



Community Profiles Map Series for Lake County

Maps for HTC 2017, RFP 2016

Community Profiles –Maps for HTC 2017 and RFP 2016

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

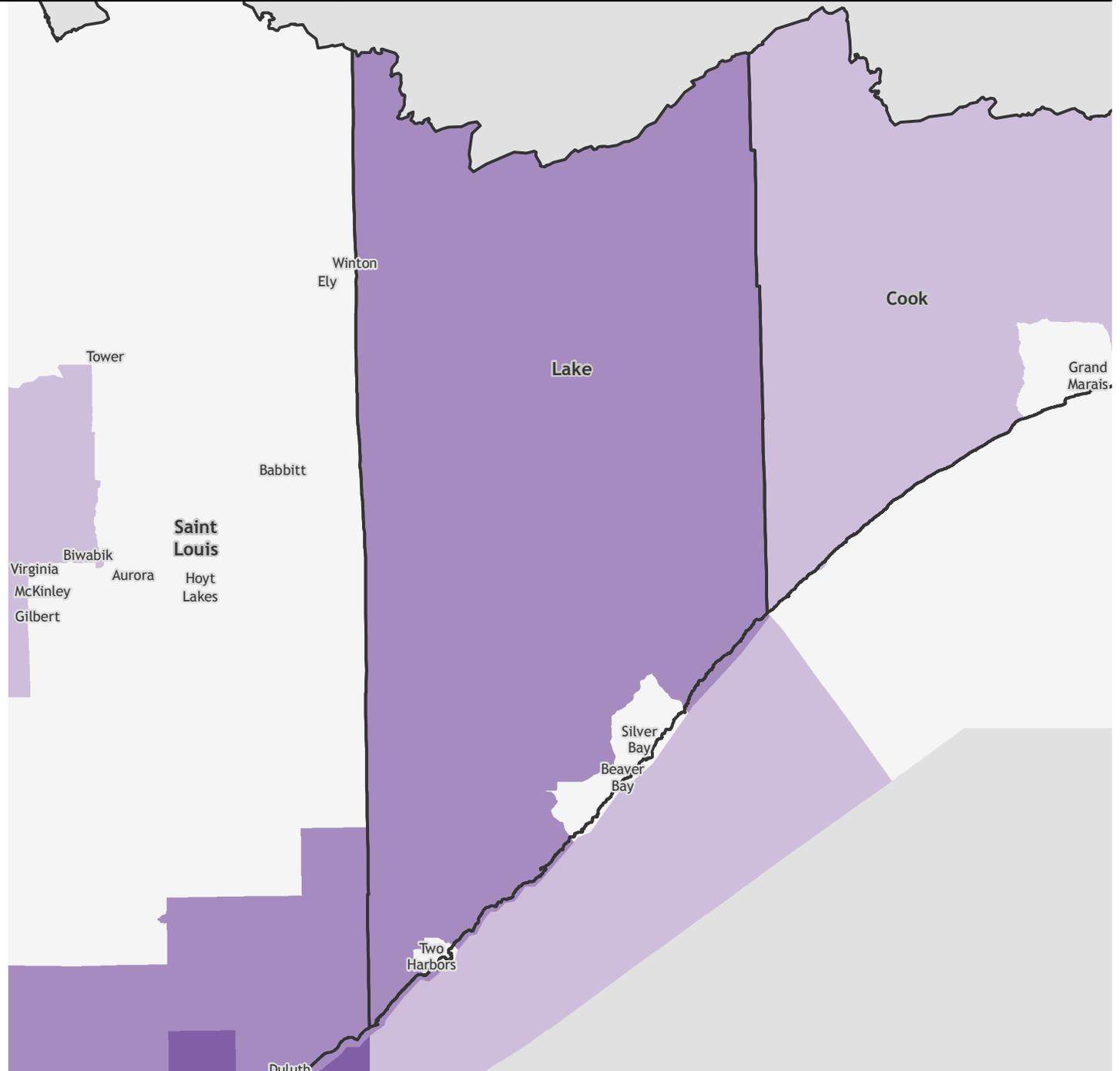
Greater Minnesota

- < 1,860
- 1,860-2,913
- 2,914-5,139

NonTwin Cities MSA

- < 3,825
- 3,825-7,657
- 7,658-24,877
- 24,878-39,296

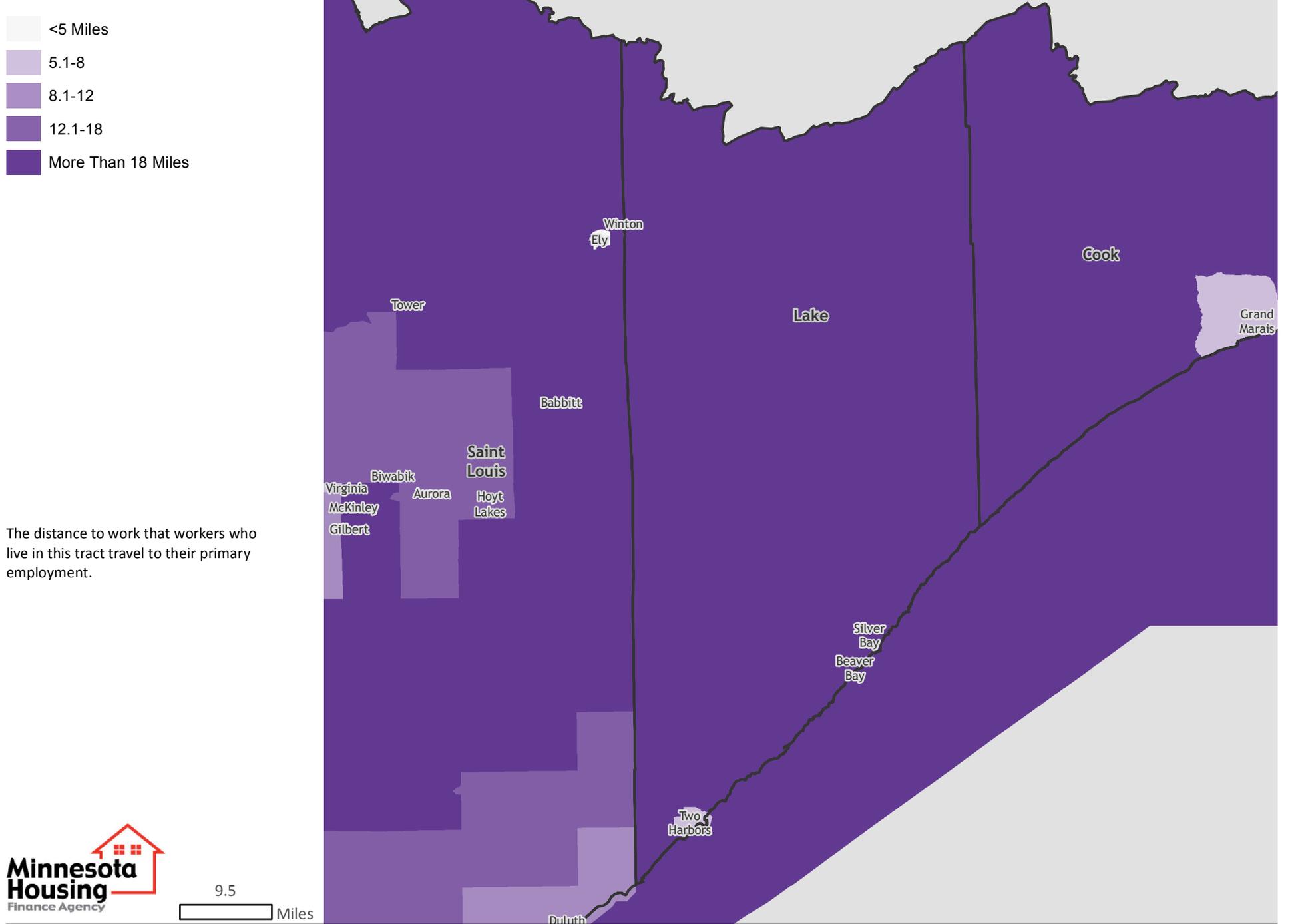
Low and Moderate Wage jobs are defined as those with monthly incomes <\$3,333 (about \$40,000 annually). Jobs are summarized with the census tract and within 5 miles of the census tract boundary.



9.5 Miles

2) Median Distance to Work (in miles)

Lake County

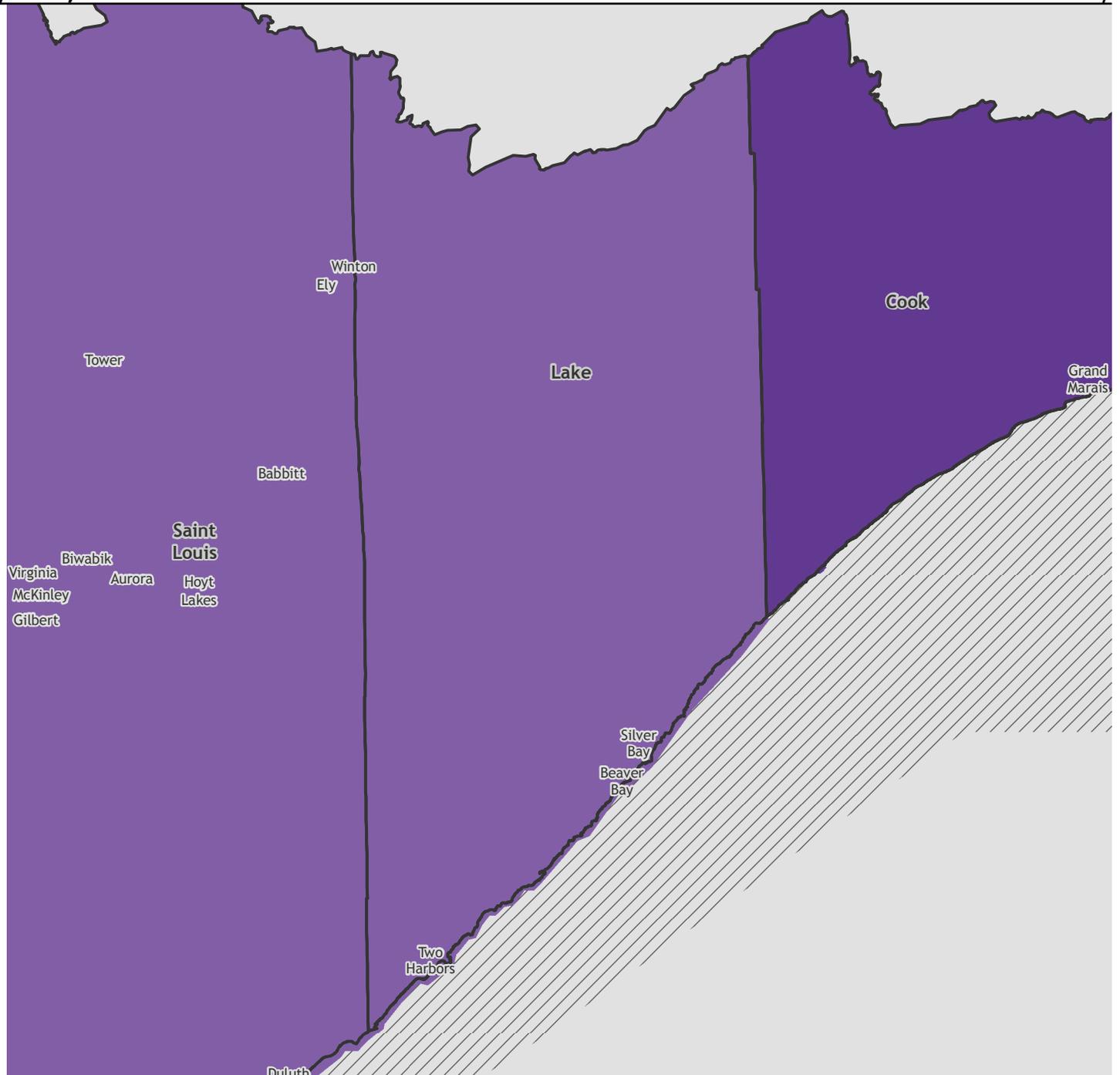


3) Unemployment Rate (February 2015)

/// Insufficient Data

3.6-4.3%

>4.3%



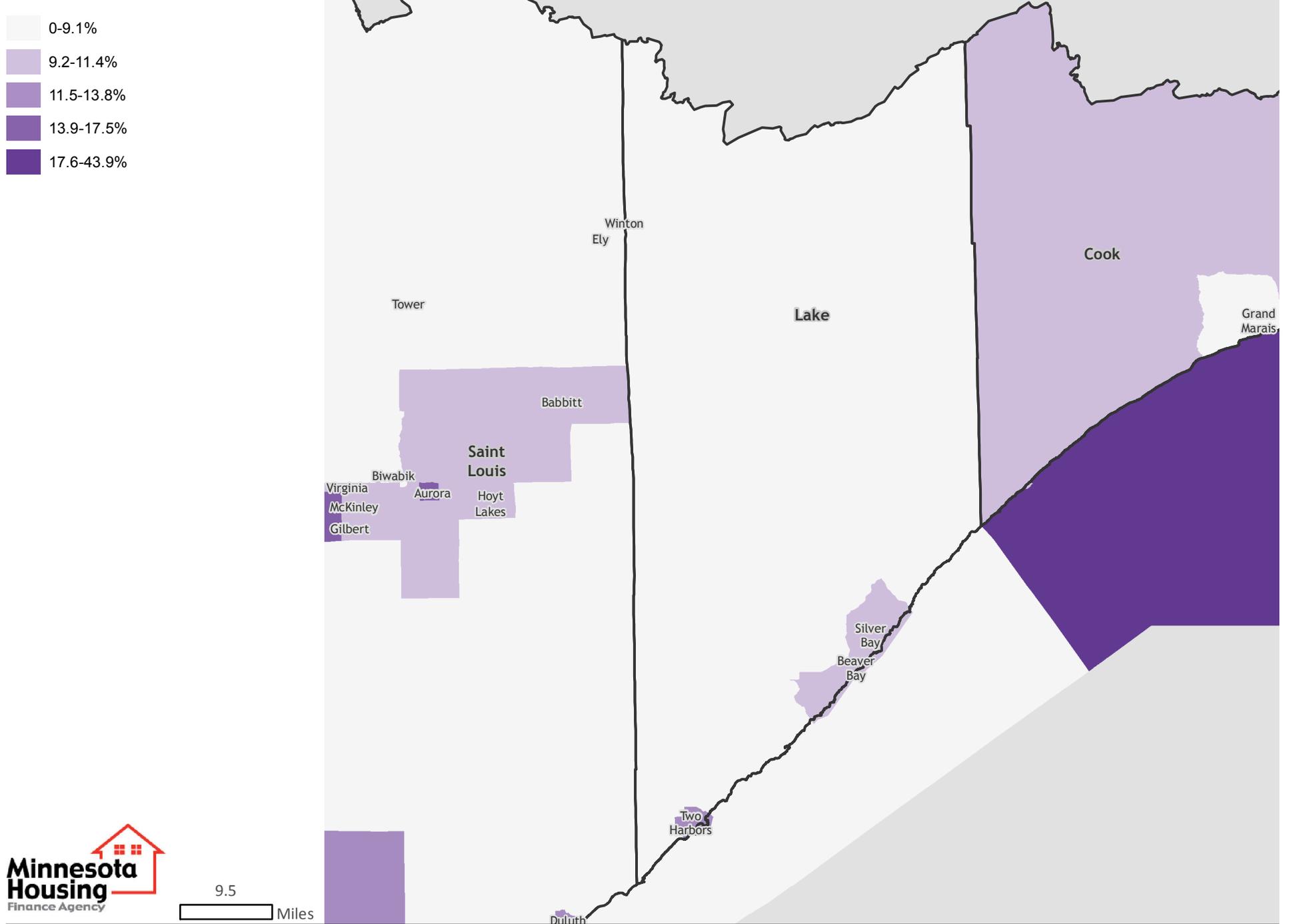
Unemployment rates are reported from the city rates if city data is published, and by county if no city data is available.



9.5 Miles

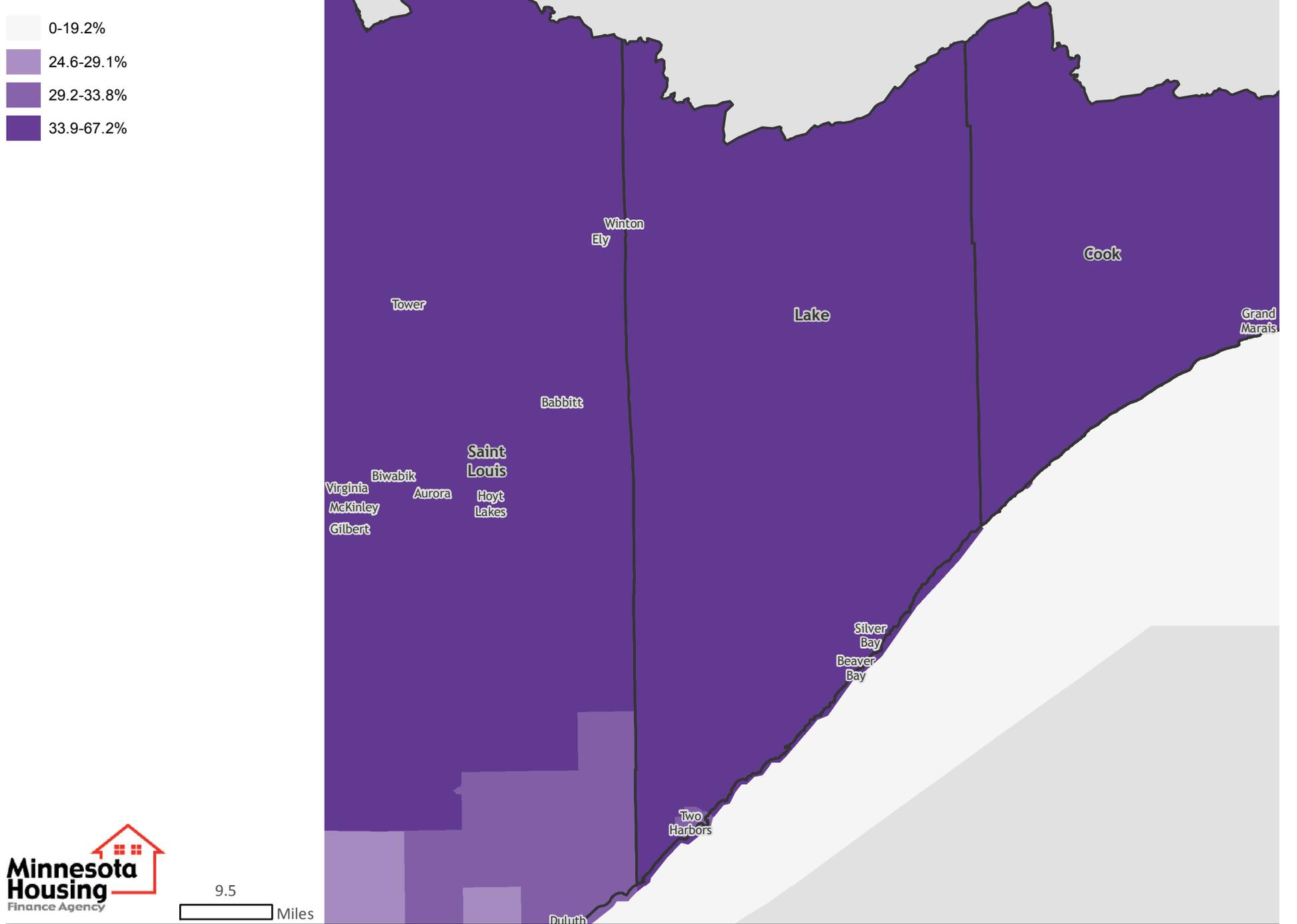
4a) Percentage of Population Age 25-34

Lake County



4b) Percentage of Population Age 55+

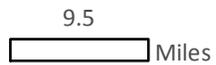
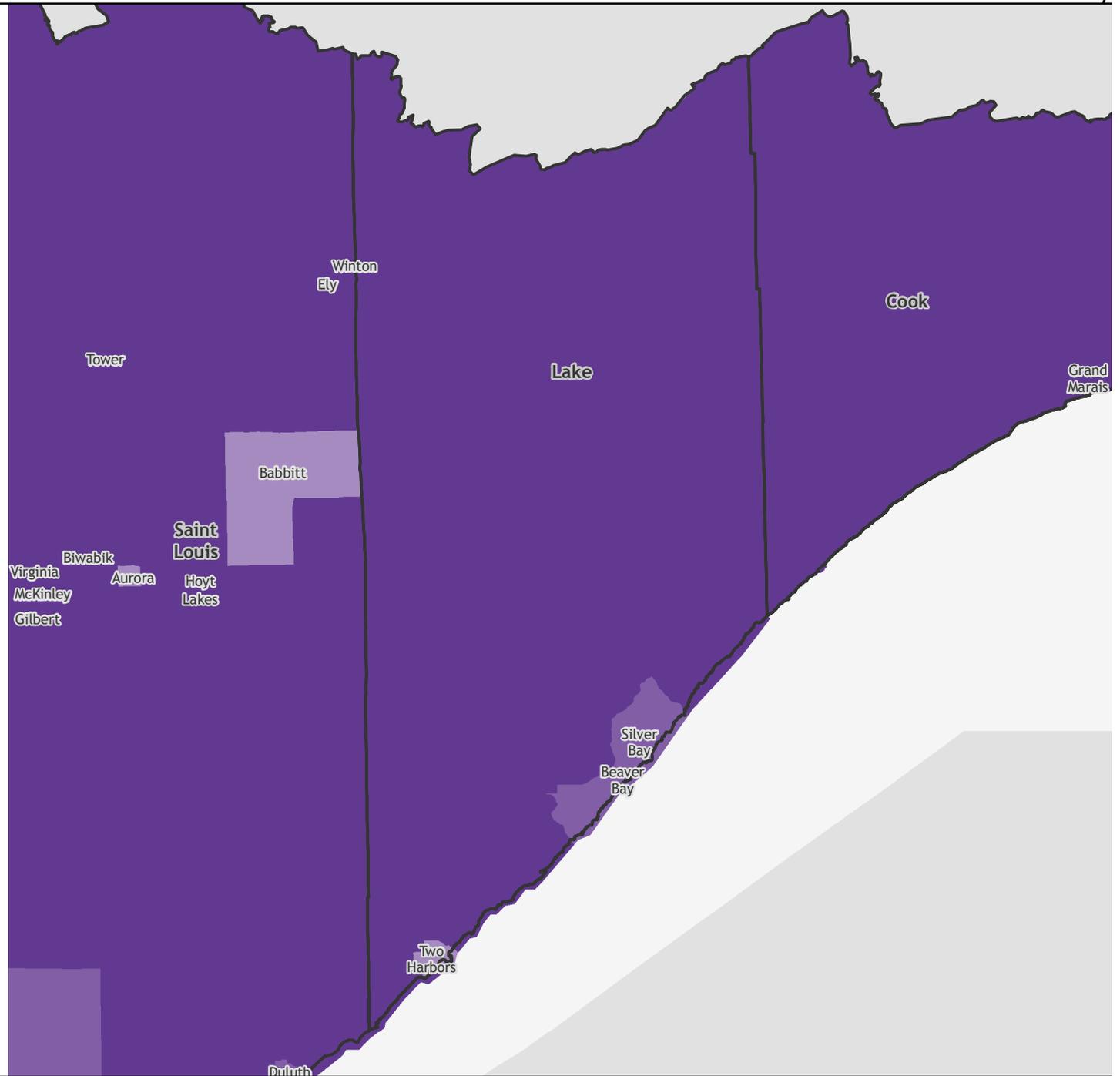
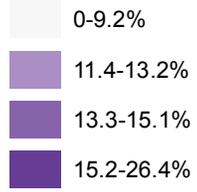
Lake County



