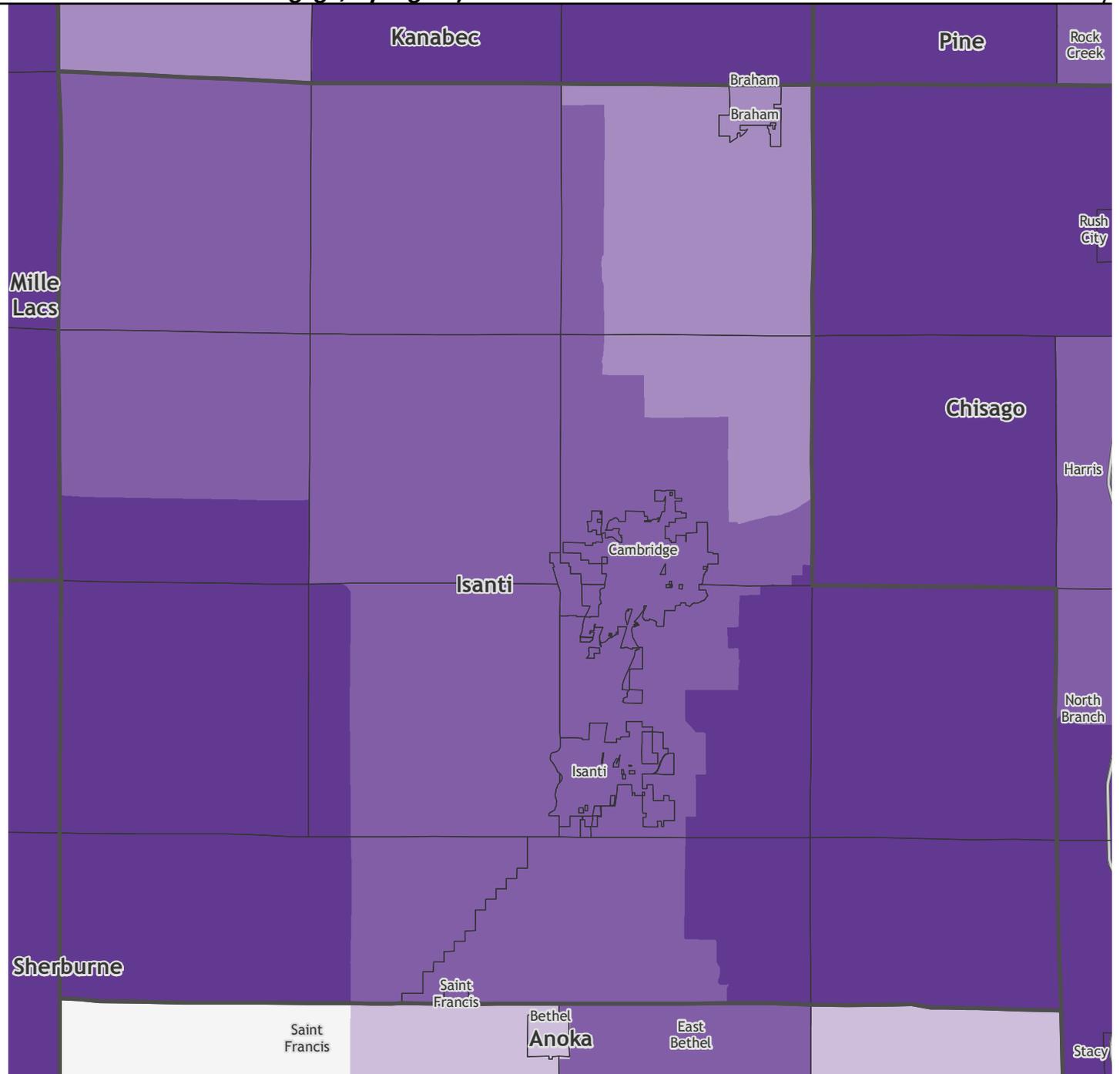
- \$1,138 - \$1,240
- \$1,241 - \$1,380
- \$1,381 - \$1,986

