



Community Profiles Map Series for Sherburne 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)

Sherburne County

Greater Minnesota

2,914-5,139

NonTwin Cities MSA

< 3,825

3,825-7,657

7,658-24,877

24,878-39,296

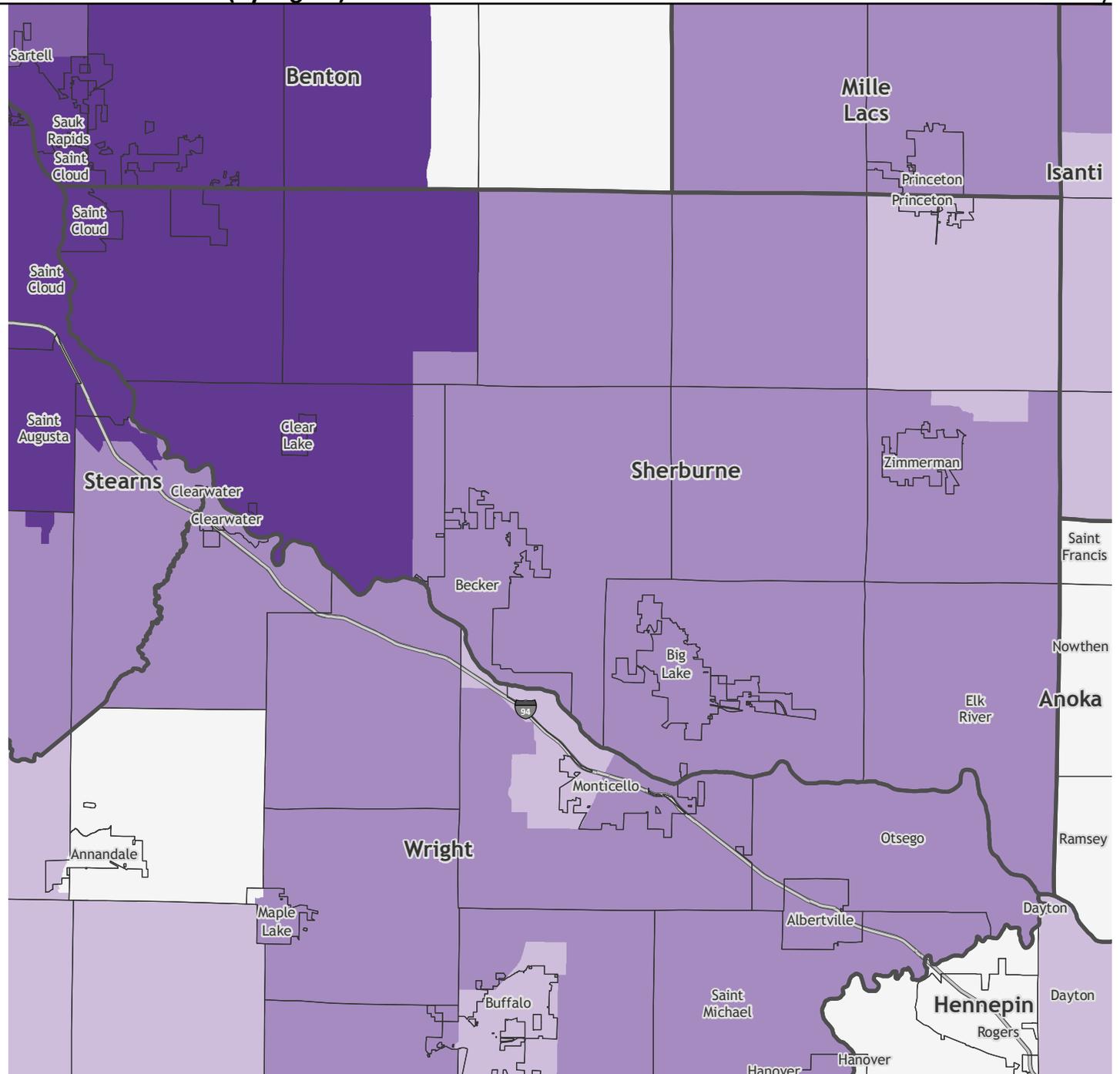
>39,296

Twin Cities 7 County

<32,744

32,744-65,666

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.

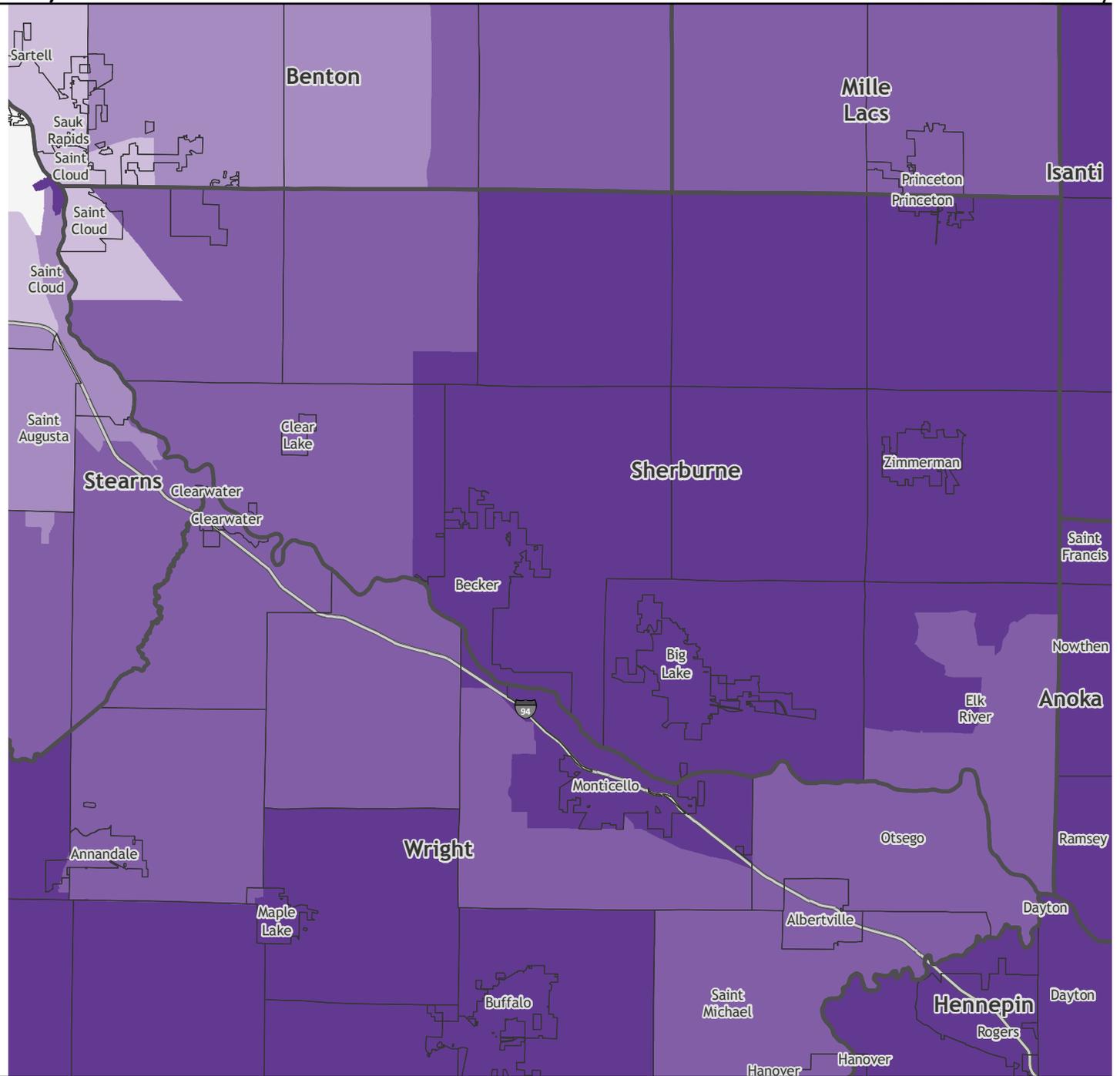


3 Miles

2) Median Distance to Work (in miles)