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

4c) Percentage of Population Age 55-64

Lake County



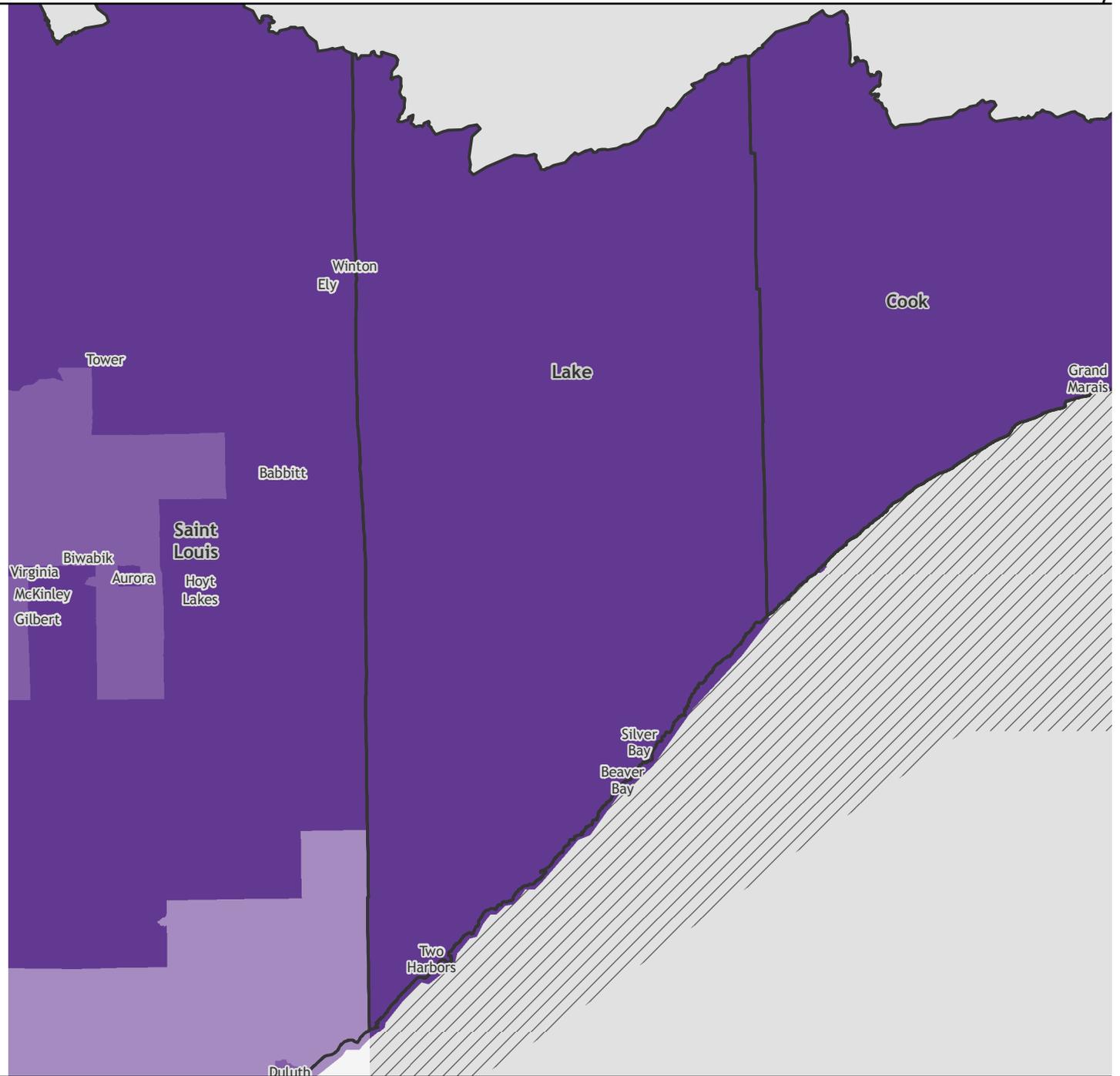
Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

4d) Percentage of Population Age 65+

Lake County

/// Insufficient Data

- 0-8.2%
- 11.7-14.8%
- 14.9-18.9%
- 19.0-55.2%

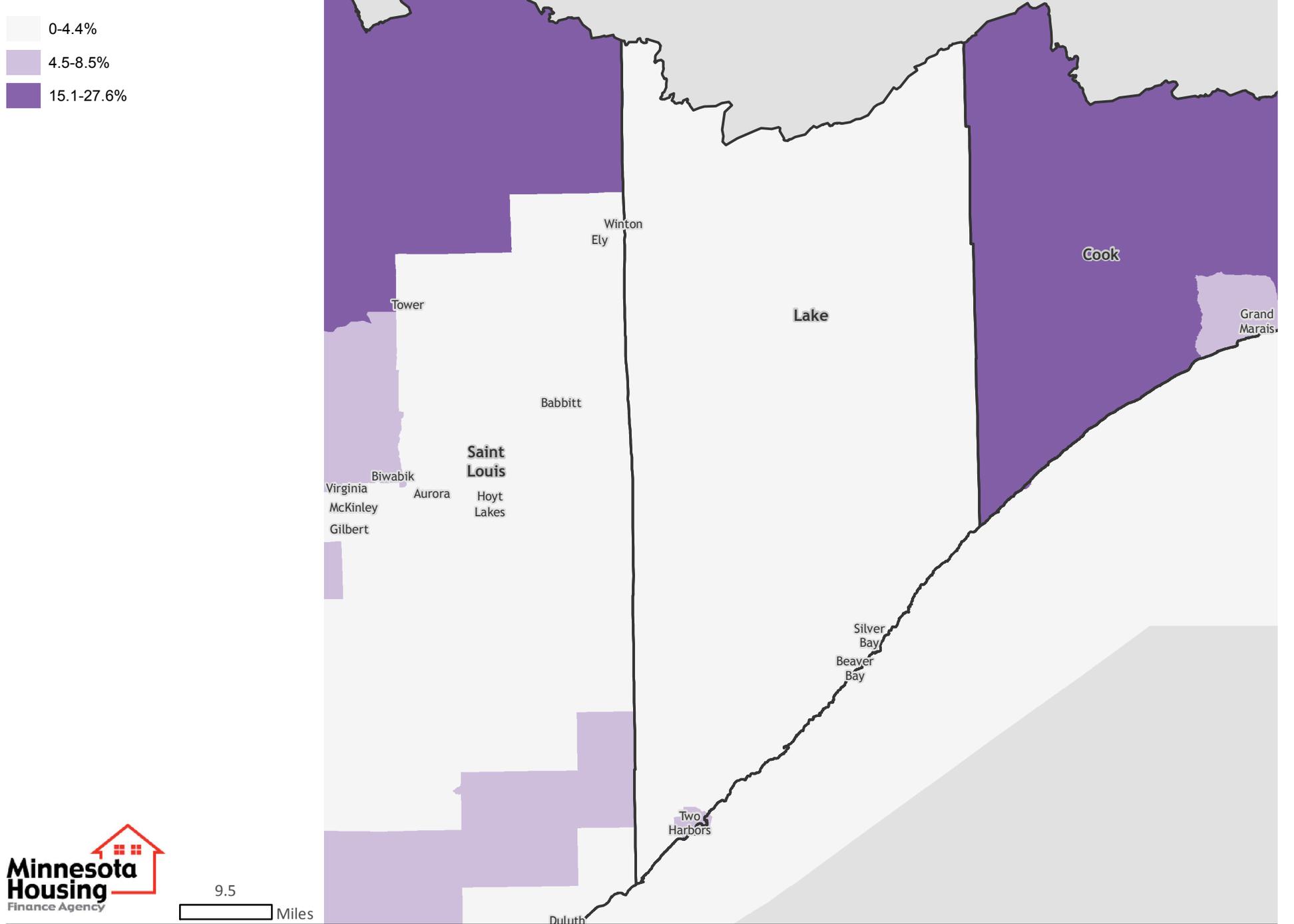


9.5 Miles

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

5) Percentage of Population from Community of Color

Lake County

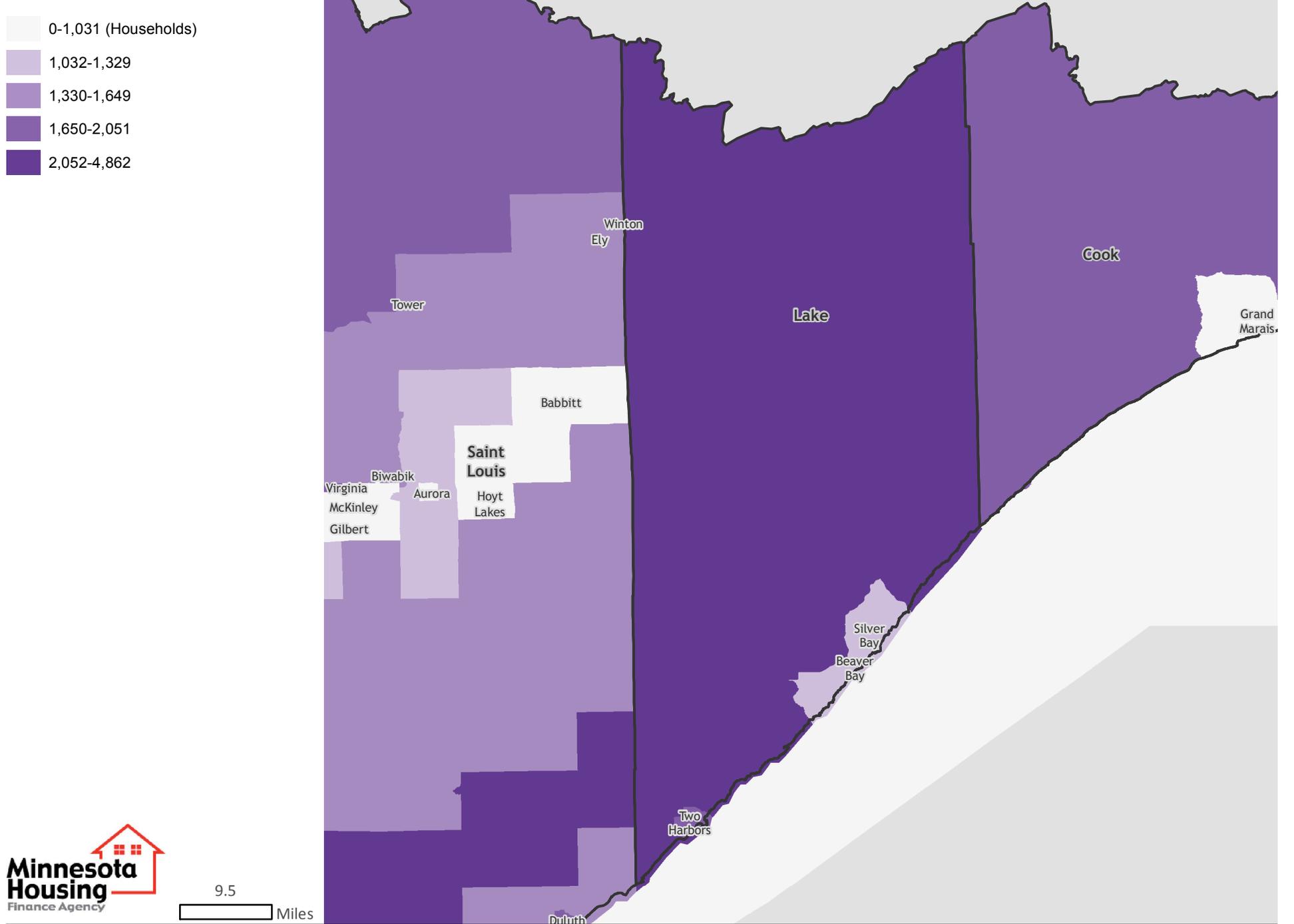


9.5 Miles

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

6a) Total Households

Lake County



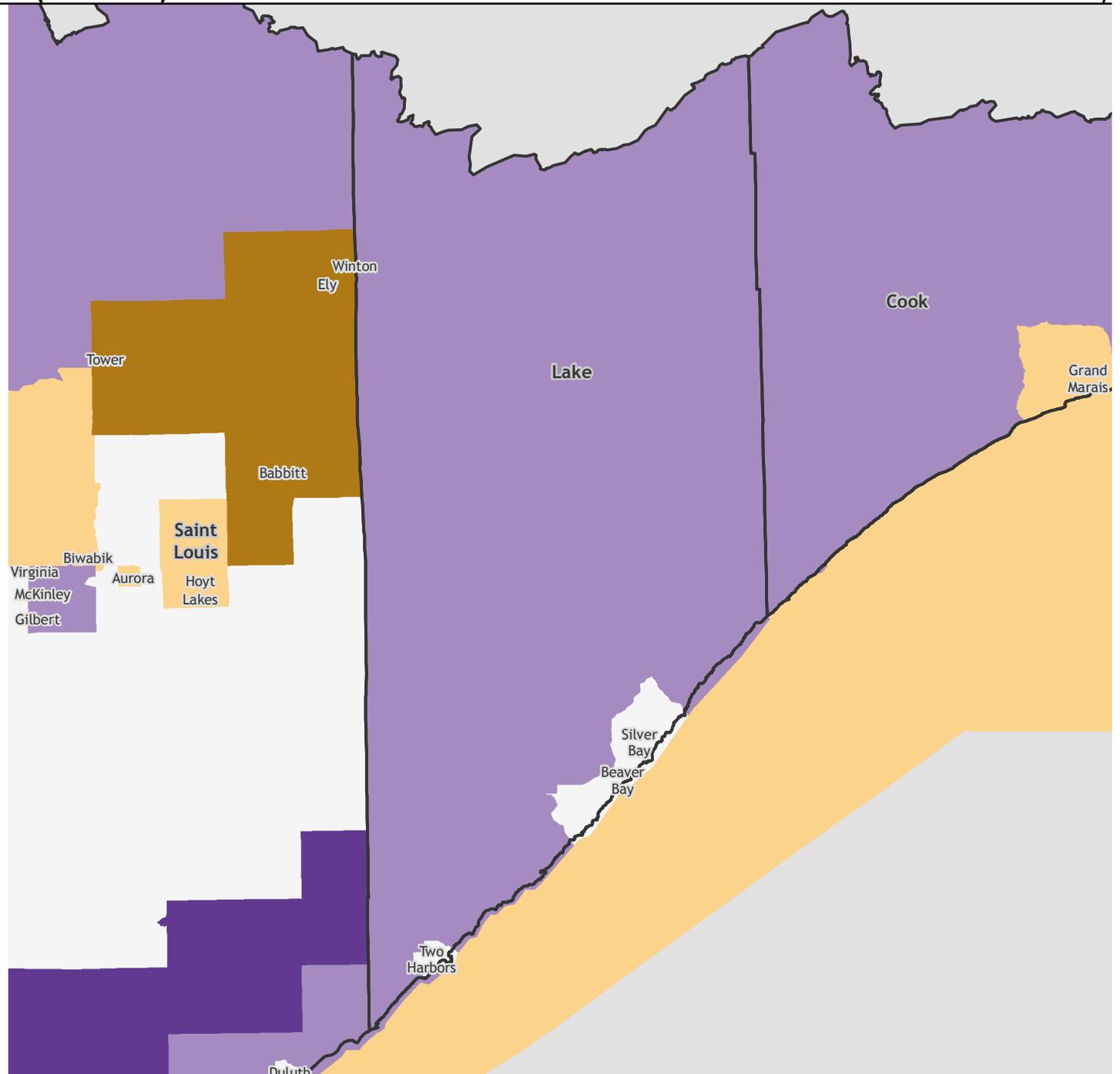
9.5 Miles

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

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

Lake County

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

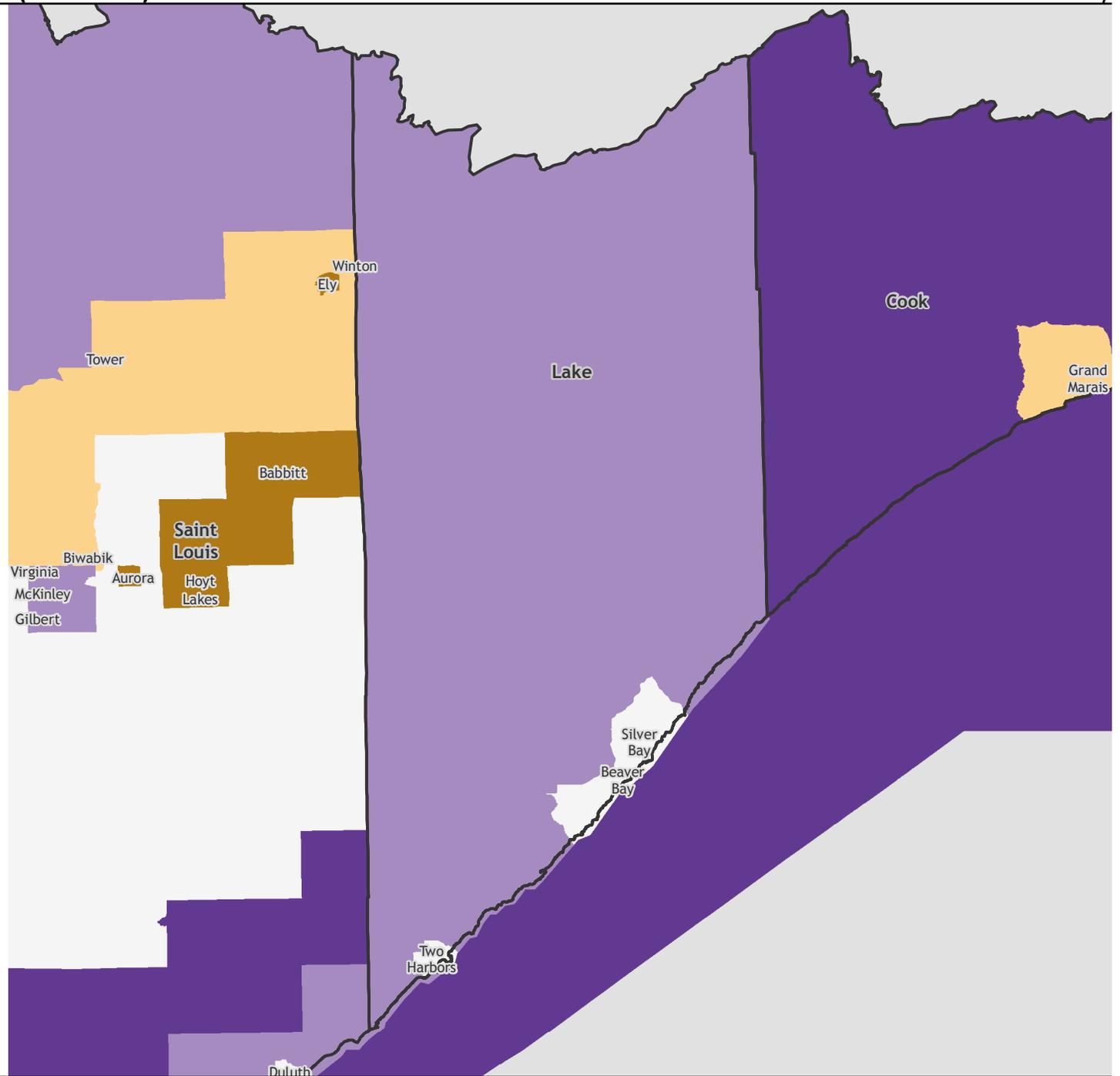


9.5 Miles

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

Lake County

- Loss of >3.4%
- Loss of 0-3.3%
- Gain of 0-7.8
- Gain of 7.9-18.8%
- Gain of >18.9%



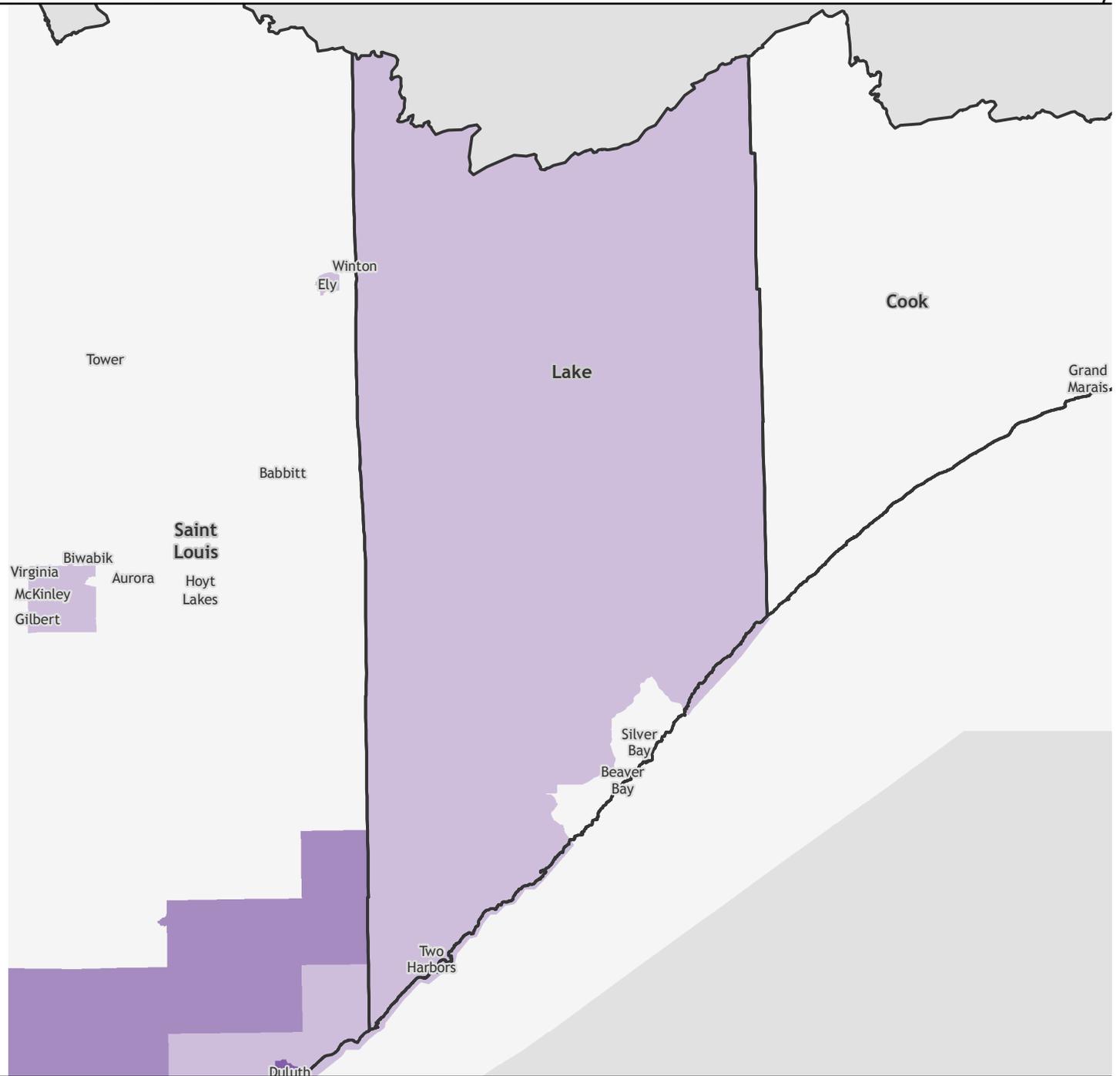
9.5 Miles

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

Lake County

- 0-47.1%
- 47.2-55.1%
- 55.1-62.6%
- 62.7-70.7%



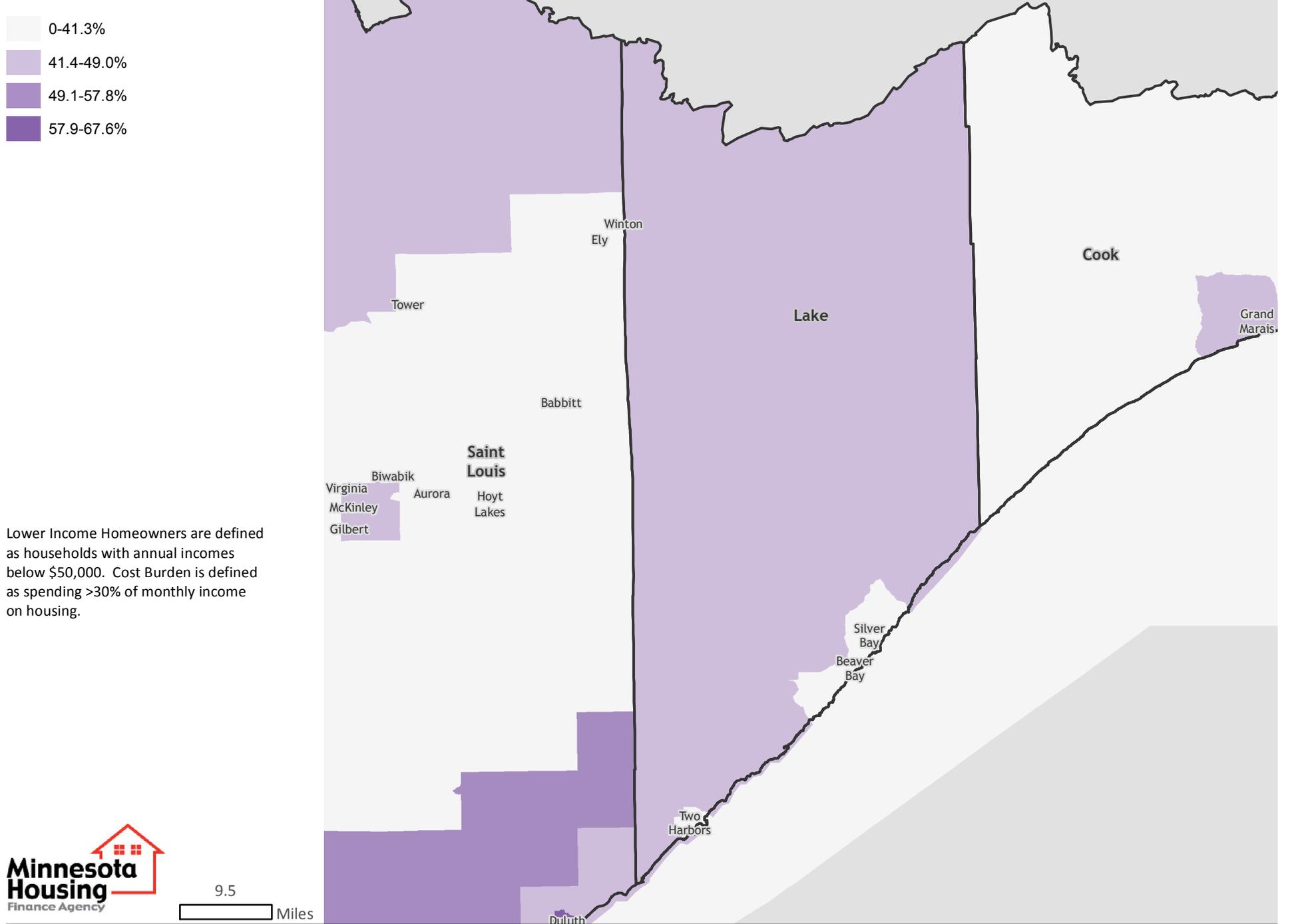
Lower Income Households are defined as households with annual incomes below \$50,000. Cost Burden is defined as spending >30% of monthly income on housing.



