



Community Profiles Map Series for McLeod 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)

McLeod County

Greater Minnesota

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

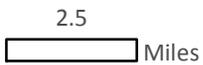
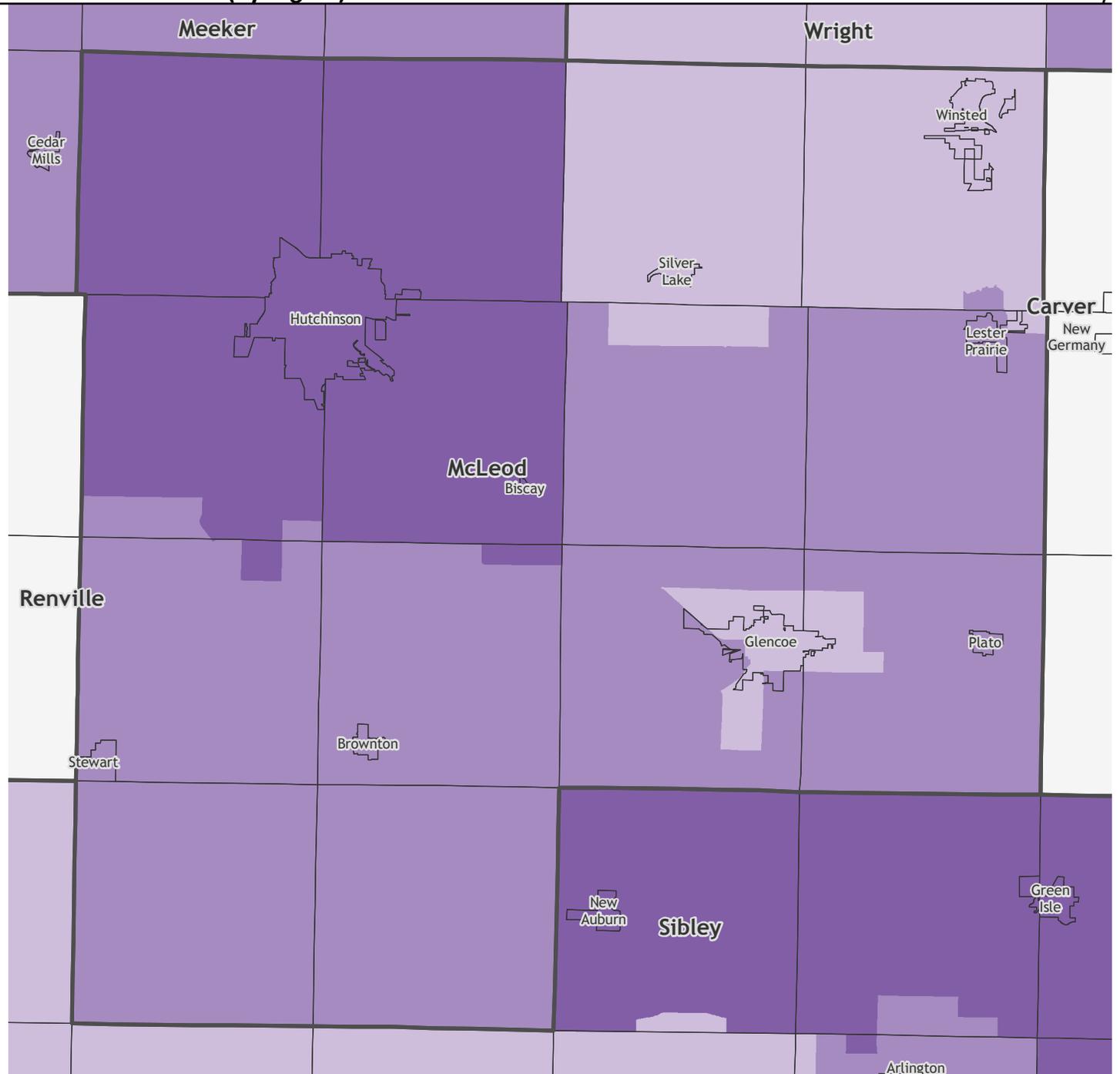
NonTwin Cities MSA

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

Twin Cities 7 County

- <32,744

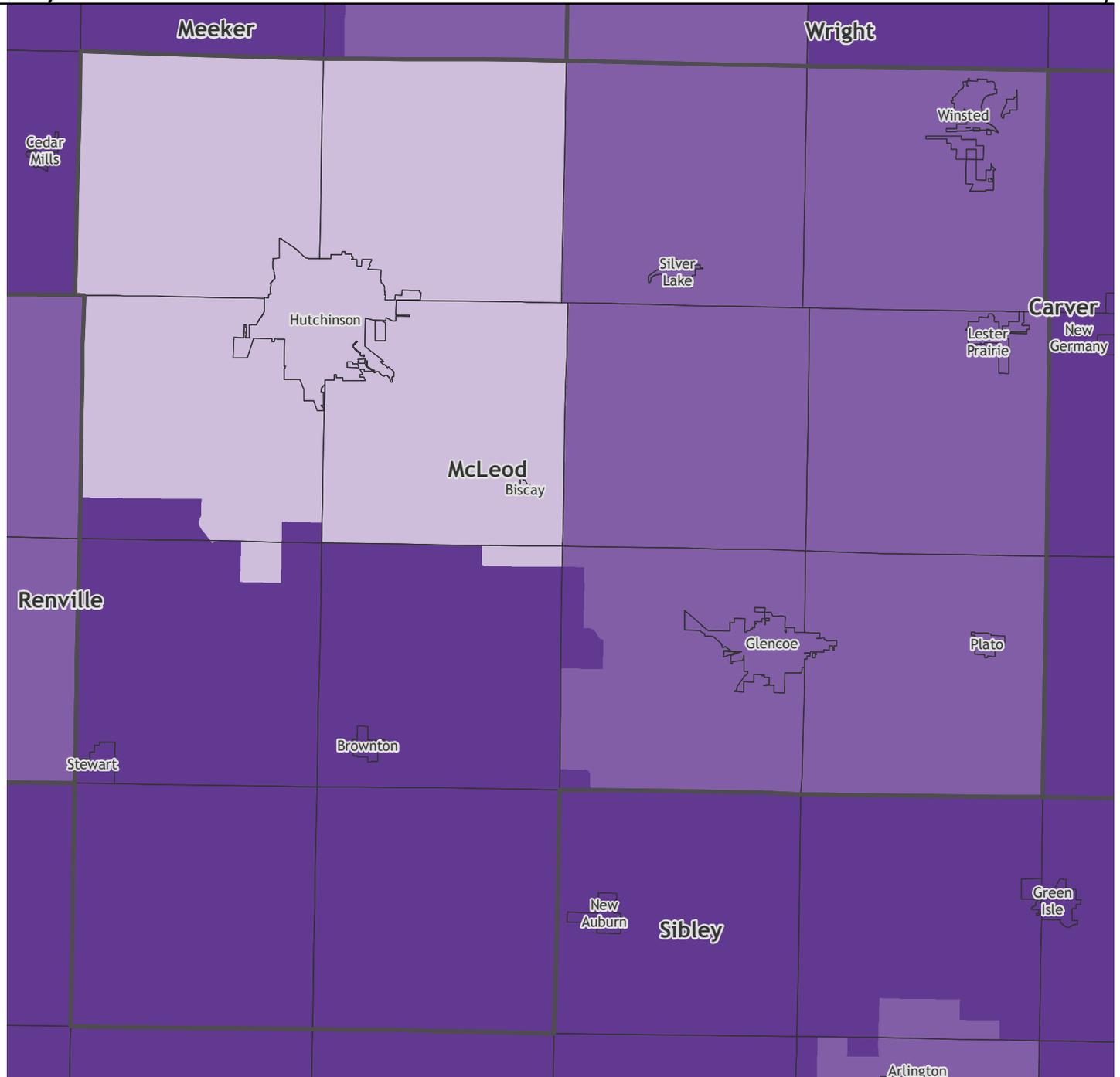
Low and Moderate Wage jobs are defined as those with monthly incomes <\$3,333 (about \$40,000 annually). Jobs are summarized with the census tract and within 5 miles of the census tract boundary.



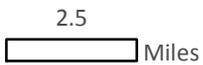
2) Median Distance to Work (in miles)

McLeod County

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

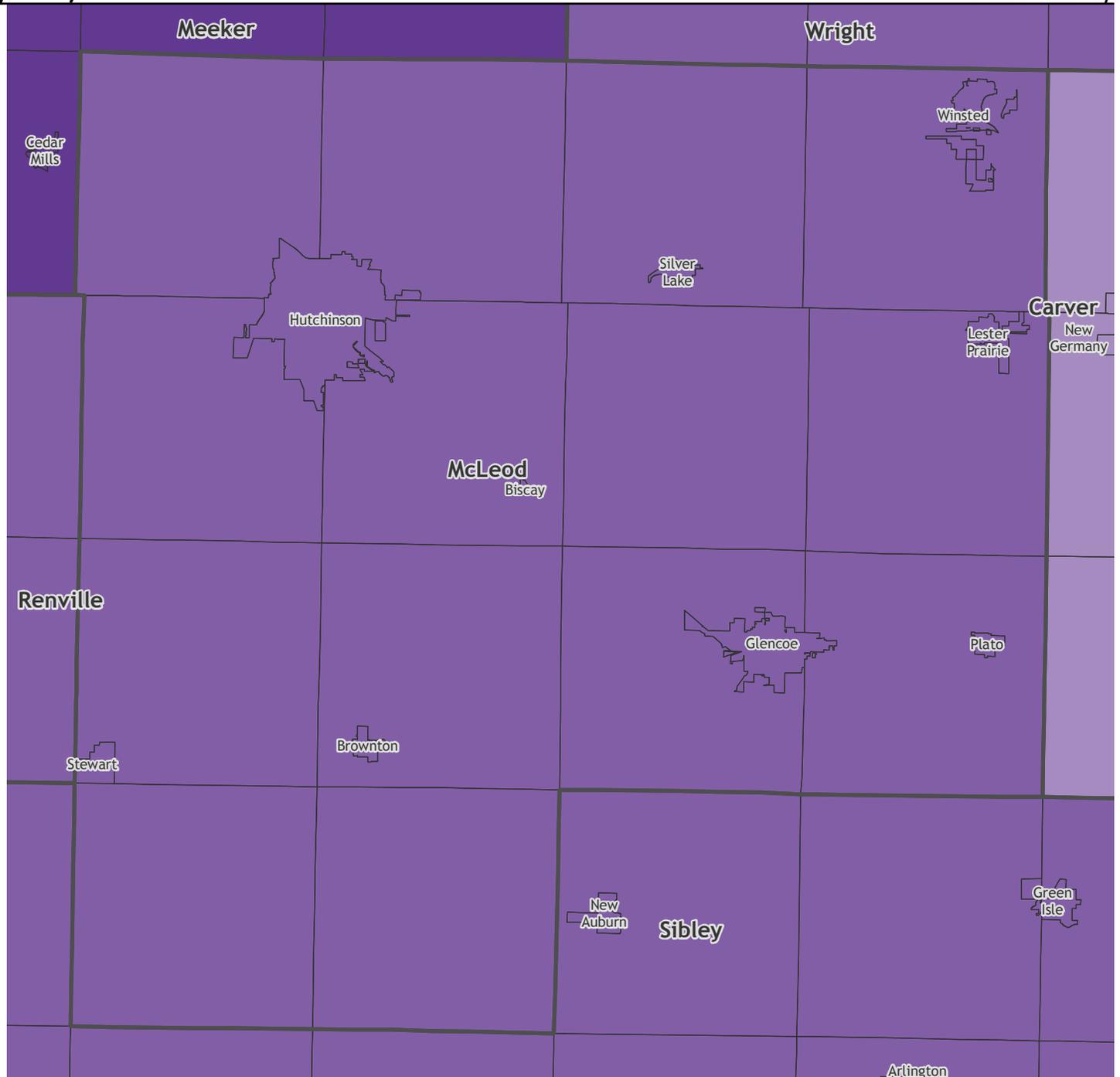
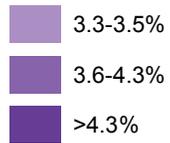


The distance to work that workers who live in this tract travel to their primary employment.

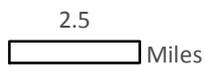


3) Unemployment Rate (February 2015)

McLeod County

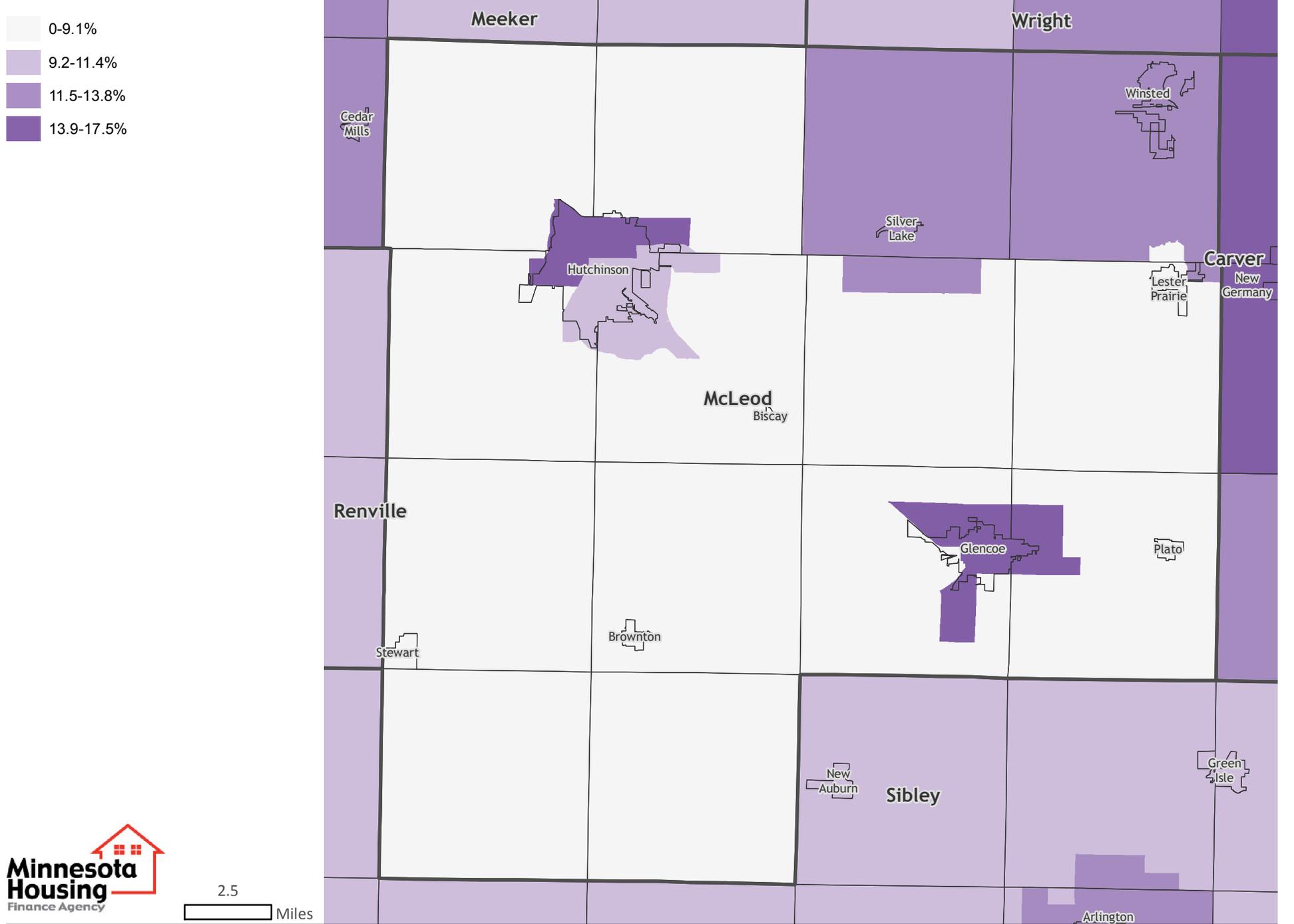


Unemployment rates are reported from the city rates if city data is published, and by county if no city data is available.



