



Community Profiles Map Series for Marshall 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)

Marshall County

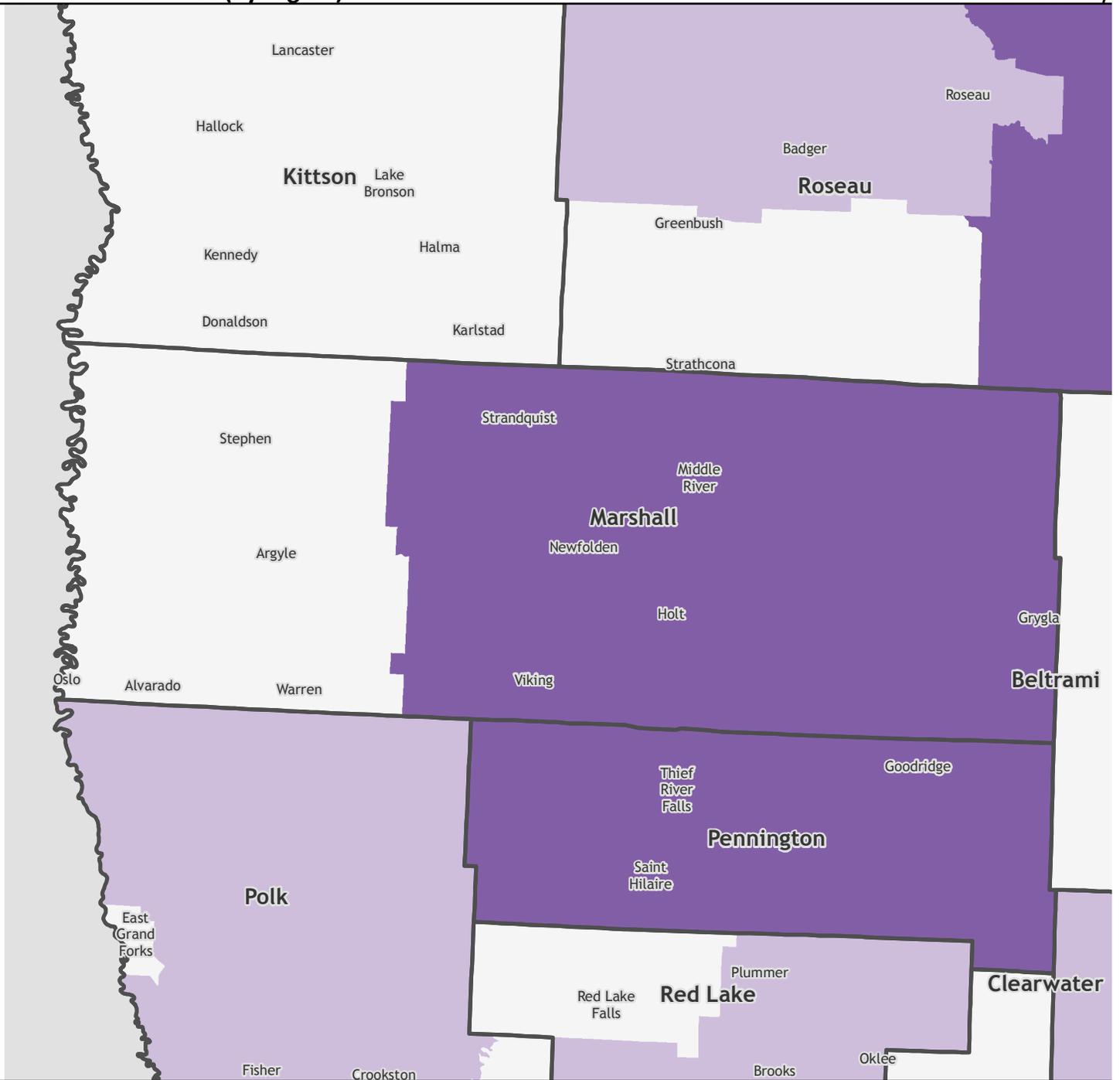
Greater Minnesota

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

NonTwin Cities MSA

- < 3,825
- 3,825-7,657

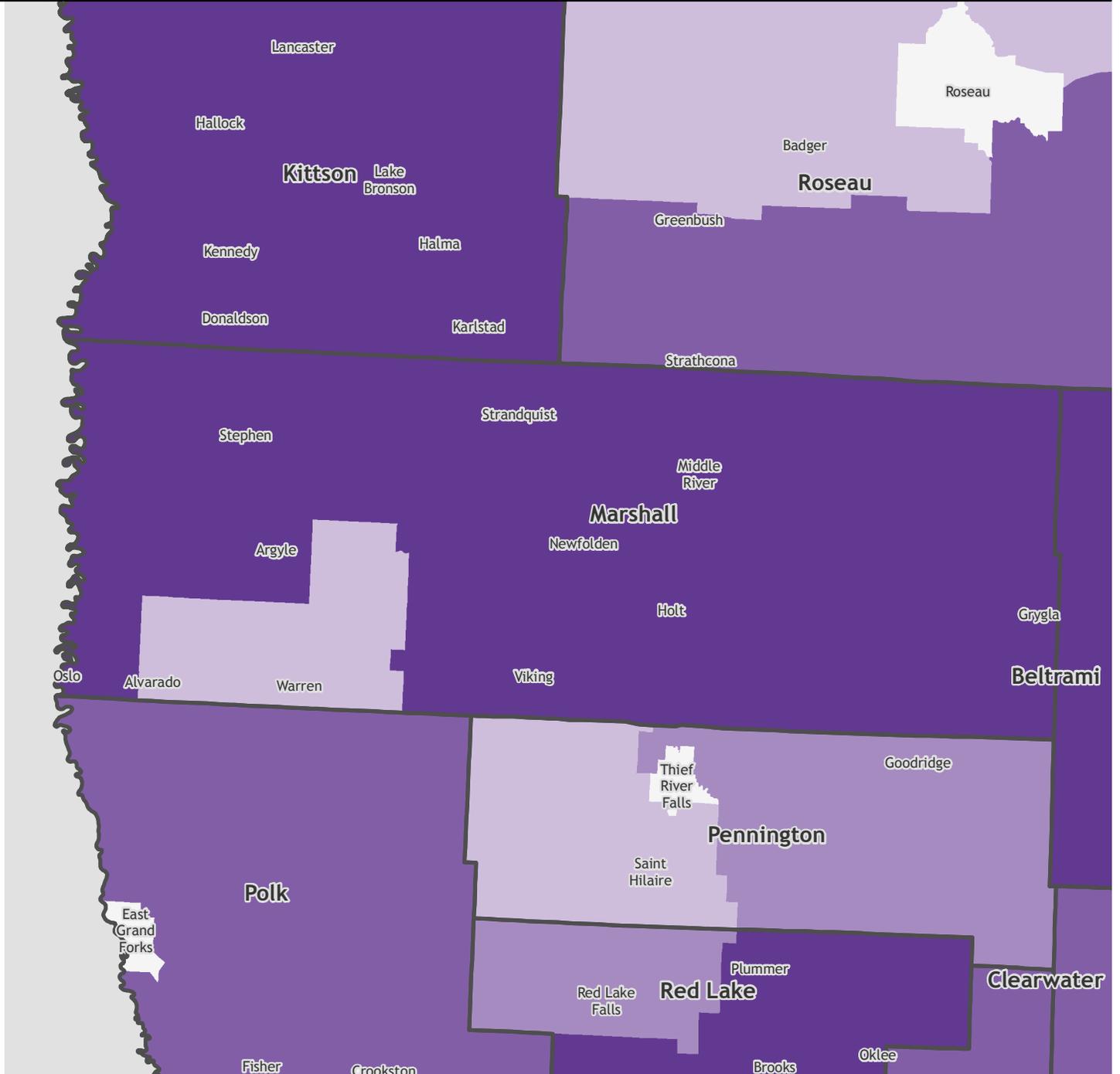
Low and Moderate Wage jobs are defined as those with monthly incomes <\$3,333 (about \$40,000 annually). Jobs are summarized with the census tract and within 5 miles of the census tract boundary.



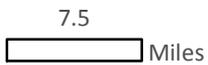
7.5 Miles

2) Median Distance to Work (in miles)

Marshall County

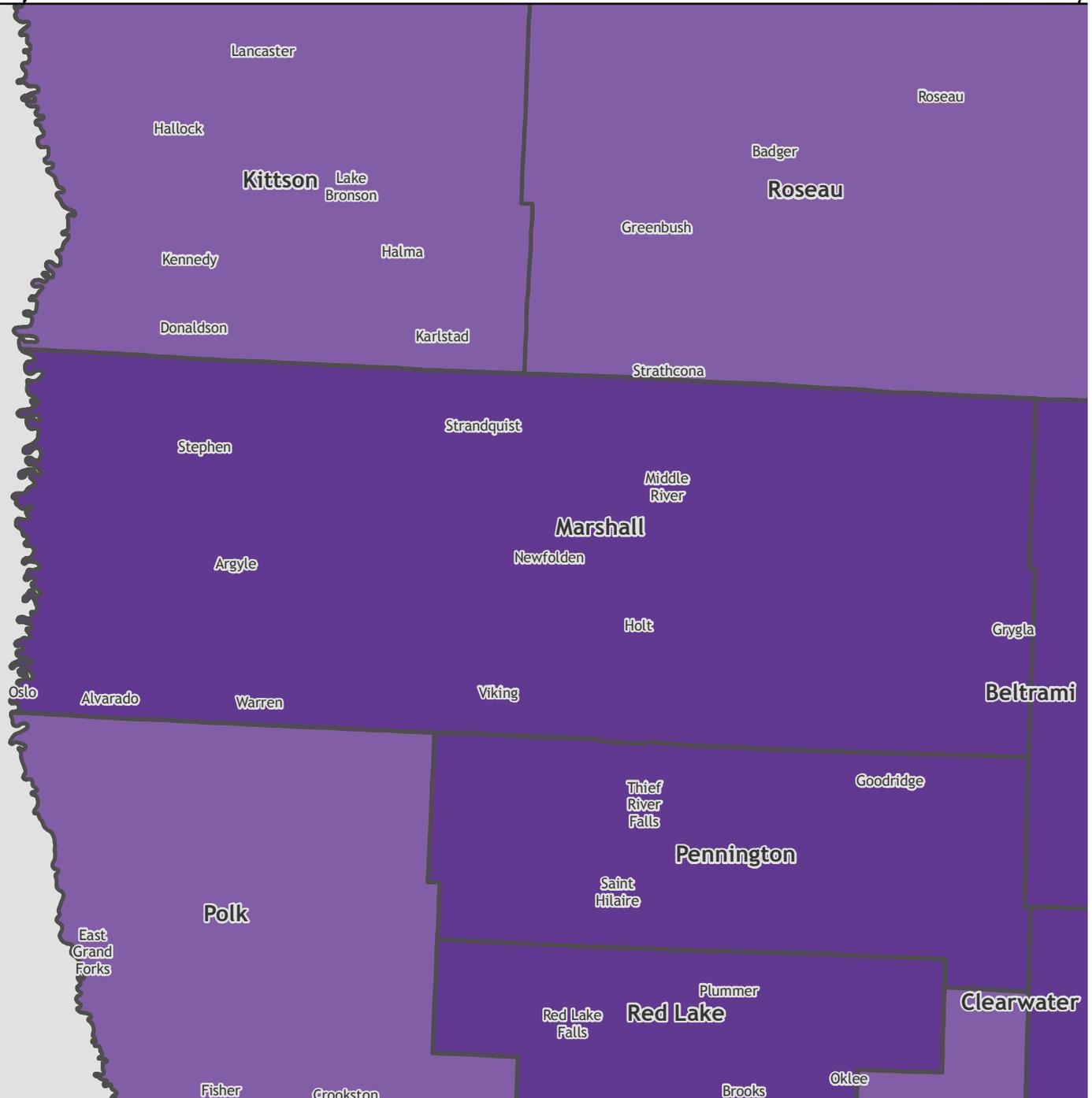
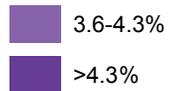


The distance to work that workers who live in this tract travel to their primary employment.

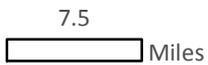


3) Unemployment Rate (February 2015)

Marshall County

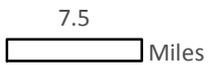
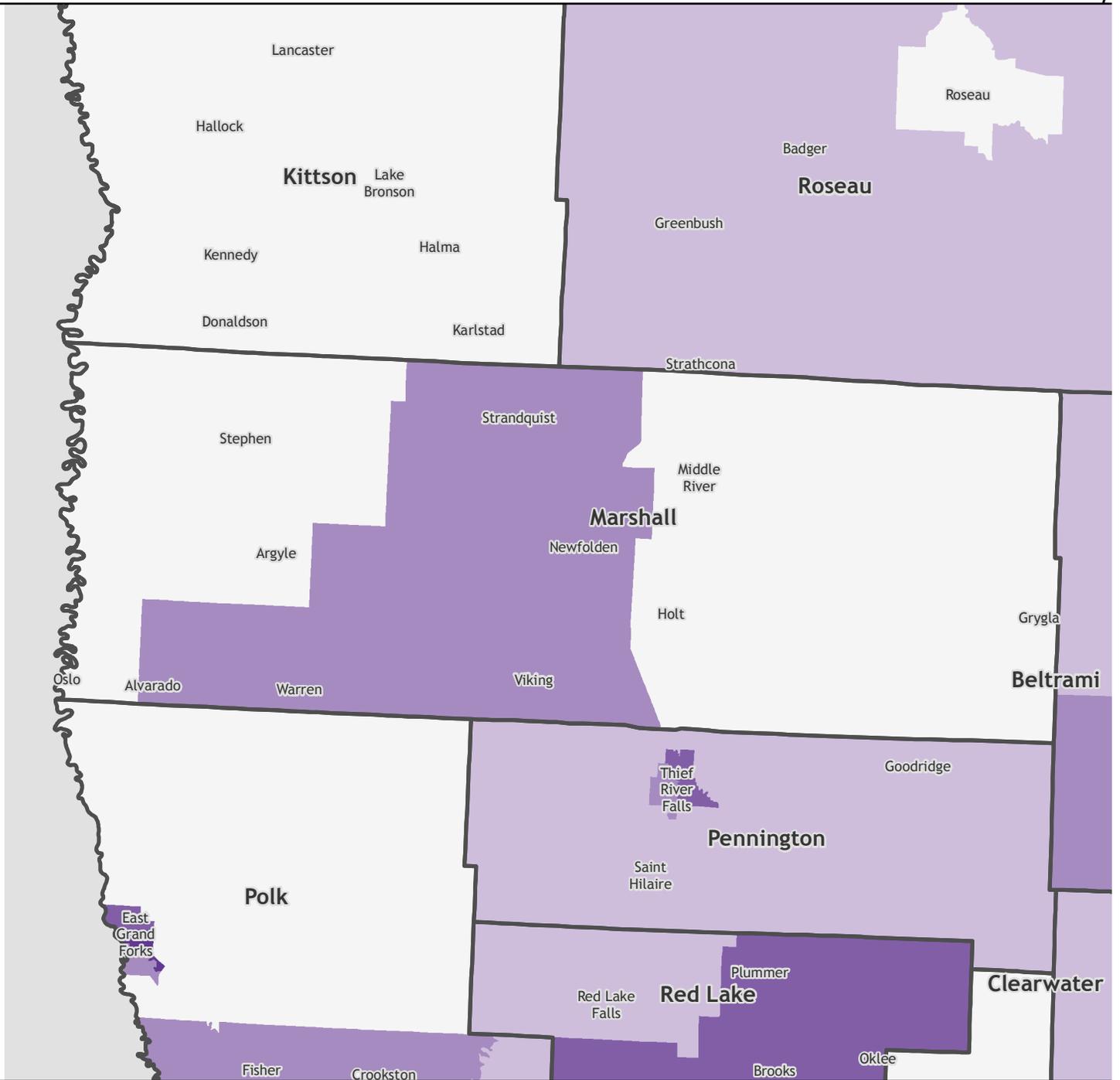
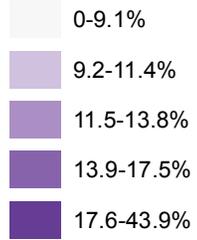


Unemployment rates are reported from the city rates if city data is published, and by county if no city data is available.



4a) Percentage of Population Age 25-34

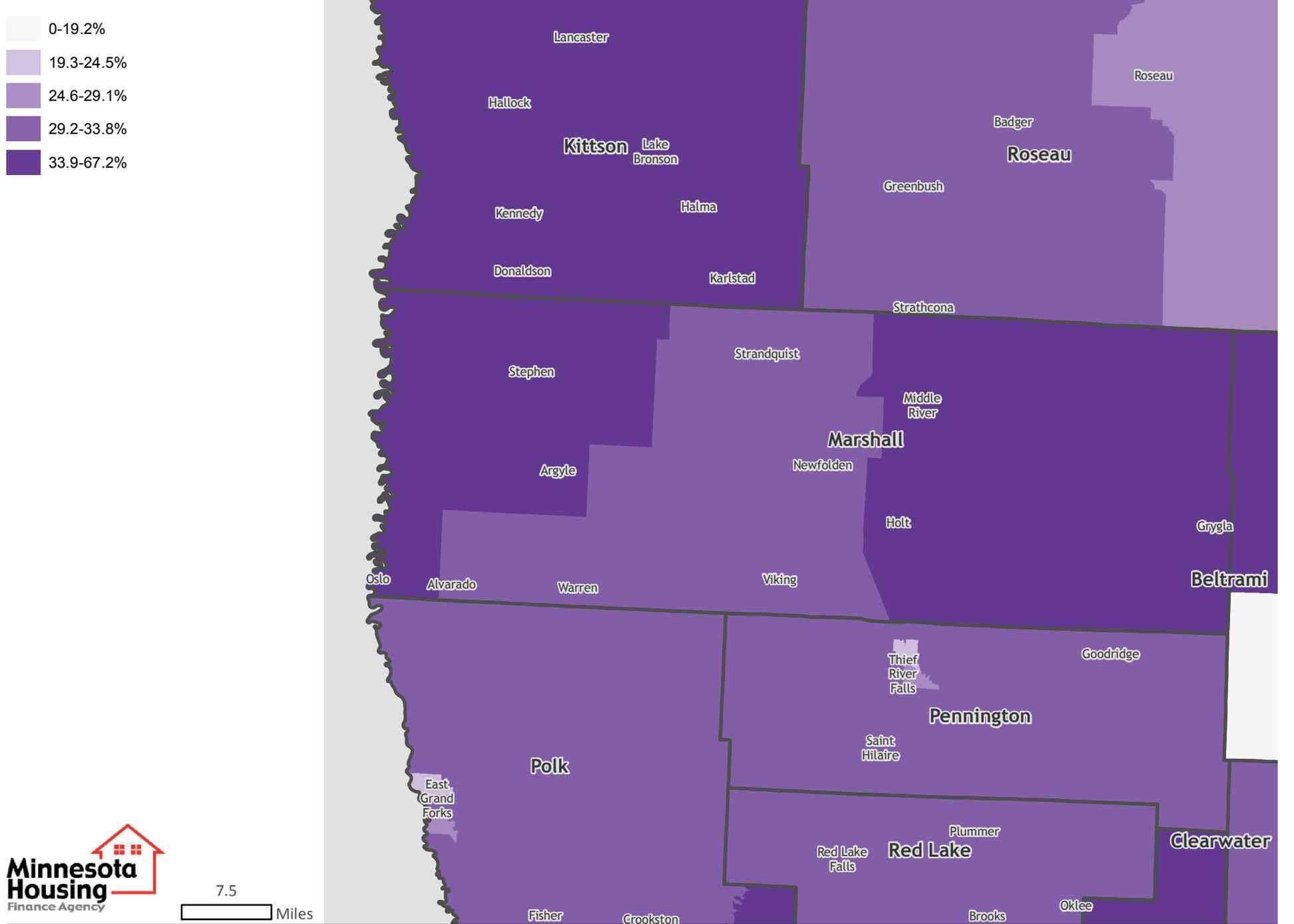
Marshall County



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

4b) Percentage of Population Age 55+

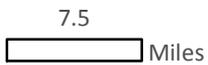
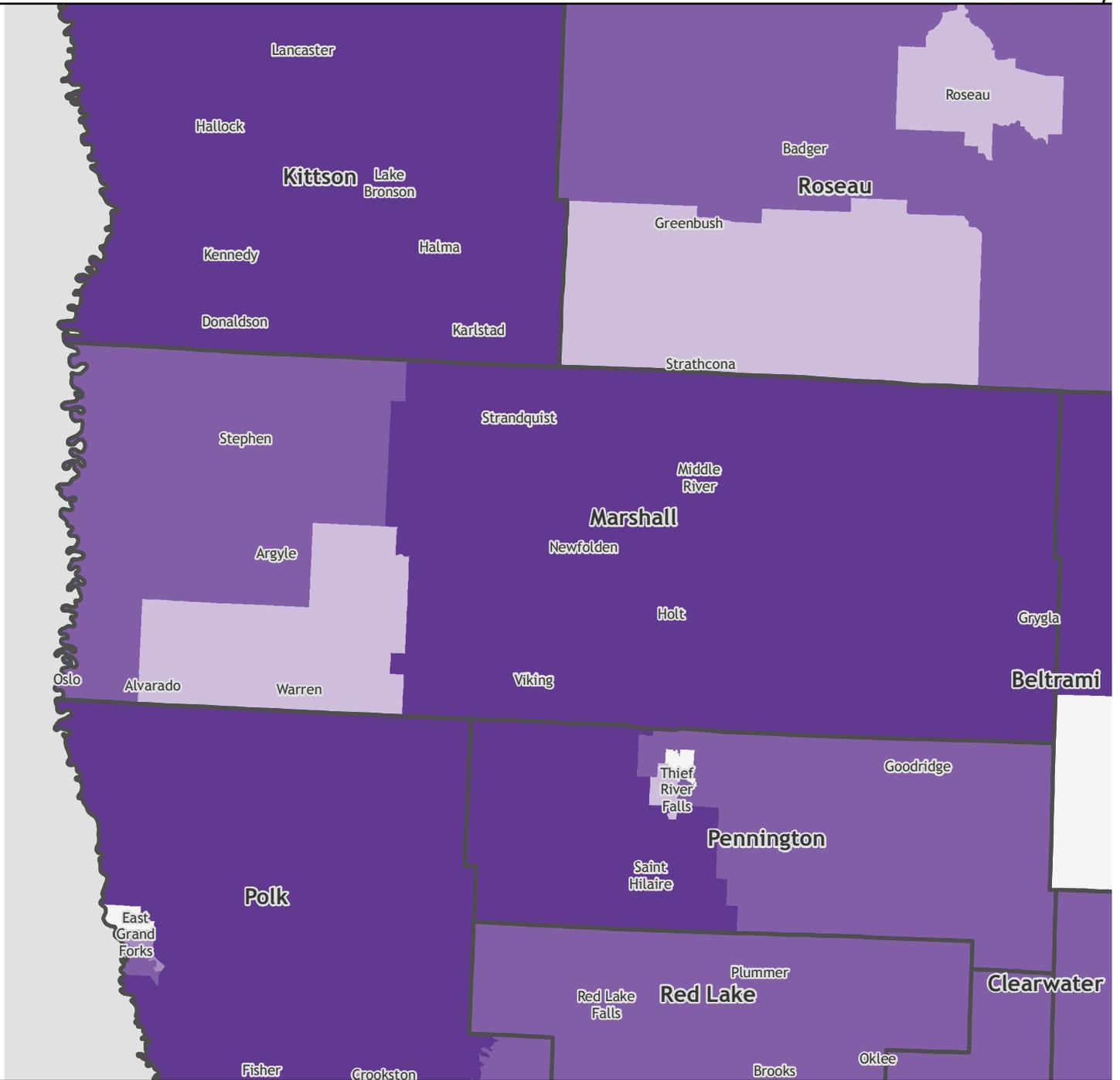
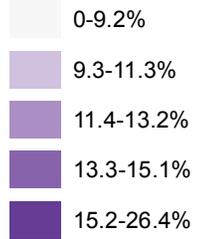
Marshall County