9.5 Miles

7b) Percentage of Lower Income Homeowners Cost Burdened

Lake County

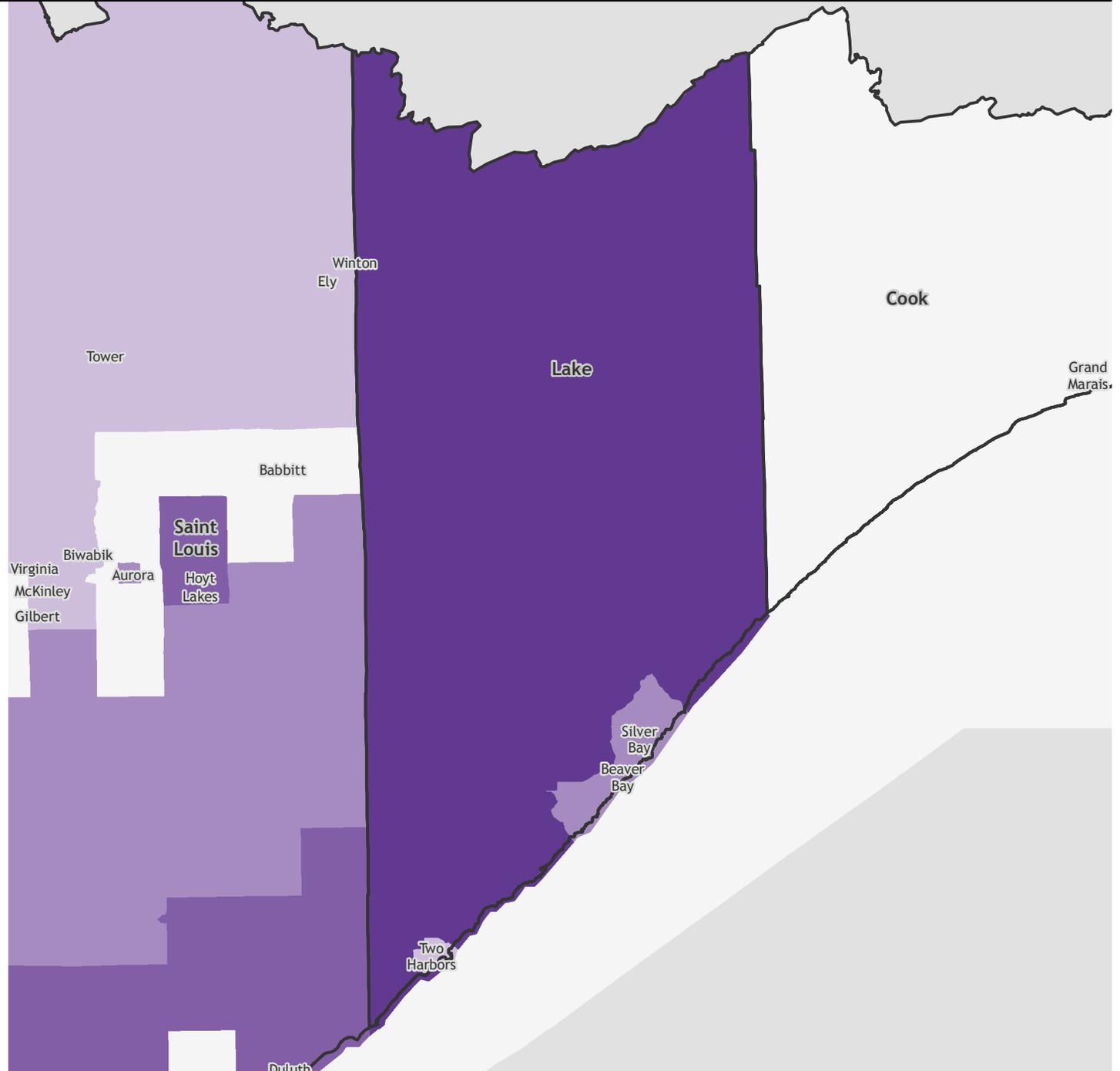
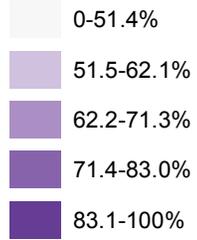


Lower Income Homeowners are defined as households with annual incomes below \$50,000. Cost Burden is defined as spending >30% of monthly income on housing.

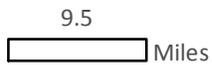


7c) Percentage of Lower Income Renters Cost Burdened

Lake 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.



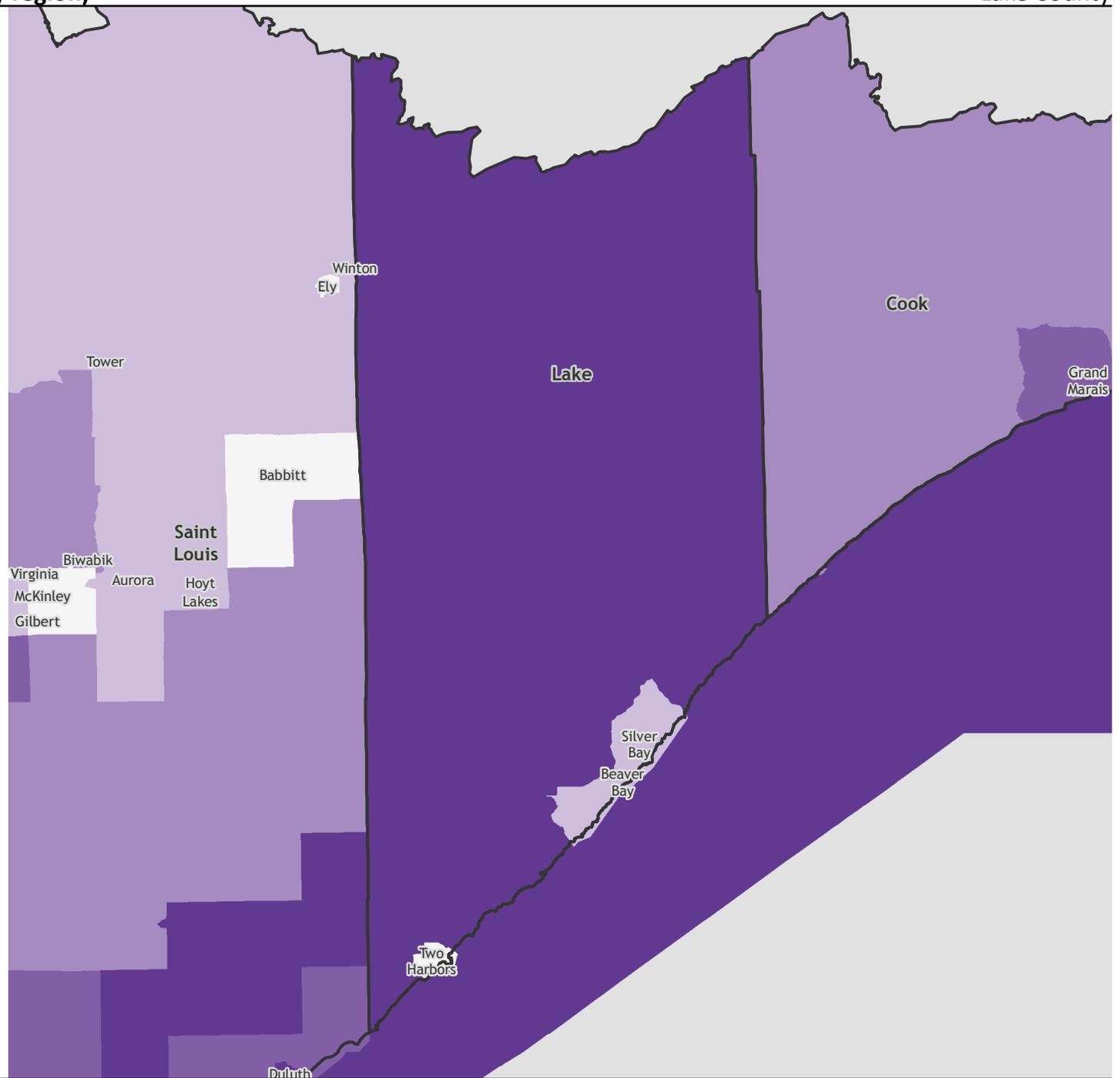
8) Median Household Income (by region)

Lake County

Greater Minnesota



NonTwin Cities MSA



9.5 Miles

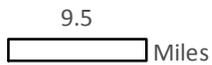
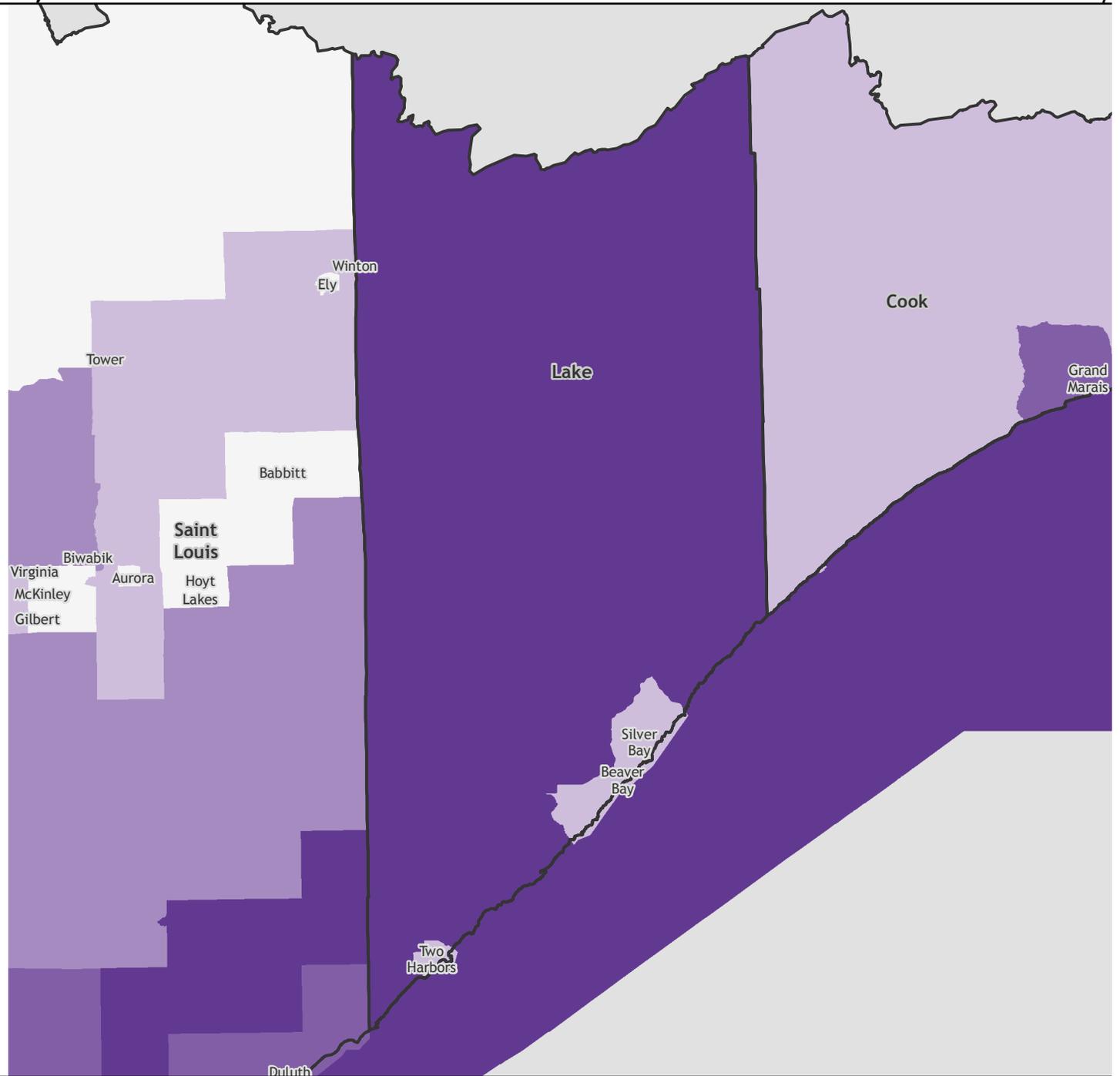
9) Median Family Income (by region)

Lake County

Greater Minnesota

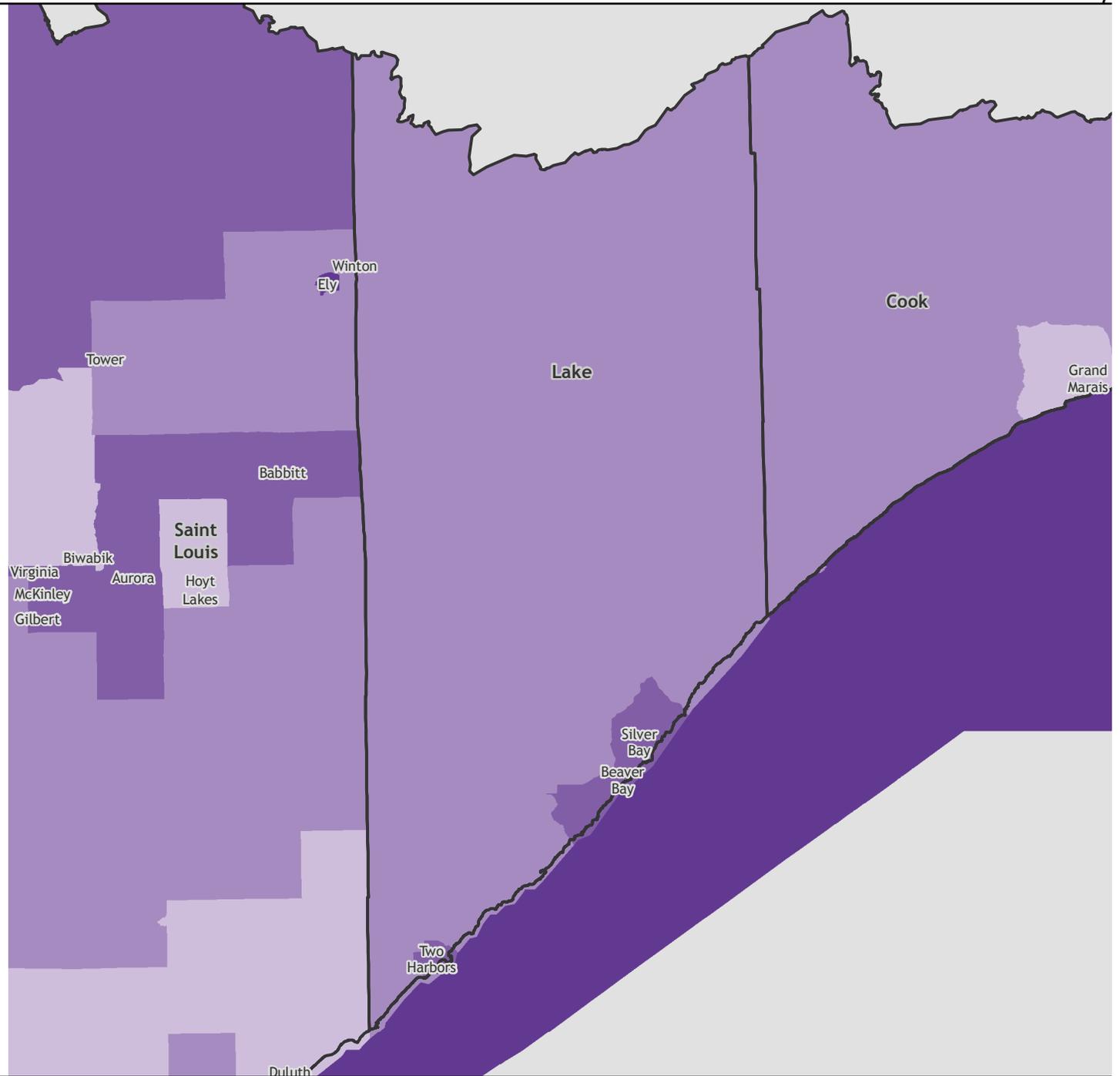
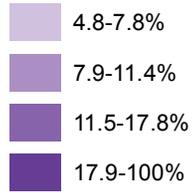


NonTwin Cities MSA

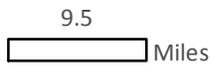


Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

10) Poverty Rate



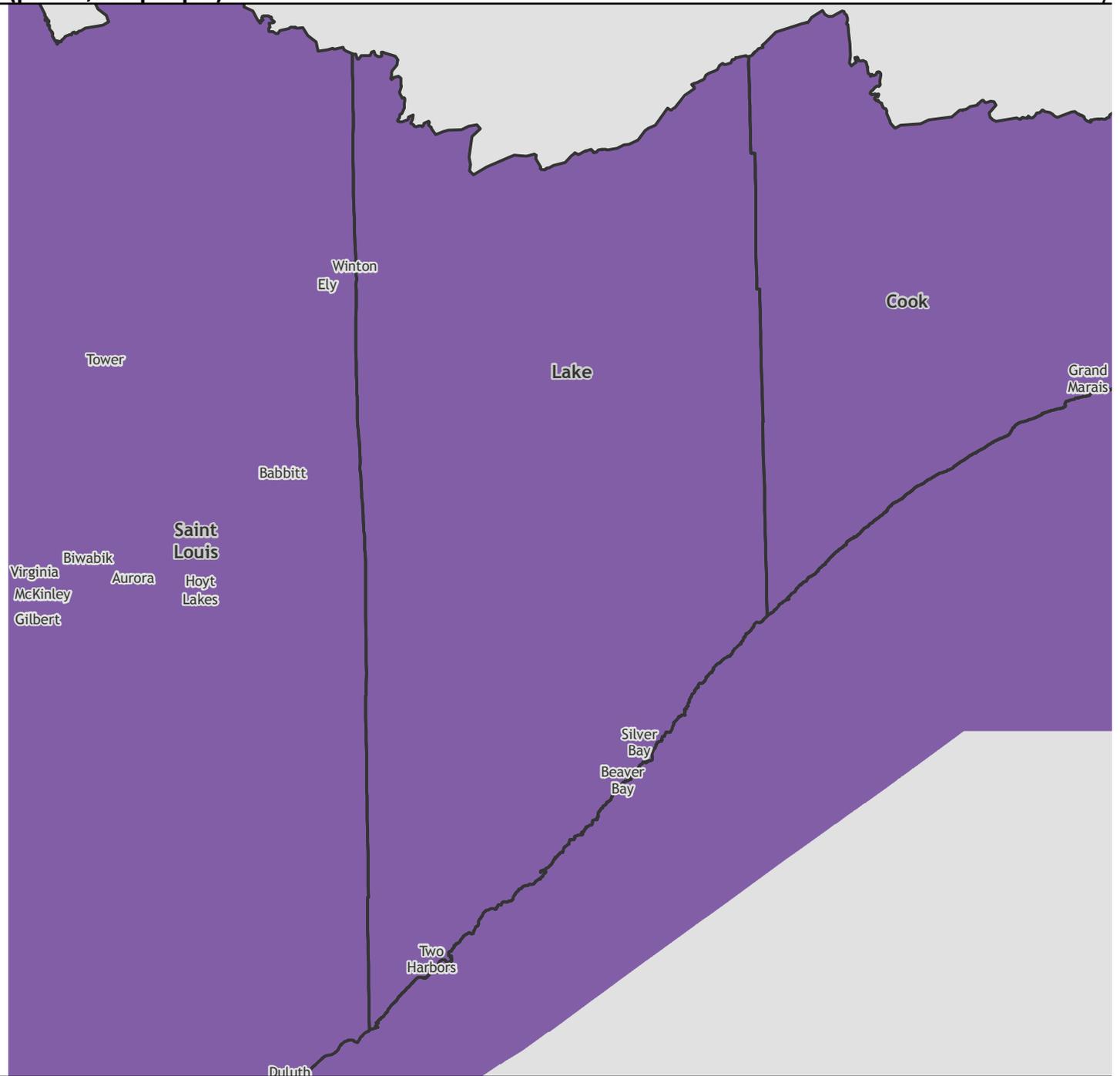
Percentage of the population below poverty thresholds as published by the American Community Survey.