Sherburne County

- <5 Miles
- 5.1-8
- 8.1-12
- 12.1-18
- More Than 18 Miles



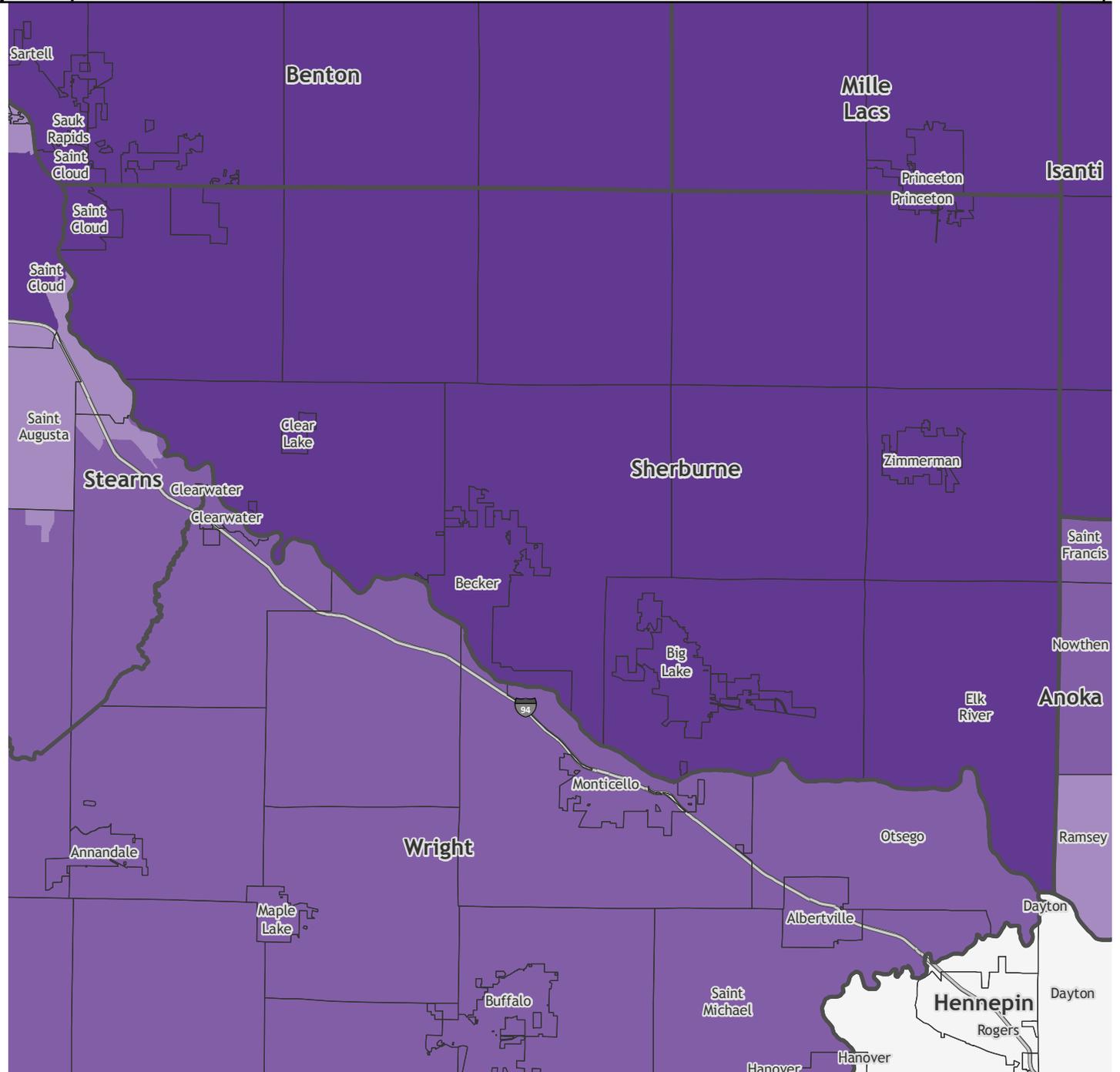
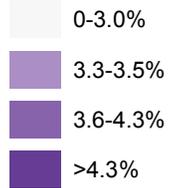
The distance to work that workers who live in this tract travel to their primary employment.



3 Miles

3) Unemployment Rate (February 2015)

Sherburne County

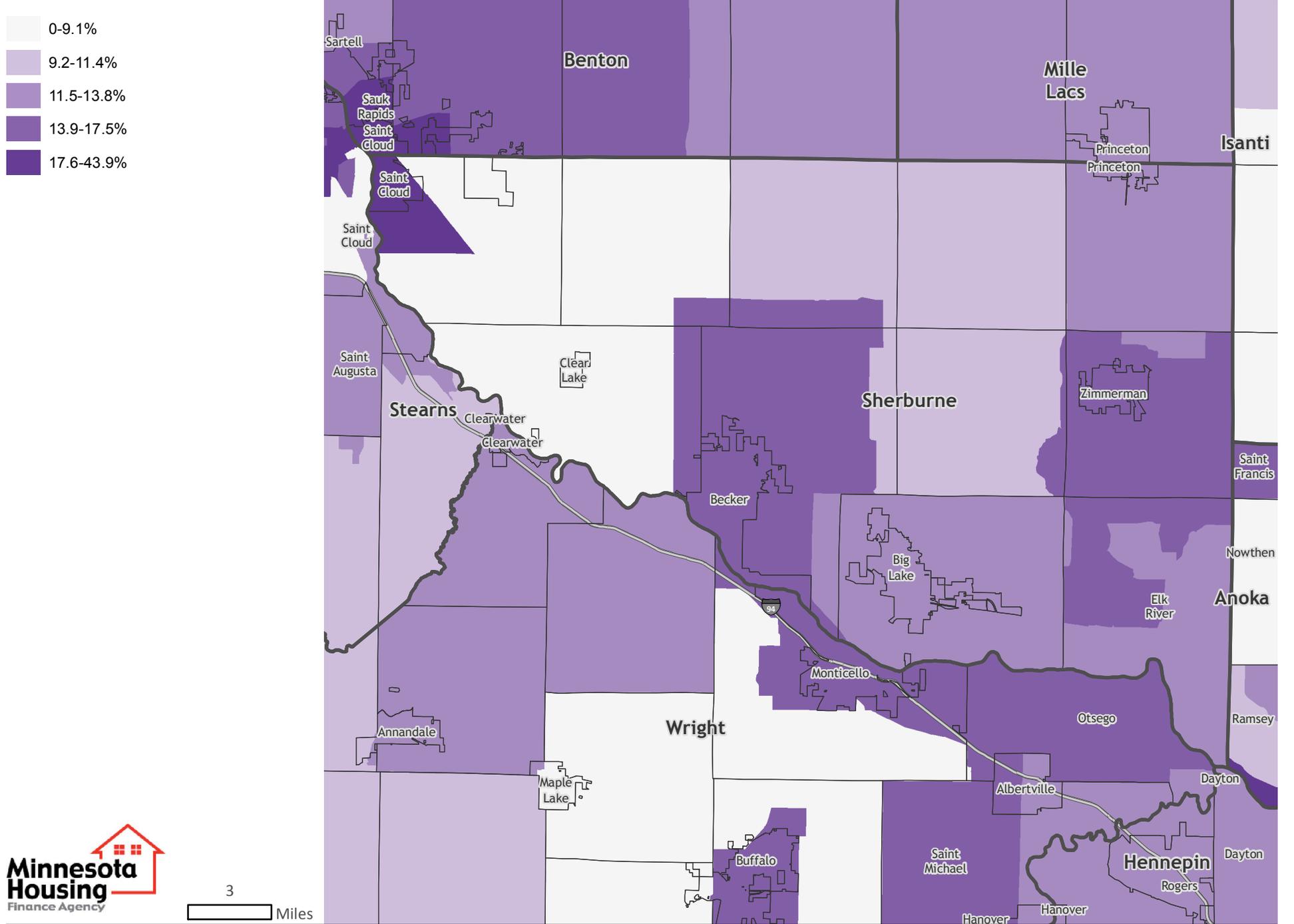


Unemployment rates are reported from the city rates if city data is published, and by county if no city data is available.



