



Community Profiles Map Series for Pennington 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)

Pennington County

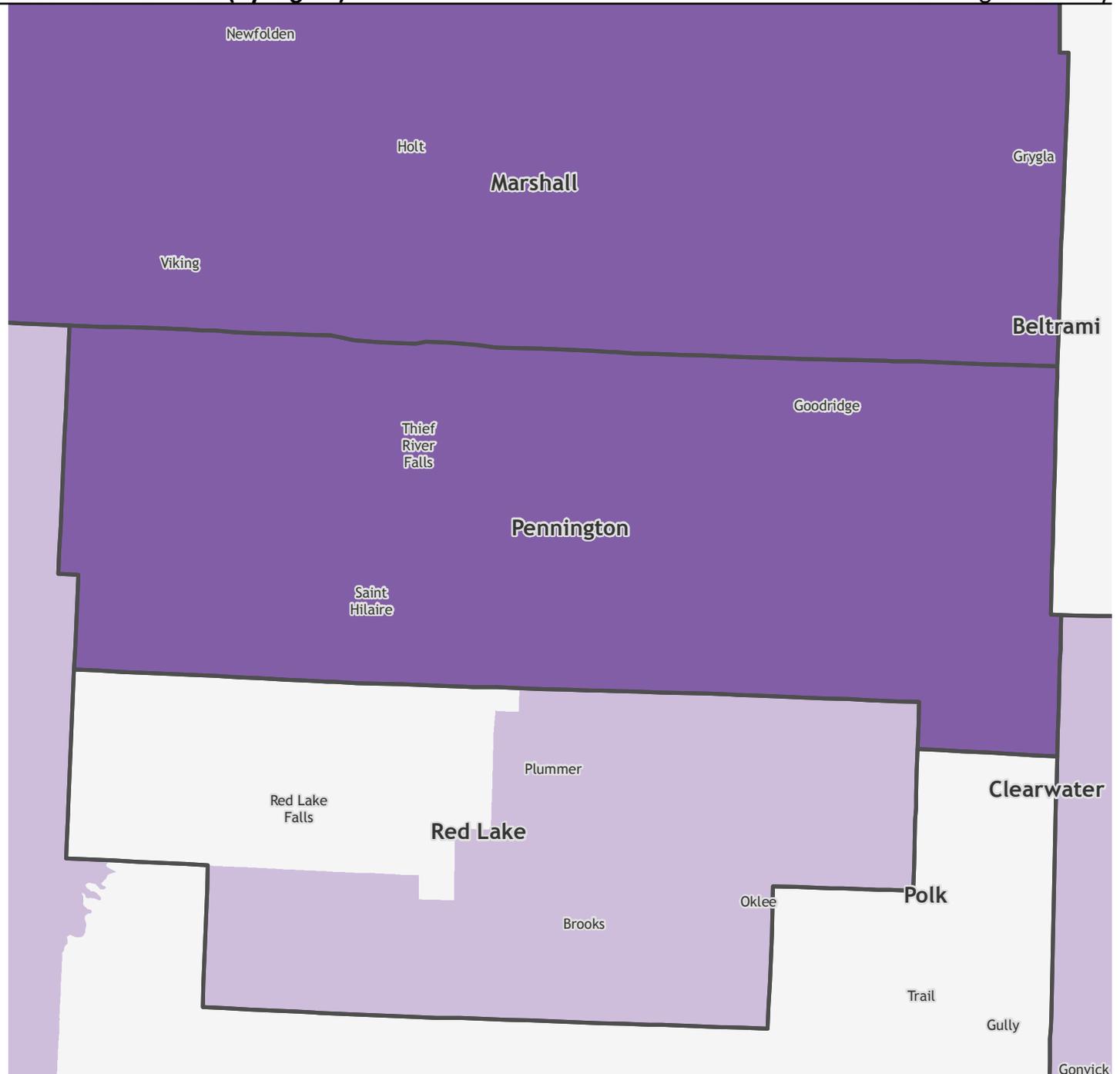
Greater Minnesota

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

NonTwin Cities MSA

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

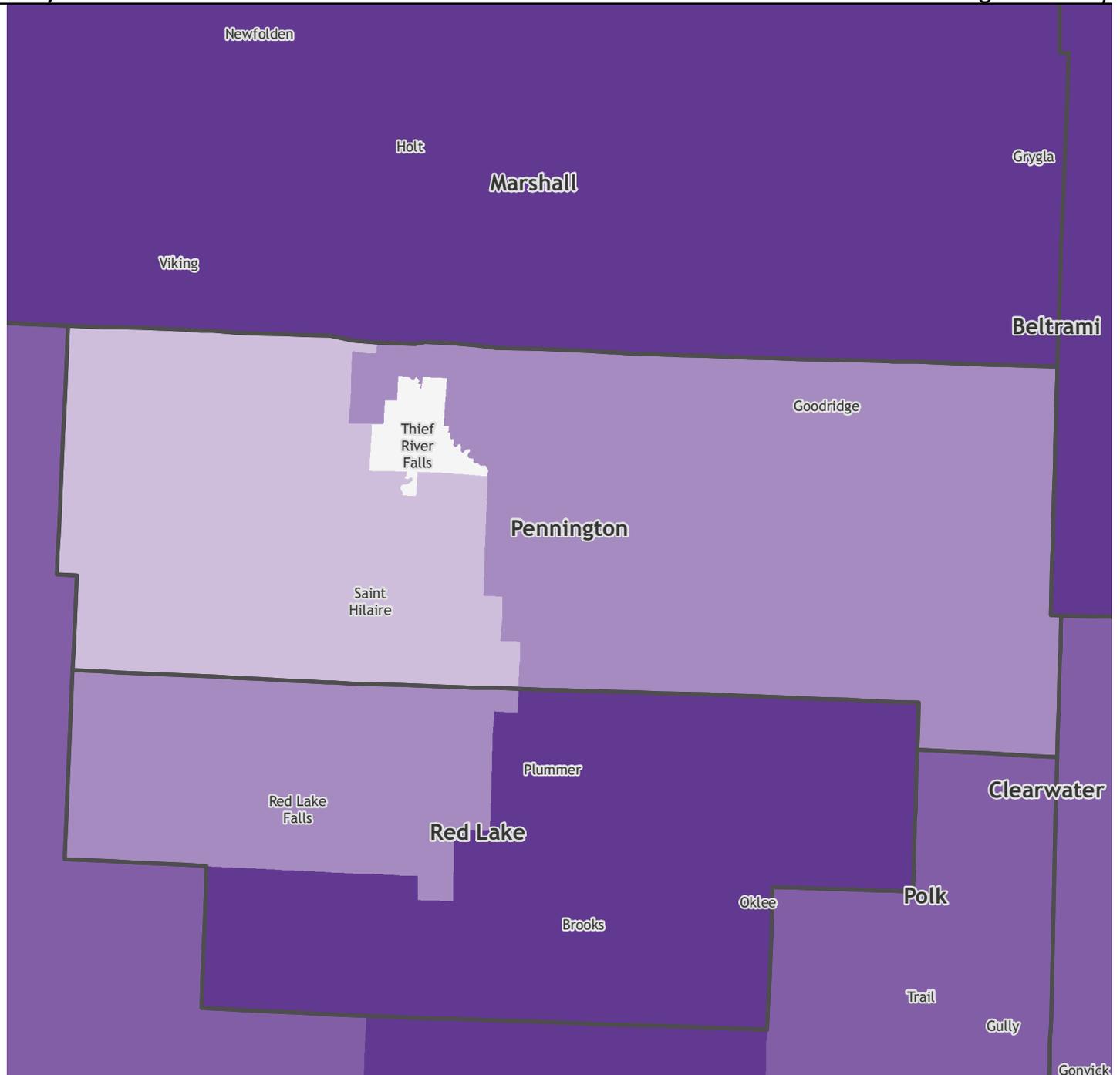
Low and Moderate Wage jobs are defined as those with monthly incomes <\$3,333 (about \$40,000 annually). Jobs are summarized with the census tract and within 5 miles of the census tract boundary.



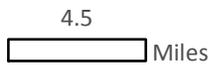
4.5 Miles

2) Median Distance to Work (in miles)

Pennington County

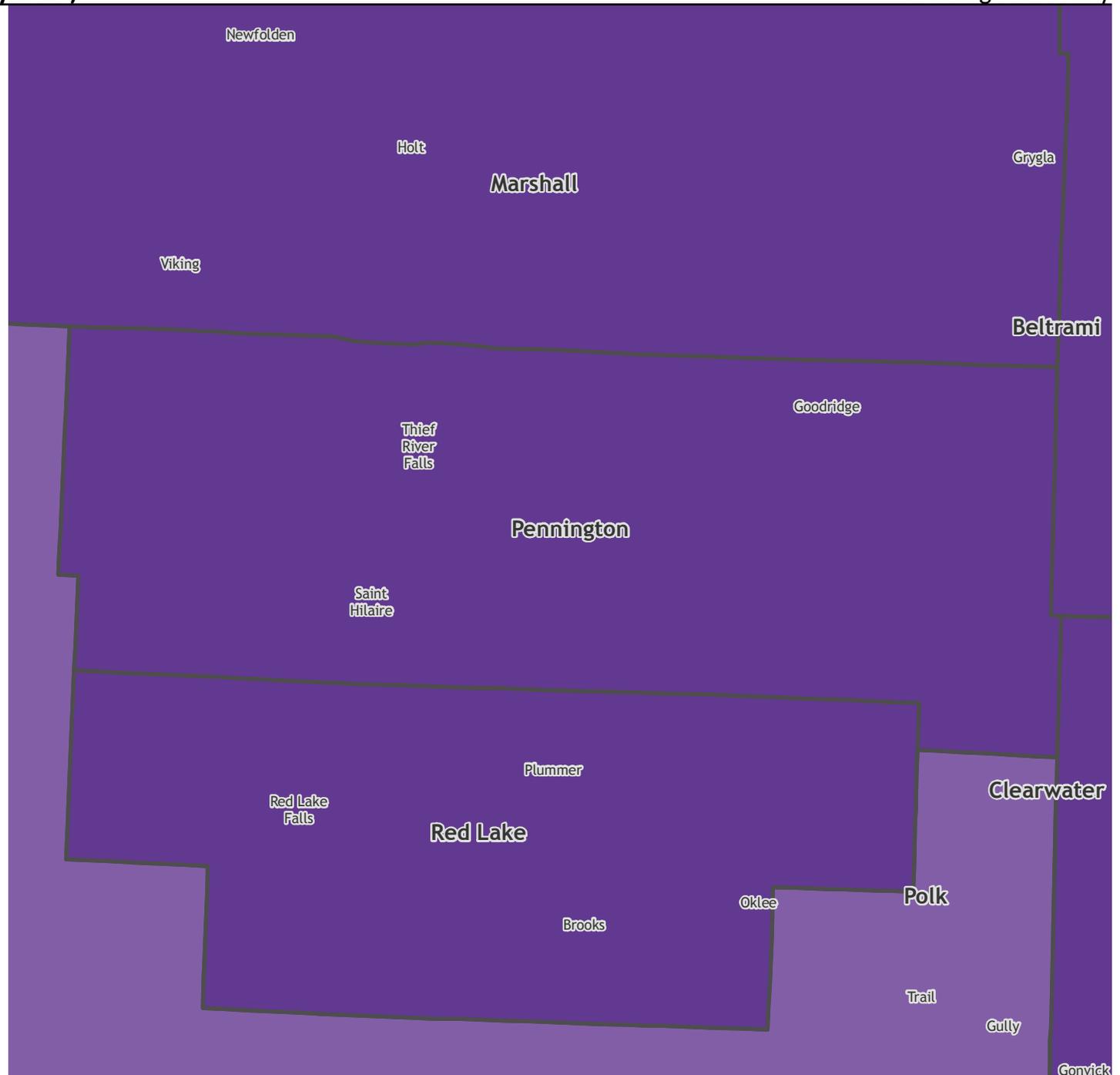
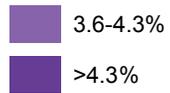


The distance to work that workers who live in this tract travel to their primary employment.

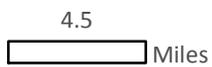


3) Unemployment Rate (February 2015)

Pennington County

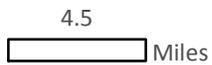
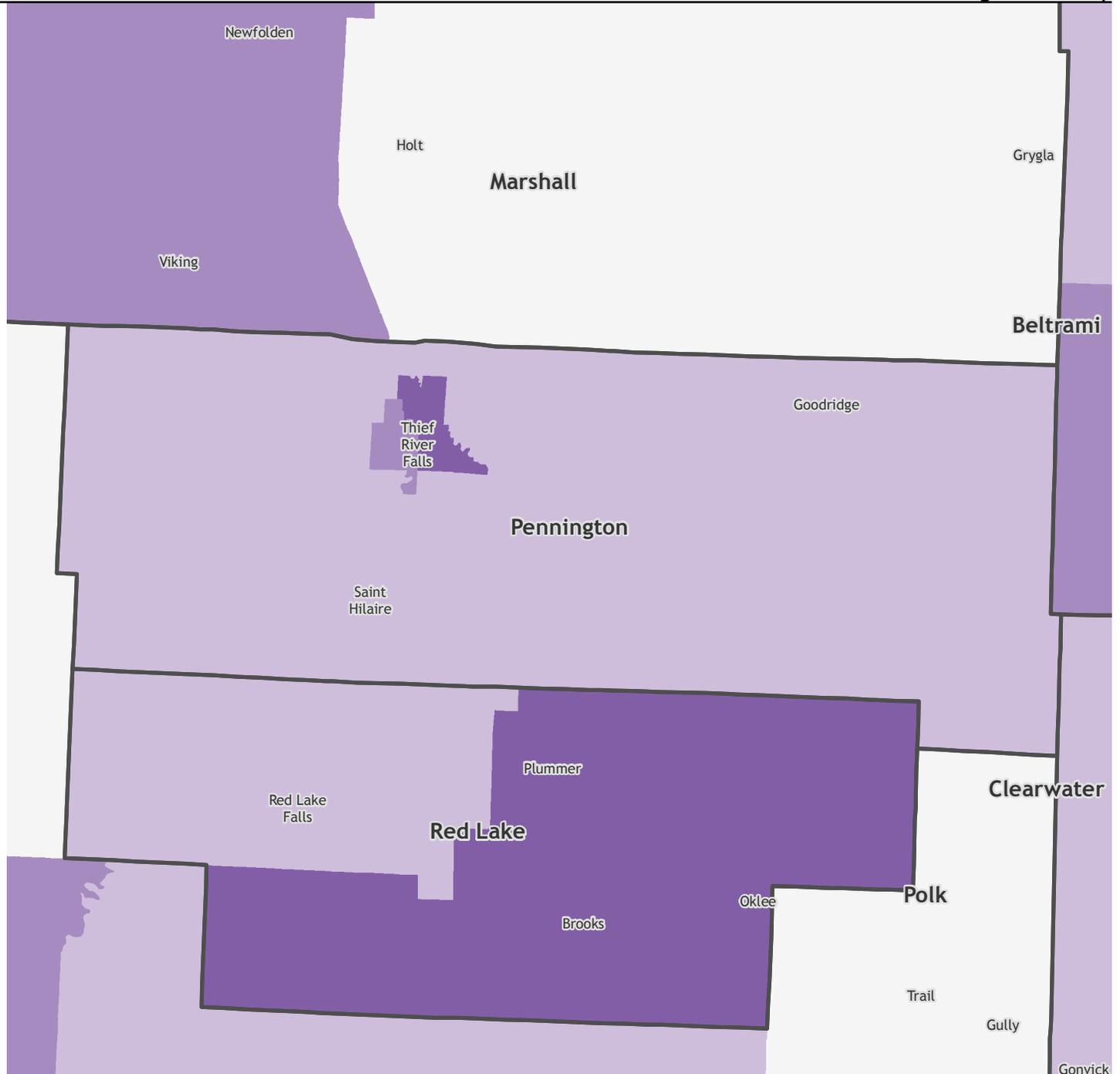
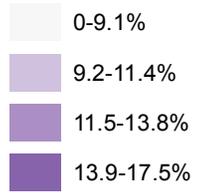


Unemployment rates are reported from the city rates if city data is published, and by county if no city data is available.



4a) Percentage of Population Age 25-34

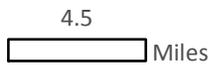
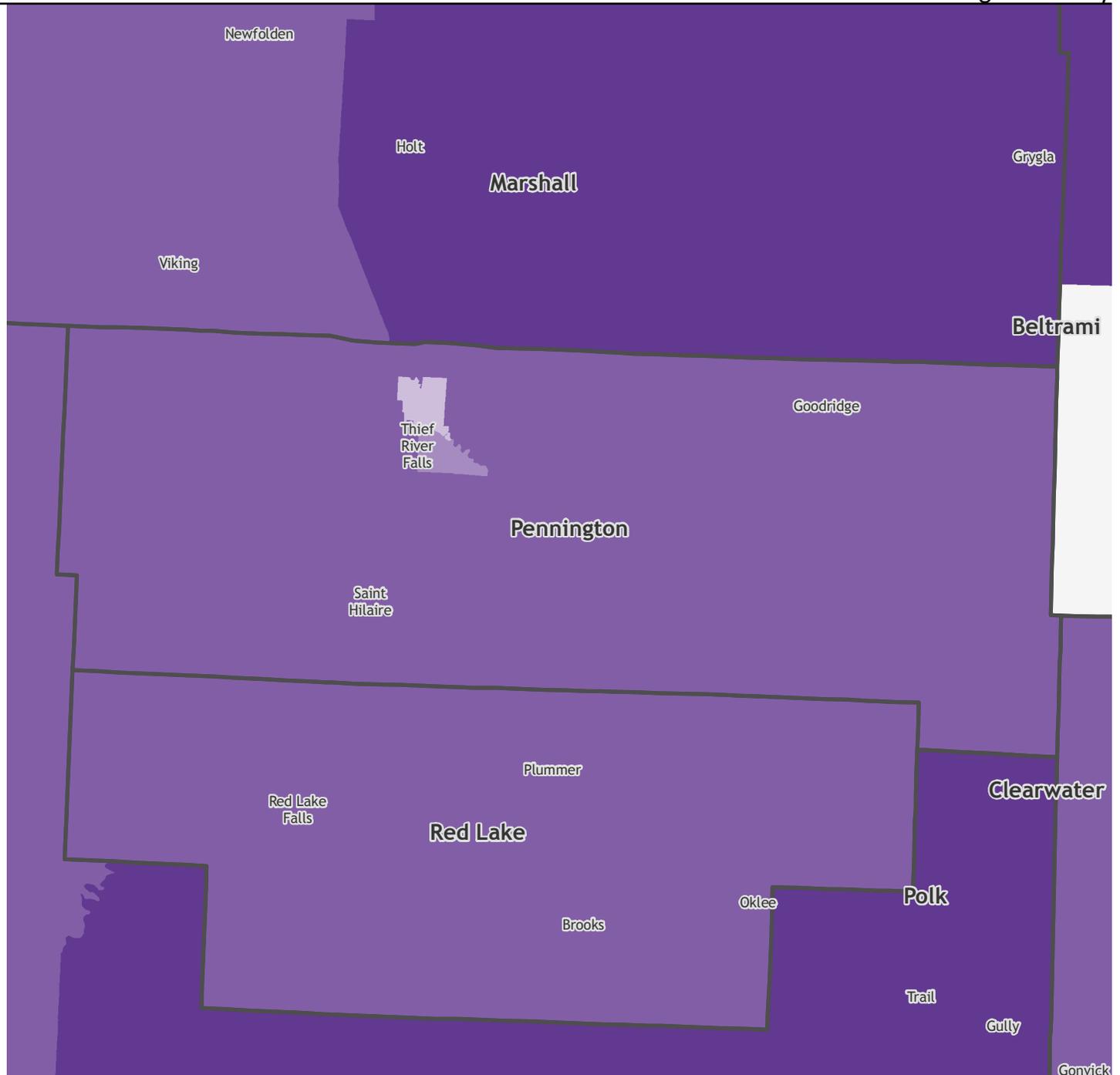
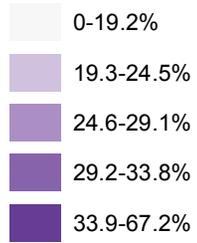
Pennington County



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

4b) Percentage of Population Age 55+

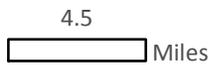
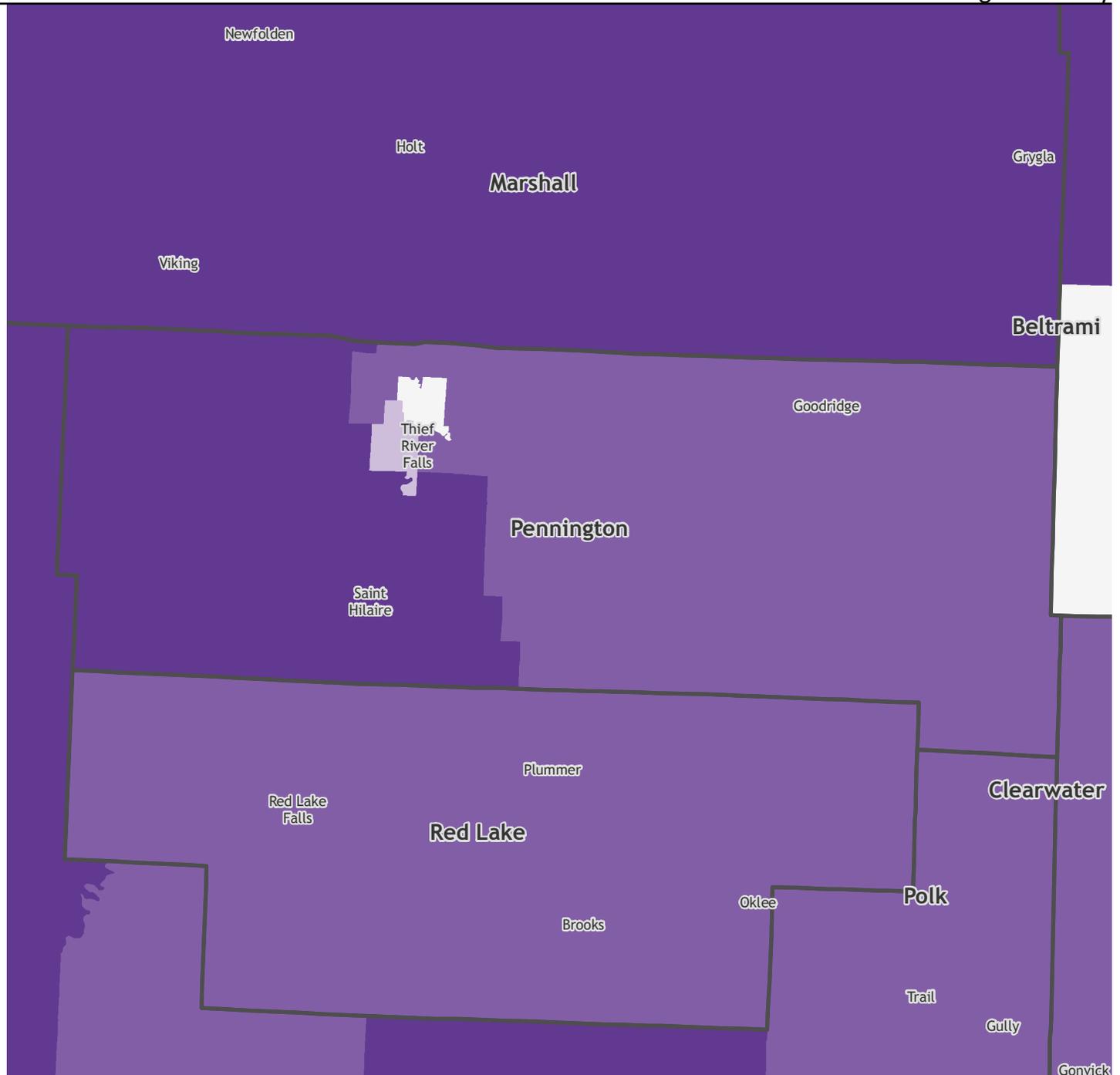
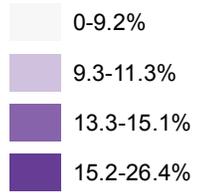
Pennington County