7.5 Miles

4c) Percentage of Population Age 55-64

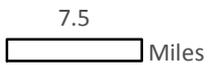
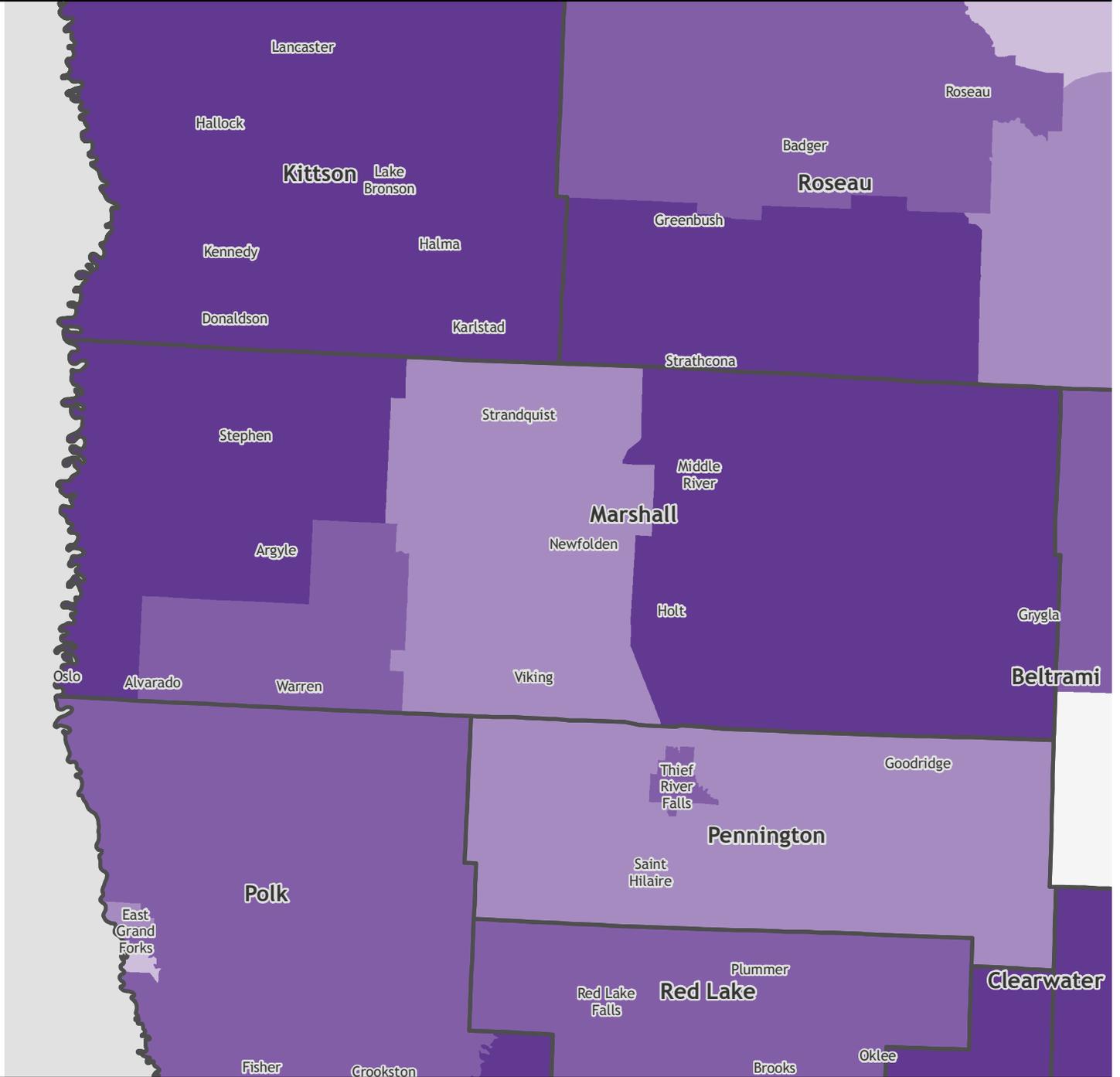
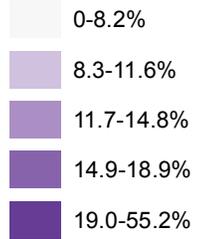
Marshall County



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

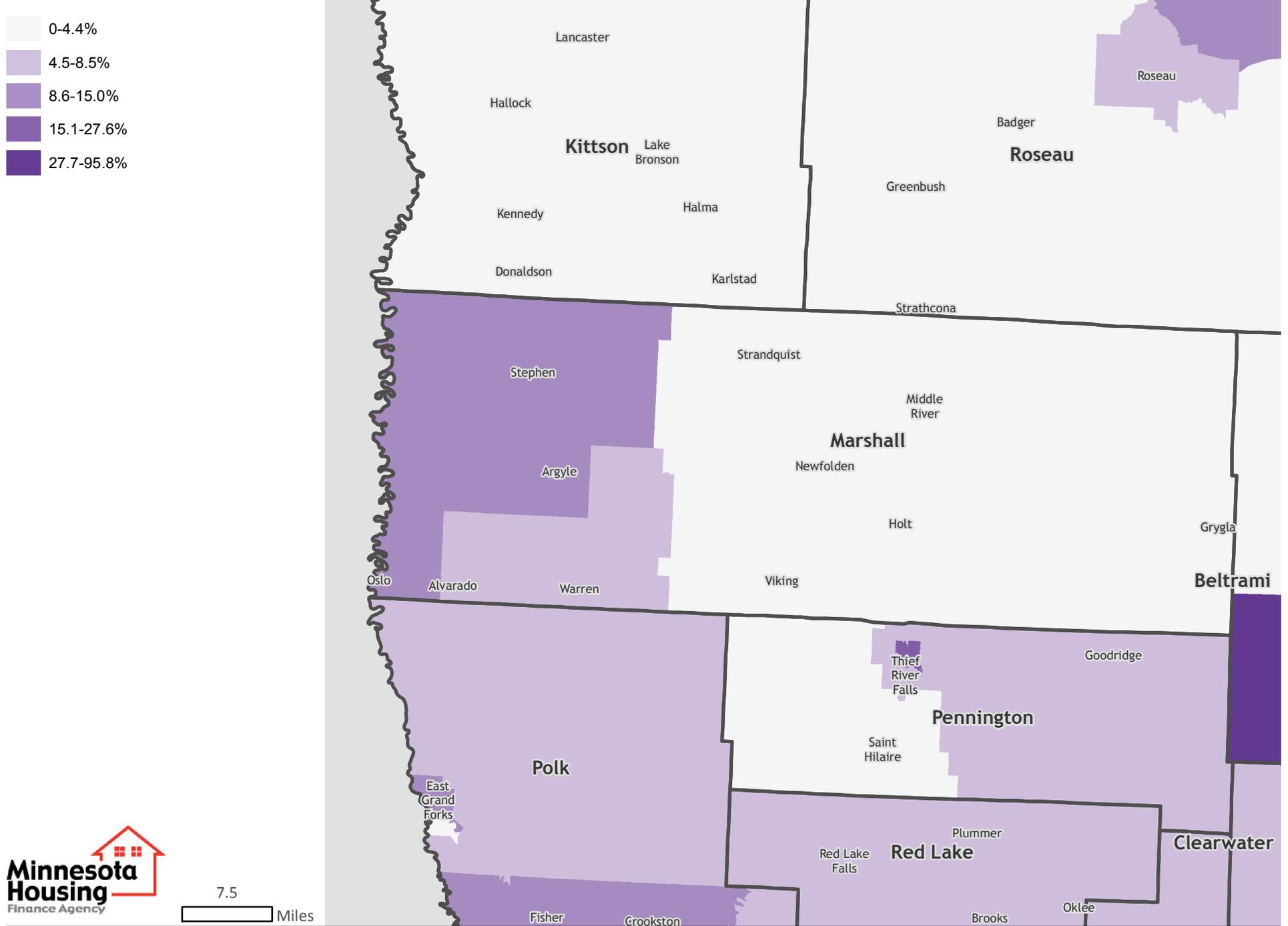
4d) Percentage of Population Age 65+

Marshall County



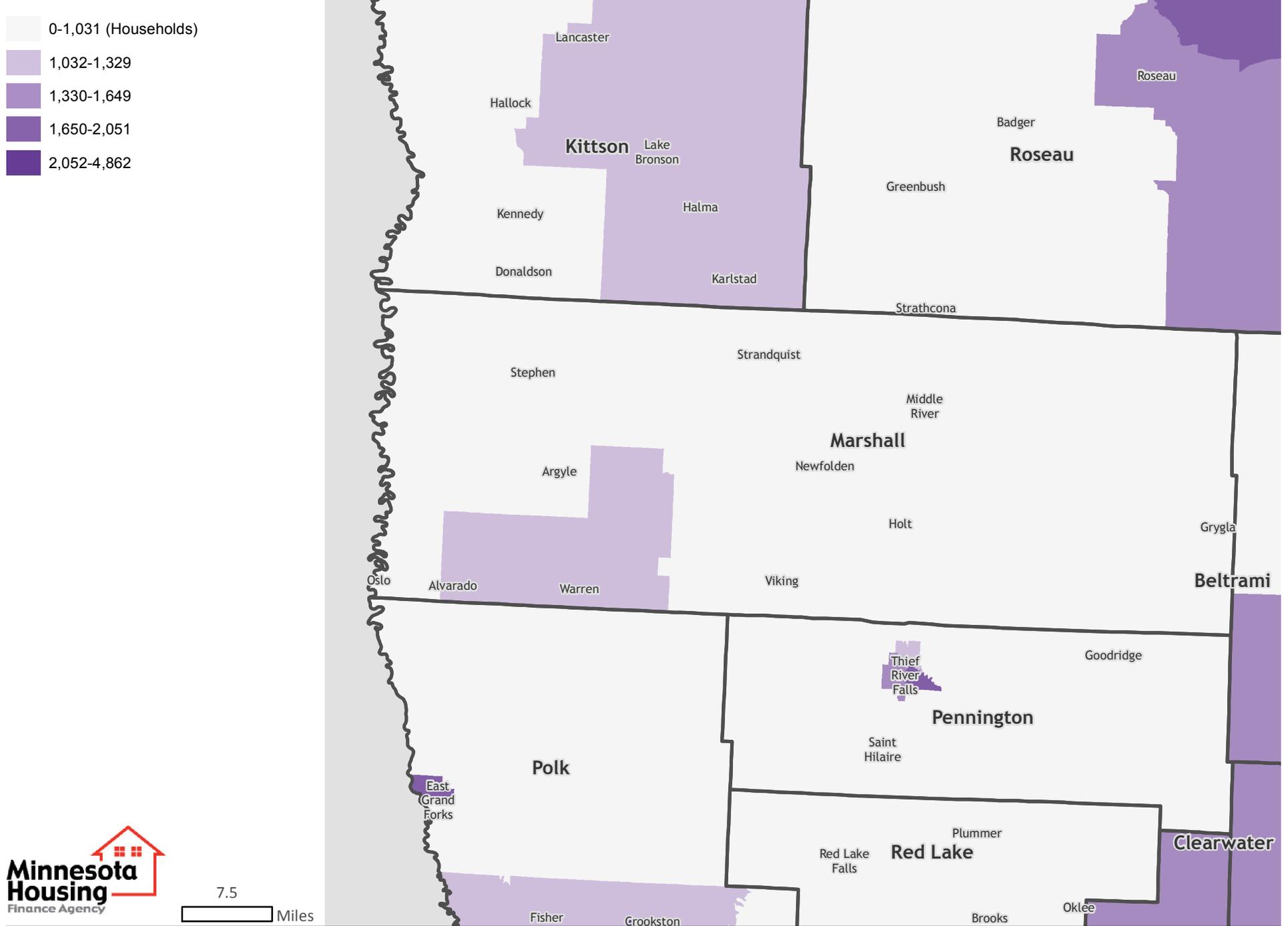
Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

5) Percentage of Population from Community of Color



7.5 Miles

6a) Total Households

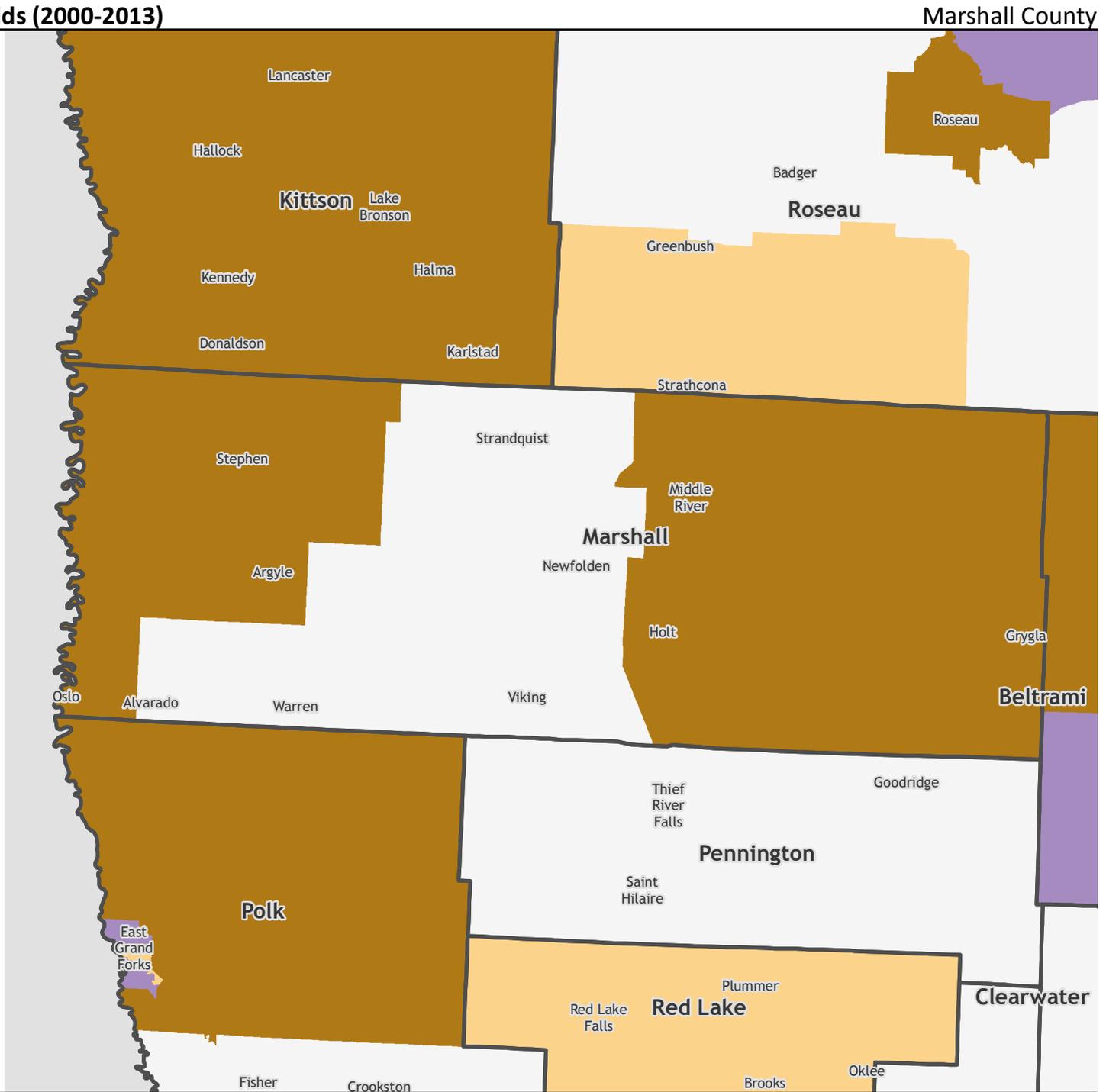


7.5 Miles

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

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

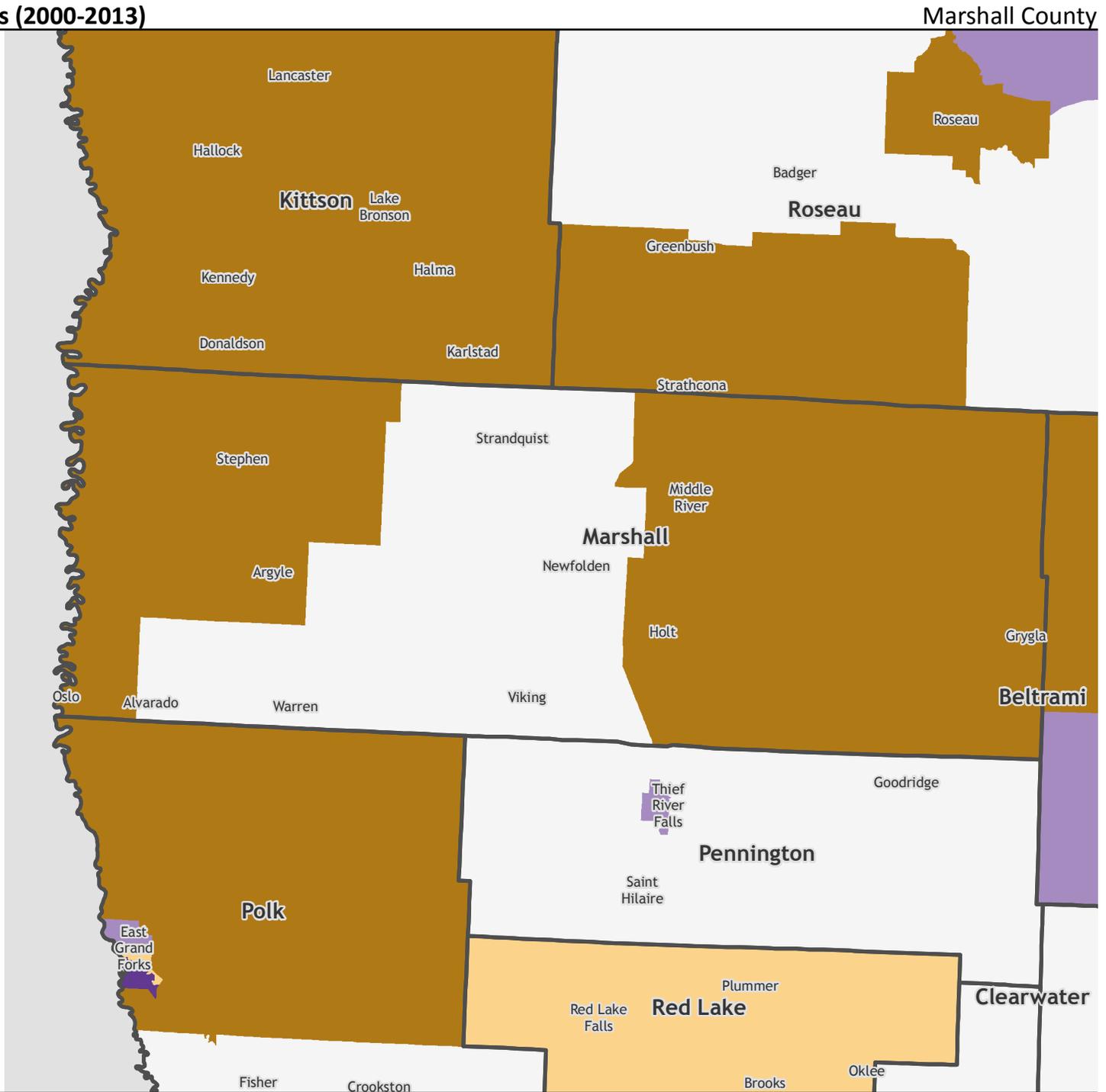
- Loss of 42+ Households
- Loss 0-42 Households
- Gain of 1-108 Households
- Gain 110-2757 Households



7.5
Miles

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

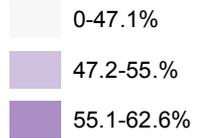
- Loss of >3.4%
- Loss of 0-3.3%
- Gain of 0-7.8
- Gain of 7.9-18.8%
- Gain of >18.9%



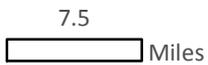
7.5 Miles

7a) Percentage of All Lower Income Households Cost Burdened

Marshall County

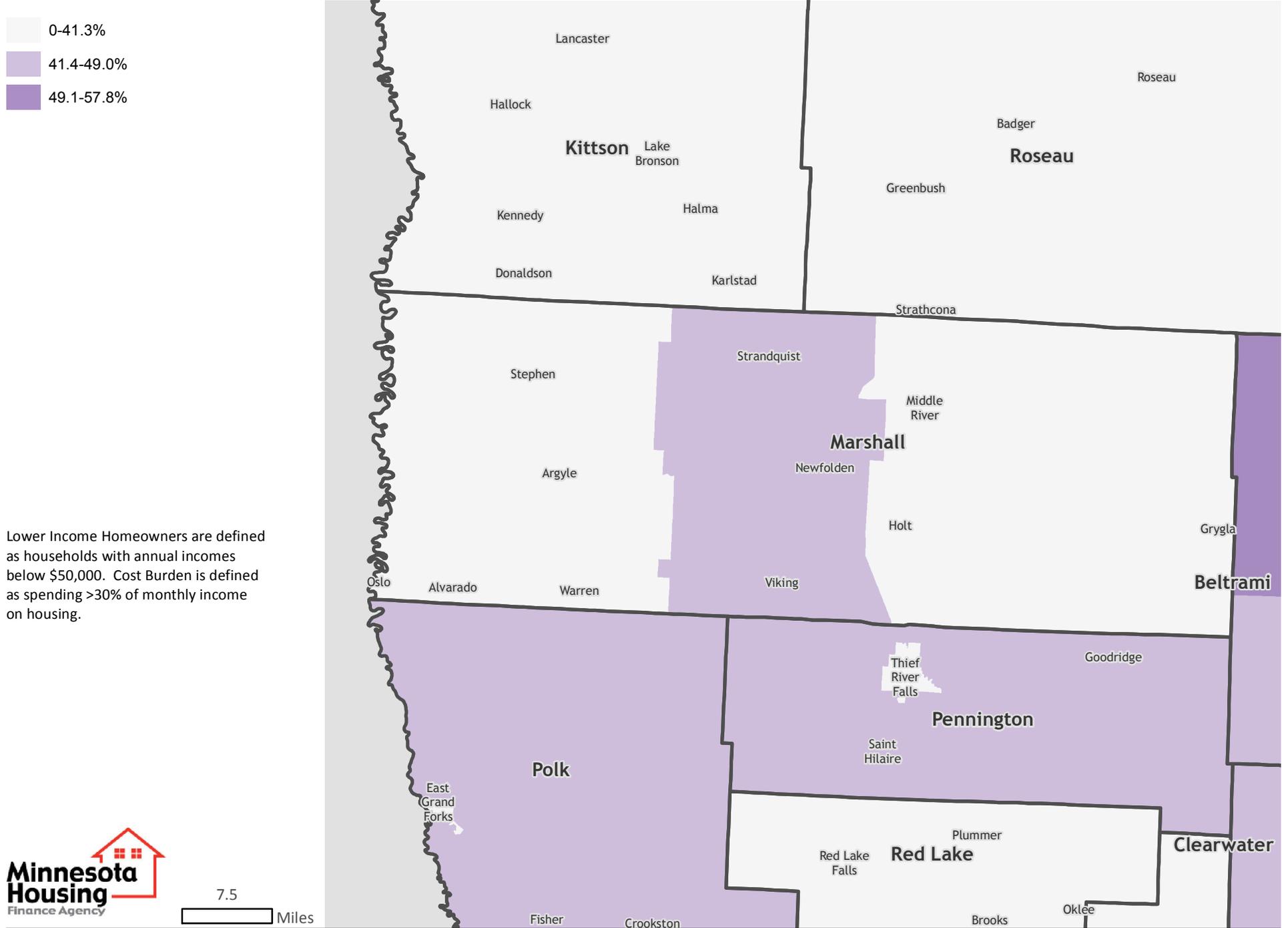


Lower Income Households are defined as households with annual incomes below \$50,000. Cost Burden is defined as spending >30% of monthly income on housing.