NonTwin Cities MSA

- \$1,264 - \$1,415
- \$1,416 - \$1,576
- \$1,577 - \$2,275

Twin Cities 7 County

- 0- \$1,442
- \$1,443 - \$1,590
- \$1,719 - \$1,995



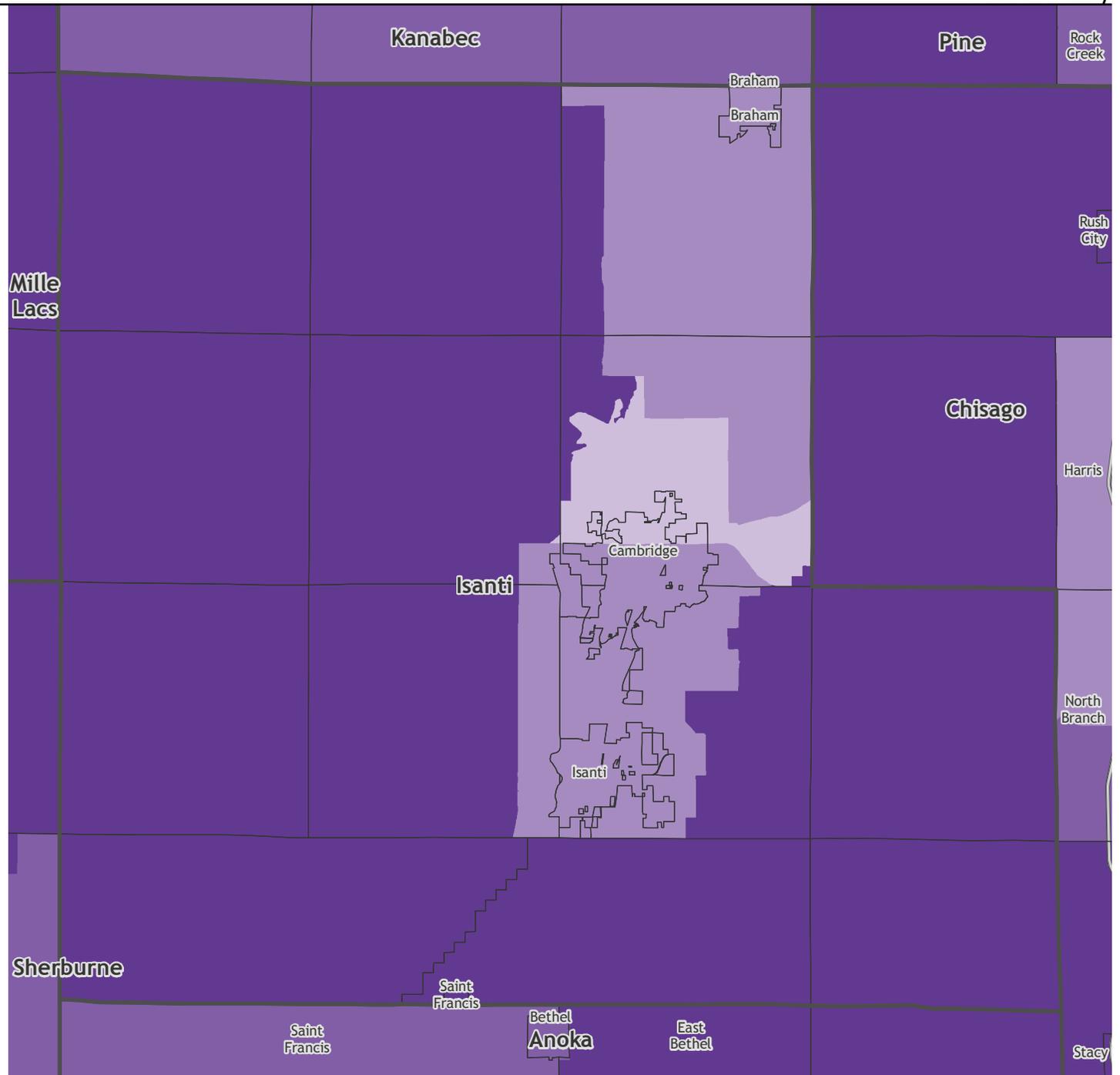
2.5 Miles

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

19) Homeownership Rate

Isanti County

- 57.6-72.9%
- 73.0-82.6%
- 82.7-89.3%
- 89.4-100%

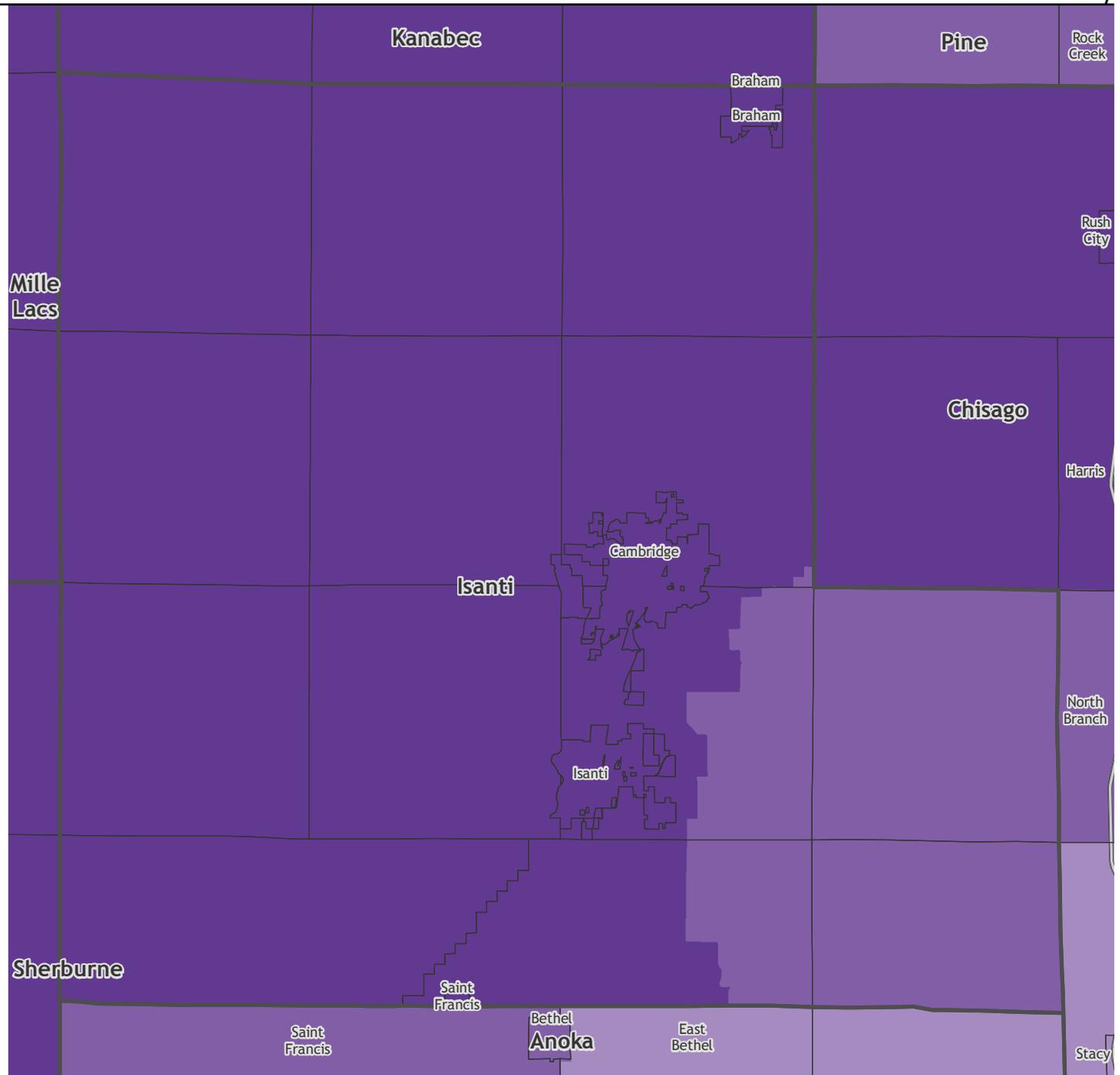
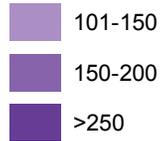


2.5 Miles

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

20) Foreclosure Index

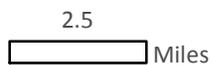
Isanti County



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

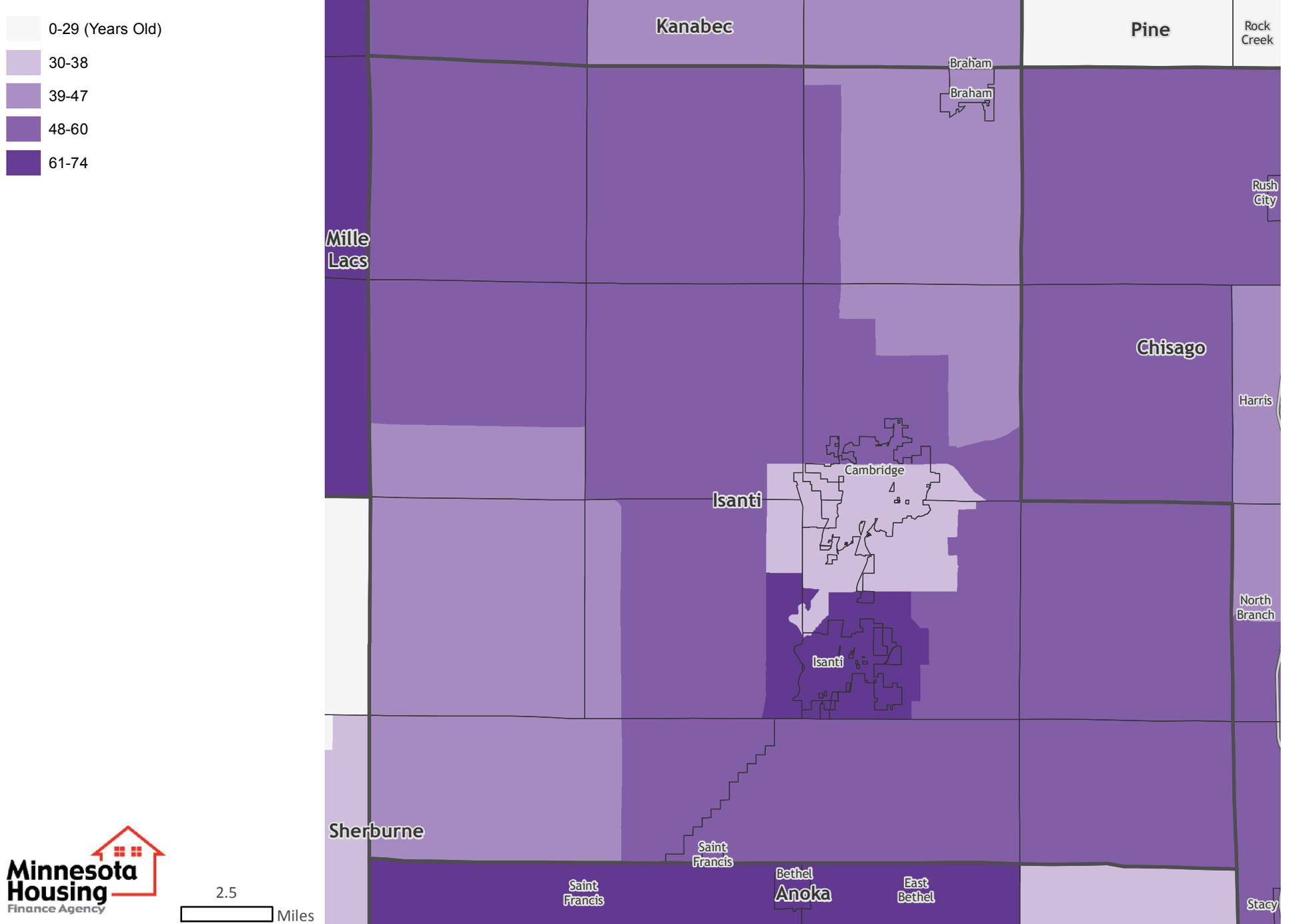
The index is based on each tract's post-sale/REO rate - the number of loans that are in post-sale foreclosure or REO divided by the number of households in each census tract.

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.



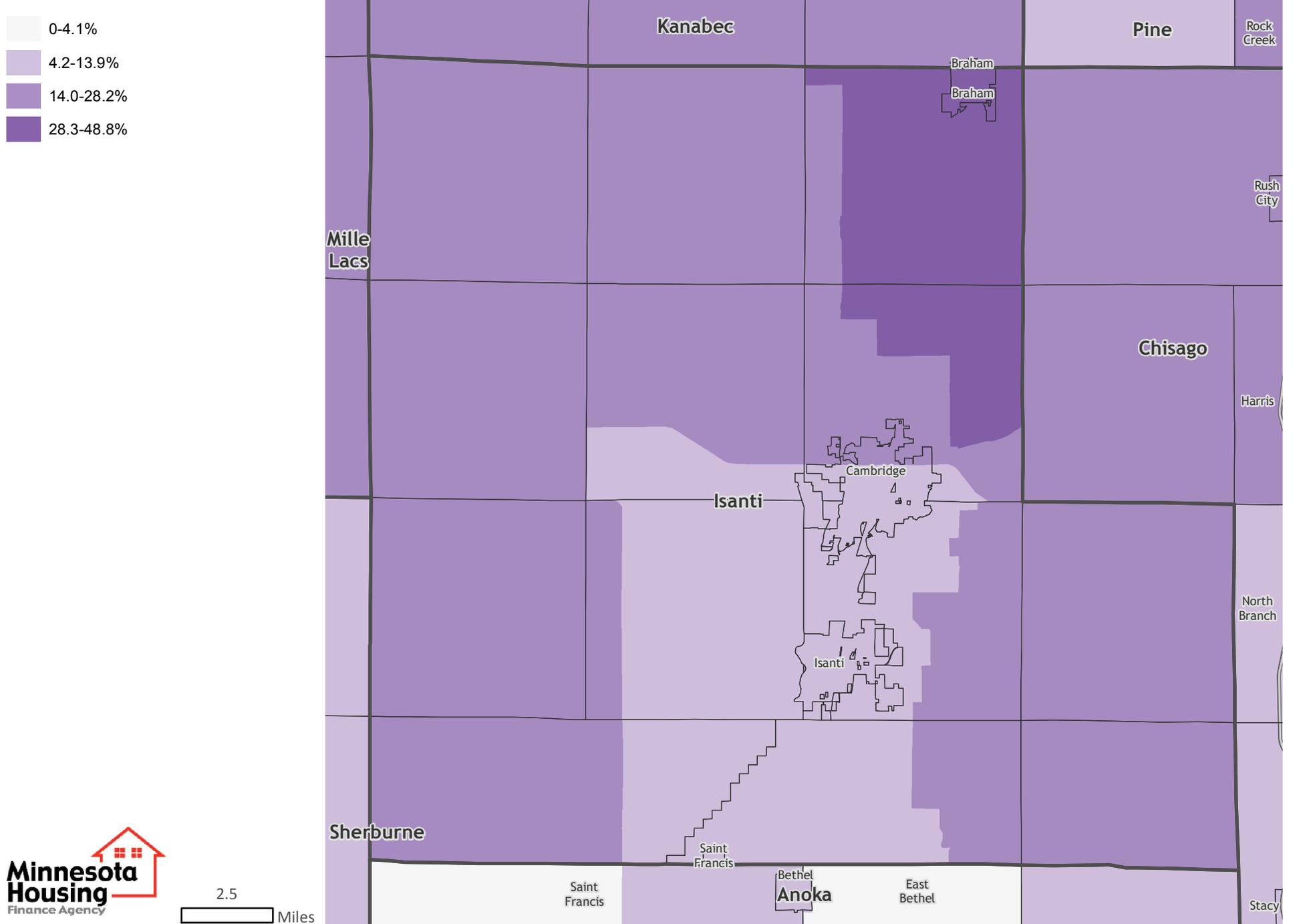
21) Median Age of Housing Stock (in Years)