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

4c) Percentage of Population Age 55-64

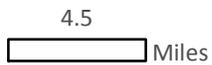
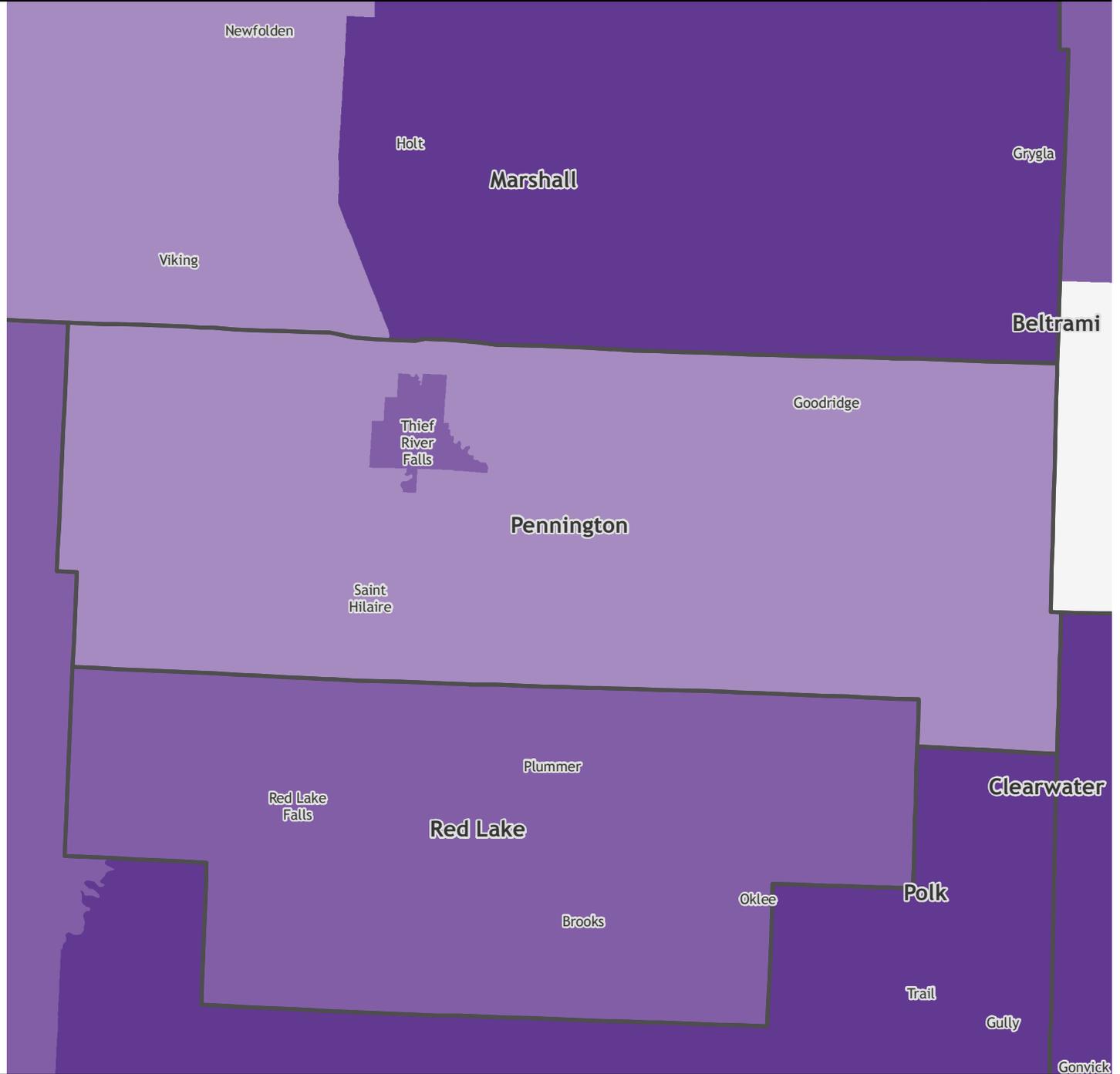
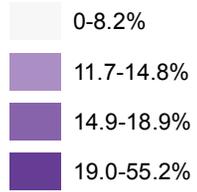
Pennington County



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

4d) Percentage of Population Age 65+

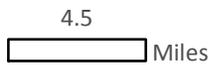
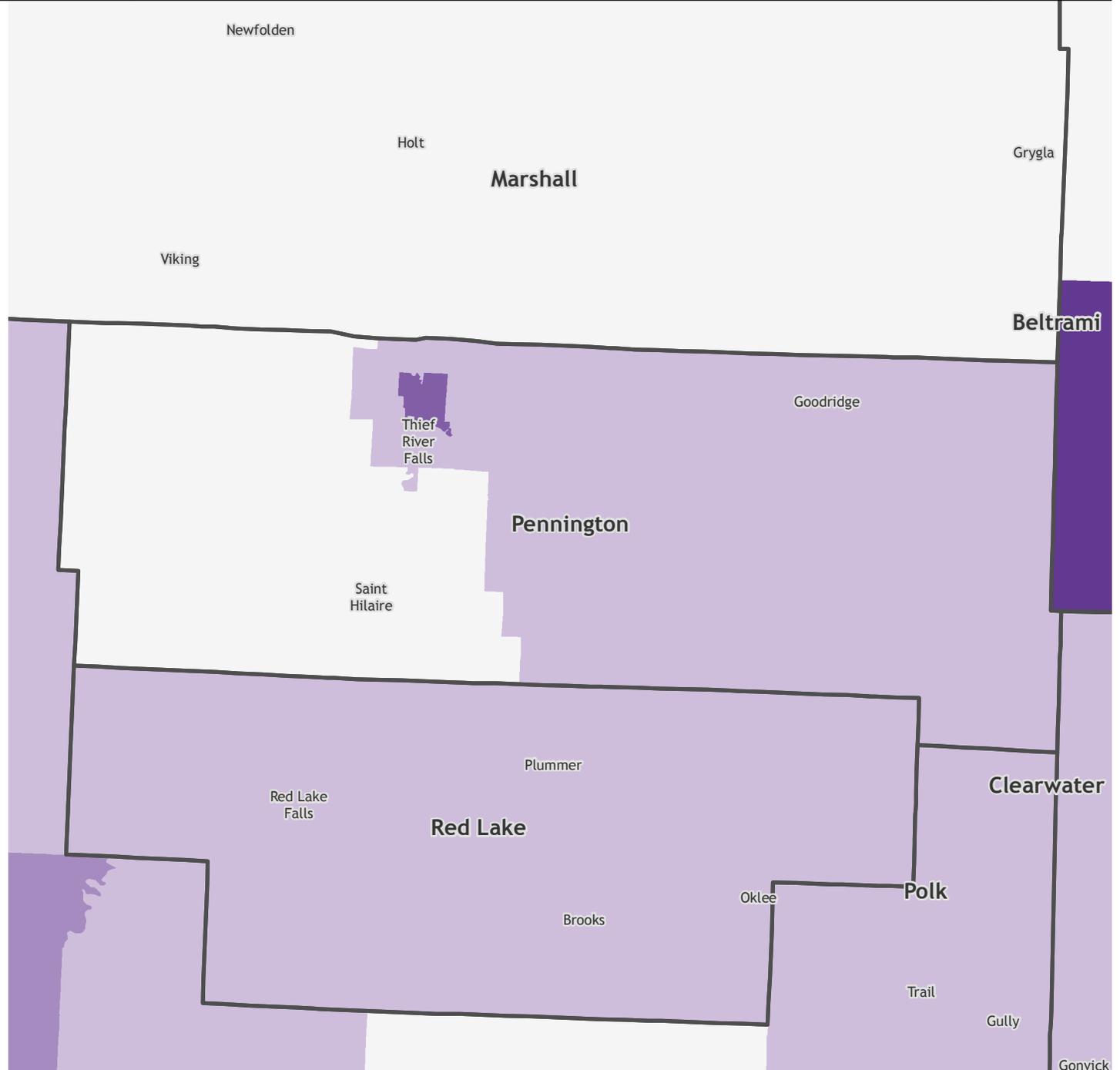
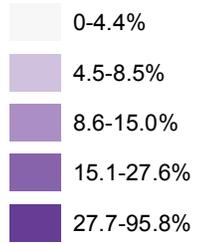
Pennington County



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

5) Percentage of Population from Community of Color

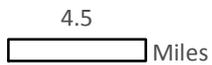
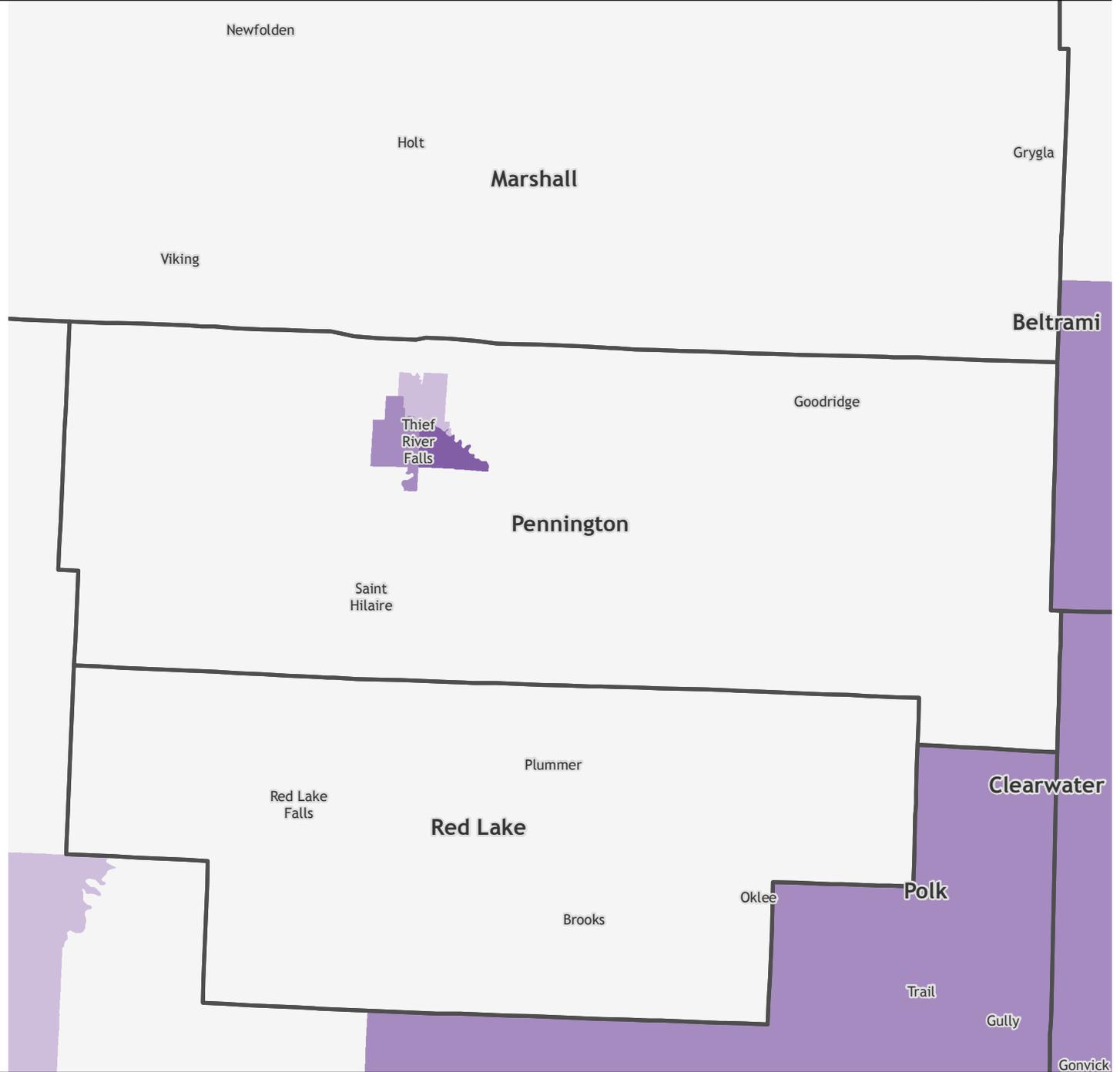
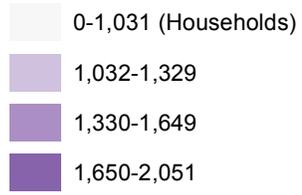
Pennington County



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

6a) Total Households

Pennington County

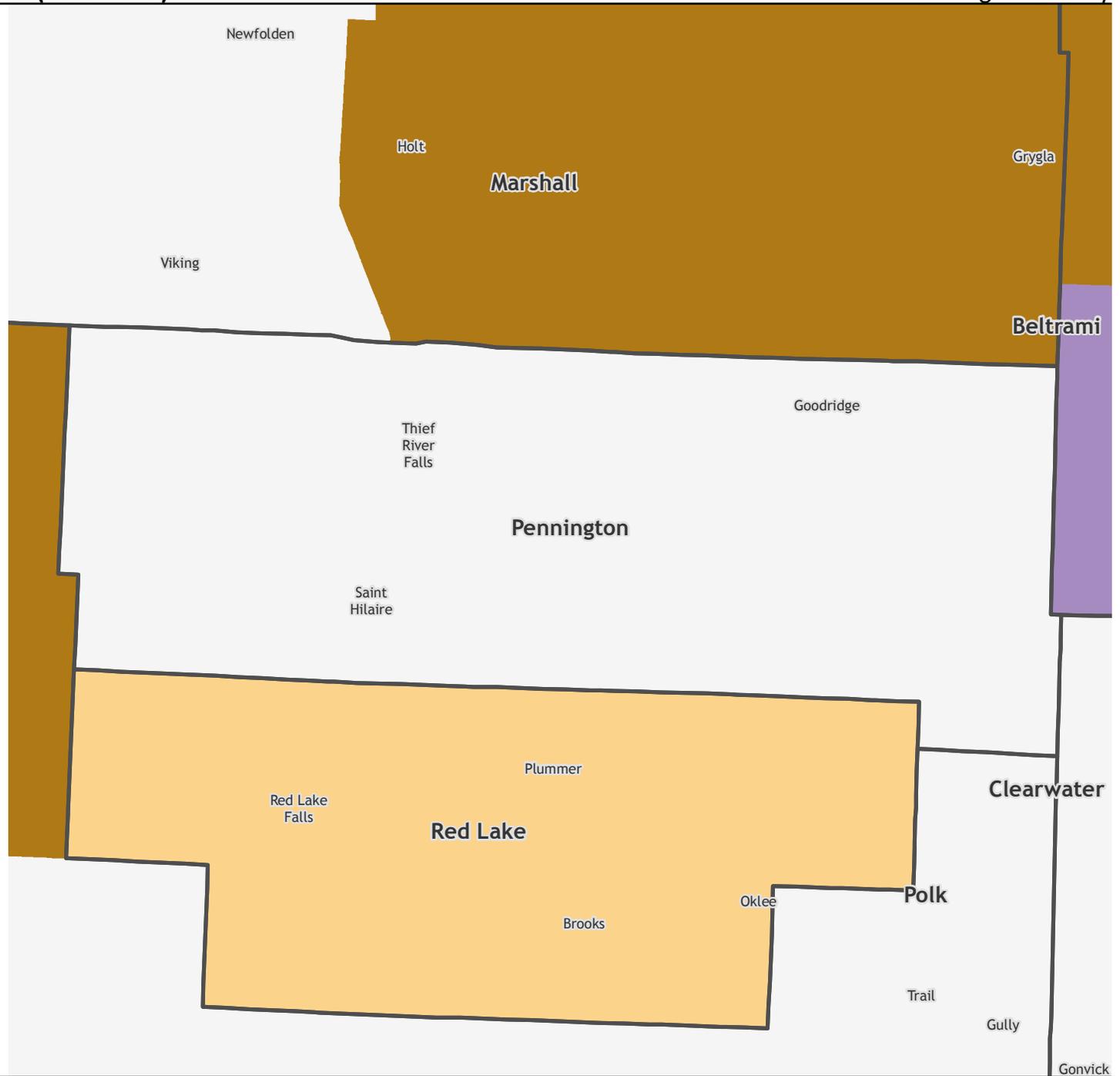


Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

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

Pennington County

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

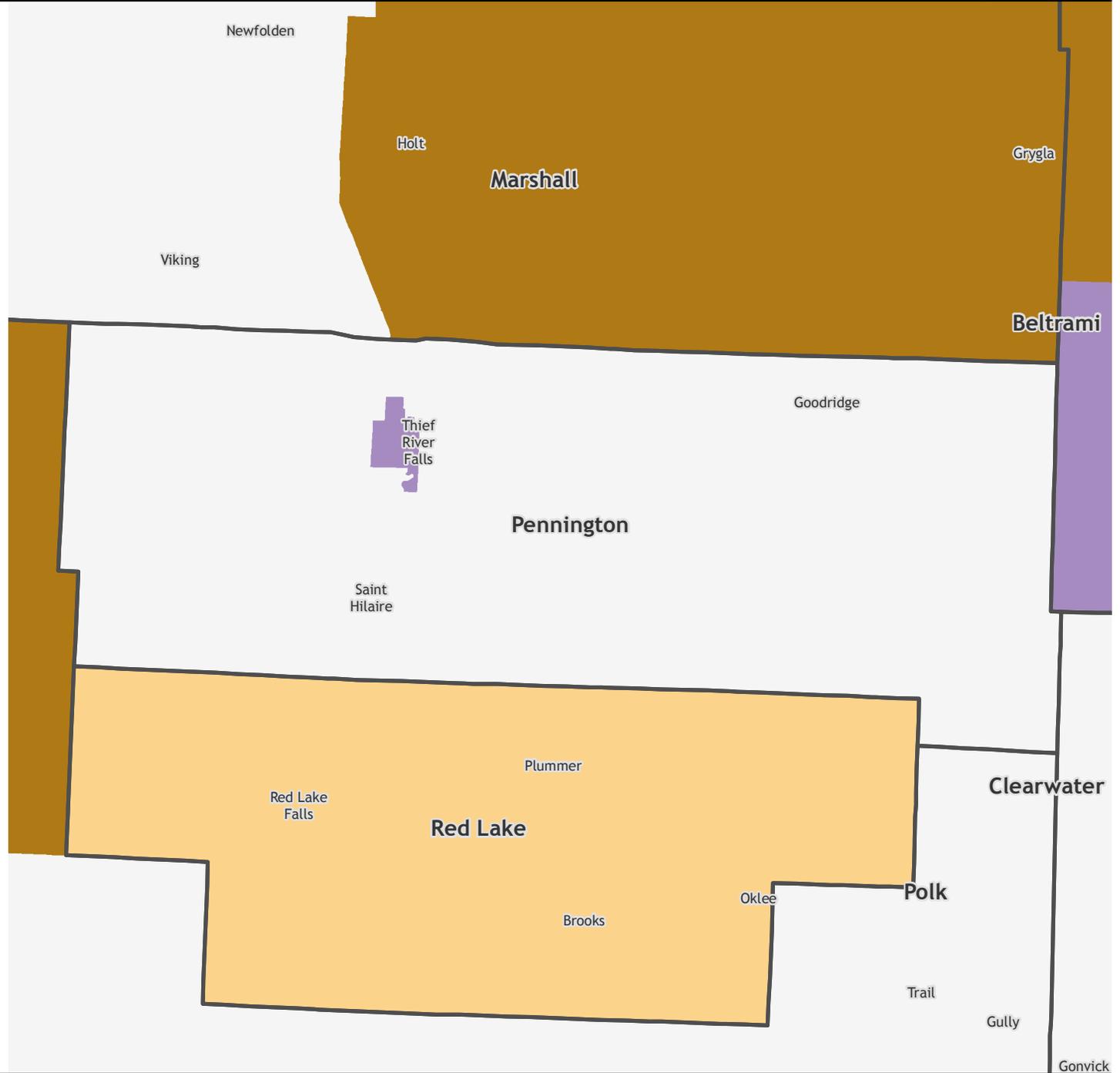


4.5 Miles

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

Pennington County

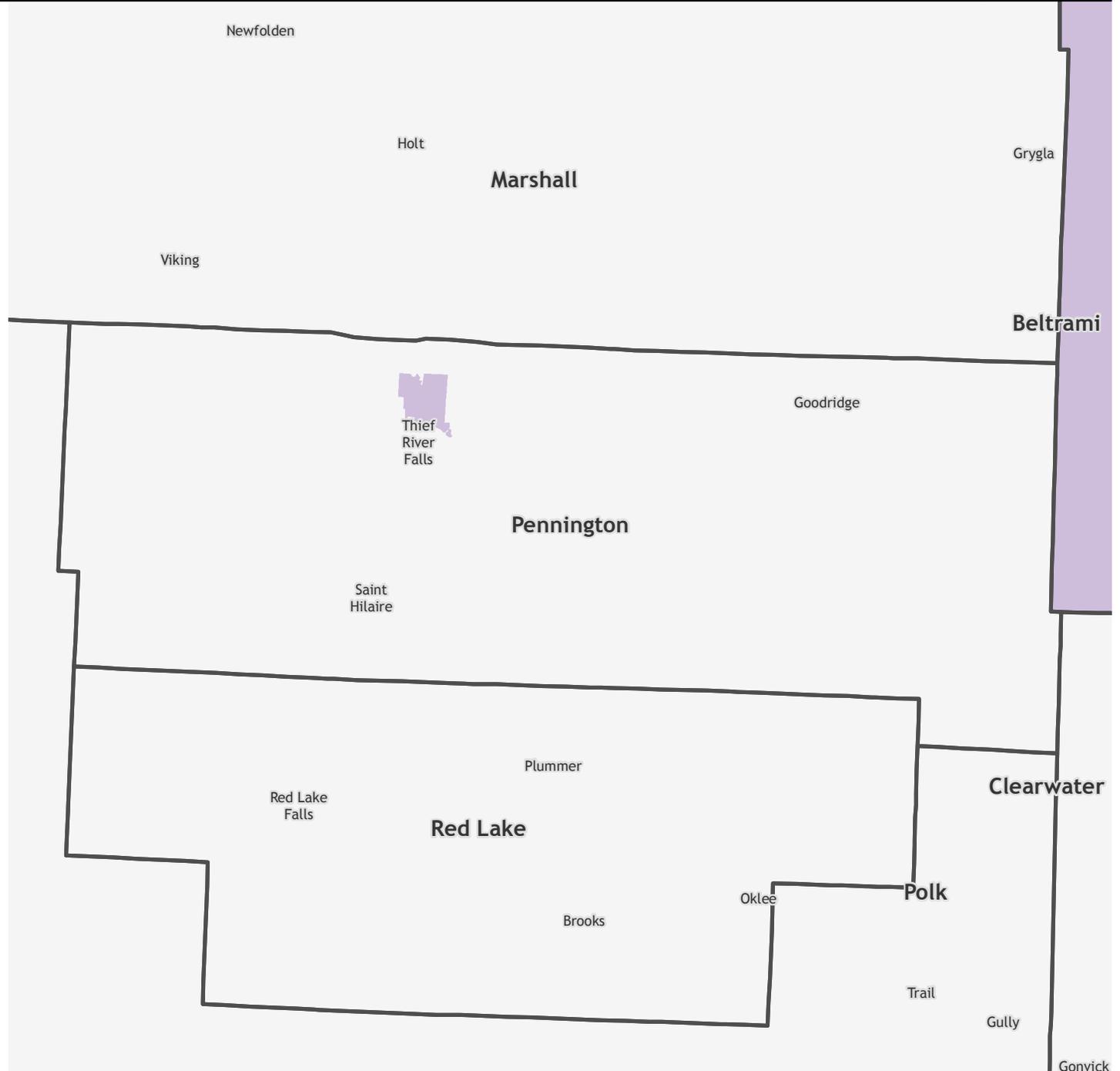
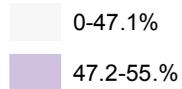
- Loss of >3.4%
- Loss of 0-3.3%
- Gain of 0-7.8
- Gain of 7.9-18.8%



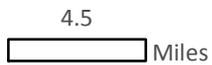
4.5 Miles

7a) Percentage of All Lower Income Households Cost Burdened

Pennington County

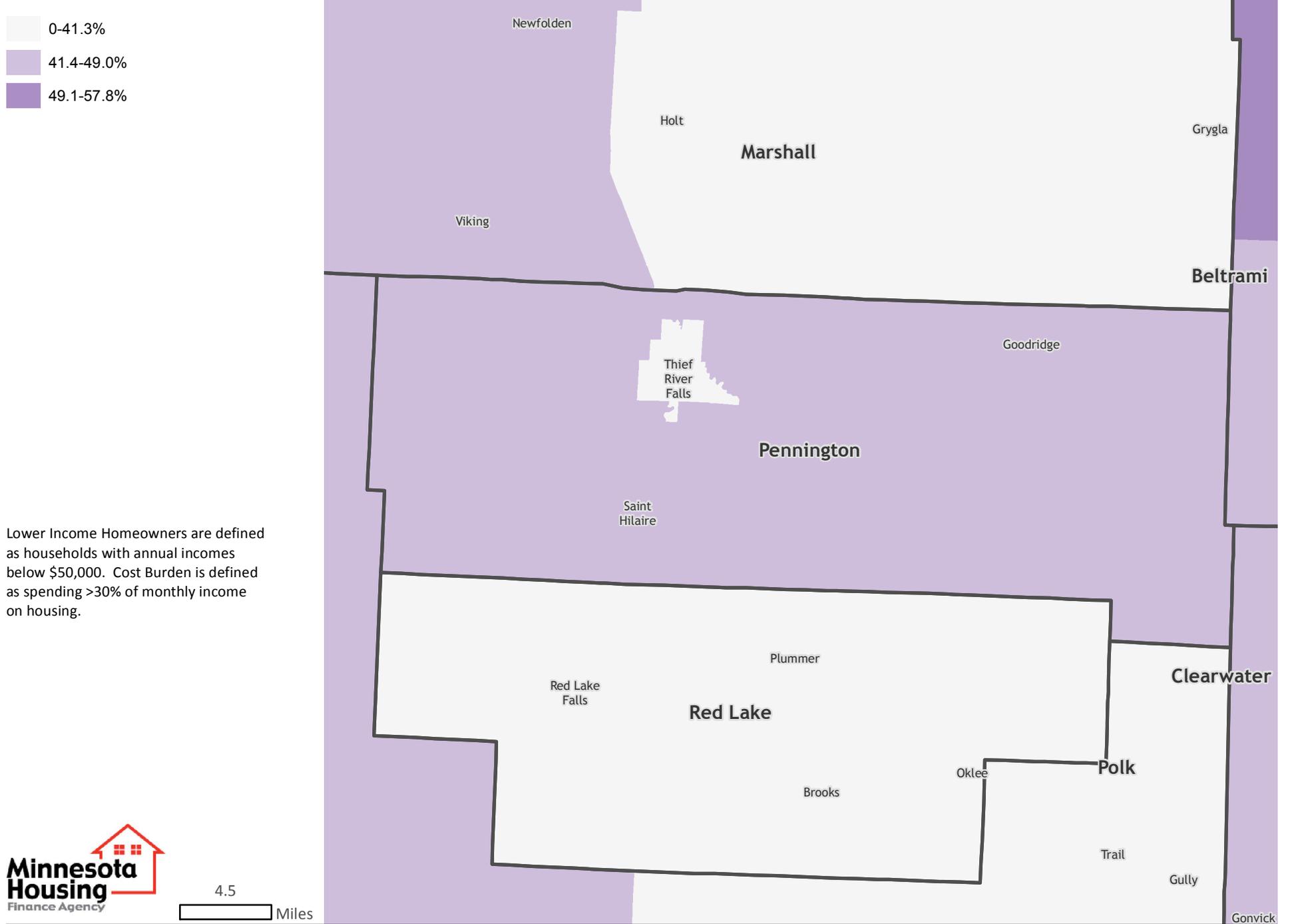


Lower Income Households are defined as households with annual incomes below \$50,000. Cost Burden is defined as spending >30% of monthly income on housing.