7b) Percentage of Lower Income Homeowners Cost Burdened

Marshall County



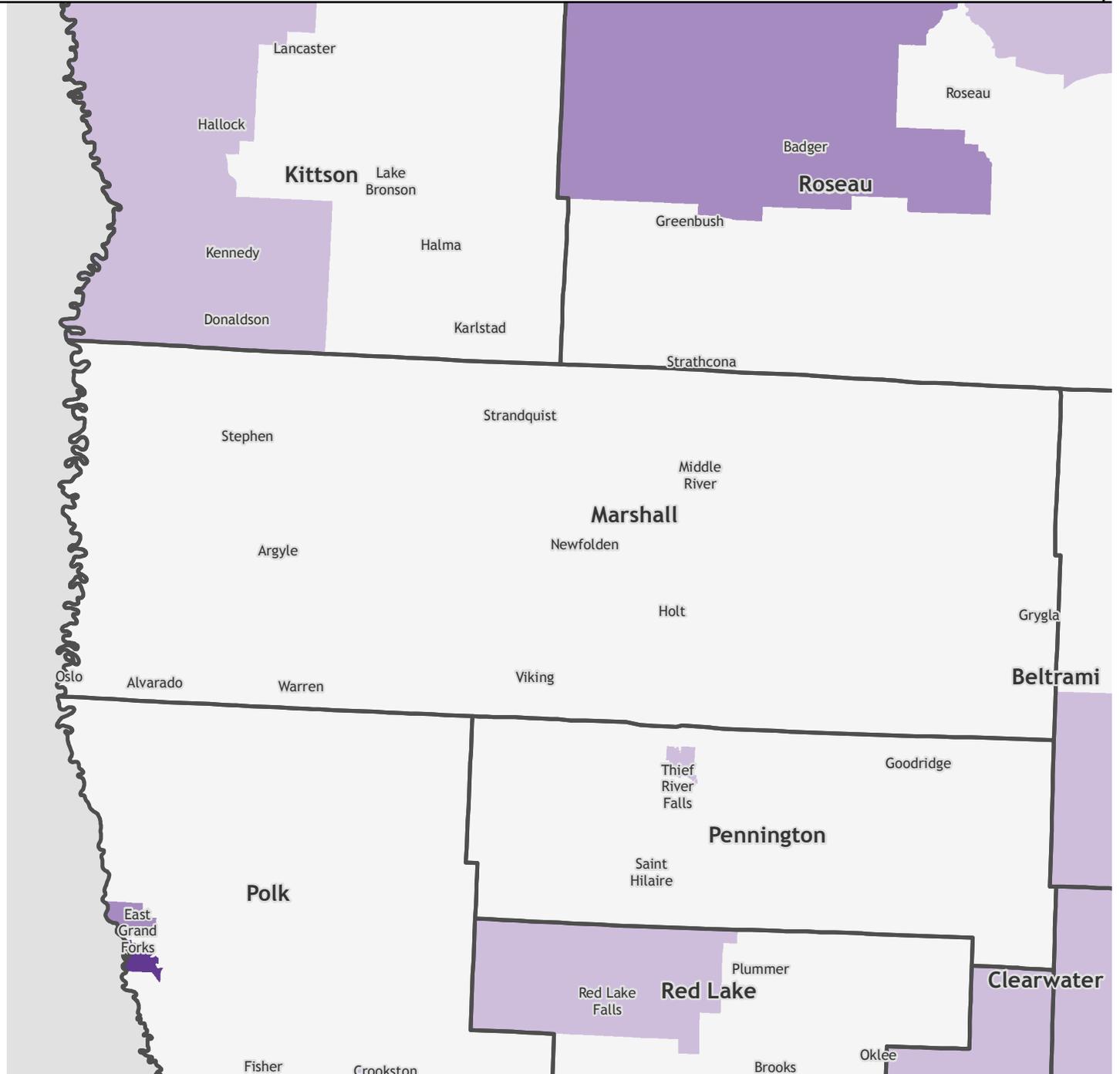
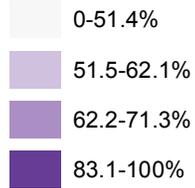
Lower Income Homeowners are defined as households with annual incomes below \$50,000. Cost Burden is defined as spending >30% of monthly income on housing.



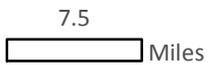
7.5 Miles

7c) Percentage of Lower Income Renters Cost Burdened

Marshall 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.



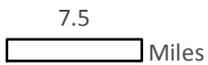
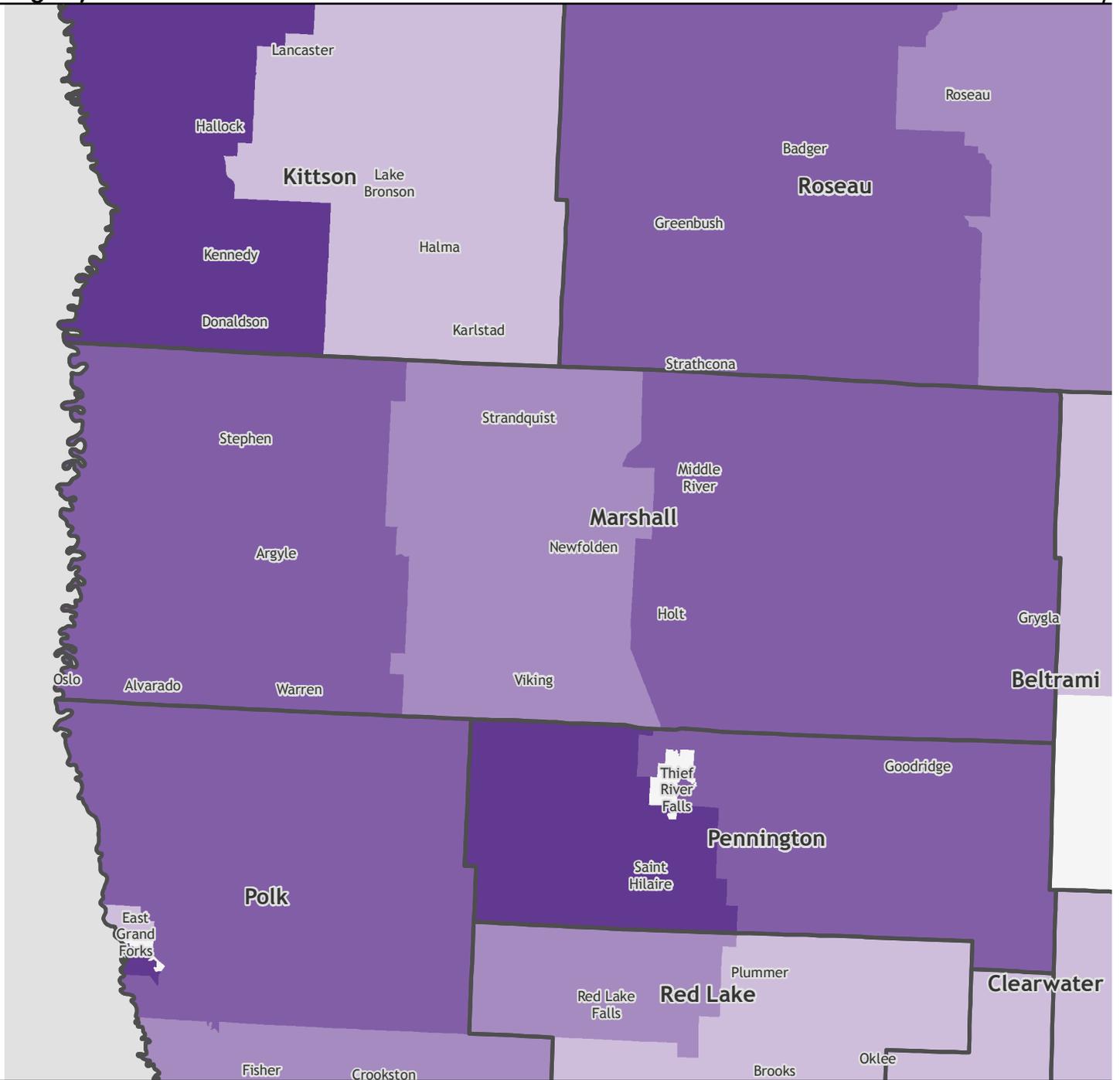
8) Median Household Income (by region)

Marshall County

Greater Minnesota



NonTwin Cities



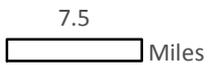
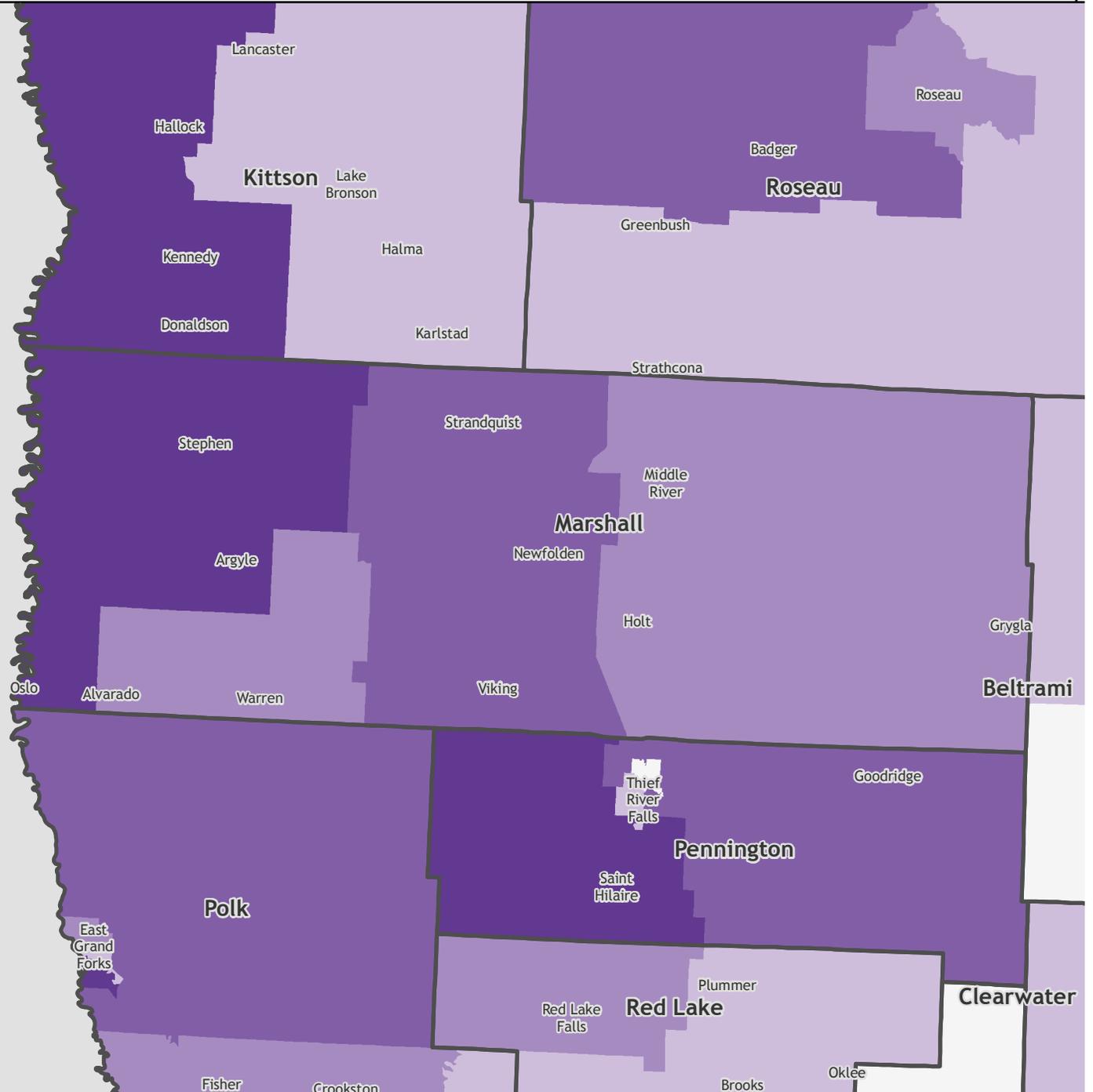
9) Median Family Income (by region)

Marshall County

Greater Minnesota

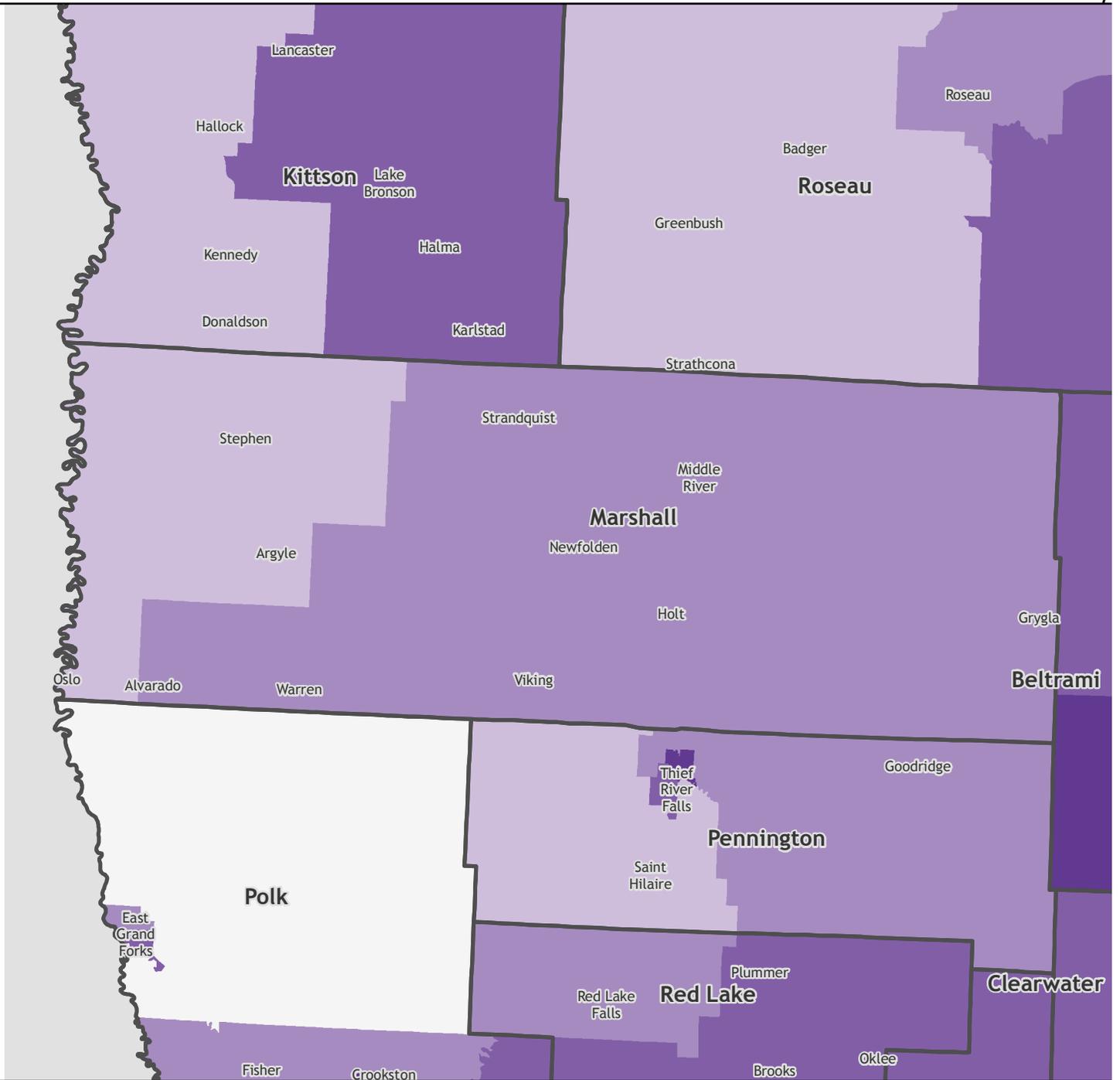
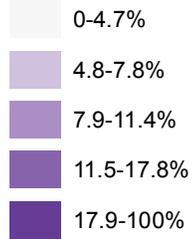


NonTwin Cities

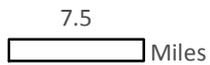


10) Poverty Rate

Marshall County



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

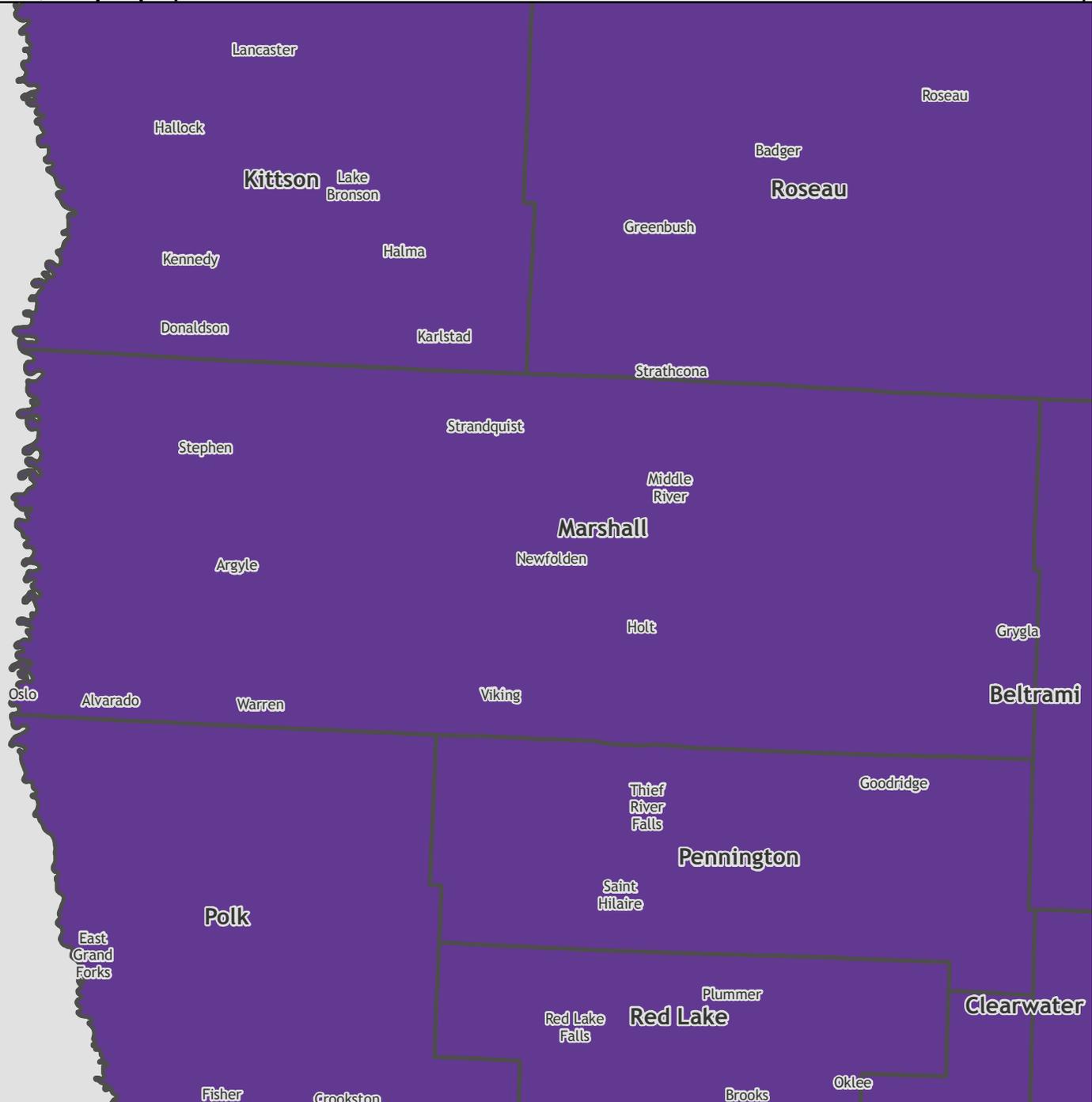


Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

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

Marshall County

25-39



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



7.5 Miles

12) Median Rent (by region)