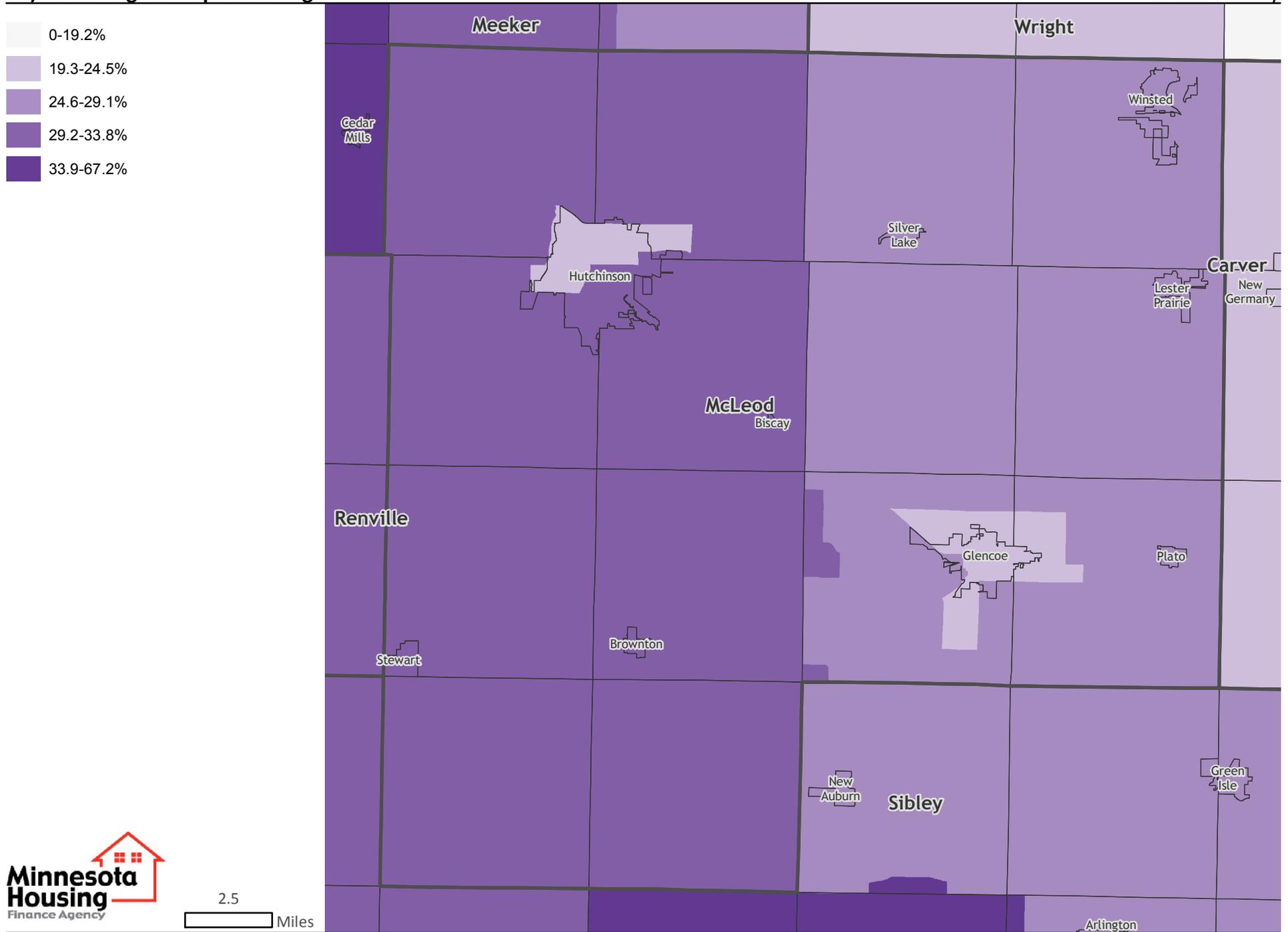
4a) Percentage of Population Age 25-34

McLeod County



4b) Percentage of Population Age 55+

McLeod County

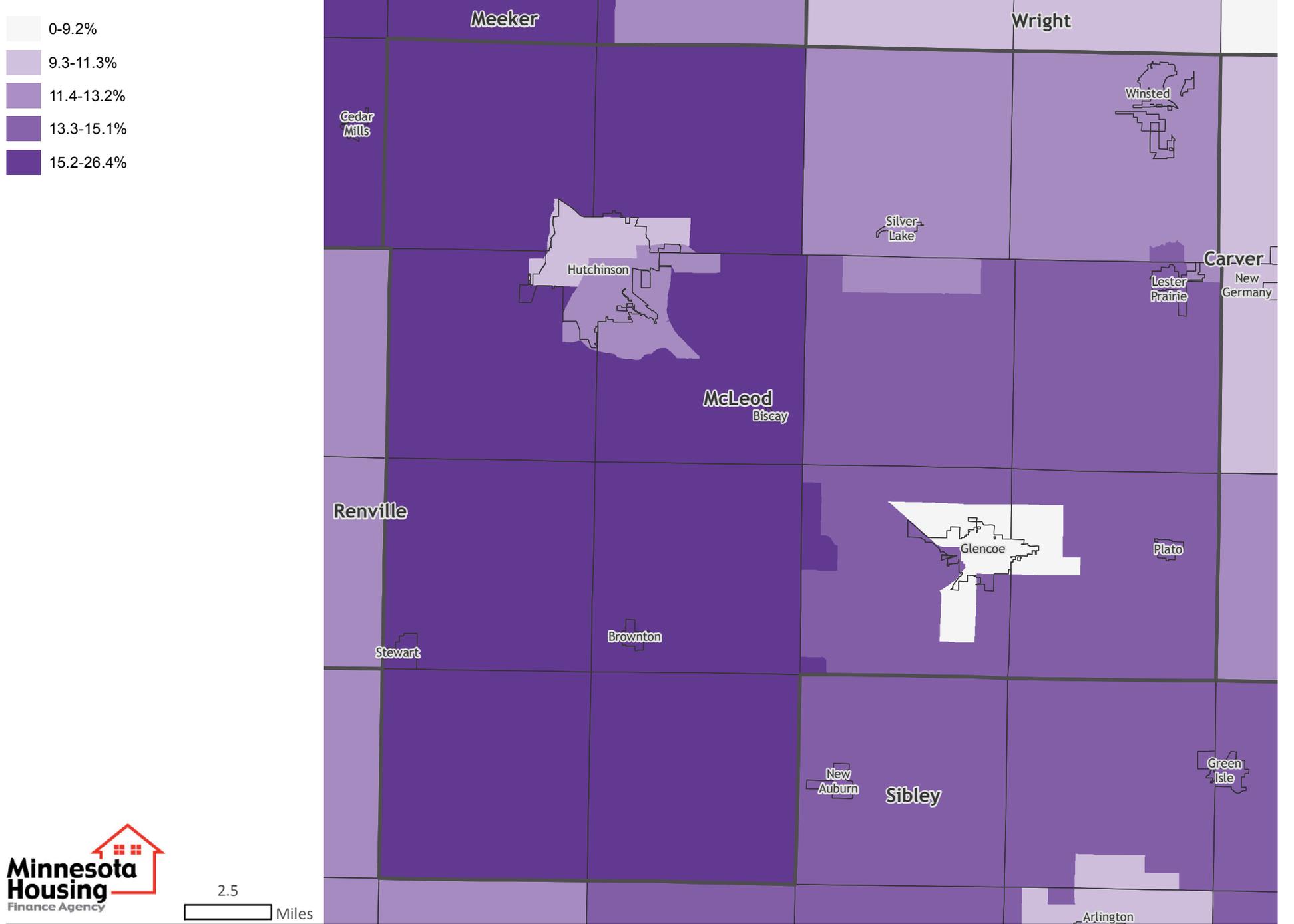


2.5 Miles

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

4c) Percentage of Population Age 55-64

McLeod County

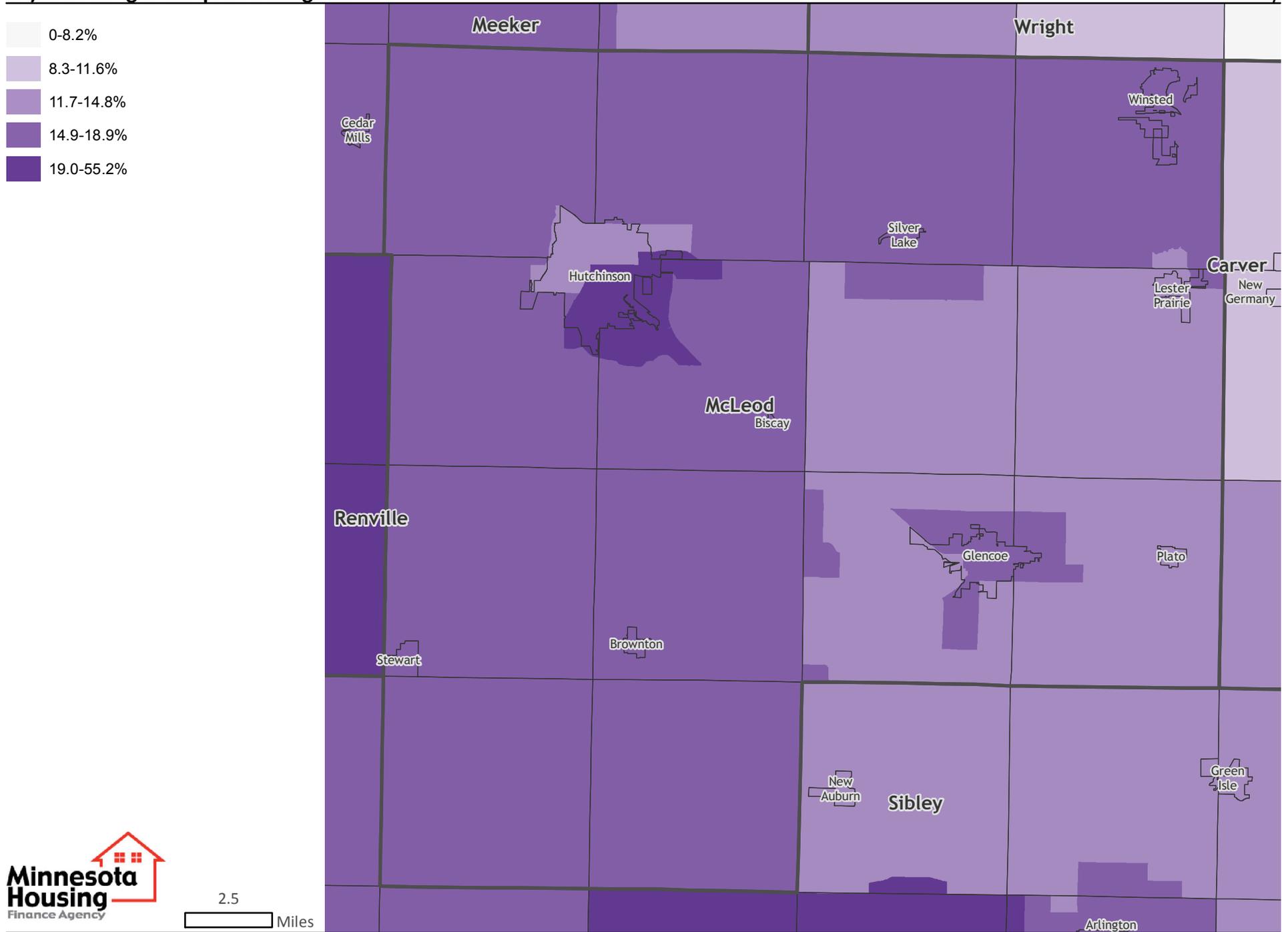


2.5 Miles

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

4d) Percentage of Population Age 65+

McLeod County

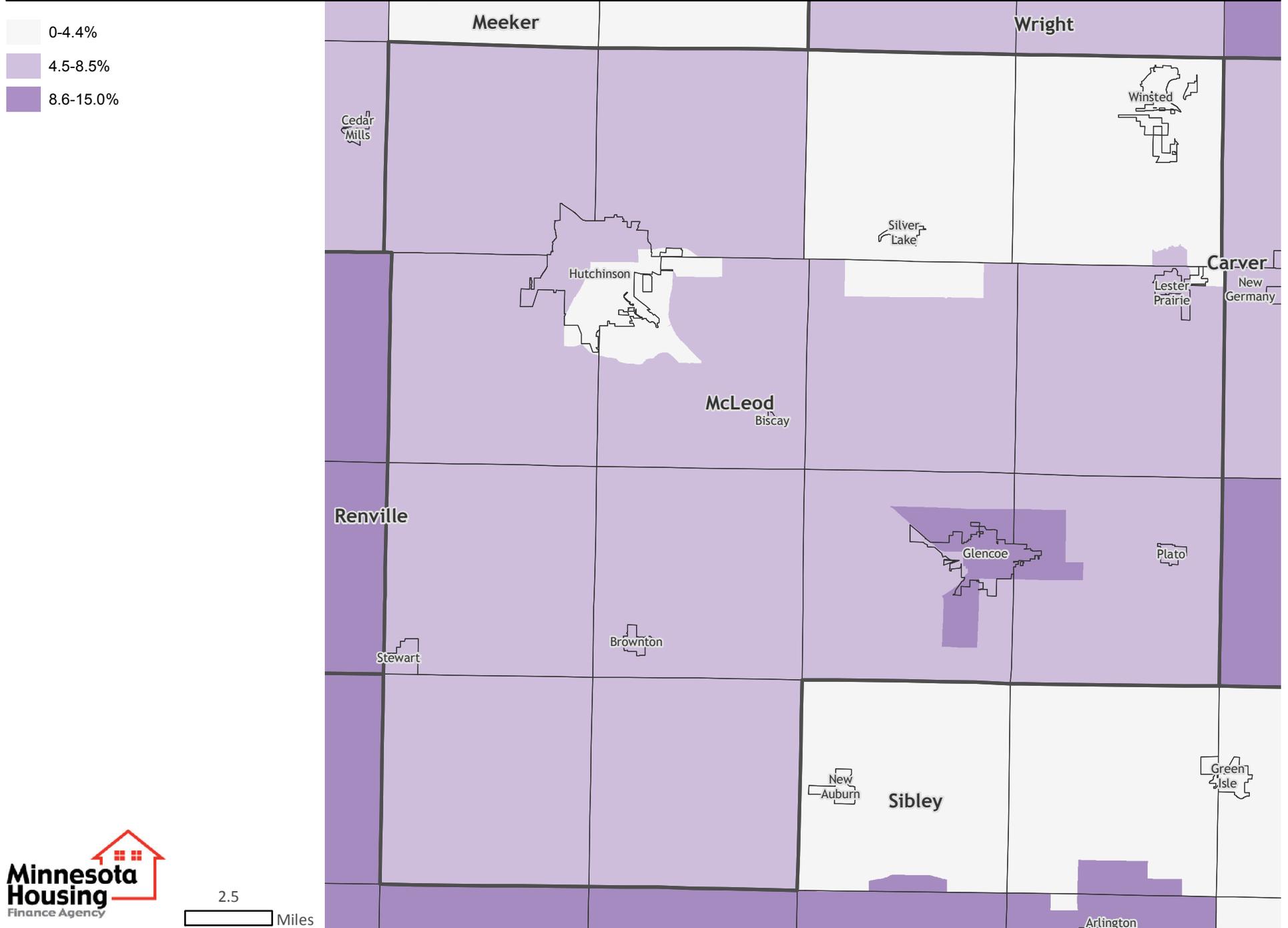


2.5 Miles

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

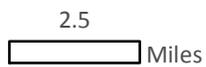
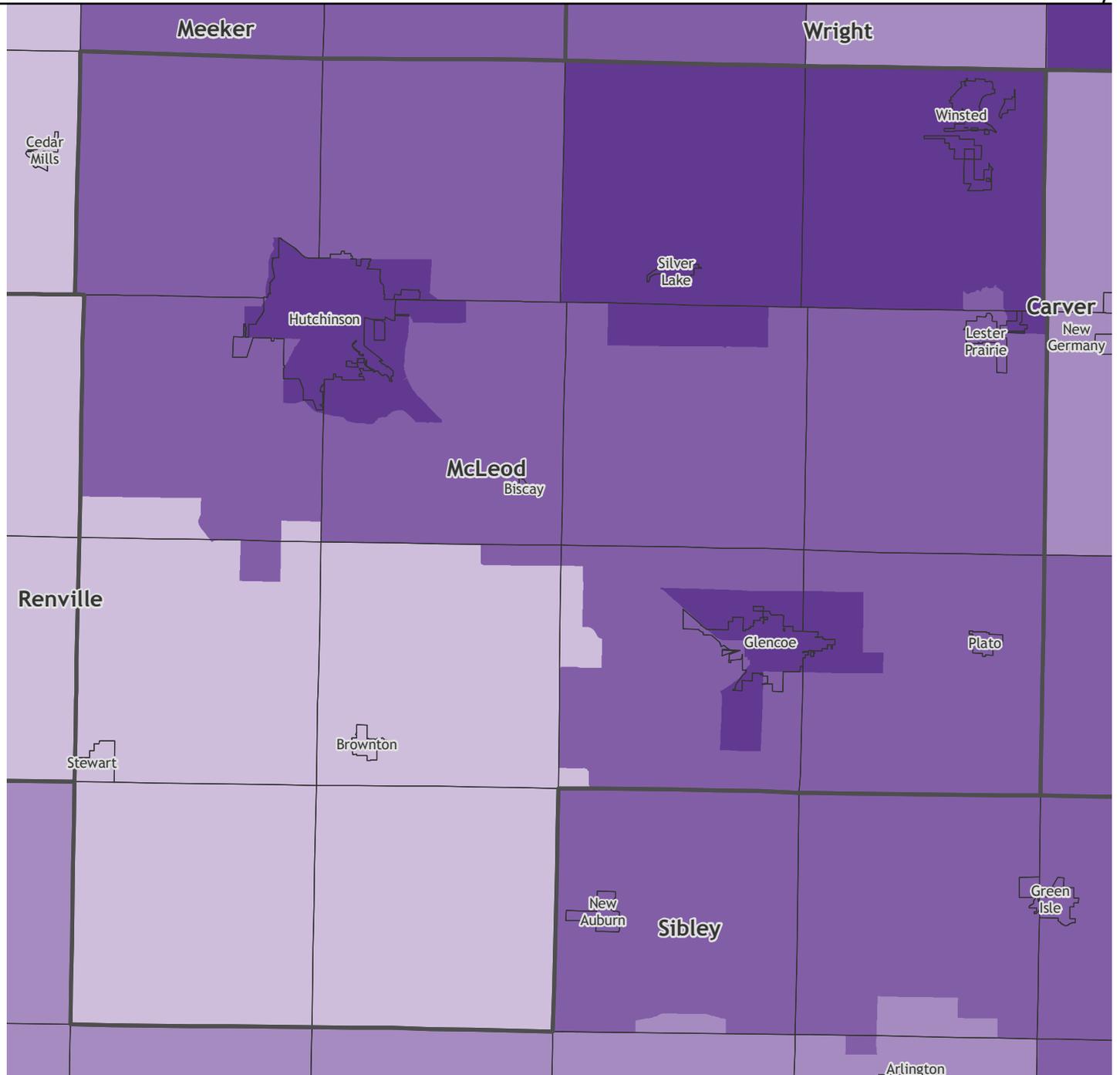
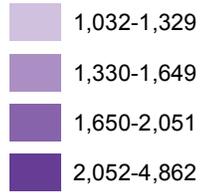
5) Percentage of Population from Community of Color

McLeod County



6a) Total Households

McLeod County

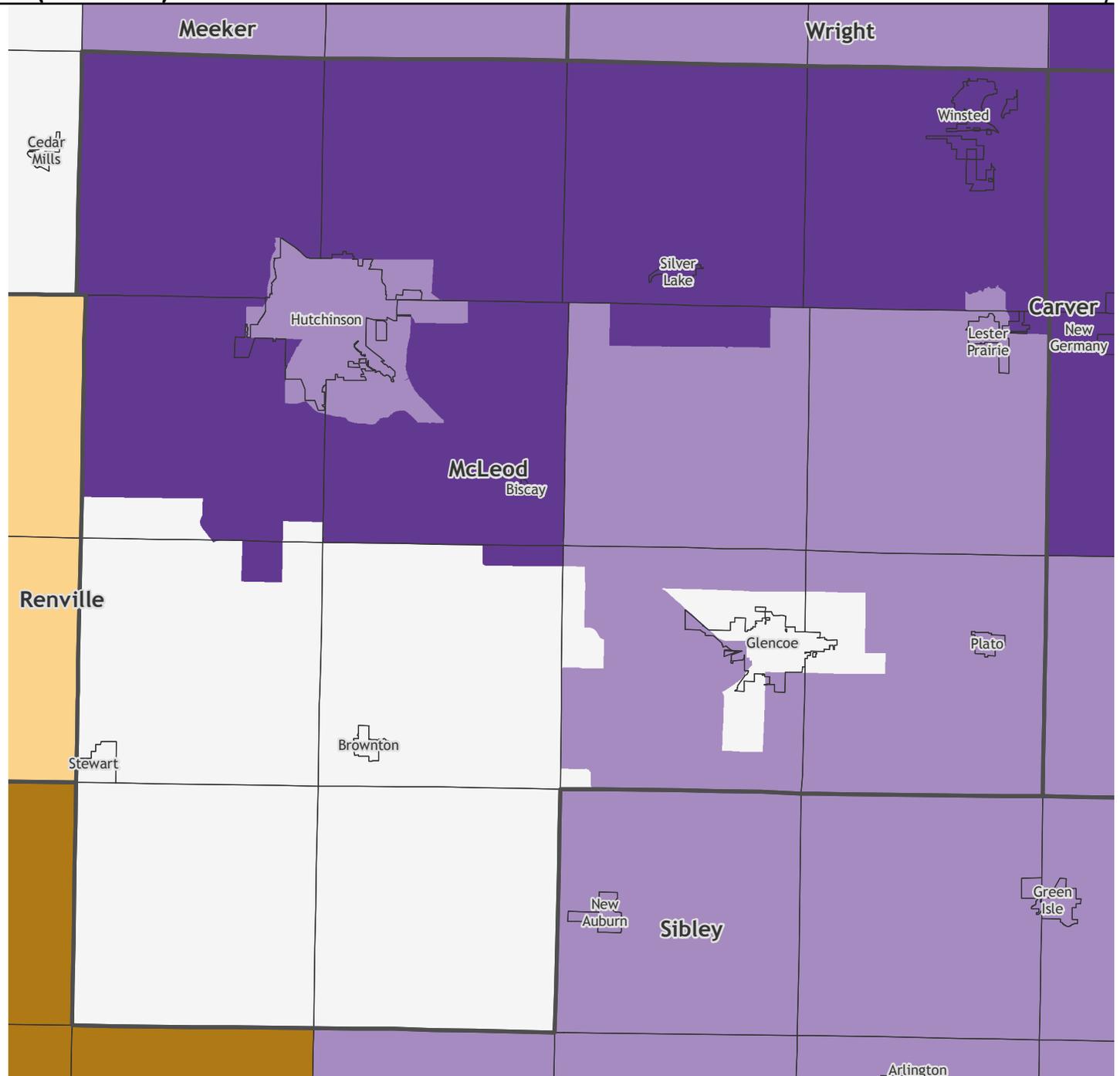


Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

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

McLeod County

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

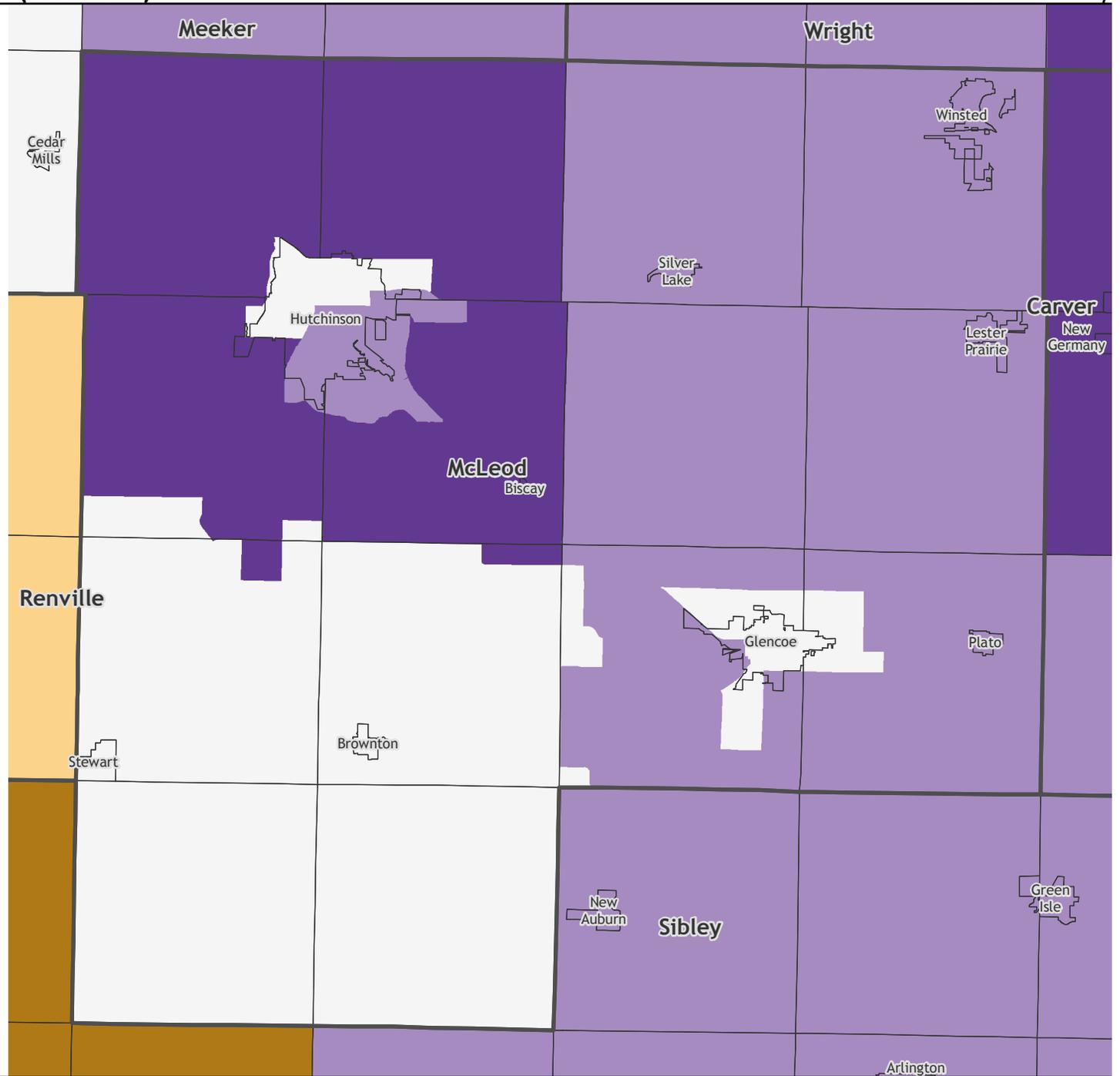


2.5 Miles

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

McLeod County

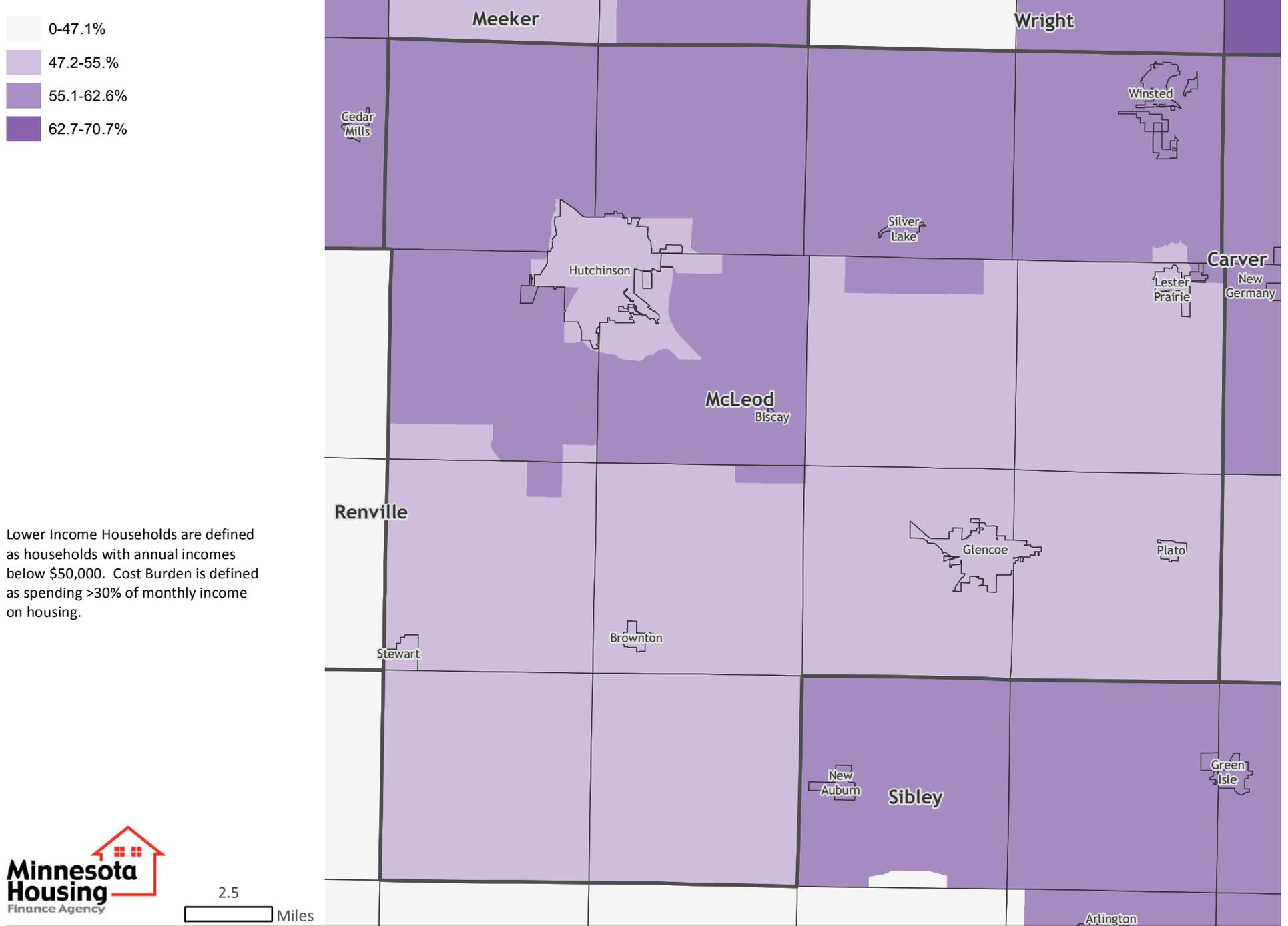
- Loss of >3.4%
- Loss of 0-3.3%
- Gain of 0-7.8
- Gain of 7.9-18.8%
- Gain of >18.9%



2.5 Miles

7a) Percentage of All Lower Income Households Cost Burdened

McLeod County



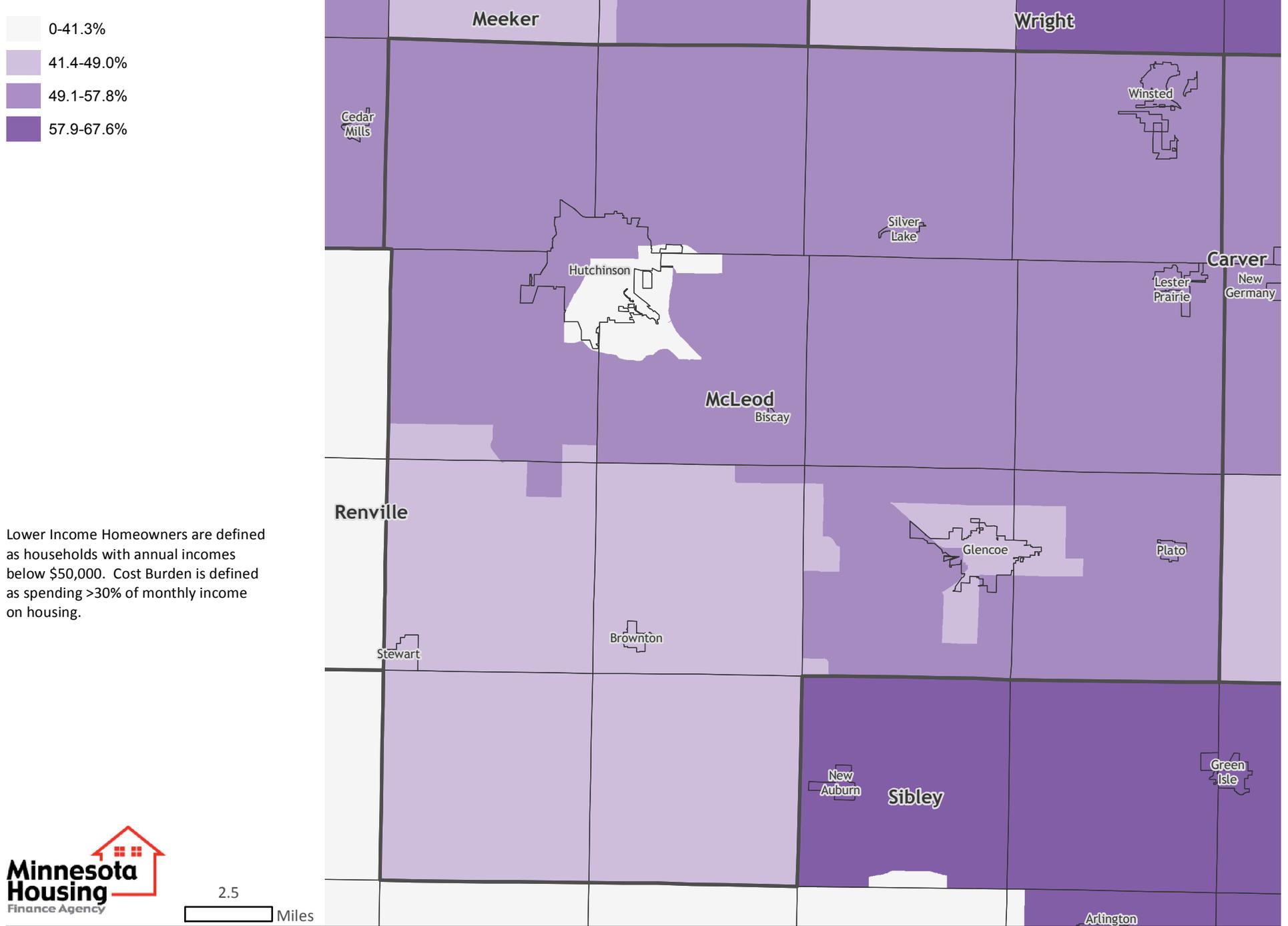
Lower Income Households are defined as households with annual incomes below \$50,000. Cost Burden is defined as spending >30% of monthly income on housing.