4a) Percentage of Population Age 25-34

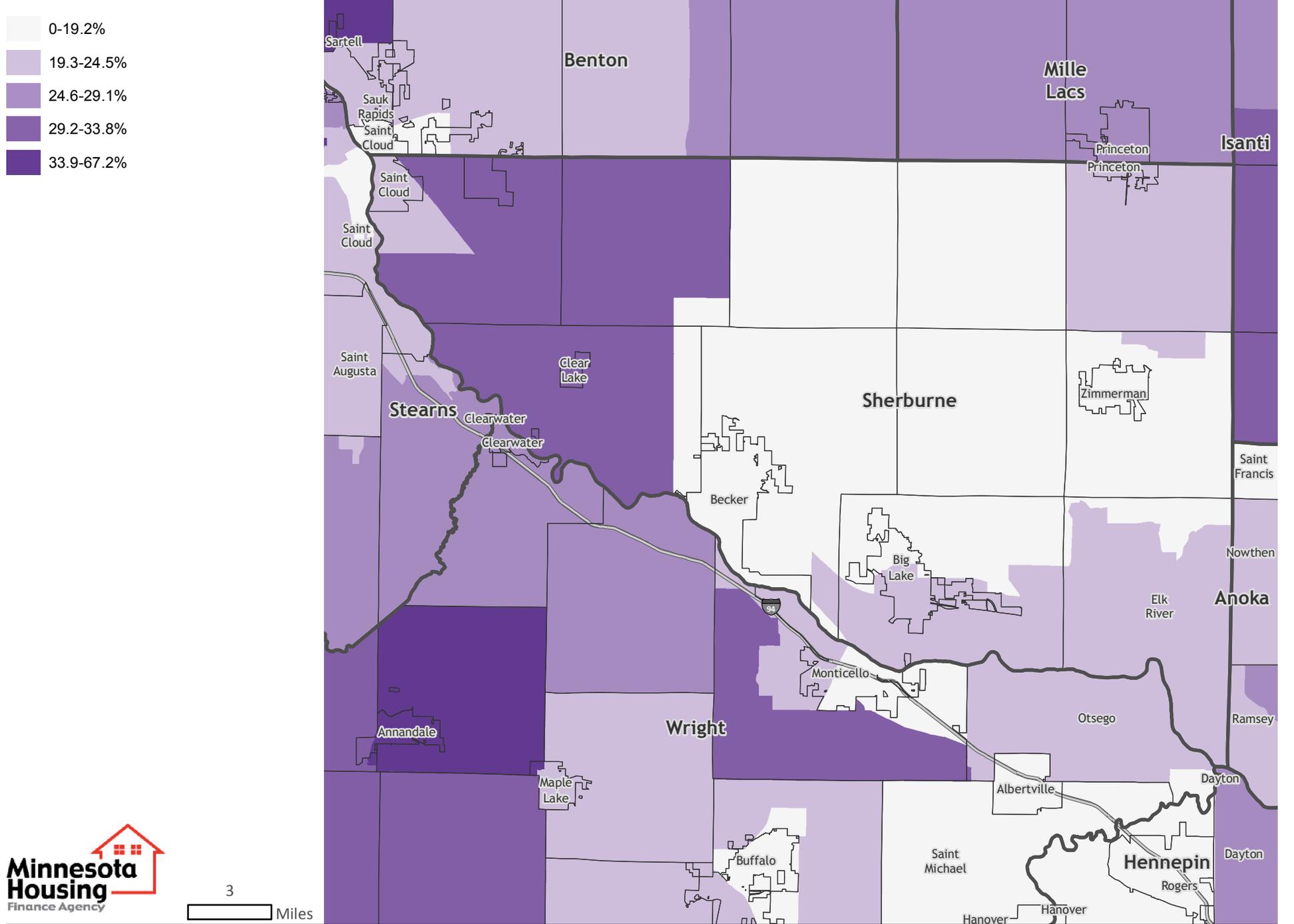
Sherburne County



3 Miles

4b) Percentage of Population Age 55+

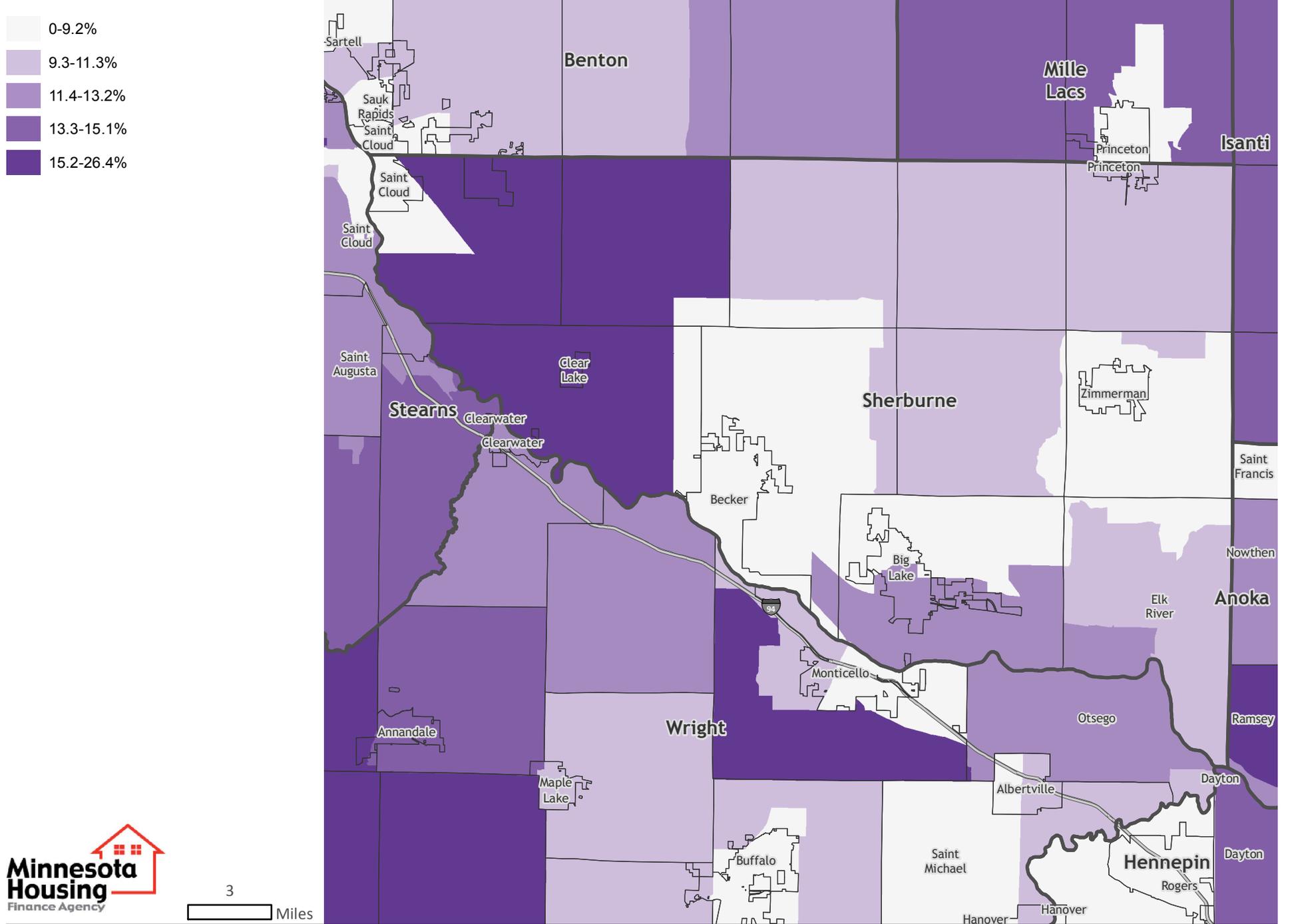
Sherburne County



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

4c) Percentage of Population Age 55-64

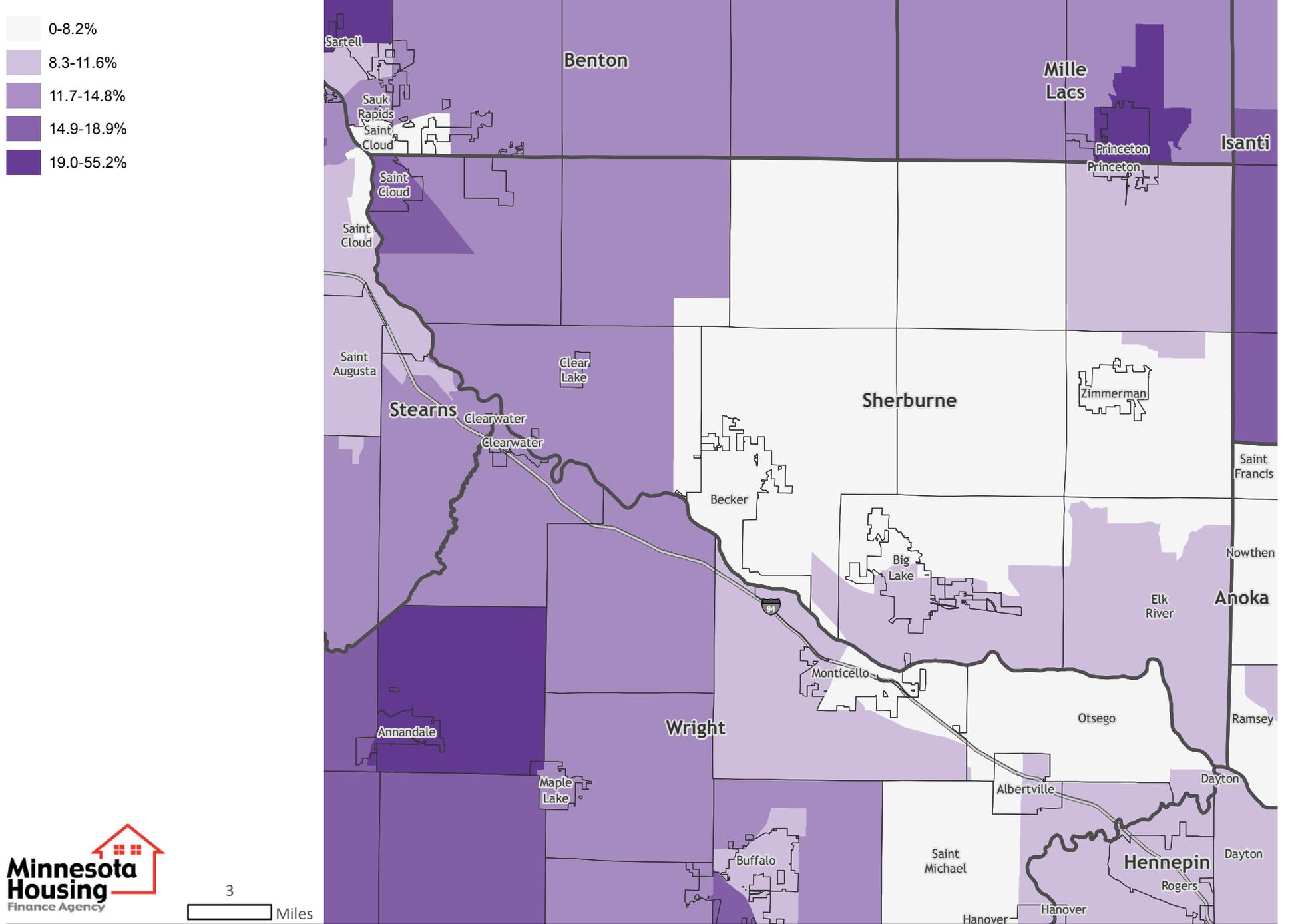
Sherburne County