7b) Percentage of Lower Income Homeowners Cost Burdened

Pennington 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.

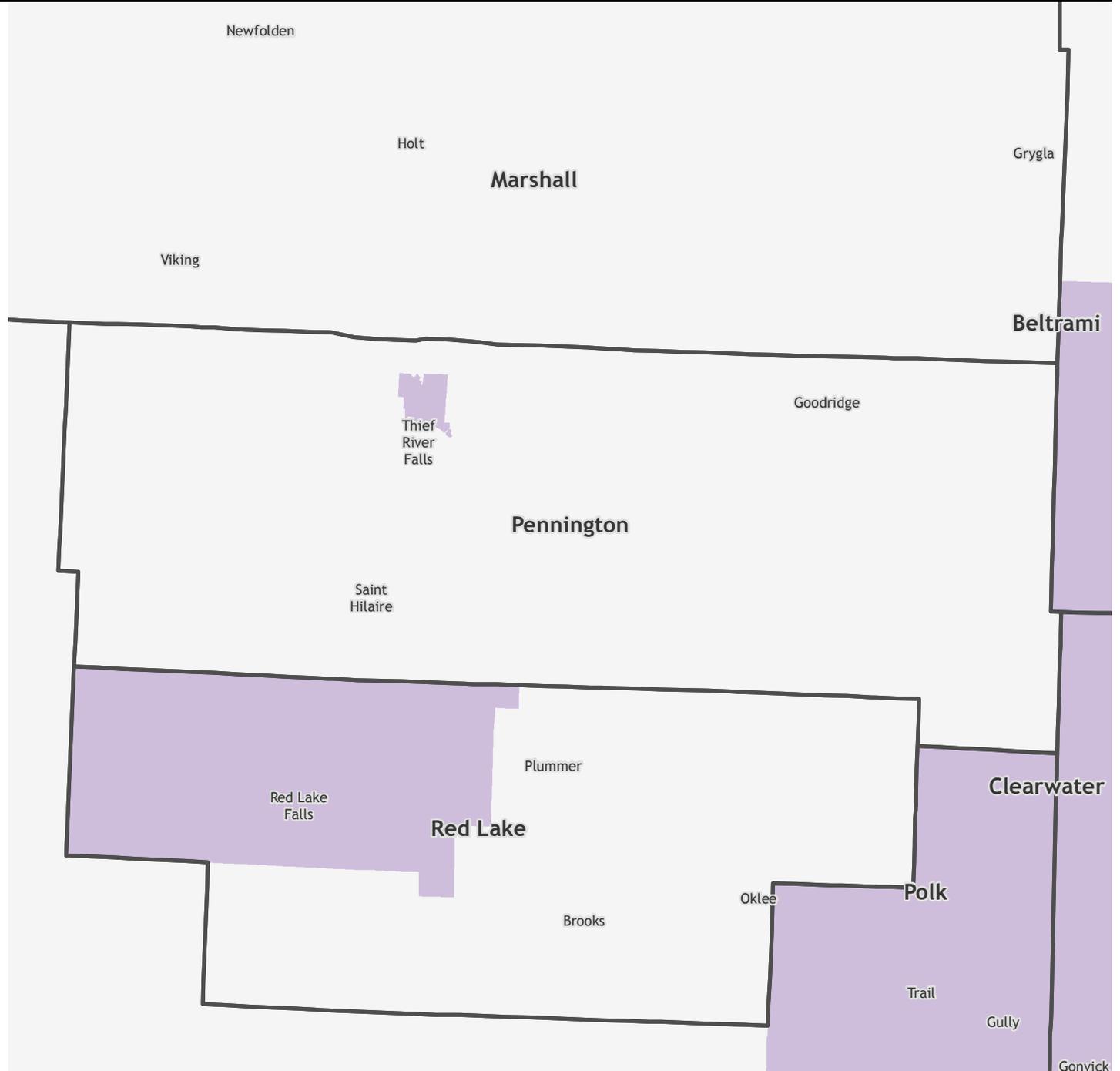


4.5 Miles

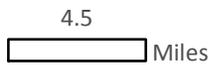
7c) Percentage of Lower Income Renters Cost Burdened

Pennington County

- 0-51.4%
- 51.5-62.1%



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)

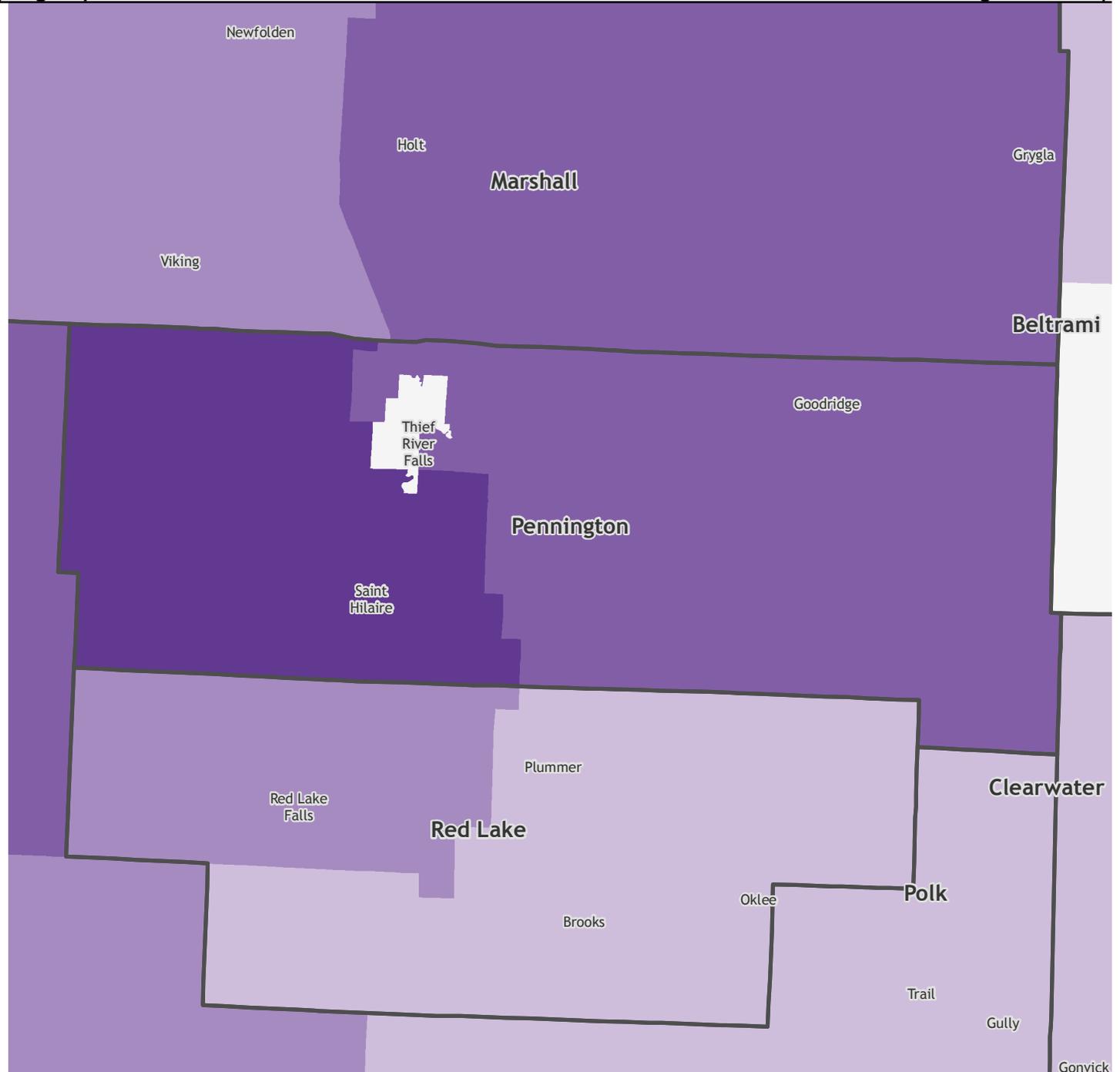
Pennington County

Greater Minnesota

- \$0- \$41,111
- \$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



4.5
Miles

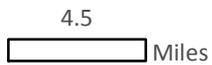
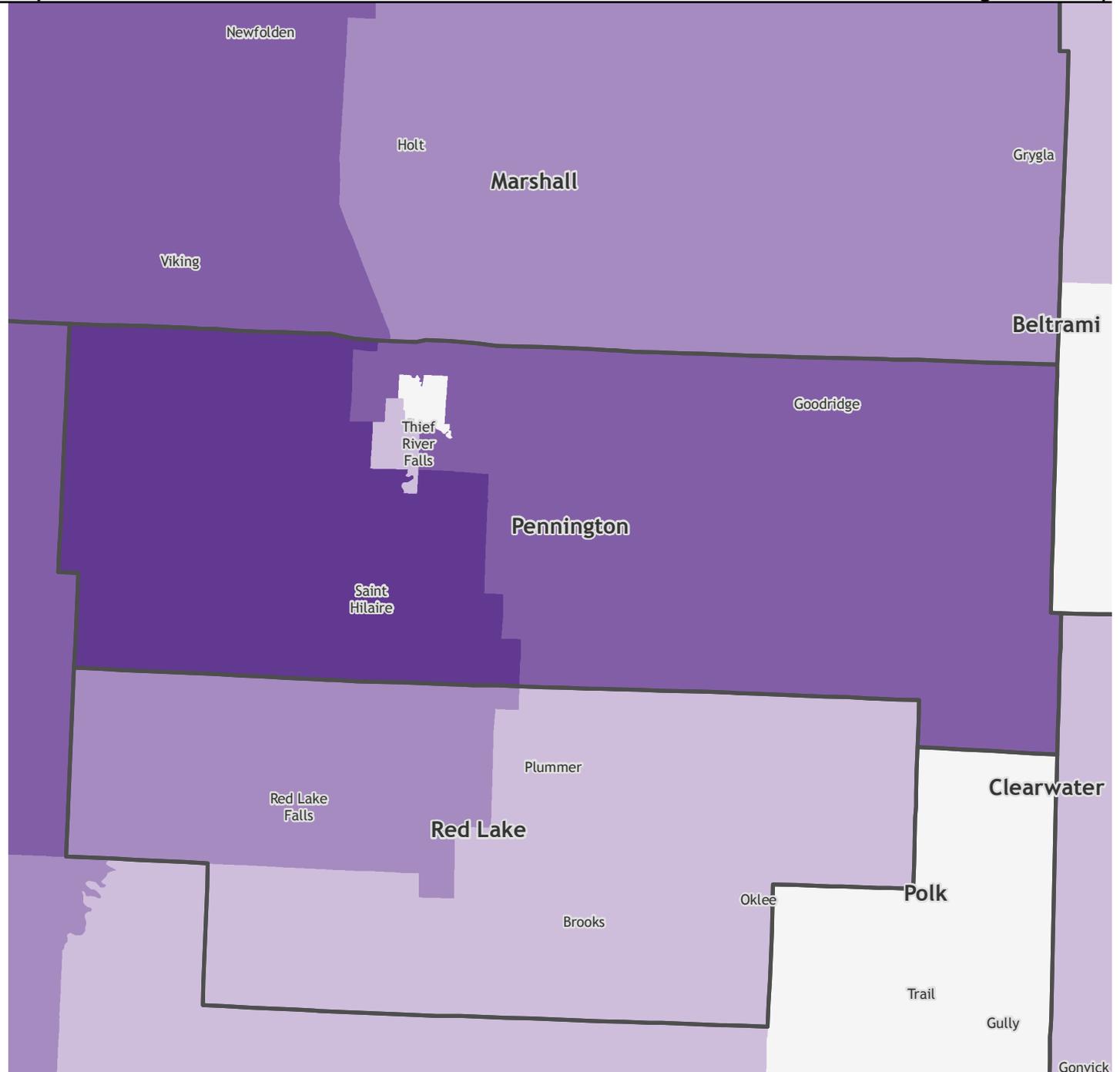
9) Median Family Income (by region)

Pennington County

Greater Minnesota

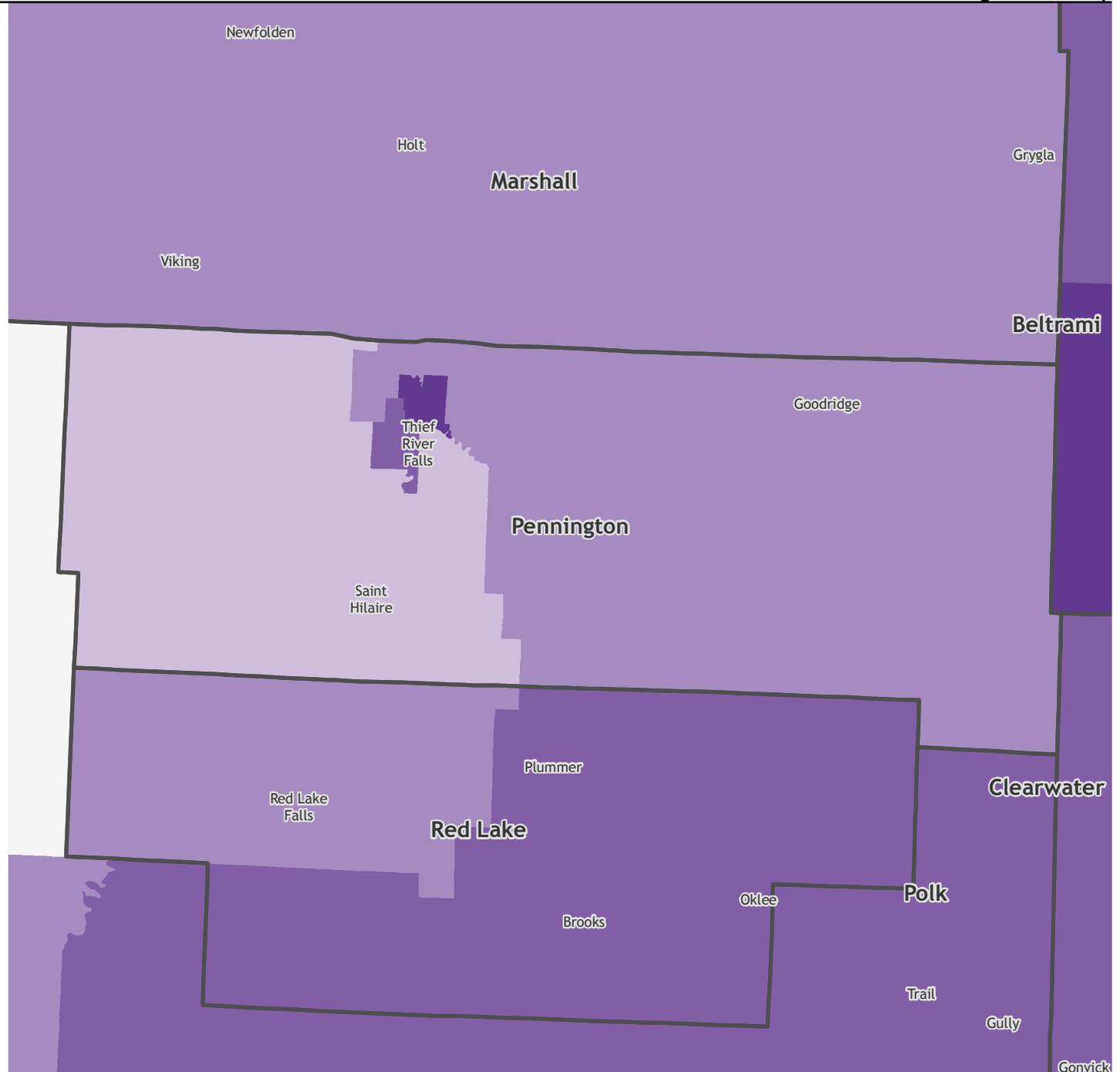
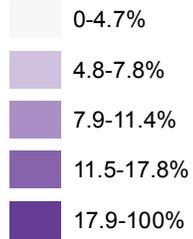


NonTwin Cities MSA

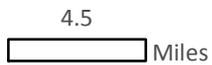


10) Poverty Rate

Pennington County



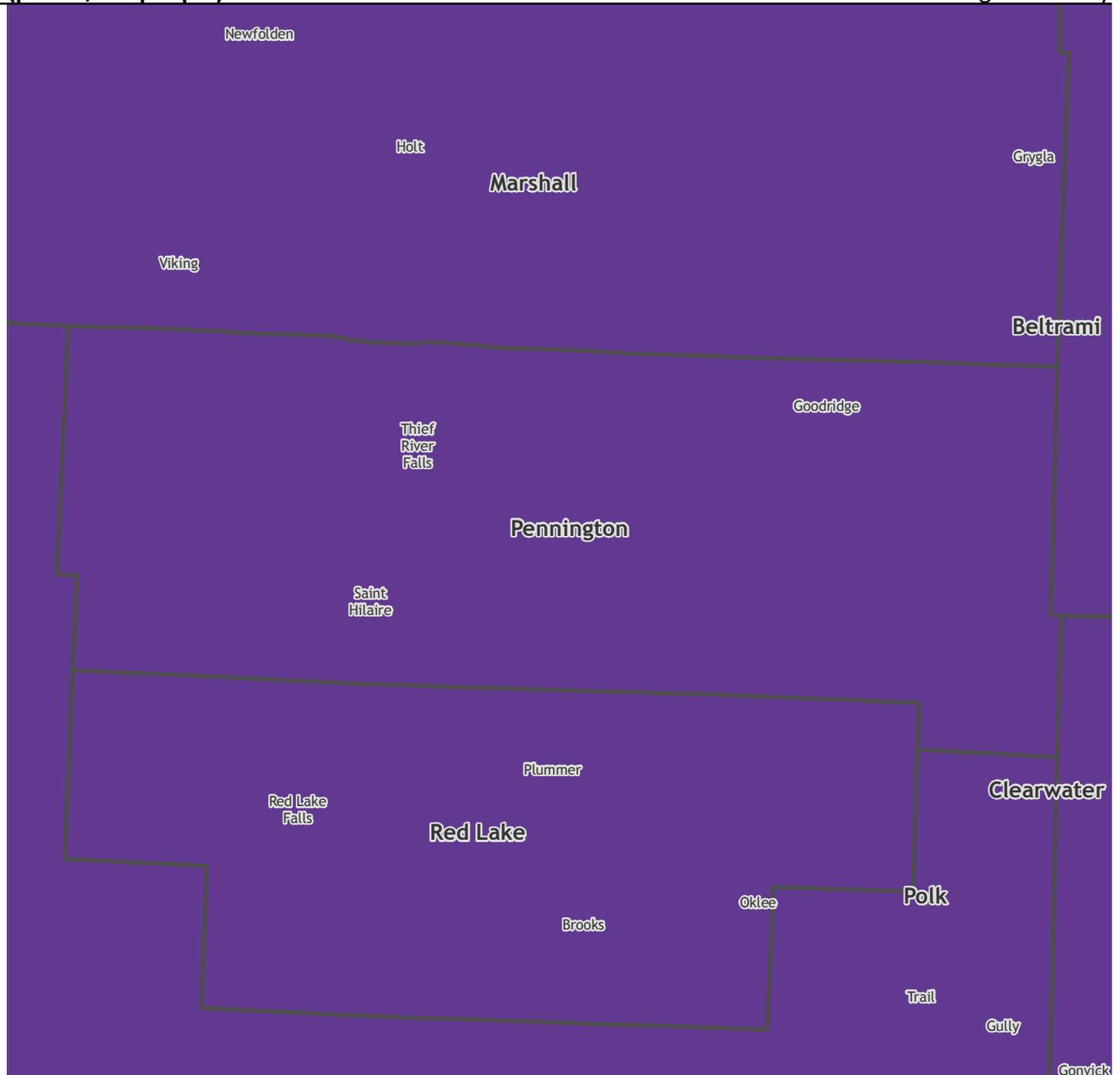
Percentage of the population below poverty thresholds as published by the American Community Survey.



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

Pennington County

25-39



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



4.5 Miles

12) Median Rent (by region)