2.5 Miles

7b) Percentage of Lower Income Homeowners Cost Burdened

McLeod County



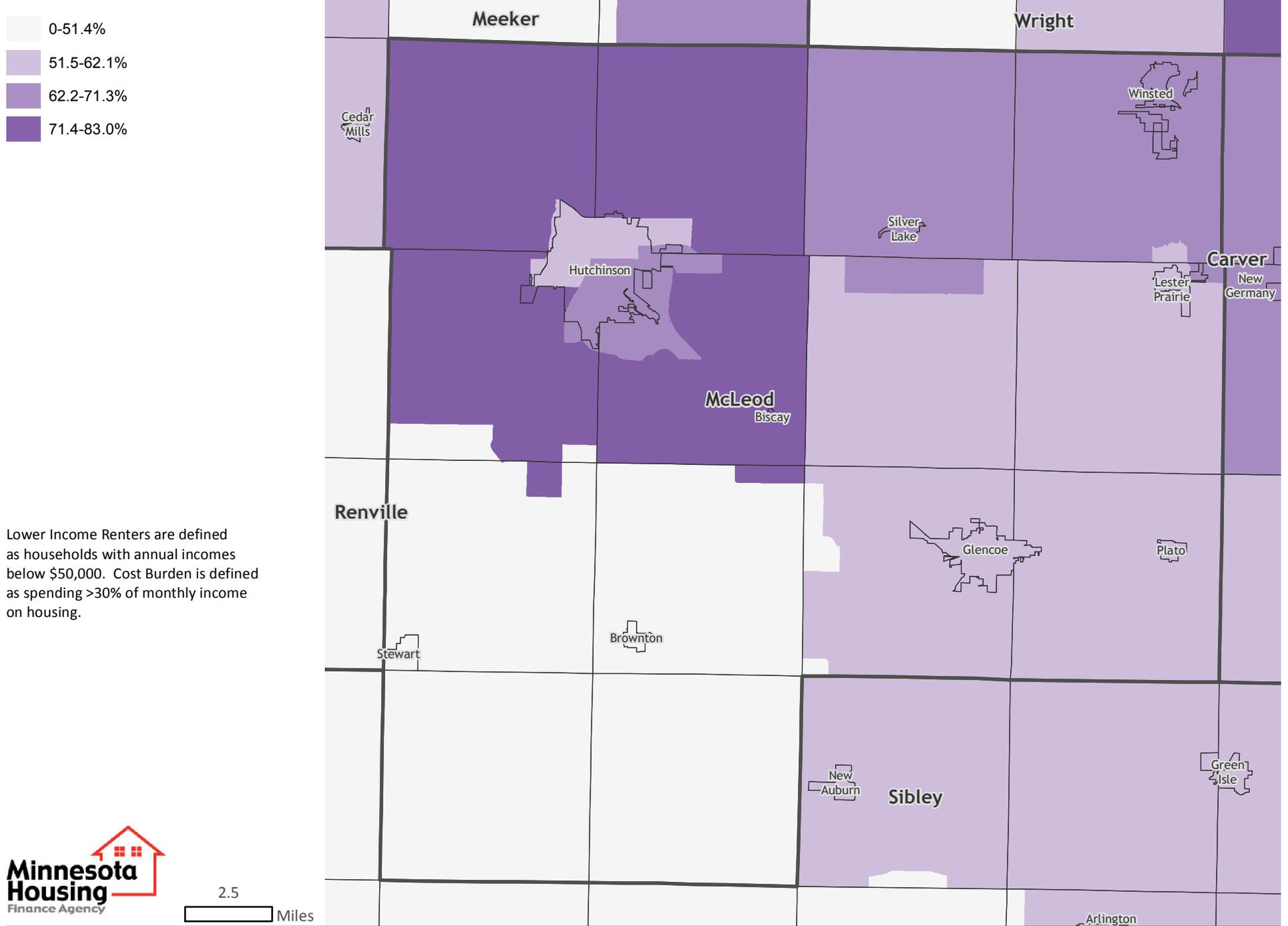
Lower Income Homeowners are defined as households with annual incomes below \$50,000. Cost Burden is defined as spending >30% of monthly income on housing.



2.5 Miles

7c) Percentage of Lower Income Renters Cost Burdened

McLeod County



8) Median Household Income (by region)

McLeod County

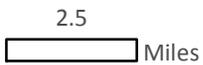
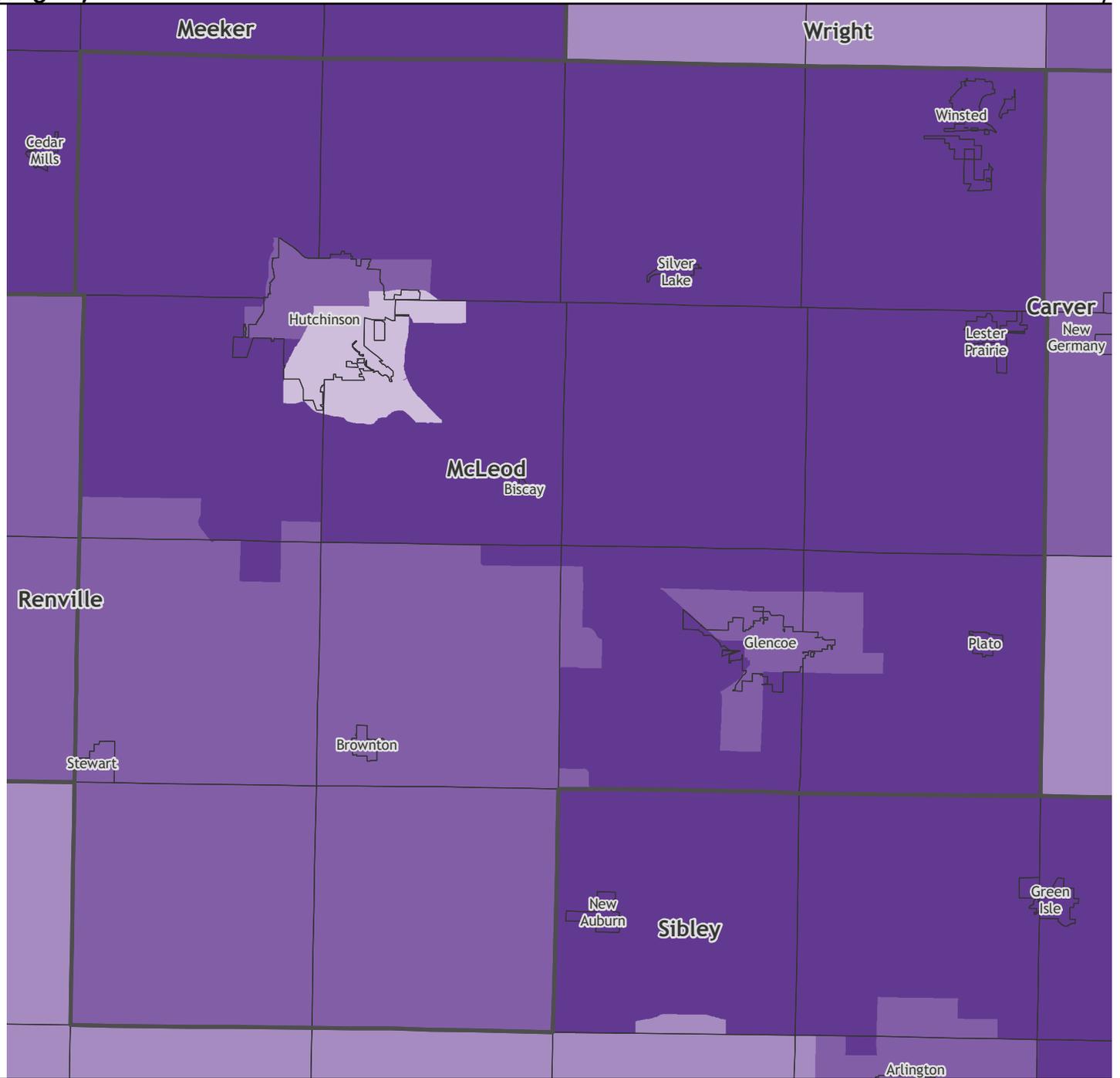
Greater Minnesota



NonTwin Cities



Twin Cities 7



9) Median Family Income (by region)

McLeod County

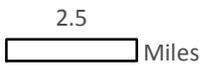
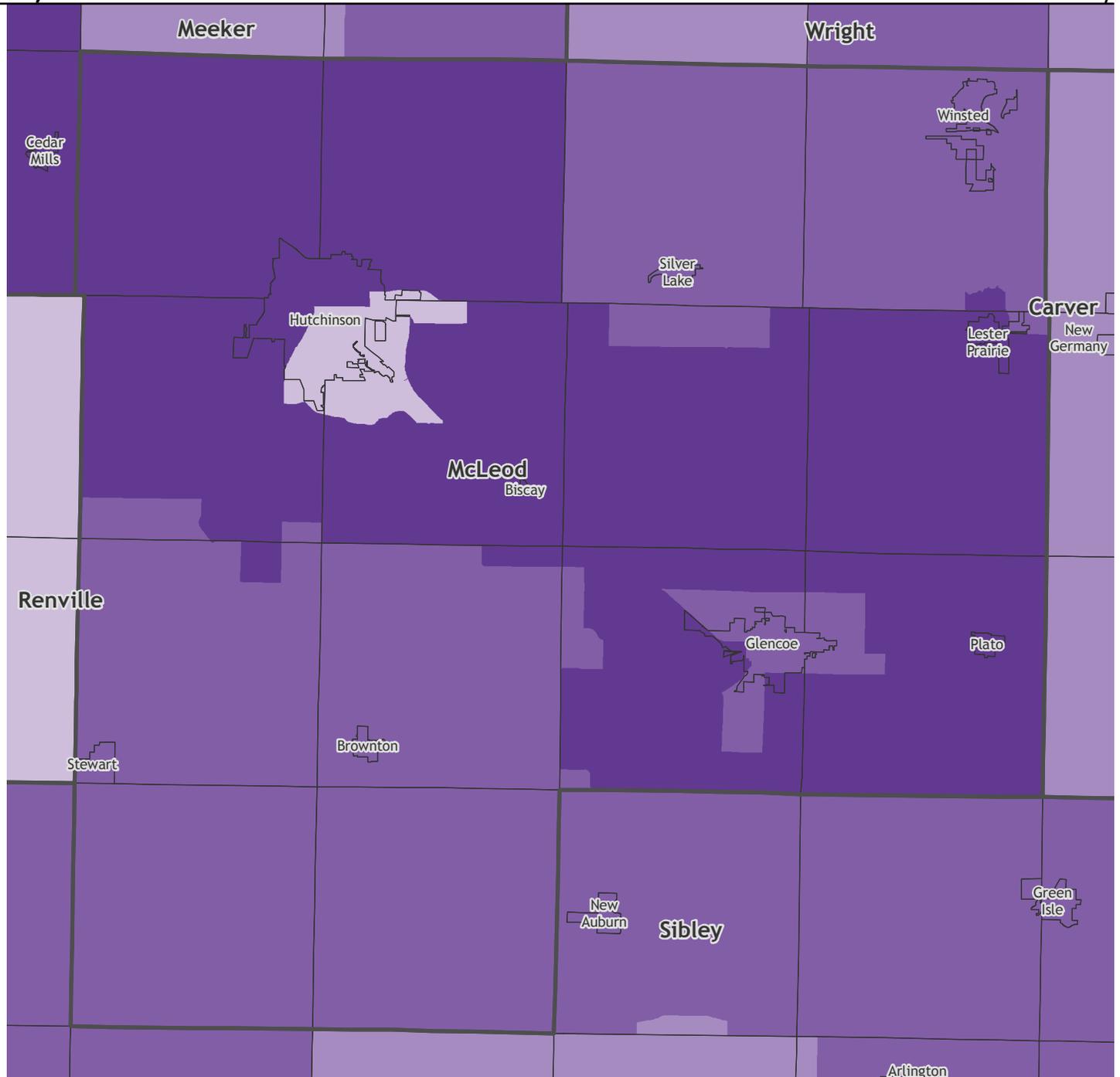
Greater Minnesota



NonTwin Cities

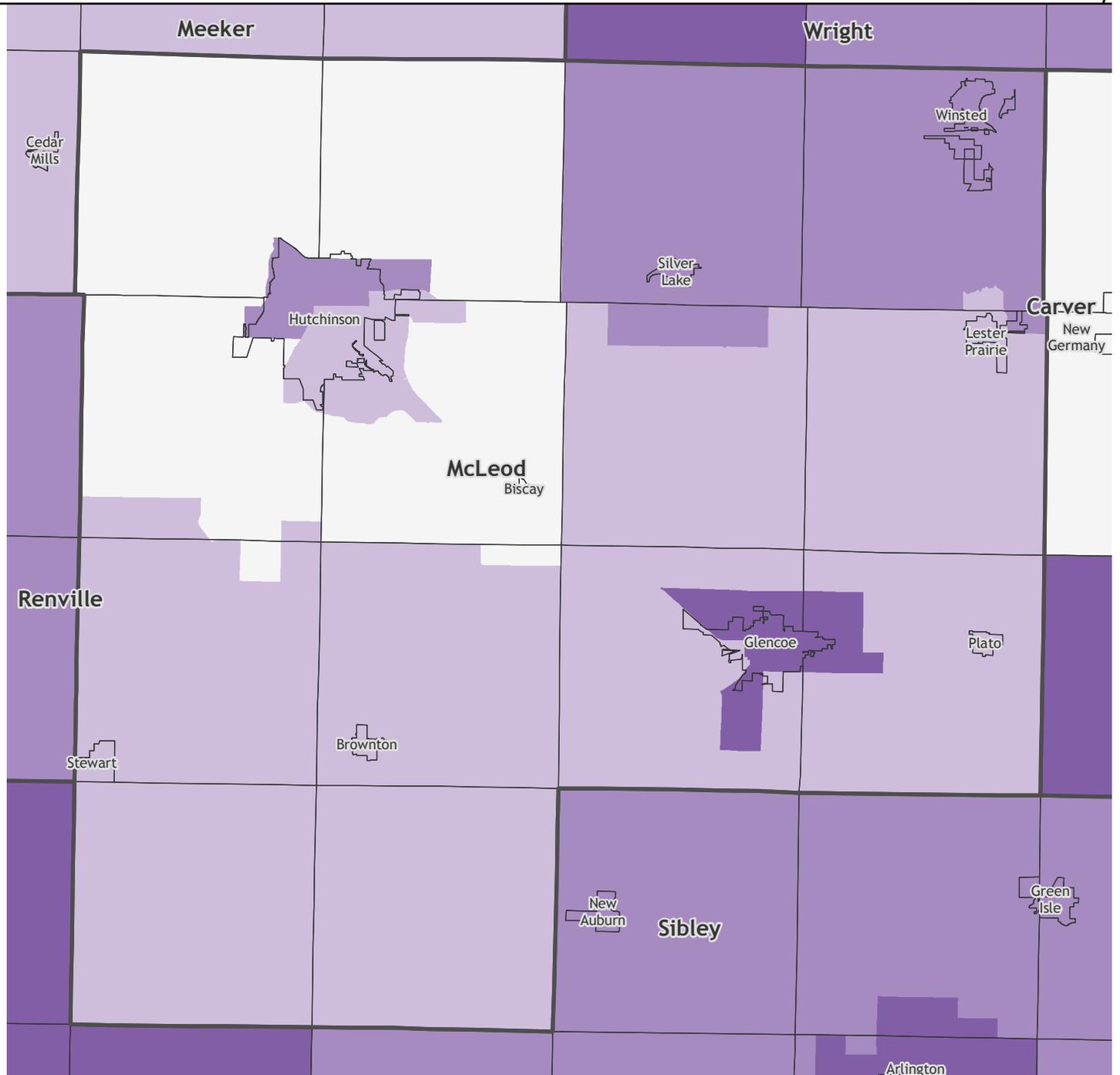
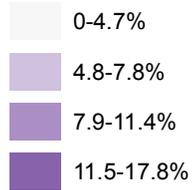


Twin Cities 7

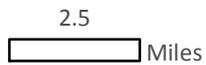


10) Poverty Rate

McLeod County

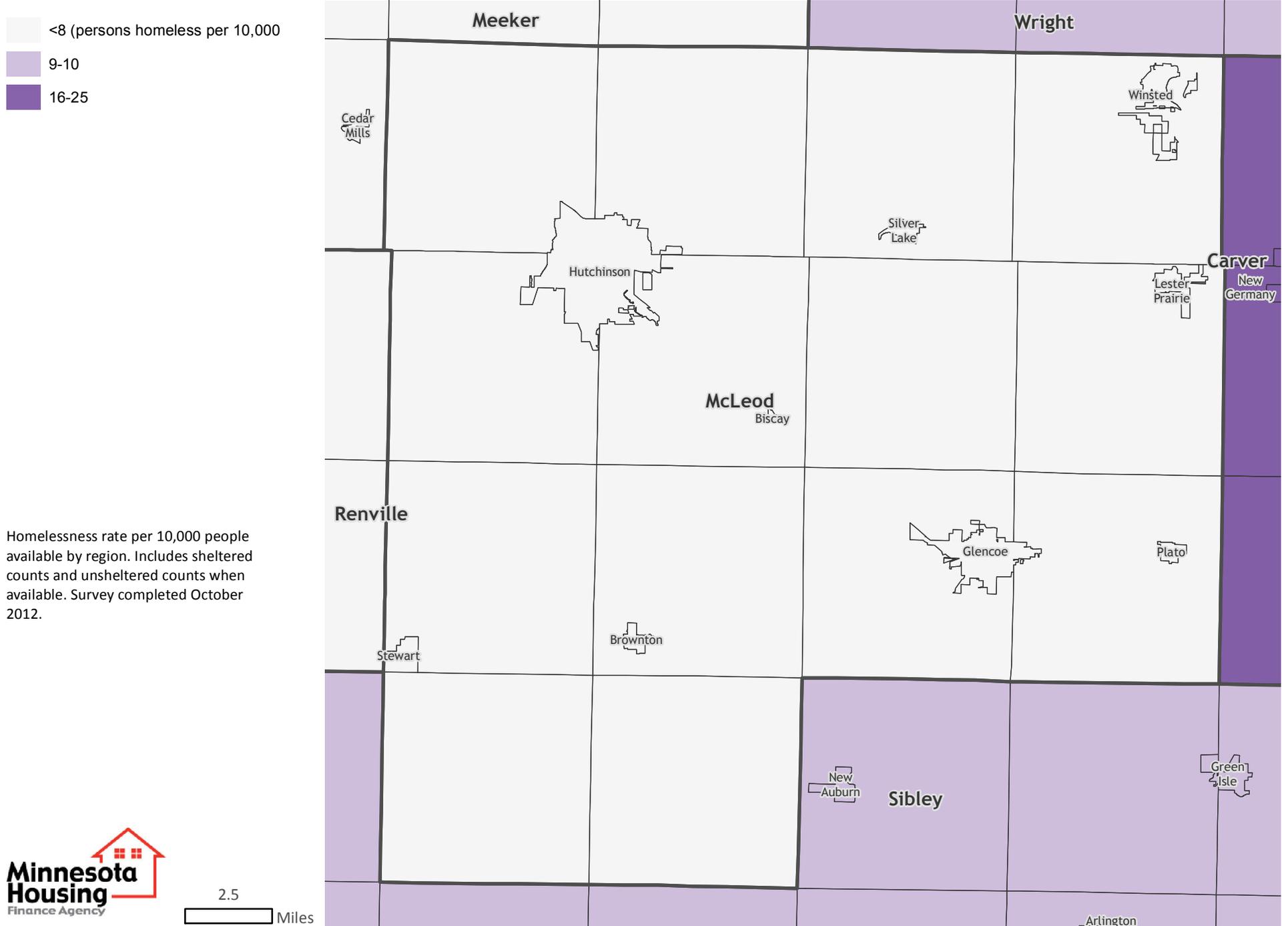


Percentage of the population below poverty thresholds as published by the American Community Survey.