Isanti County



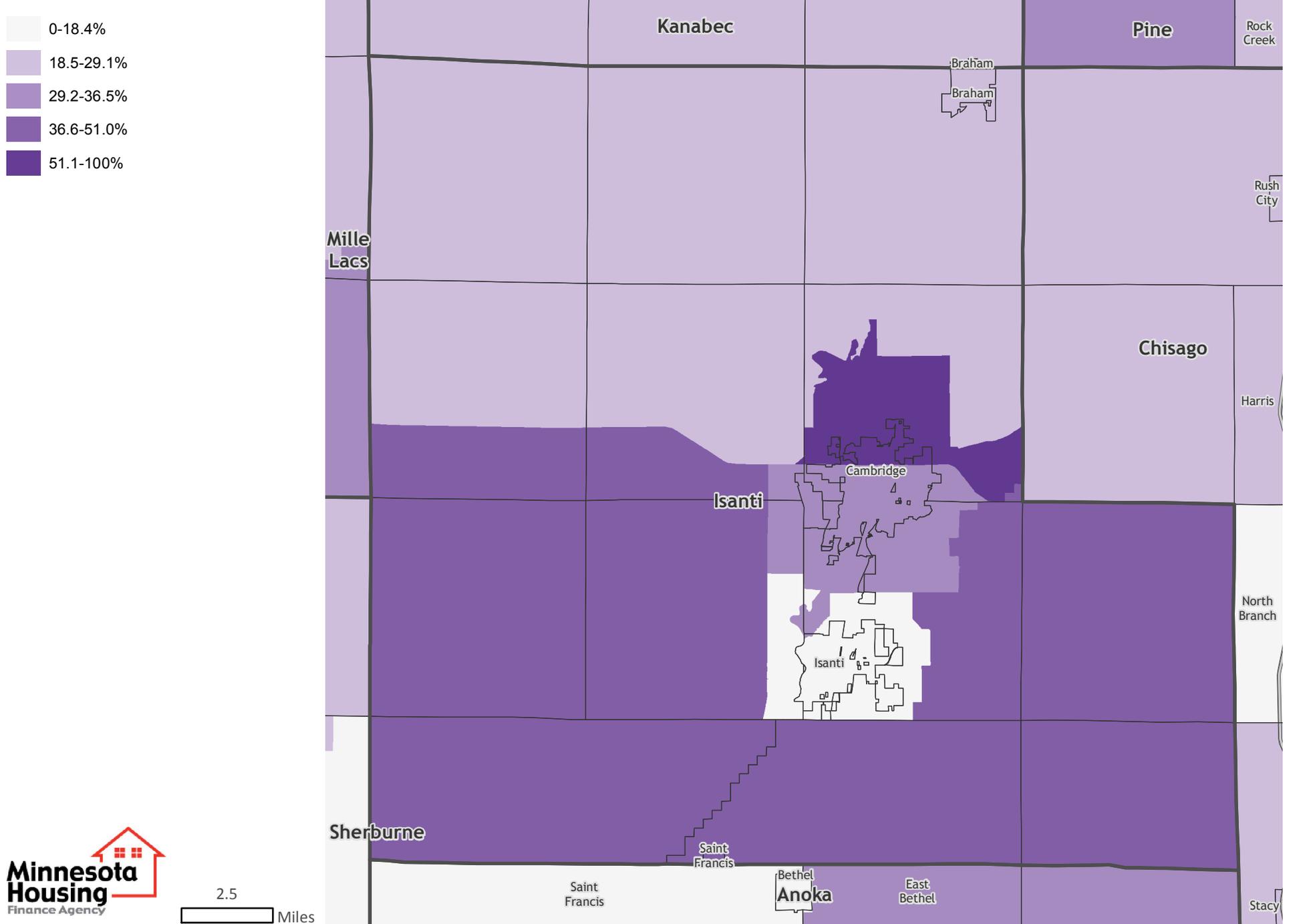
22a) Percentage of Owned Units Built Before 1950

Isanti County



22b) Percentage of Owned Units Built 1950-1979

Isanti County

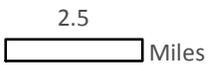
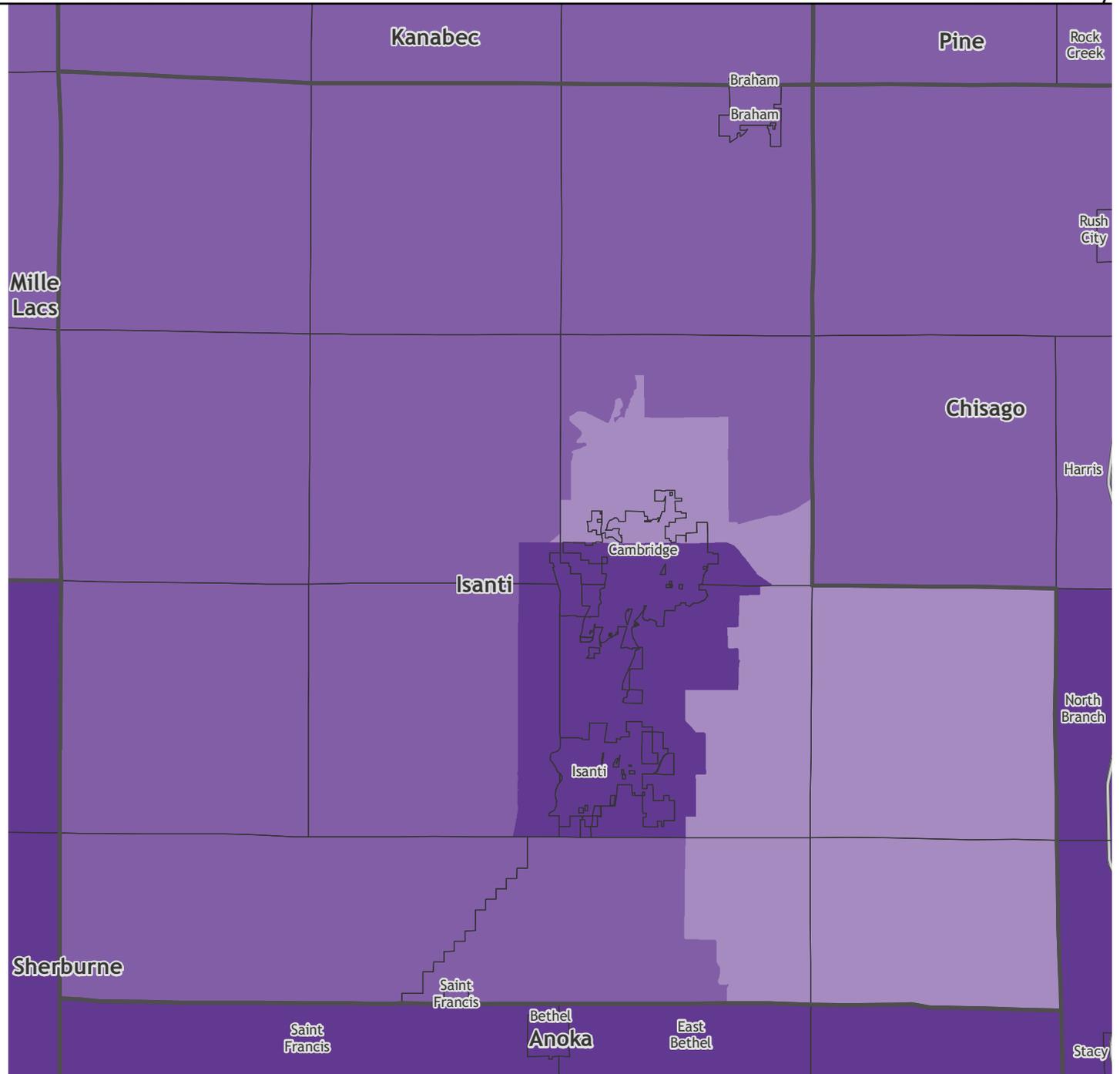
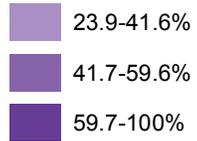


2.5 Miles

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

22c) Percentage of Owned Units Built 1980 and Later

Isanti 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)