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

4d) Percentage of Population Age 65+

Sherburne County

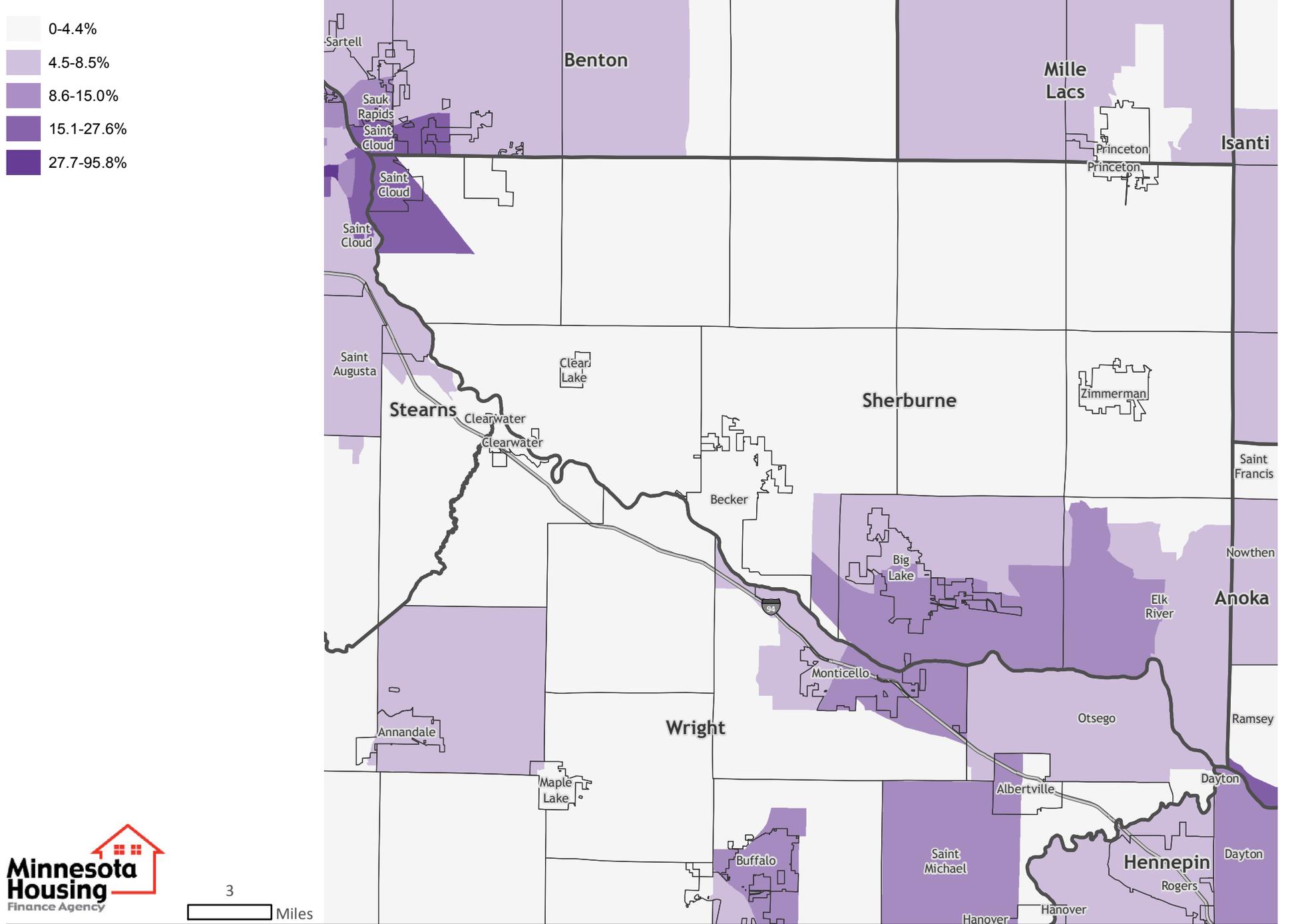


3 Miles

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

5) Percentage of Population from Community of Color

Sherburne County

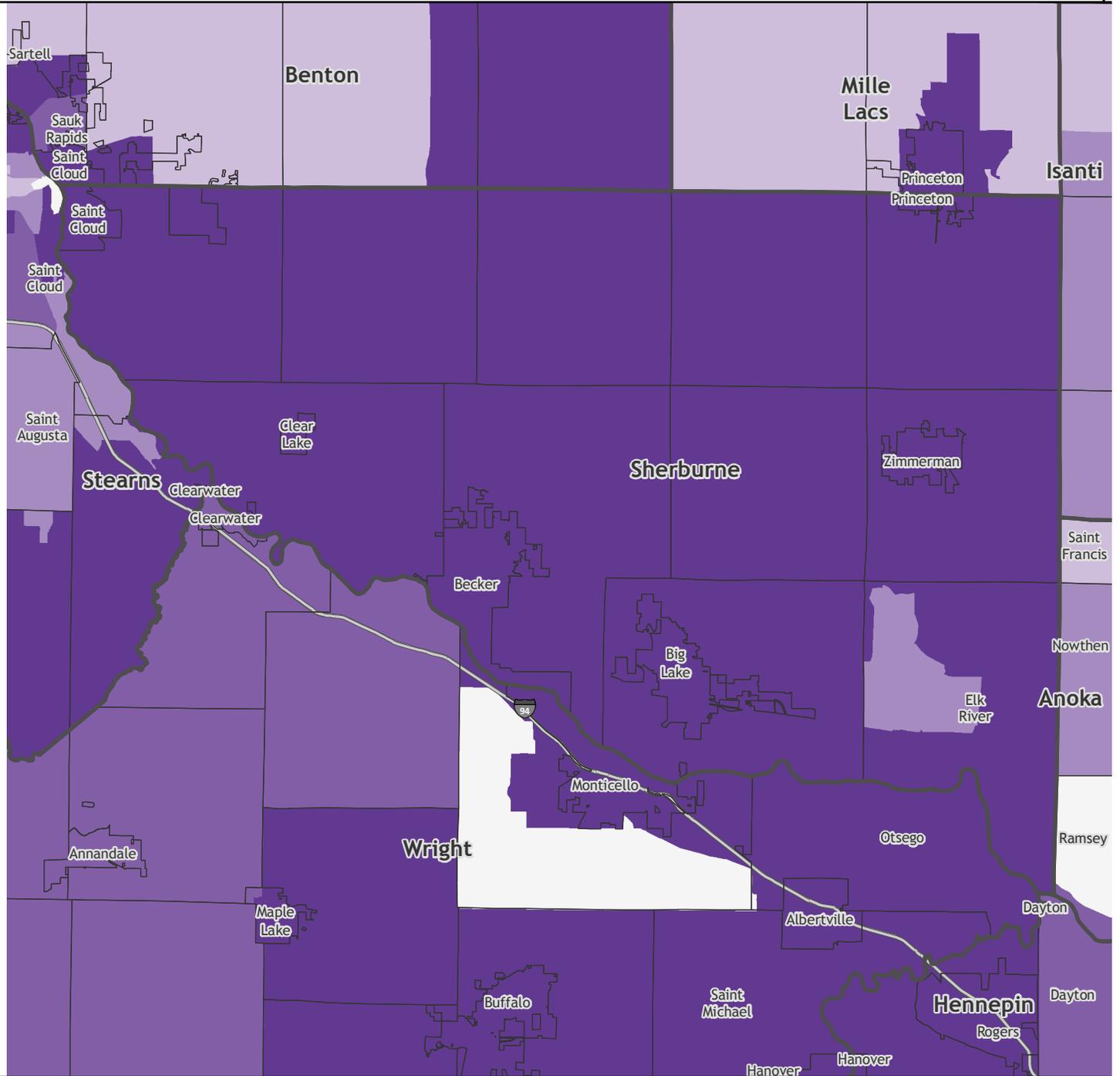
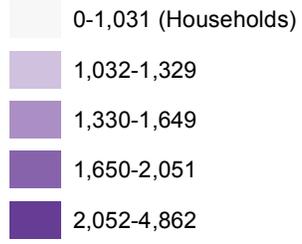