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

McLeod County



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



2.5 Miles

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

12) Median Rent (by region)

McLeod County

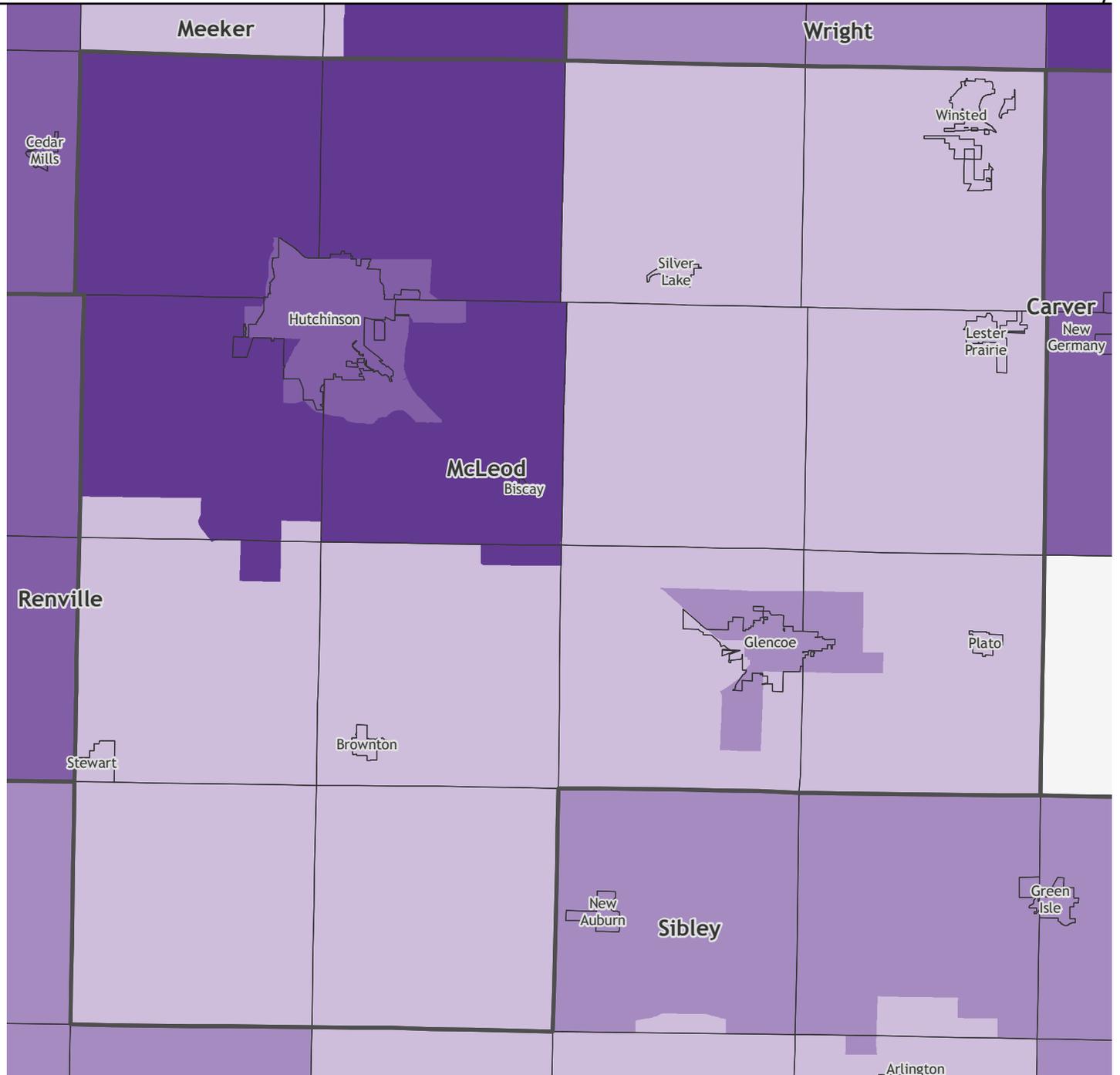
Greater Minnesota



NonTwin Cities MSA



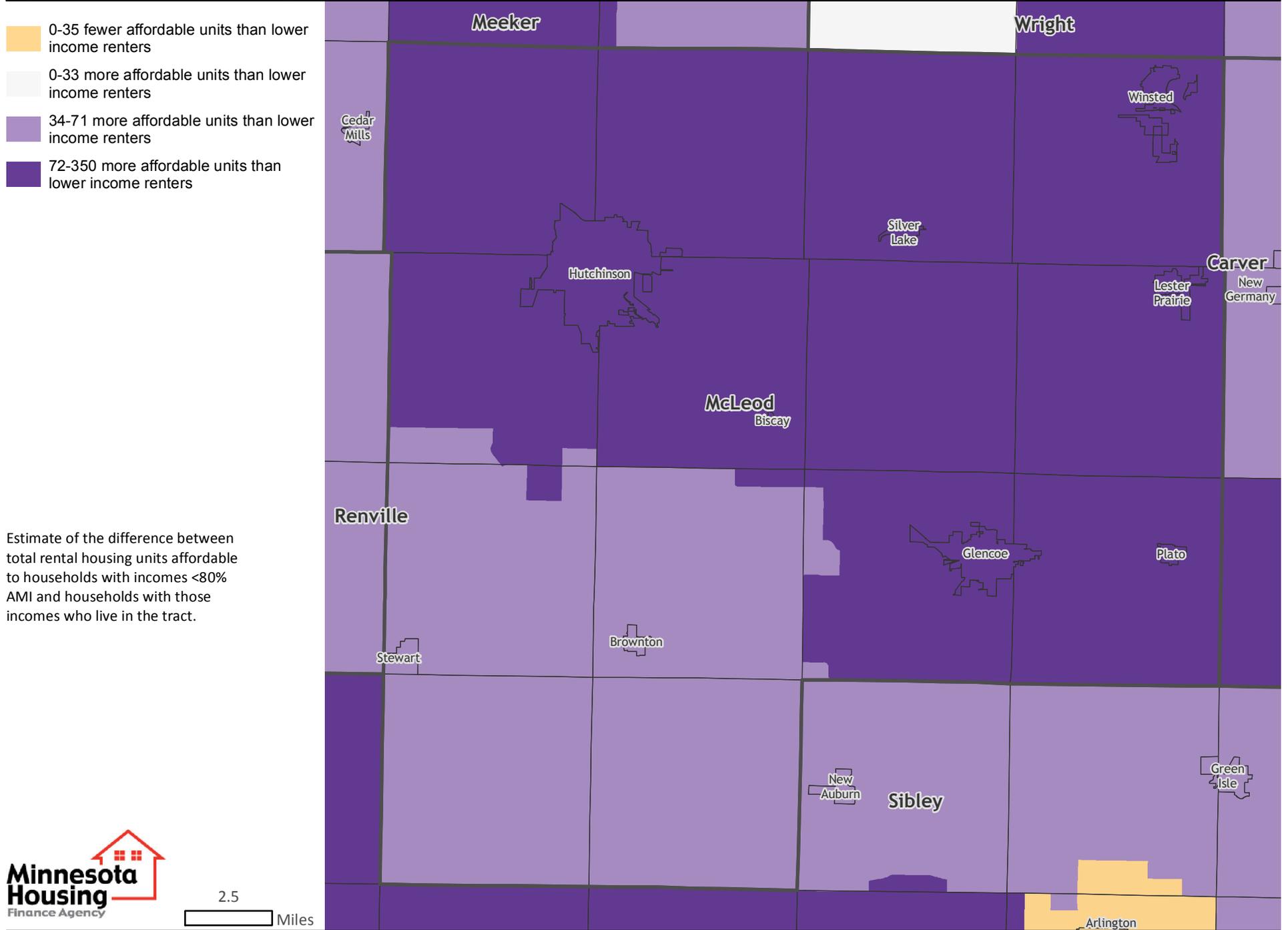
Twin Cities 7 County



2.5 Miles

13) Affordable Rental Housing Gap

McLeod County



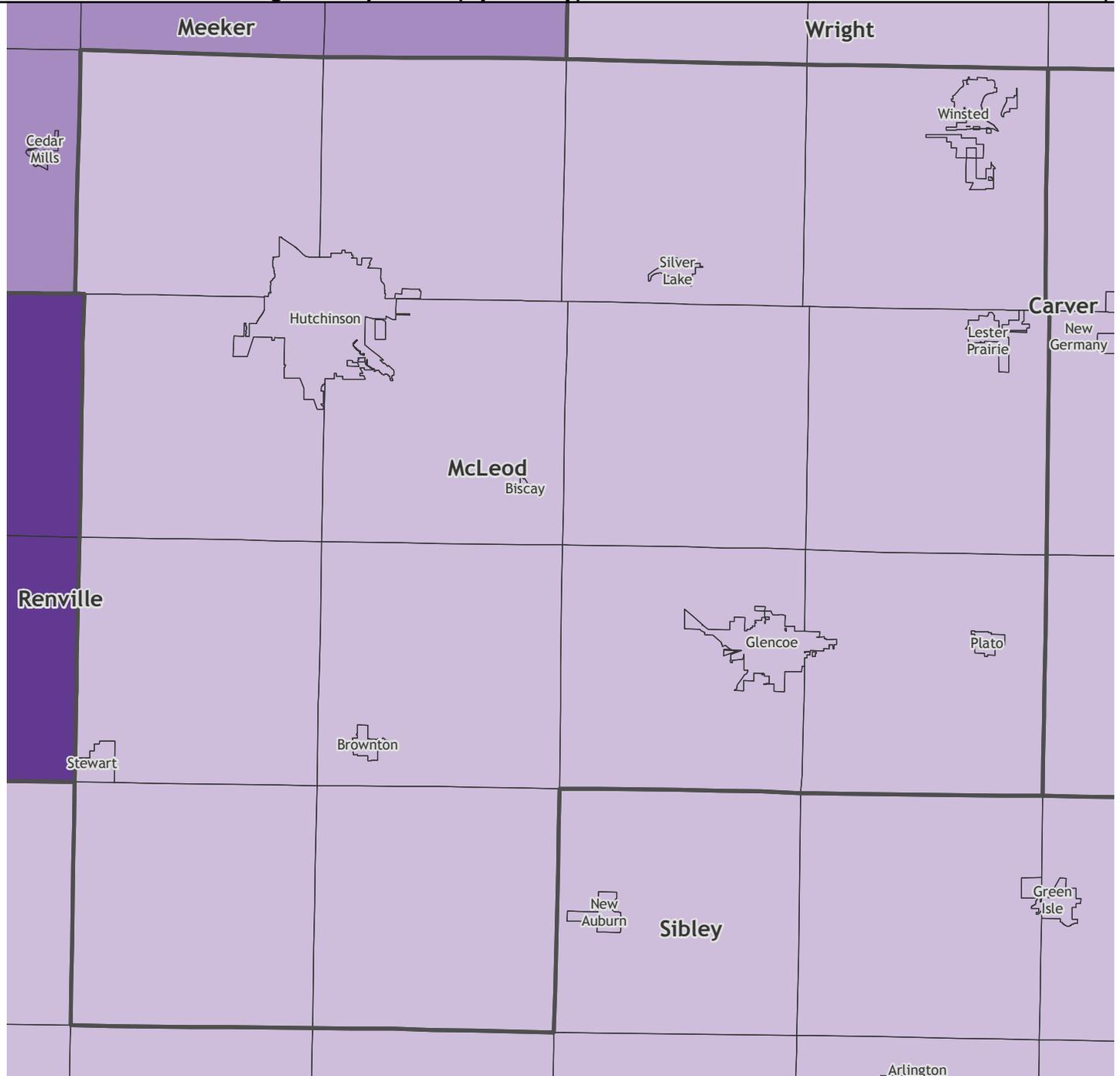
Estimate of the difference between total rental housing units affordable to households with incomes <80% AMI and households with those incomes who live in the tract.



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

McLeod County

- 2.6-5.0%
- 5.1-7.5%
- > 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.

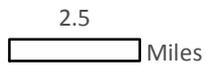
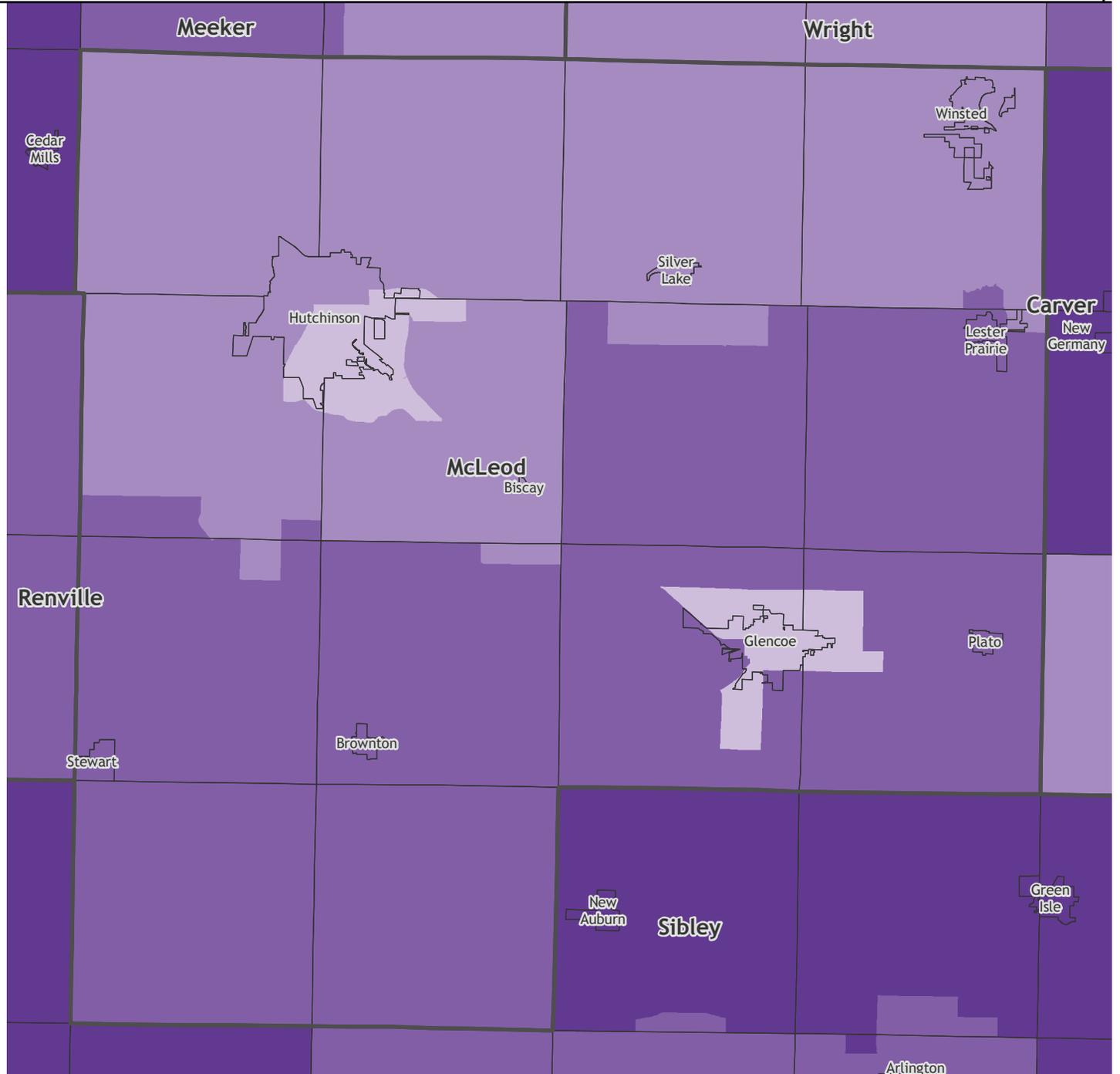
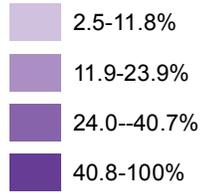
Point in time vacancy rates for January 2014.



2.5 Miles

15a) Percentage of Rented Units Built Before 1950

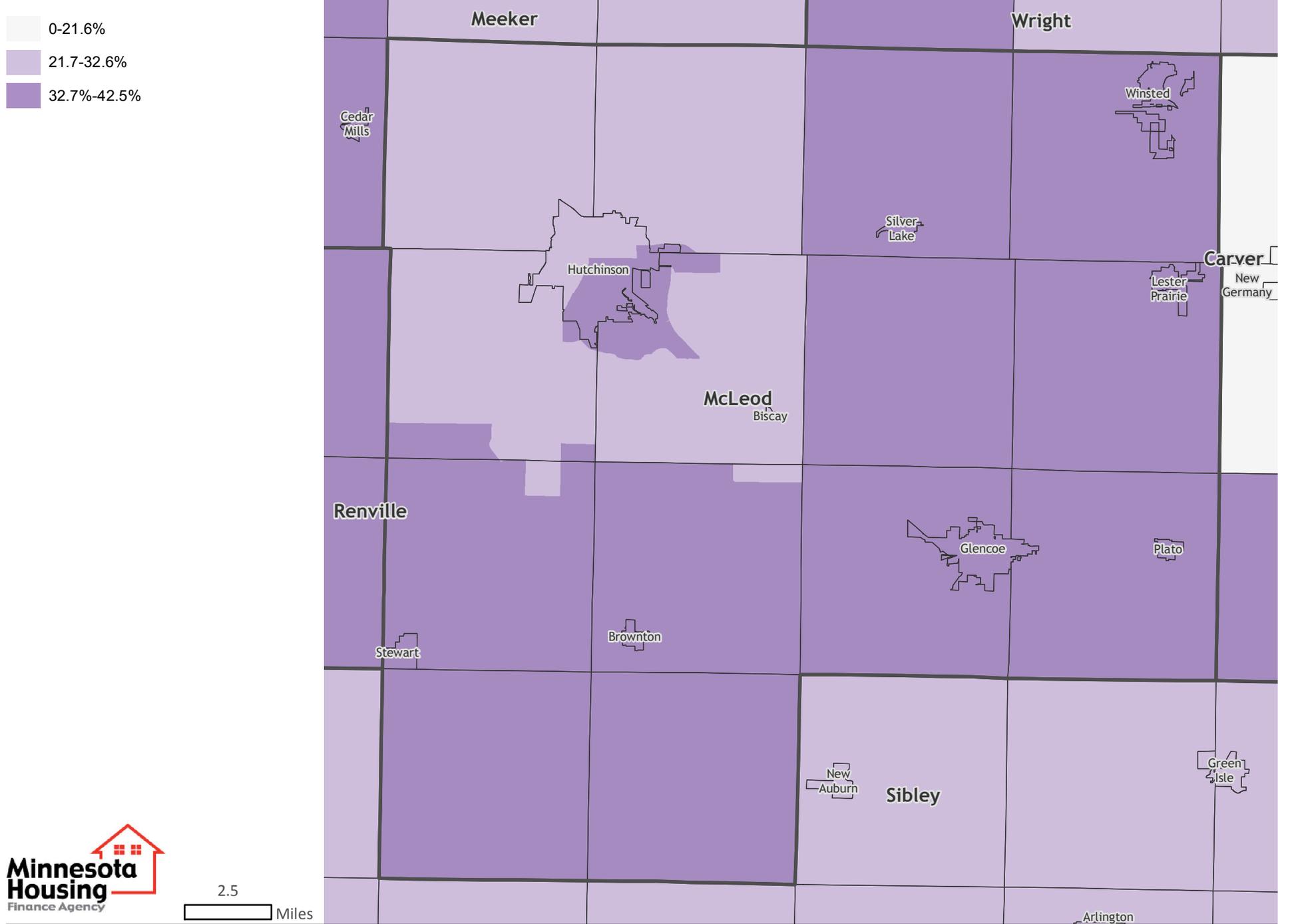
McLeod County



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

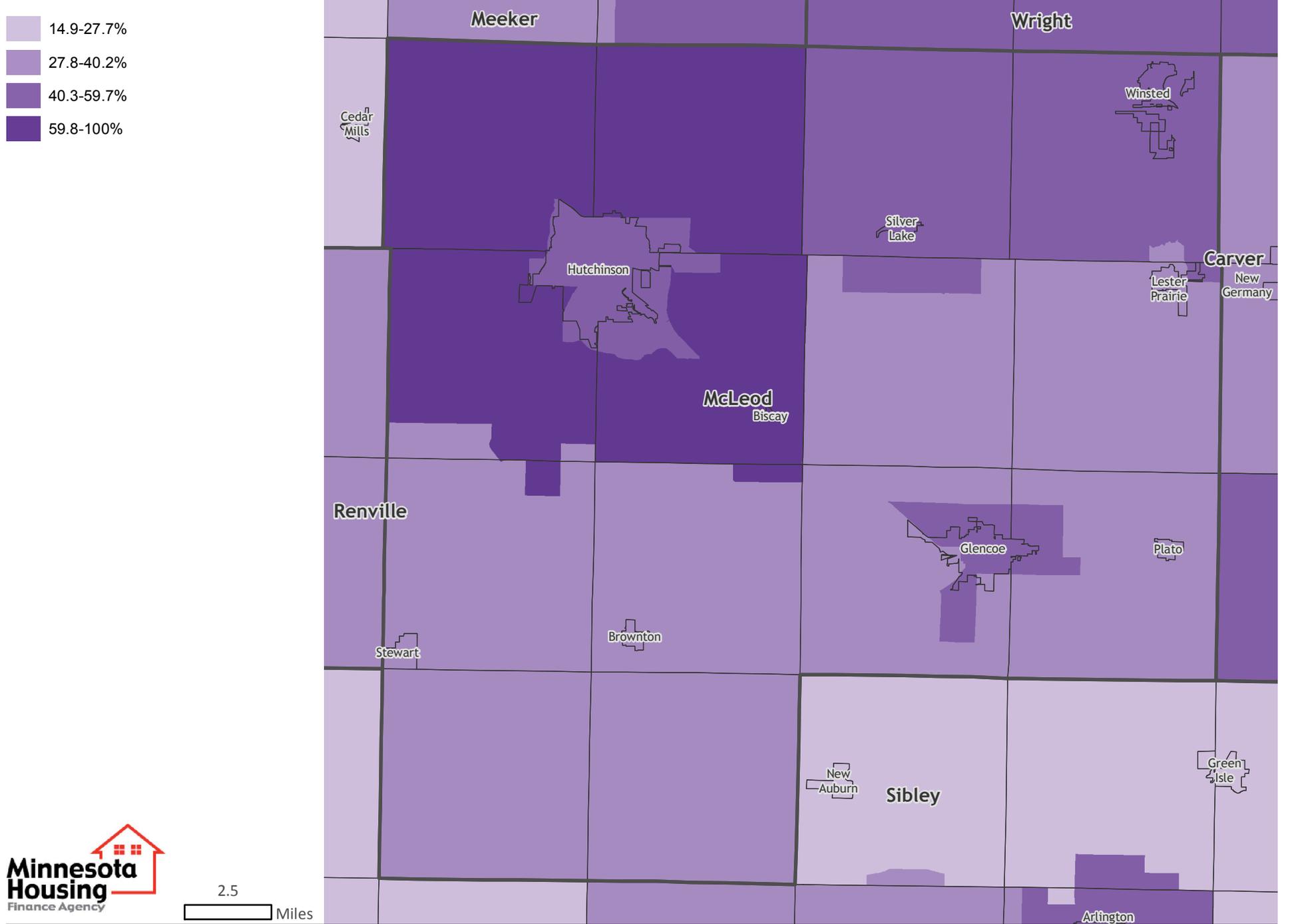
15b) Percentage of Rented Units Built 1950-1979