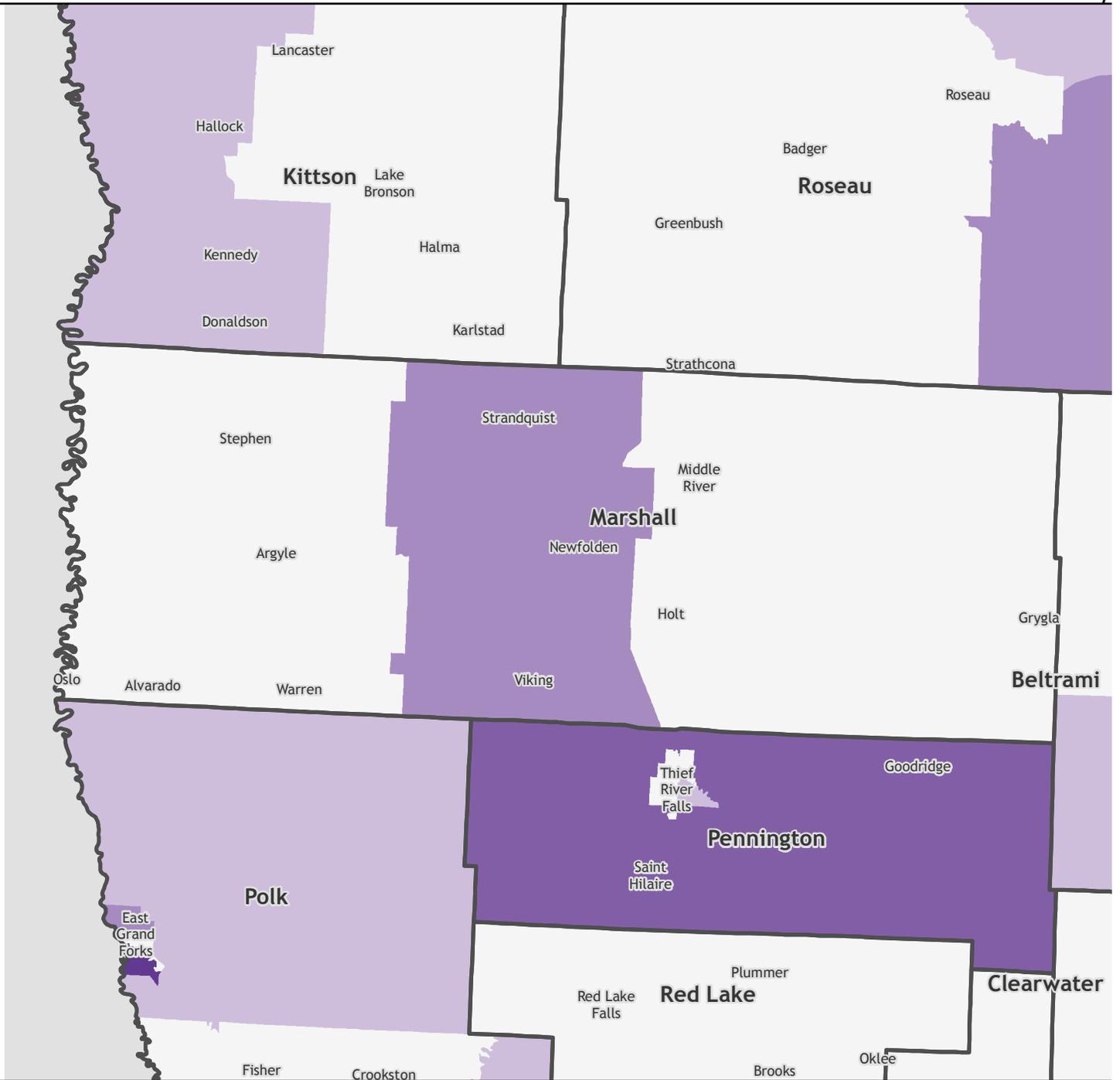
Marshall County

Greater Minnesota

- \$0-\$543
- \$544-\$600
- \$601-\$669
- \$669-\$745

NonTwin Cities MSA

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

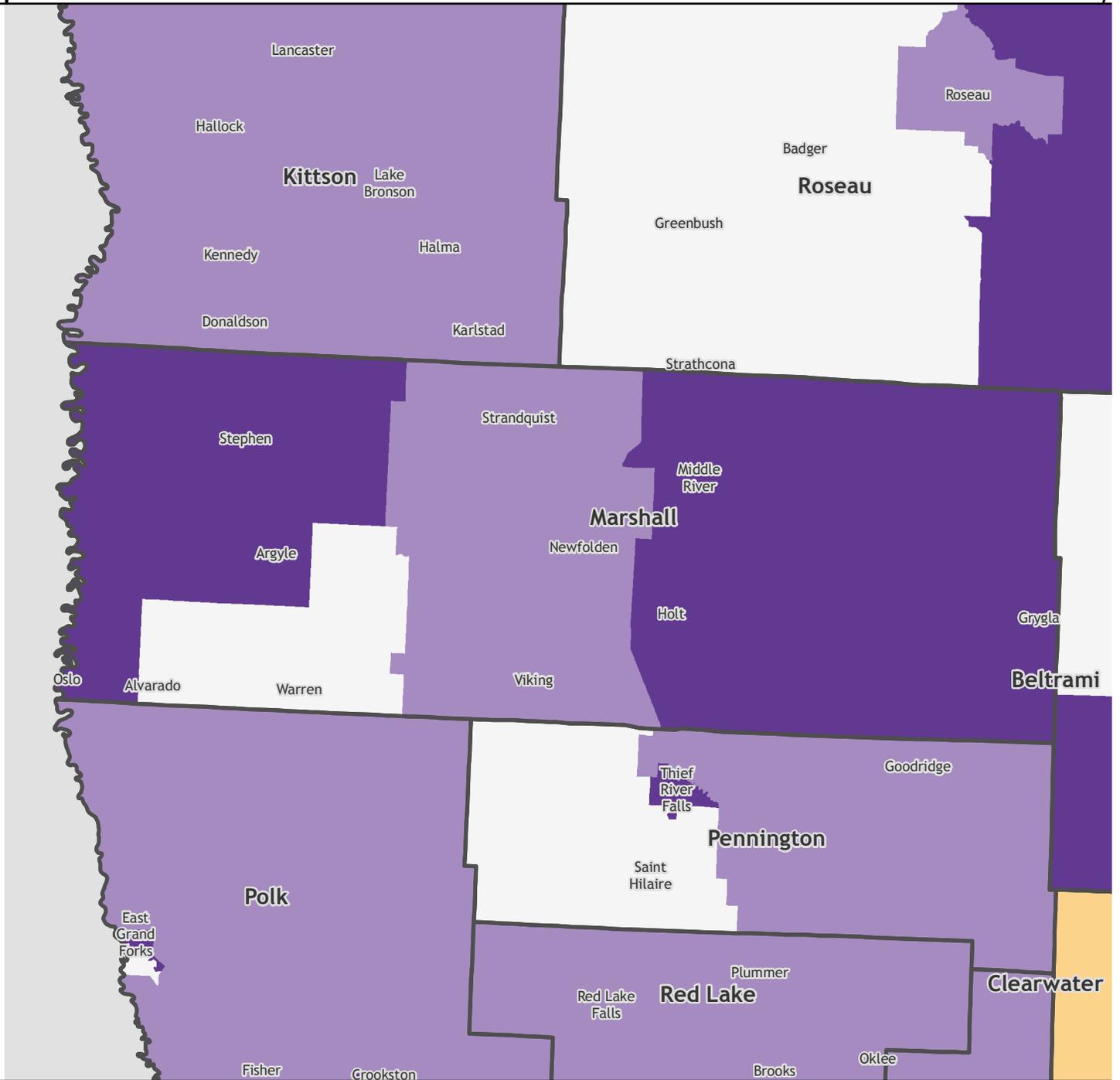


7.5 Miles

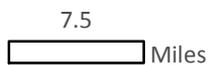
13) Affordable Rental Housing Gap

Marshall County

- 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



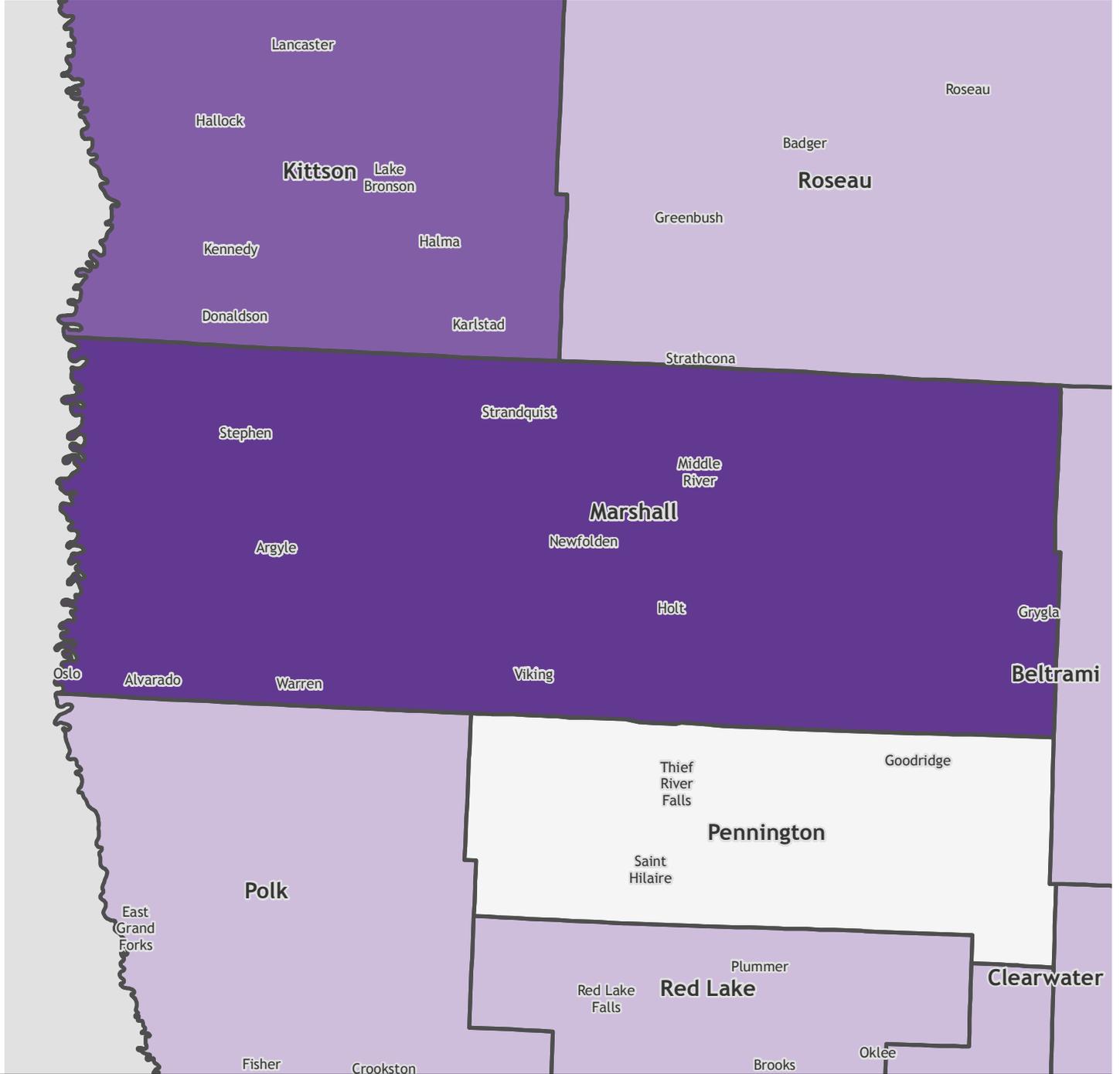
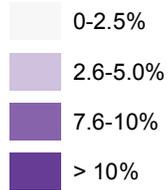
Estimate of the difference between total rental housing units affordable to households with incomes <80% AMI and households with those incomes who live in the tract.



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

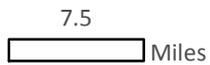
14) Rental Vacancy Rate for Subsidized Affordable Housing Developments (by County)

Marshall 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.

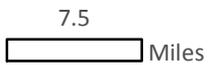
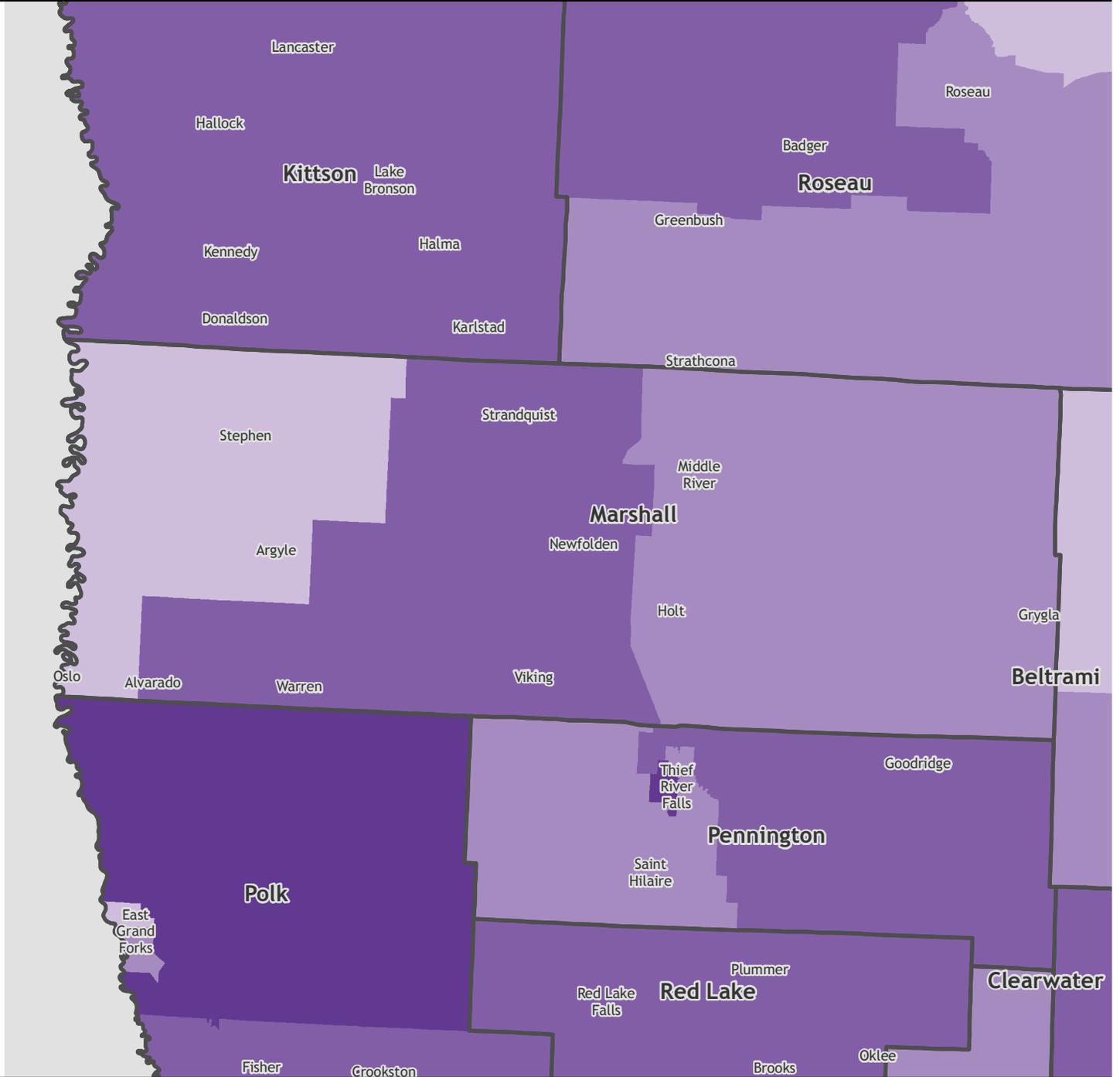
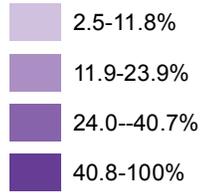
Point in time vacancy rates for January 2014.



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

15a) Percentage of Rented Units Built Before 1950

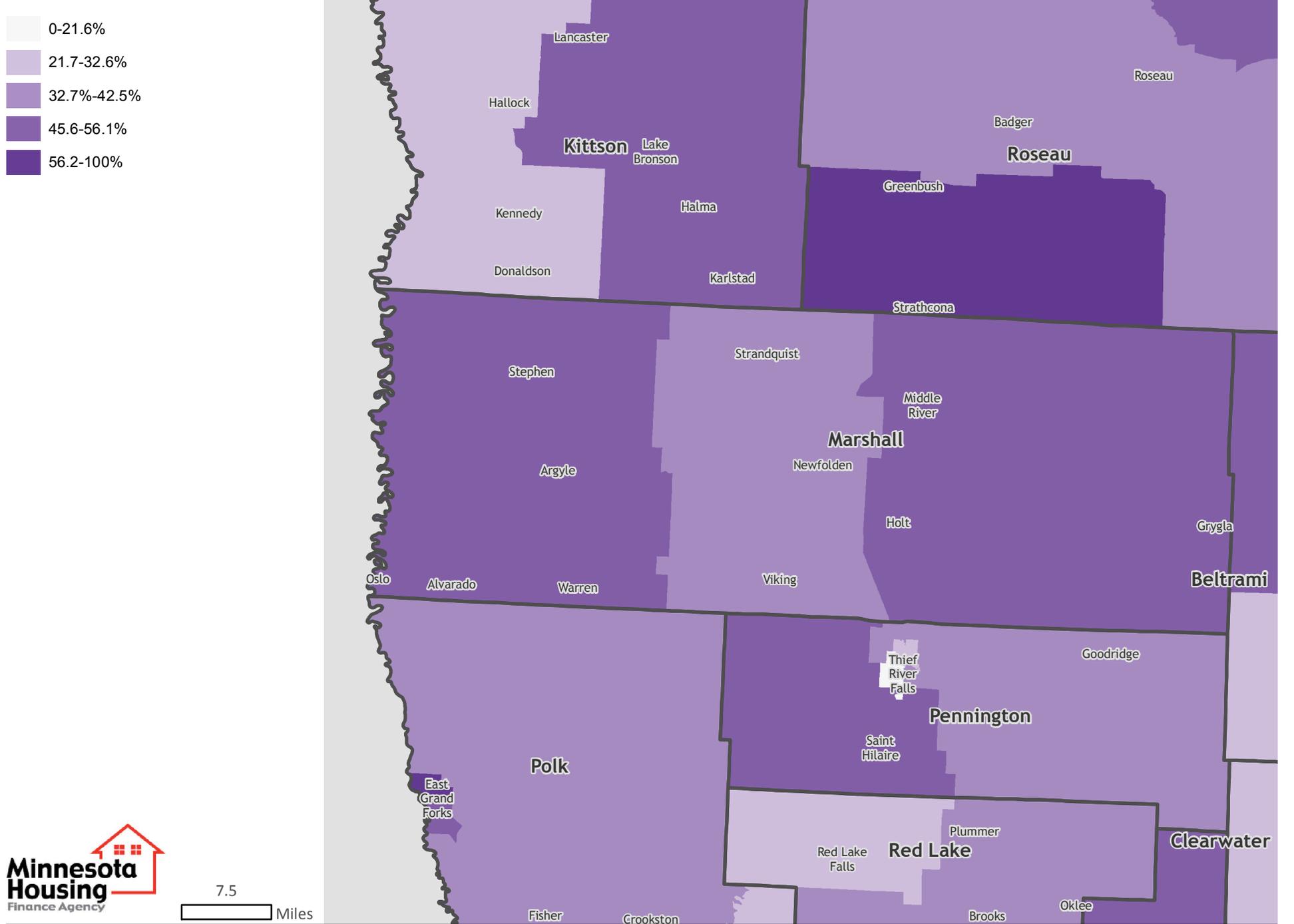
Marshall County



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

15b) Percentage of Rented Units Built 1950-1979

Marshall County

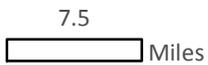
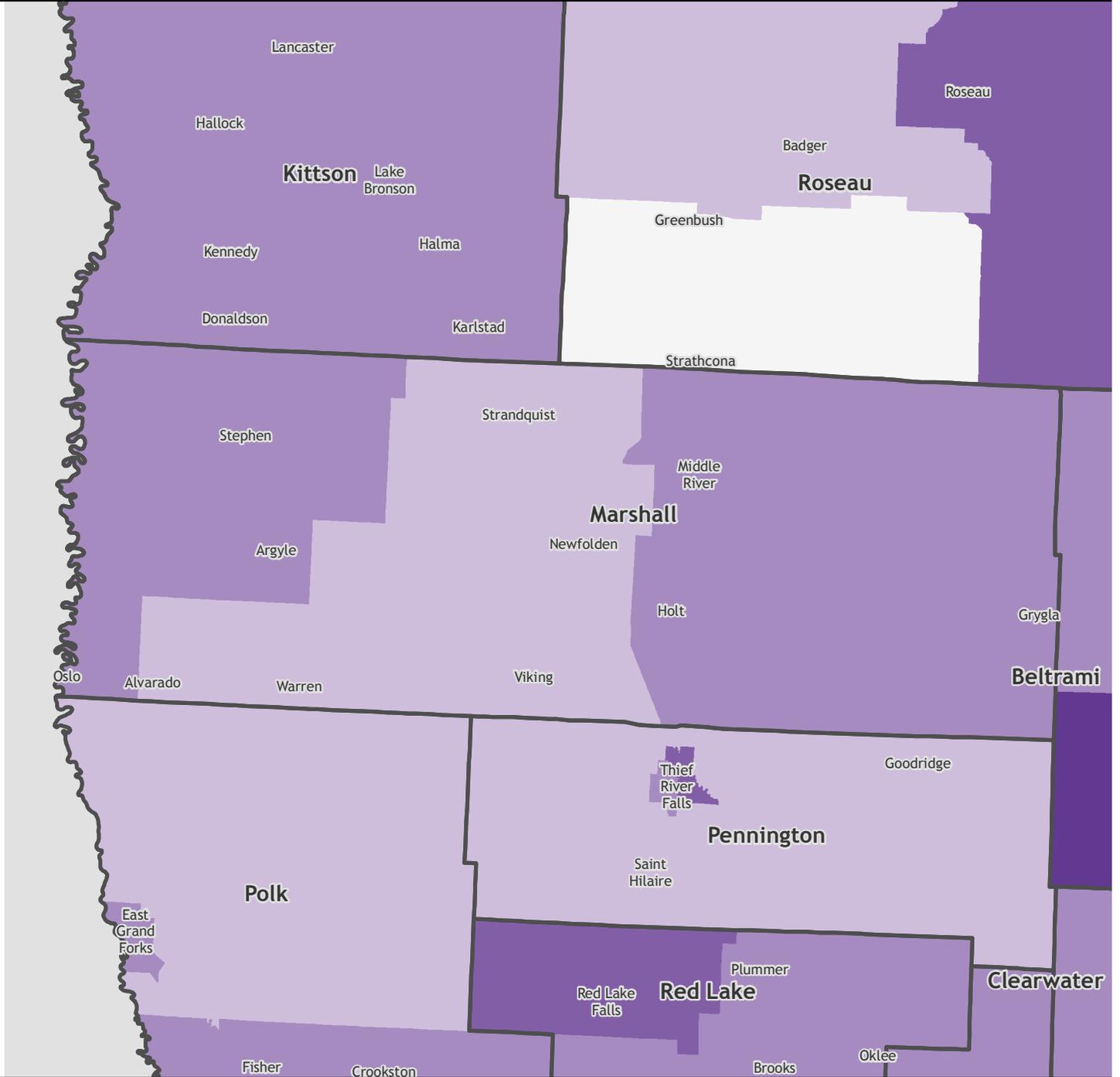
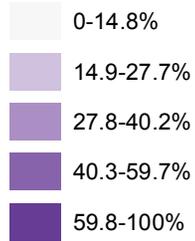


7.5 Miles

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

15c) Percentage of Rented Units Built 1980 and Later

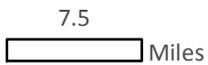
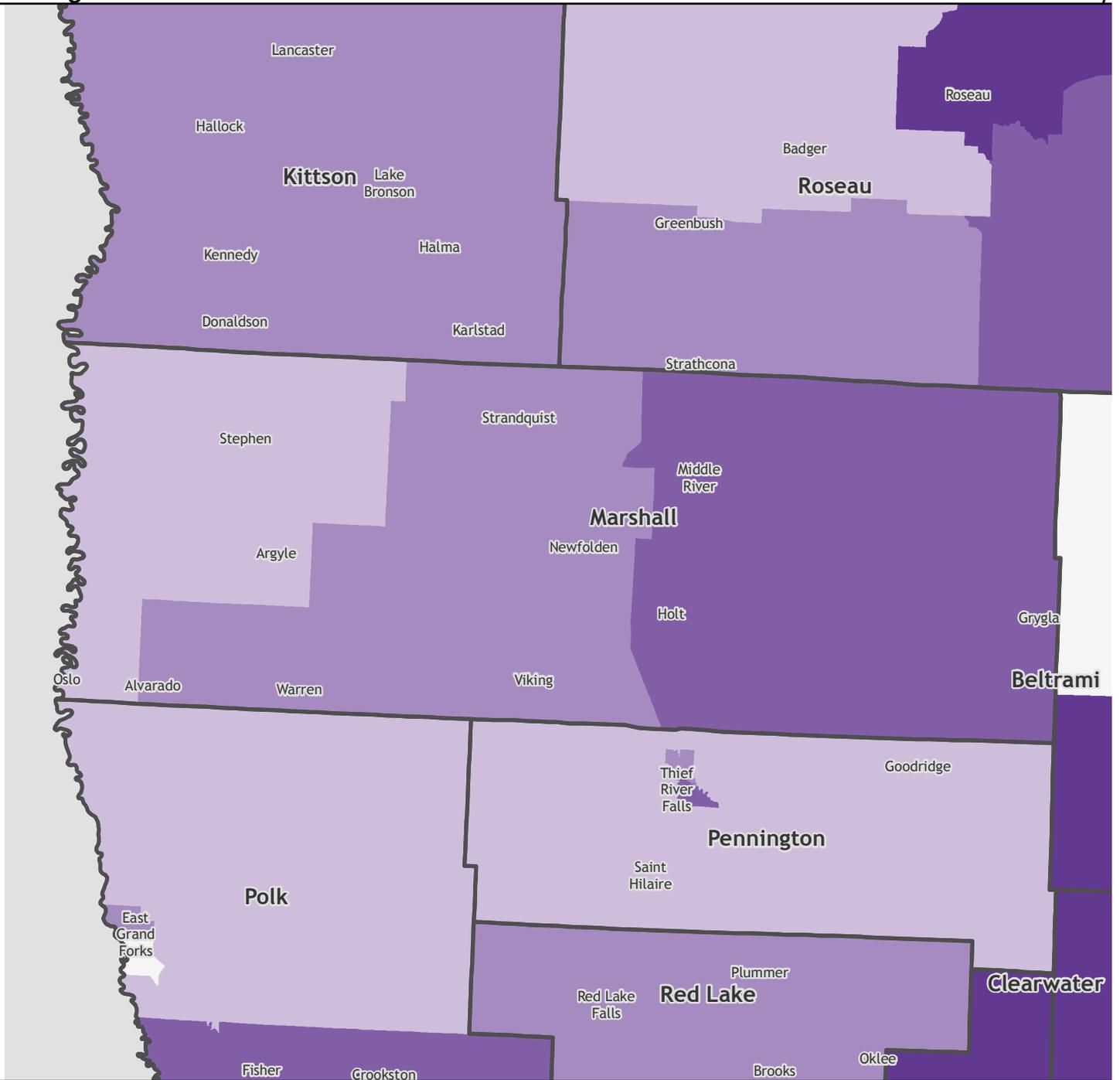
Marshall County