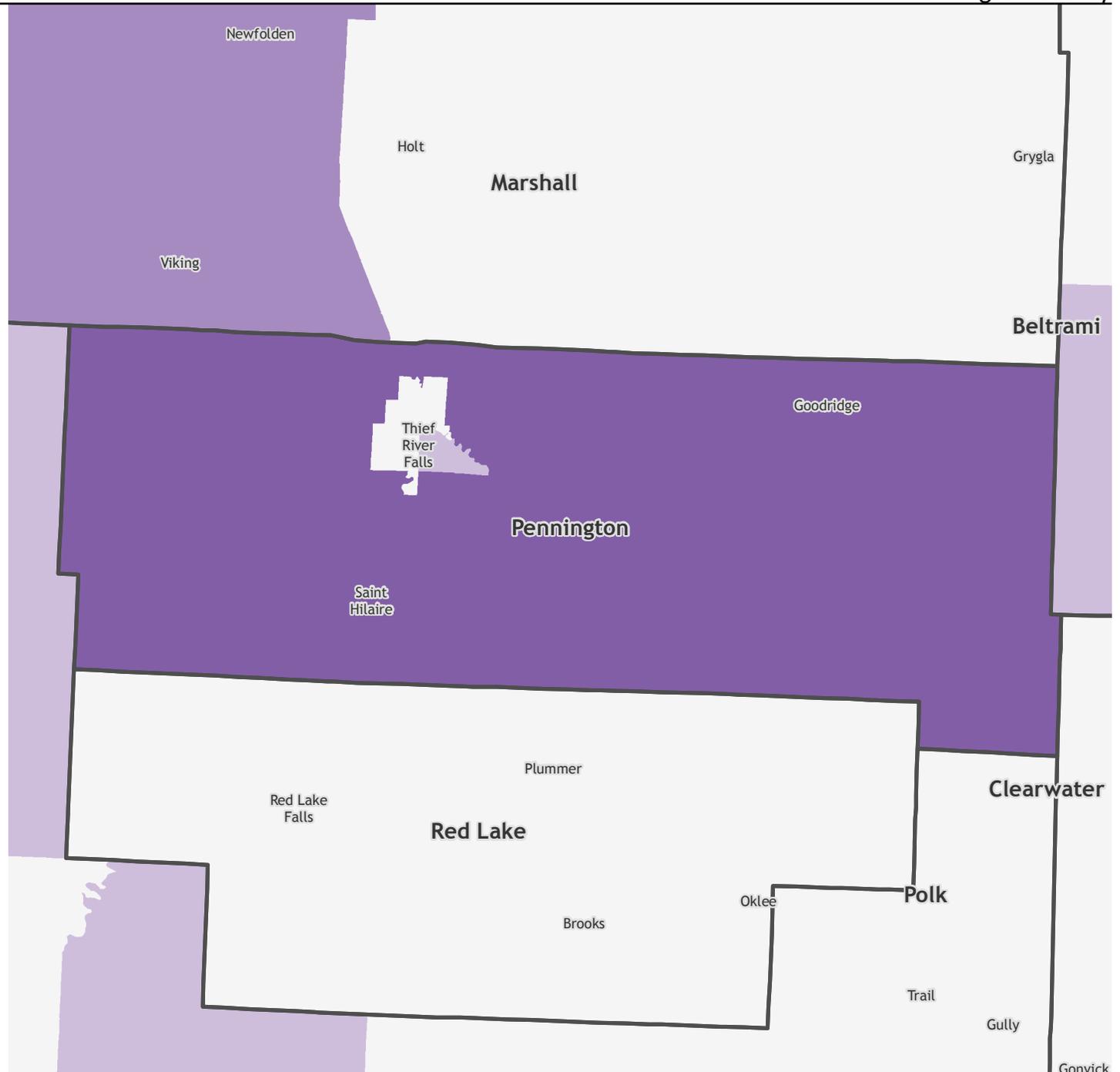
Pennington County

Greater Minnesota

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

NonTwin Cities MSA

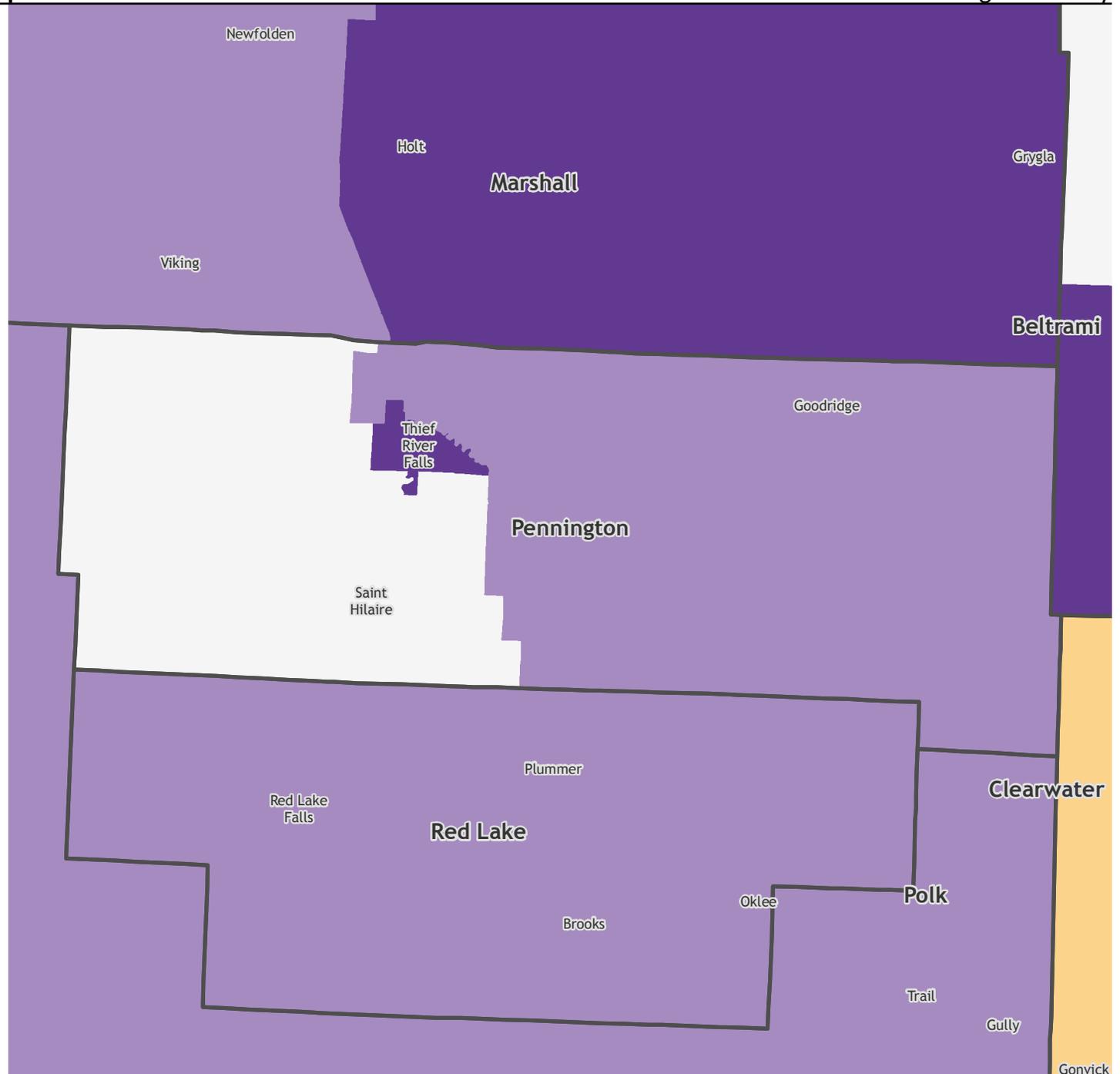
- \$0-\$596
- \$597-\$683



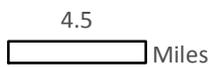
4.5 Miles

13) Affordable Rental Housing Gap

- 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

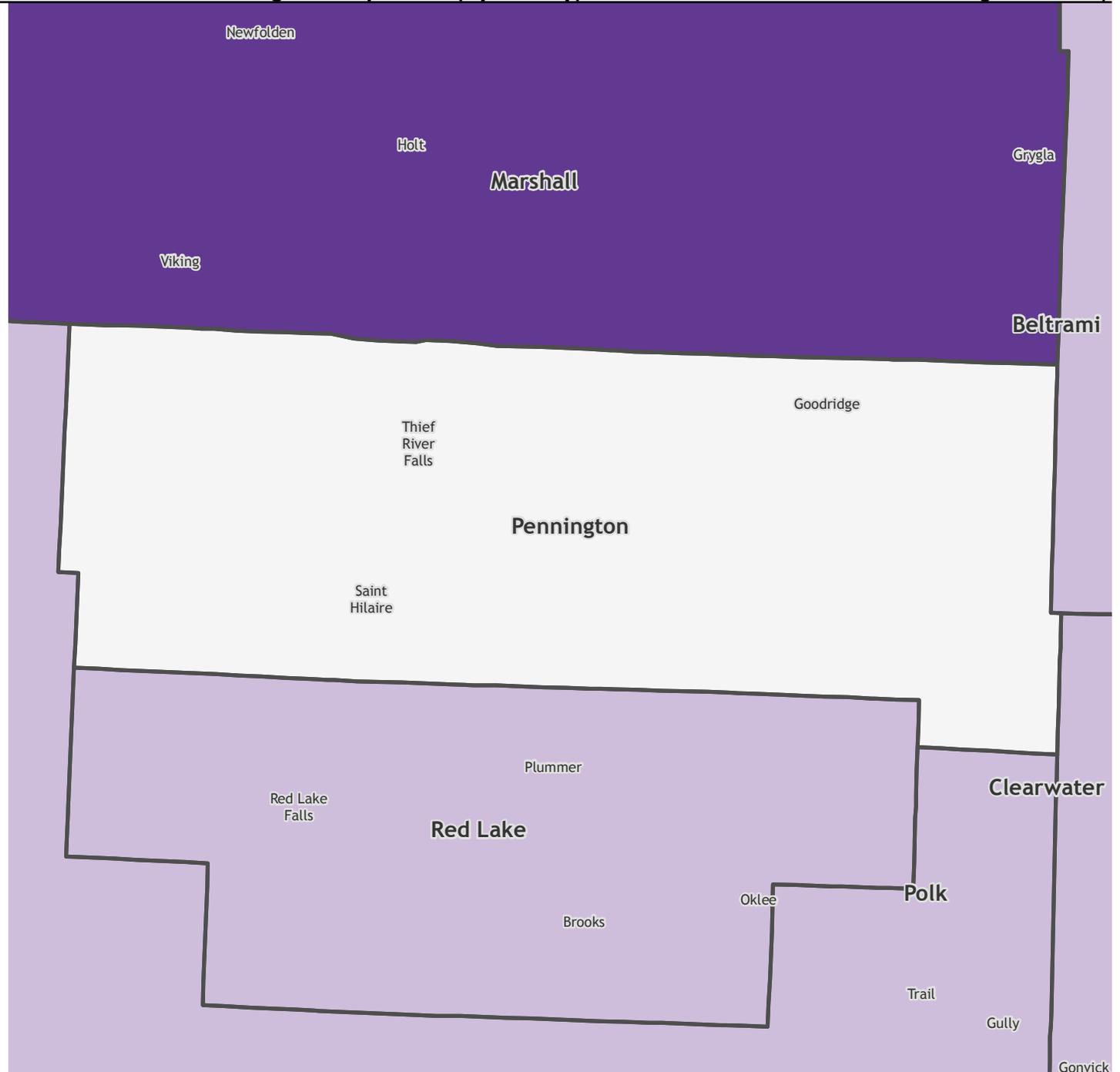
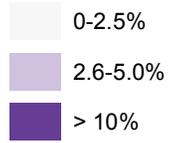


Estimate of the difference between total rental housing units affordable to households with incomes <80% AMI and households with those incomes who live in the tract.



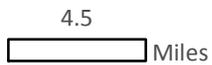
14) Rental Vacancy Rate for Subsidized Affordable Housing Developments (by County)

Pennington County



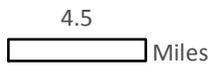
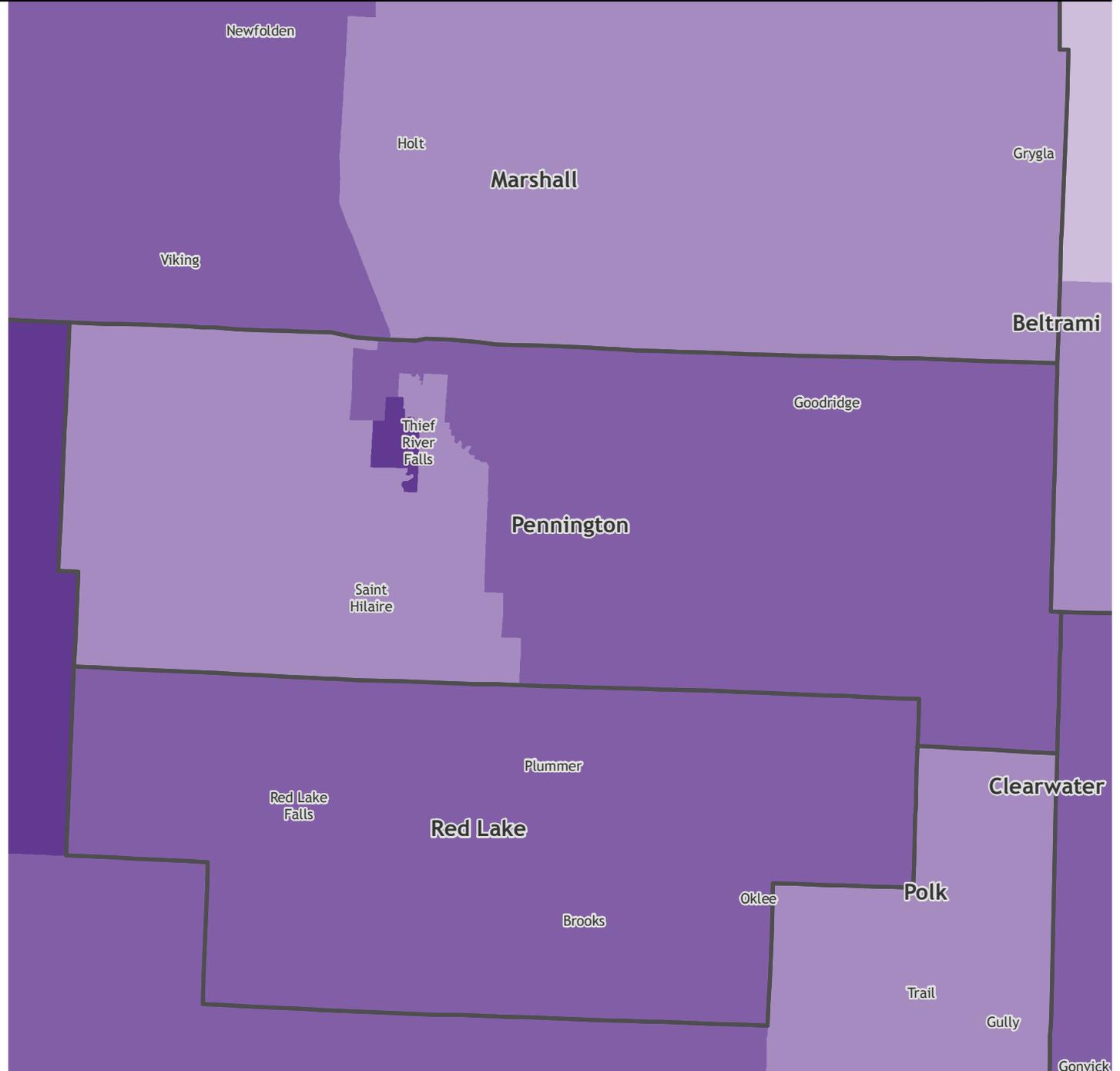
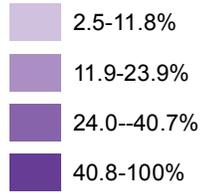
Rental vacancy rates for the county for subsidized affordable housing units that are in the portfolios of Minnesota Housing and USDA Rural Development, by County. Counties with fewer than five properties are suppressed for accuracy reasons.

Point in time vacancy rates for January 2014.



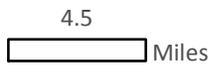
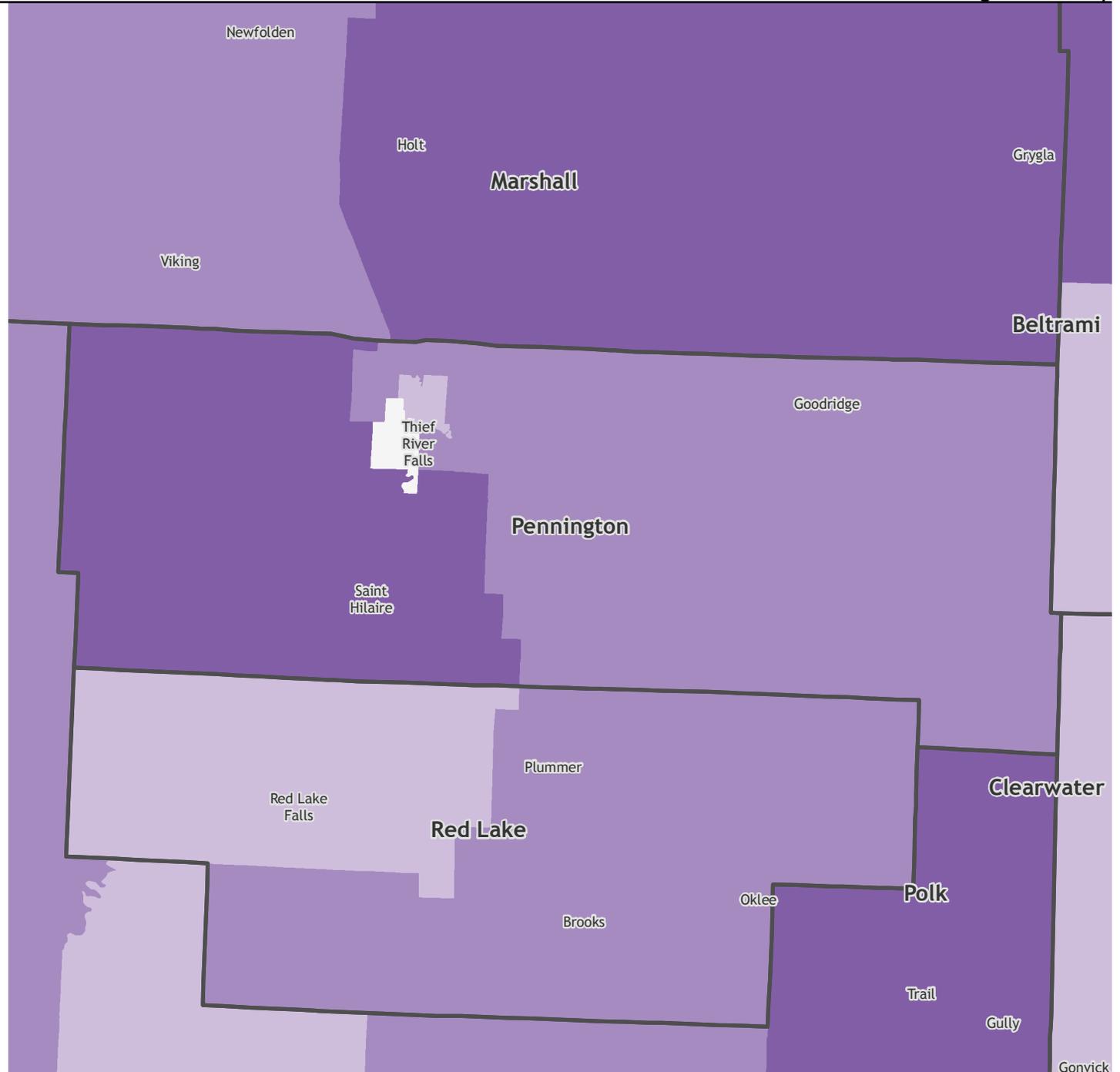
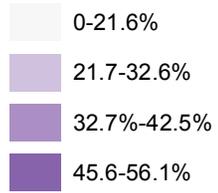
15a) Percentage of Rented Units Built Before 1950

Pennington County



15b) Percentage of Rented Units Built 1950-1979

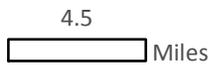
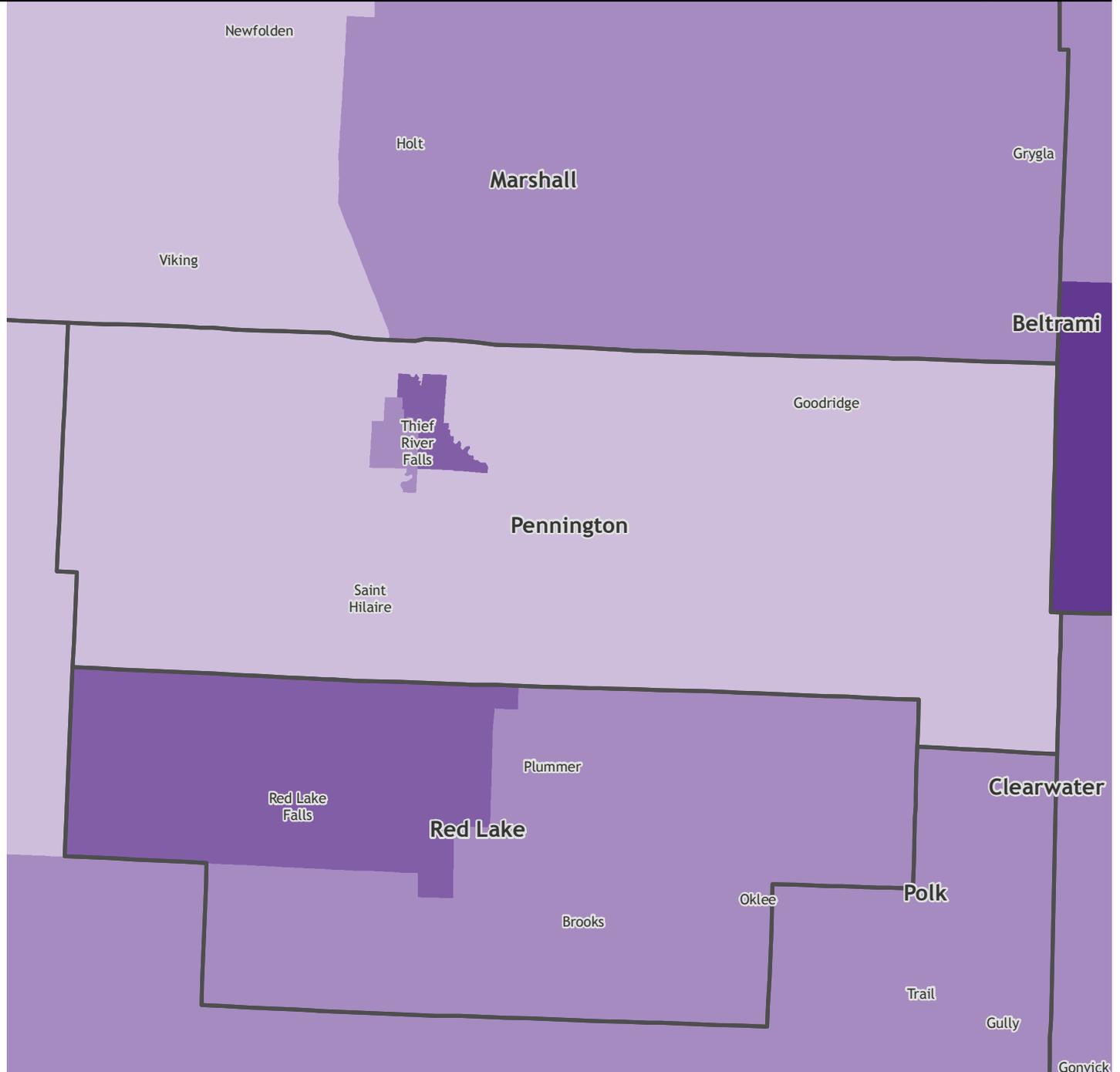
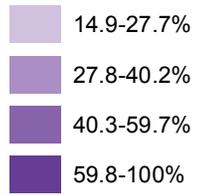
Pennington County



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

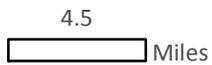
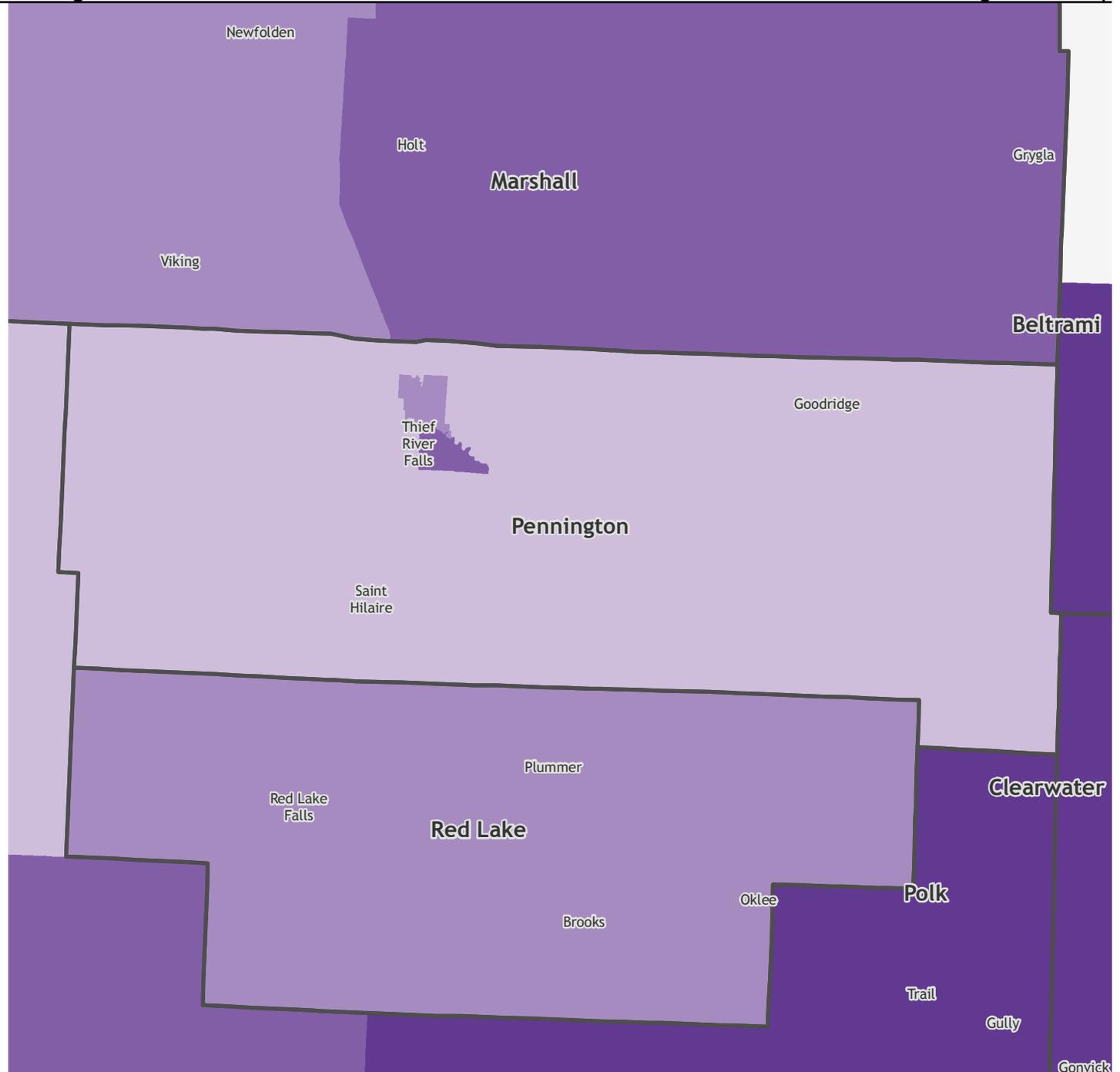
15c) Percentage of Rented Units Built 1980 and Later

Pennington County



16a) Total Rental Units in 1 Unit Buildings

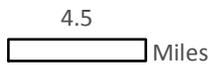
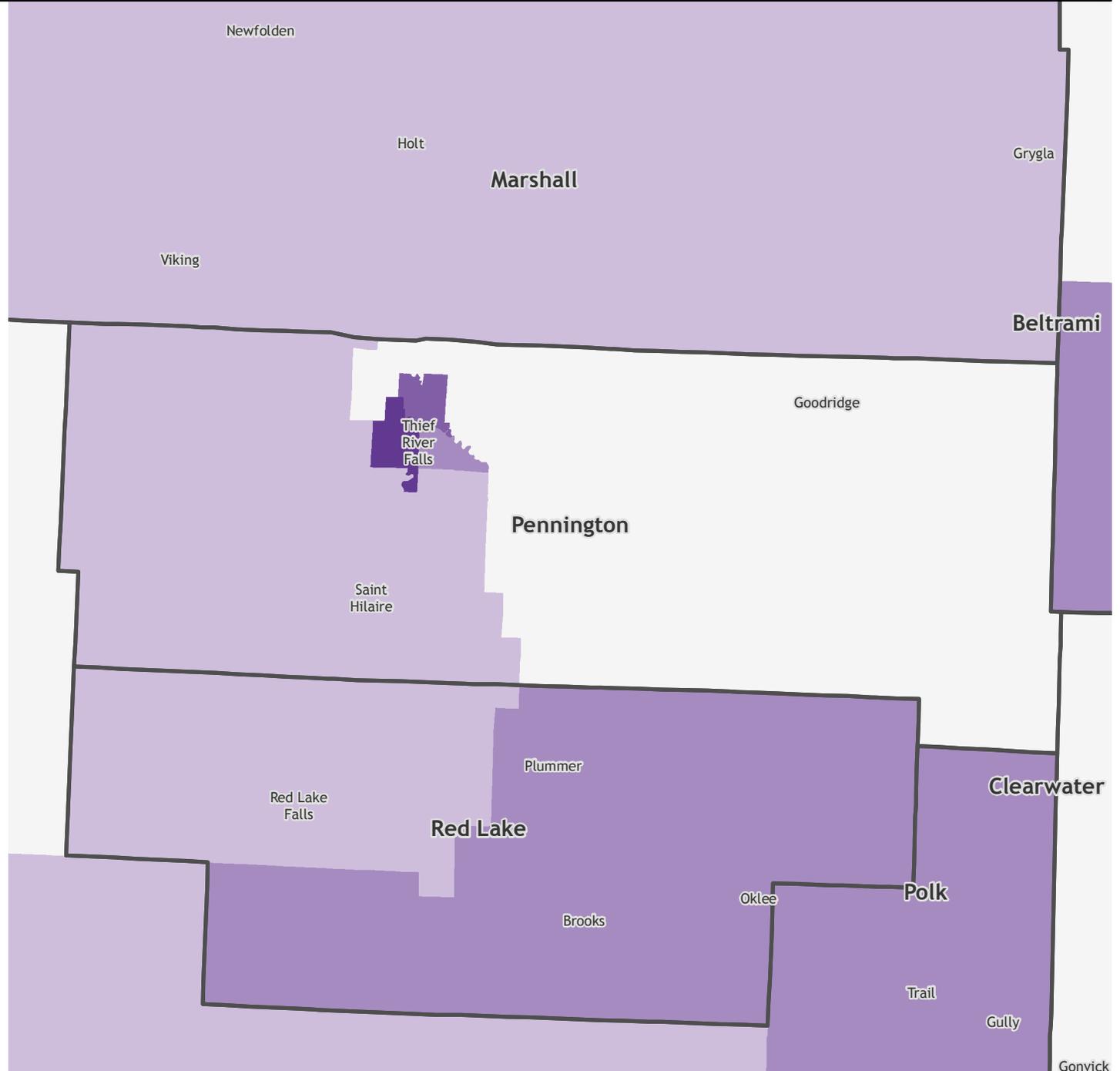
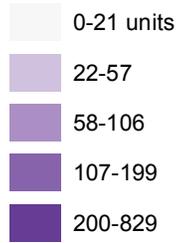
Pennington County