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

Lake County

16-25



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



9.5 Miles

12) Median Rent (by region)

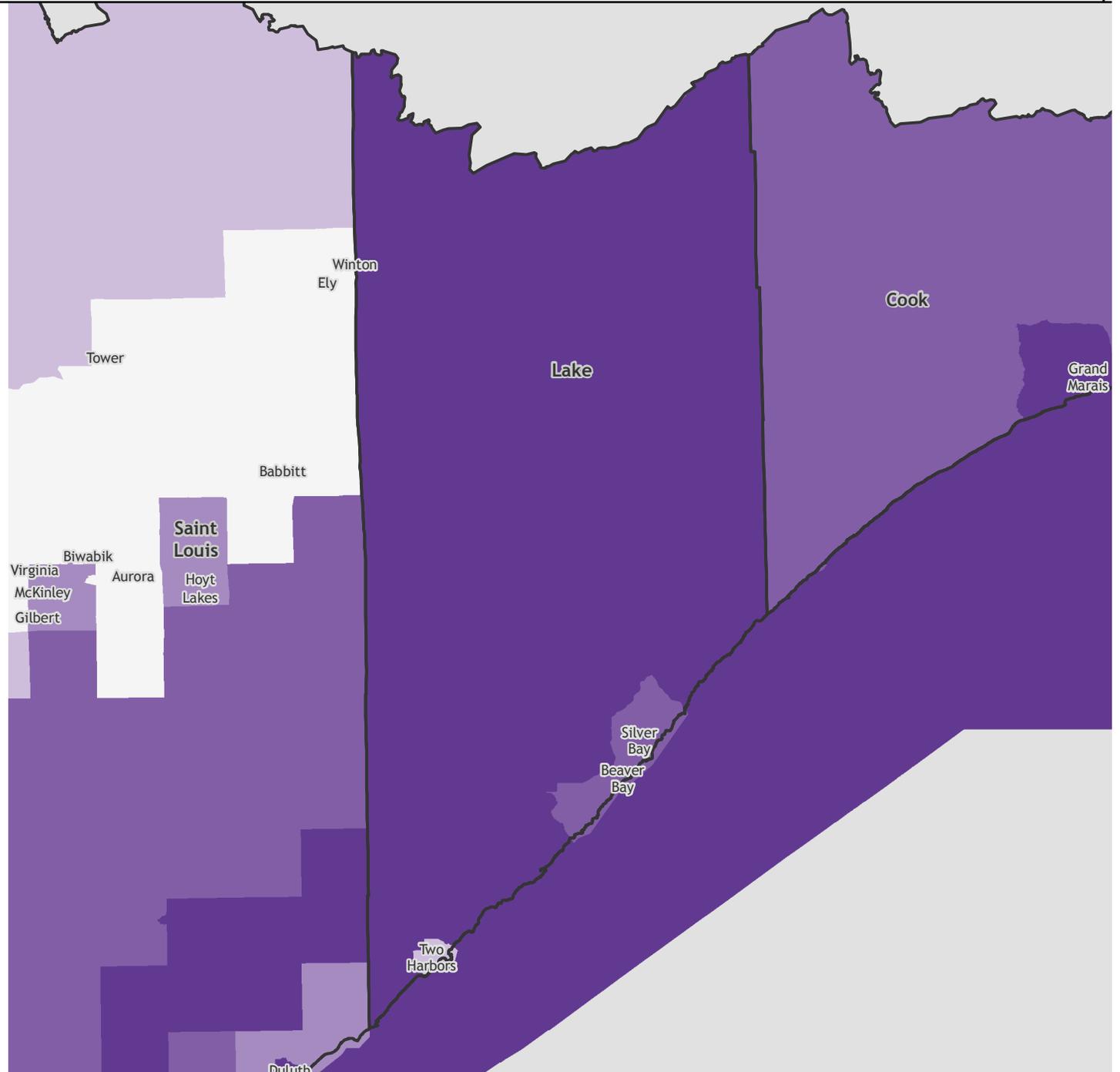
Lake County

Greater Minnesota

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

NonTwin Cities MSA

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

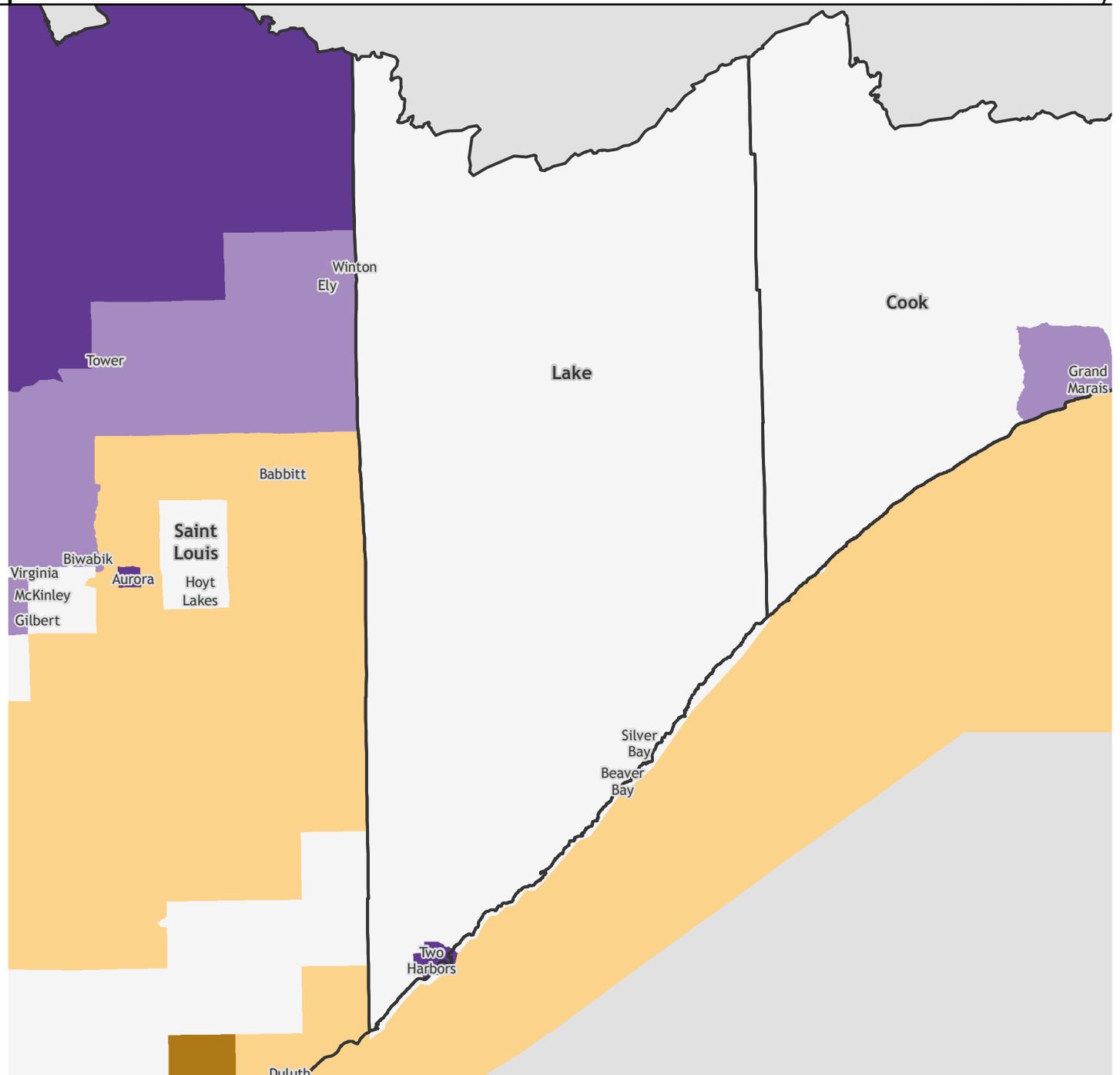


9.5 Miles

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

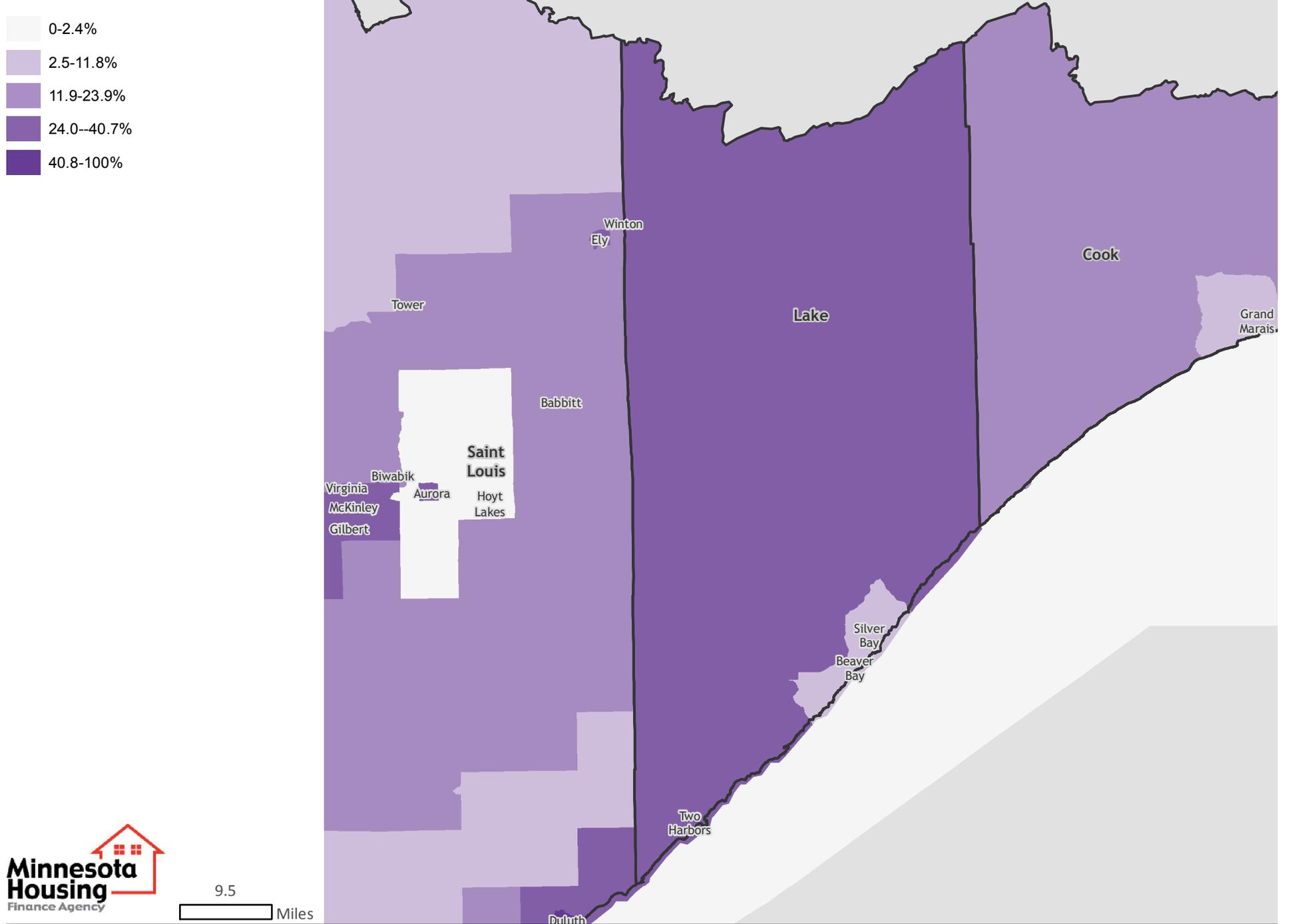
Estimate of the difference between total rental housing units affordable to households with incomes <80% AMI and households with those incomes who live in the tract.



9.5 Miles

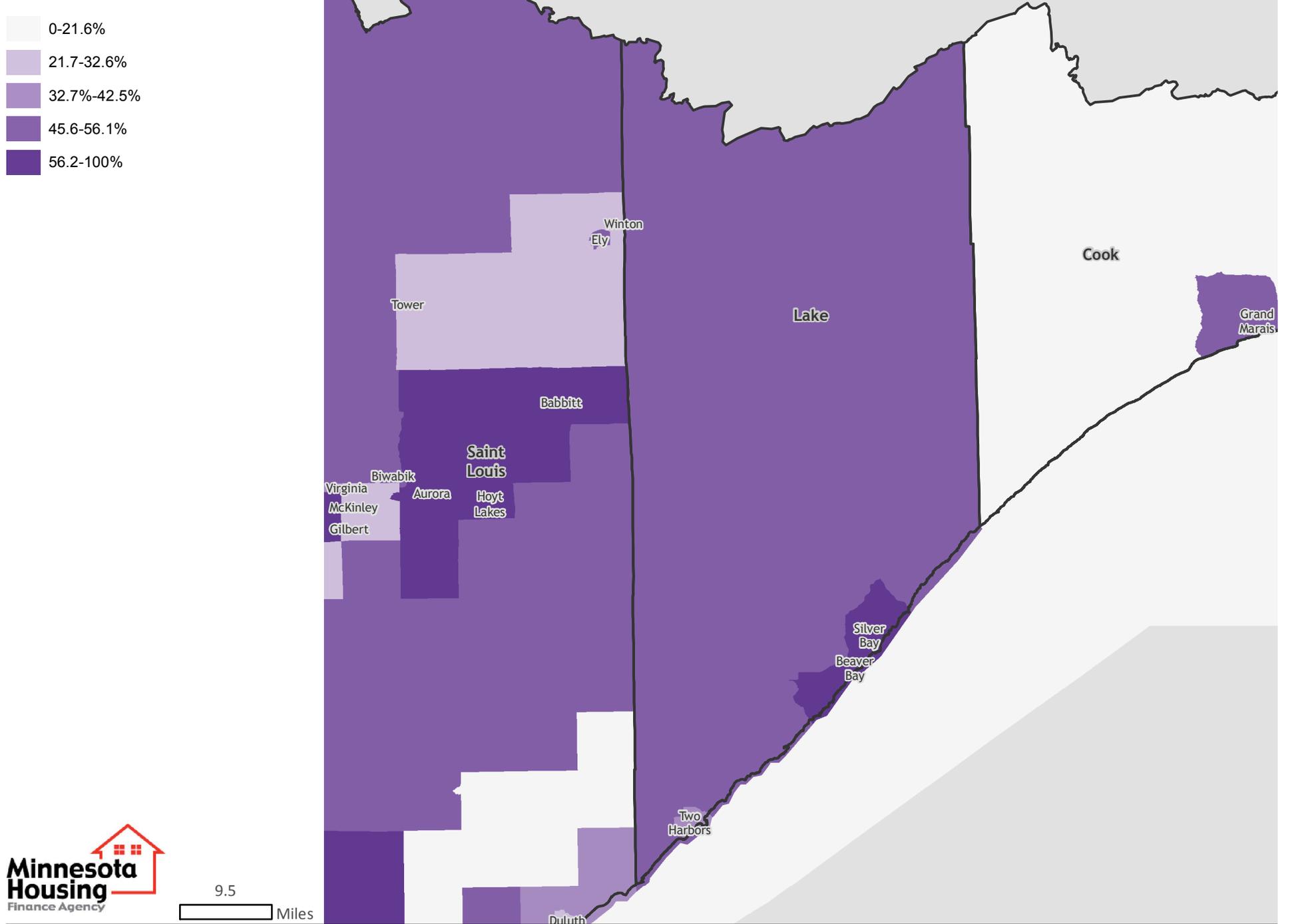
15a) Percentage of Rented Units Built Before 1950