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

16a) Total Rental Units in 1 Unit Buildings

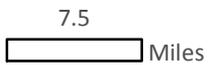
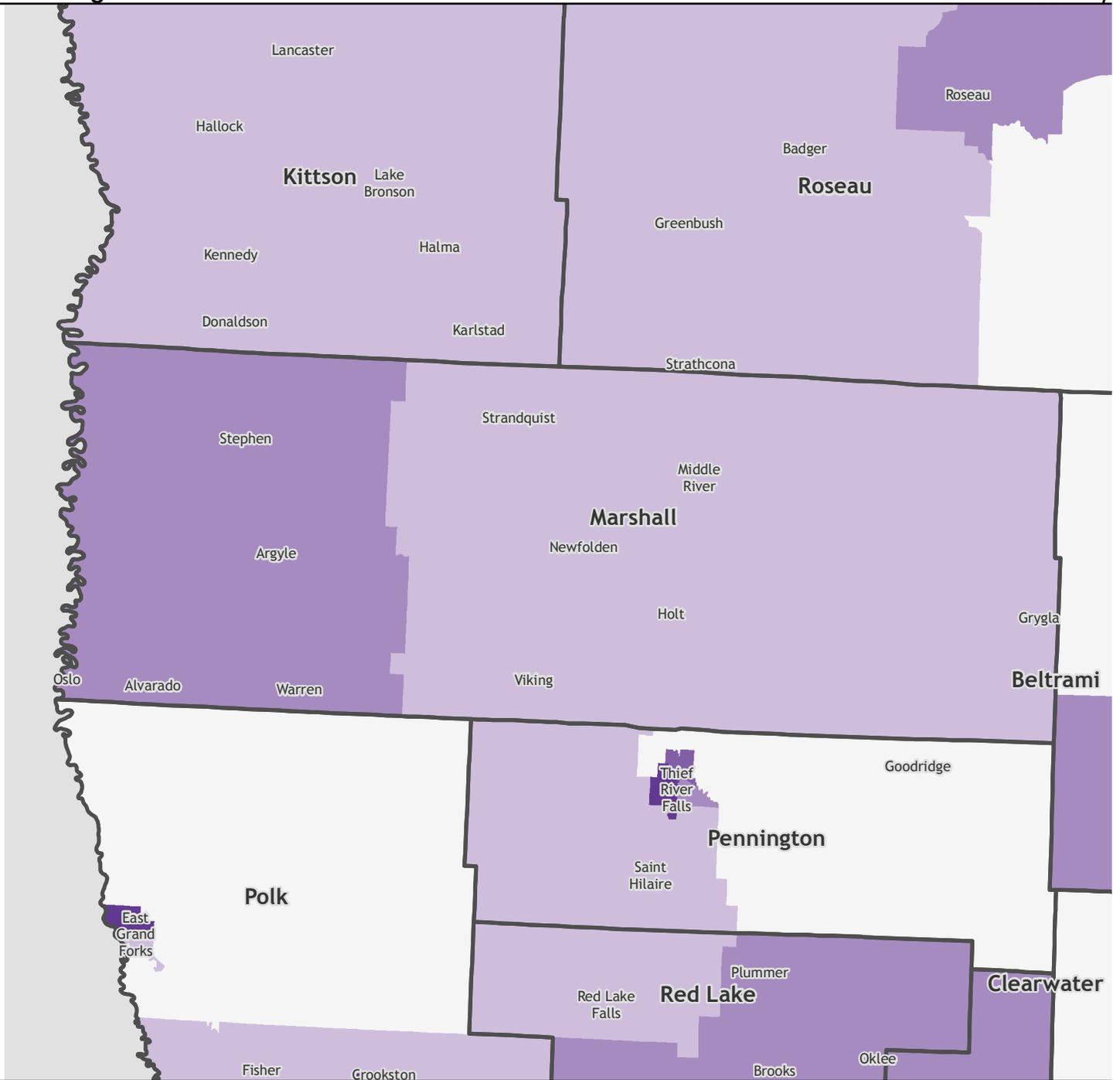
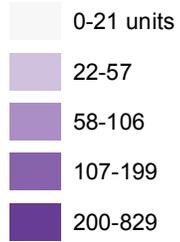
Marshall County



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

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

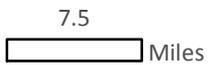
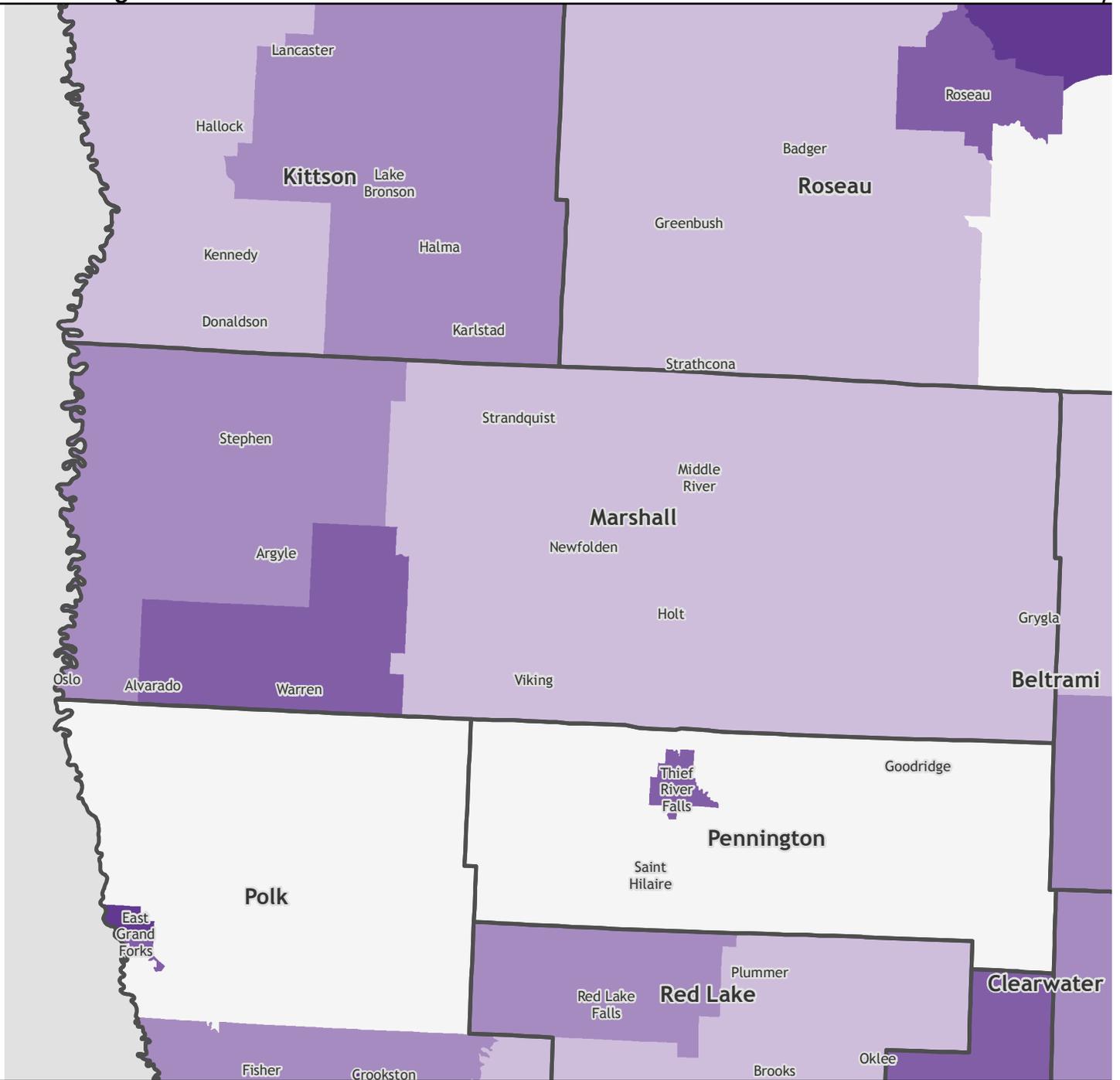
Marshall County



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

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

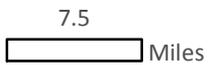
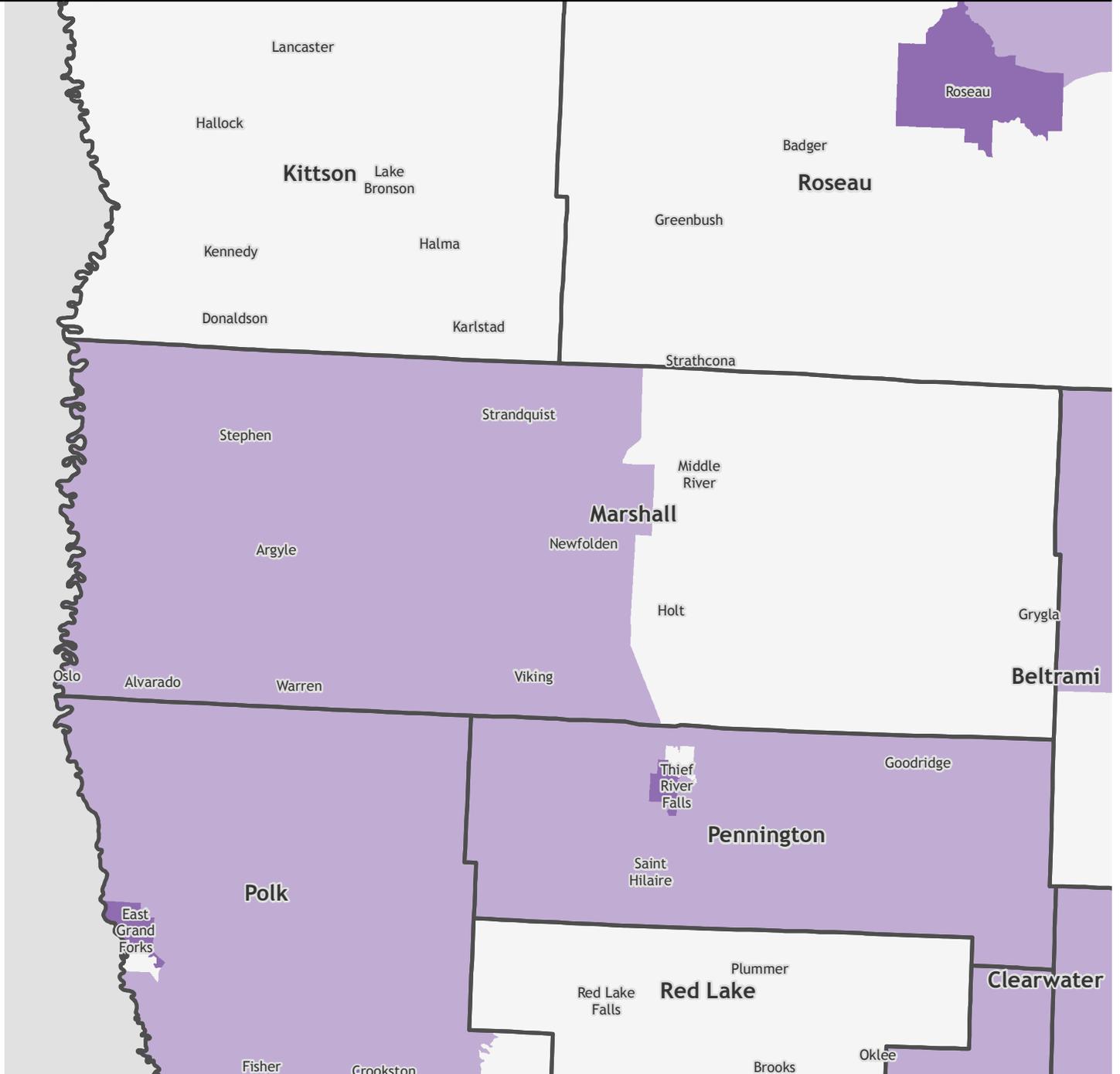
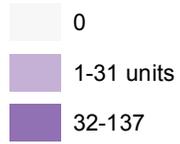
Marshall County



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

16d) Total Rental Units in 50+ Unit Buildings

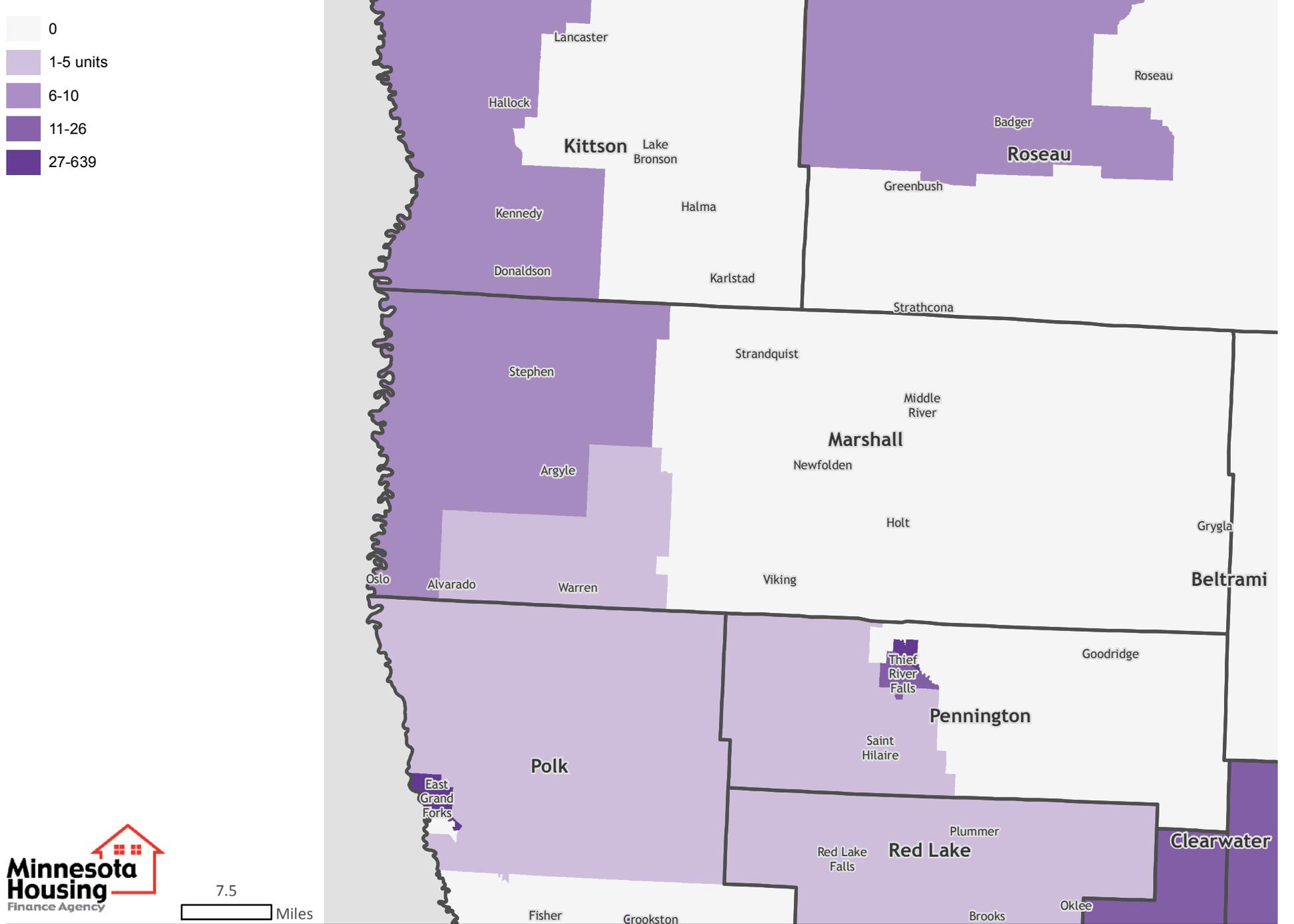
Marshall County



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

17a) Total Rental Units - 0 Bedroom

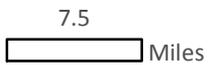
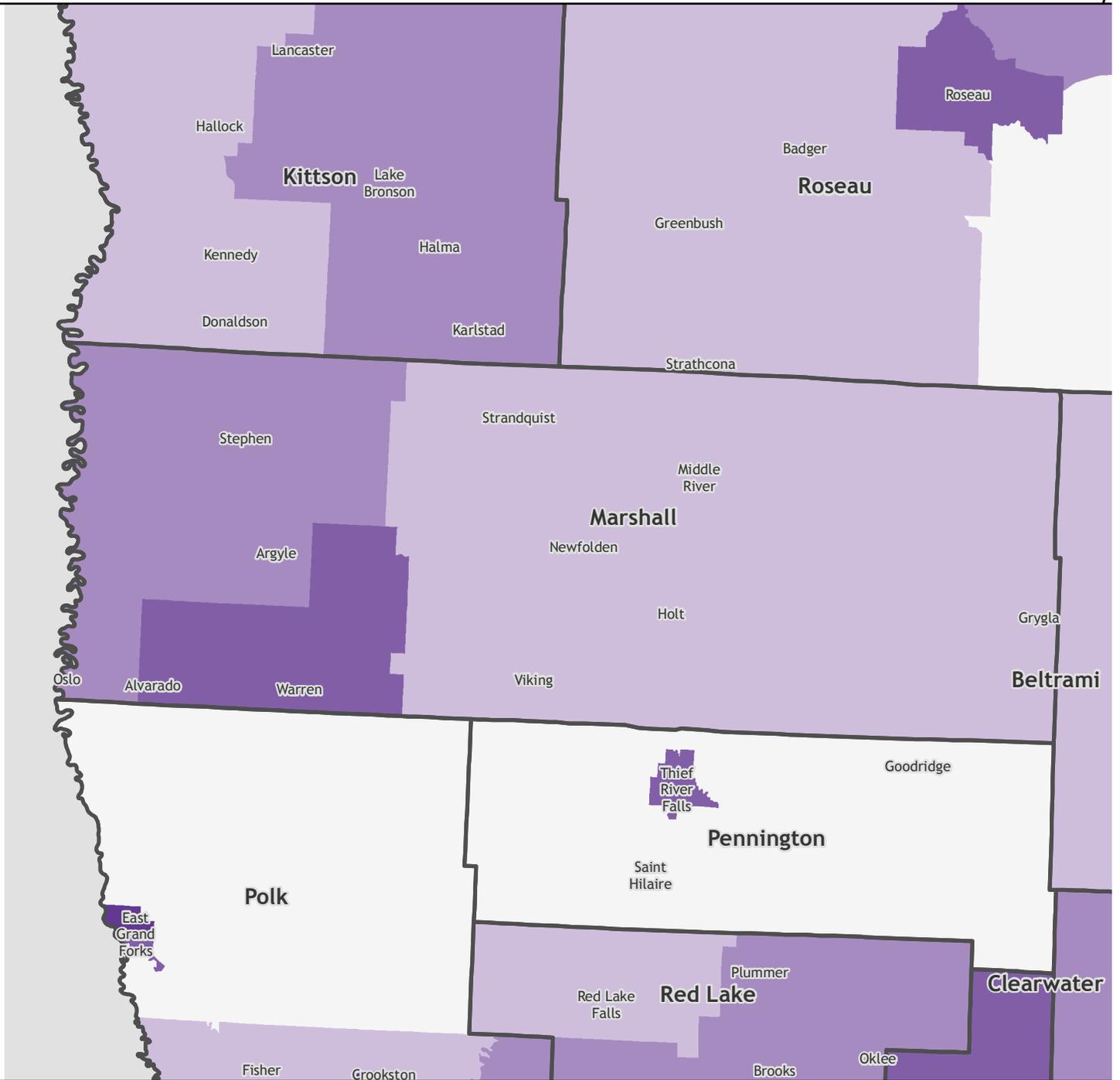
Marshall County



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

17b) Total Rental Units - 1 Bedroom

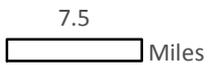
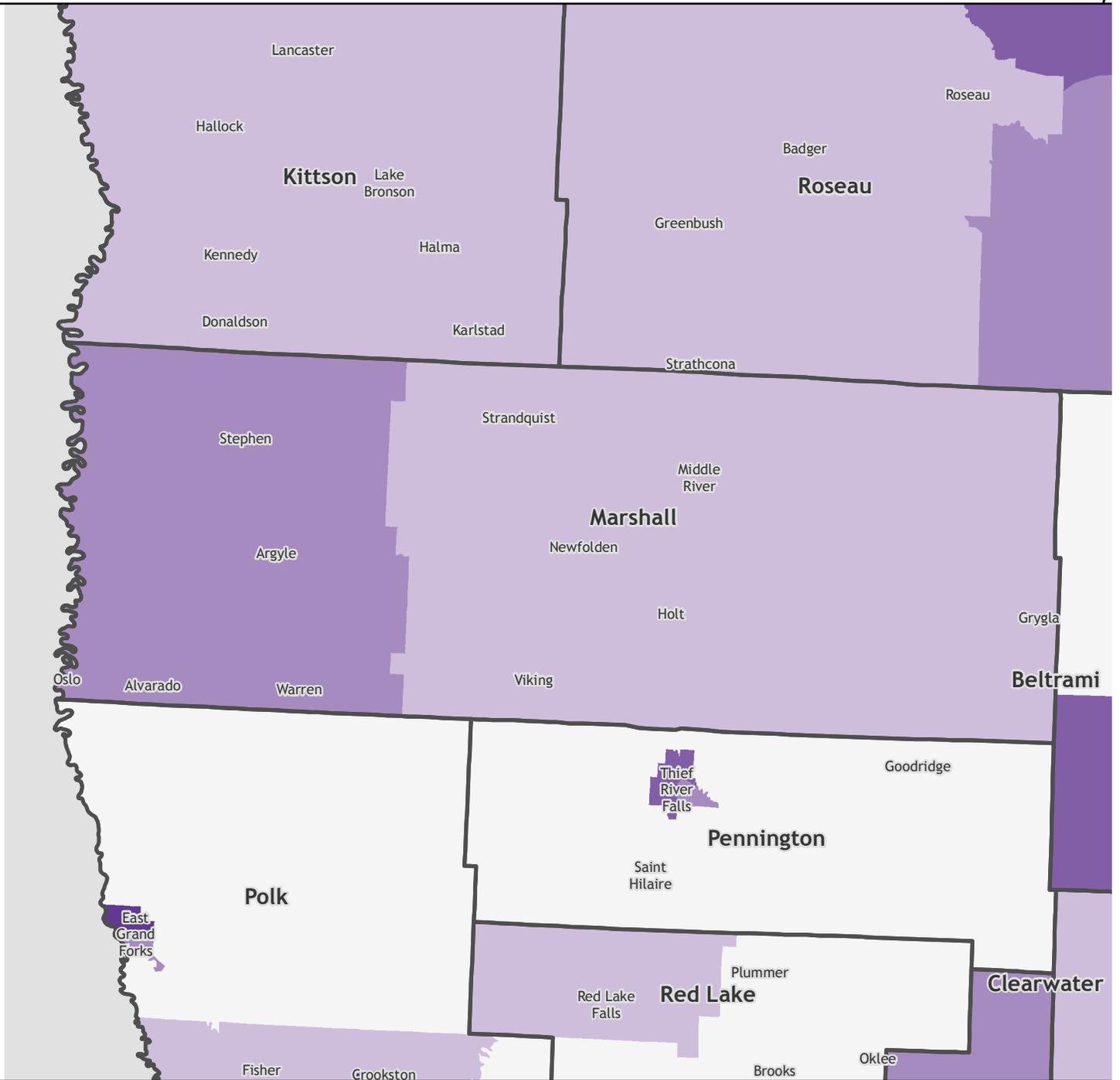
Marshall County