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

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

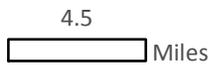
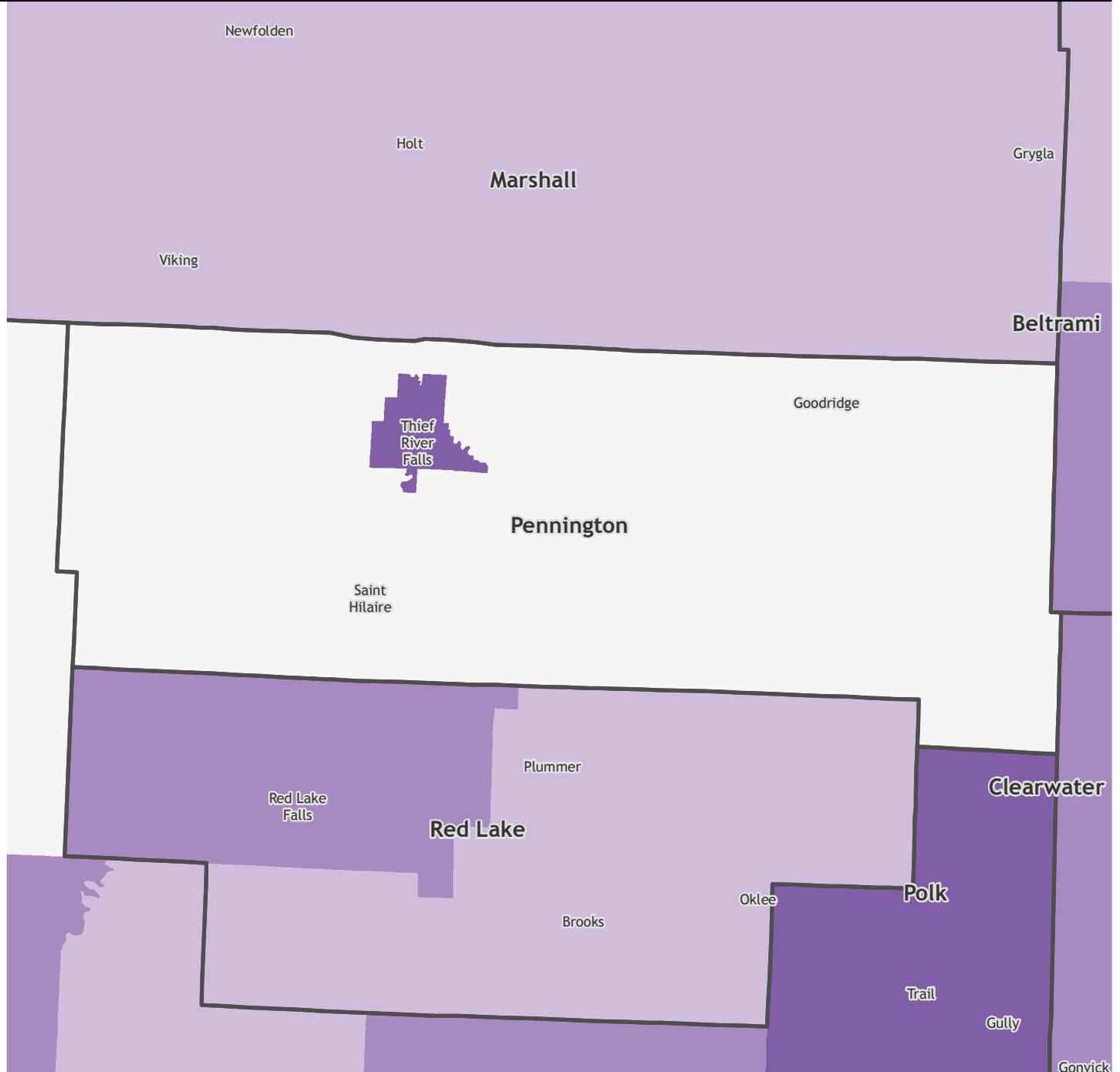
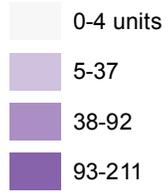
Pennington County



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

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

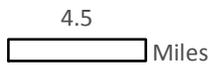
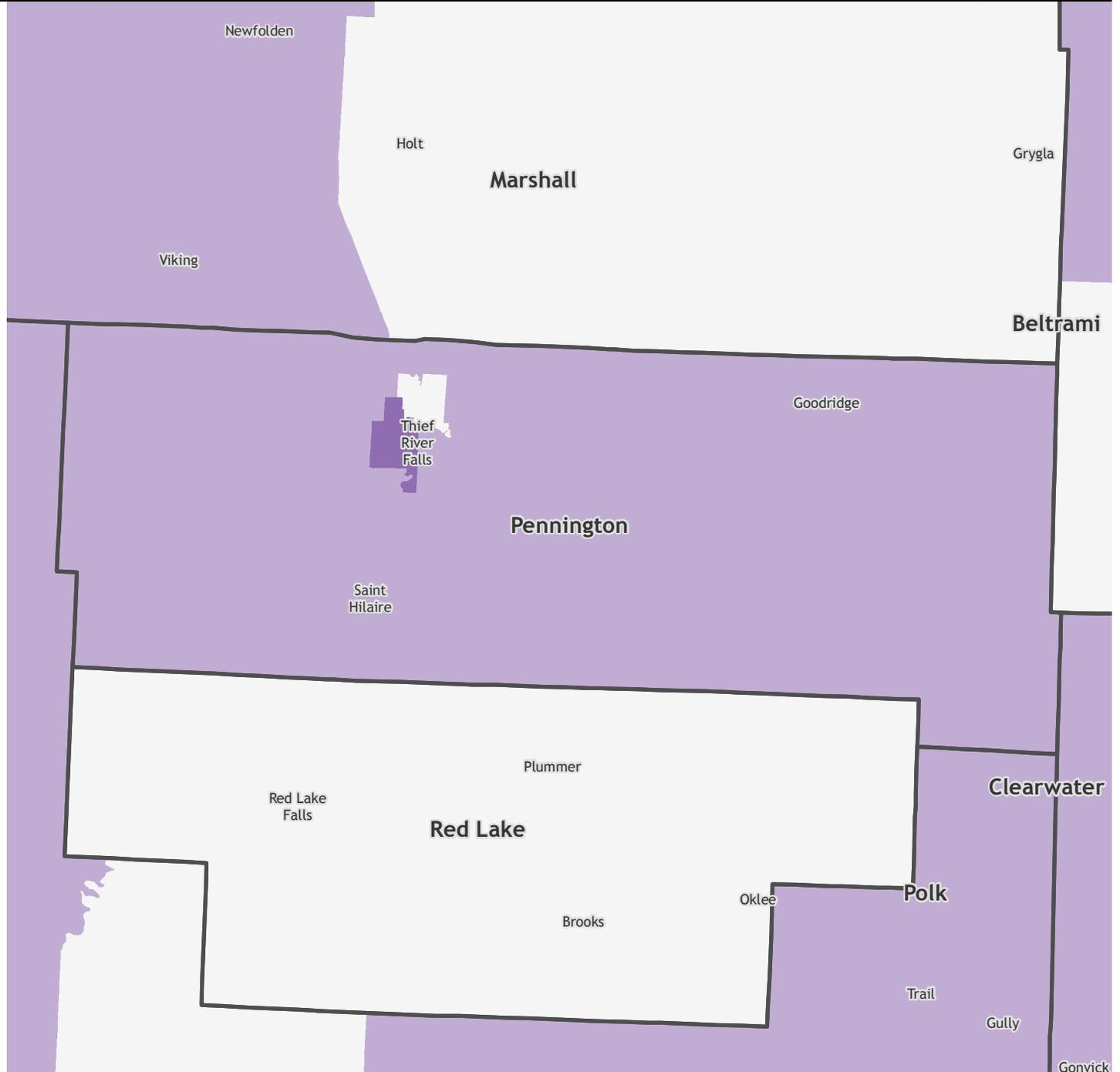
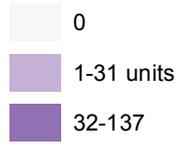
Pennington County



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

16d) Total Rental Units in 50+ Unit Buildings

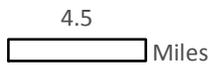
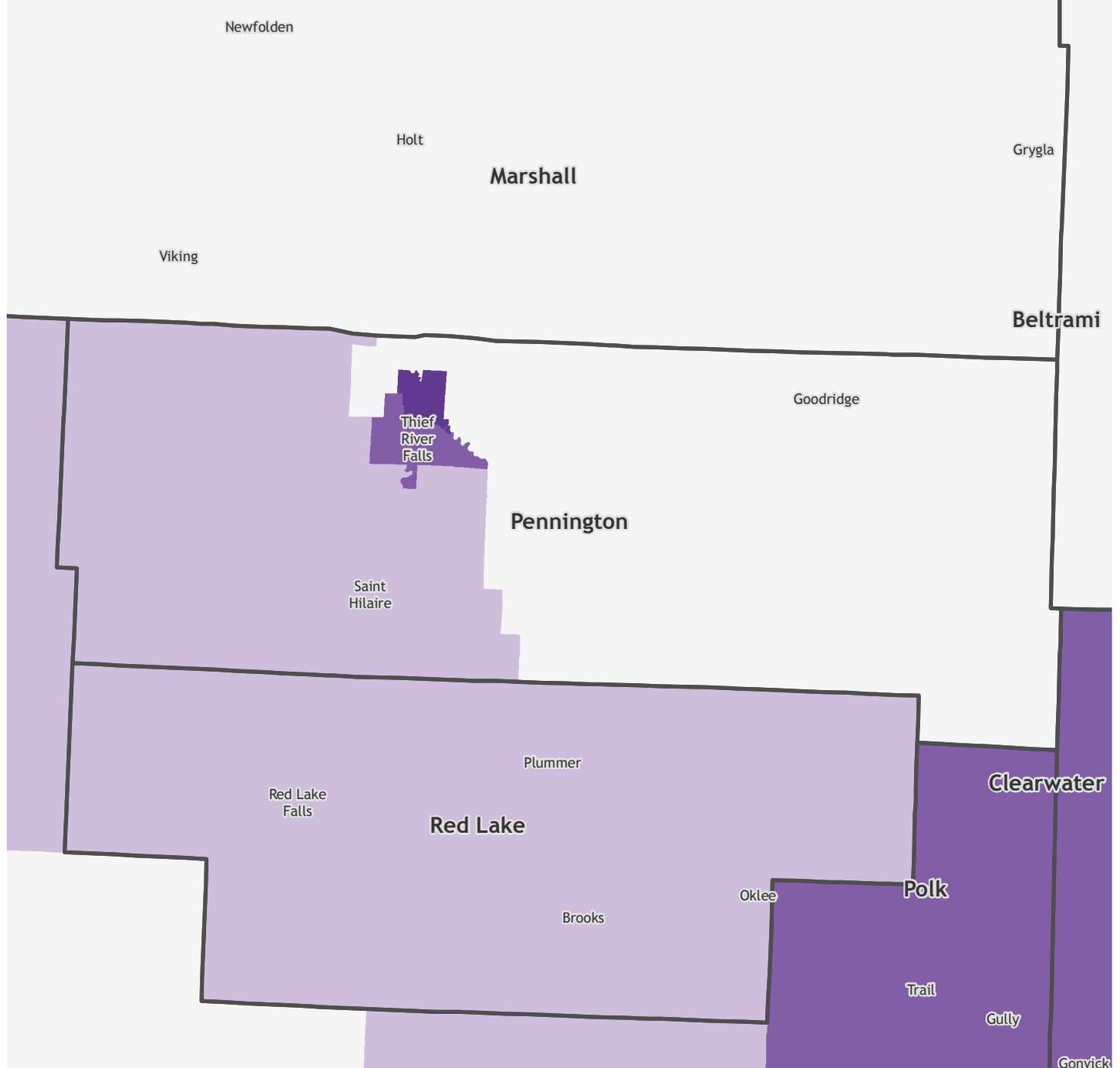
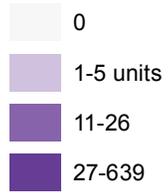
Pennington County



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

17a) Total Rental Units - 0 Bedroom

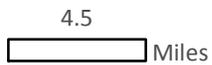
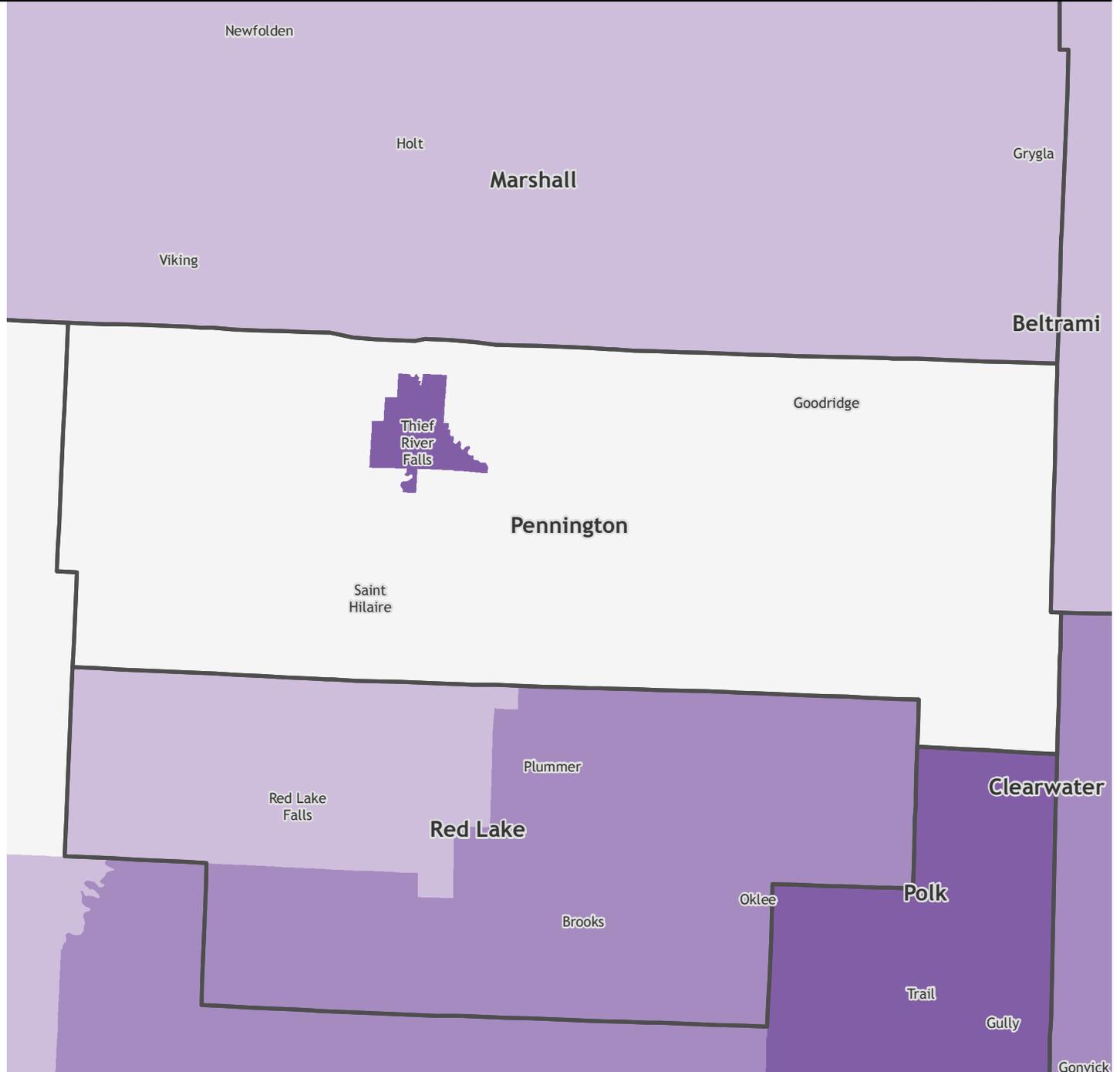
Pennington County



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

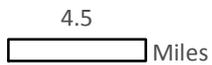
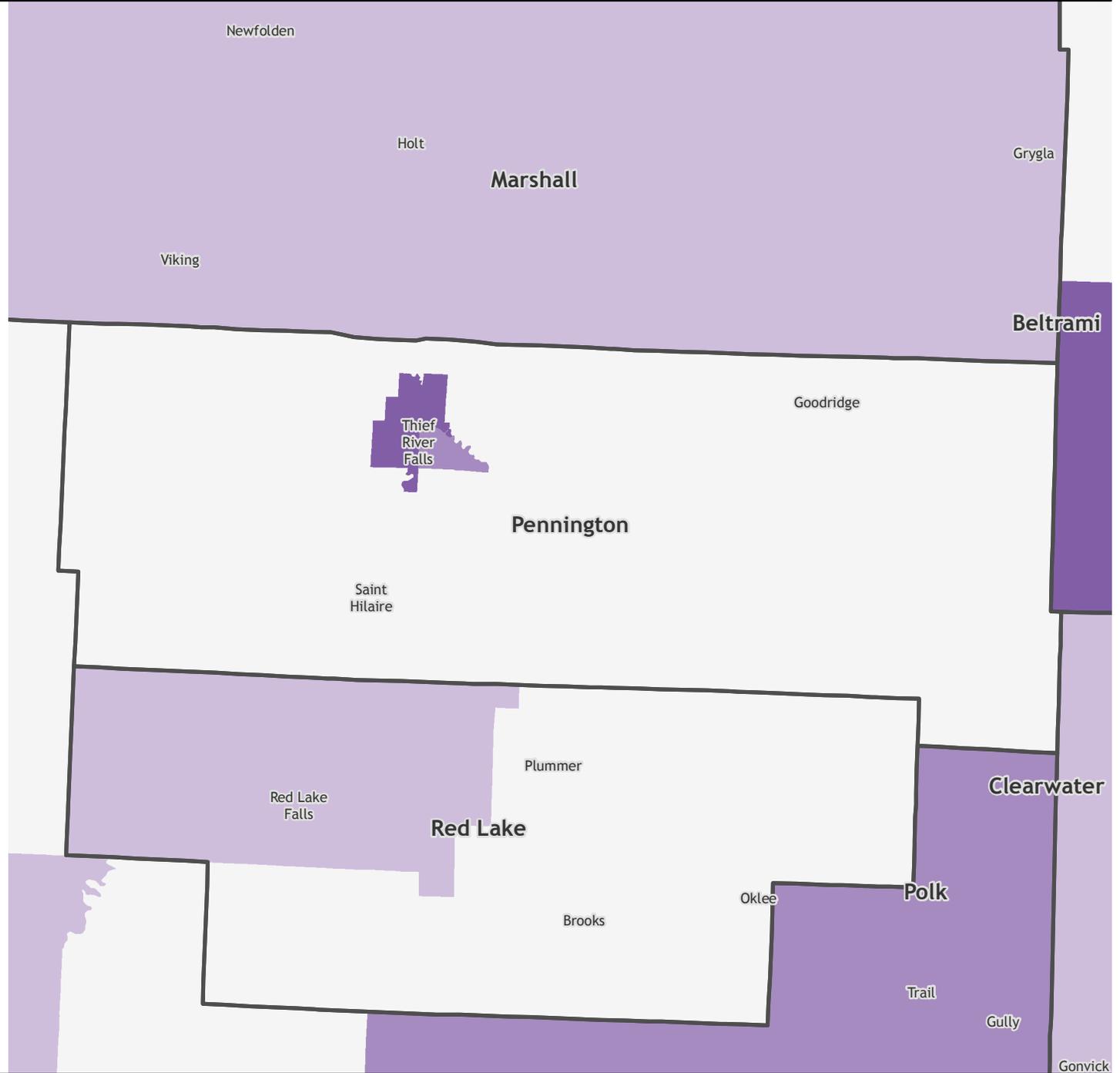
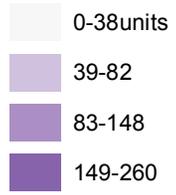
17b) Total Rental Units - 1 Bedroom

Pennington County



17c) Total Rental Units - 2 Bedroom

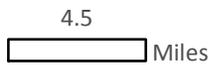
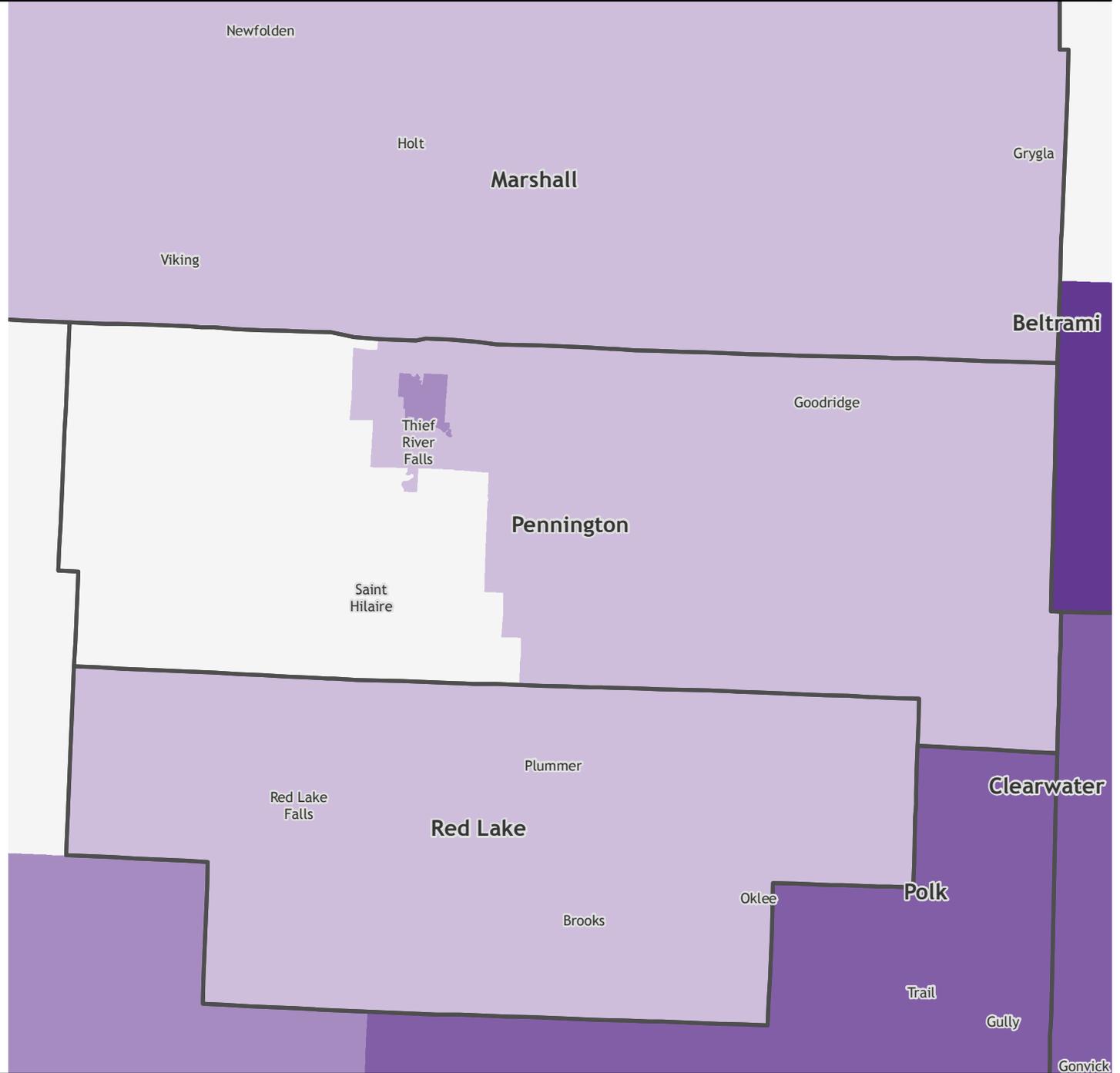
Pennington County



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

17d) Total Rental Units - 3+ Bedroom

Pennington County

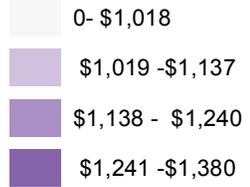


Source: Minnesota Housing analysis of American Community Survey 2009-2013 5 year sample