Lake County



15b) Percentage of Rented Units Built 1950-1979

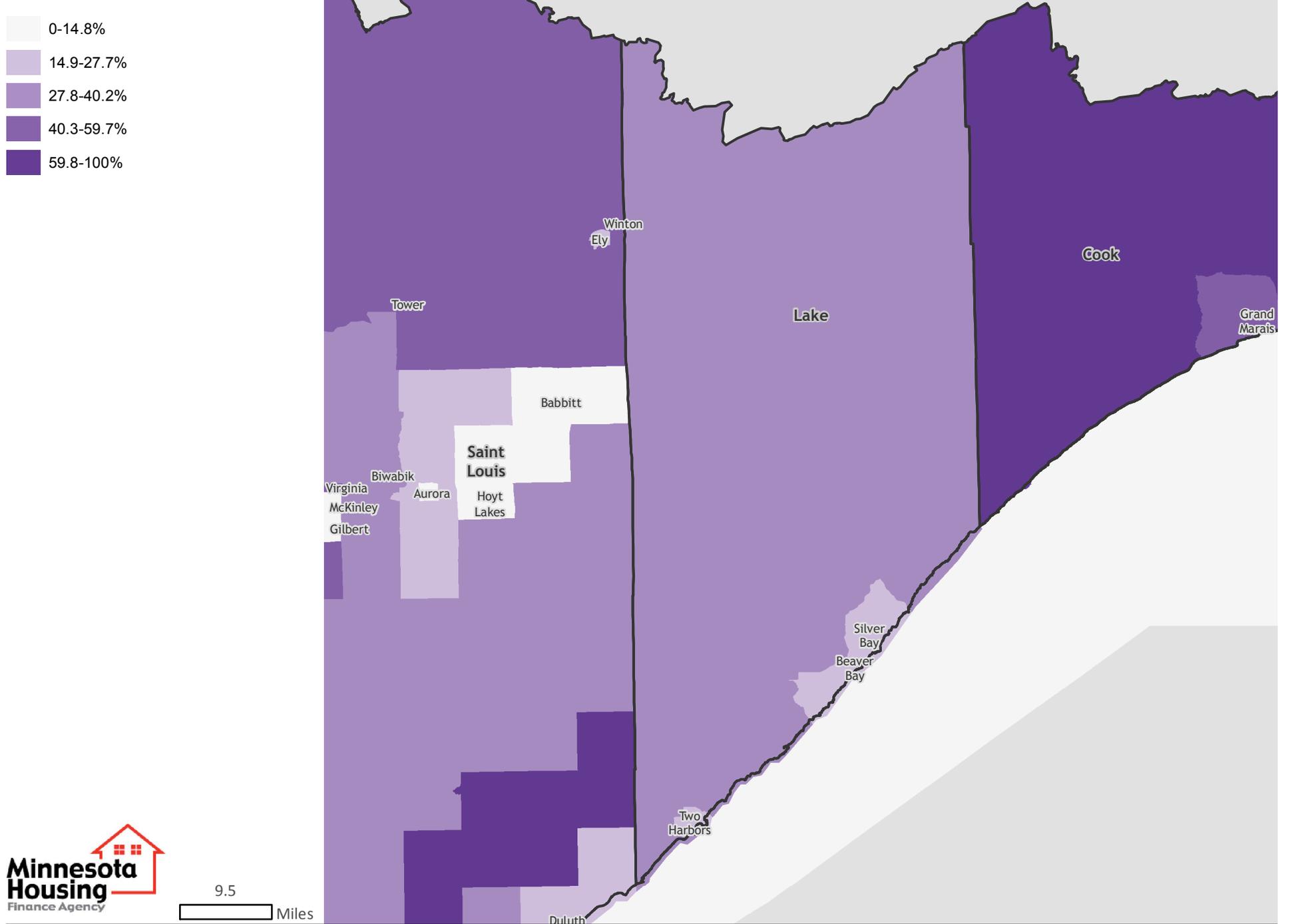
Lake County



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

15c) Percentage of Rented Units Built 1980 and Later

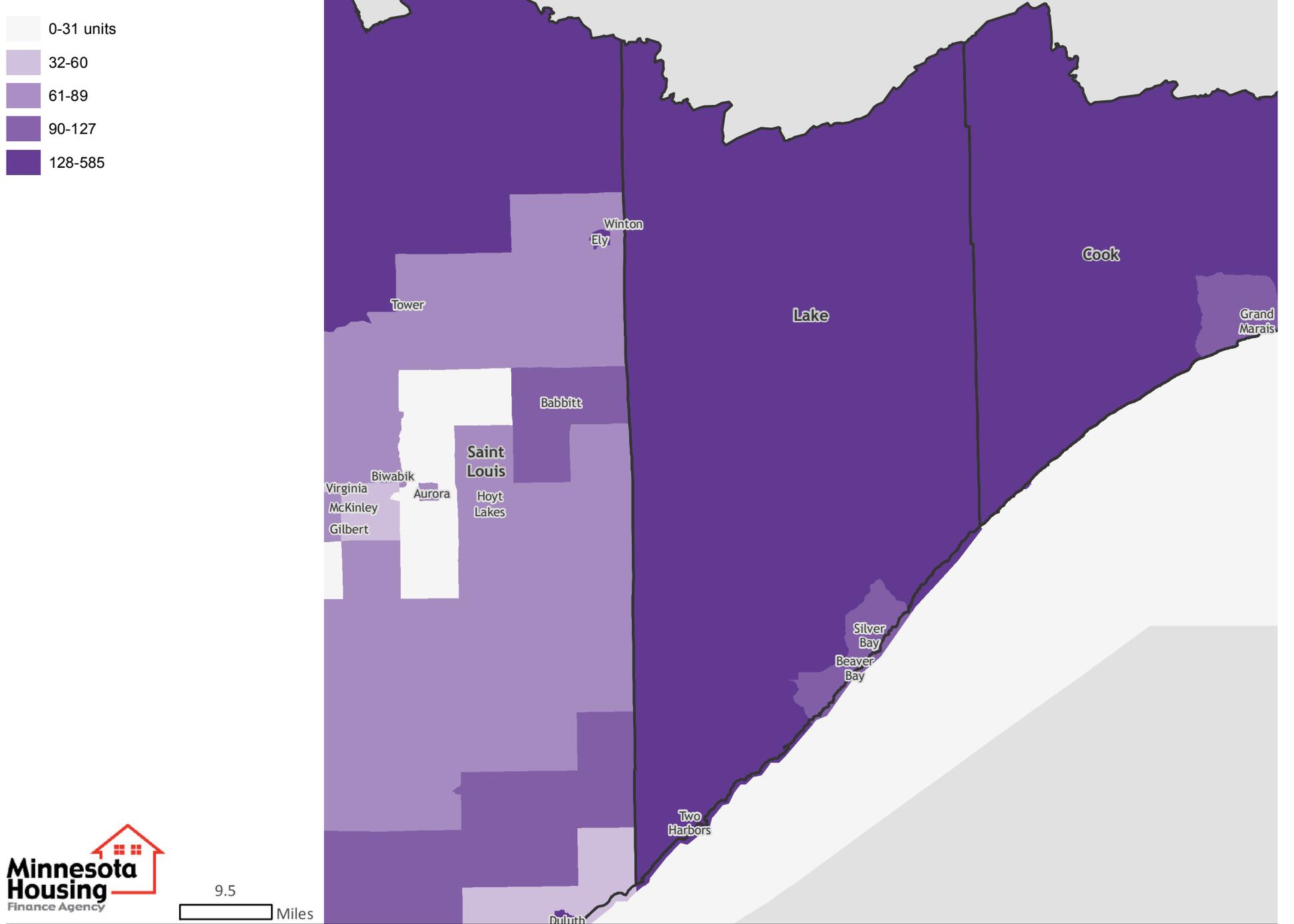
Lake County



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

16a) Total Rental Units in 1 Unit Buildings

Lake County

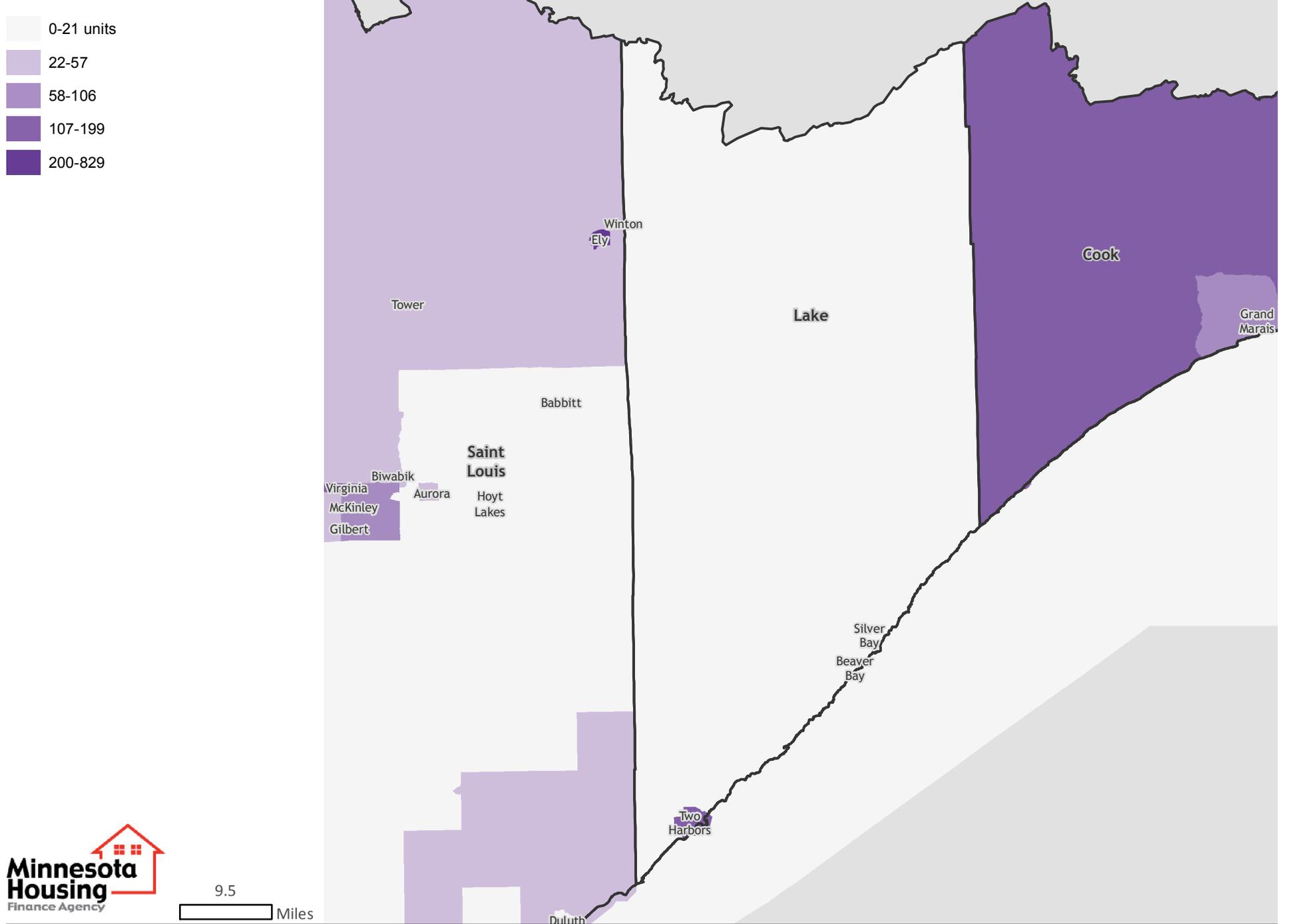


9.5 Miles

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

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

Lake County

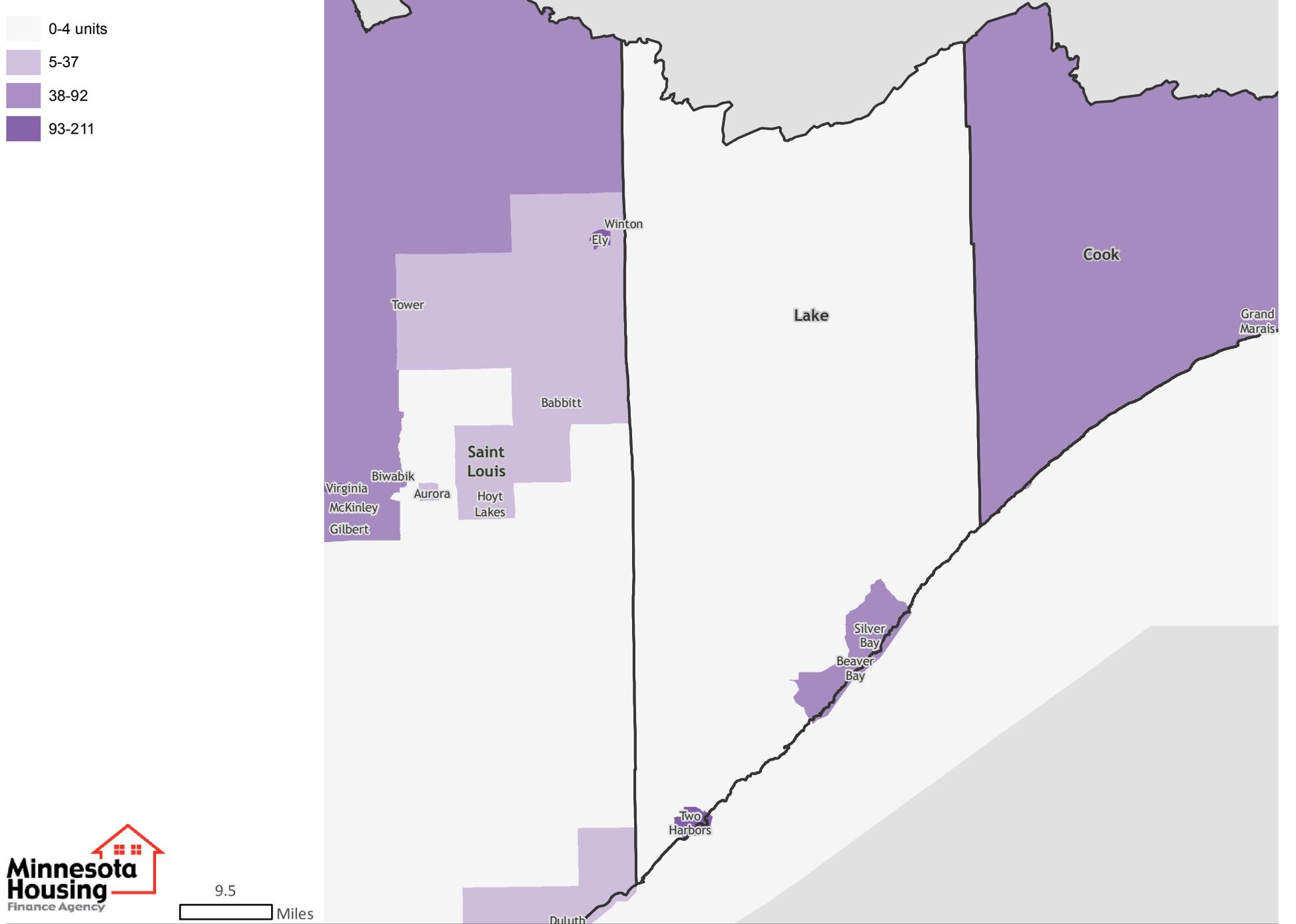


9.5 Miles

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

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

Lake County

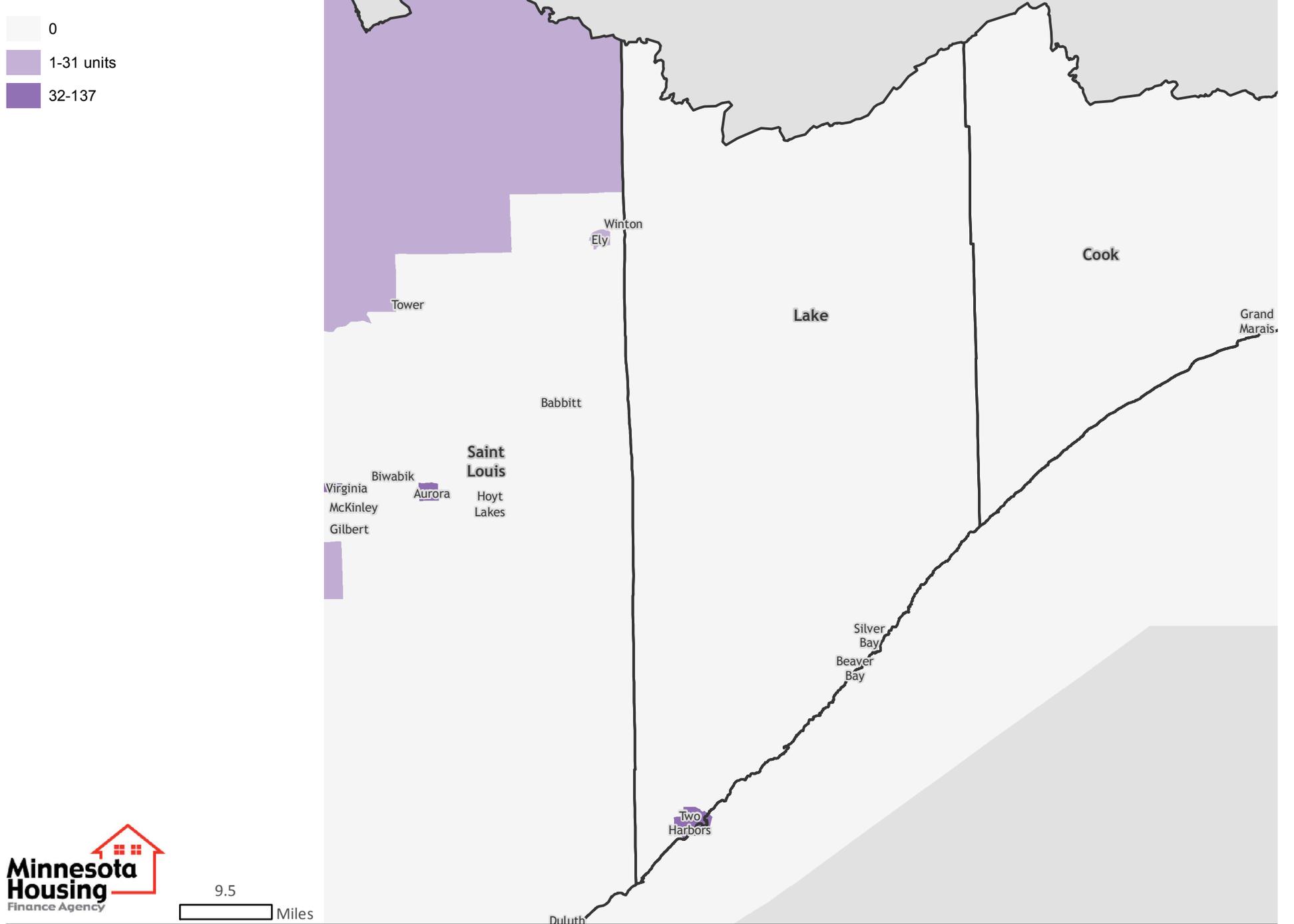


9.5 Miles

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

16d) Total Rental Units in 50+ Unit Buildings

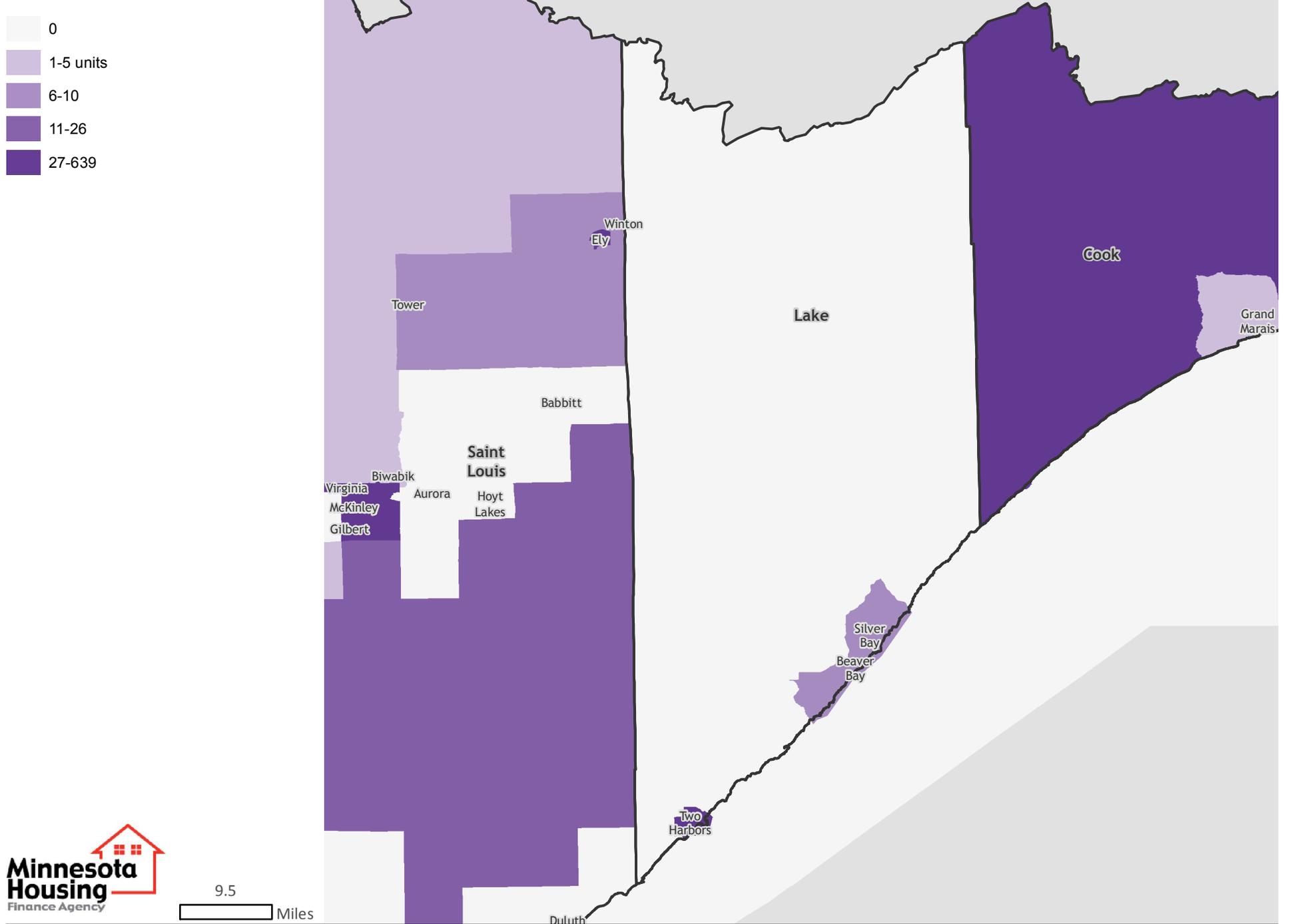
Lake County



9.5 Miles

17a) Total Rental Units - 0 Bedroom

Lake County

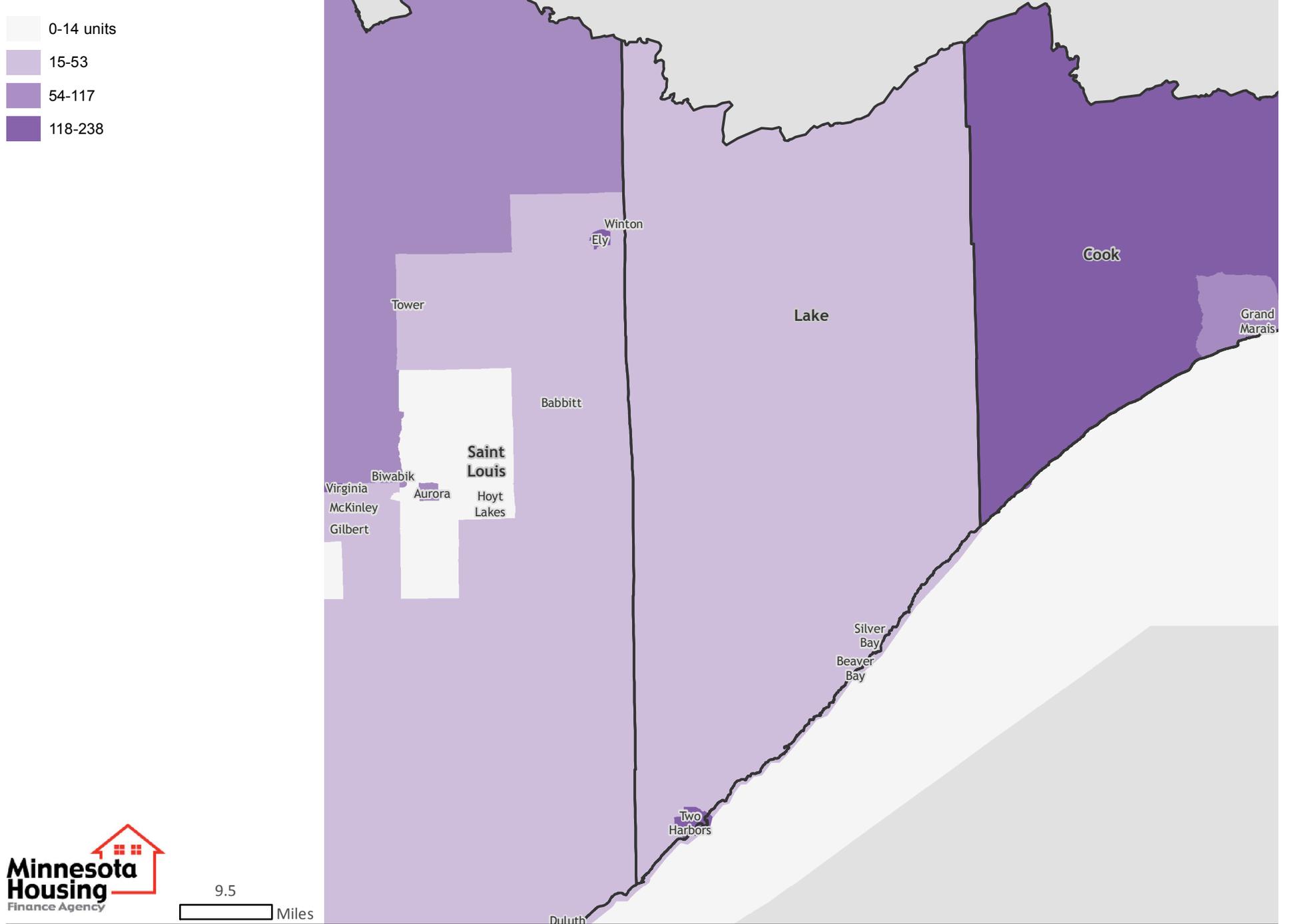


9.5 Miles

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

17b) Total Rental Units - 1 Bedroom

Lake County

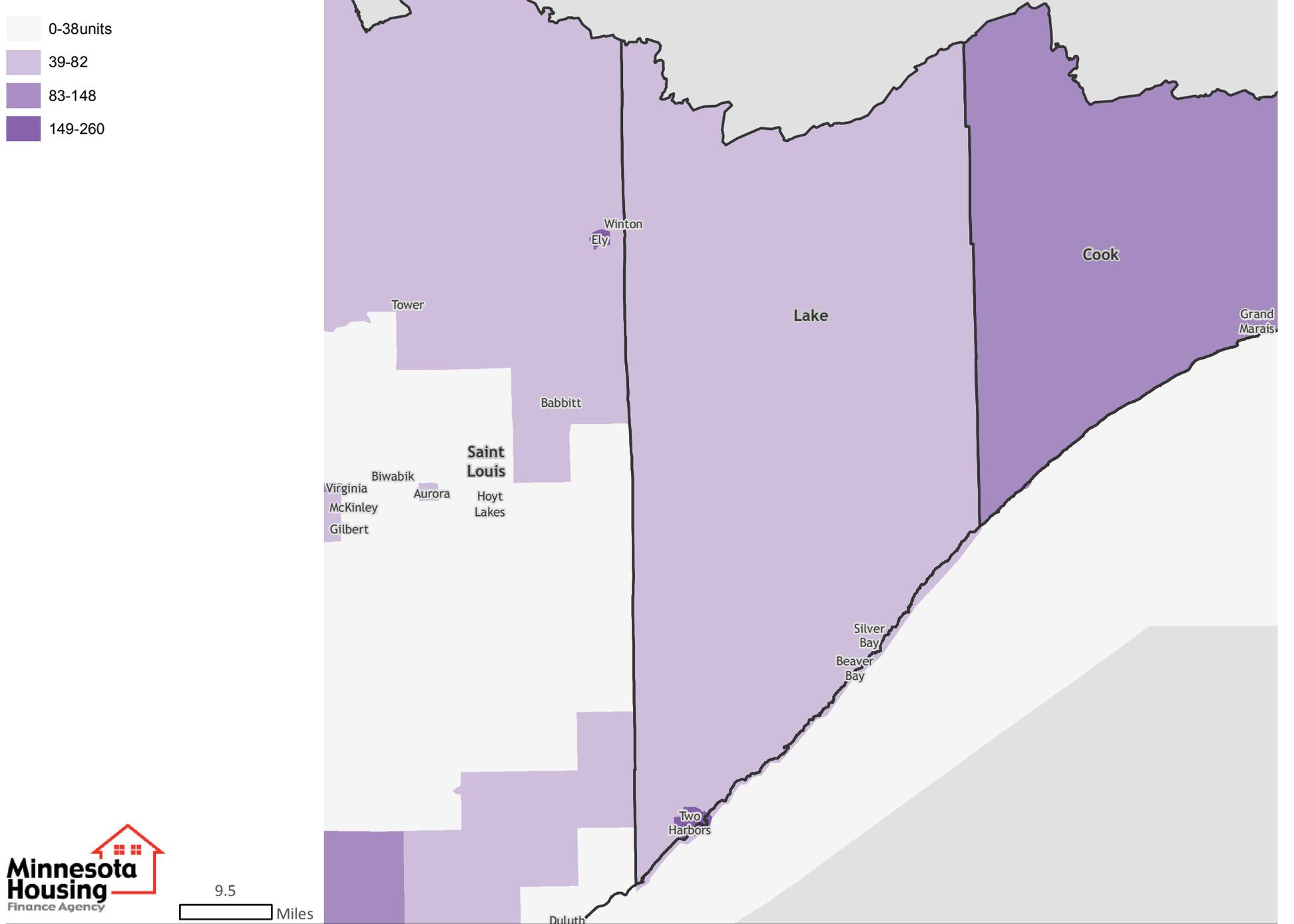


9.5 Miles

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

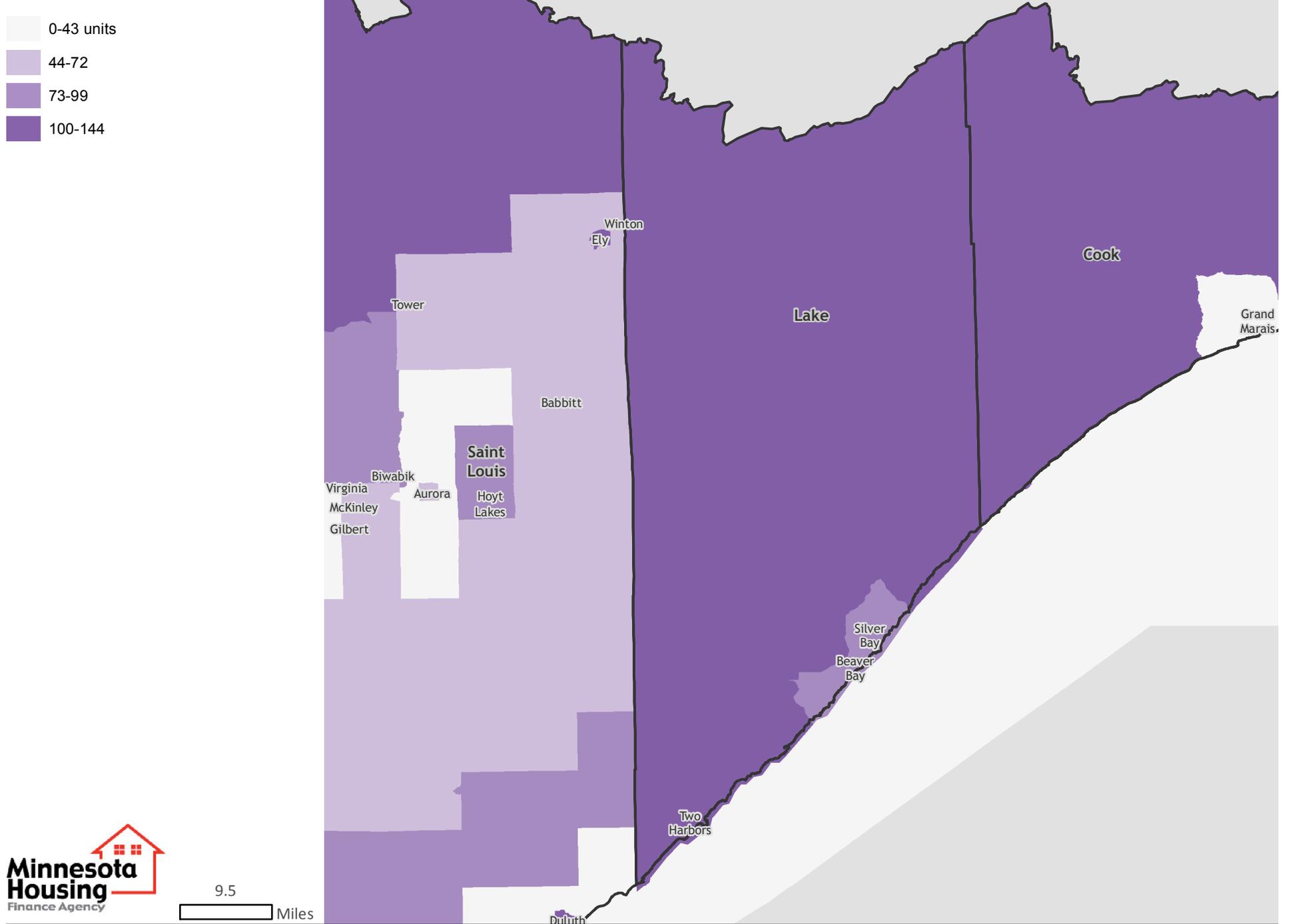
17c) Total Rental Units - 2 Bedroom

Lake County



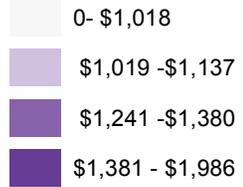
17d) Total Rental Units - 3+ Bedroom

Lake County

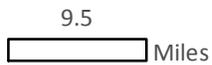
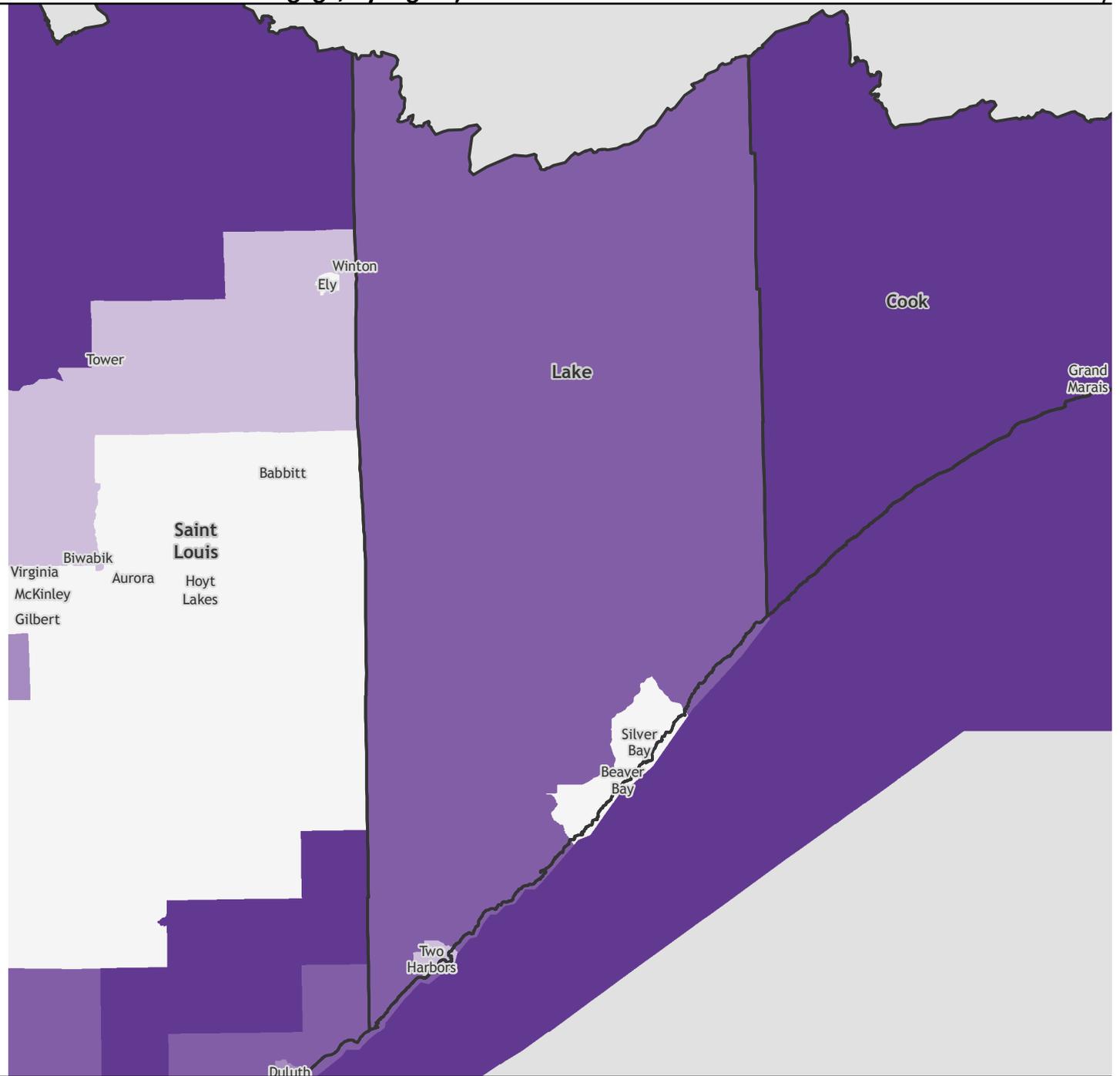