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

17c) Total Rental Units - 2 Bedroom

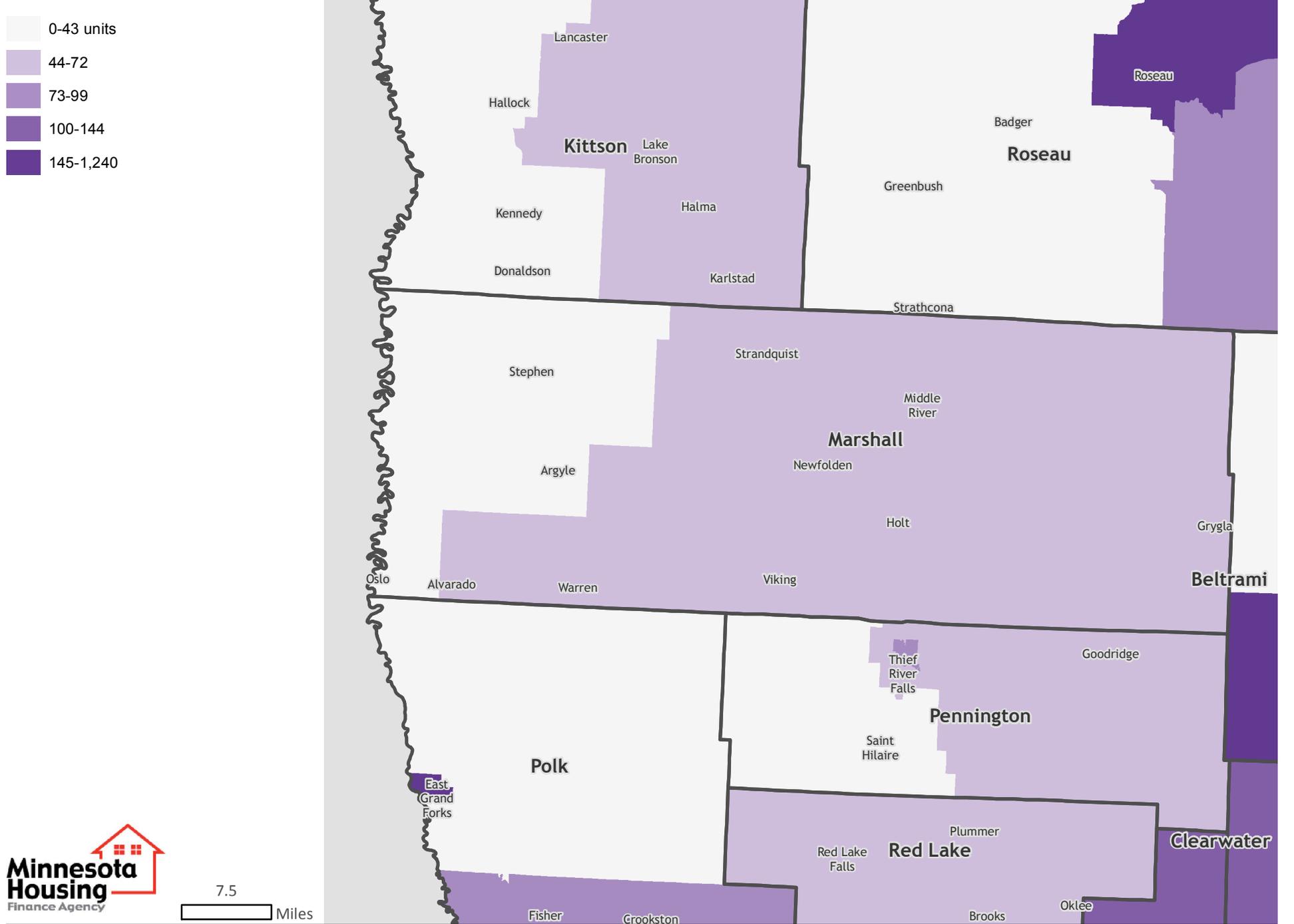
Marshall County



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

17d) Total Rental Units - 3+ Bedroom

Marshall County



7.5 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)

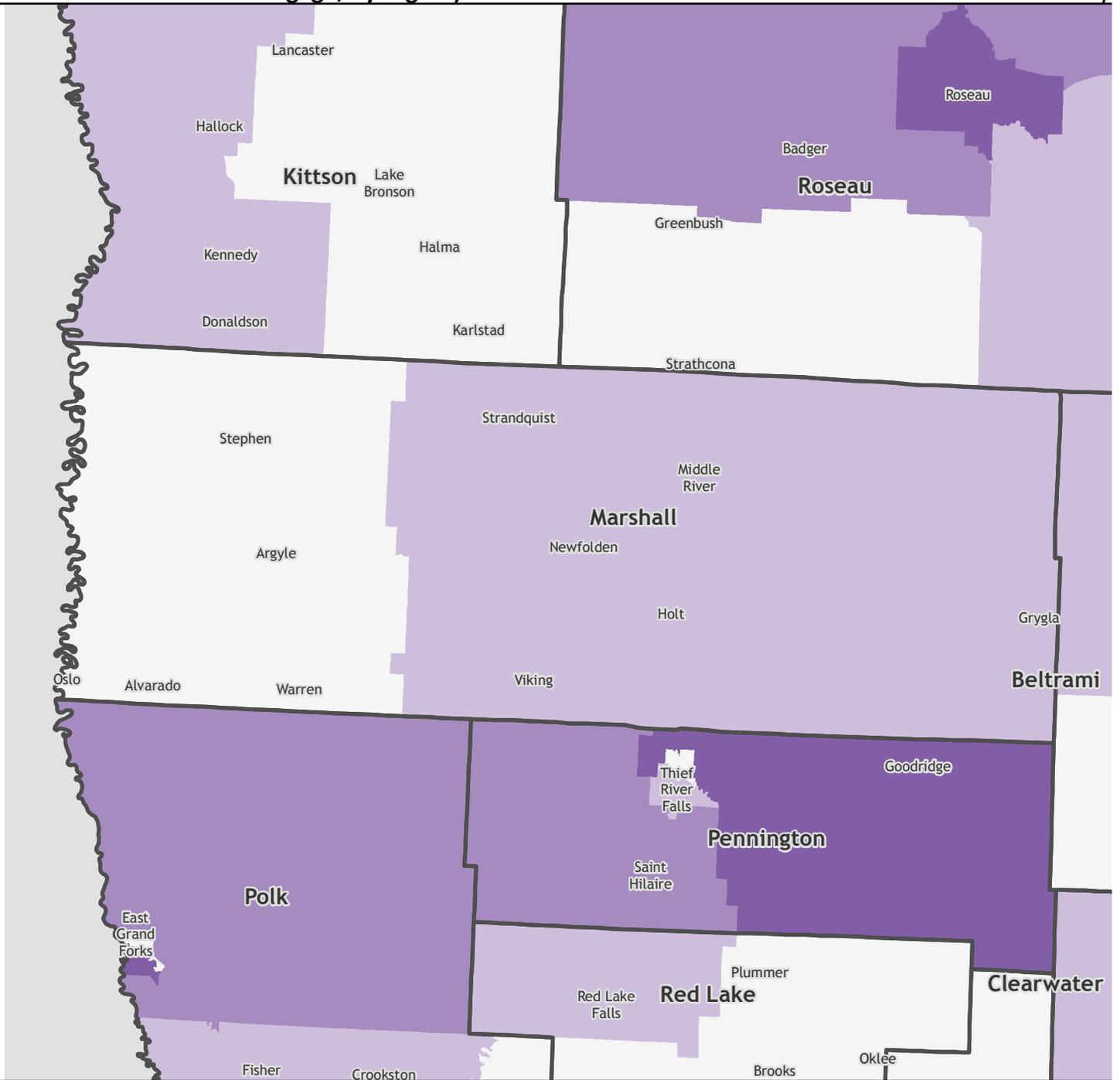
Marshall County

Greater Minnesota

- 0- \$1,018
- \$1,019 - \$1,137
- \$1,138 - \$1,240
- \$1,241 - \$1,380

NonTwin Cities MSA

- \$0- \$1,136
- \$1,137 - \$1,263
- \$1,264 - \$1,415
- \$1,416 - \$1,576

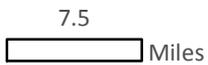
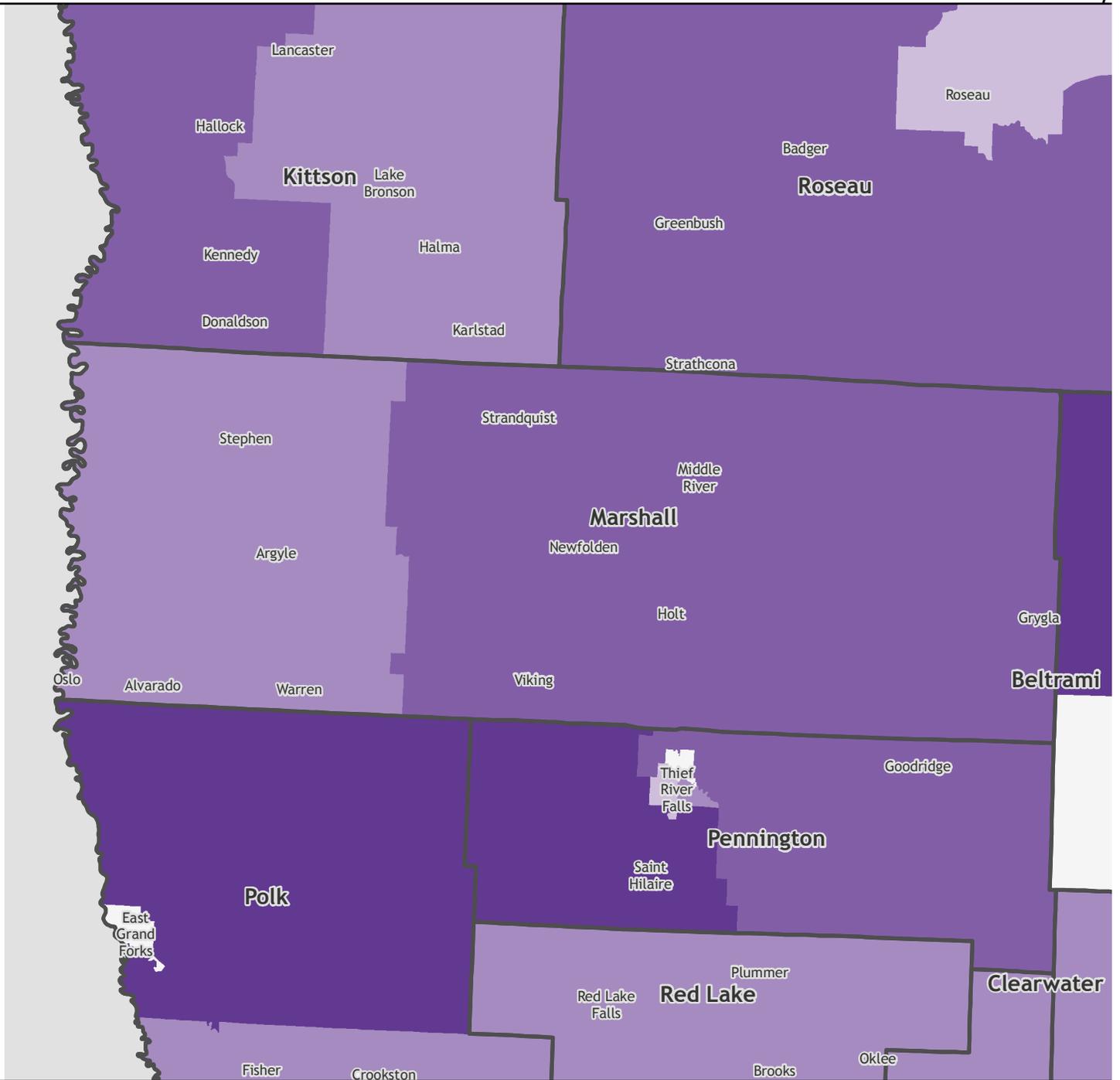
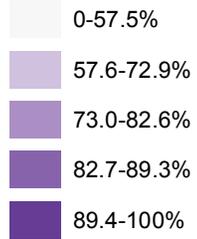


7.5 Miles

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

19) Homeownership Rate

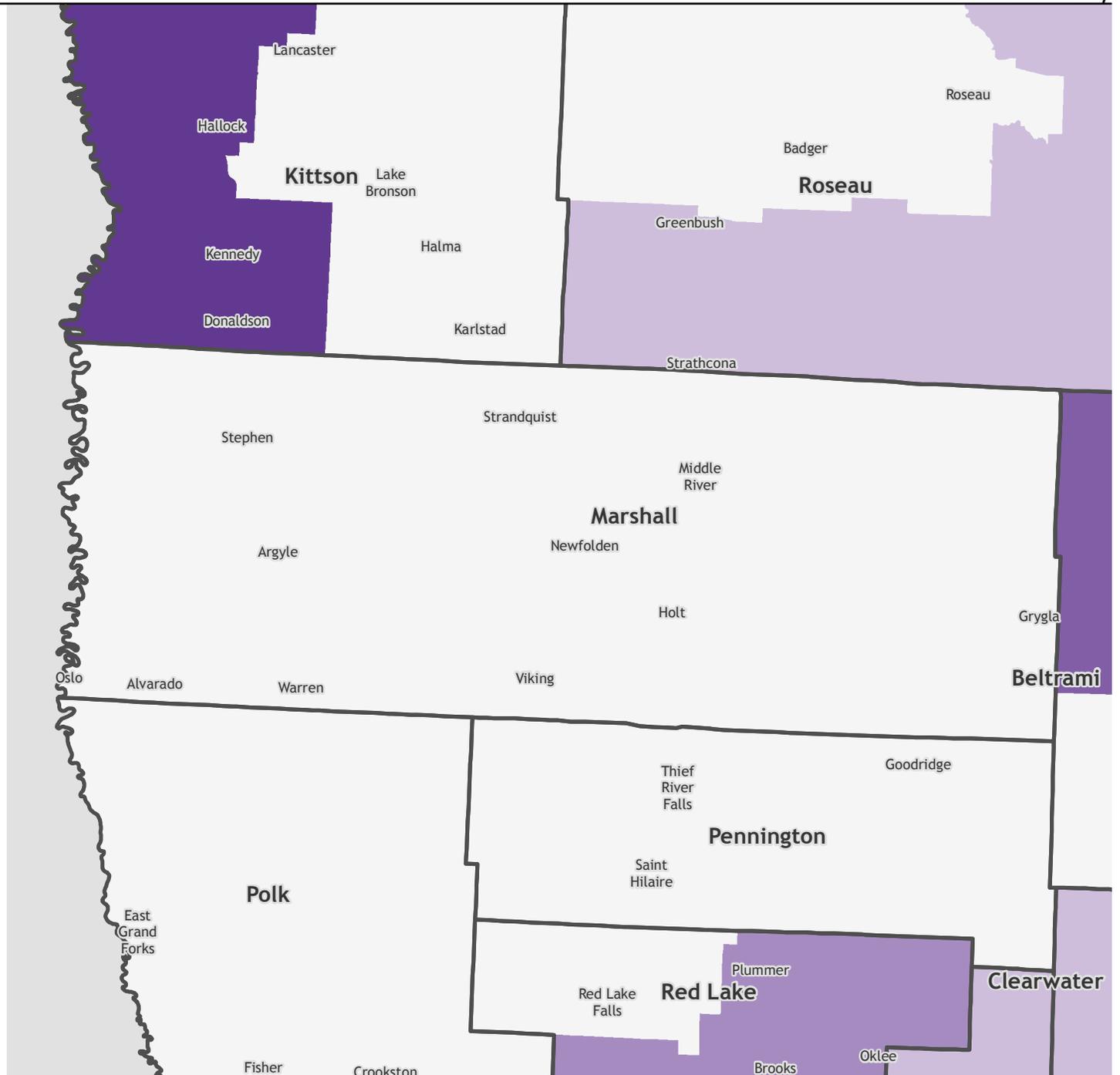
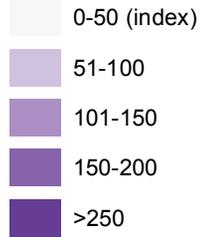
Marshall County



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

20) Foreclosure Index

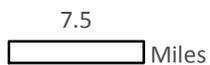
Marshall County



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

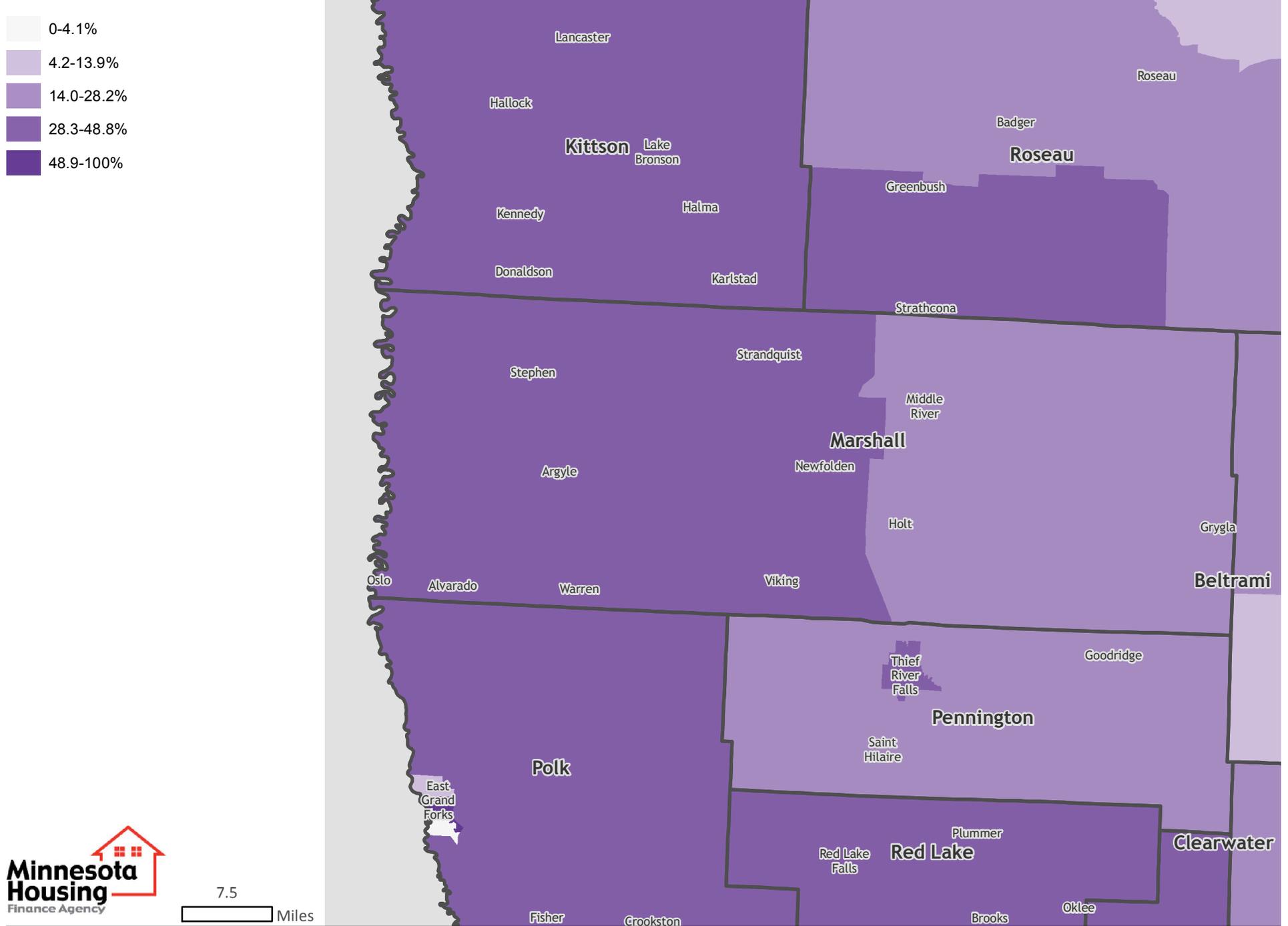
The index is based on each tract's post-sale/REO rate - the number of loans that are in post-sale foreclosure or REO divided by the number of households in each census tract.

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.



22a) Percentage of Owned Units Built Before 1950

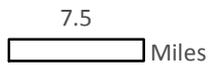
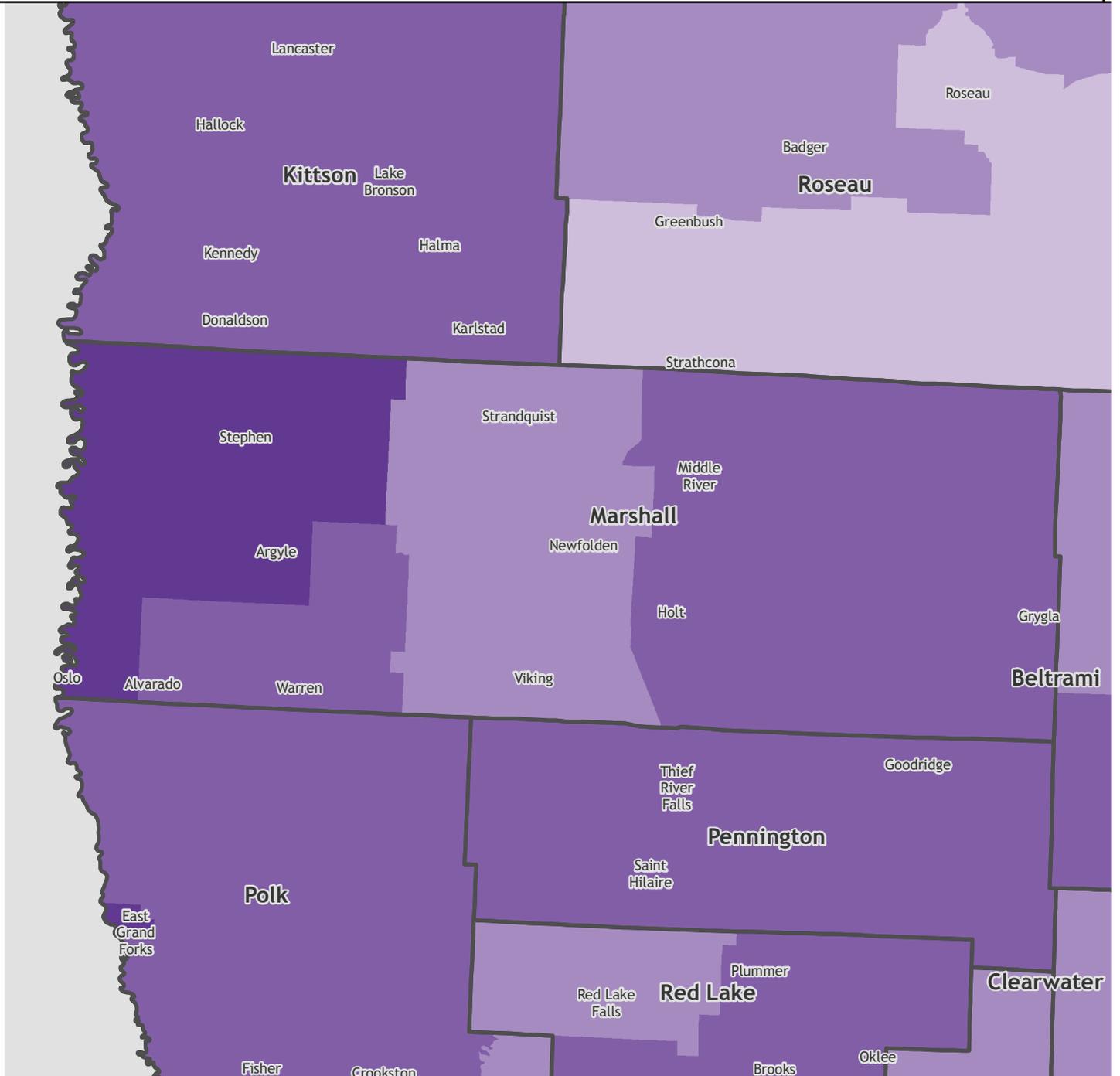
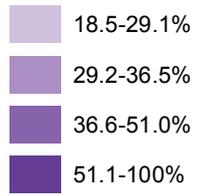
Marshall County