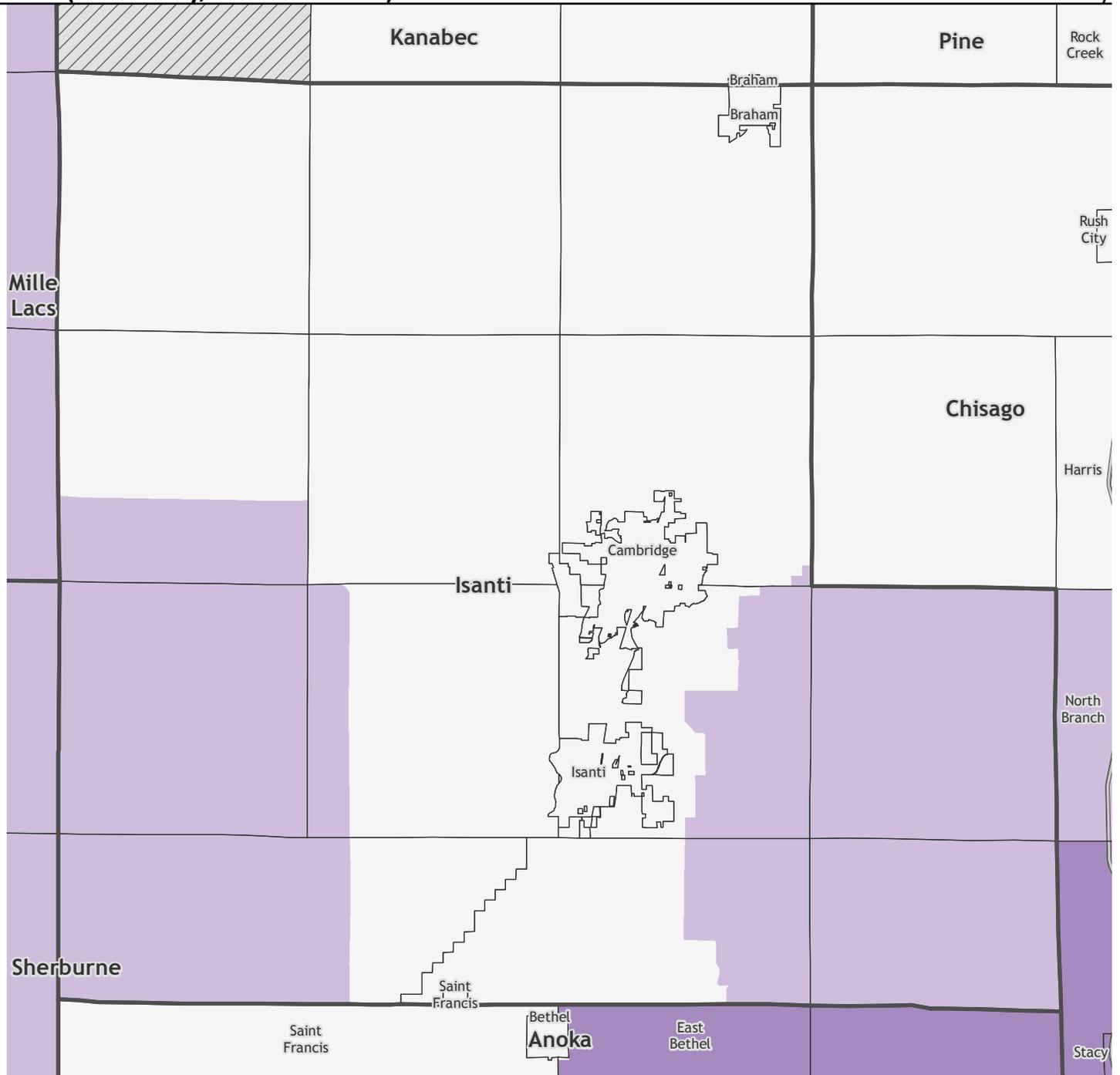
Isanti County

/// Insufficient Data

≤ \$164,700

\$164,701-\$189,960

\$189,961-\$213,000



Includes all transactions.

Excludes zip codes with fewer than 10 sales.

Data allocated to tracts from zip code data.

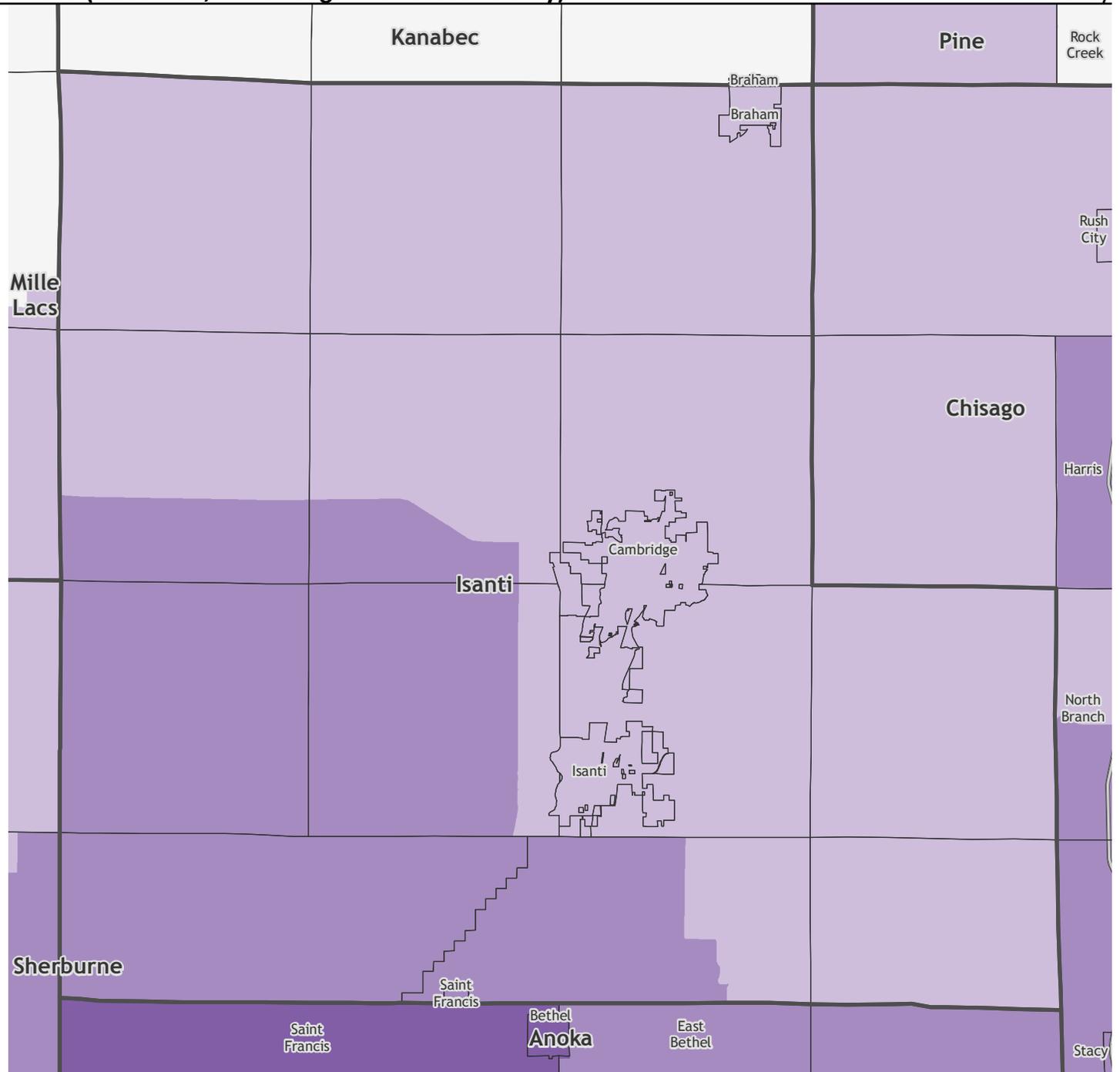
Data available only for Twin Cities Metro.



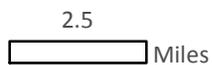
2.5 Miles

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

Isanti County



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.