McLeod County



15c) Percentage of Rented Units Built 1980 and Later

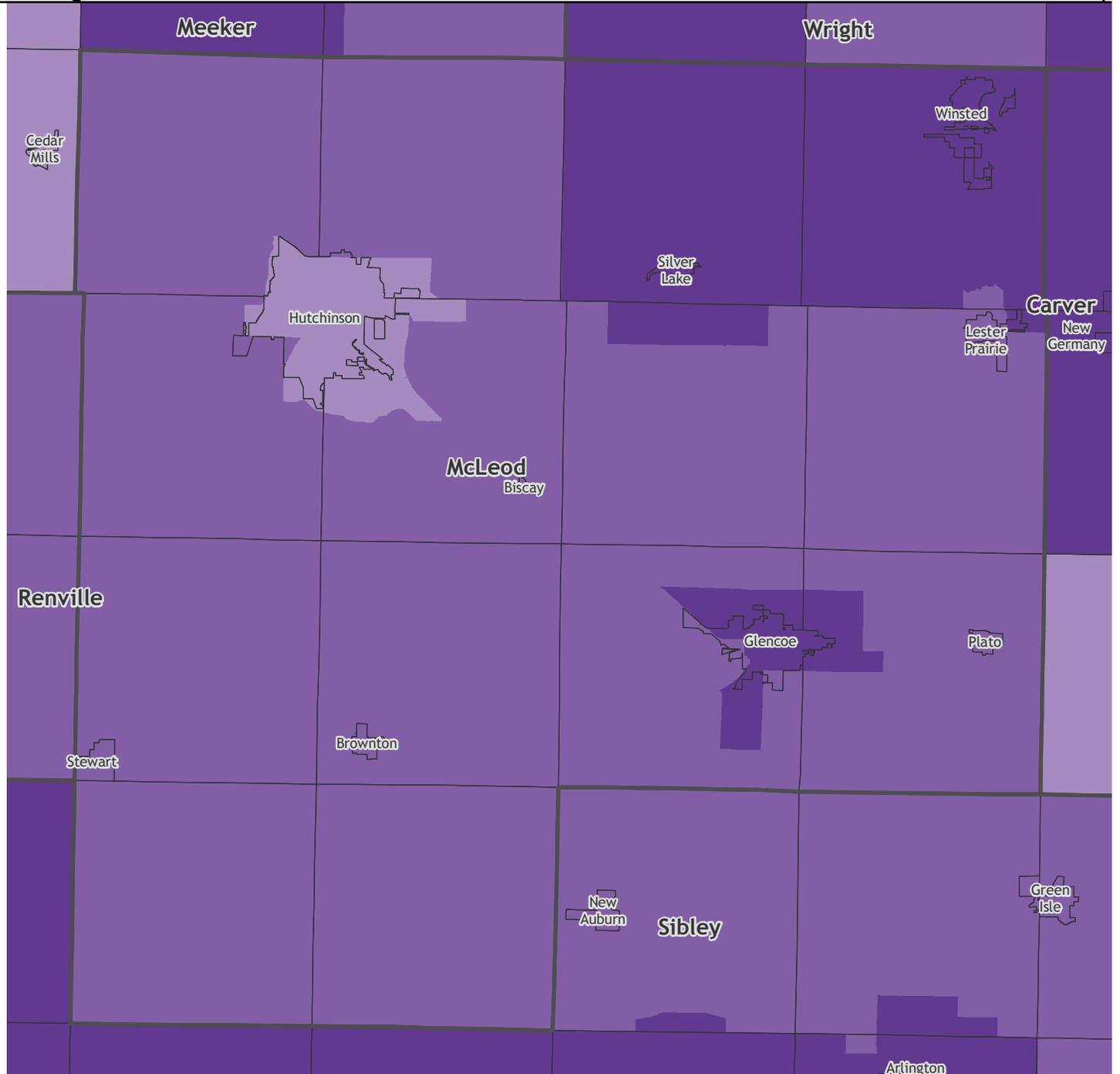
McLeod County



16a) Total Rental Units in 1 Unit Buildings

McLeod County

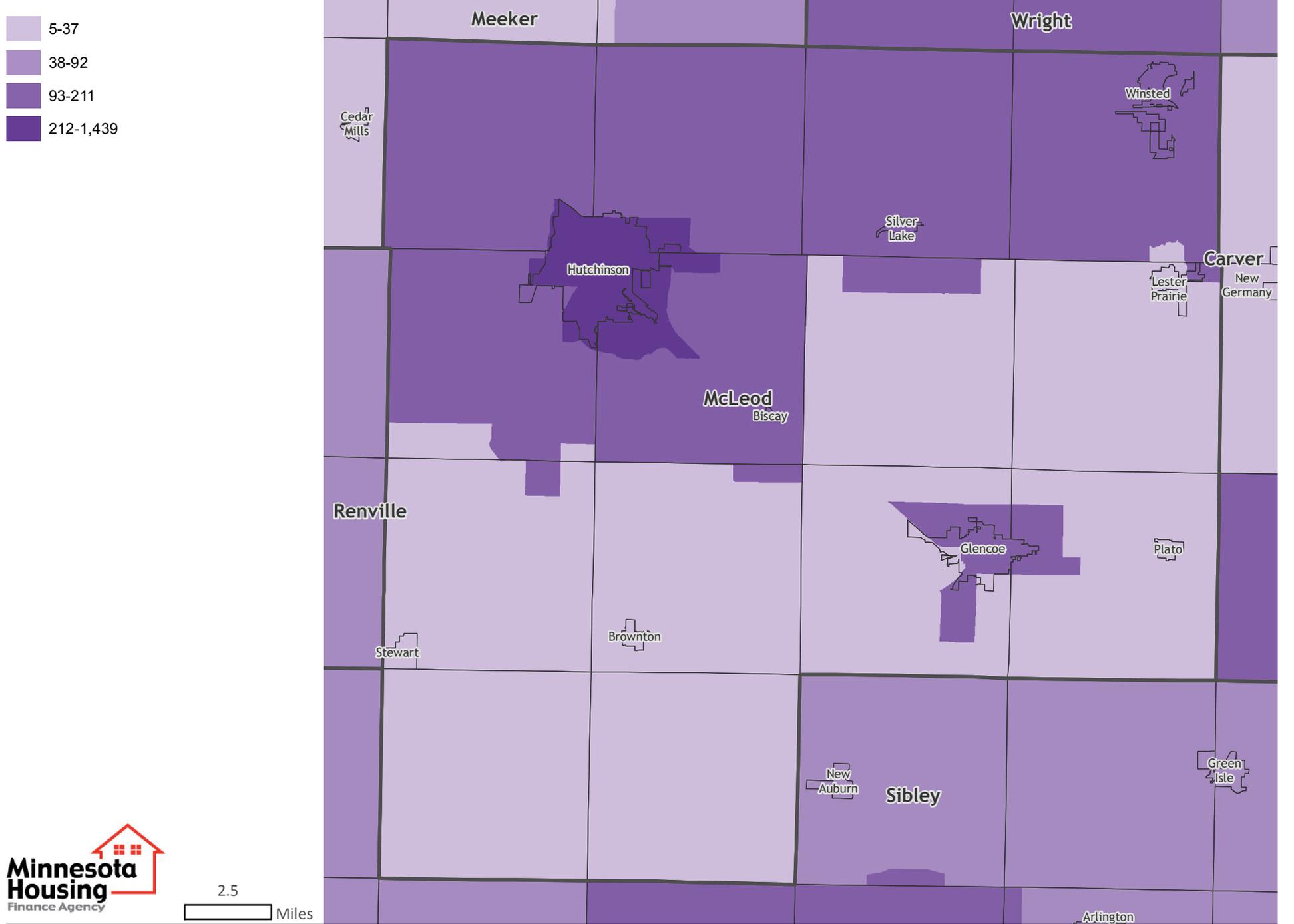
- 61-89
- 90-127
- 128-585



2.5 Miles

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

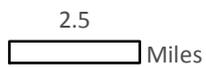
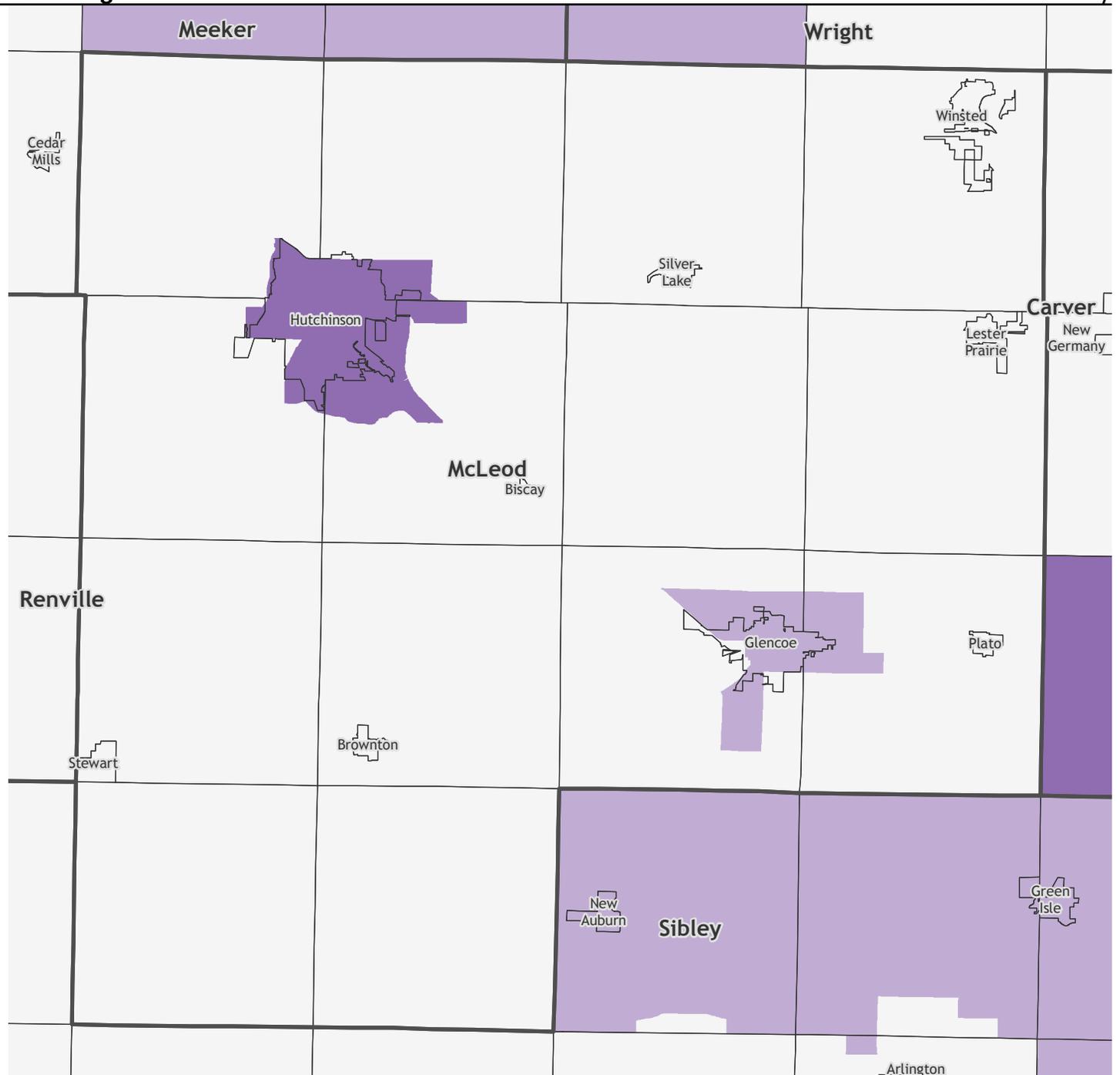
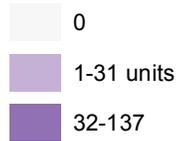
McLeod County



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

16d) Total Rental Units in 50+ Unit Buildings

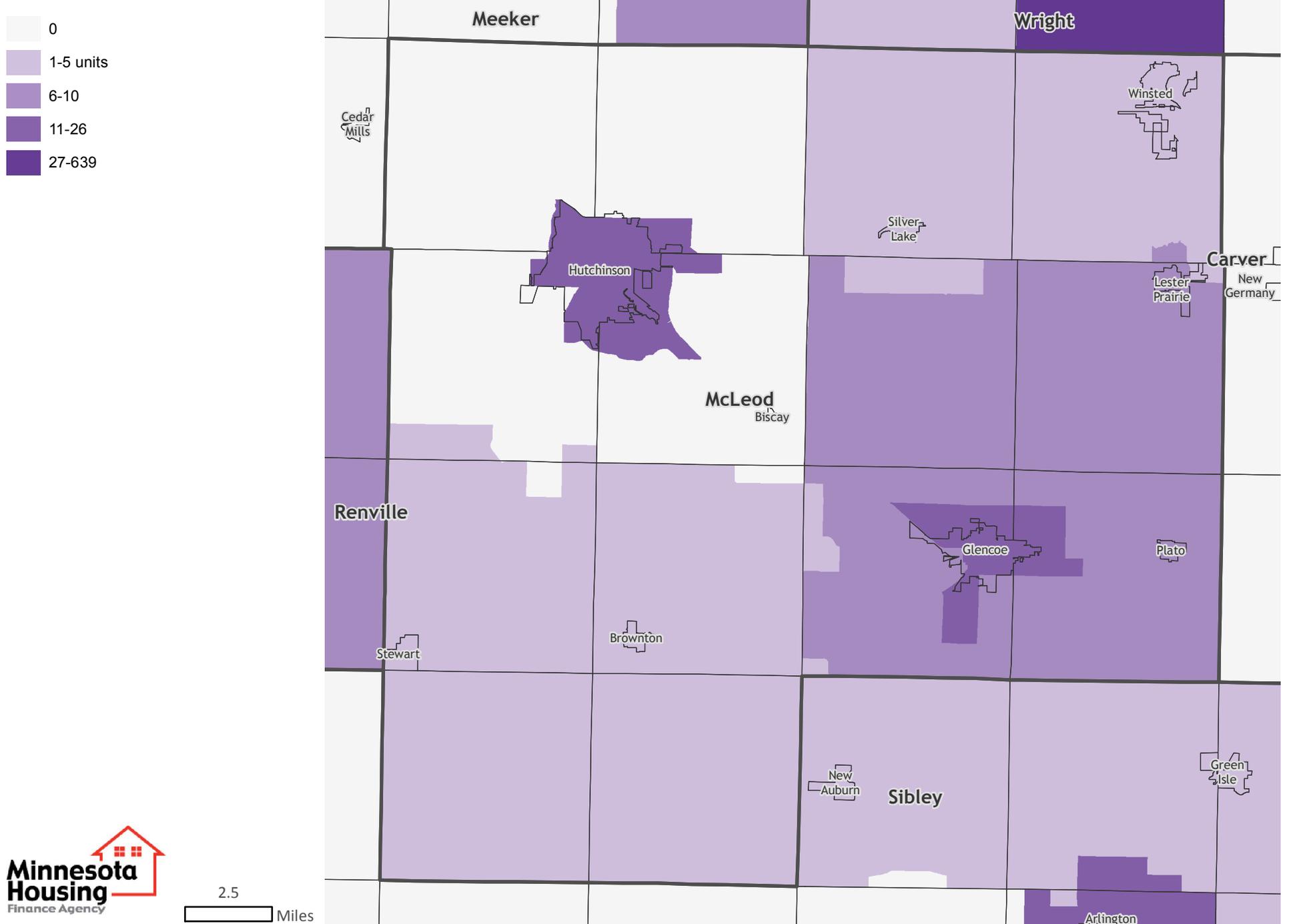
McLeod County



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

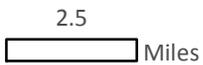
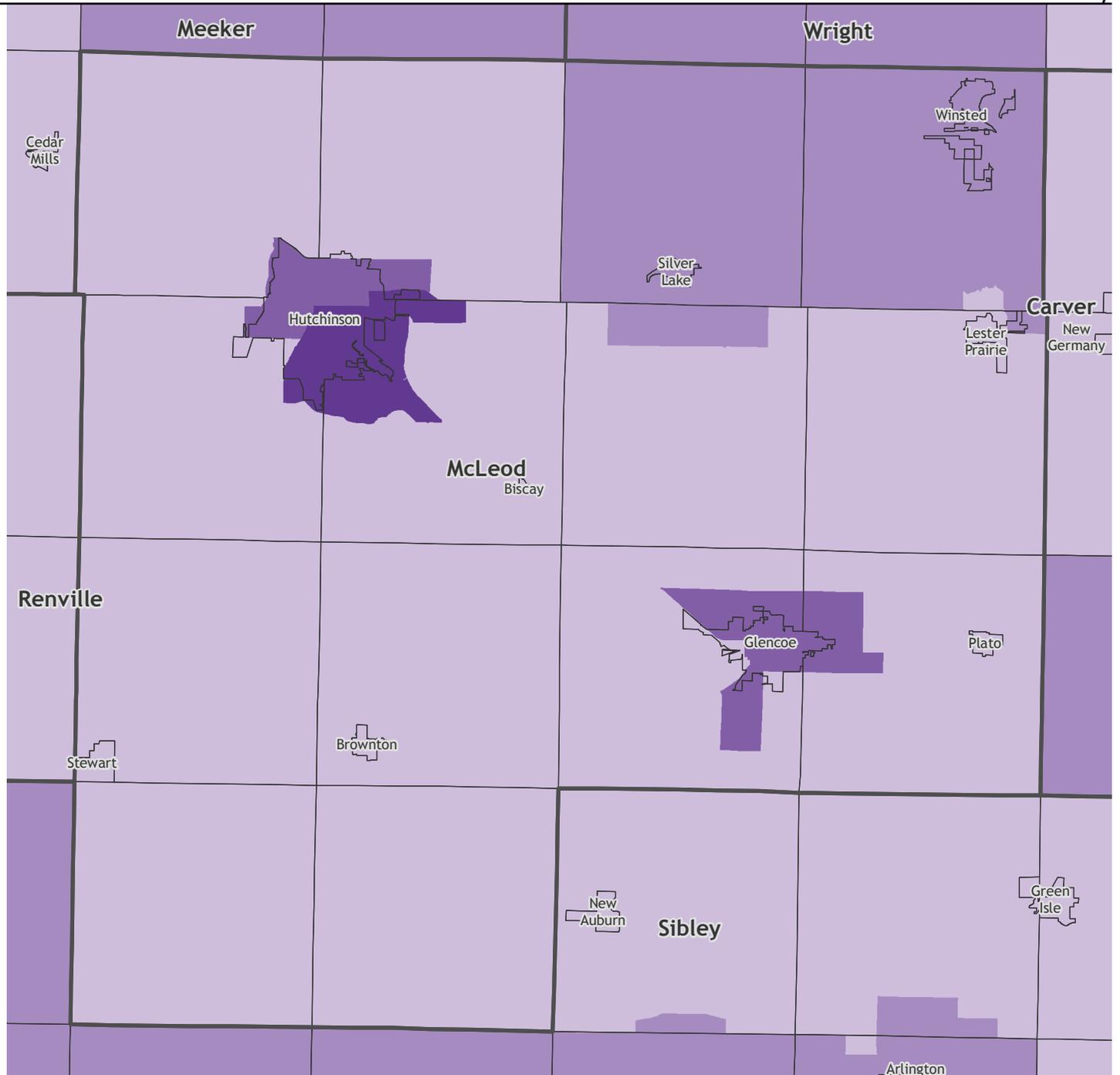
17a) Total Rental Units - 0 Bedroom

McLeod County



17b) Total Rental Units - 1 Bedroom

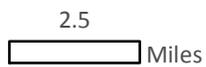
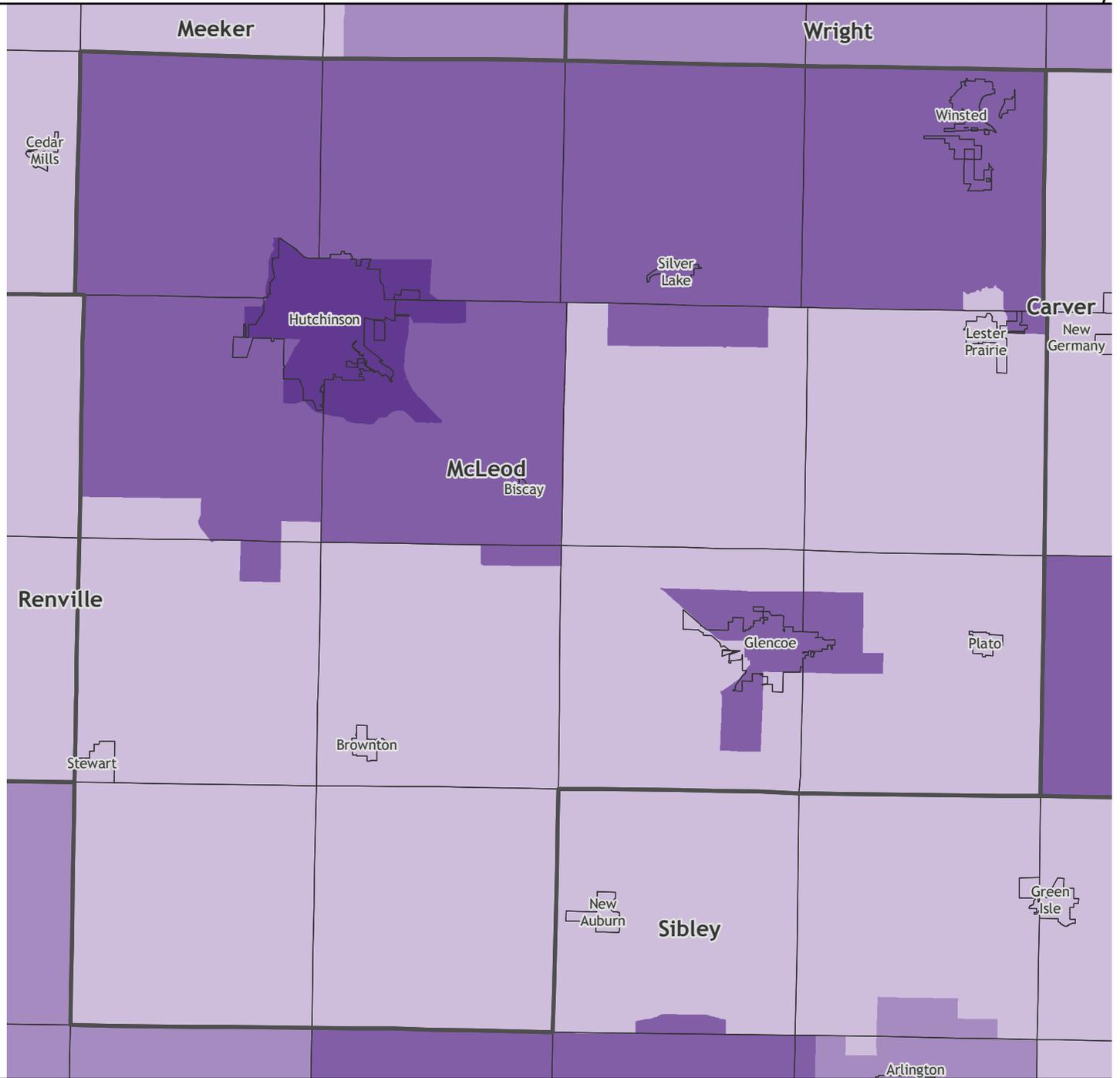
McLeod County



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

17c) Total Rental Units - 2 Bedroom

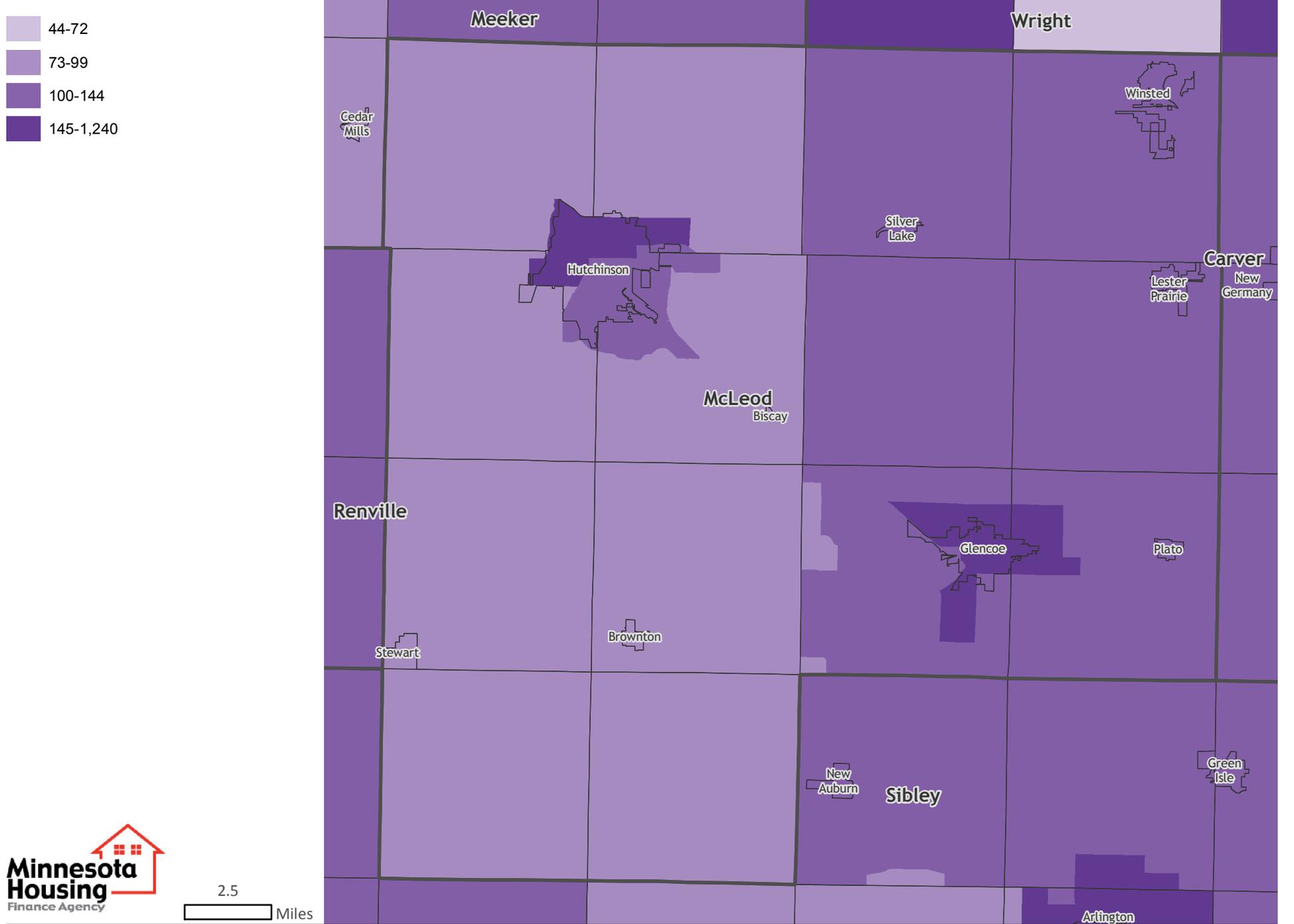
McLeod County



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

17d) Total Rental Units - 3+ Bedroom

McLeod 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)