18) Median Homeowner Costs (for households with a mortgage, by region)

Greater Minnesota



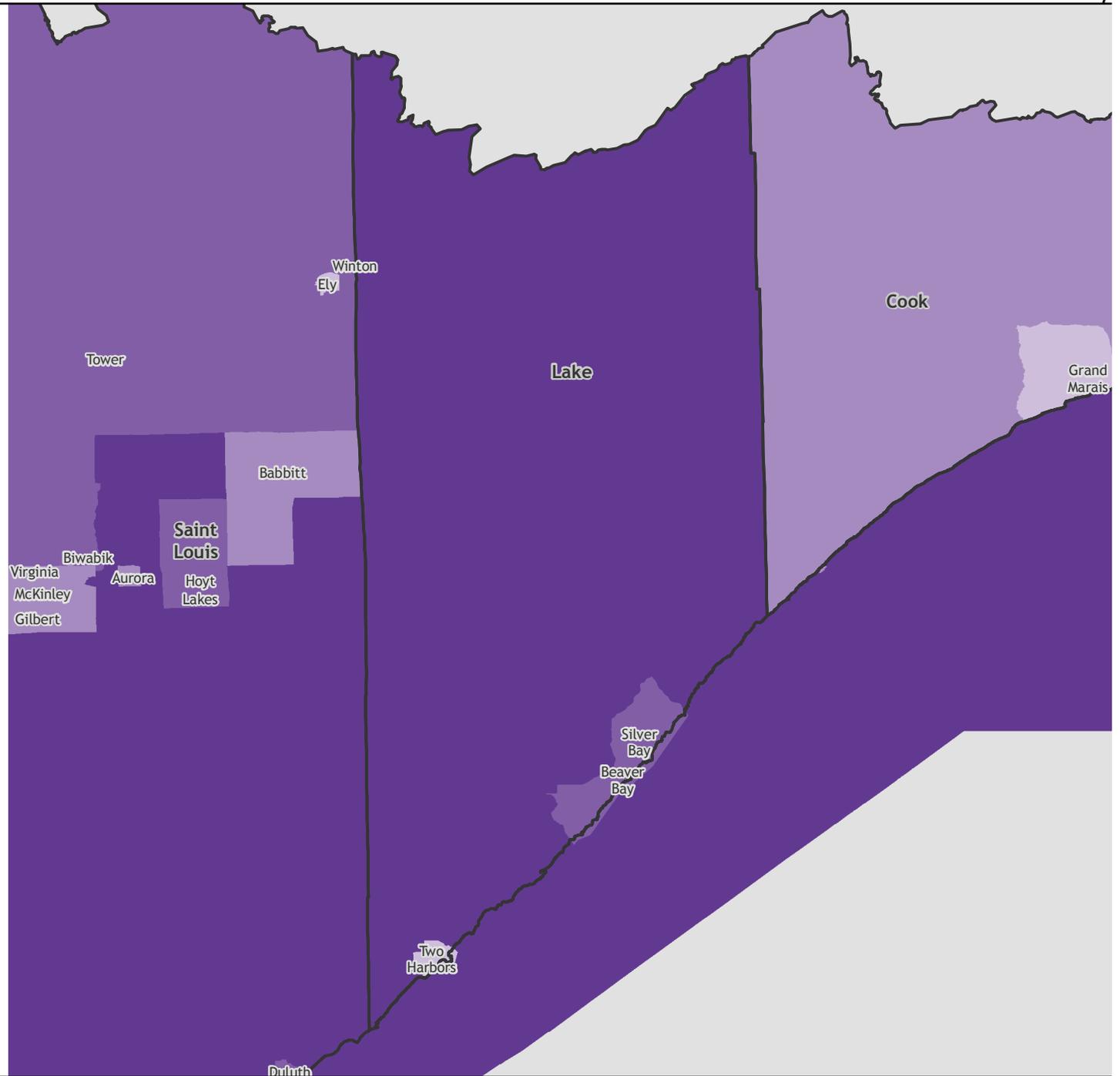
NonTwin Cities MSA



19) Homeownership Rate

Lake County

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

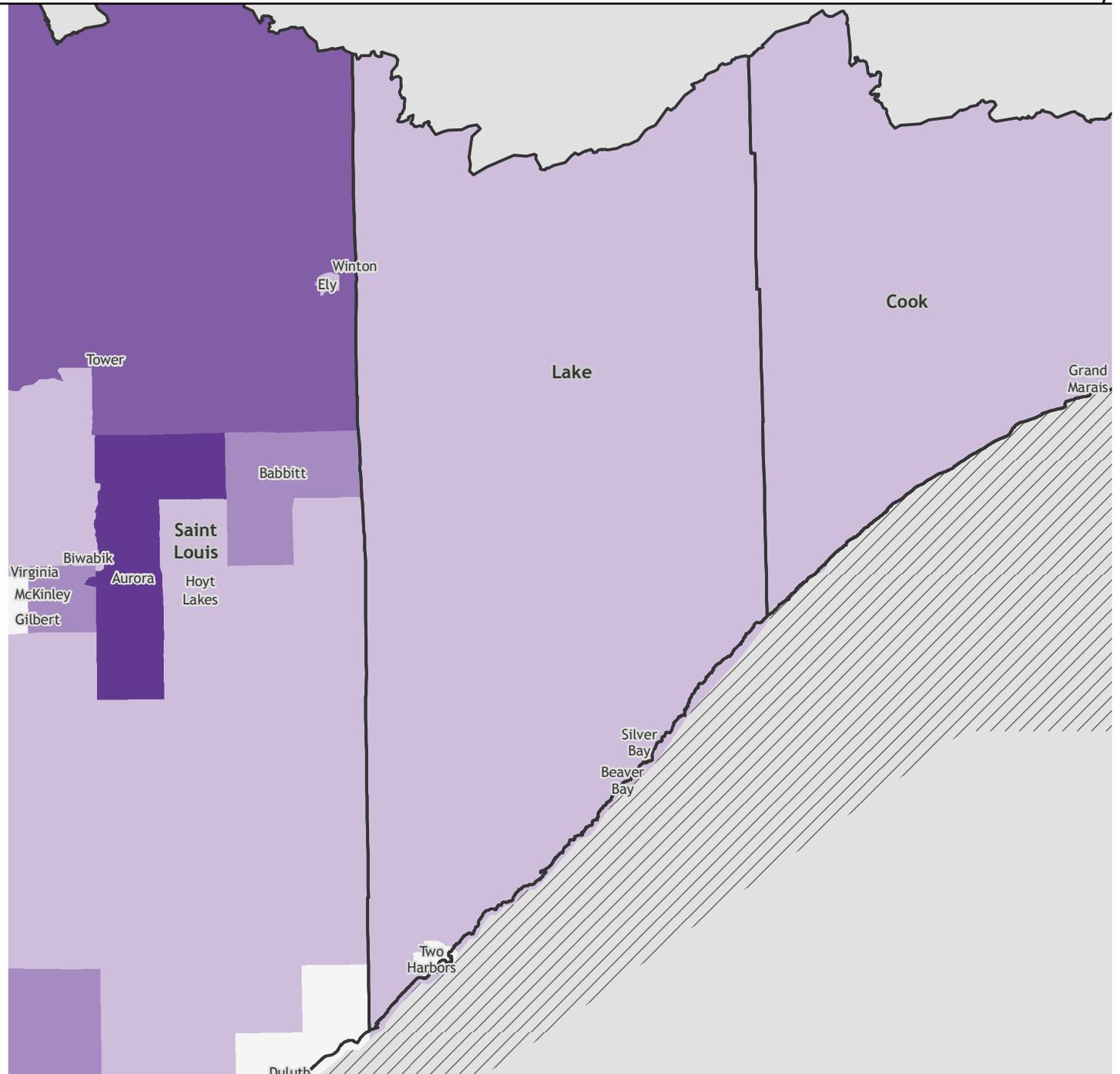
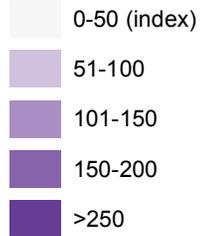


9.5 Miles

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

20) Foreclosure Index

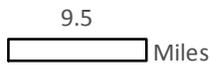
/// Insufficient Data



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

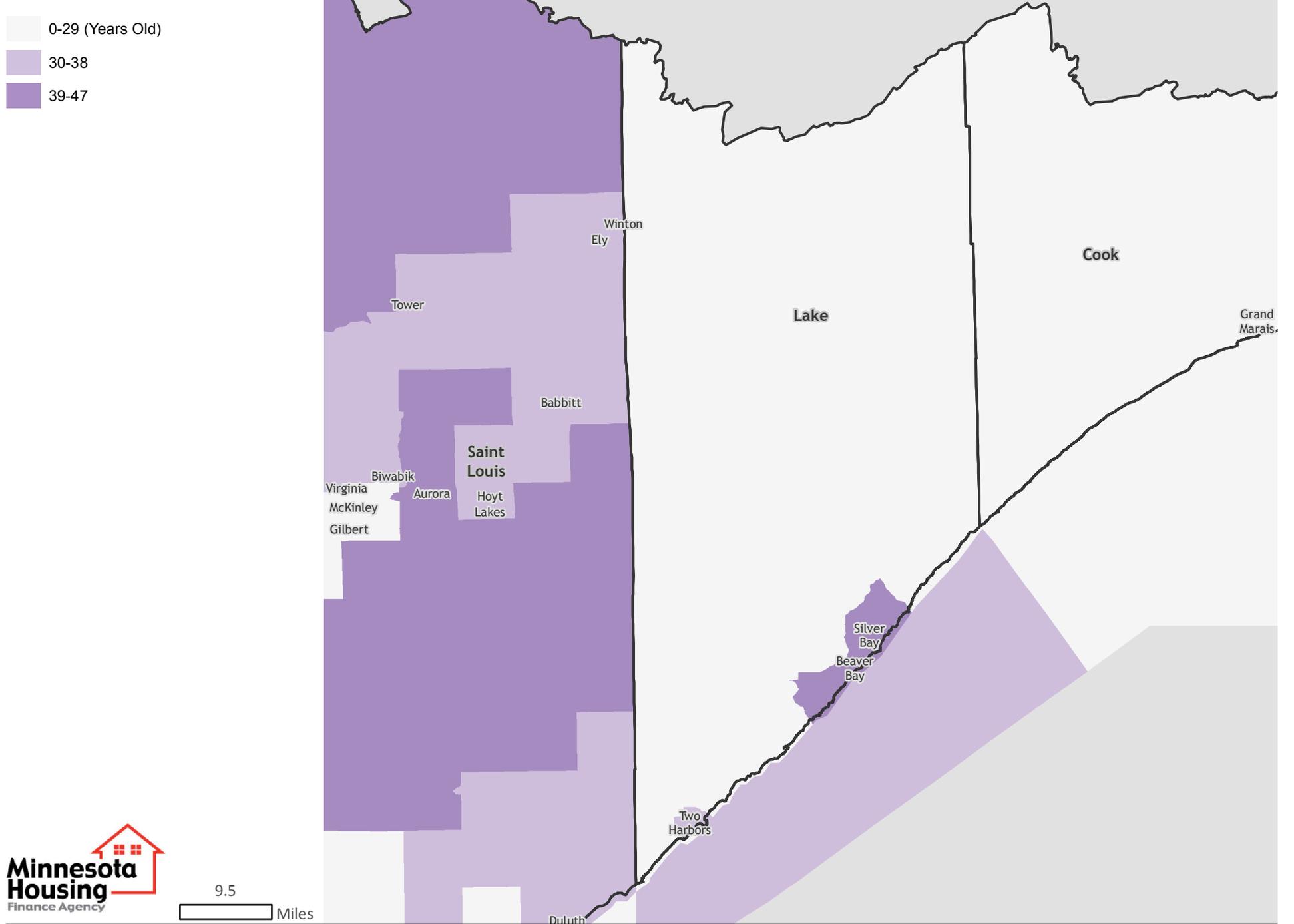
The index is based on each tract's post-sale/REO rate - the number of loans that are in post-sale foreclosure or REO divided by the number of households in each census tract.

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.



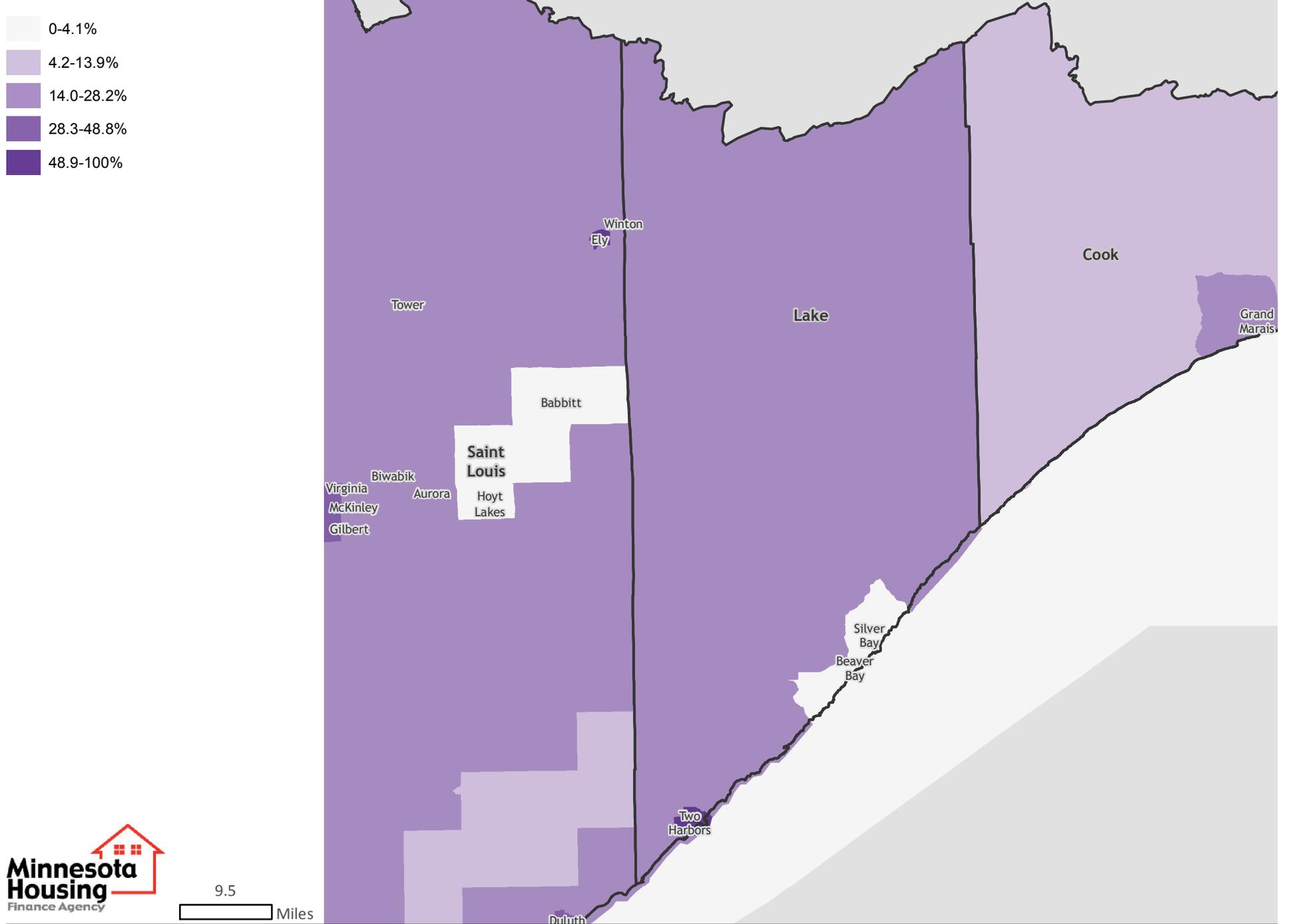
21) Median Age of Housing Stock (in Years)

Lake County



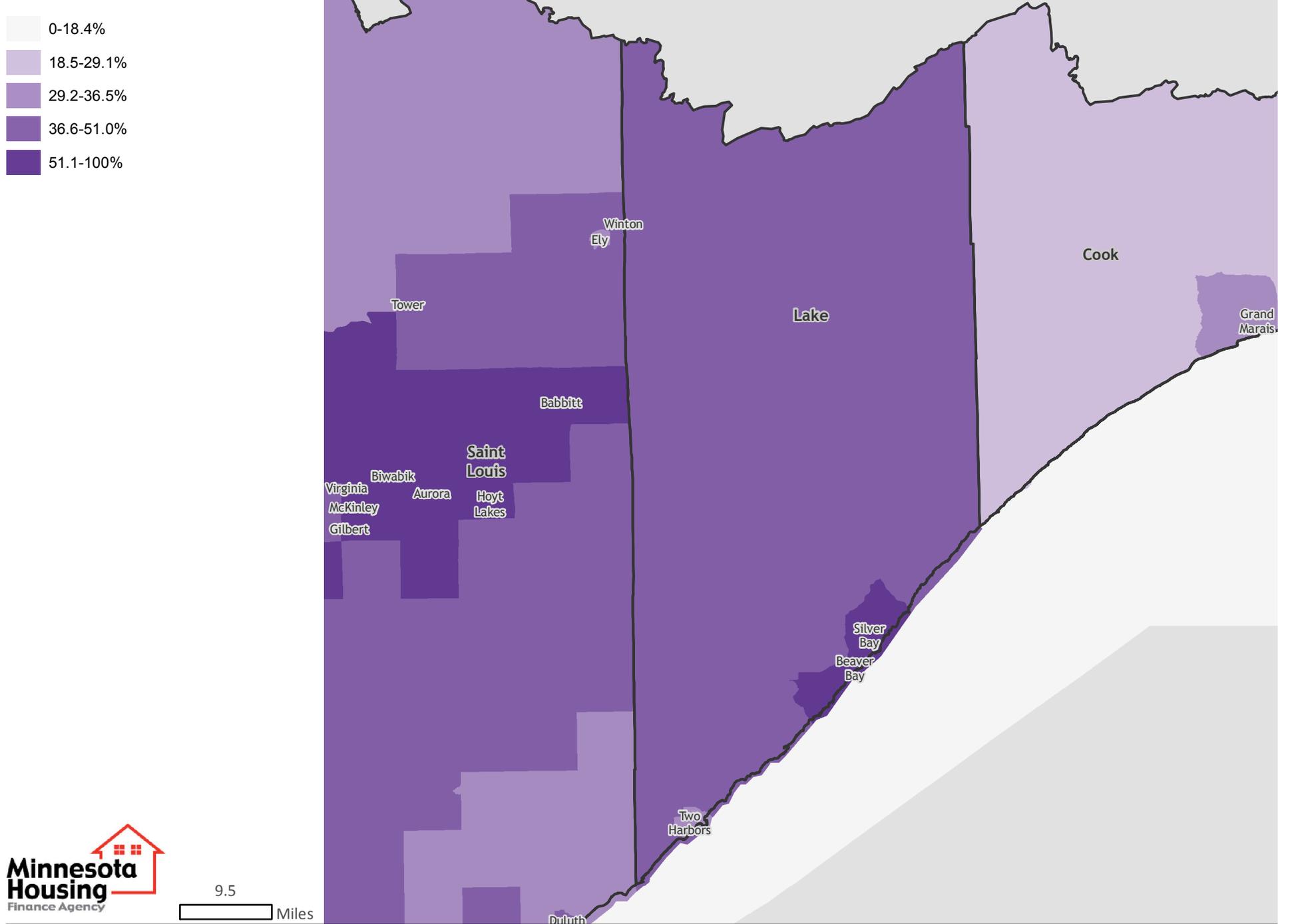
22a) Percentage of Owned Units Built Before 1950

Lake County



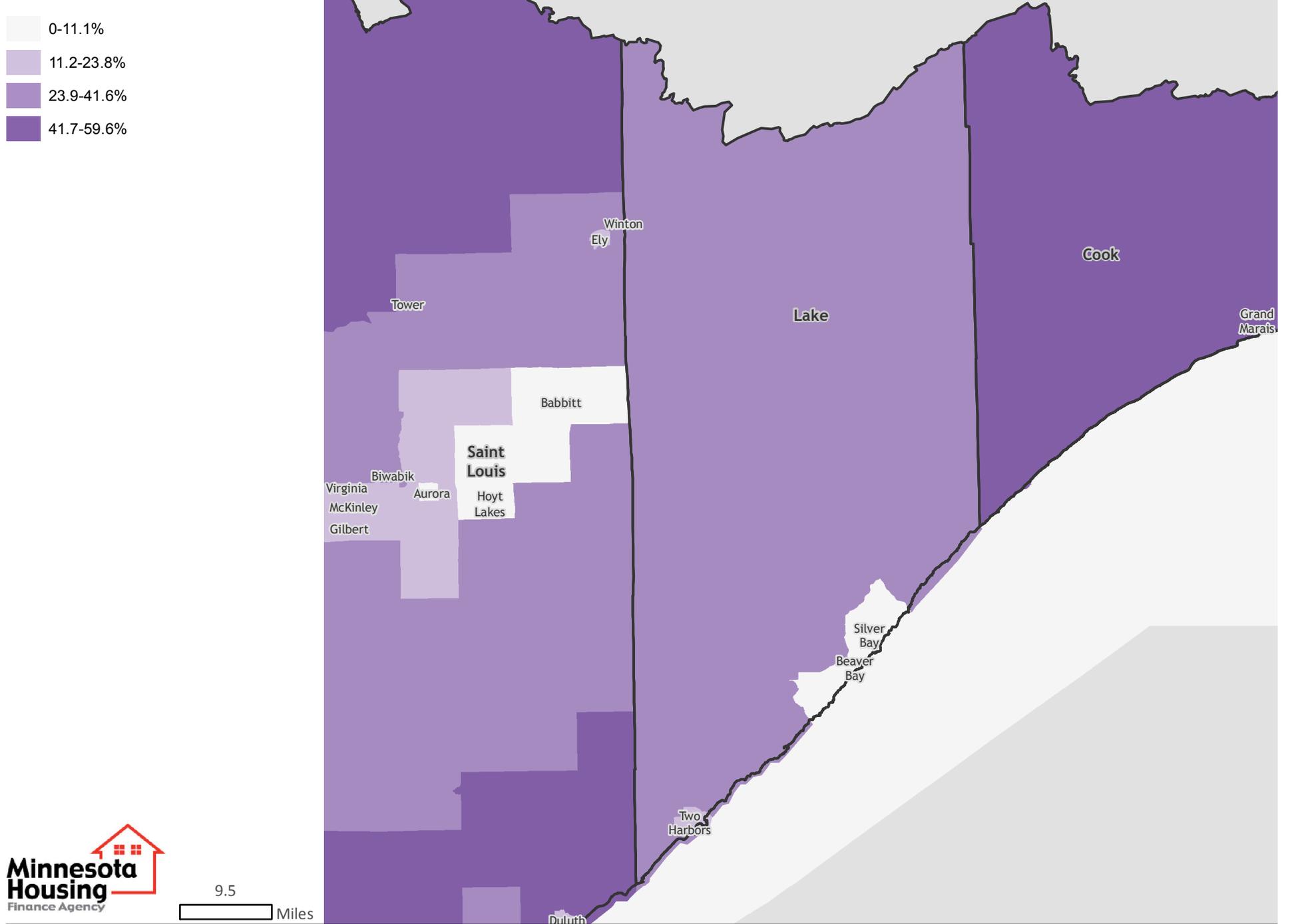
22b) Percentage of Owned Units Built 1950-1979

Lake County



22c) Percentage of Owned Units Built 1980 and Later

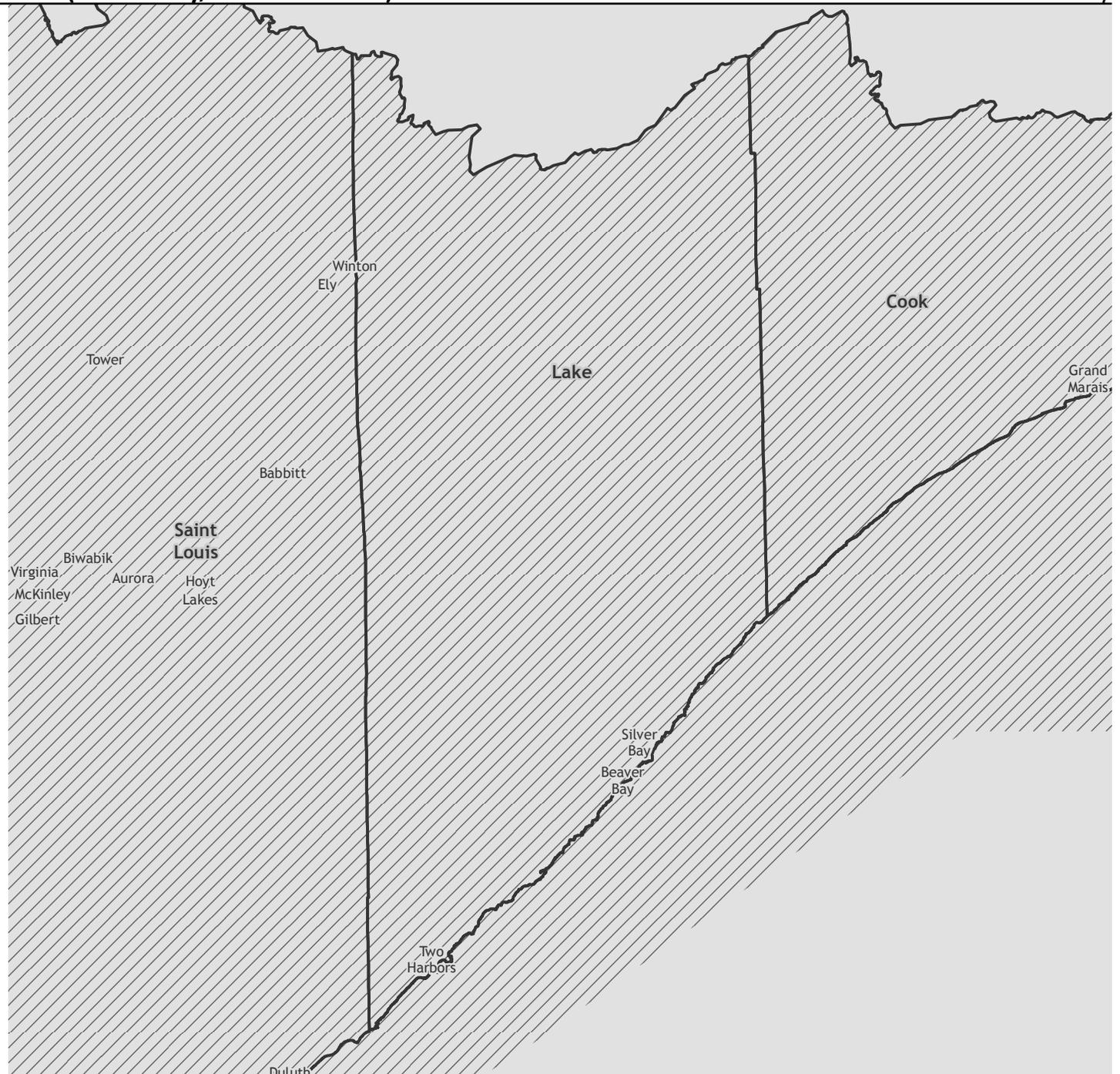
Lake County



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

Lake County

/// Insufficient Data



Includes all transactions.