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

Isanti County

/// Insufficient Data

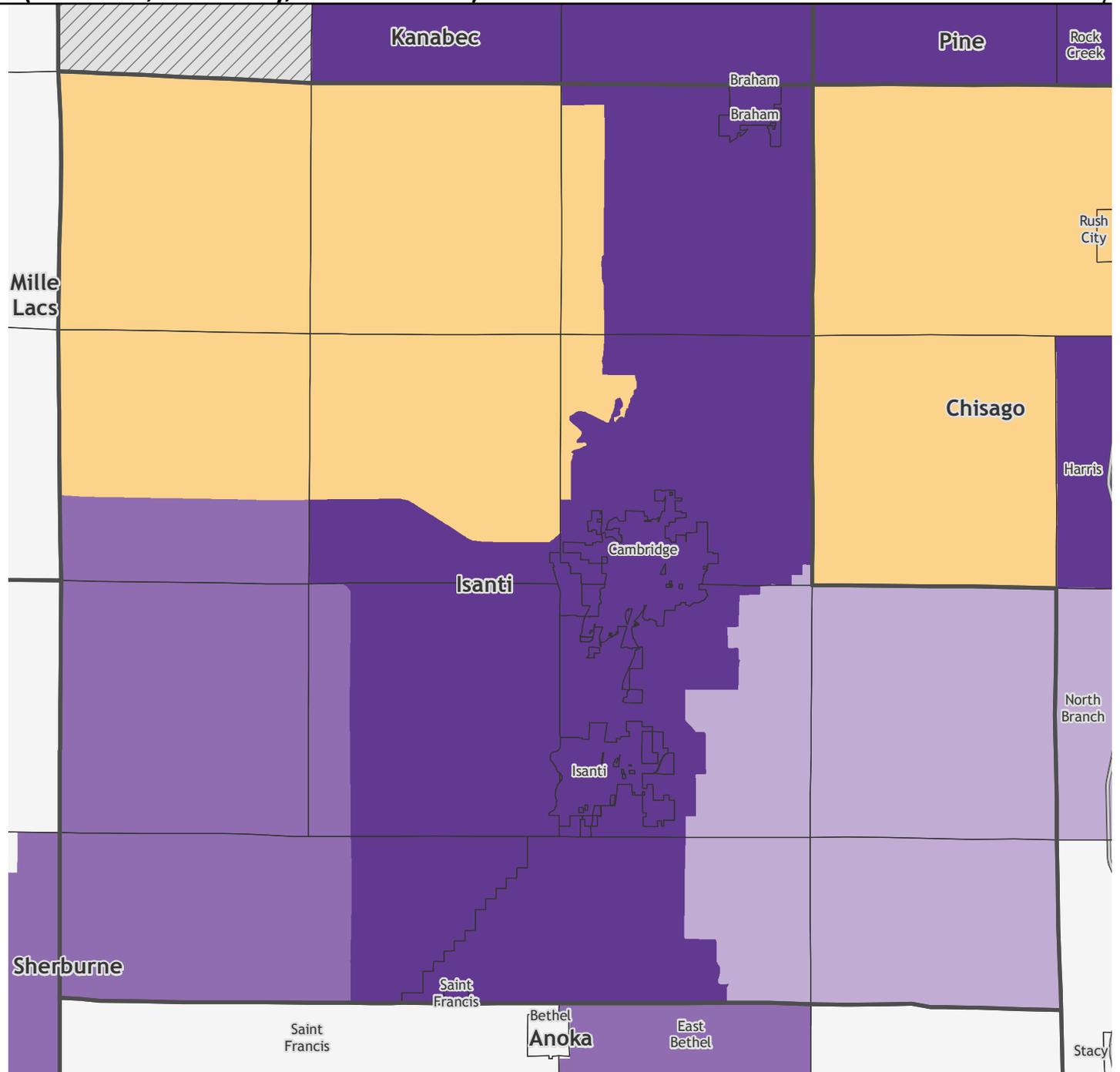
Decrease

.1 - 5.3% Gain

5.4-7.3% Gain

7.4 - 9.4% Gain

>9.4% Gain



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

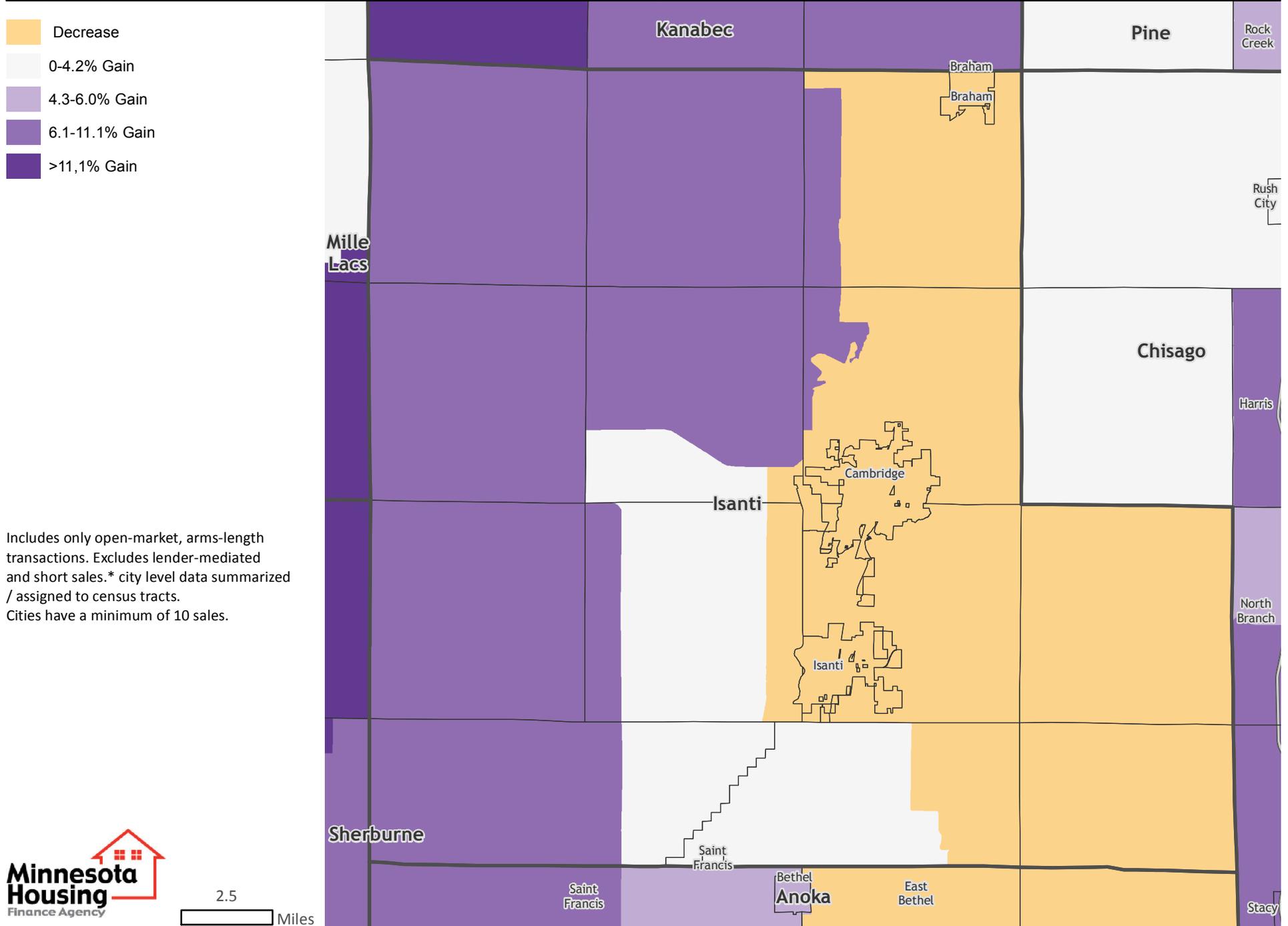
* data allocated to tracts from zip code data.
Data available only for Twin Cities Metro.



2.5 Miles

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

Isanti County



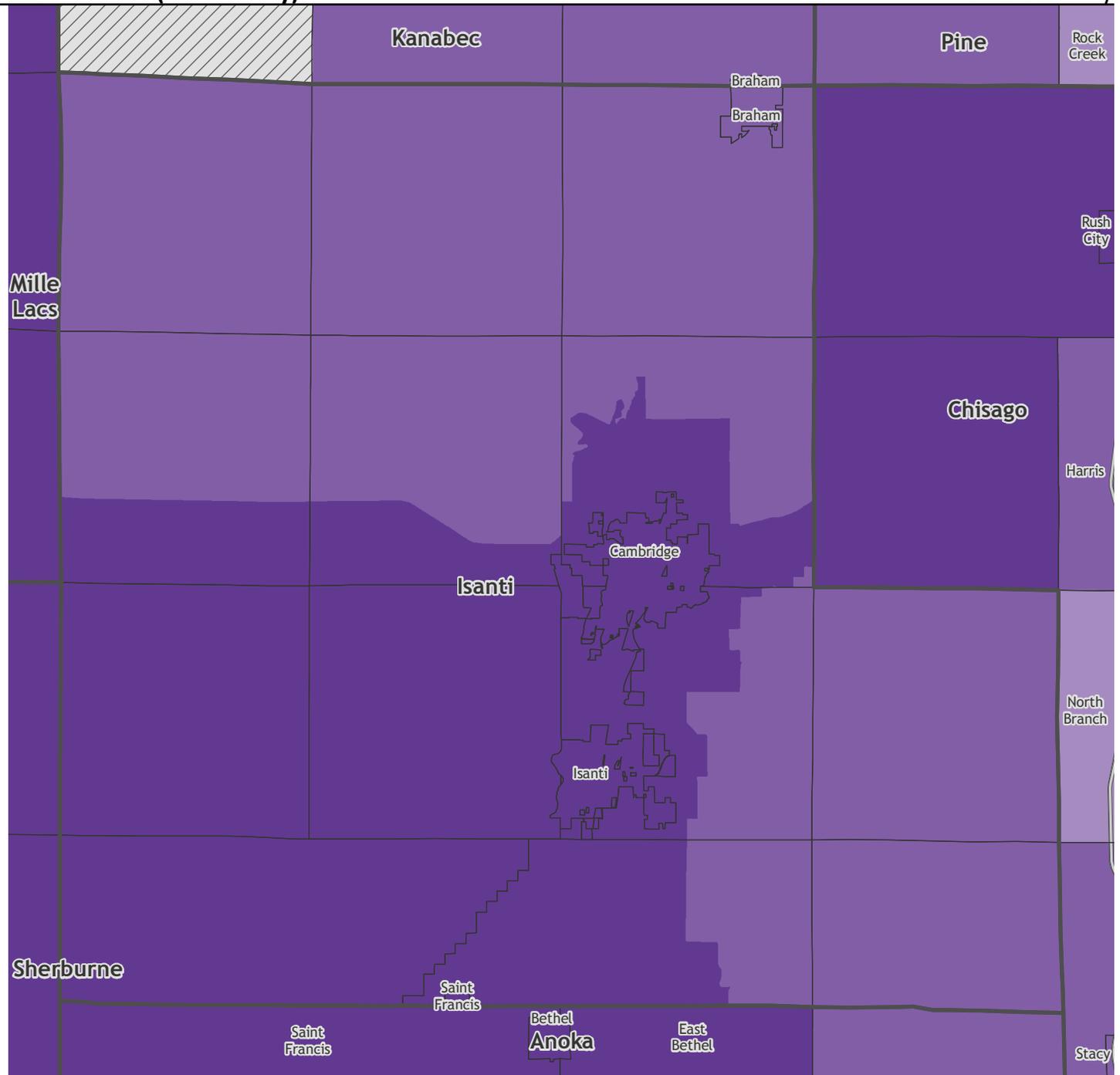
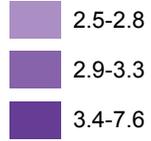
Includes only open-market, arms-length transactions. Excludes lender-mediated and short sales.* city level data summarized / assigned to census tracts. Cities have a minimum of 10 sales.