7.5 Miles

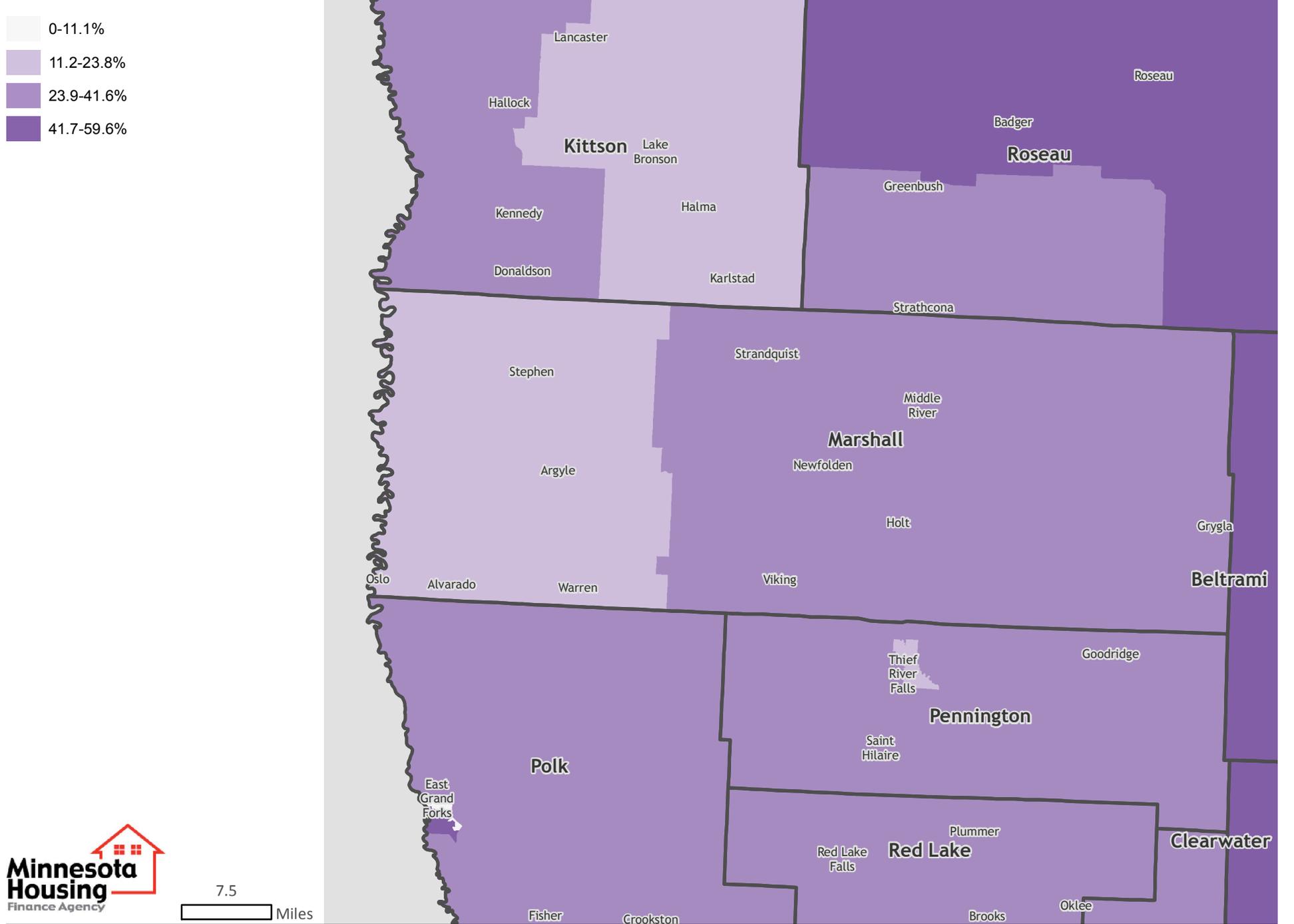
22b) Percentage of Owned Units Built 1950-1979

Marshall County



22c) Percentage of Owned Units Built 1980 and Later

Marshall County



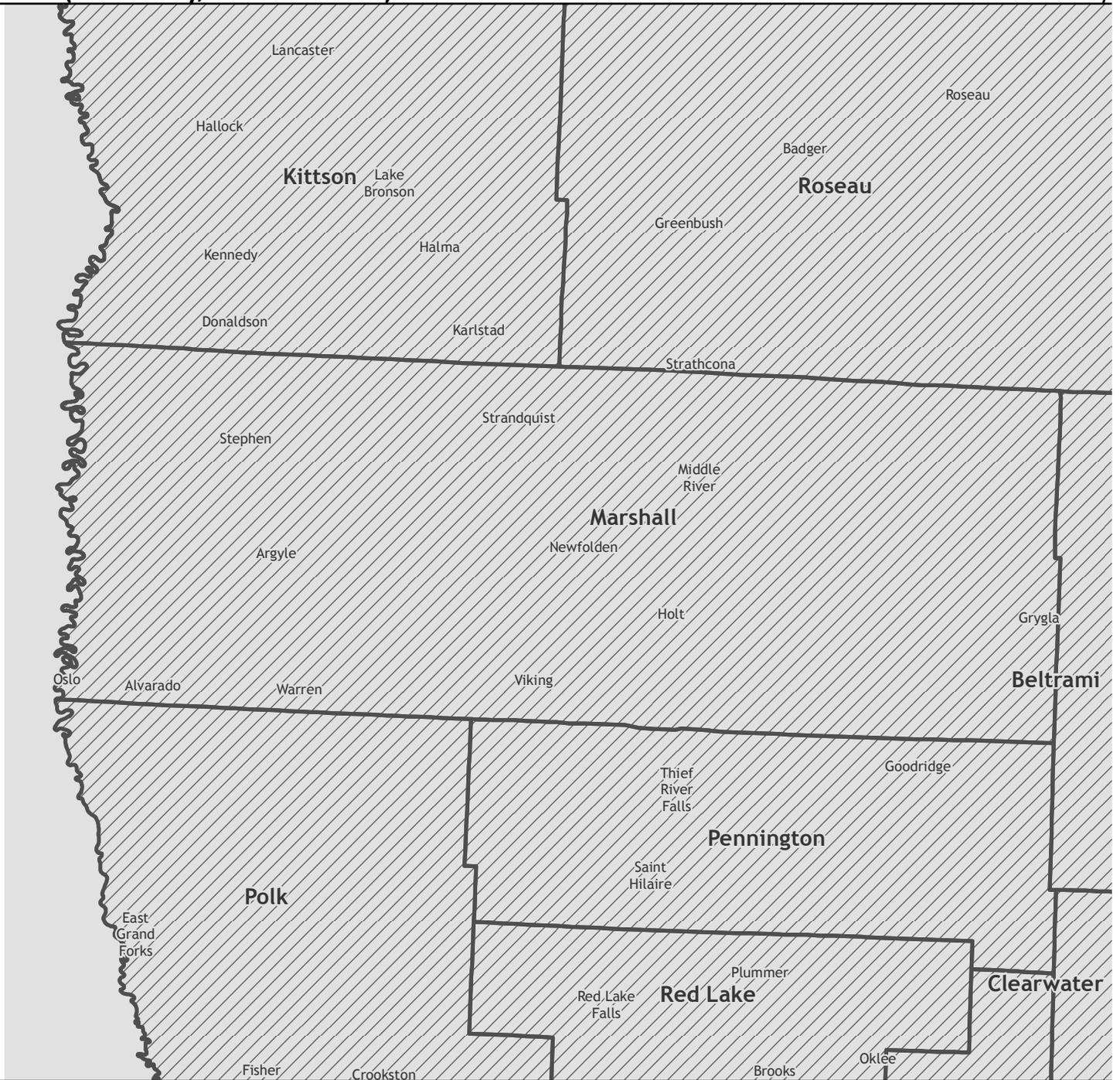
7.5 Miles

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

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

Marshall 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.

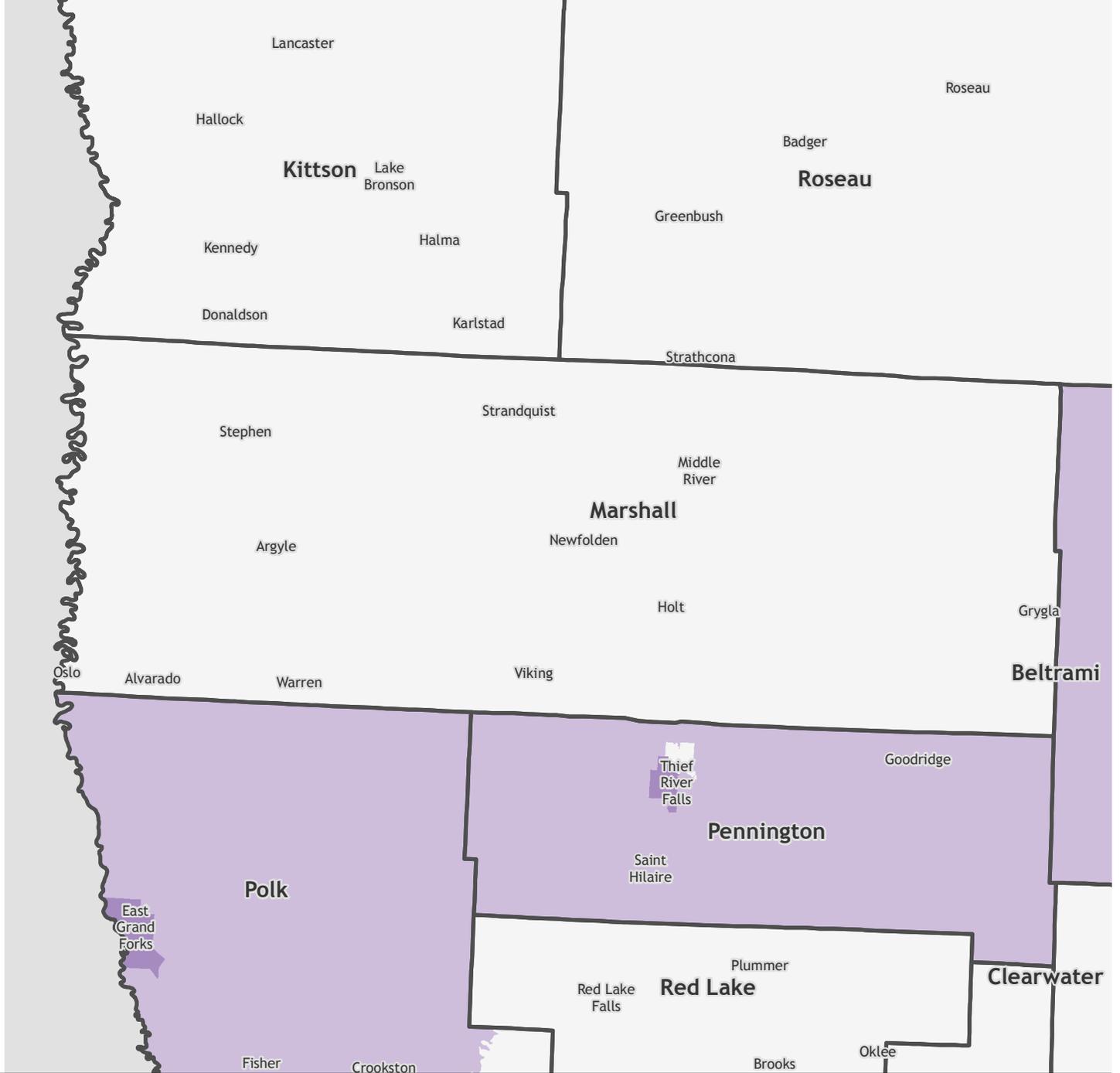


7.5
Miles

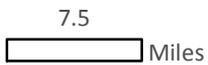
23b) Median Homes Sales Price in 2013 (Statewide, Arms Length Transactions Only)

Marshall County

- 0-\$138,378
- \$138,379 - \$173,875
- \$173,876 - \$200,000



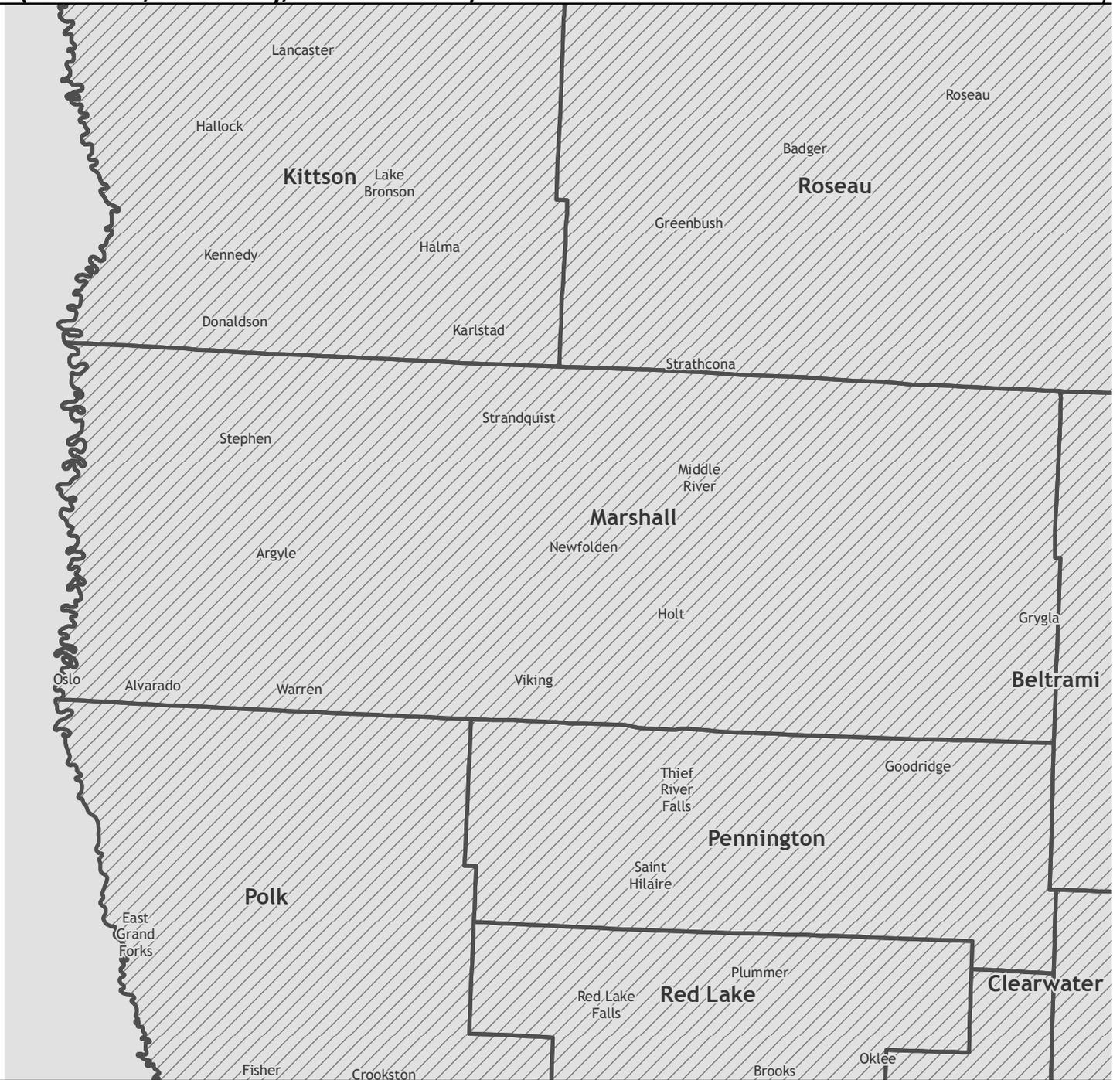
Includes only open-market, arms-length transactions. Excludes lender-mediated and short sales.* city level data summarized / assigned to census tracts. Cities have a minimum of 10 sales.



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

Marshall County

/// Insufficient Data



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

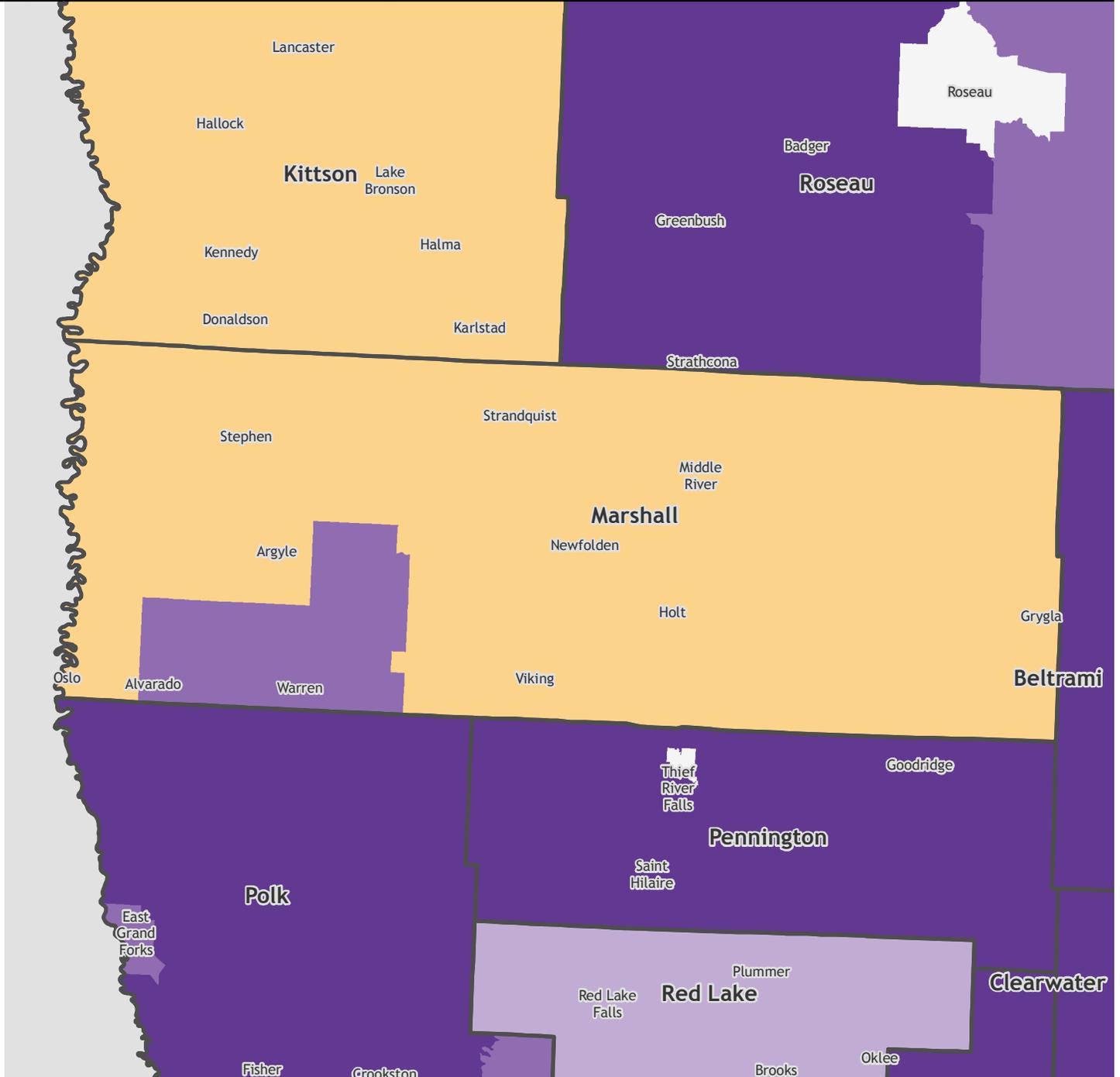
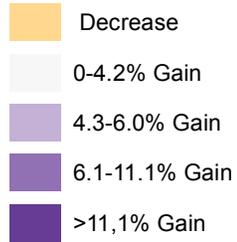
* data allocated to tracts from zip code data.
Data available only for Twin Cities Metro.



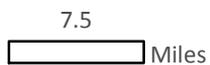
7.5 Miles

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

Marshall County



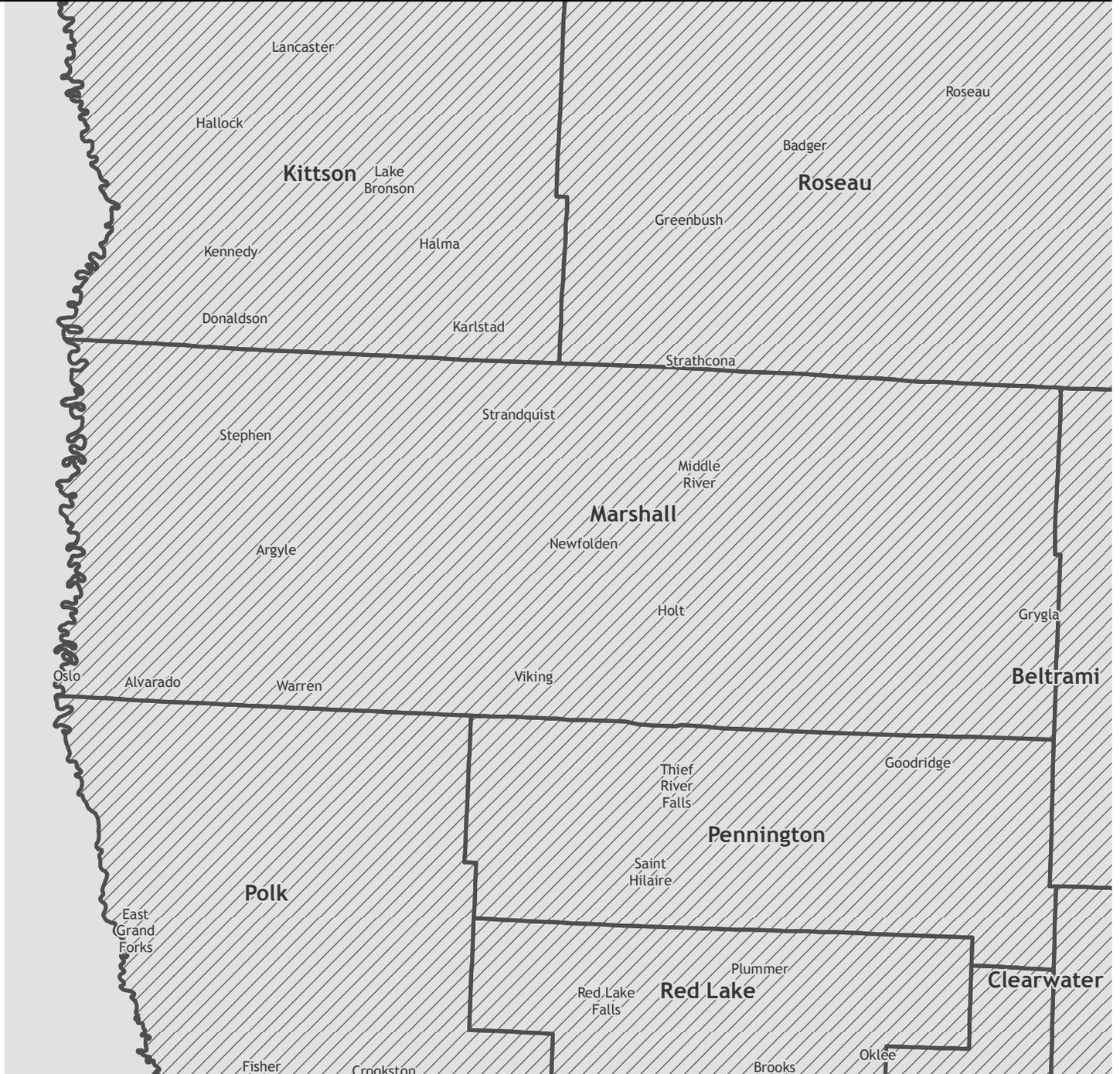
Includes only open-market, arms-length transactions. Excludes lender-mediated and short sales.* city level data summarized / assigned to census tracts. Cities have a minimum of 10 sales.