Excludes zip codes with fewer than 10 sales.

Data allocated to tracts from zip code data.

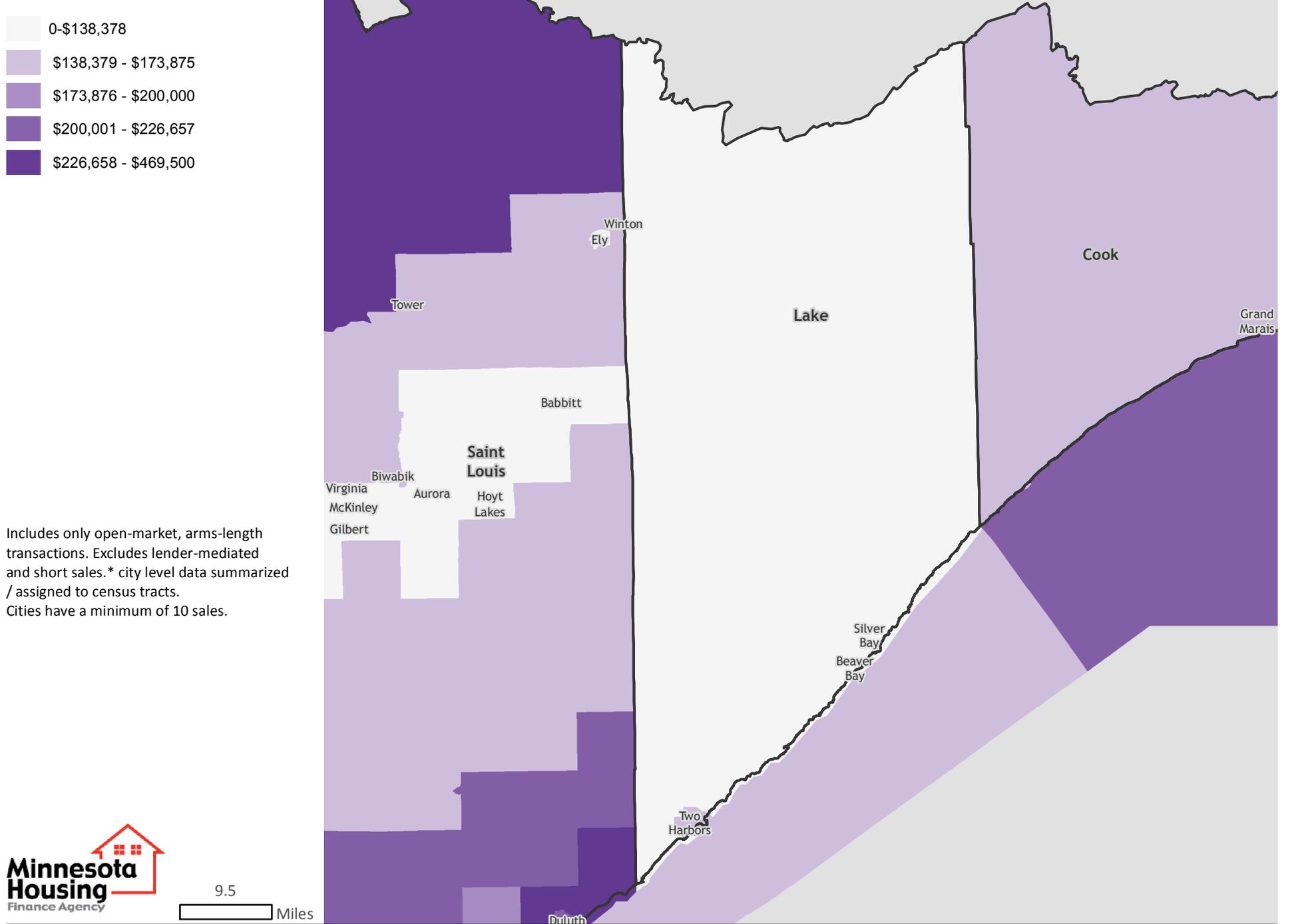
Data available only for Twin Cities Metro.



9.5 Miles

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

Lake 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.

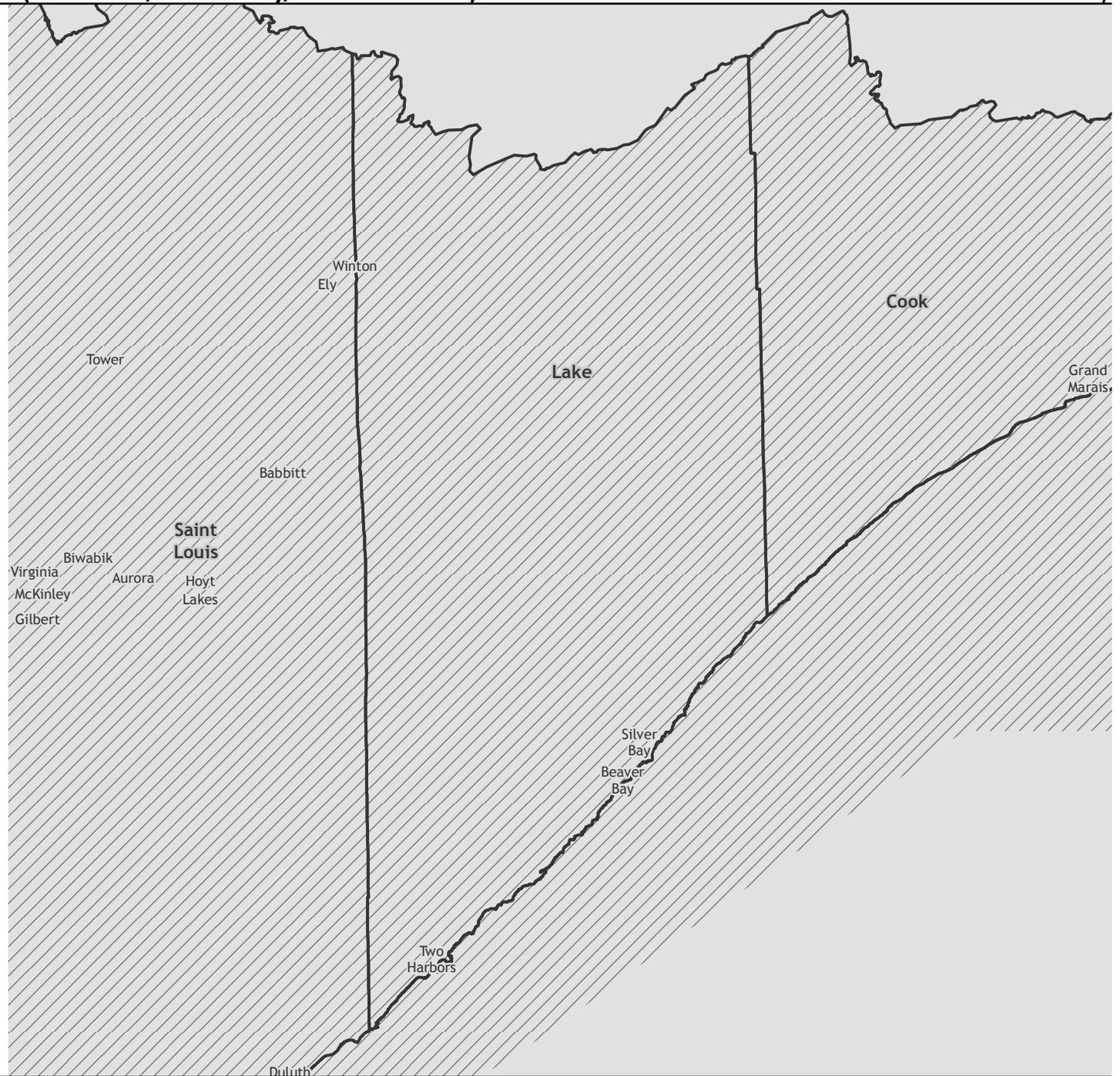


9.5 Miles

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

Lake County

/// Insufficient Data



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.

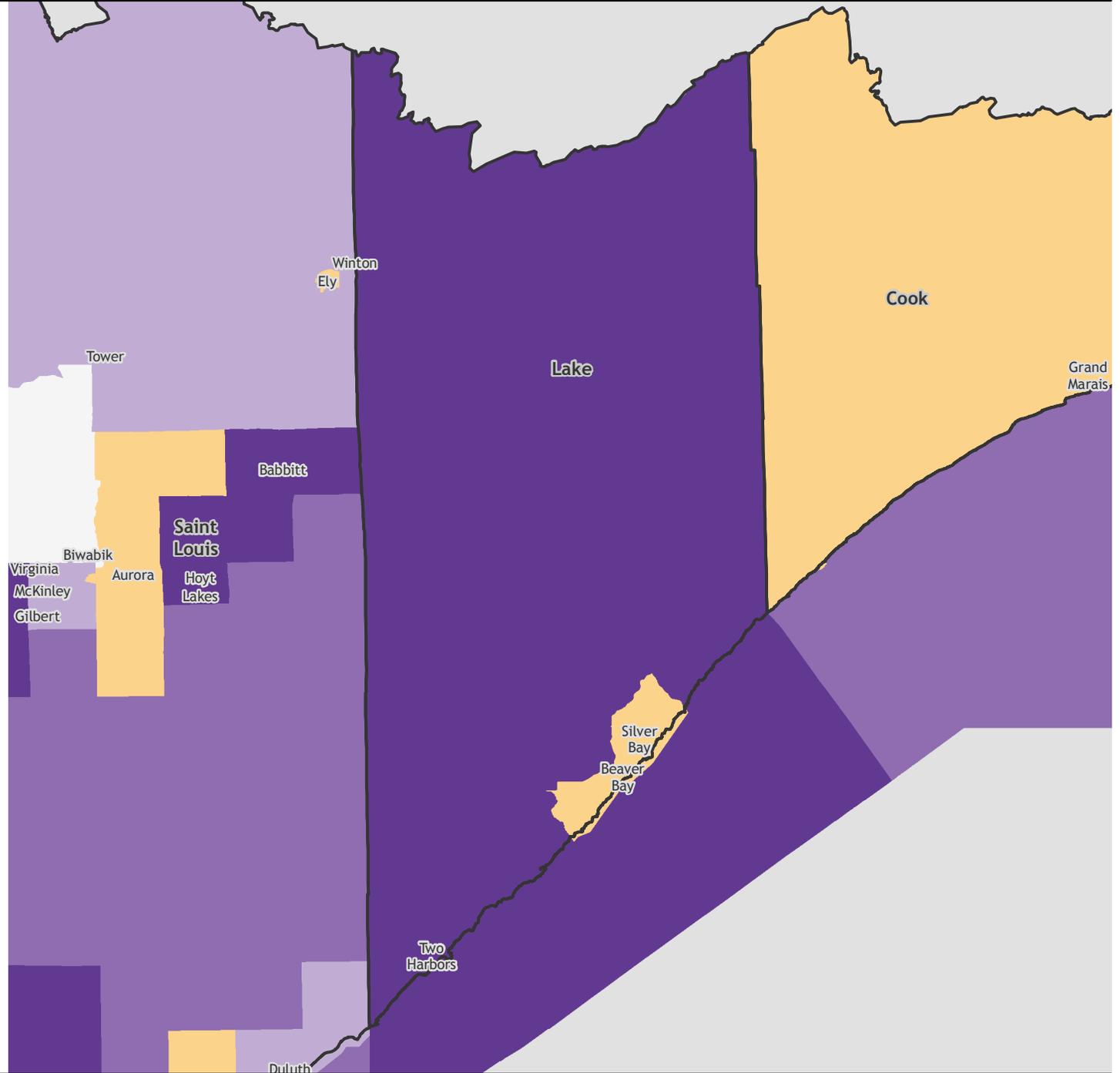


9.5 Miles

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

Lake County

- 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.

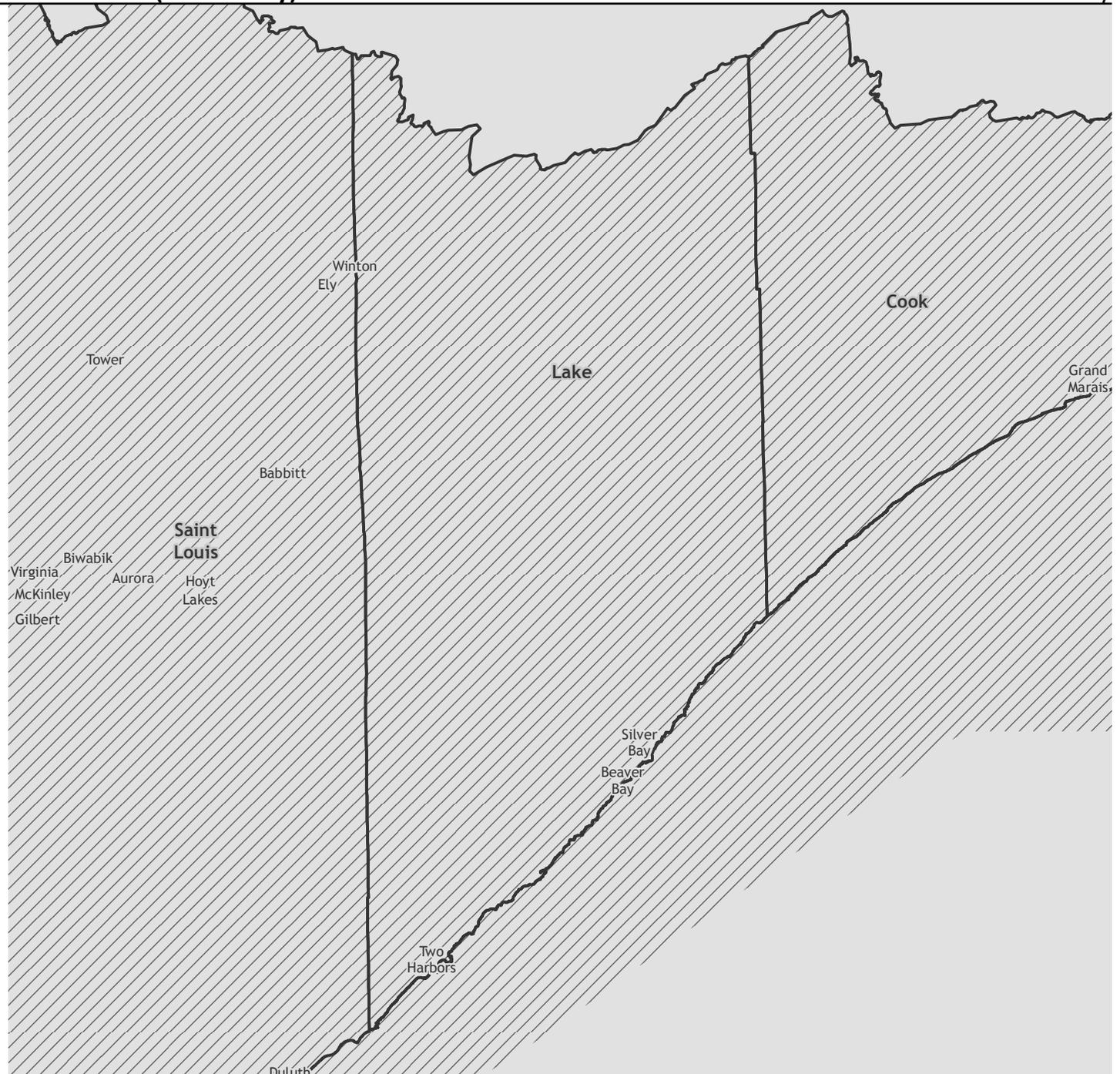


9.5 Miles

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

Lake County

/// Insufficient Data



For 4th Quarter 2014

Data allocated to tracts from zip code data.

Data available only for Twin Cities Metro.