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

Isanti County

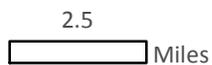
/// Insufficient Data



For 4th Quarter 2014

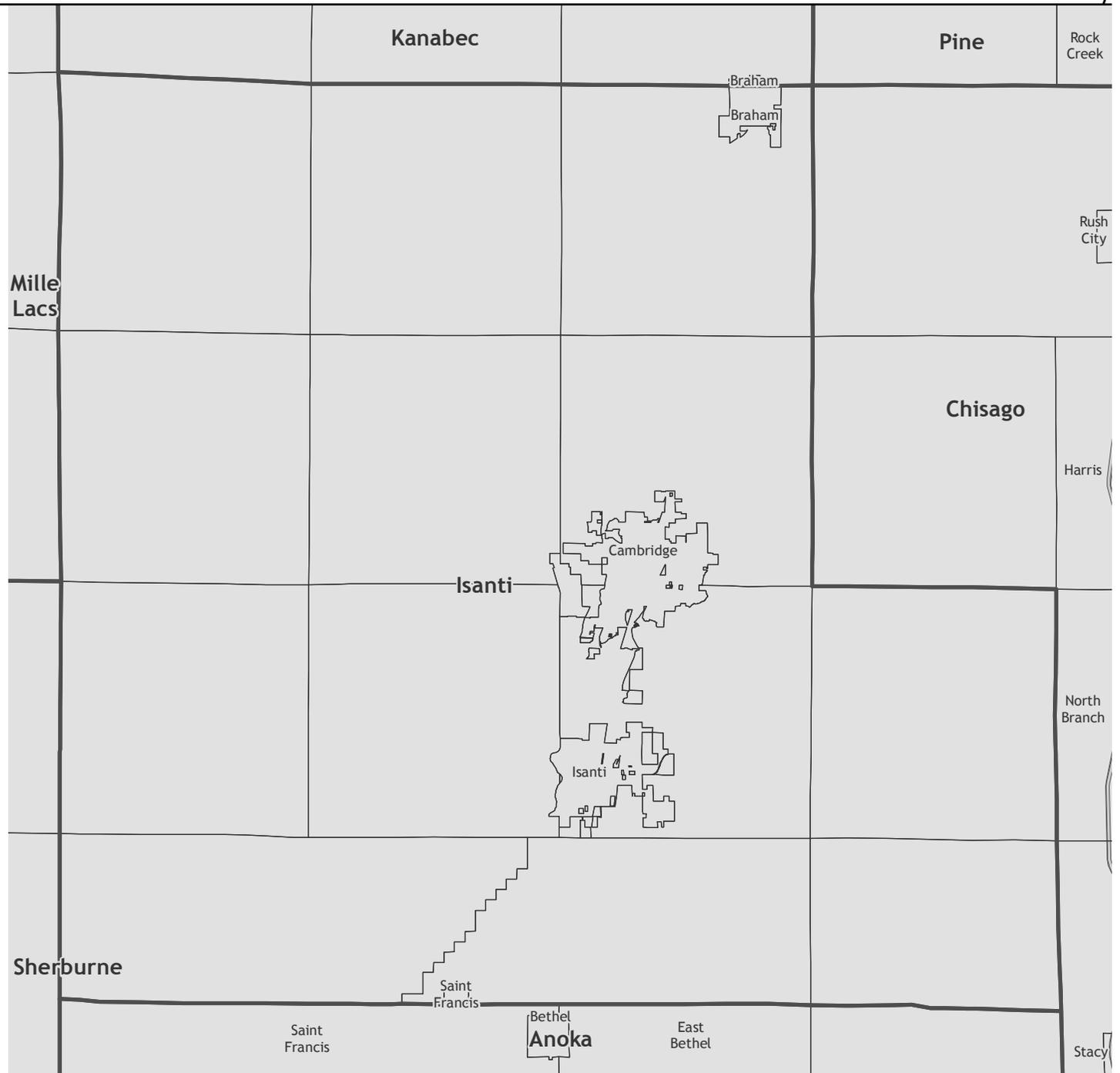
Data allocated to tracts from zip code data.

Data available only for Twin Cities Metro.



26) Economic Integration Priority Tracts

Isanti County

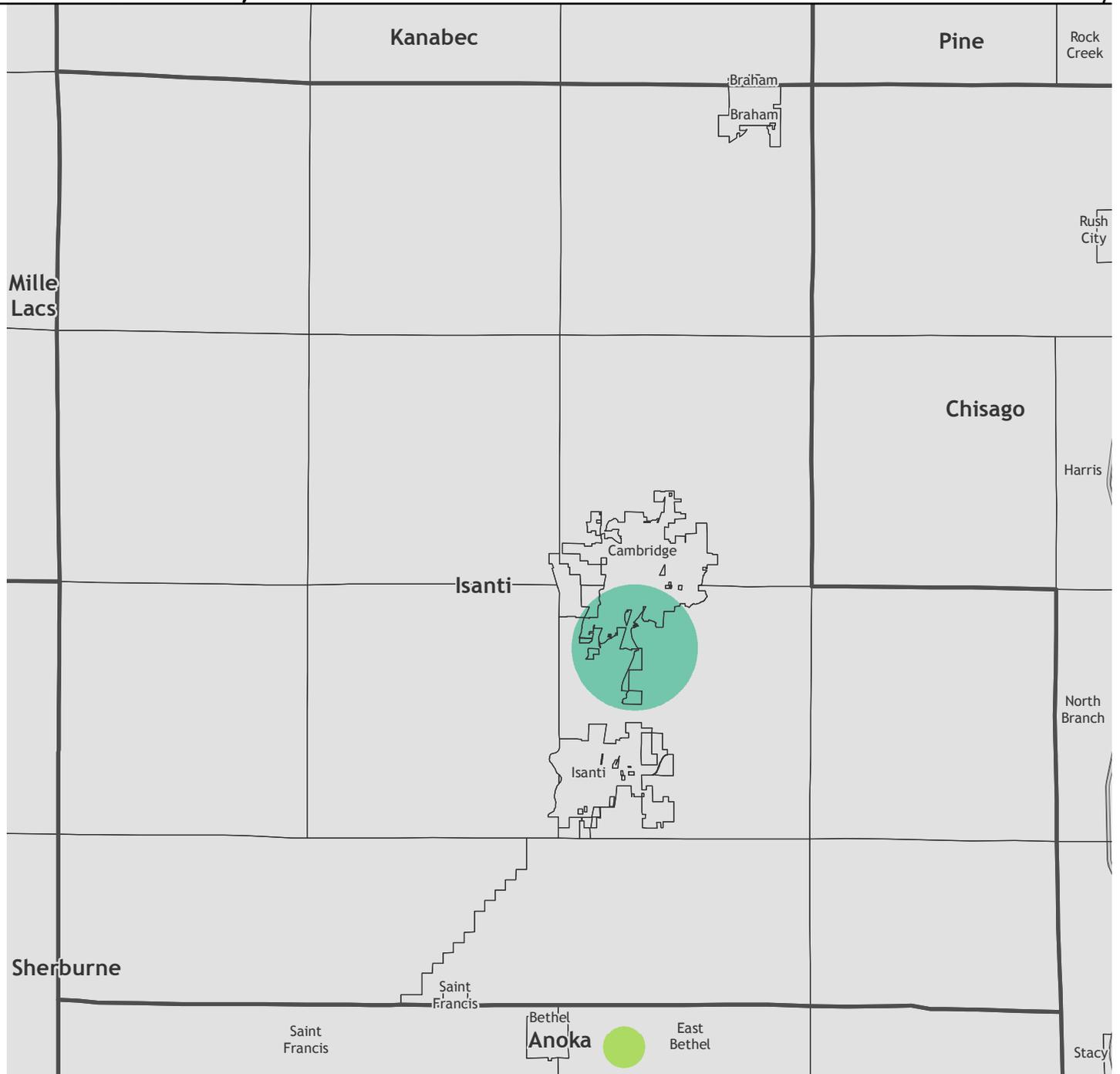


27) Location Efficiency (RFP Points for Access to Transit)

Isanti County

Type

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



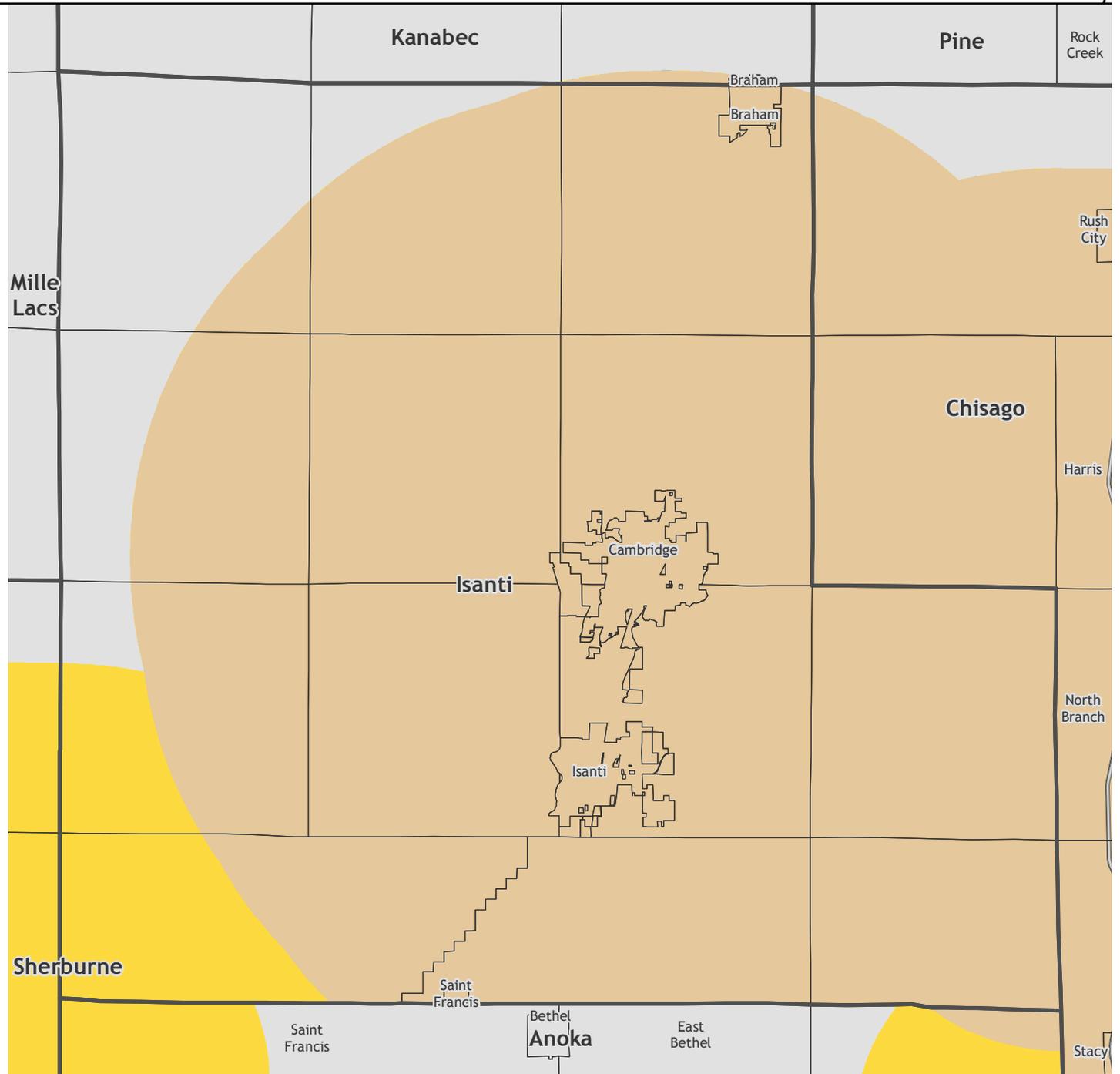
2.5 Miles

28) Workforce Housing Areas

Isanti County

Type

- Job Growth Community
- Job Growth and Long Commute Community
- Long Commute Community