McLeod County

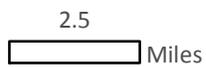
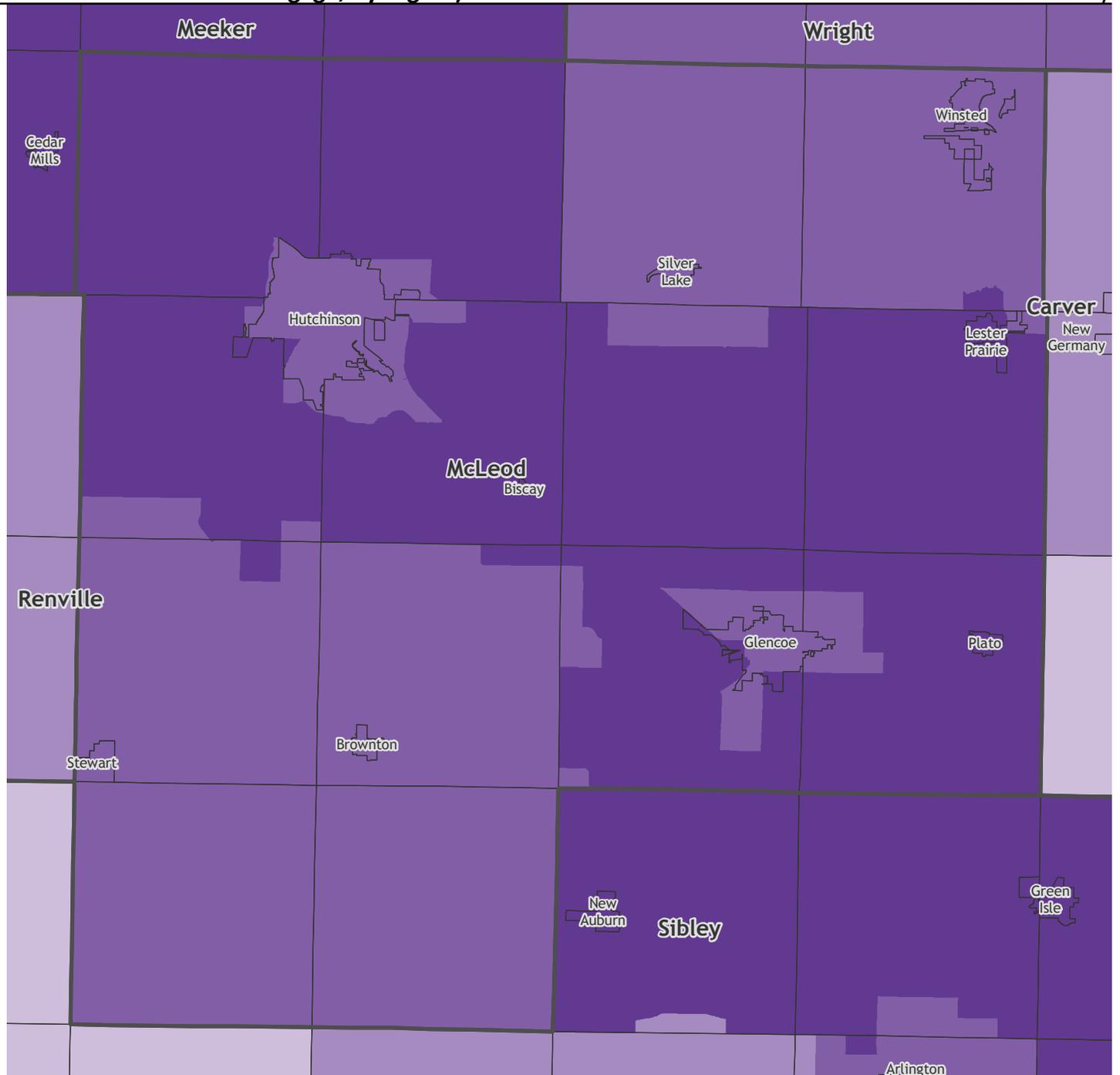
Greater Minnesota



NonTwin Cities MSA



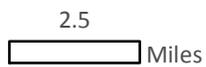
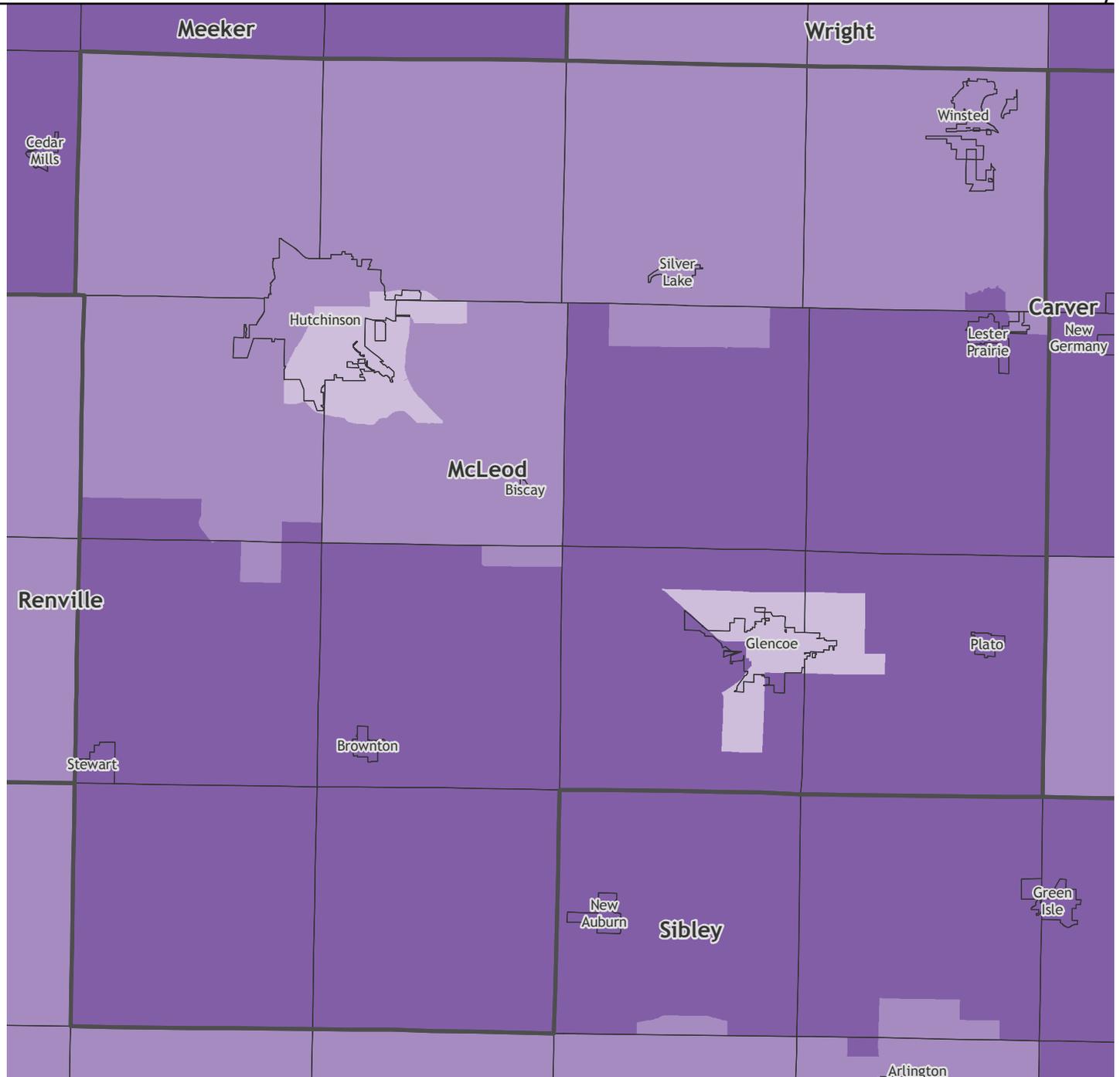
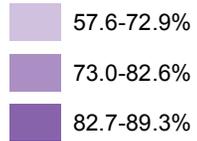
Twin Cities 7 County



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

19) Homeownership Rate

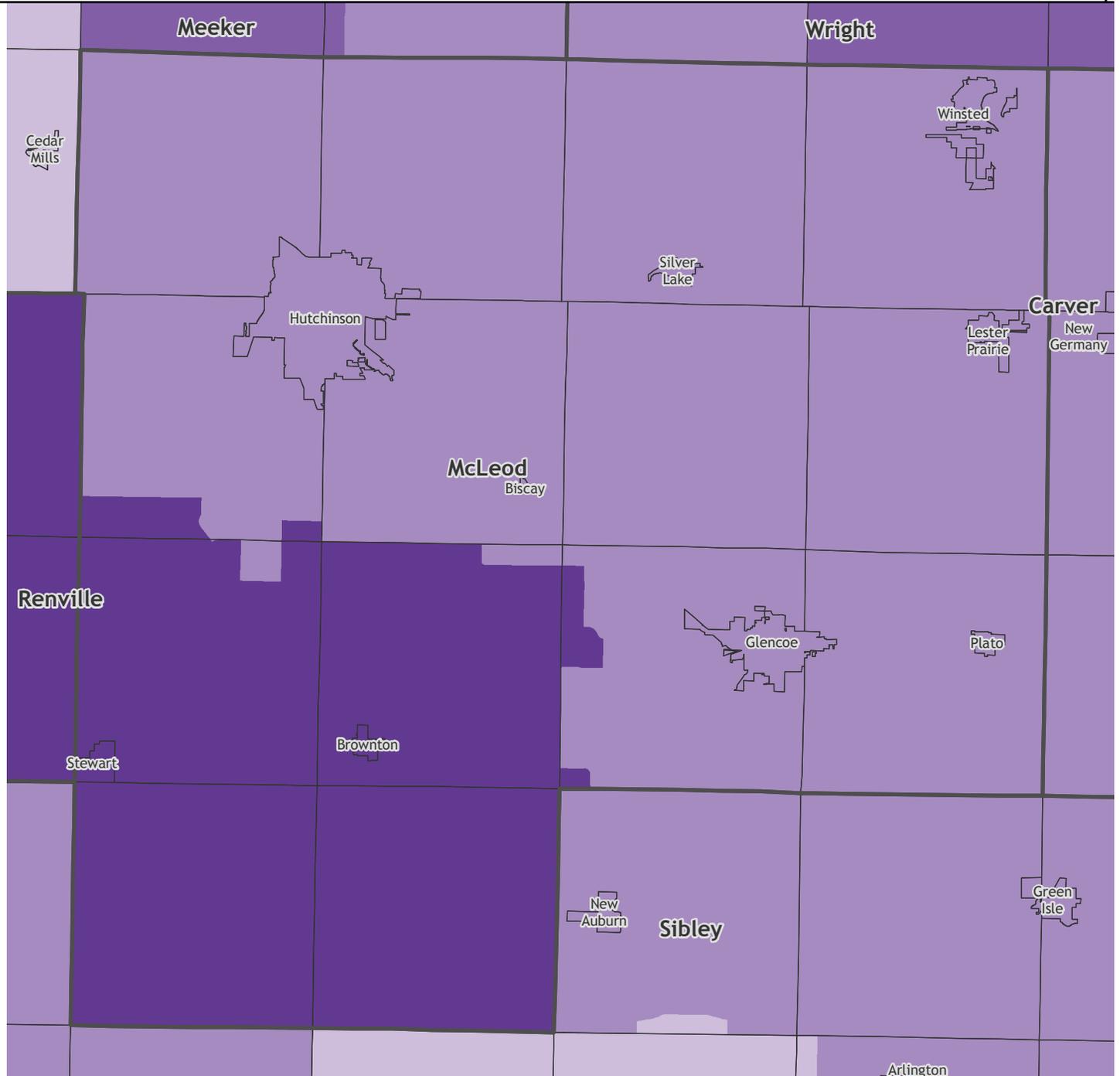
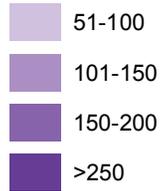
McLeod County



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

20) Foreclosure Index

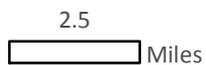
McLeod County



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

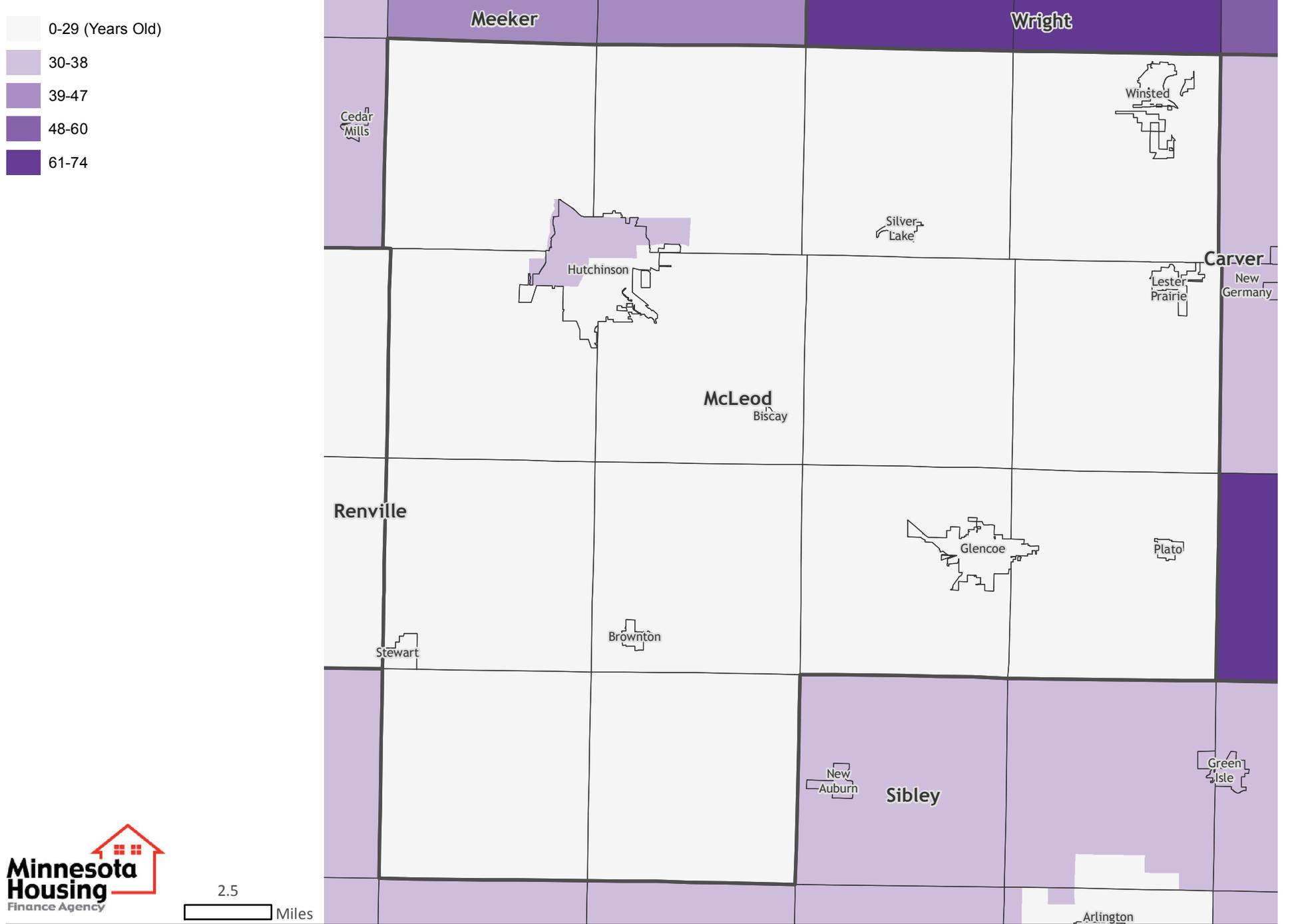
The index is based on each tract's post-sale/REO rate - the number of loans that are in post-sale foreclosure or REO divided by the number of households in each census tract.

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.



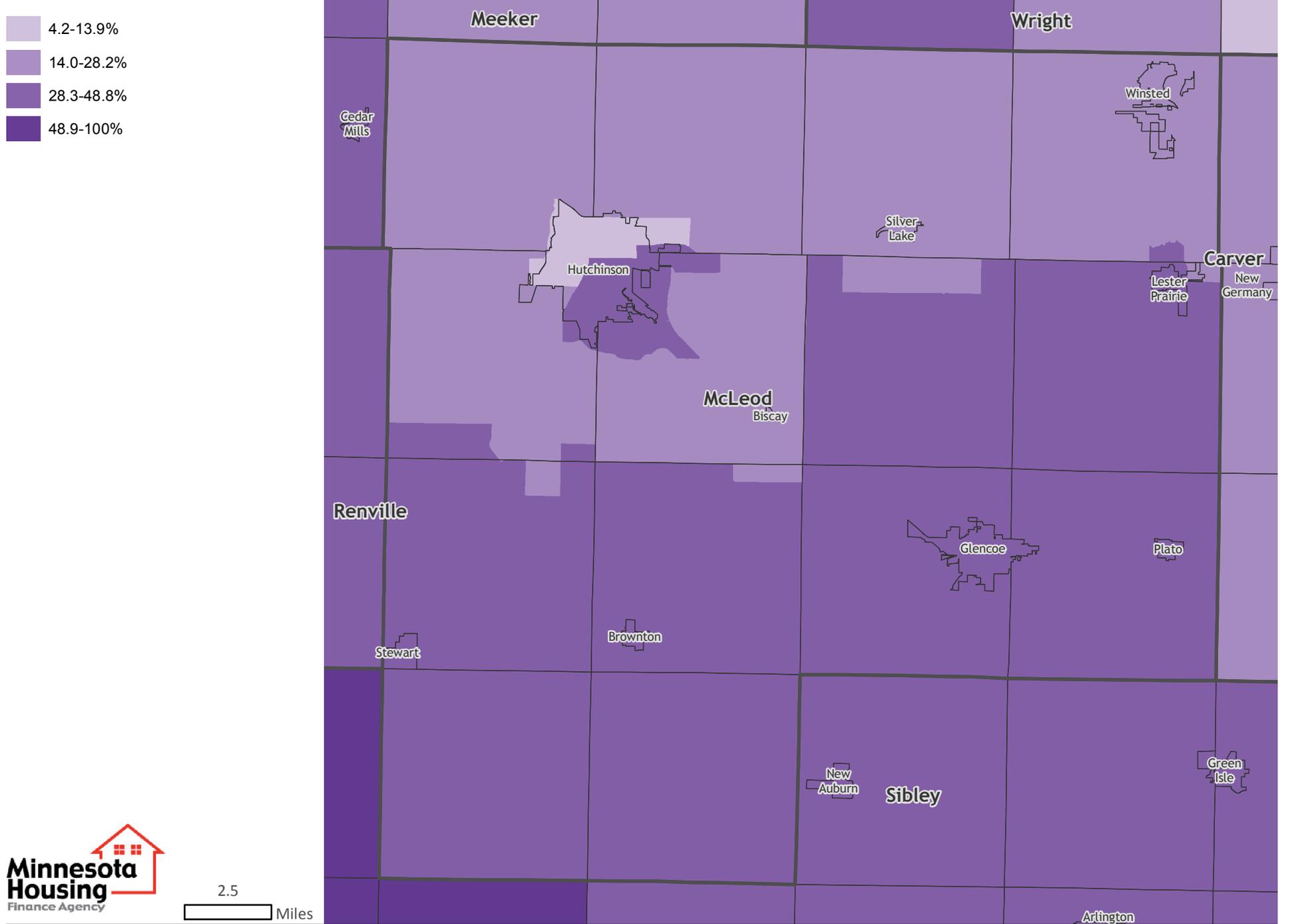
21) Median Age of Housing Stock (in Years)