3 Miles

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

6a) Total Households

Sherburne County

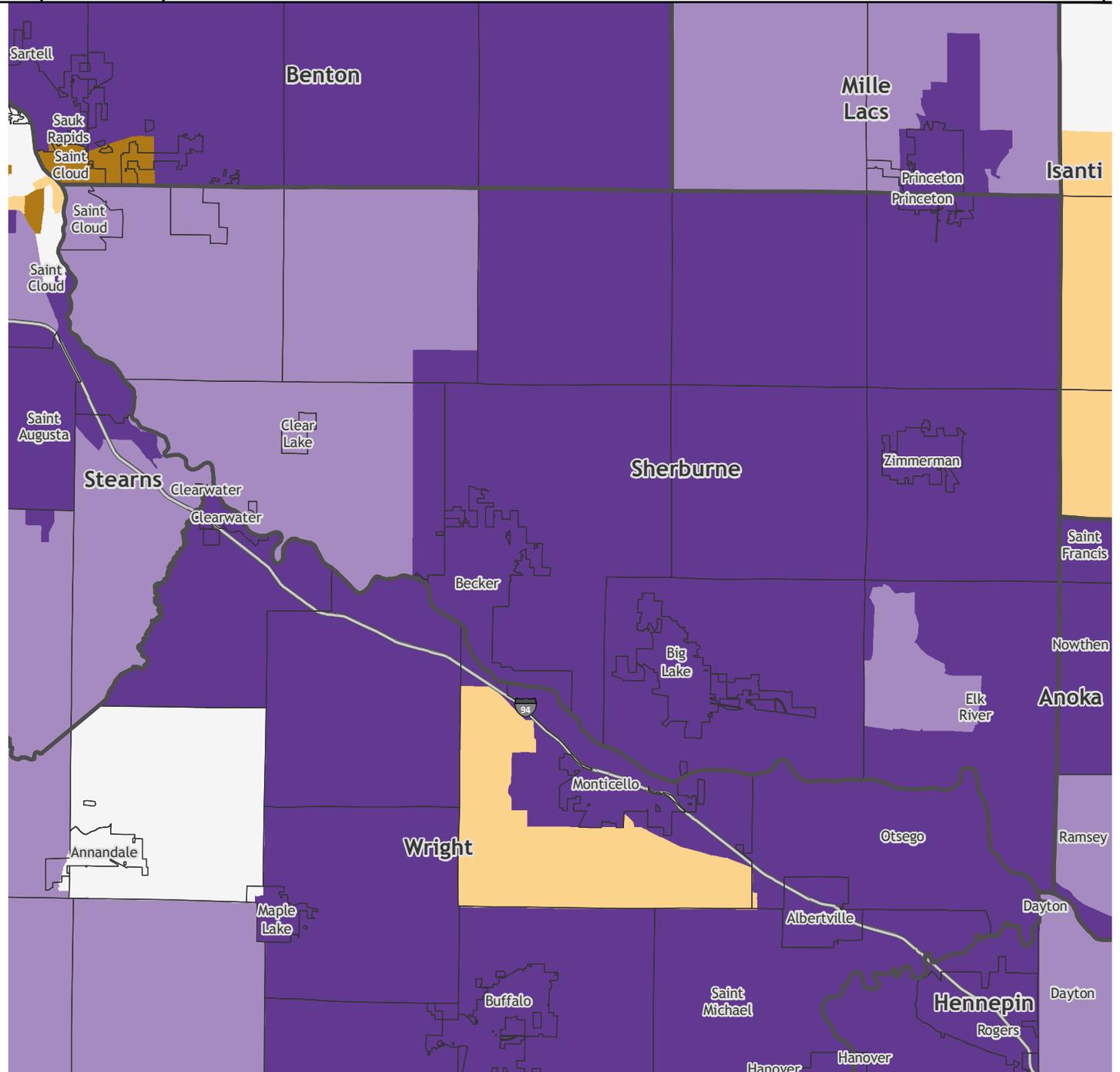


3 Miles

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

Sherburne County

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

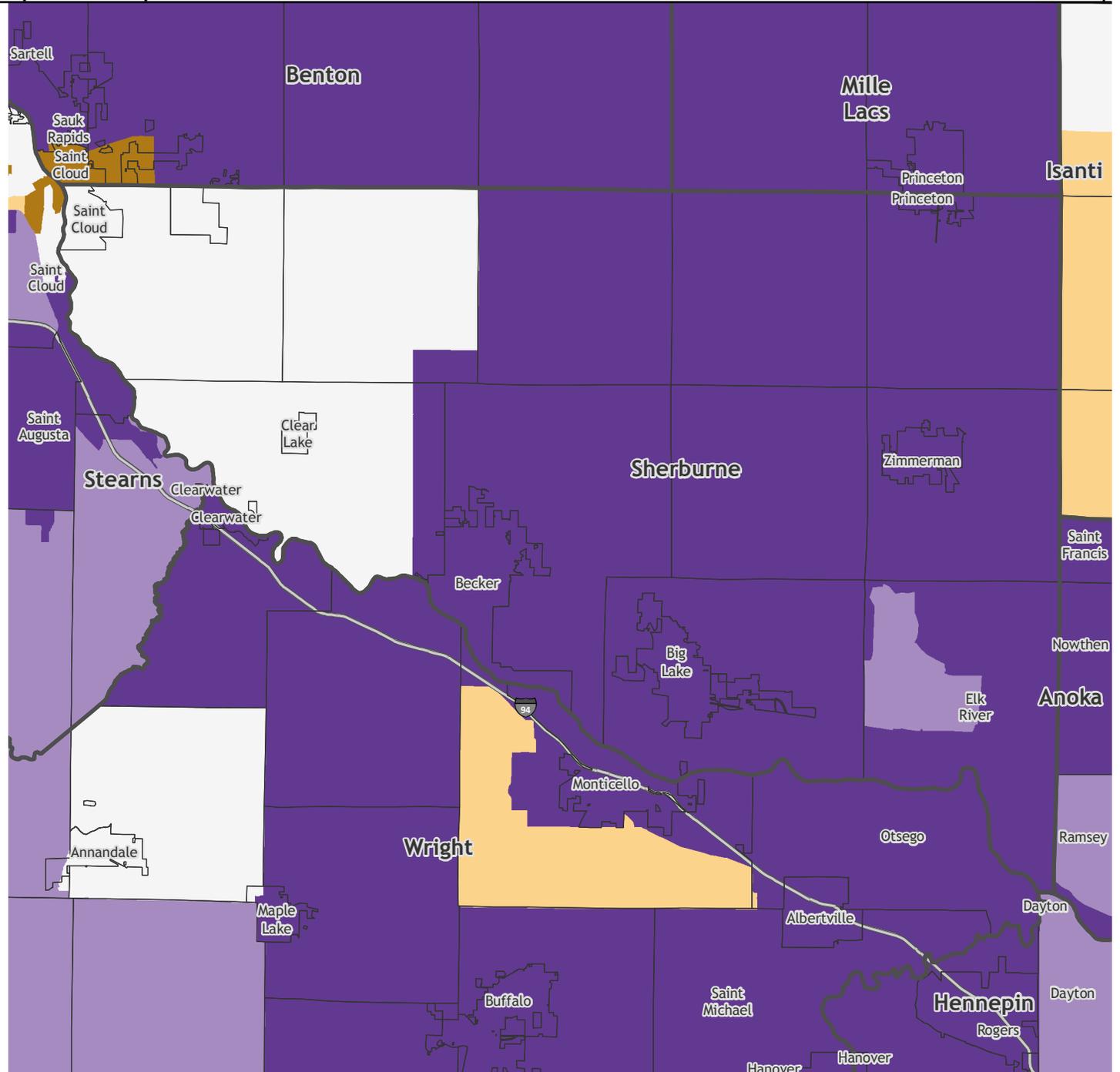


3 Miles

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

Sherburne County

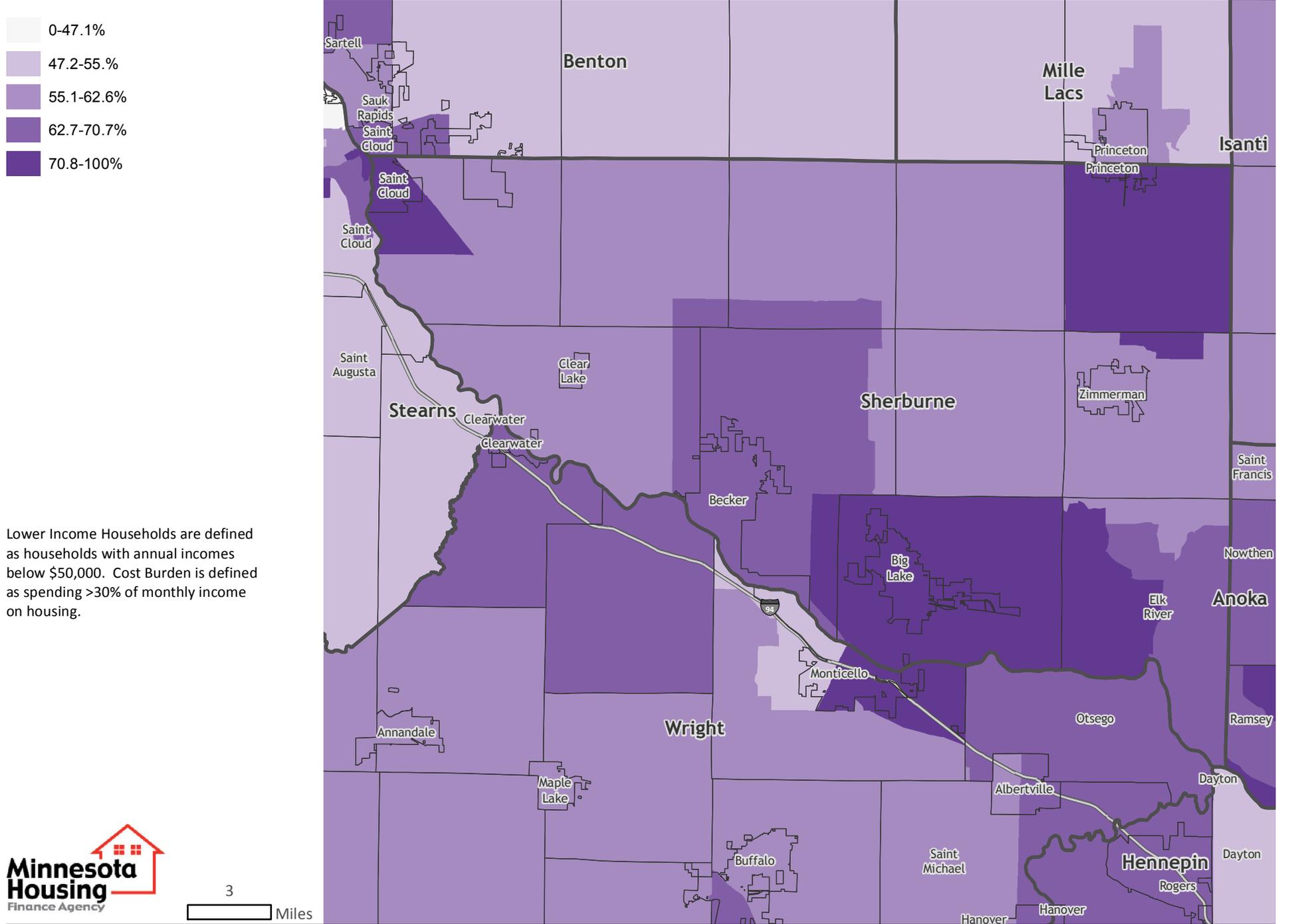
- Loss of >3.4%
- Loss of 0-3.3%
- Gain of 0-7.8
- Gain of 7.9-18.8%
- Gain of >18.9%



3 Miles