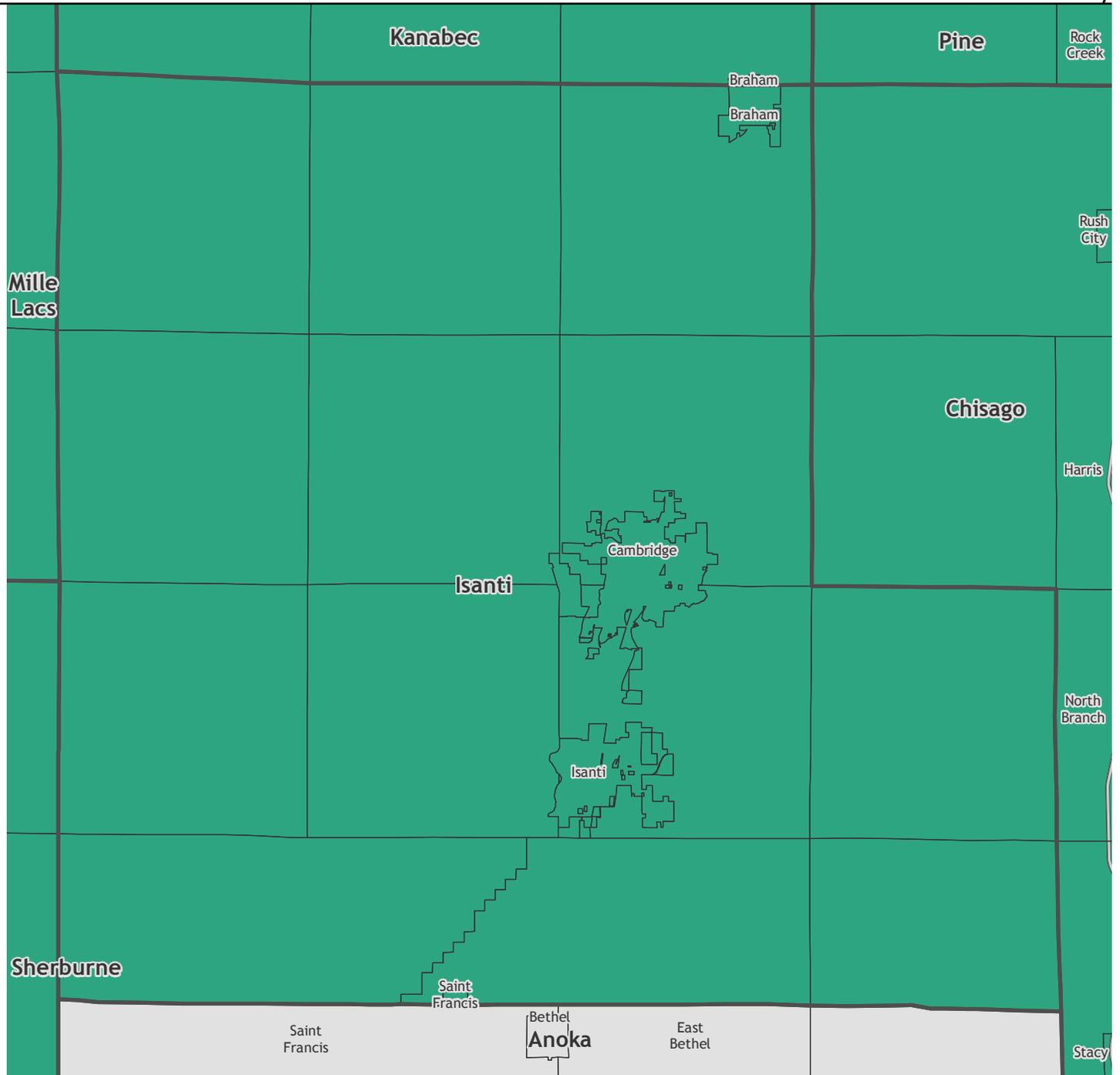
2.5
Miles

29) Rural Designation

Isanti County

Type

 Rural Area

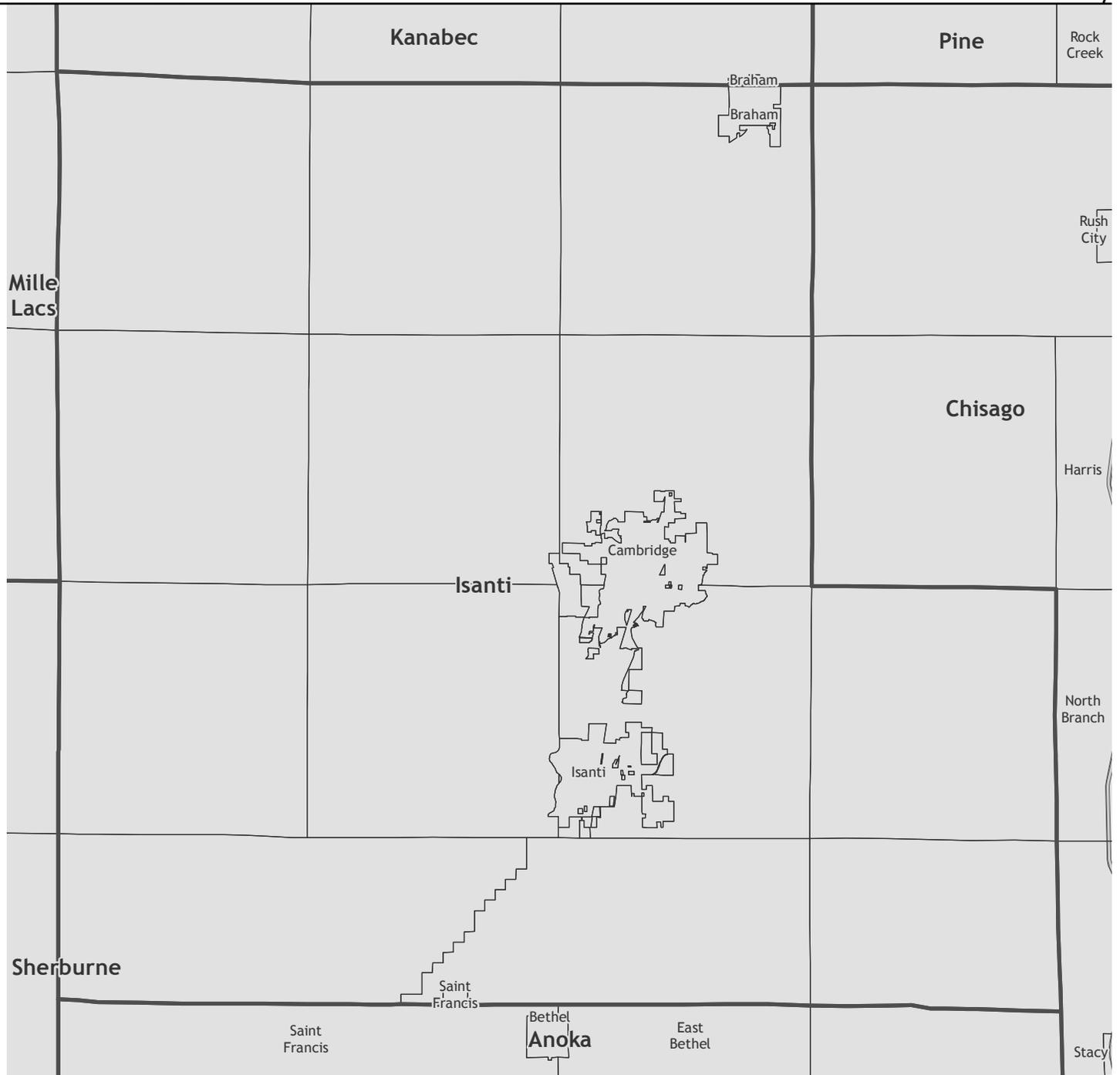


2.5 Miles

Source: Minnesota Housing

30) Qualified Census Tracts and Reservation Areas

Isanti County

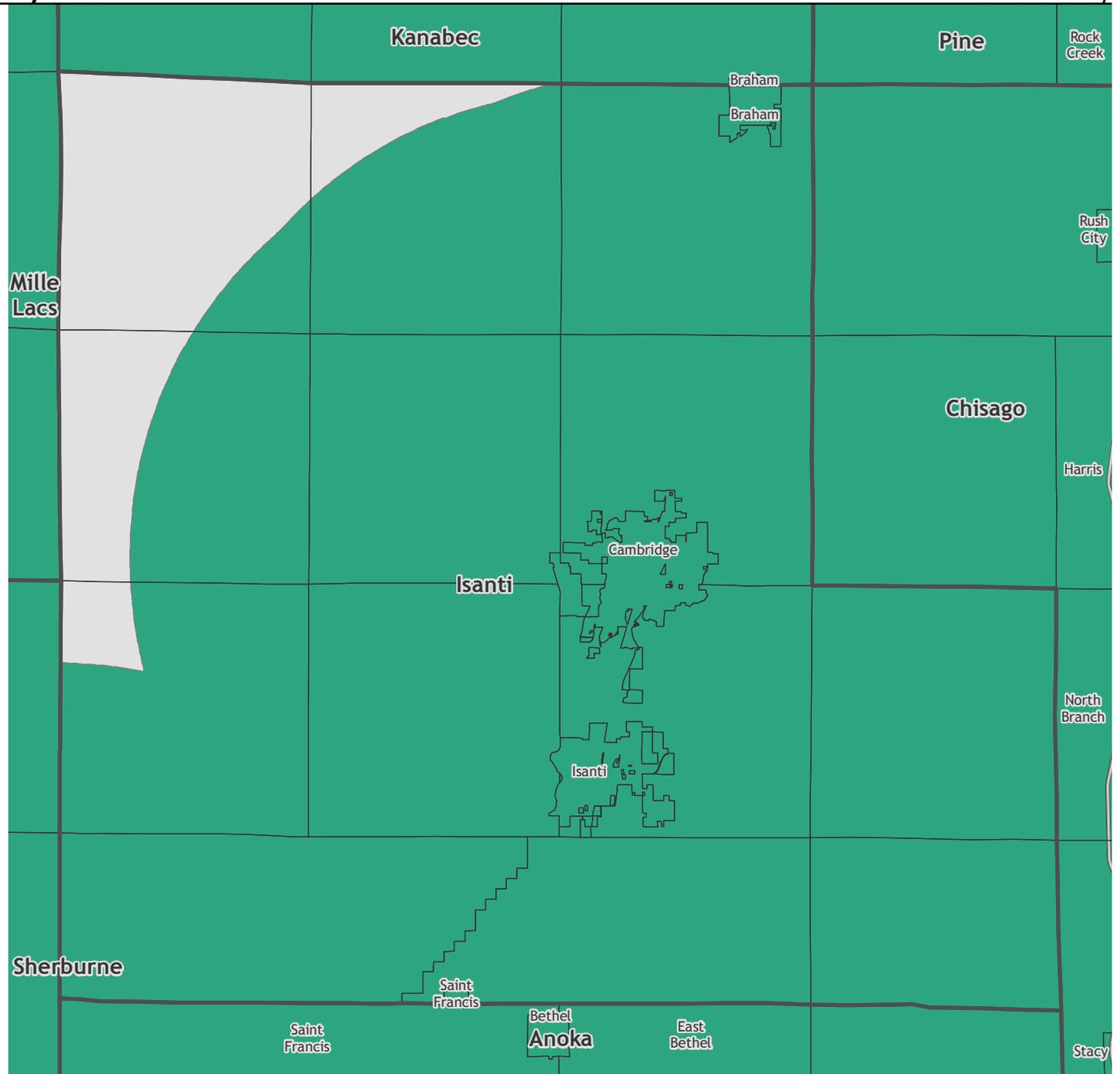


Source: US Dept of Housing and Urban Development and Minnesota Housing analysis of American Community Survey data.