McLeod County



22a) Percentage of Owned Units Built Before 1950

McLeod County

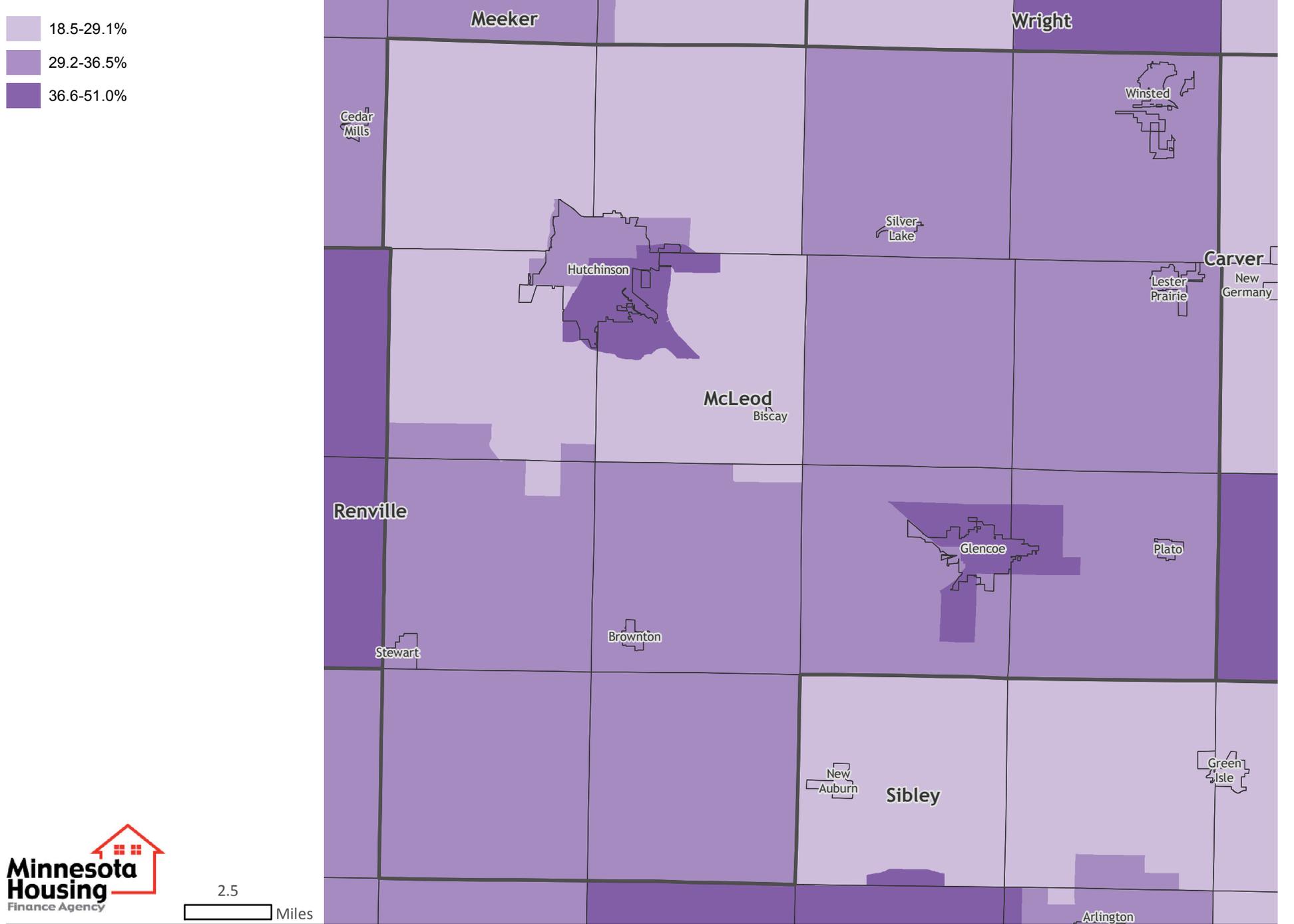


2.5 Miles

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

22b) Percentage of Owned Units Built 1950-1979

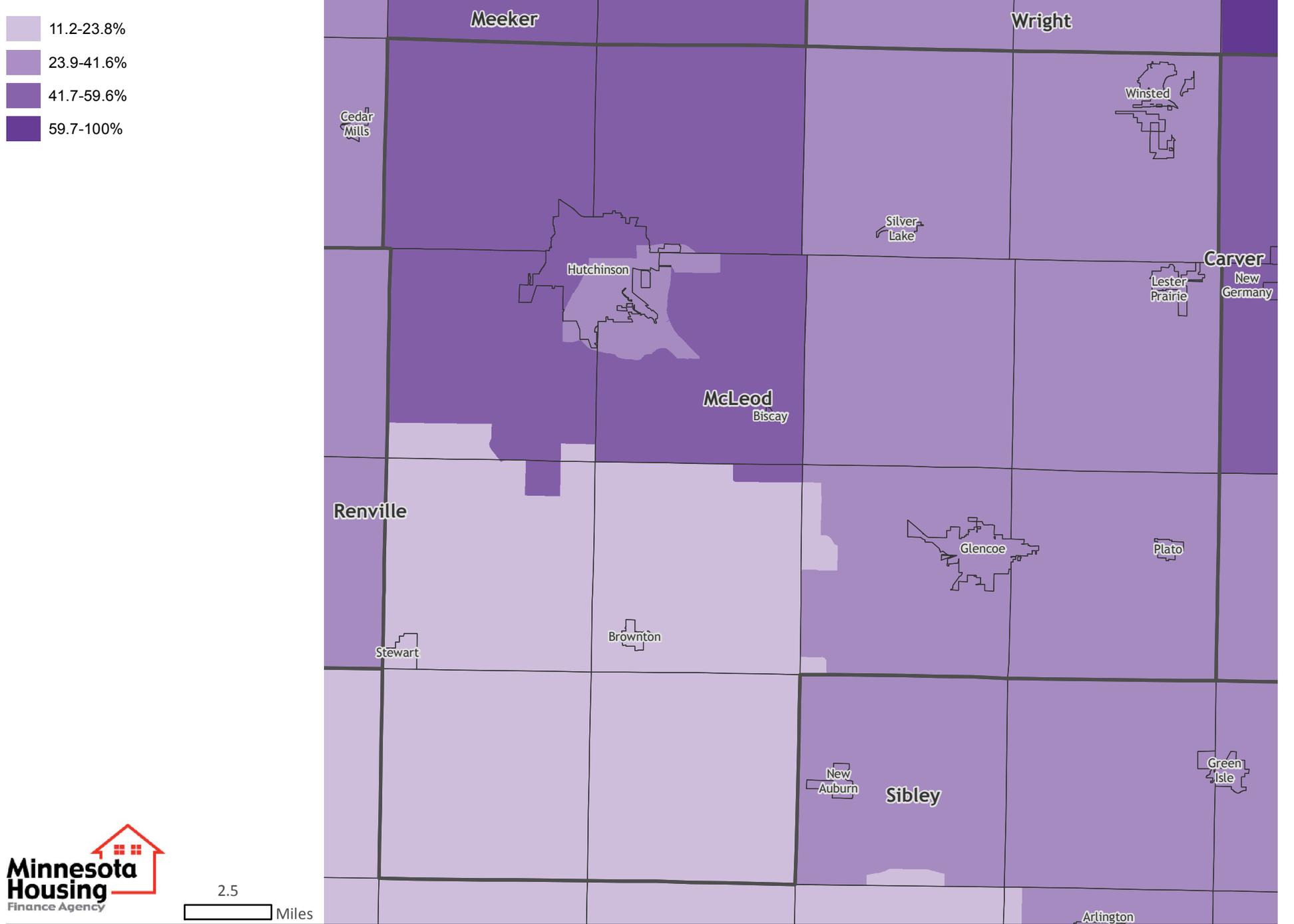
McLeod County



2.5 Miles

22c) Percentage of Owned Units Built 1980 and Later

McLeod County

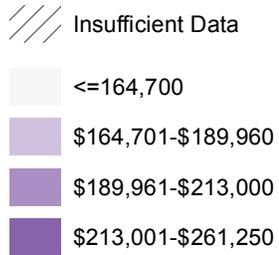


2.5 Miles

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

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

McLeod County

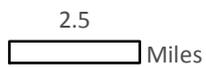


Includes all transactions.

Excludes zip codes with fewer than 10 sales.

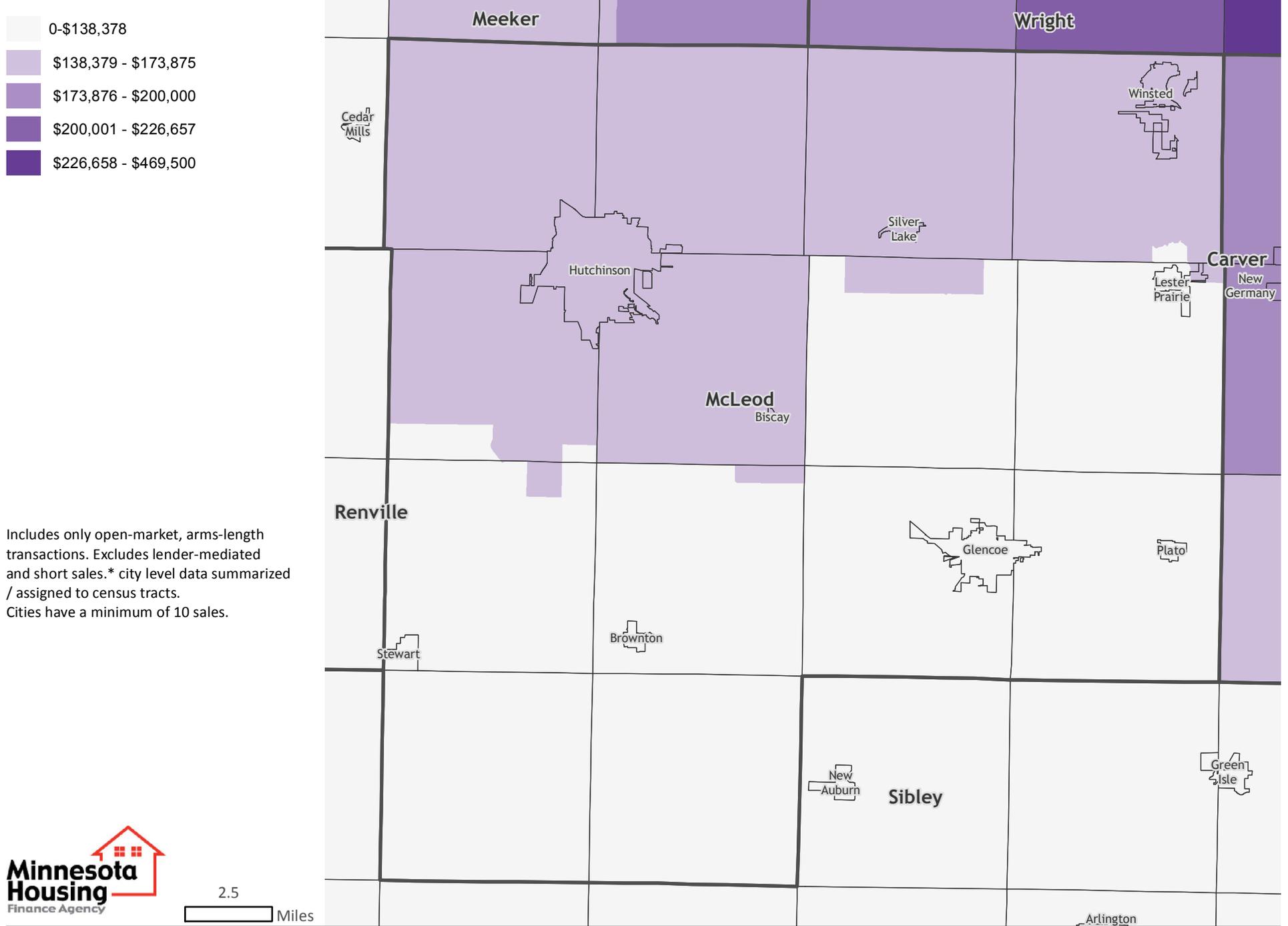
Data allocated to tracts from zip code data.

Data available only for Twin Cities Metro.



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

McLeod 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.



2.5 Miles

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

McLeod County

/// Insufficient Data

Decrease

.1 - 5.3% 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.

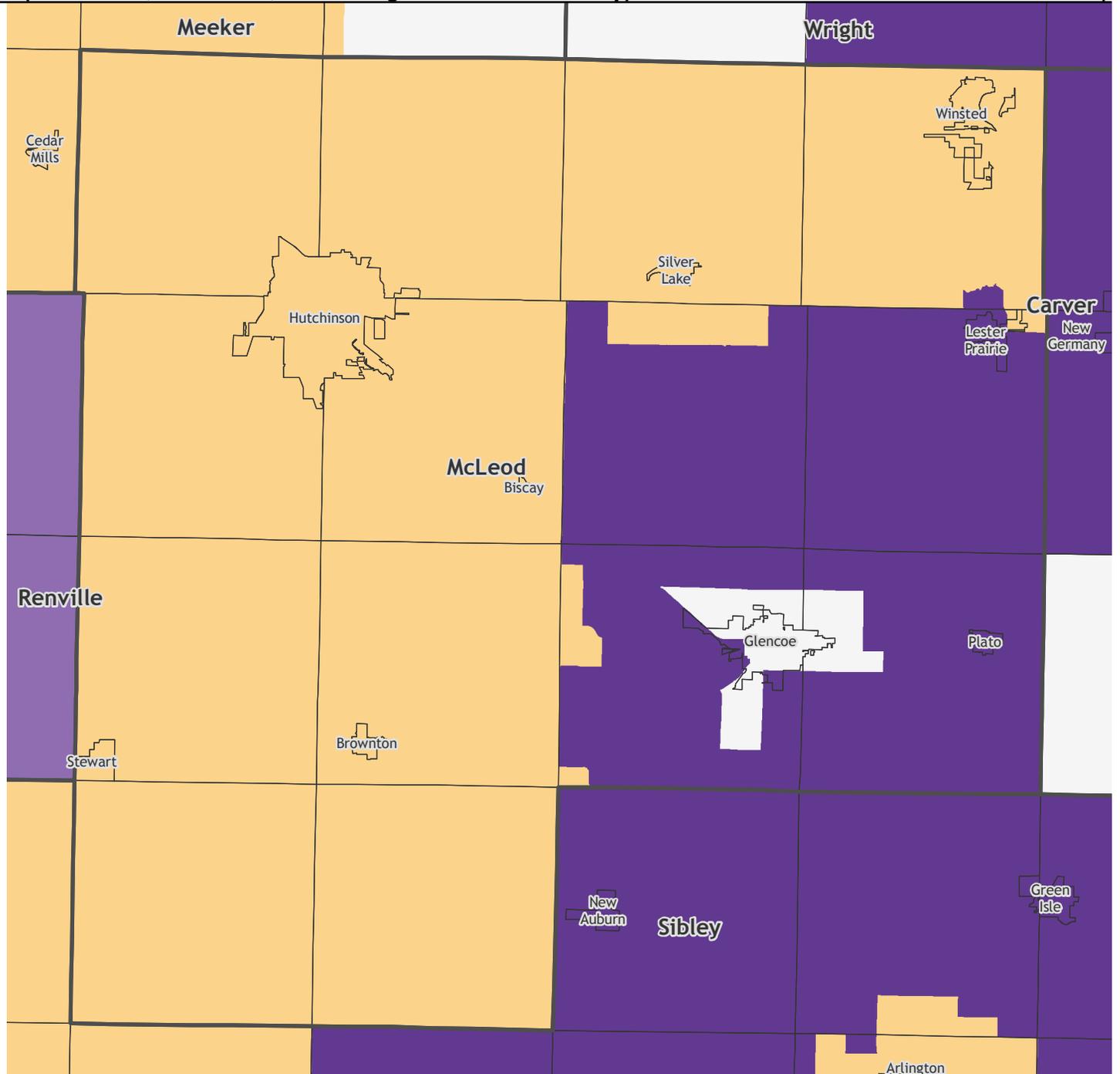


2.5 Miles

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

McLeod County

- Decrease
- 0-4.2% 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.



2.5 Miles

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

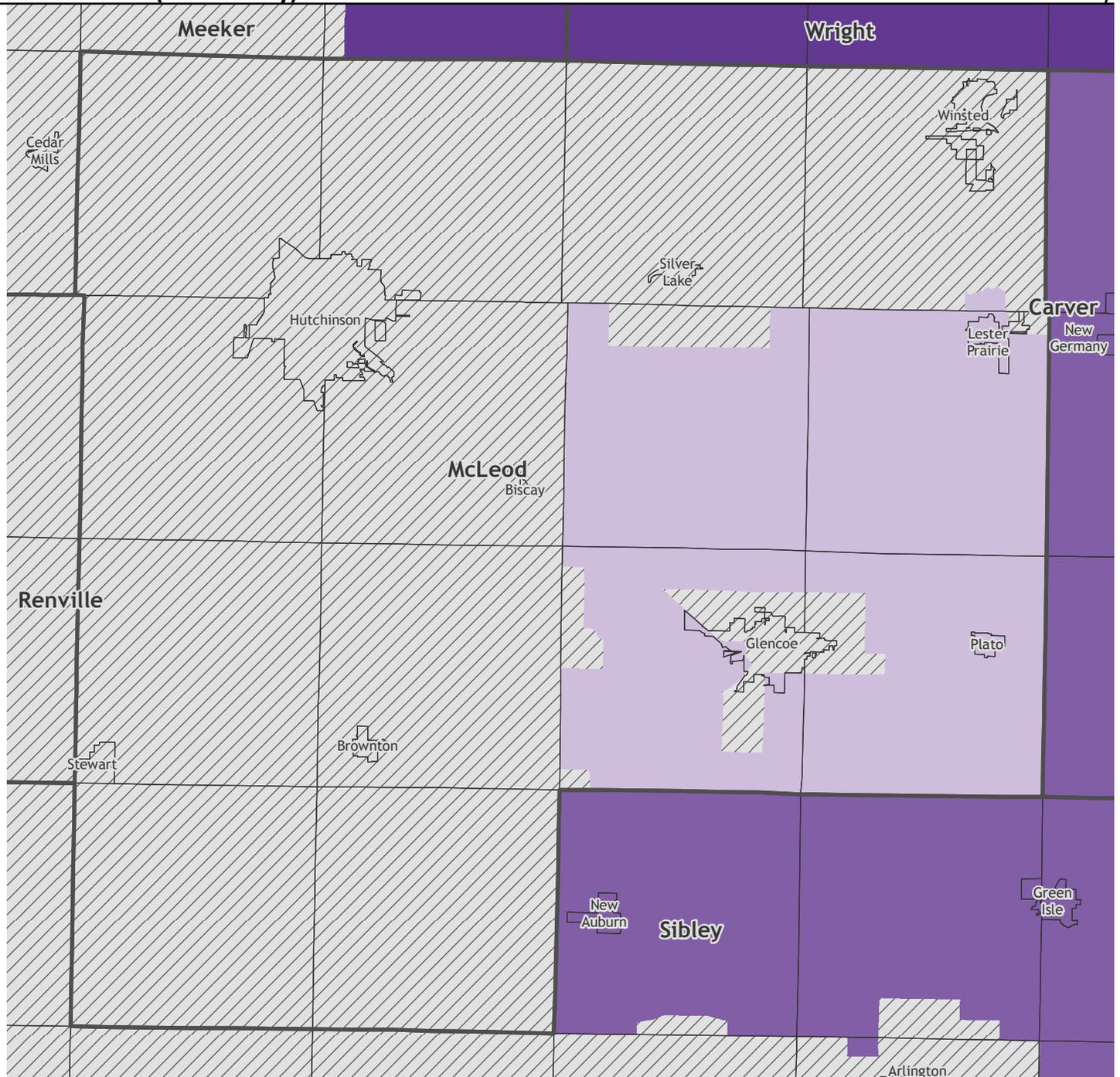
McLeod County

/// Insufficient Data

2.2-2.4

2.9-3.3

3.4-7.6



For 4th Quarter 2014

Data allocated to tracts from zip code data.

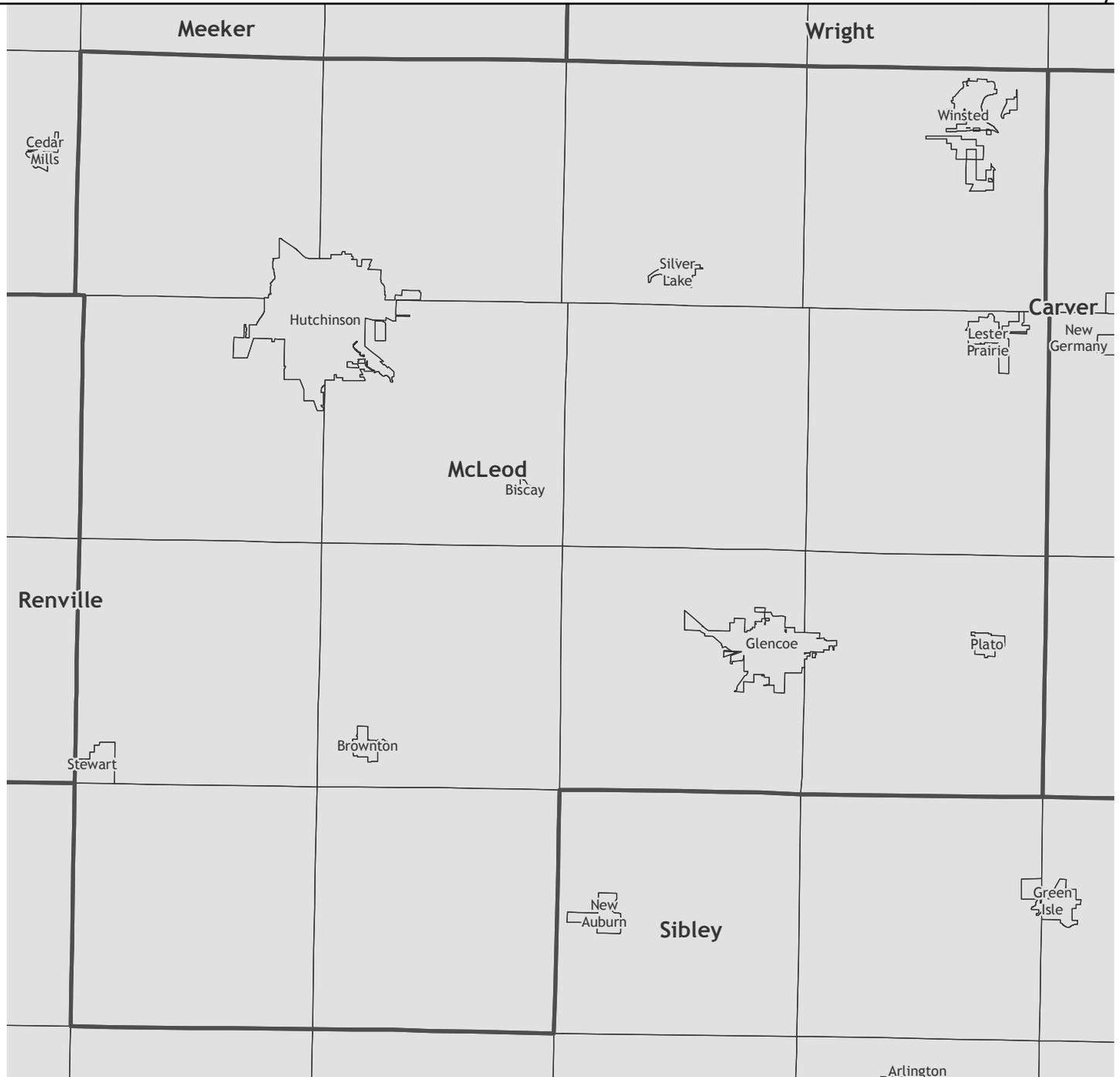
Data available only for Twin Cities Metro.