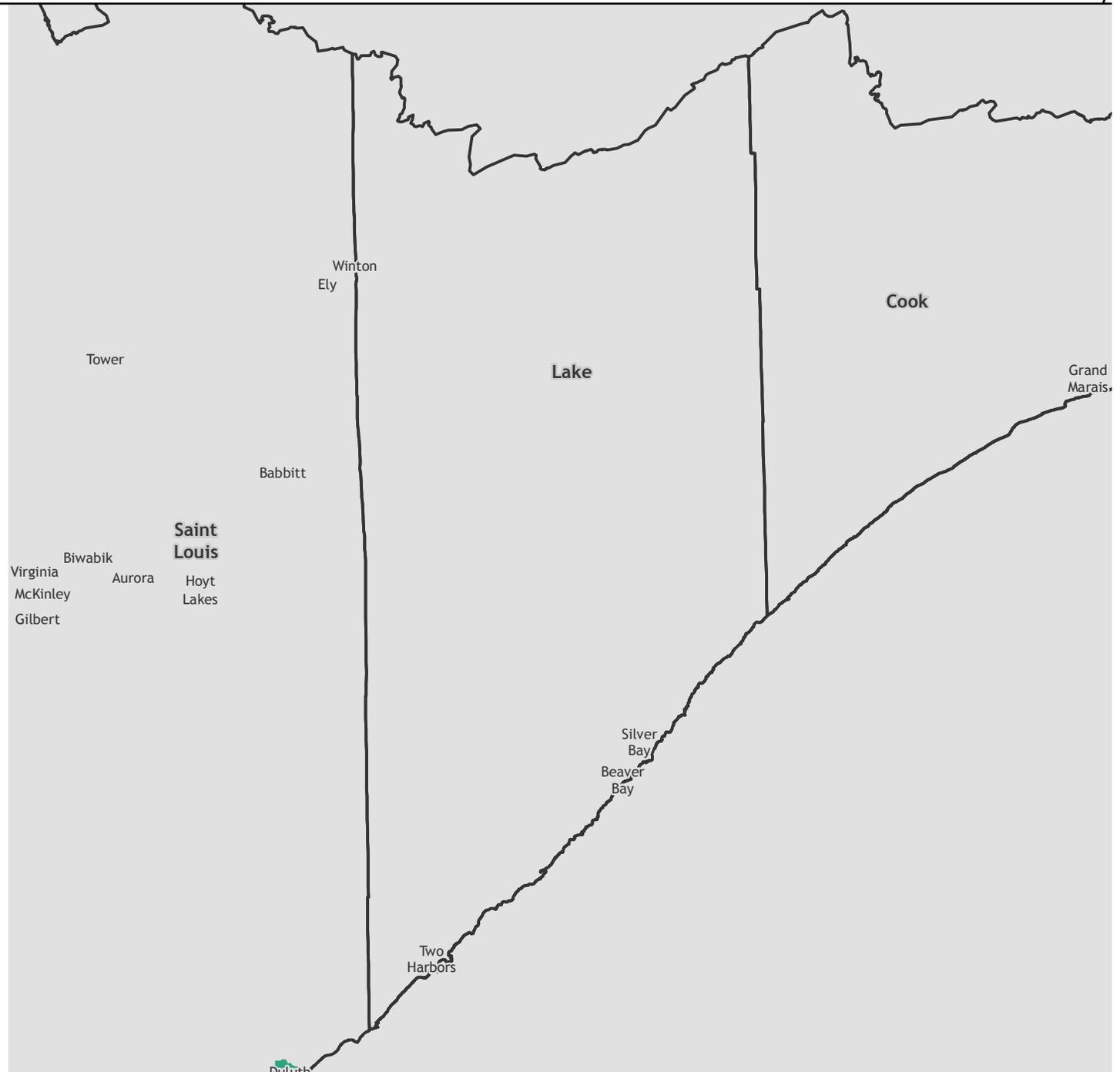
9.5 Miles

26) Economic Integration Priority Tracts

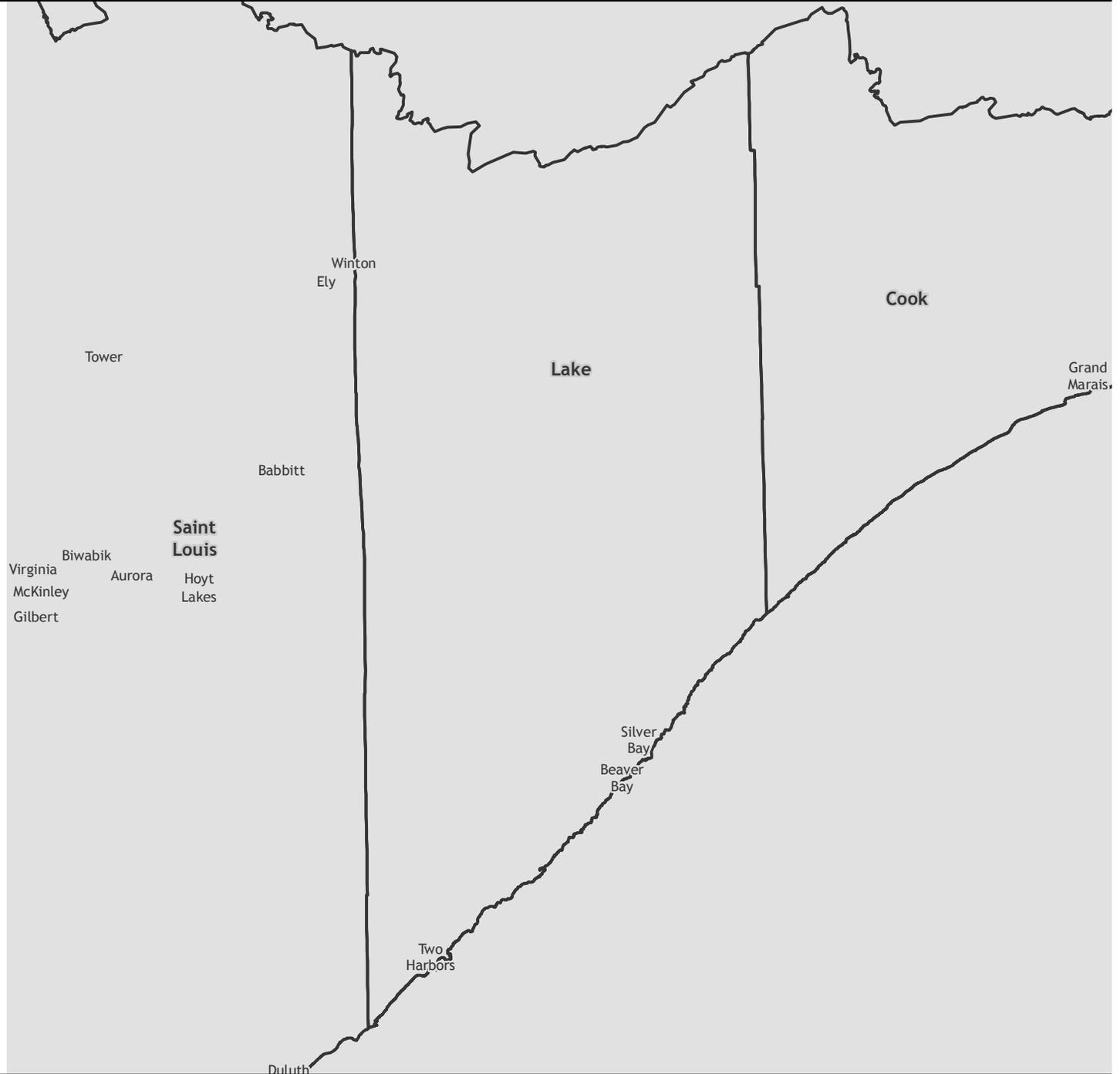
Lake County

Type

 Tier 2 - 40th Percentile Income and Jobs Threshold



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



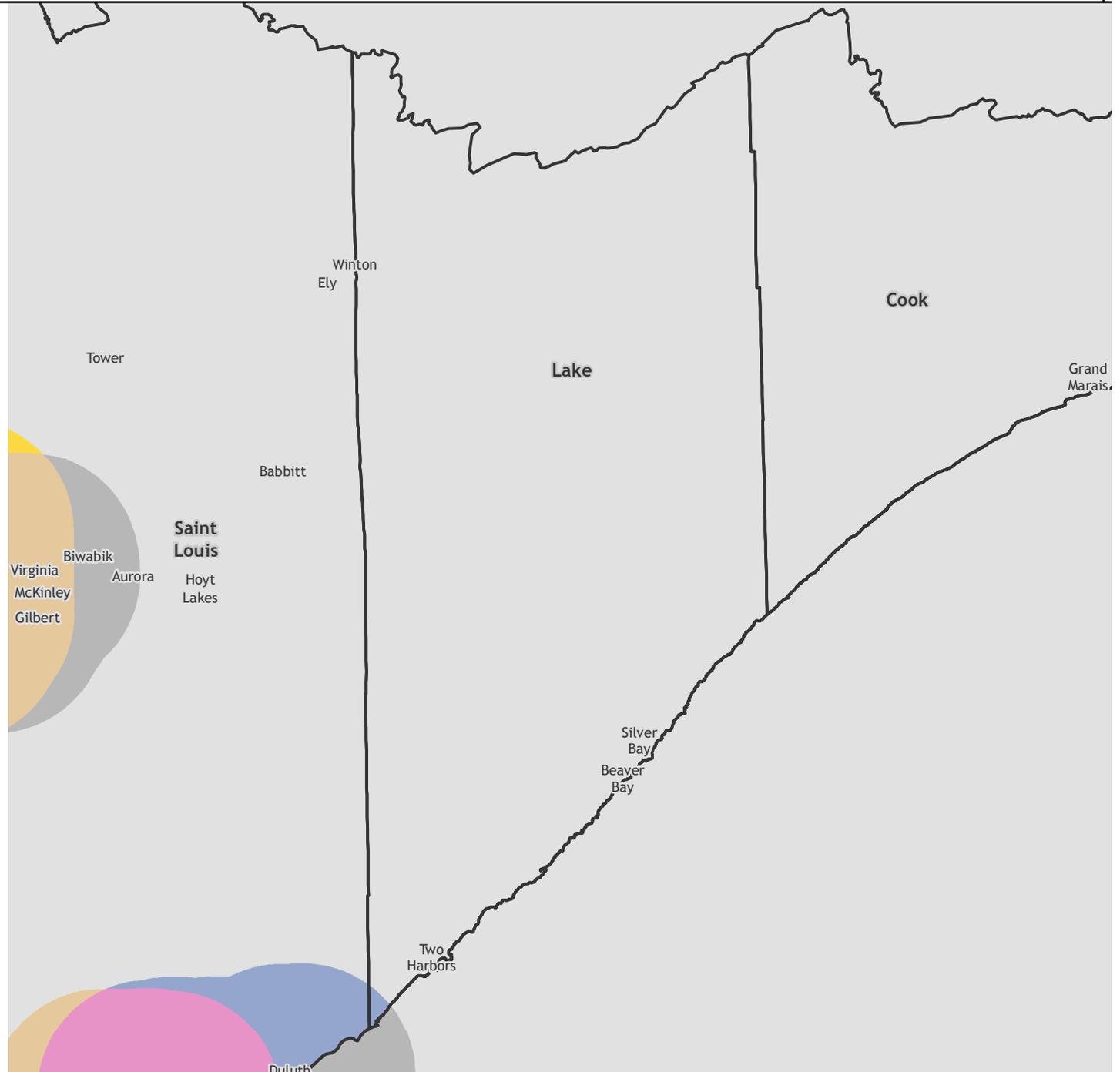
9.5 Miles

28) Workforce Housing Areas

Lake County

Type

- Job Center
- 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



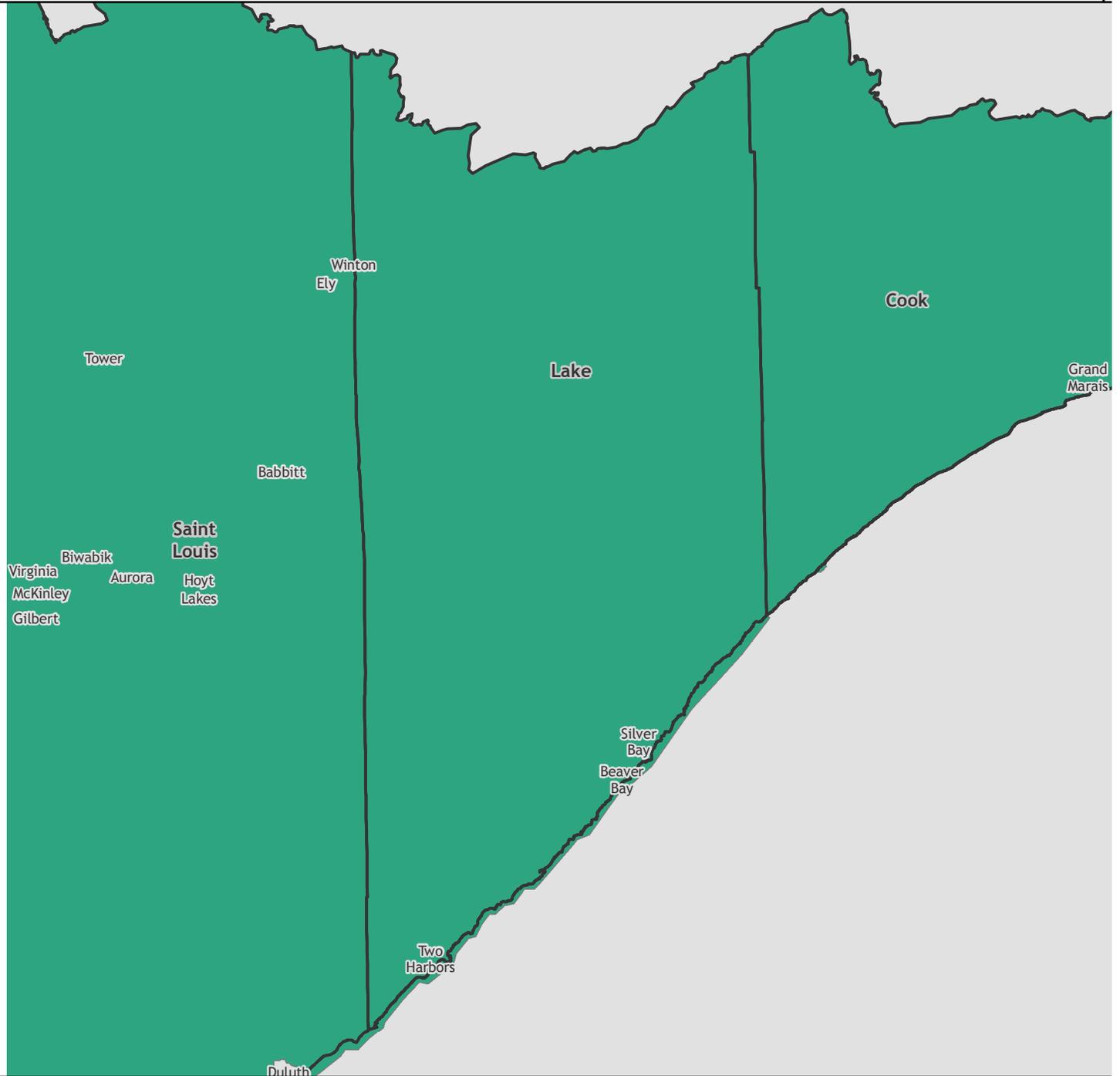
9.5 Miles

29) Rural Designation

Lake County

Type

 Rural Area



9.5
Miles

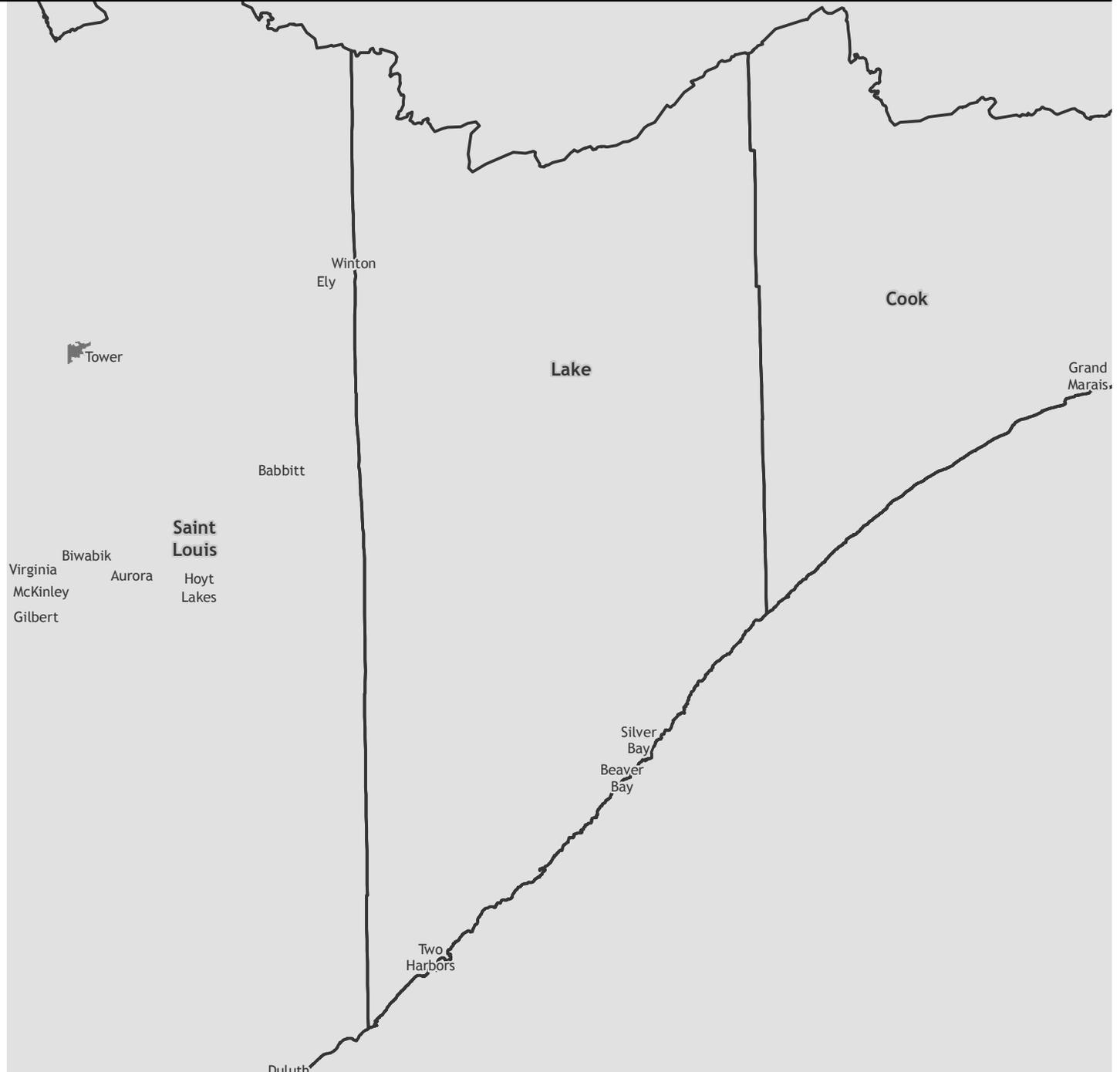
Source: Minnesota Housing

30) Qualified Census Tracts and Reservation Areas

Lake County

Type

■ Eligible by Reservation (beyond QCT)



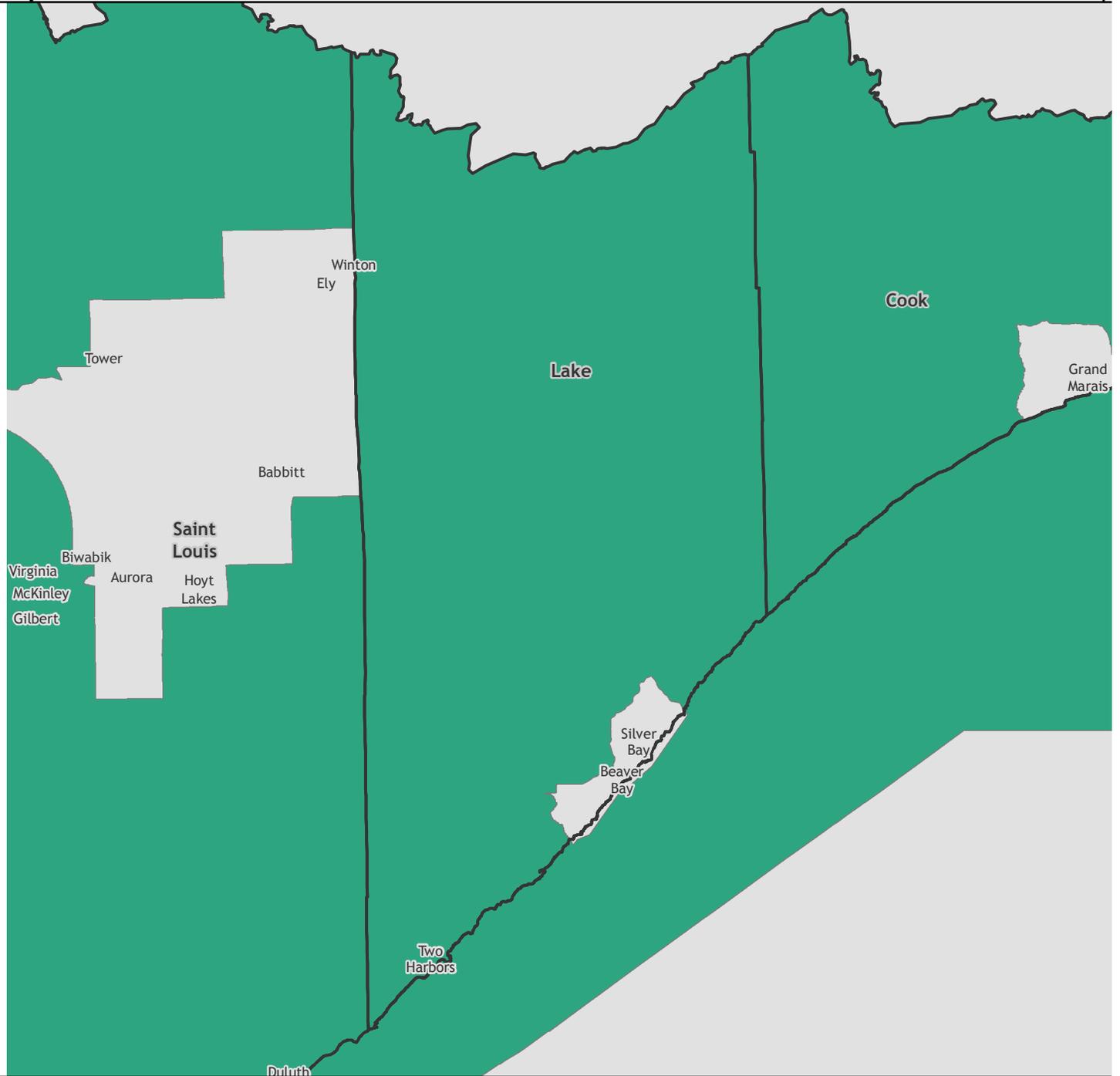
9.5 Miles

31) Preservation Geographic Priority Areas

Lake County

Type

 Preservation

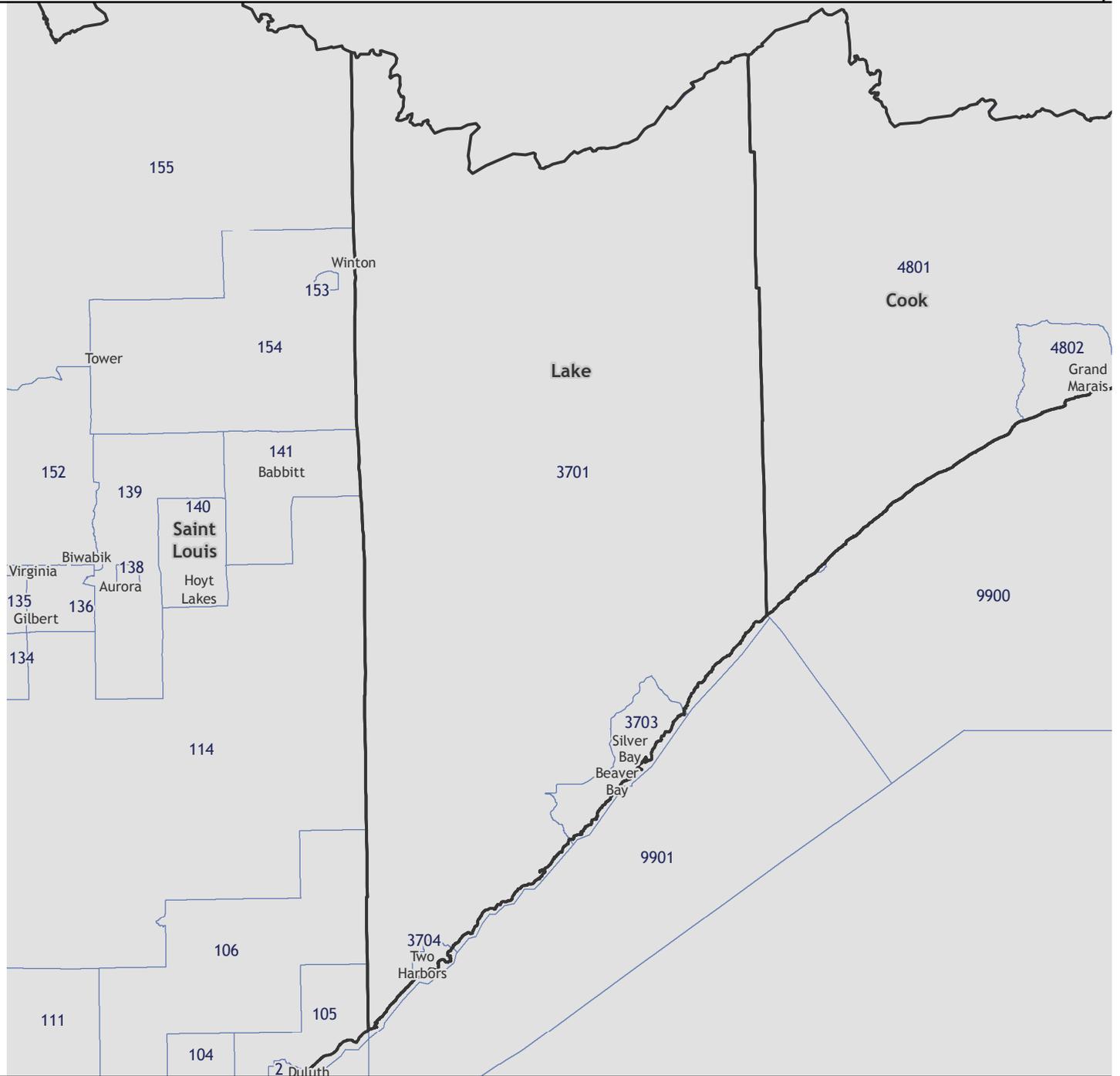


9.5 Miles

Source: Minnesota Housing

32) Census Tract Boundaries

2010 Tracts

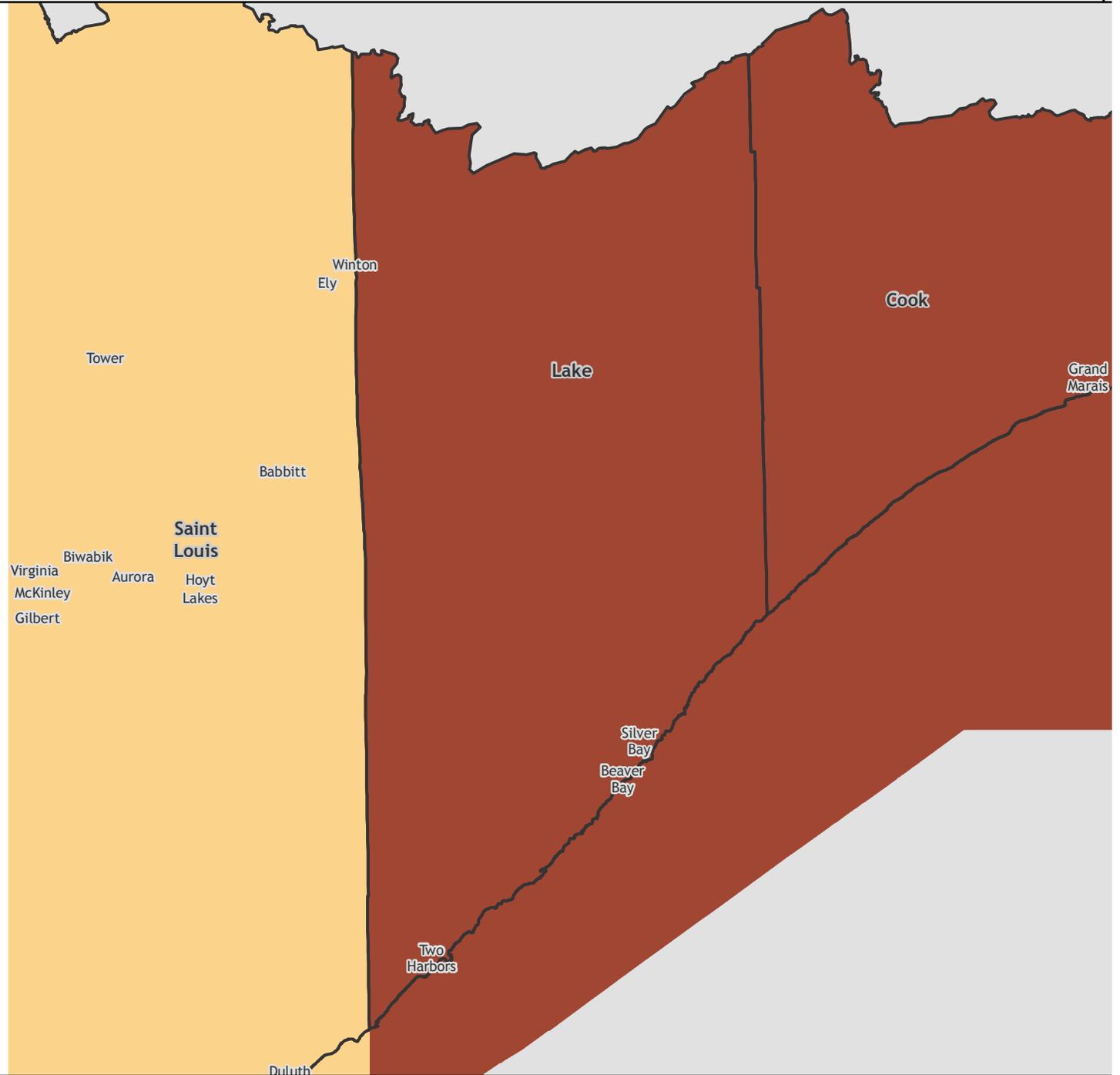


9.5 Miles

Source: US Census Tiger 2010.

33) Regional Areas of Analysis

- Greater Minnesota
- Non Metro MSA



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



9.5 Miles