31) Preservation Geographic Priority Areas

Isanti County

■ Preservation



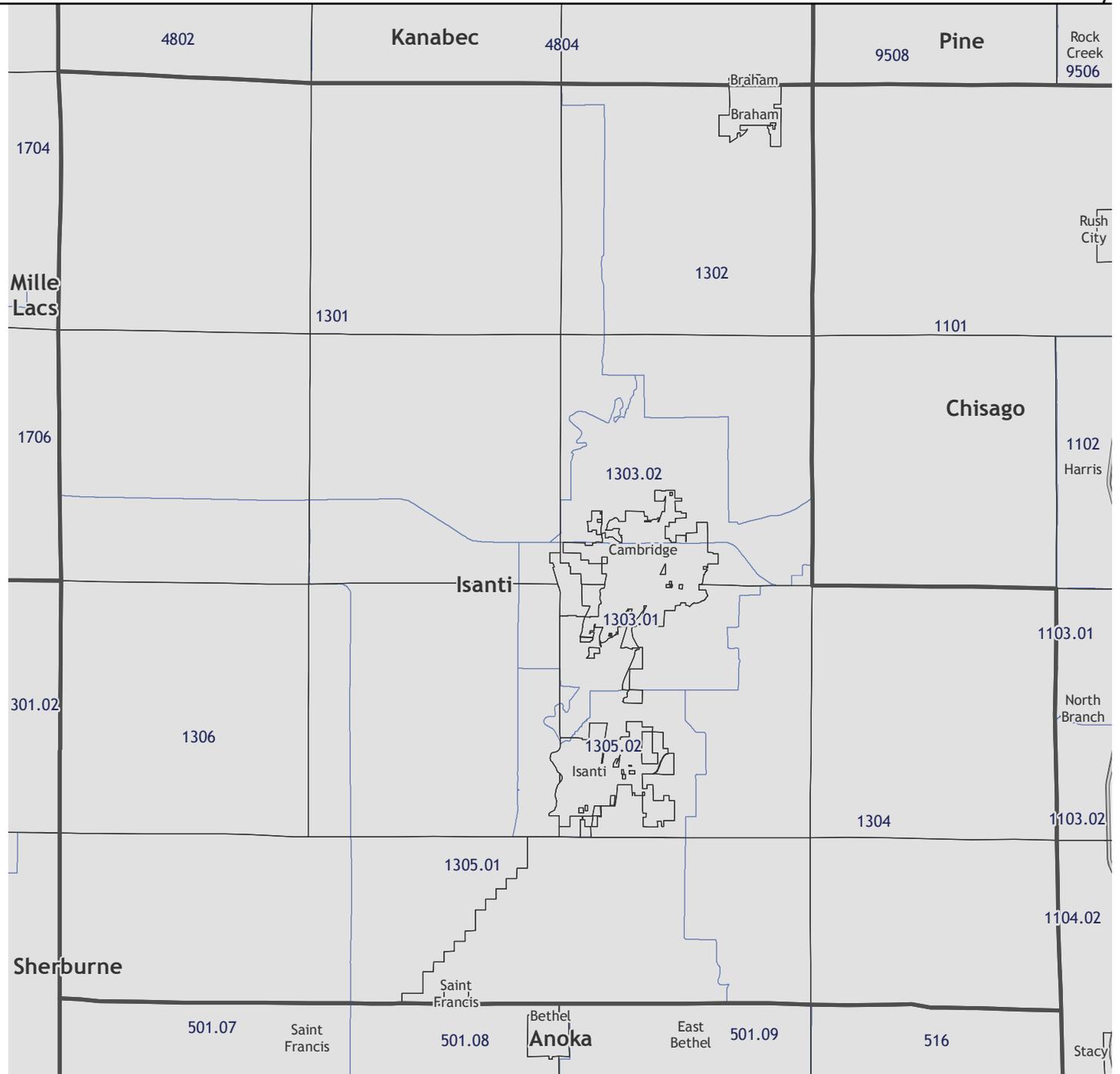
2.5 Miles

Source: Minnesota Housing

32) Census Tract Boundaries

Isanti County

 2010 Tracts

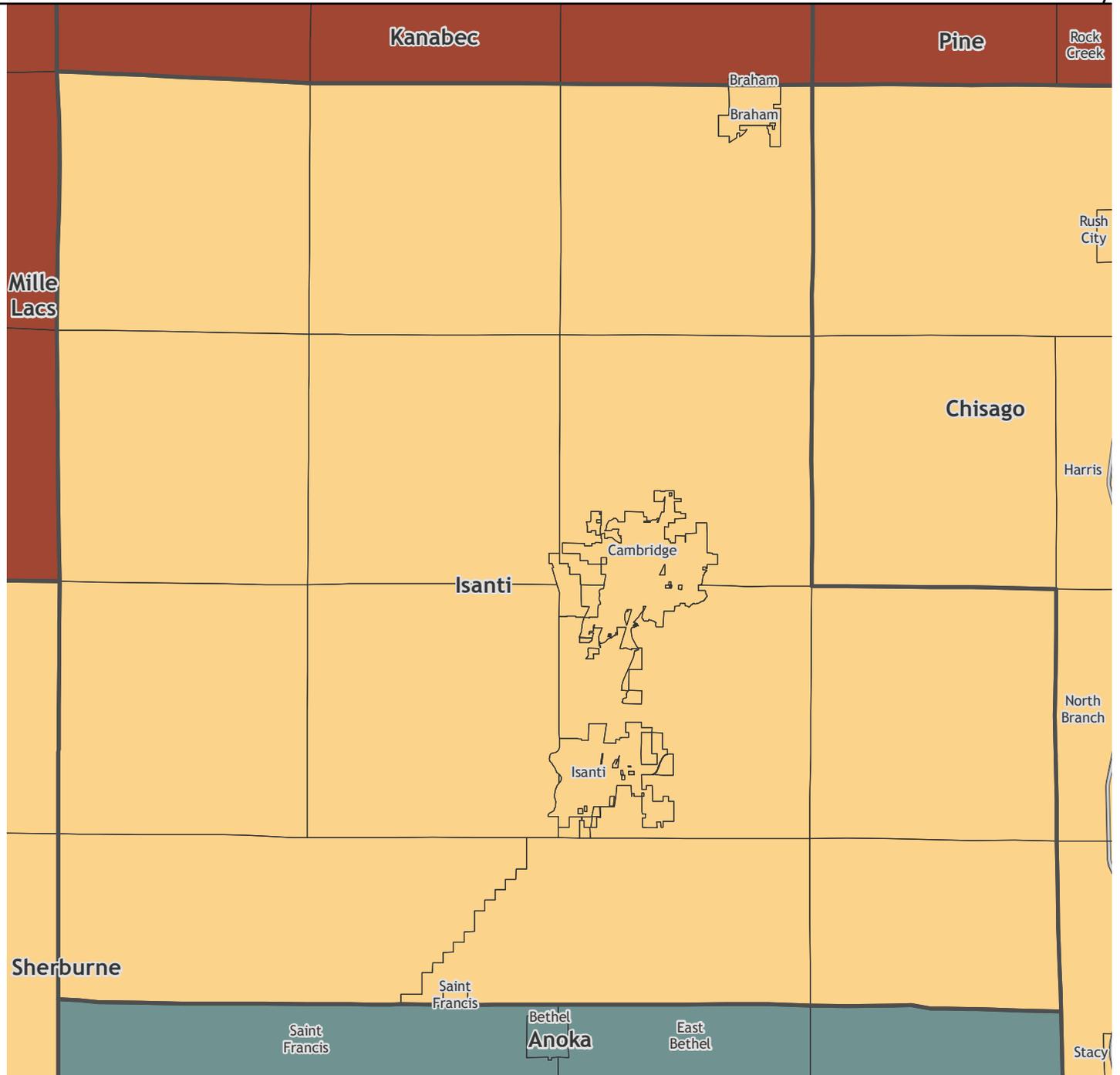


2.5 Miles

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



2.5 Miles