2.5 Miles

26) Economic Integration Priority Tracts

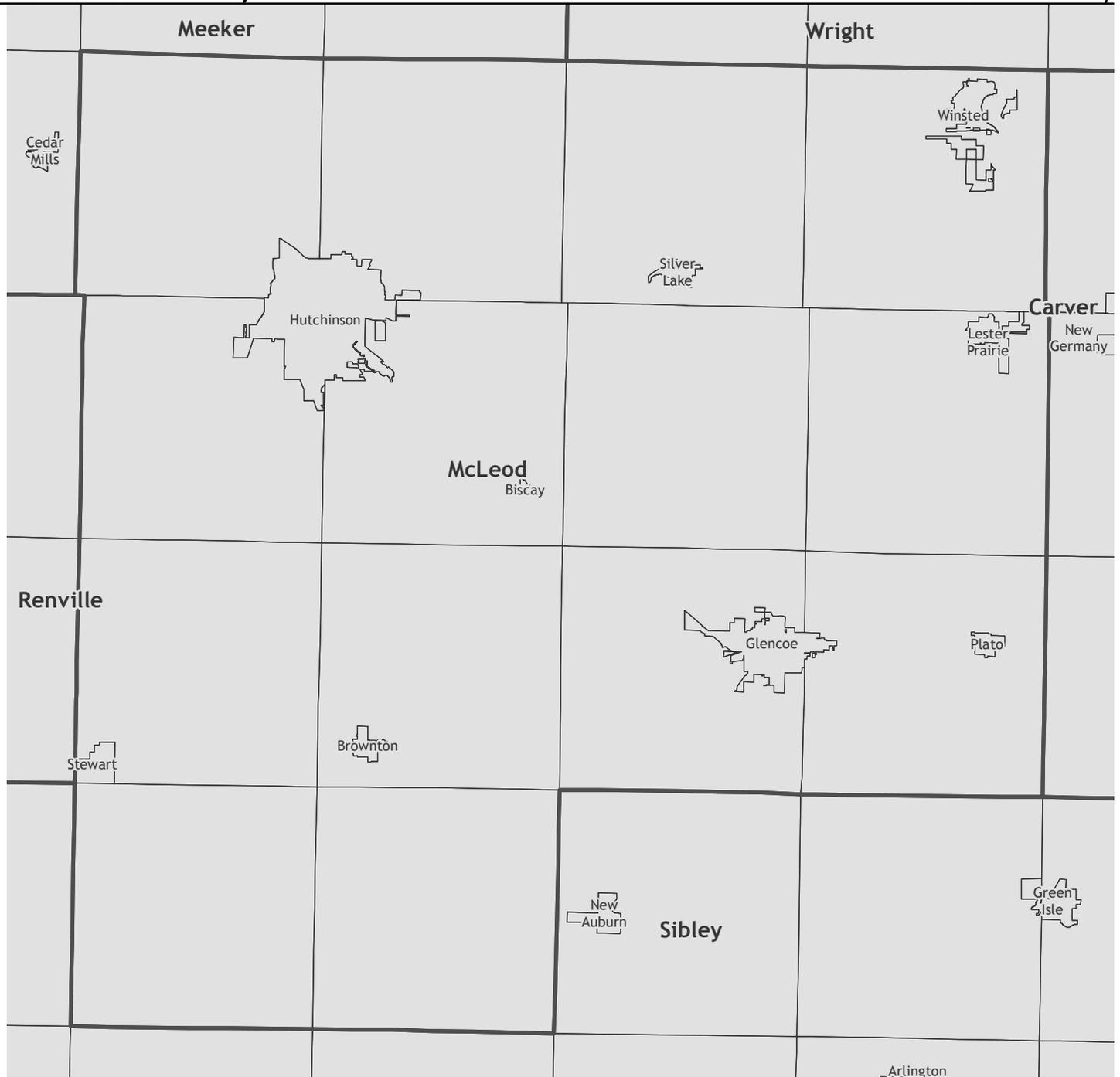
McLeod County



2.5
Miles

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

McLeod County



2.5 Miles

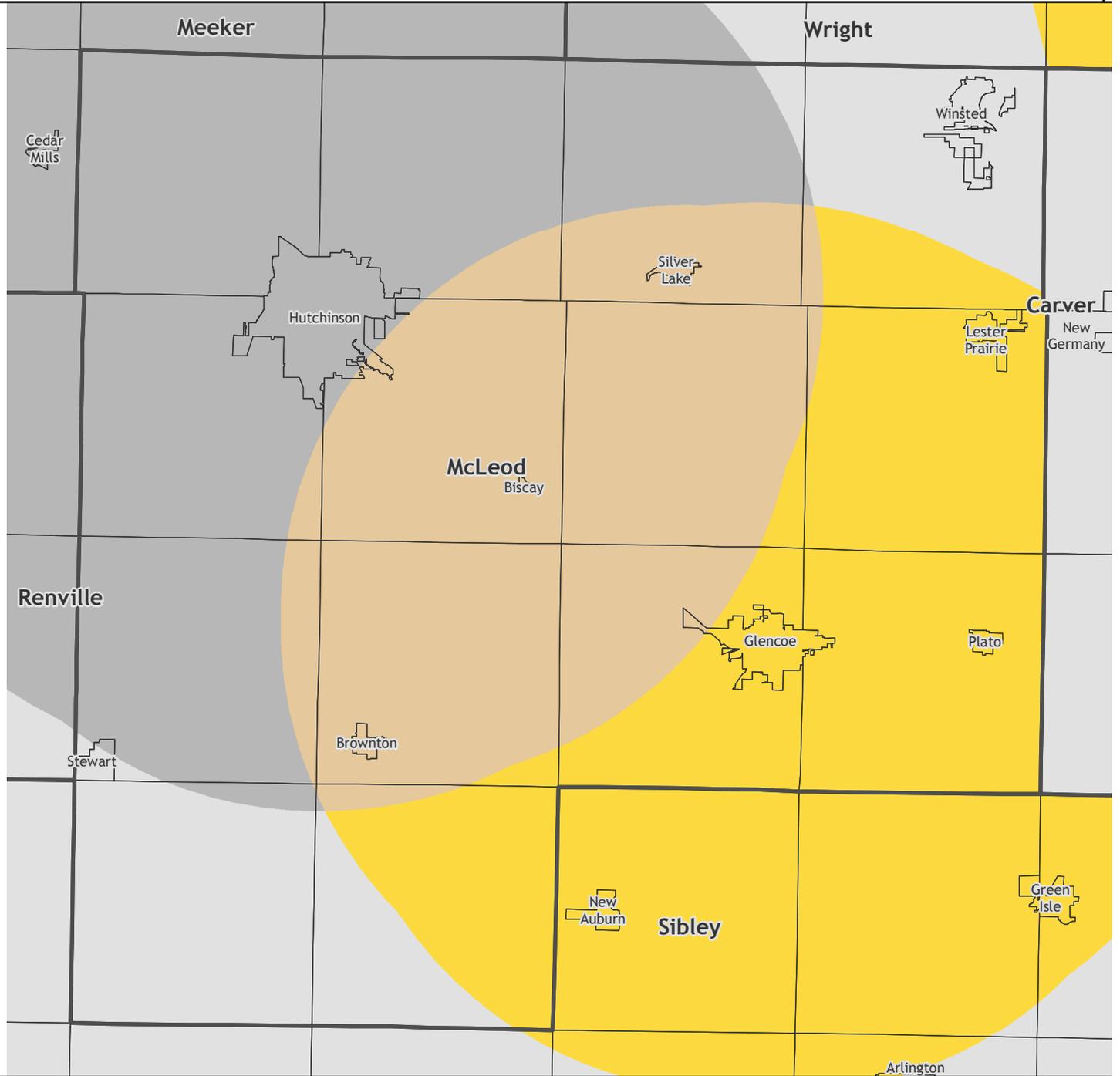
Source: Minnesota Housing analysis of transit data from Metro Transit, Duluth Transit Authority, St. Cloud, Rochester, and Moorhead bus systems.

28) Workforce Housing Areas

McLeod County

Type

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



2.5 Miles

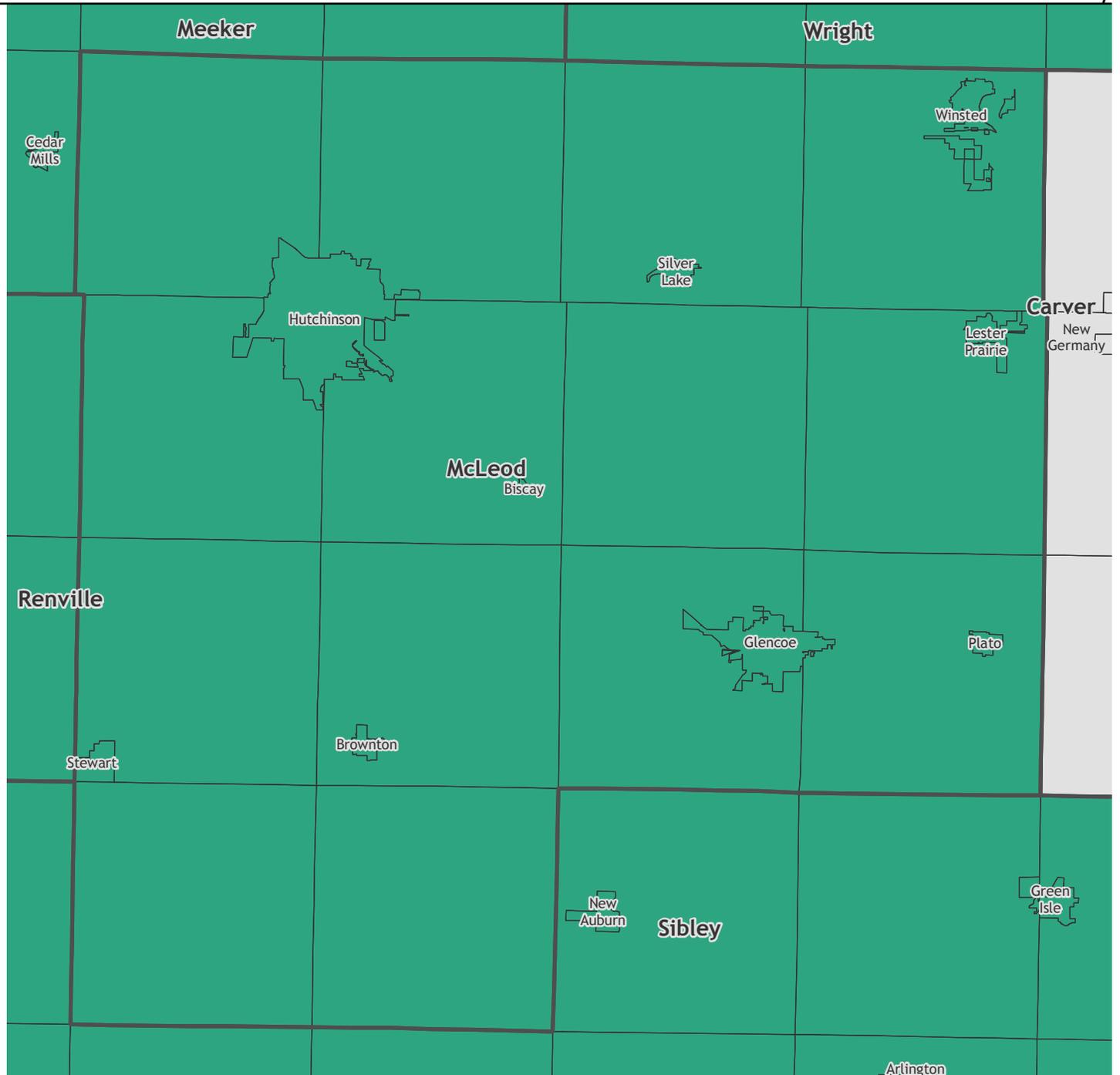
Source: Minnesota Housing analysis of MN Department of Employment and Economic Development Quarterly Census of Employment and Wages data.

29) Rural Designation

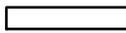
McLeod County

Type

 Rural Area

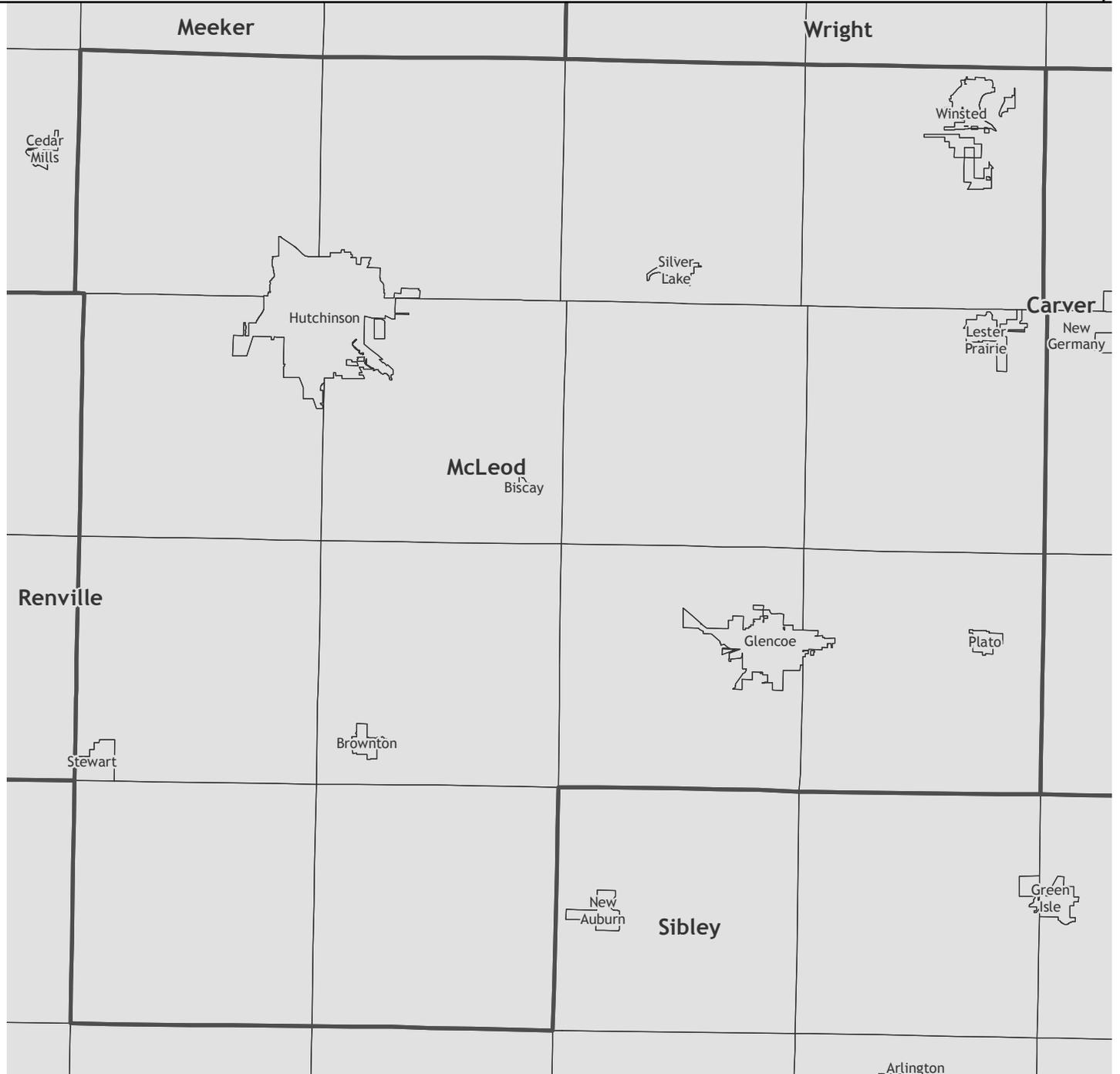


2.5

 Miles

30) Qualified Census Tracts and Reservation Areas

McLeod County



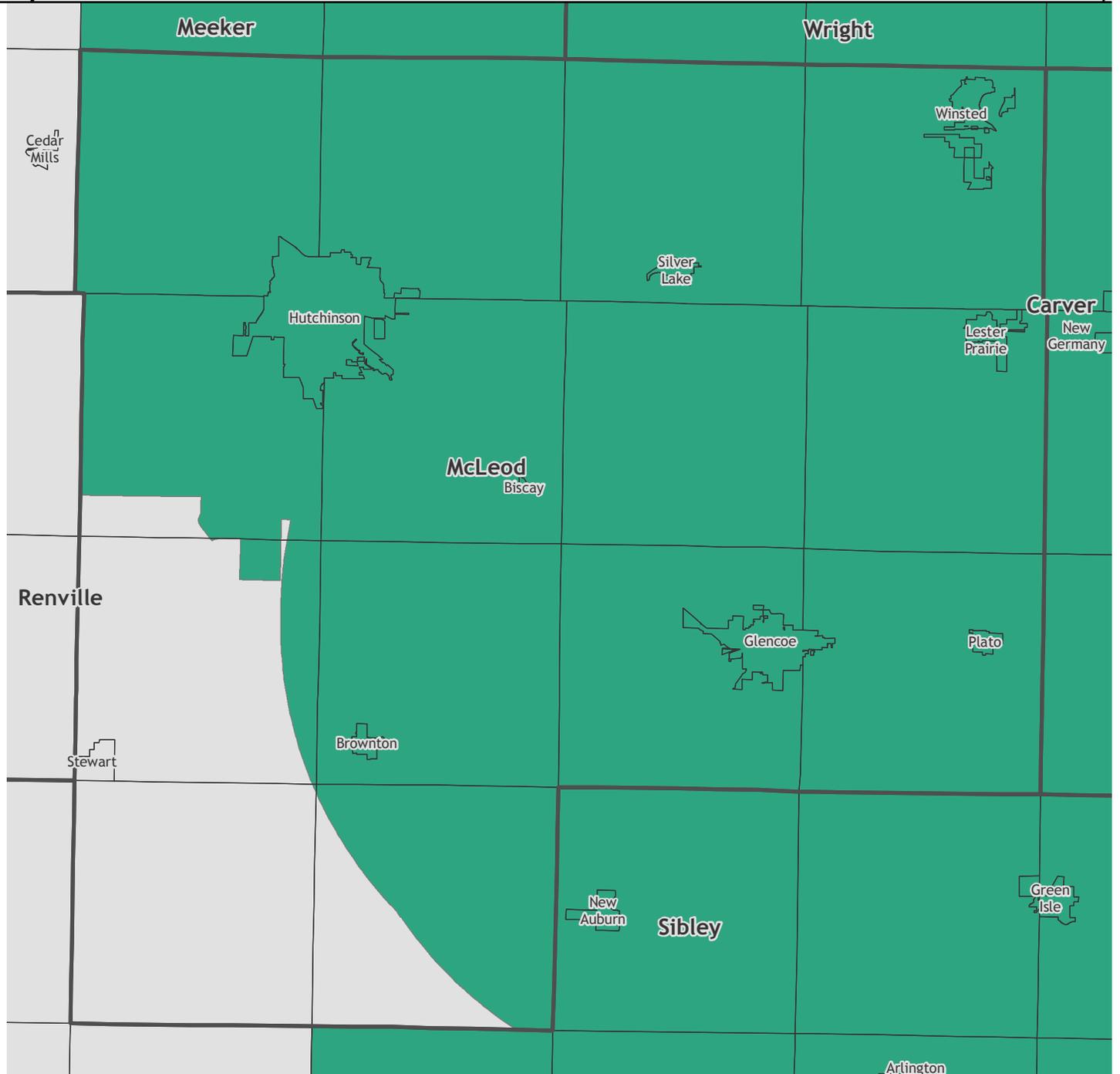
2.5 Miles

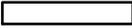
Source: US Dept of Housing and Urban Development and Minnesota Housing analysis of American Community Survey data.

31) Preservation Geographic Priority Areas

McLeod County

 Preservation

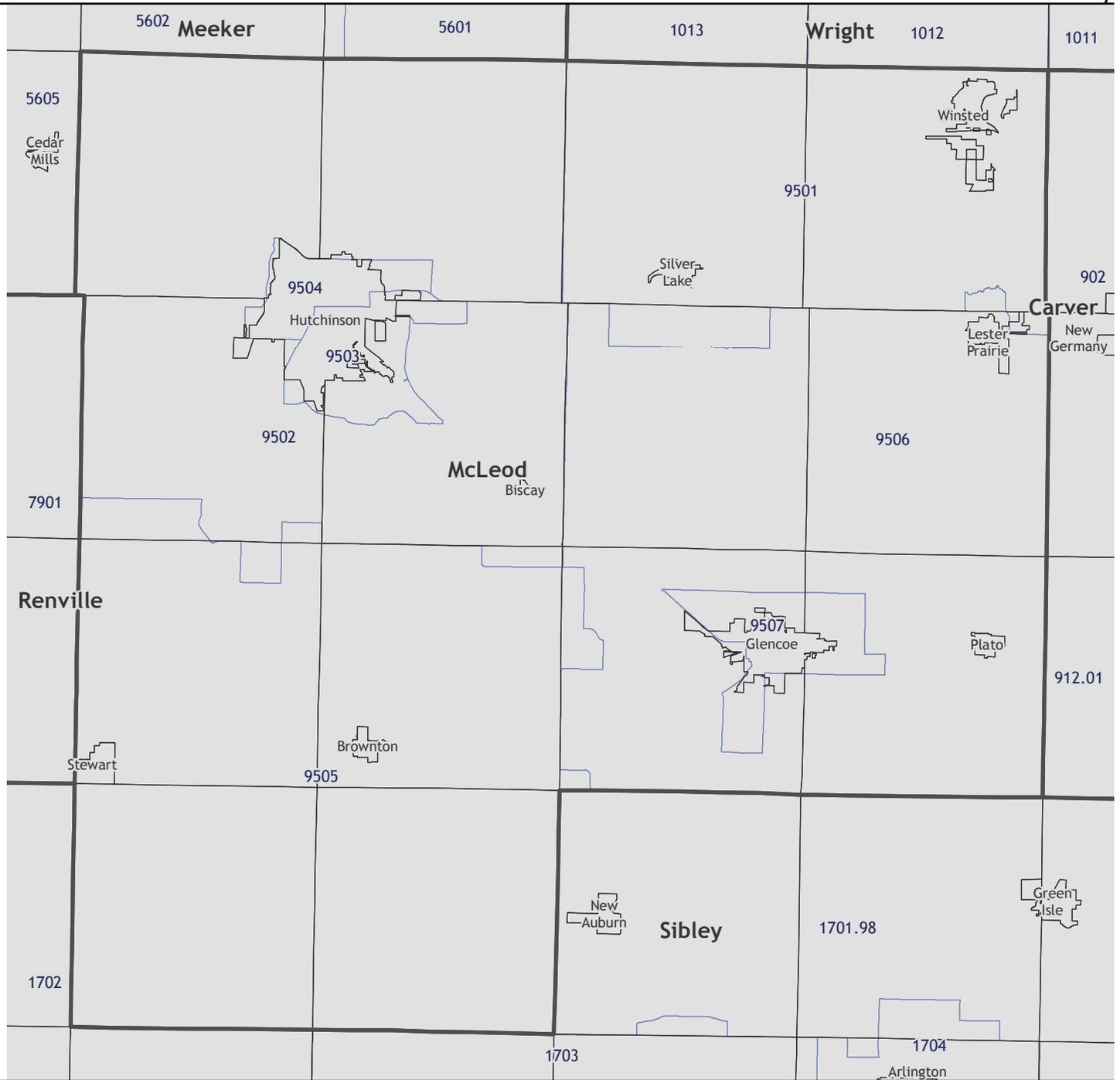


2.5
 Miles

Source: Minnesota Housing

32) Census Tract Boundaries

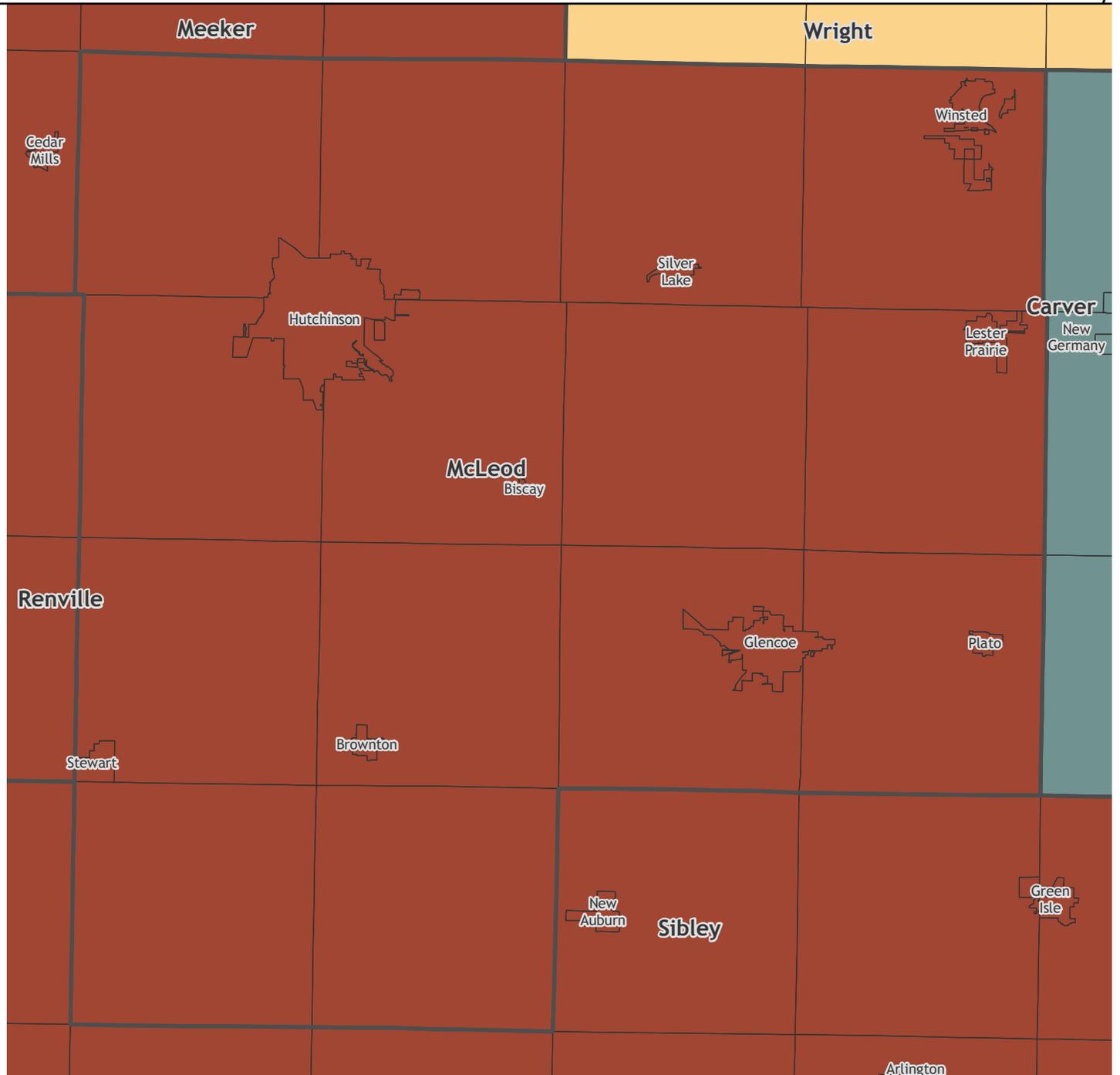
 2010 Tracts



2.5 Miles

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