7a) Percentage of All Lower Income Households Cost Burdened

Sherburne County



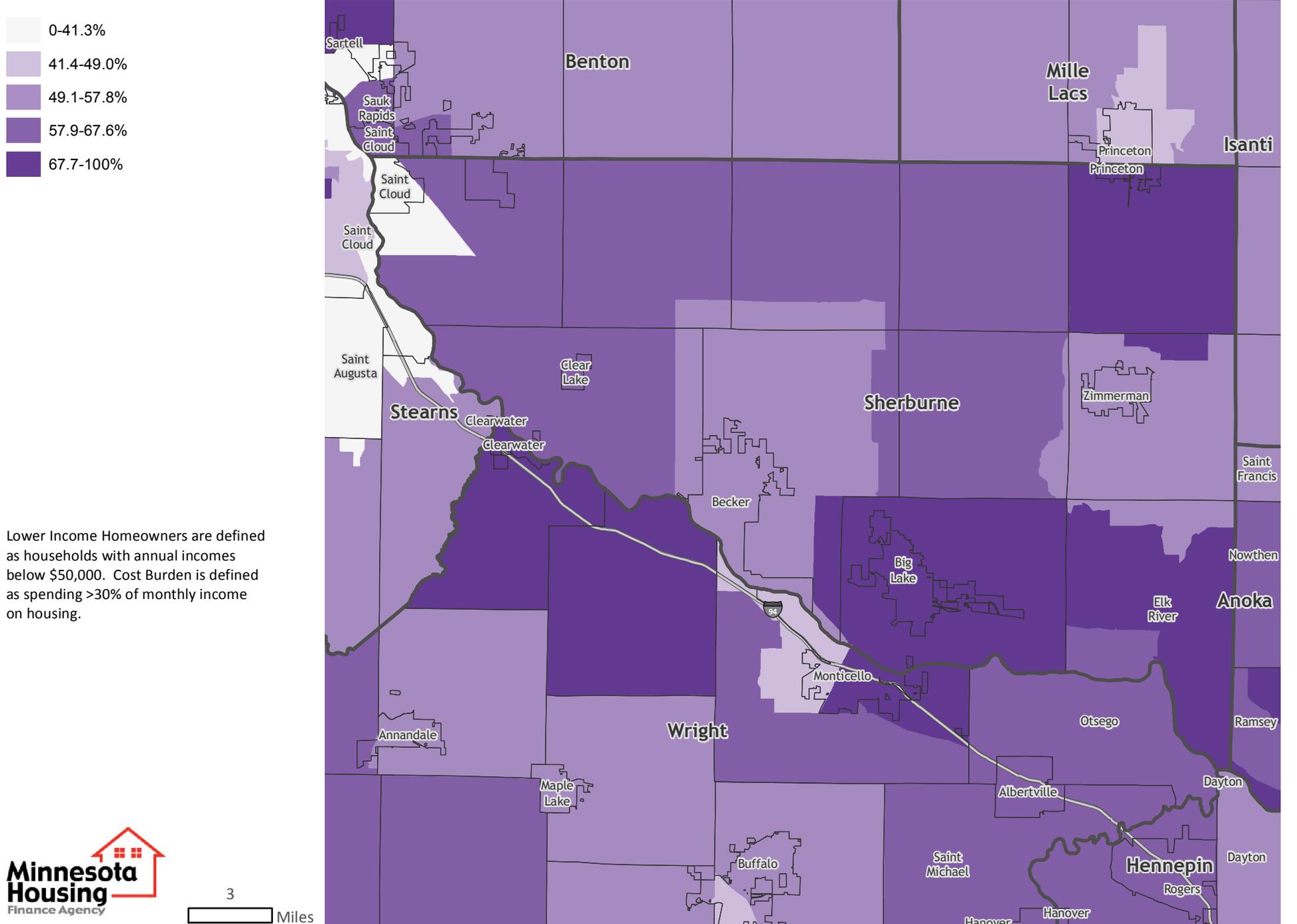
Lower Income Households are defined as households with annual incomes below \$50,000. Cost Burden is defined as spending >30% of monthly income on housing.



3 Miles

7b) Percentage of Lower Income Homeowners Cost Burdened

Sherburne County



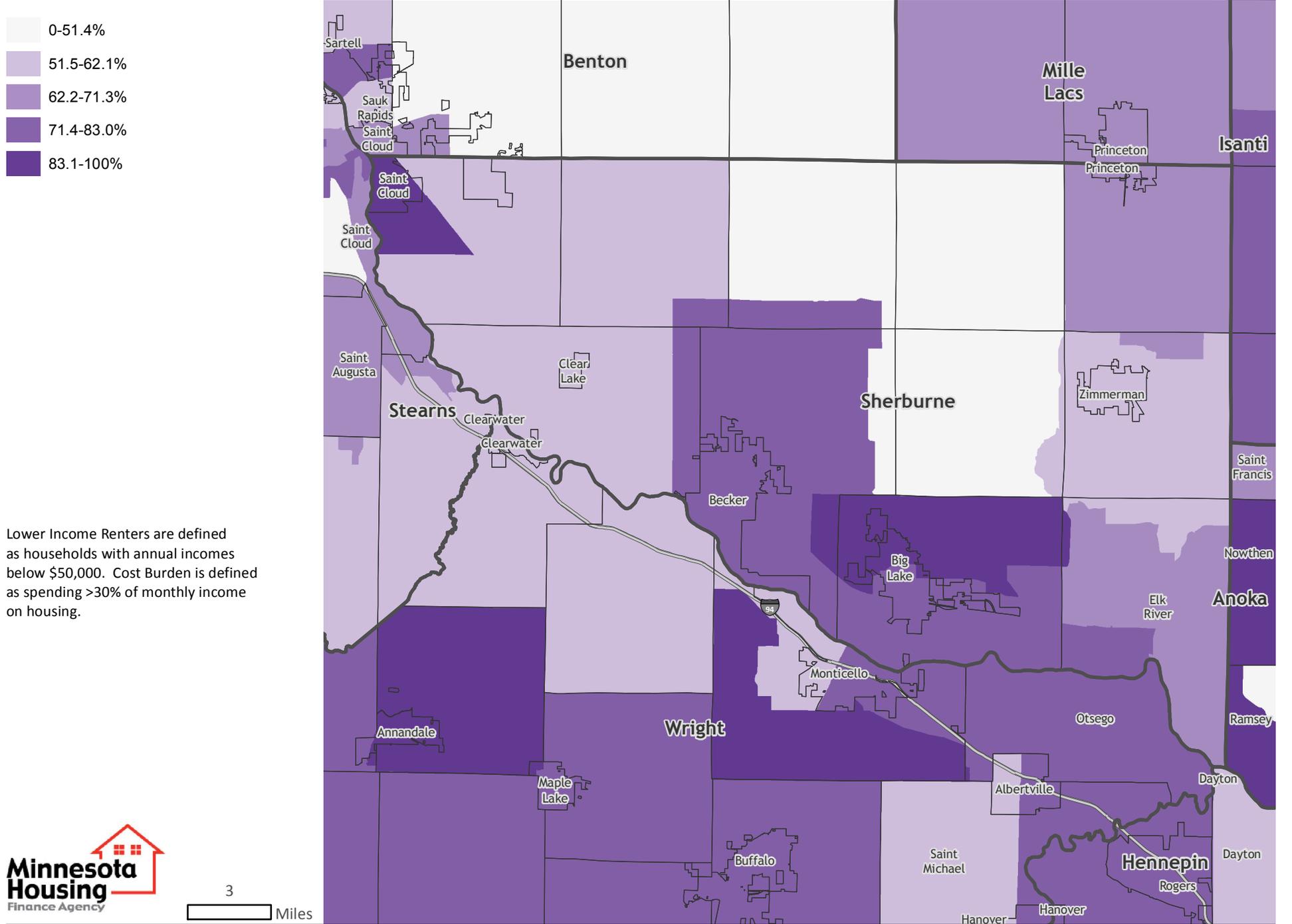
Lower Income Homeowners are defined as households with annual incomes below \$50,000. Cost Burden is defined as spending >30% of monthly income on housing.