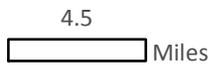
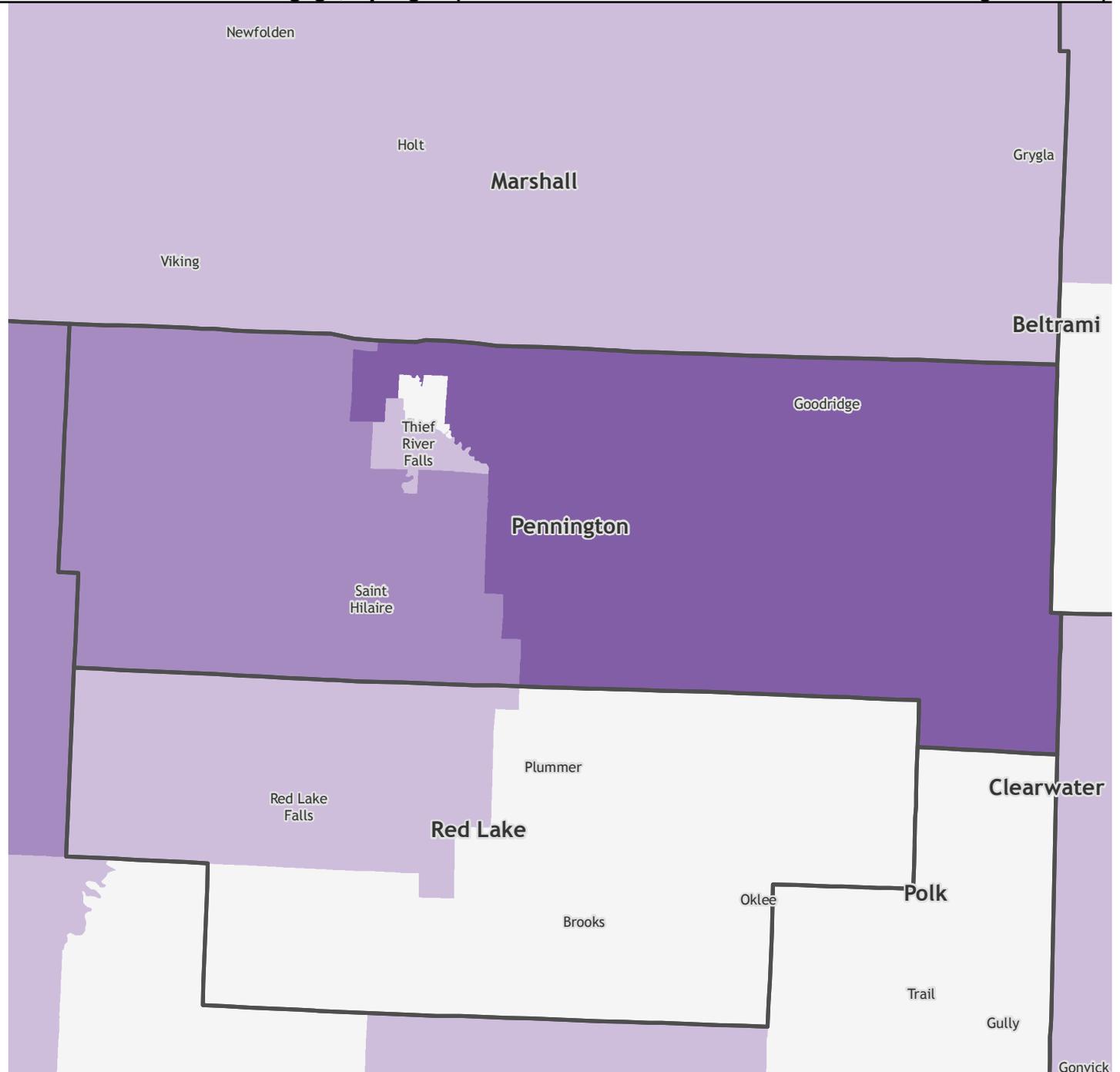
18) Median Homeowner Costs (for households with a mortgage, by region)

Pennington County

Greater Minnesota

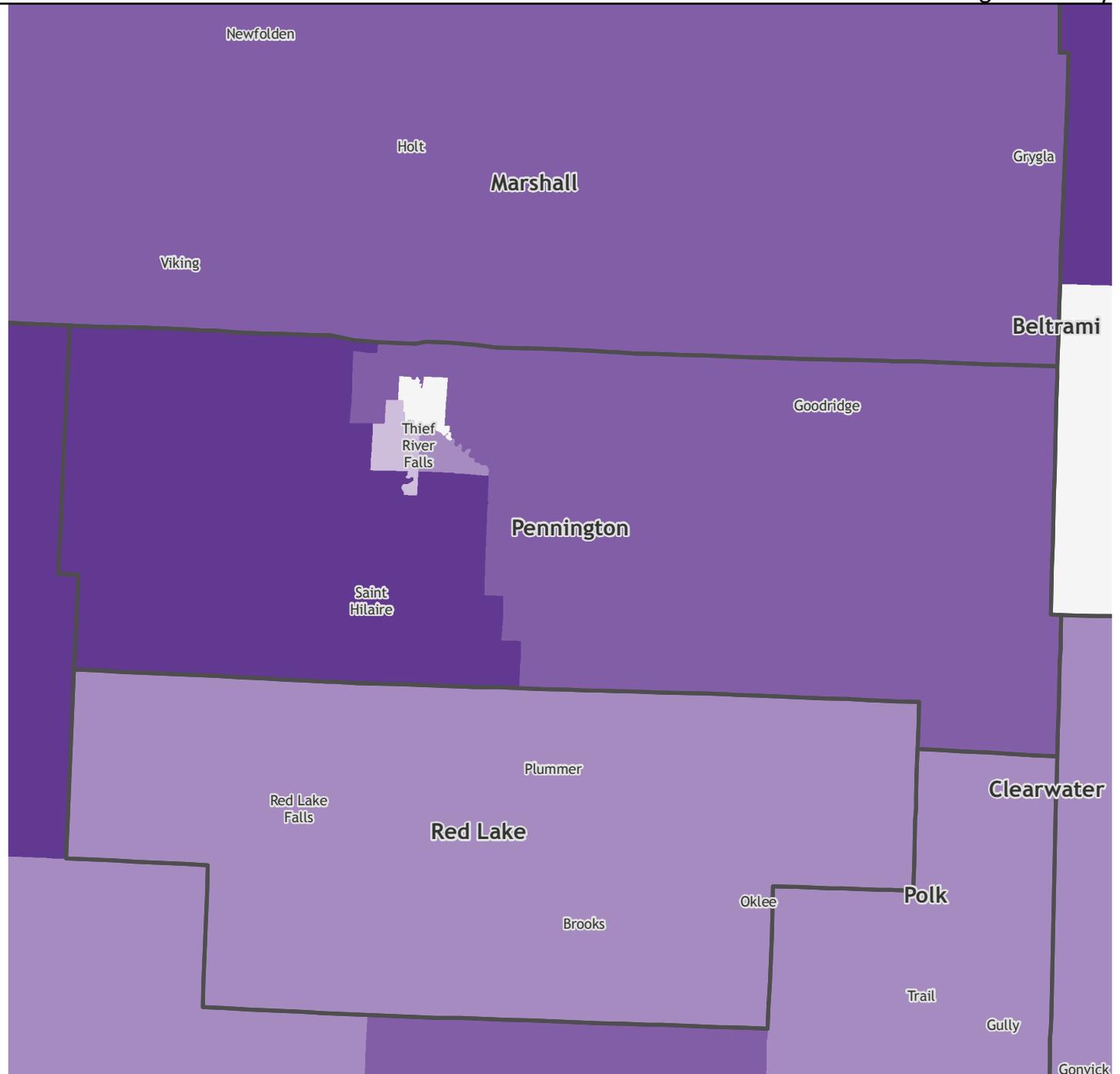
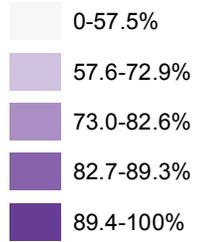


NonTwin Cities MSA



19) Homeownership Rate

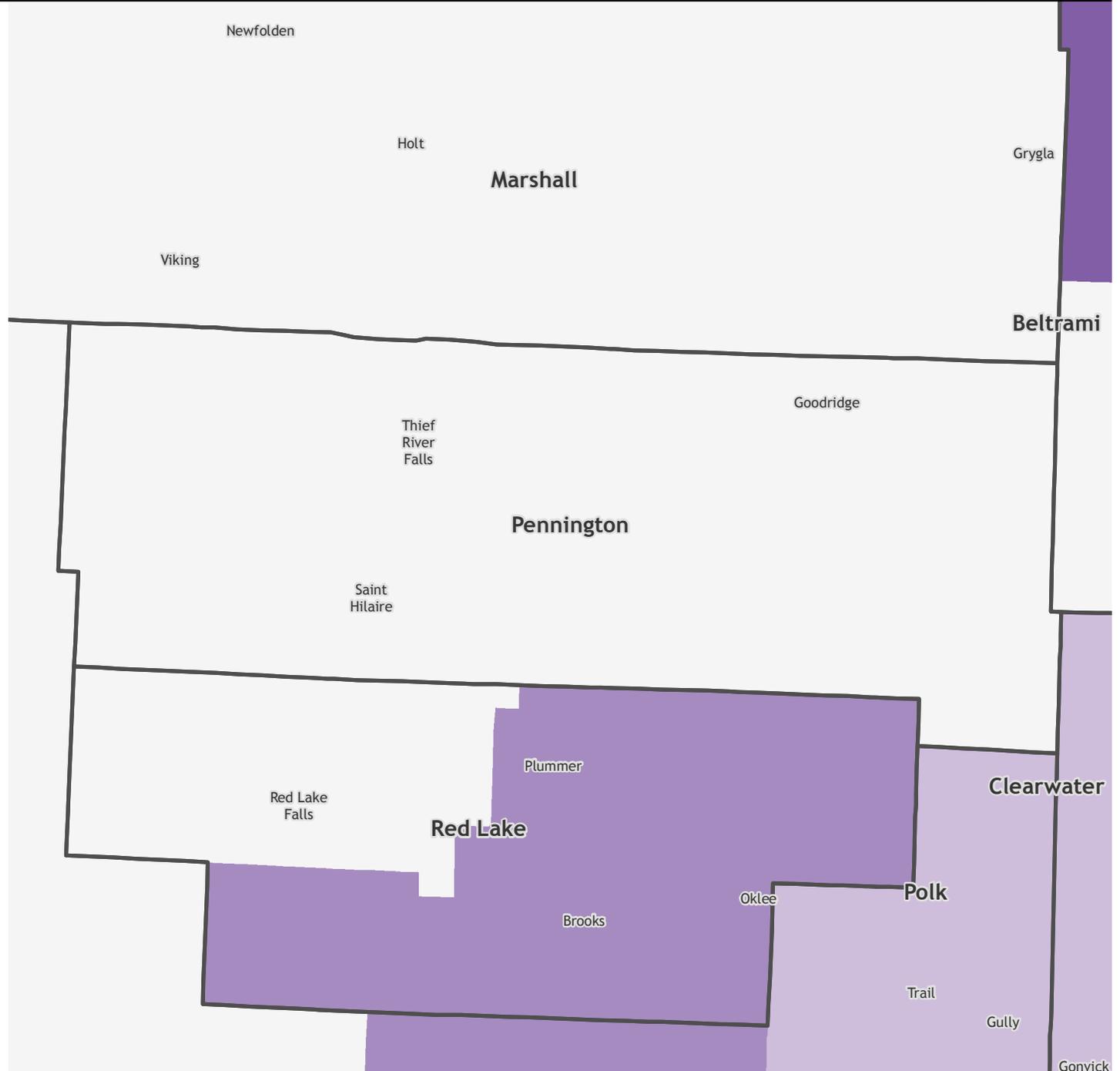
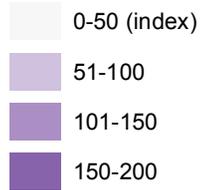
Pennington County



4.5 Miles

20) Foreclosure Index

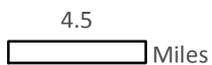
Pennington County



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

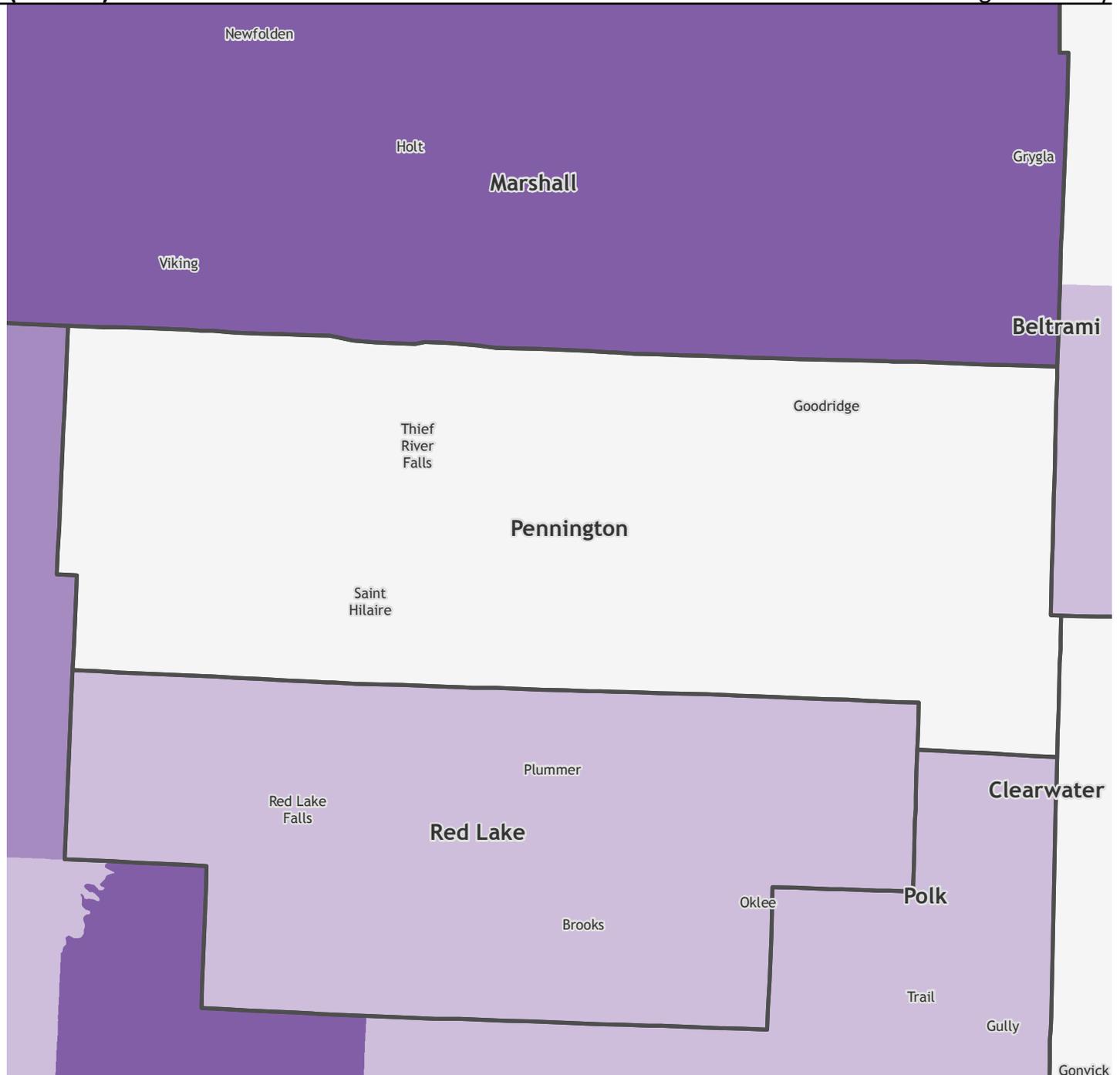
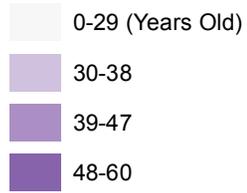
The index is based on each tract's post-sale/REO rate - the number of loans that are in post-sale foreclosure or REO divided by the number of households in each census tract.

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)

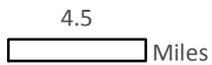
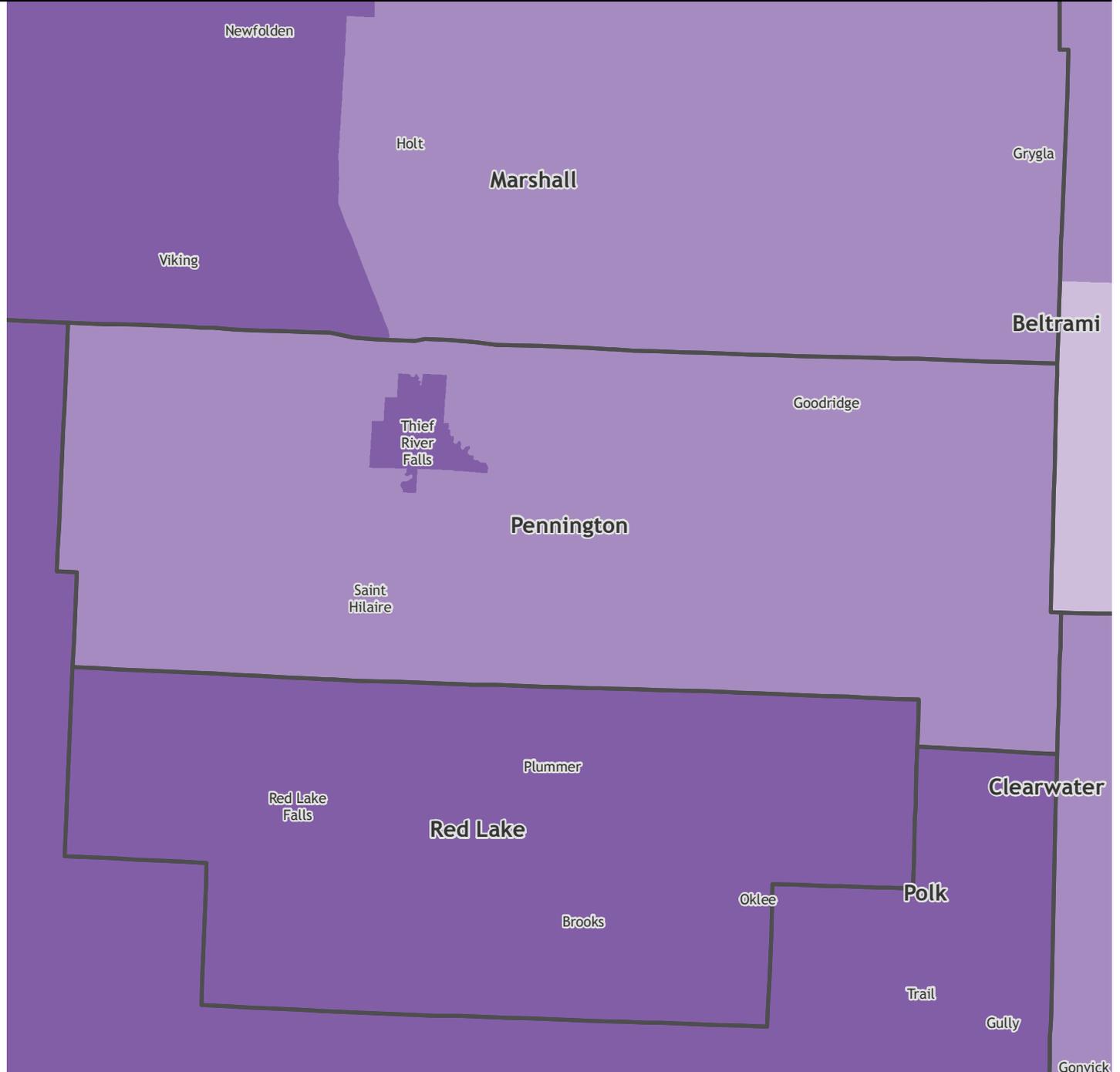
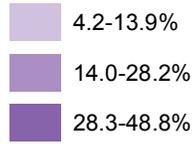
Pennington County



4.5 Miles

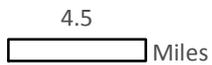
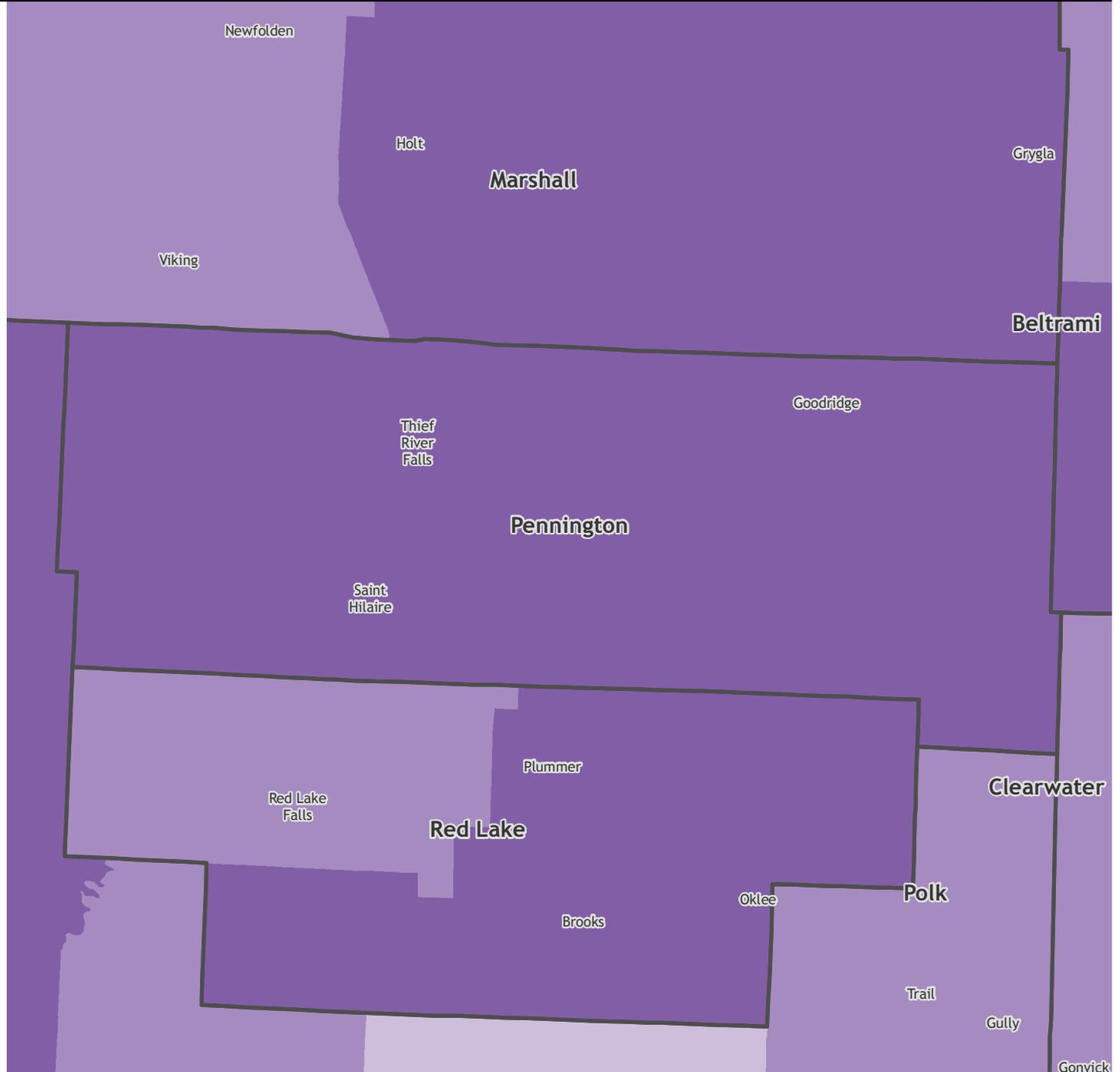
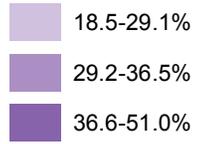
22a) Percentage of Owned Units Built Before 1950

Pennington County



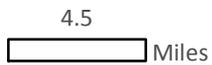
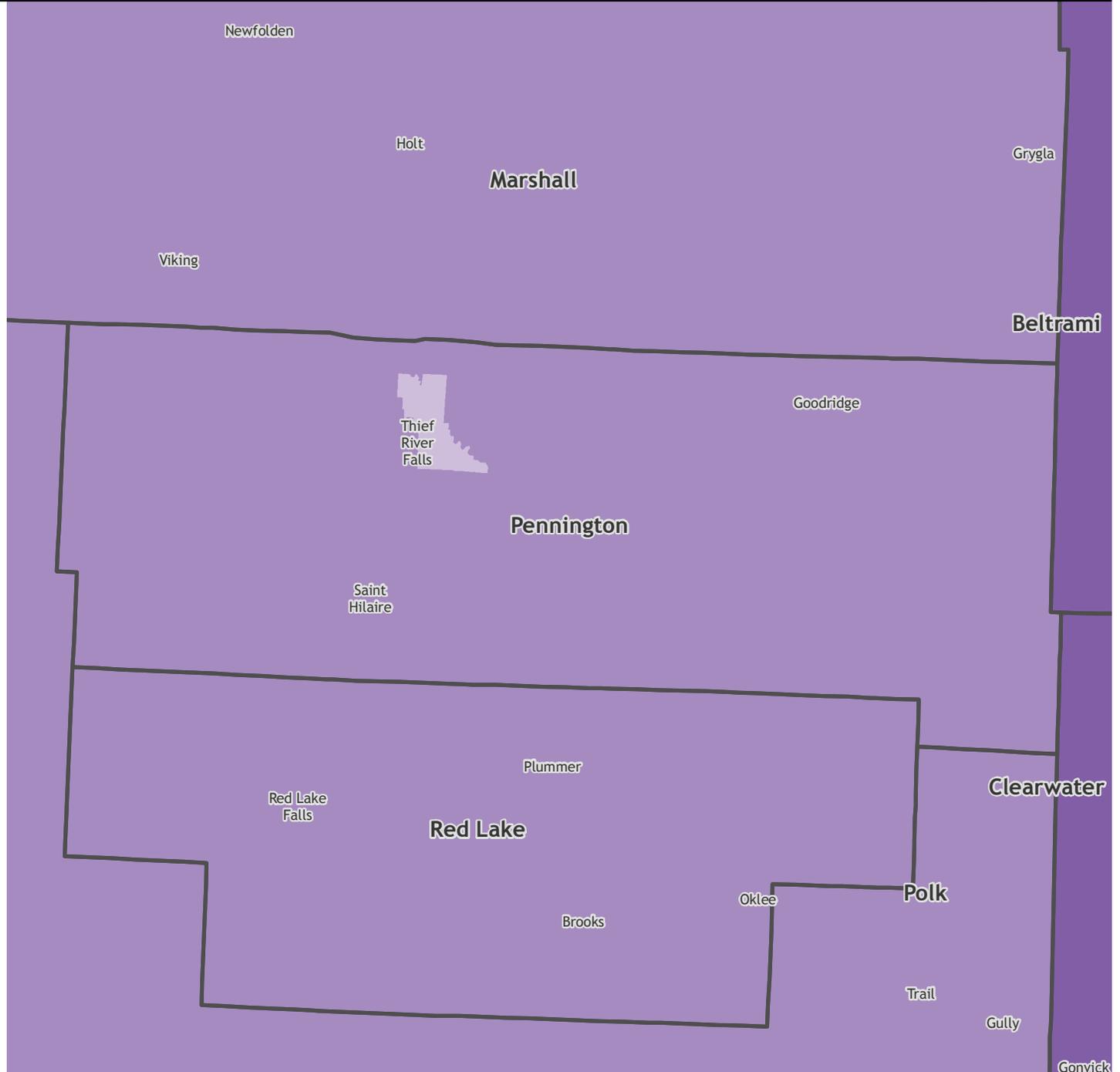
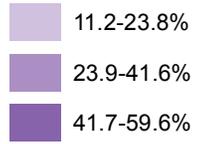
22b) Percentage of Owned Units Built 1950-1979