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

Marshall County

/// Insufficient Data



For 4th Quarter 2014

Data allocated to tracts from zip code data.

Data available only for Twin Cities Metro.



7.5 Miles

26) Economic Integration Priority Tracts

Marshall County



7.5 Miles

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

Marshall County



7.5 Miles

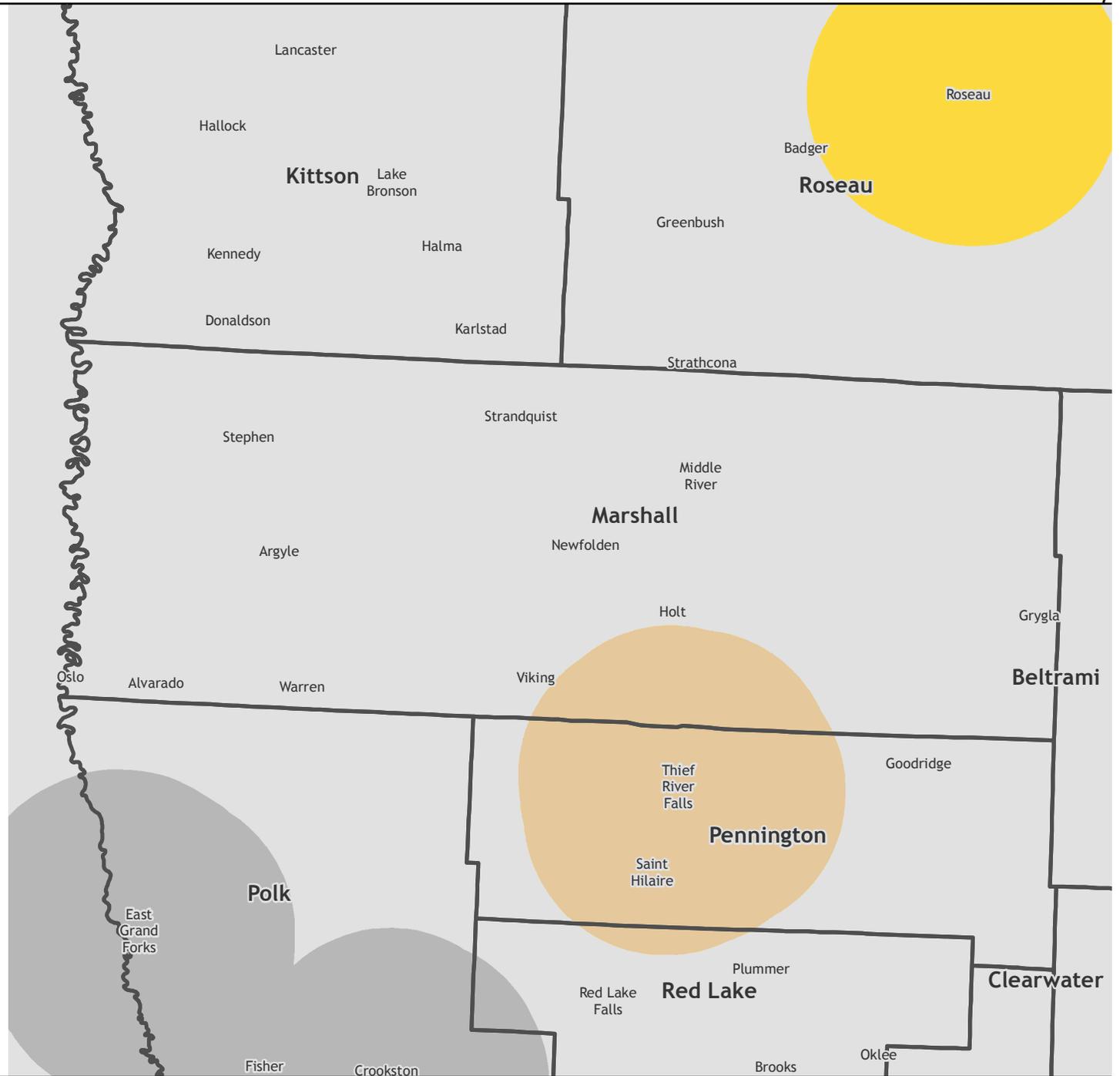
Source: Minnesota Housing analysis of transit data from Metro Transit, Duluth Transit Authority, St. Cloud, Rochester, and Moorhead bus systems.

28) Workforce Housing Areas

Marshall County

Type

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



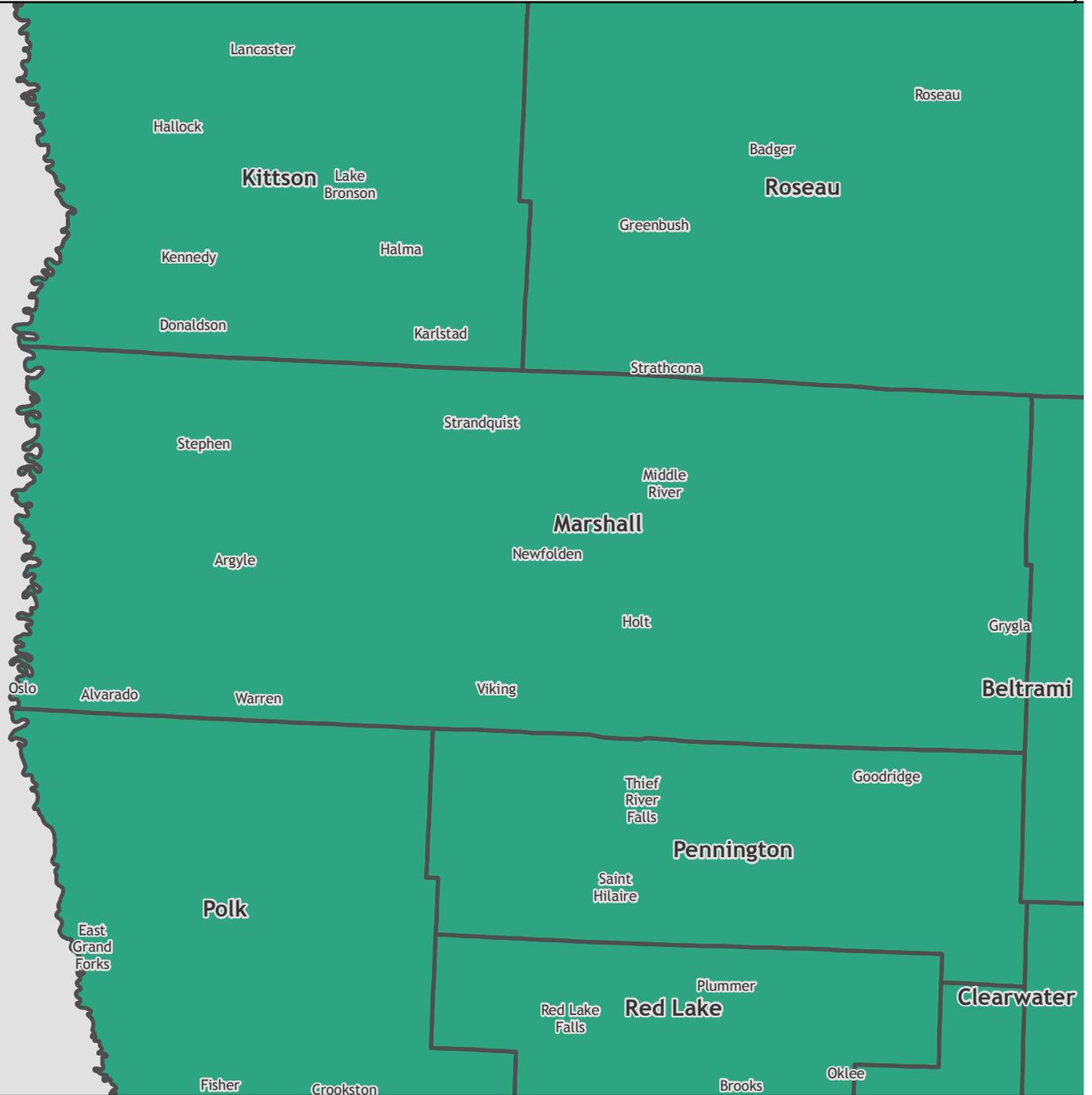
7.5 Miles

29) Rural Designation

Marshall County

Type

 Rural Area



7.5 Miles

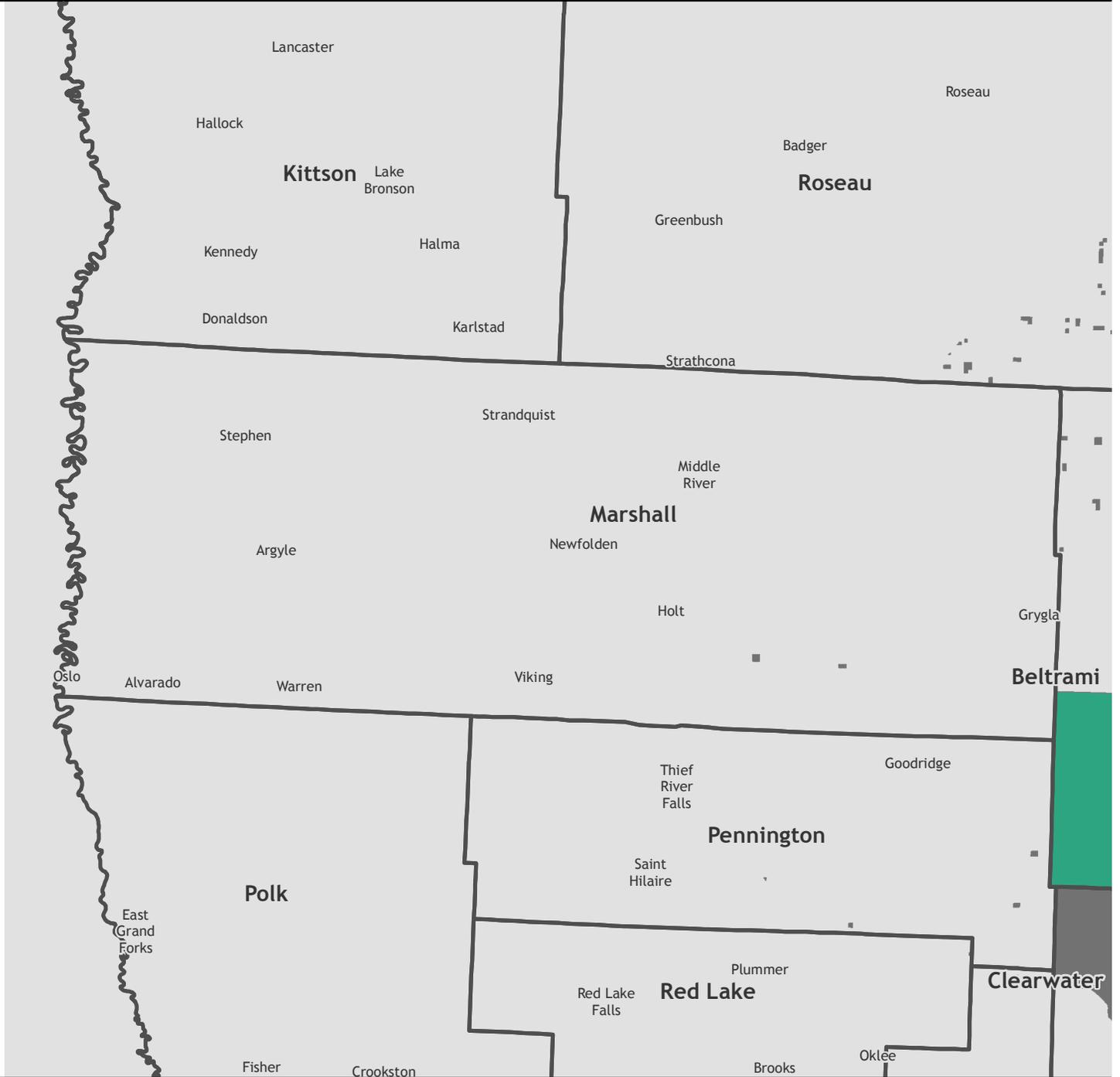
Source: Minnesota Housing

30) Qualified Census Tracts and Reservation Areas

Marshall County

Type

- Eligible QCT
- Eligible by Reservation (beyond QCT)



7.5 Miles

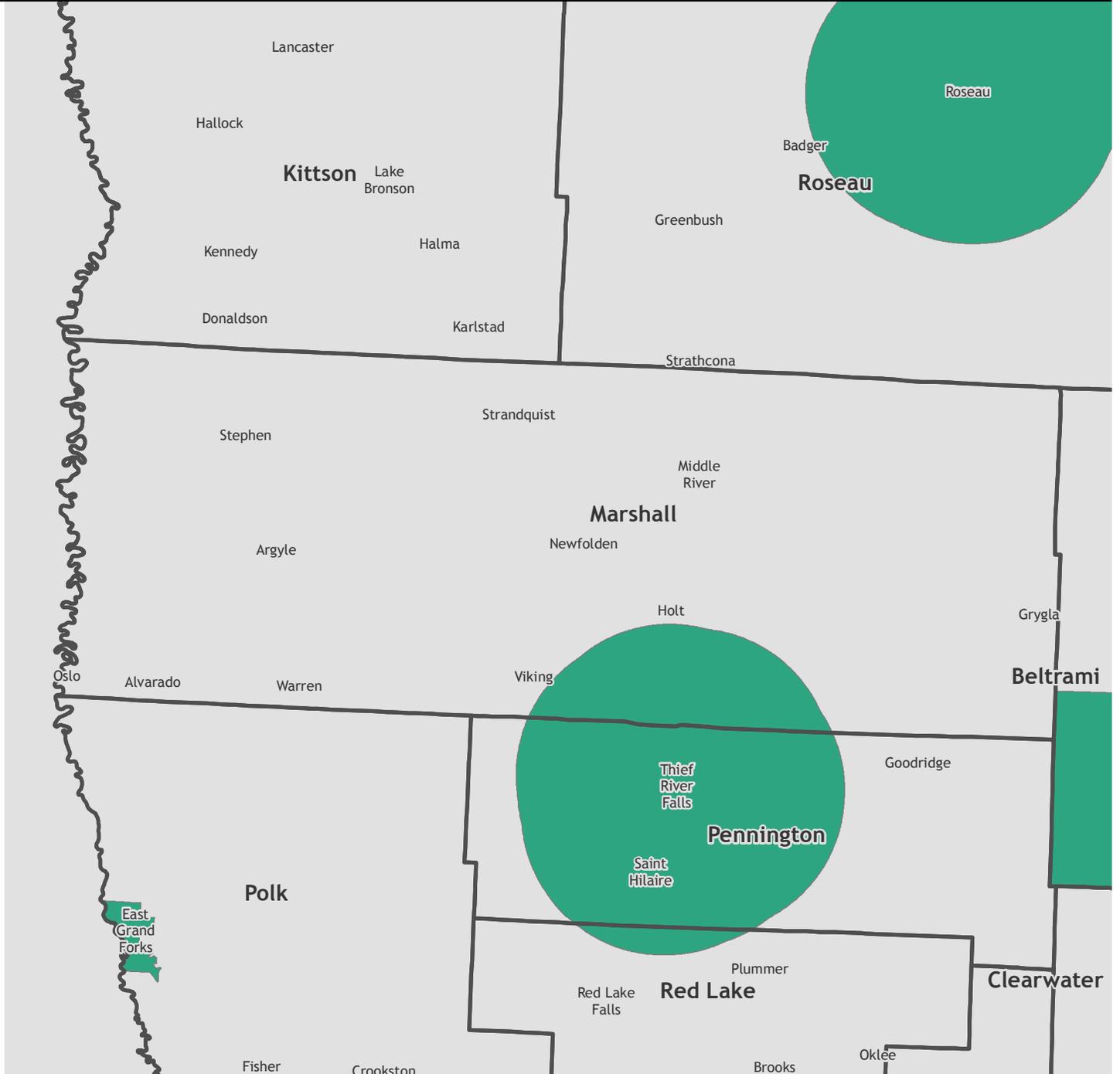
Source: US Dept of Housing and Urban Development and Minnesota Housing analysis of American Community Survey data.

31) Preservation Geographic Priority Areas

Marshall County

Type

 Preservation



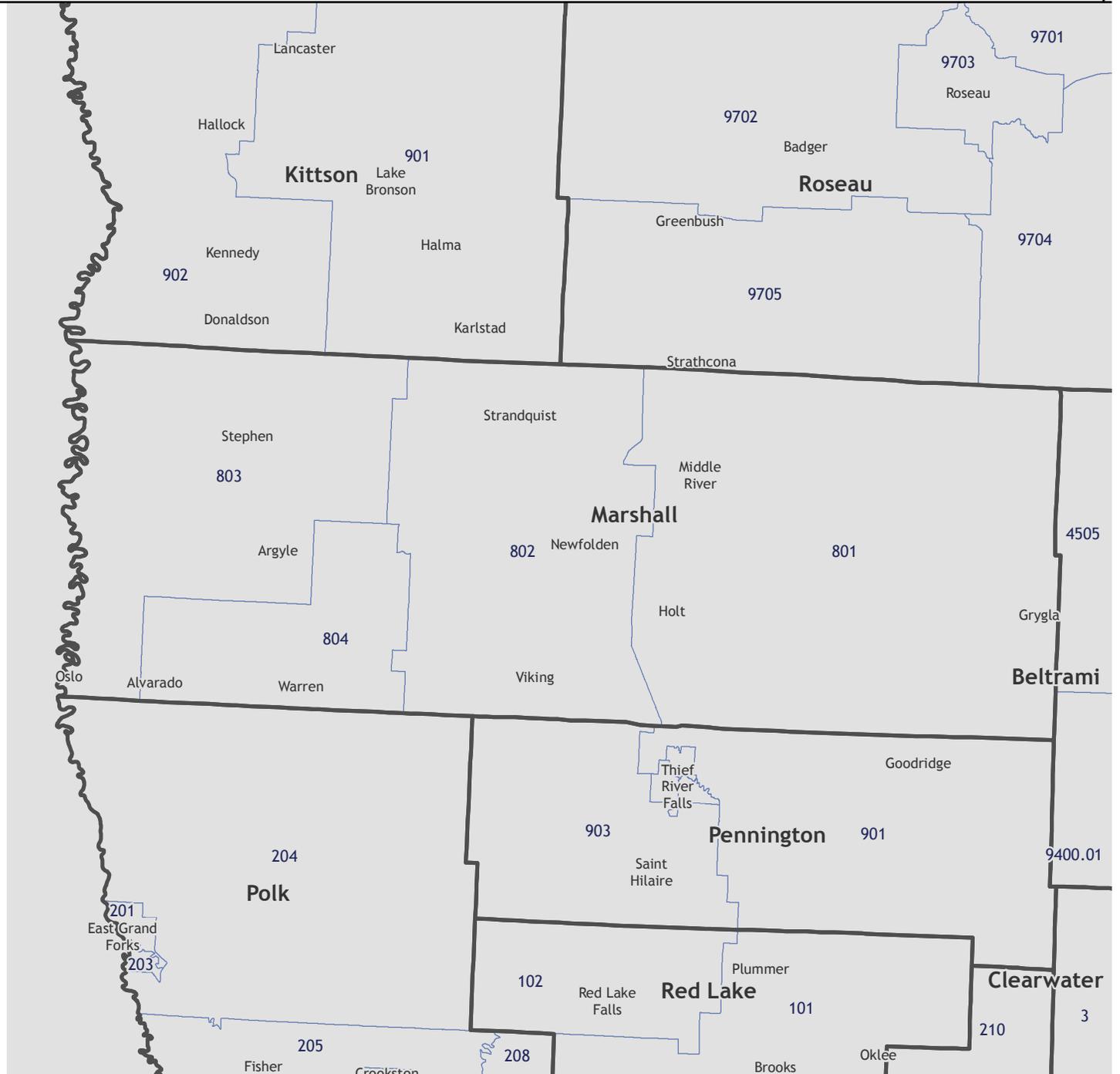
7.5
Miles

Source: Minnesota Housing

32) Census Tract Boundaries

Marshall County

 2010 Tracts



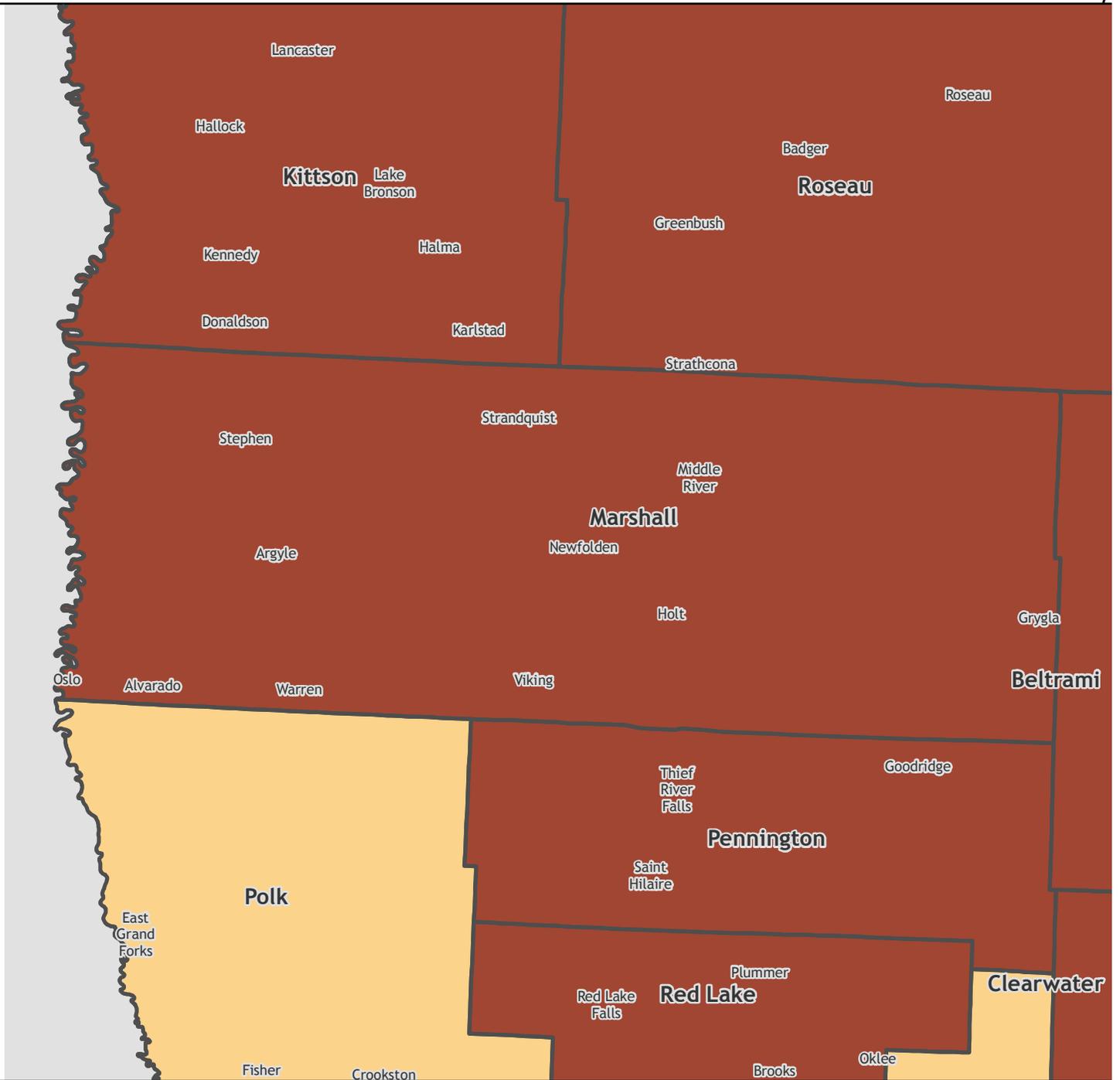
7.5 Miles

Source: US Census Tiger 2010.

33) Regional Areas of Analysis

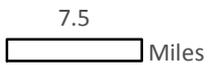
Marshall County

- 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



Source: Minnesota Housing, US Census