3 Miles

7c) Percentage of Lower Income Renters Cost Burdened

Sherburne 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.



3 Miles

8) Median Household Income (by region)

Sherburne County

Greater Minnesota

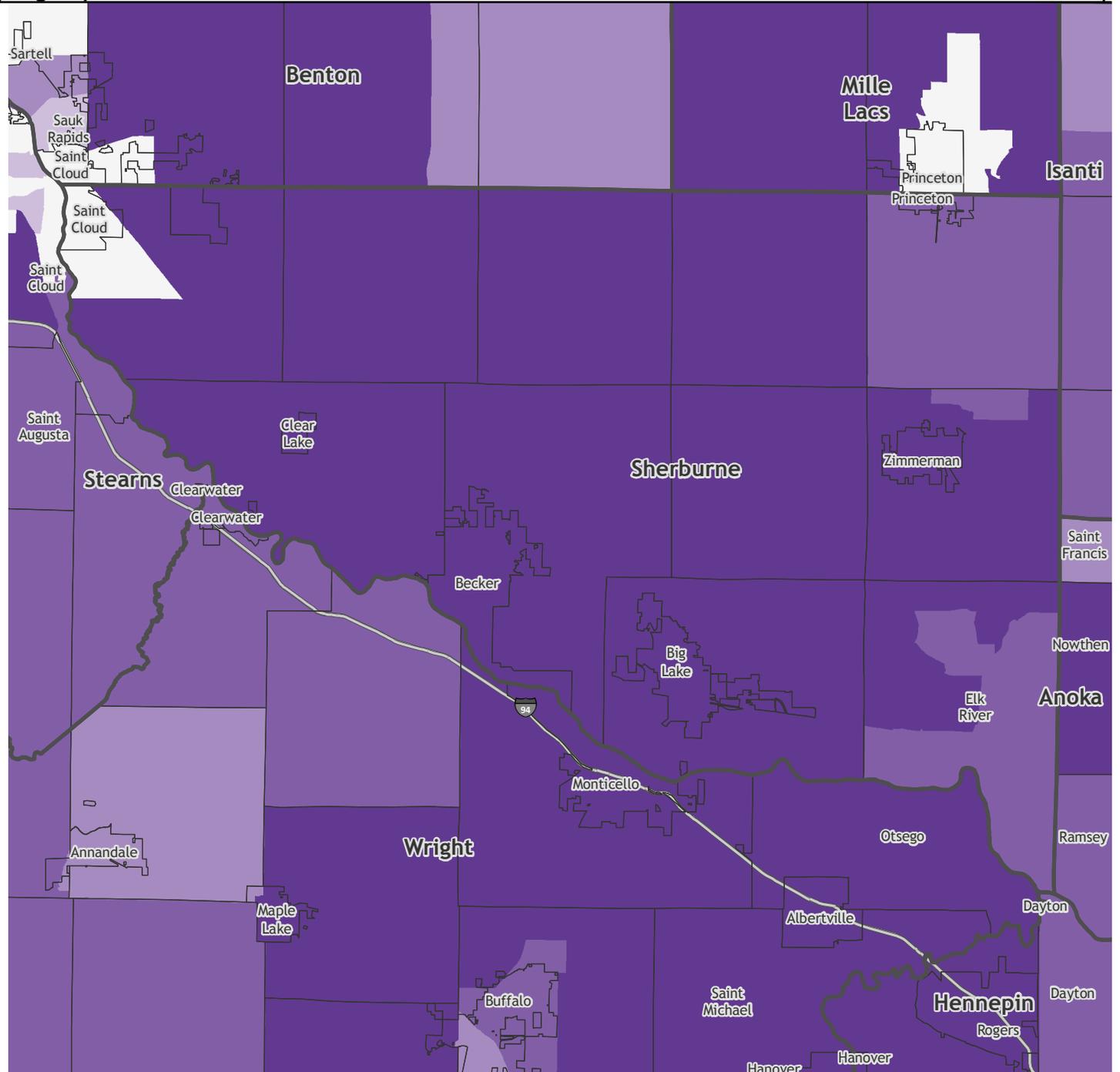
- \$0- \$41,111
- \$57,101 - \$82,207

NonTwin Cities MSA

- \$0- \$42,783
- \$42,784 - \$50,389
- \$50,390- \$59,736
- \$59,737 - \$70,049
- \$70,050 - \$147,895

Twin Cities 7 County

- \$58,731 - \$73,188
- \$73,189- \$91,493
- \$91,494 - \$182,827



3 Miles

9) Median Family Income (by region)

Sherburne County

Greater Minnesota

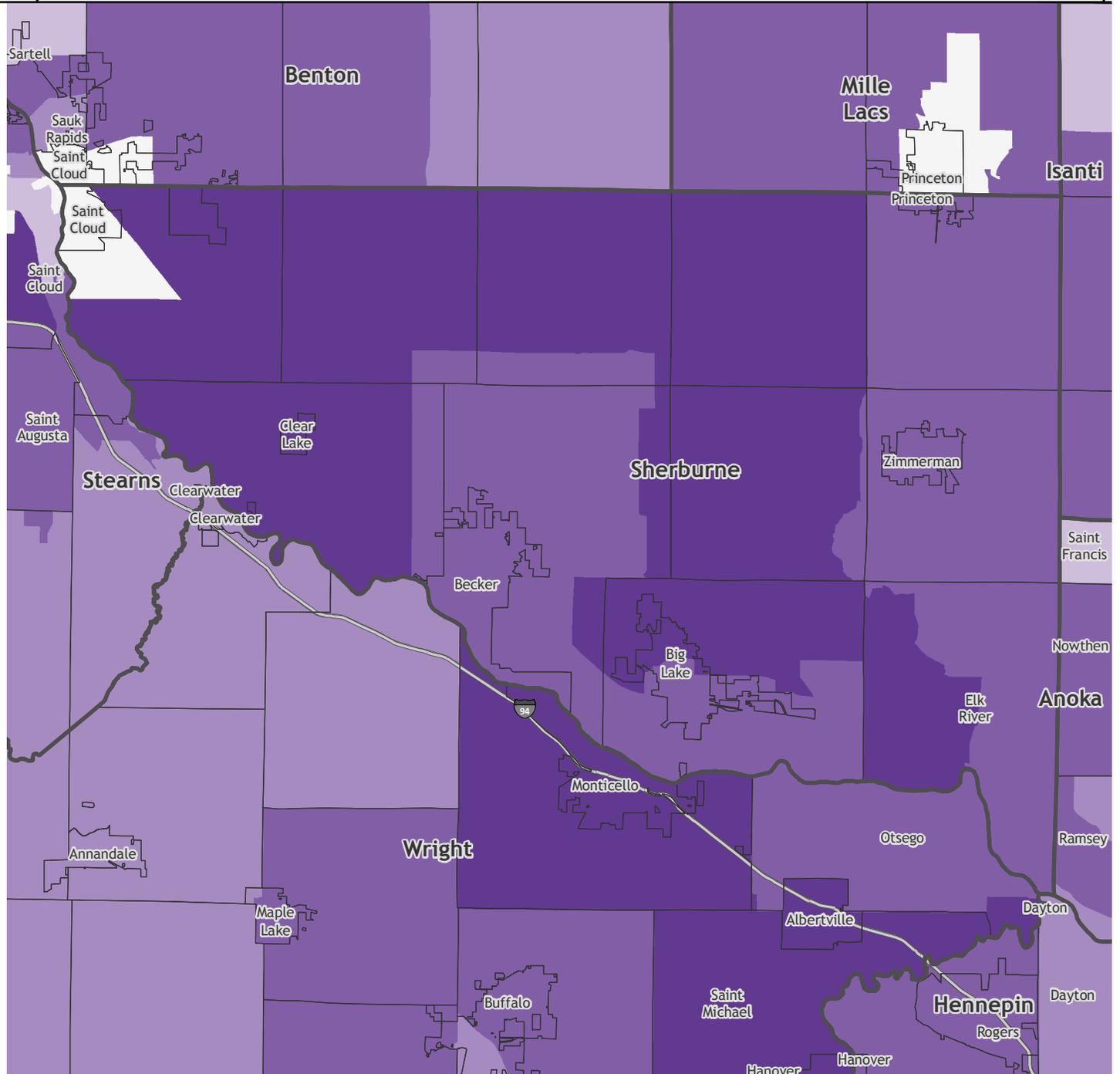
- \$0- \$52,401
- \$63,751 - \$68,789

NonTwin Cities MSA

- \$0-\$56,024
- \$56,025-\$64,815
- \$64,816-\$72,223
- \$72,224-\$81,287
- \$81,288-\$161,458