Pennington County



22c) Percentage of Owned Units Built 1980 and Later

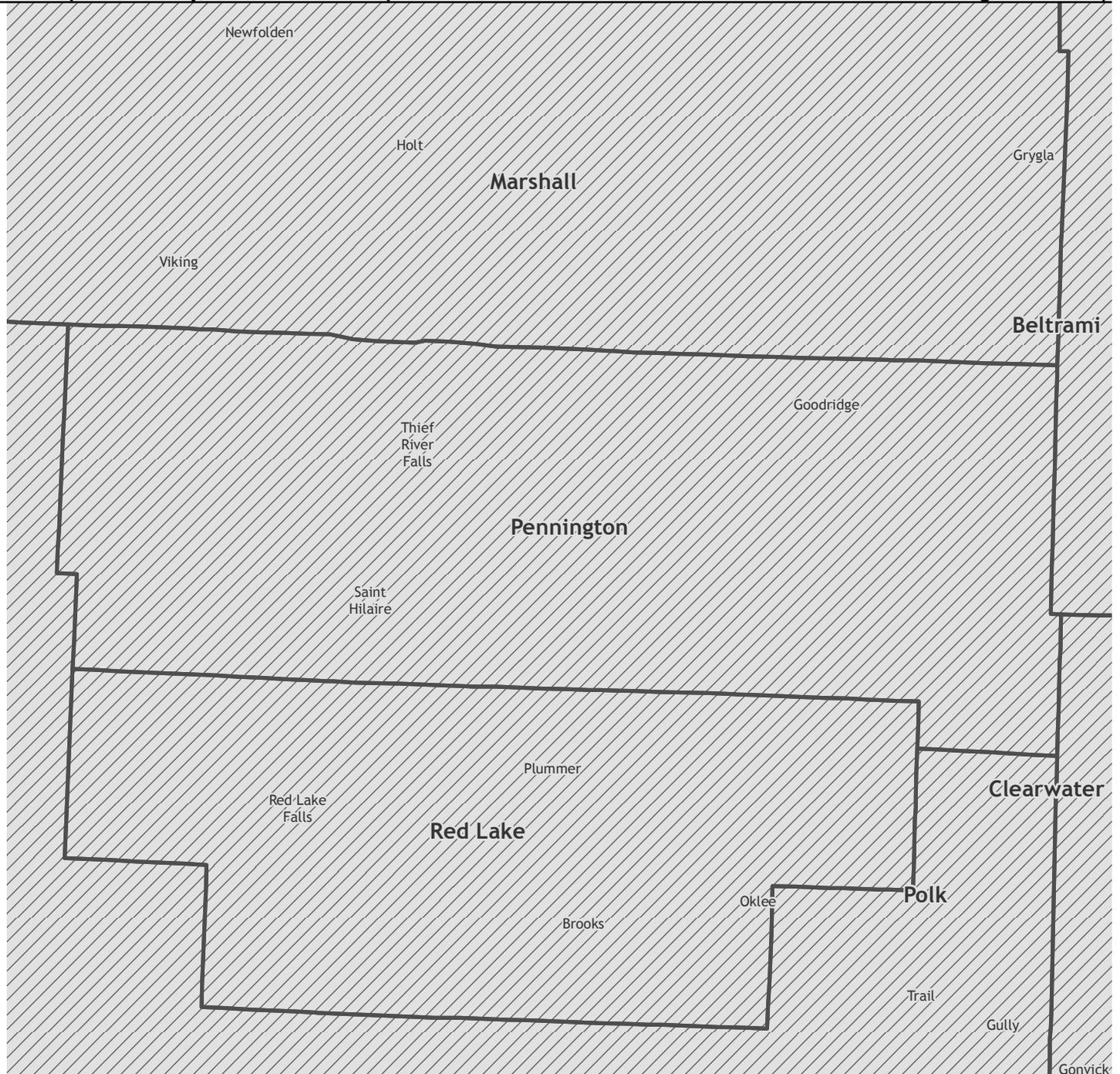
Pennington County



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

Pennington 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.

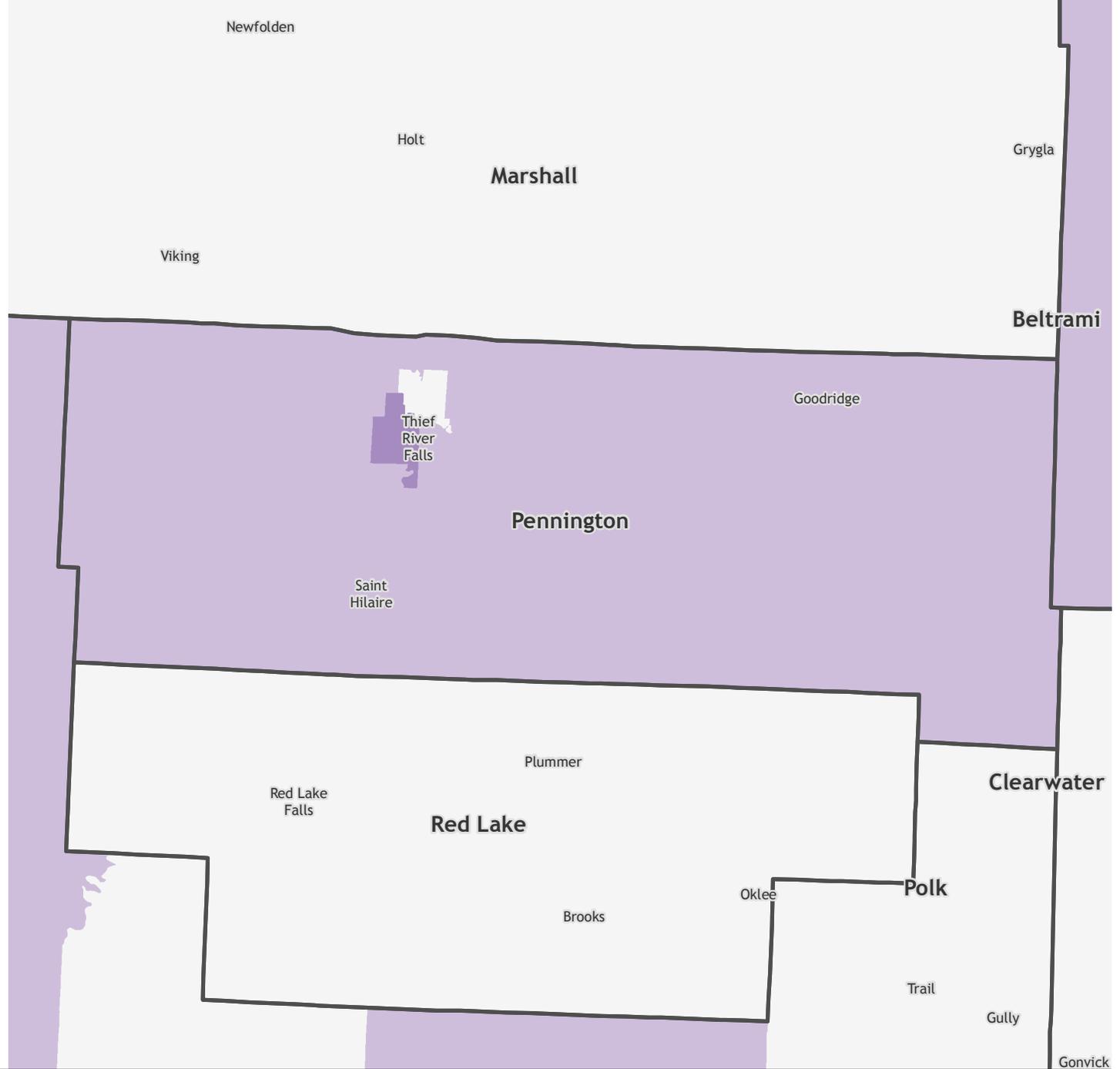


4.5 Miles

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

Pennington 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.

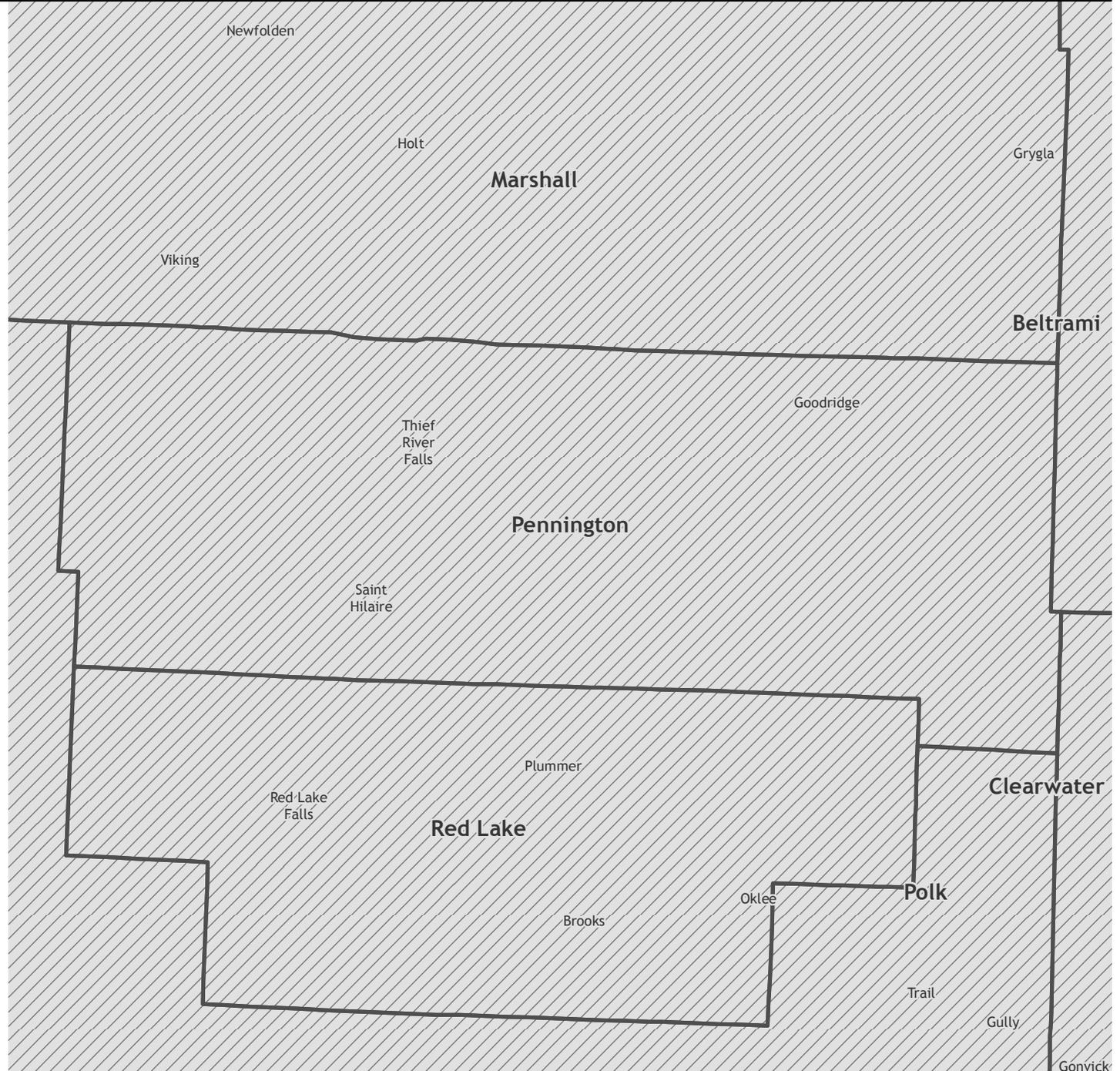


4.5 Miles

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

Pennington 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.

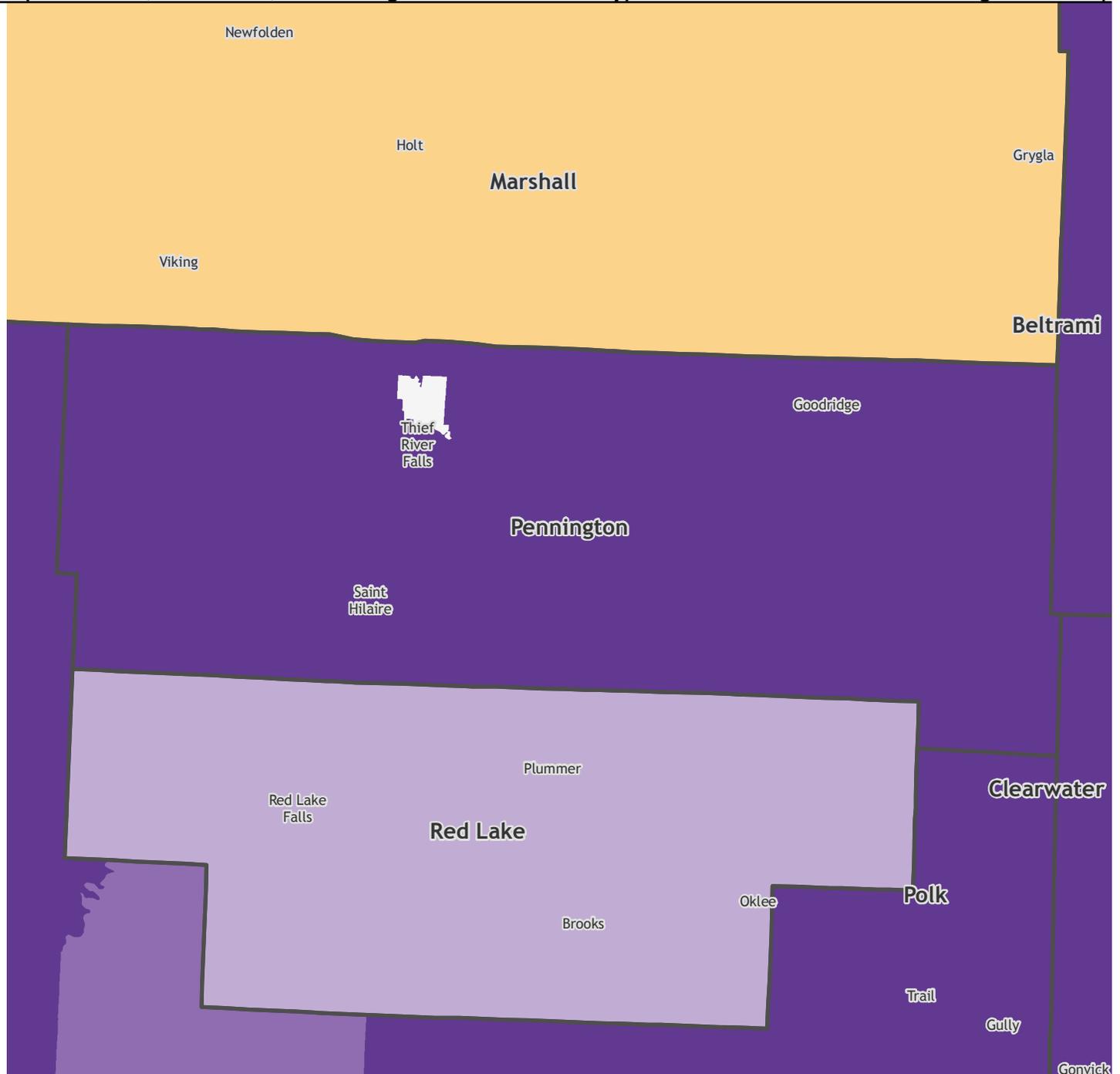


4.5 Miles

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

Pennington 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.

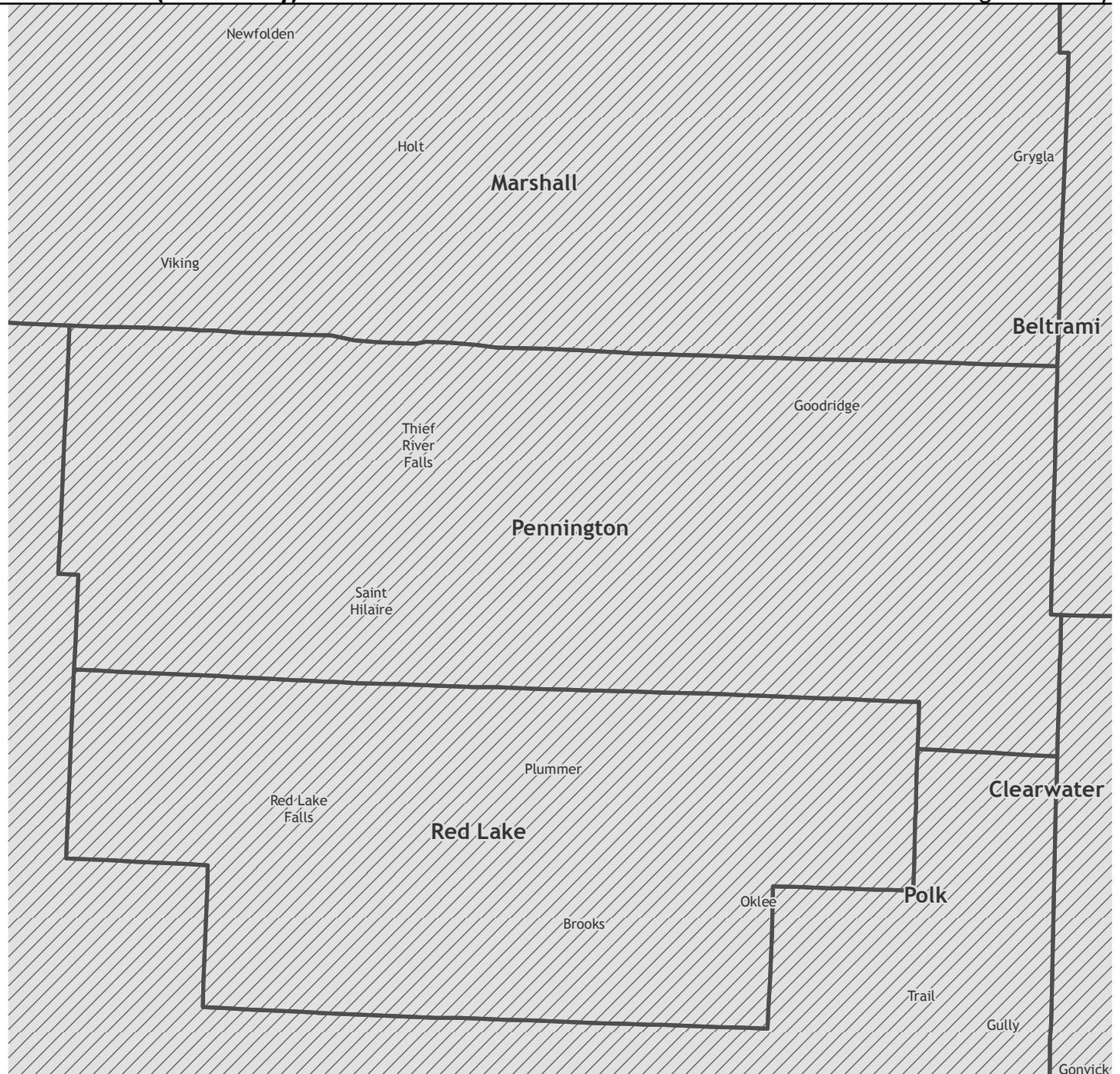


4.5 Miles

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

Pennington County

/// Insufficient Data



For 4th Quarter 2014

Data allocated to tracts from zip code data.

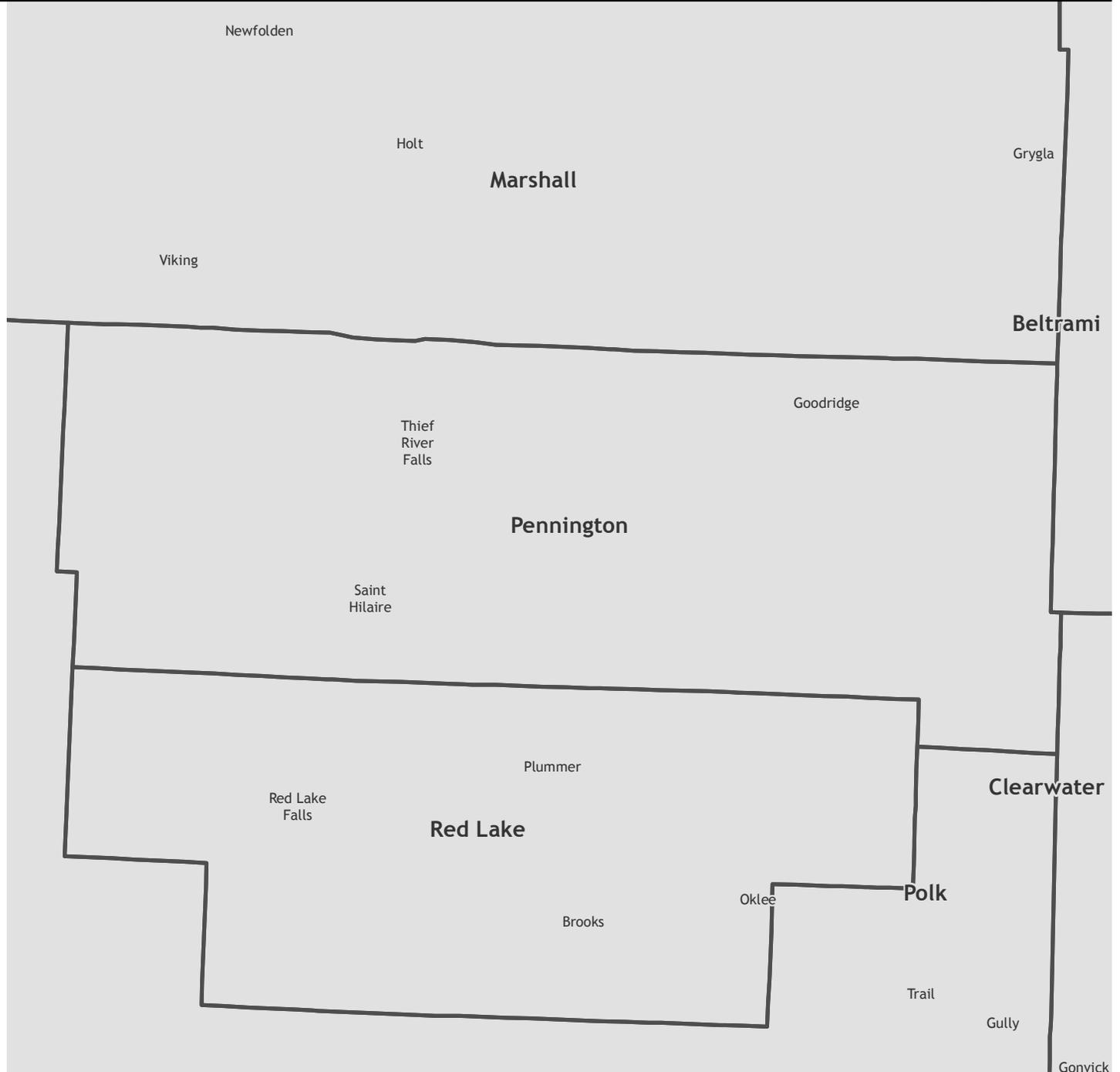
Data available only for Twin Cities Metro.



4.5 Miles

26) Economic Integration Priority Tracts

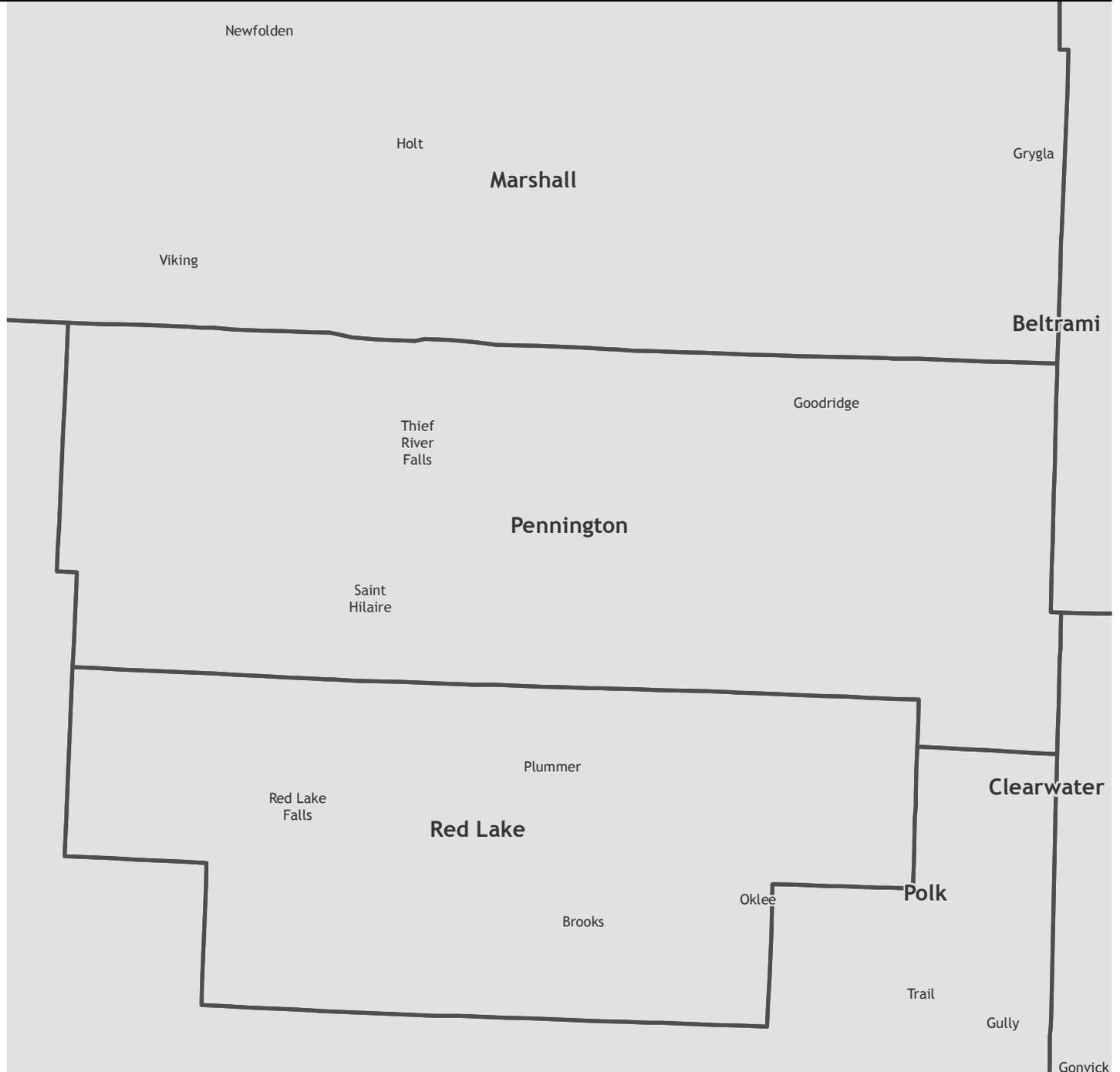
Pennington County



4.5 Miles

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

Pennington County



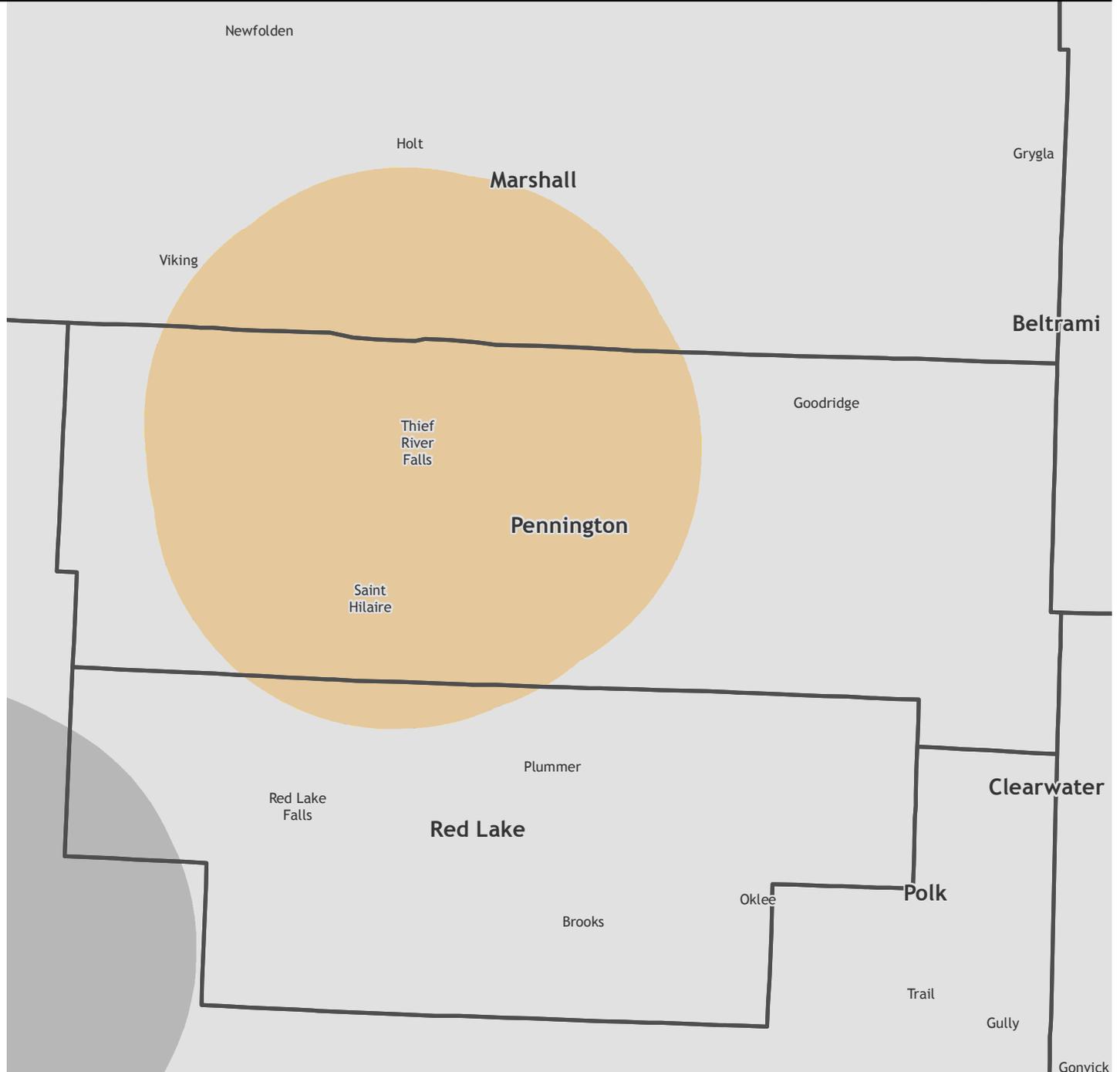
4.5 Miles

28) Workforce Housing Areas

Pennington County

Type

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



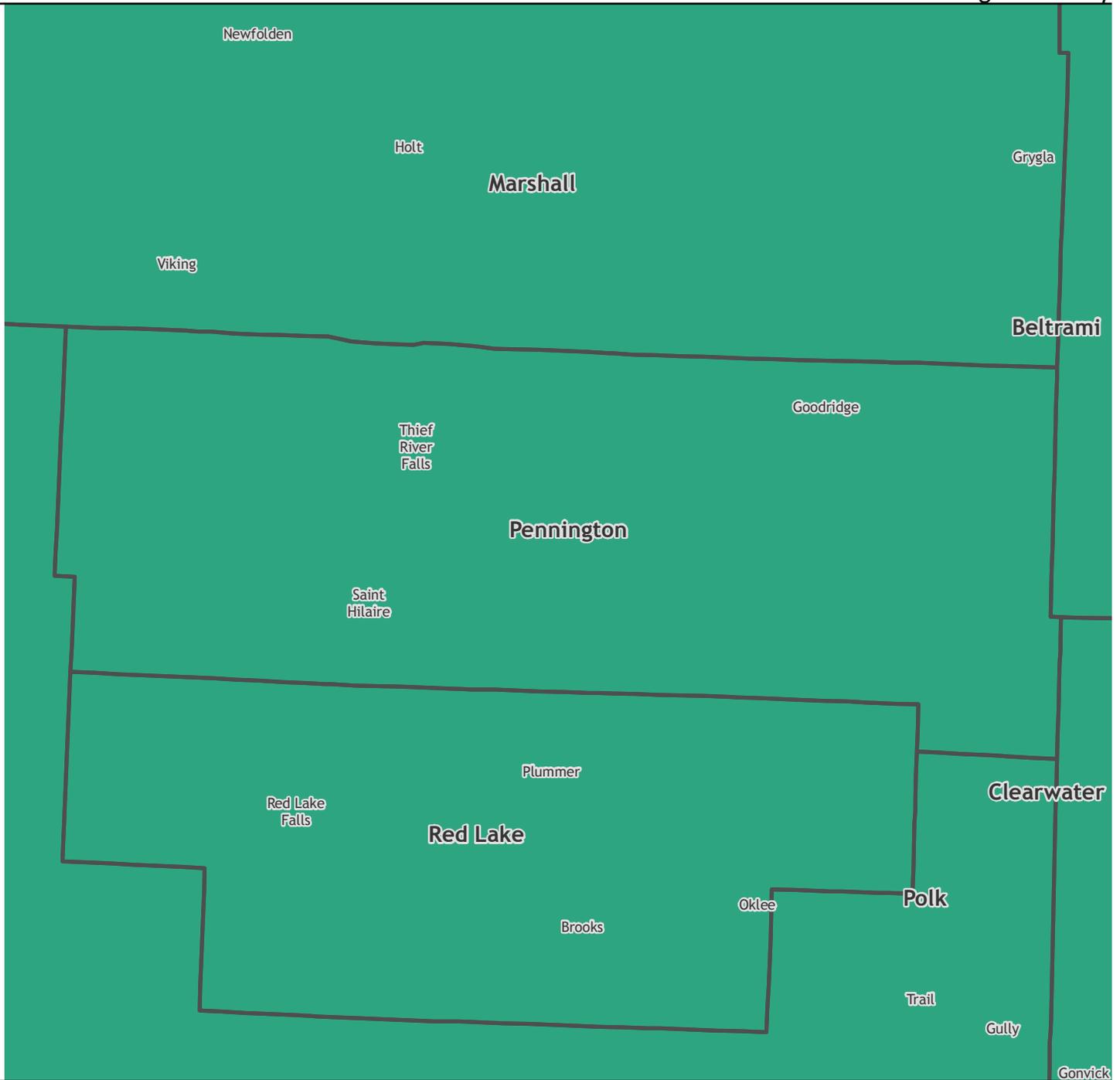
4.5 Miles

29) Rural Designation

Pennington County

Type

 Rural Area



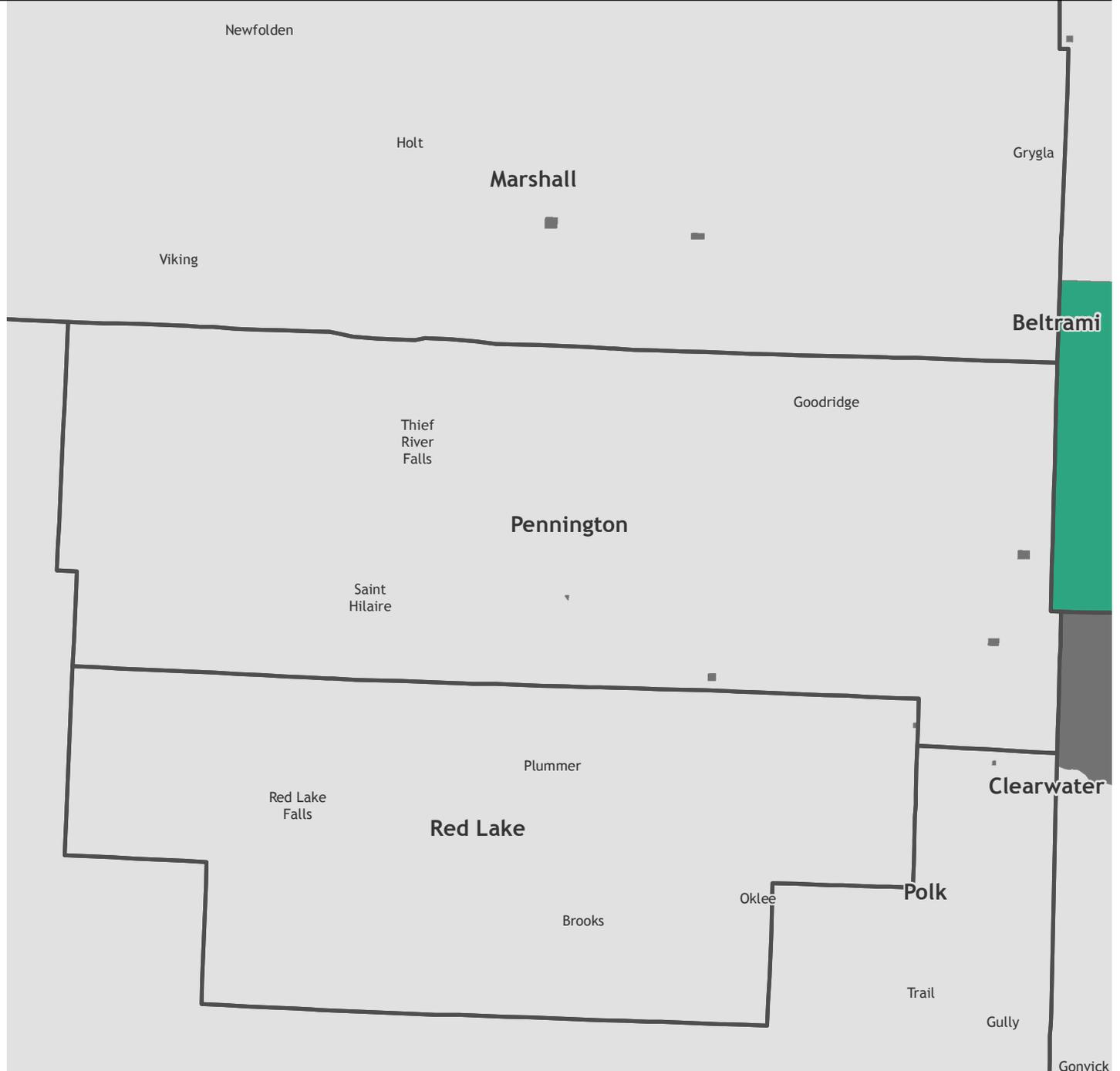
4.5 Miles

30) Qualified Census Tracts and Reservation Areas

Pennington County

Type

-  Eligible QCT
-  Eligible by Reservation (beyond QCT)



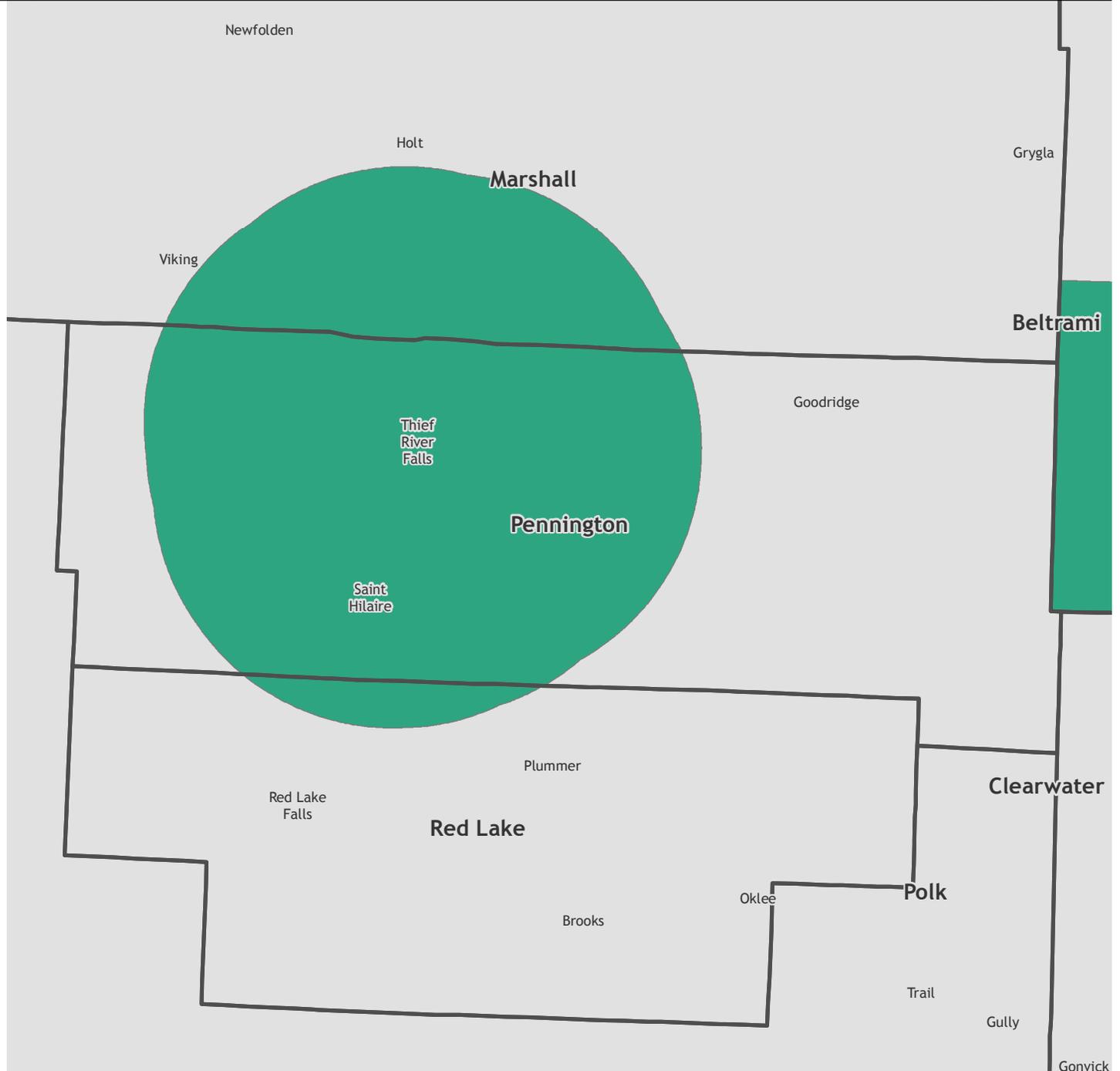
4.5 Miles

31) Preservation Geographic Priority Areas

Pennington County

Type

 Preservation

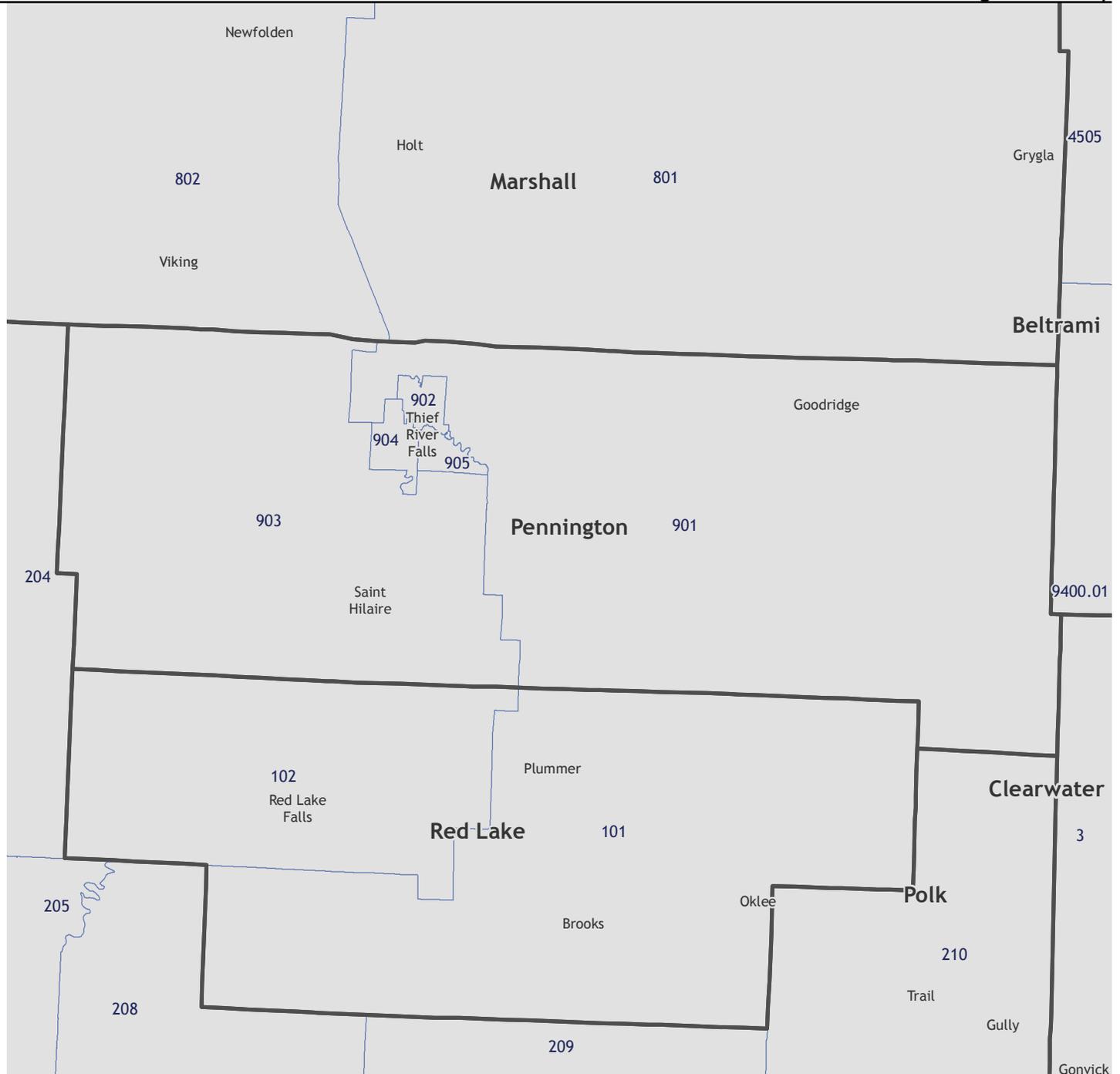


4.5 Miles

32) Census Tract Boundaries

Pennington County

2010 Tracts



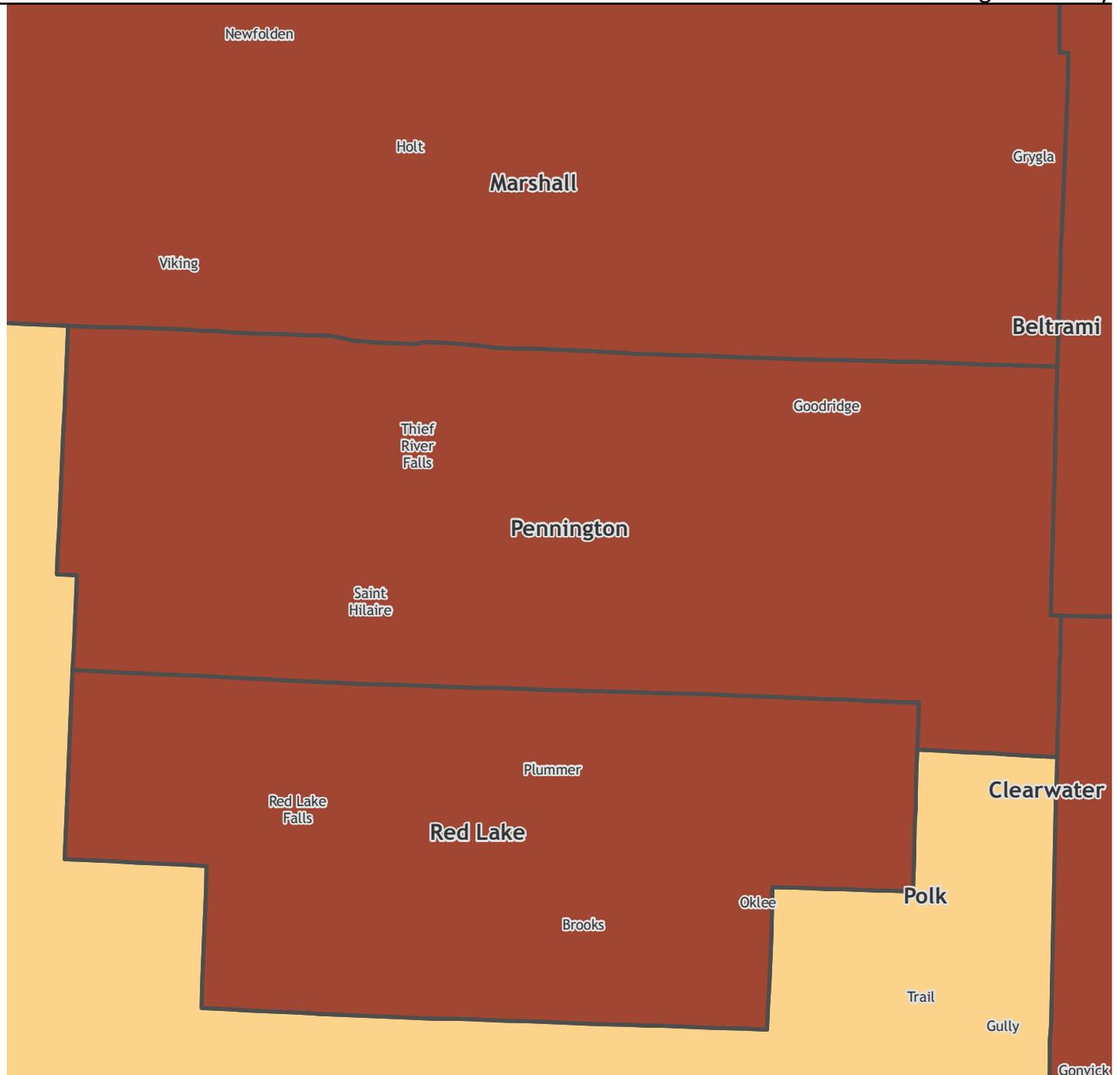
4.5 Miles

Source: US Census Tiger 2010.

33) Regional Areas of Analysis

Pennington 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