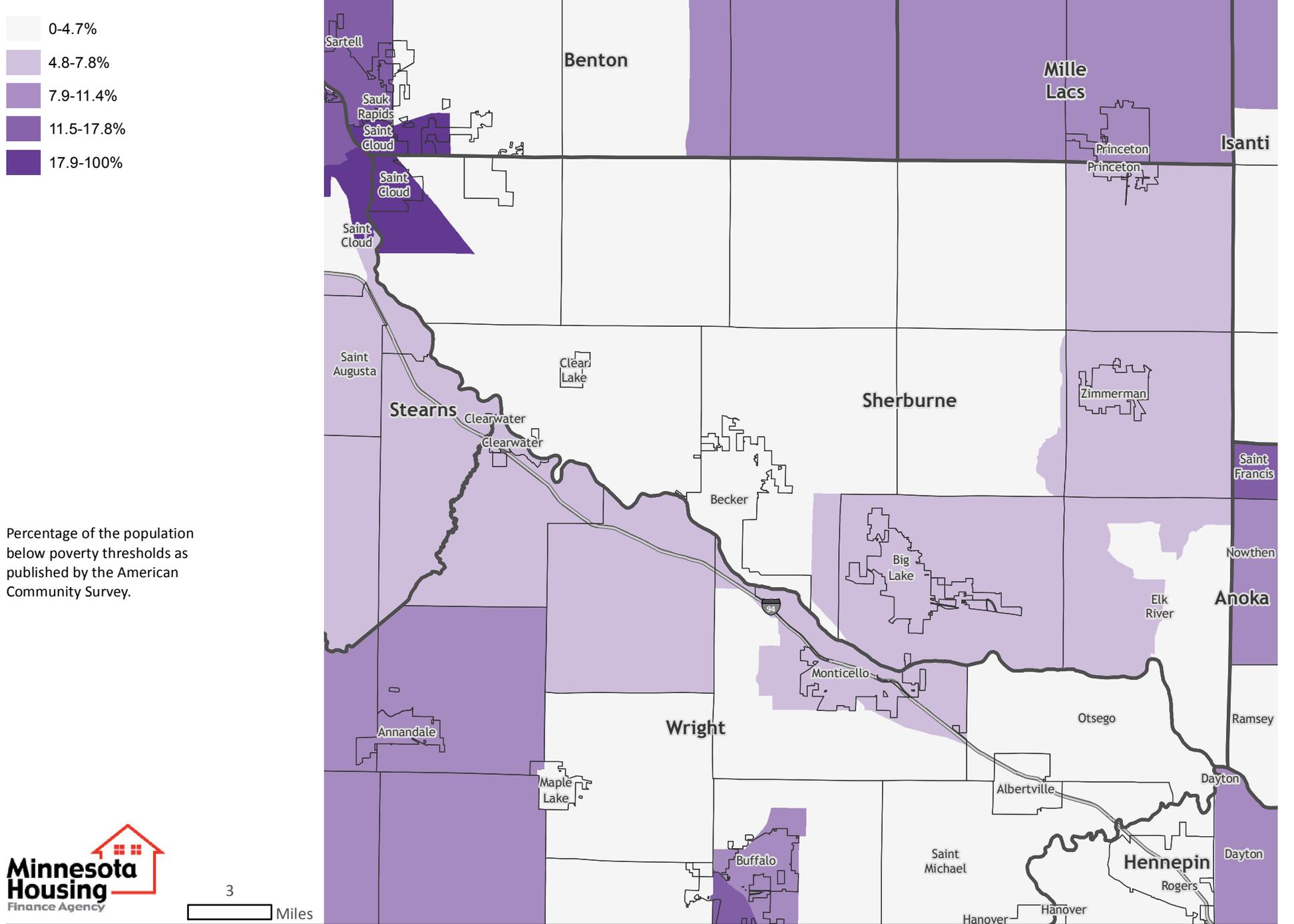
Twin Cities 7 County

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



3 Miles

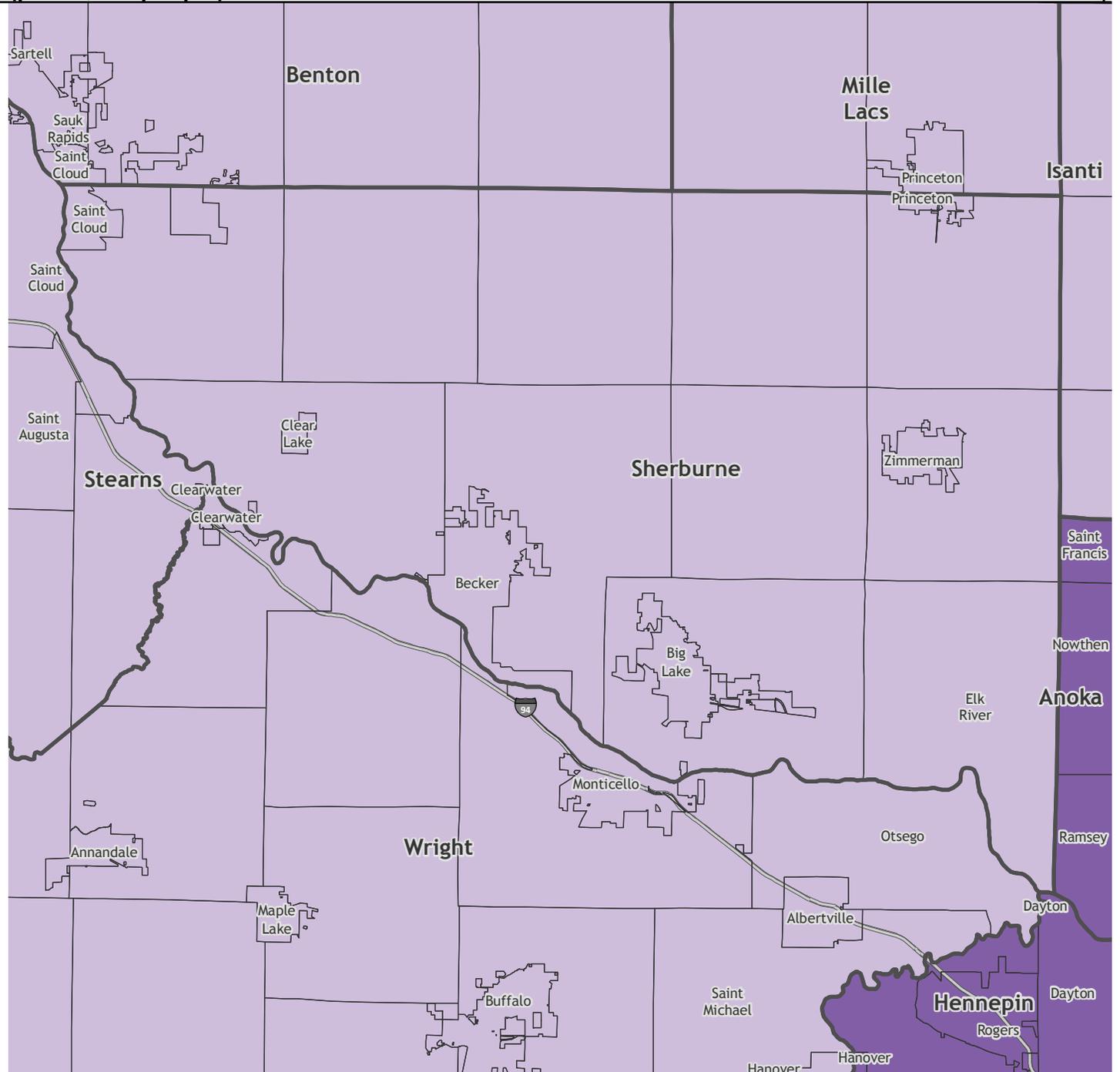
10) Poverty Rate



3 Miles

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

- 9-10
- 16-25



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



3 Miles

12) Median Rent (by region)

Sherburne County

Greater Minnesota

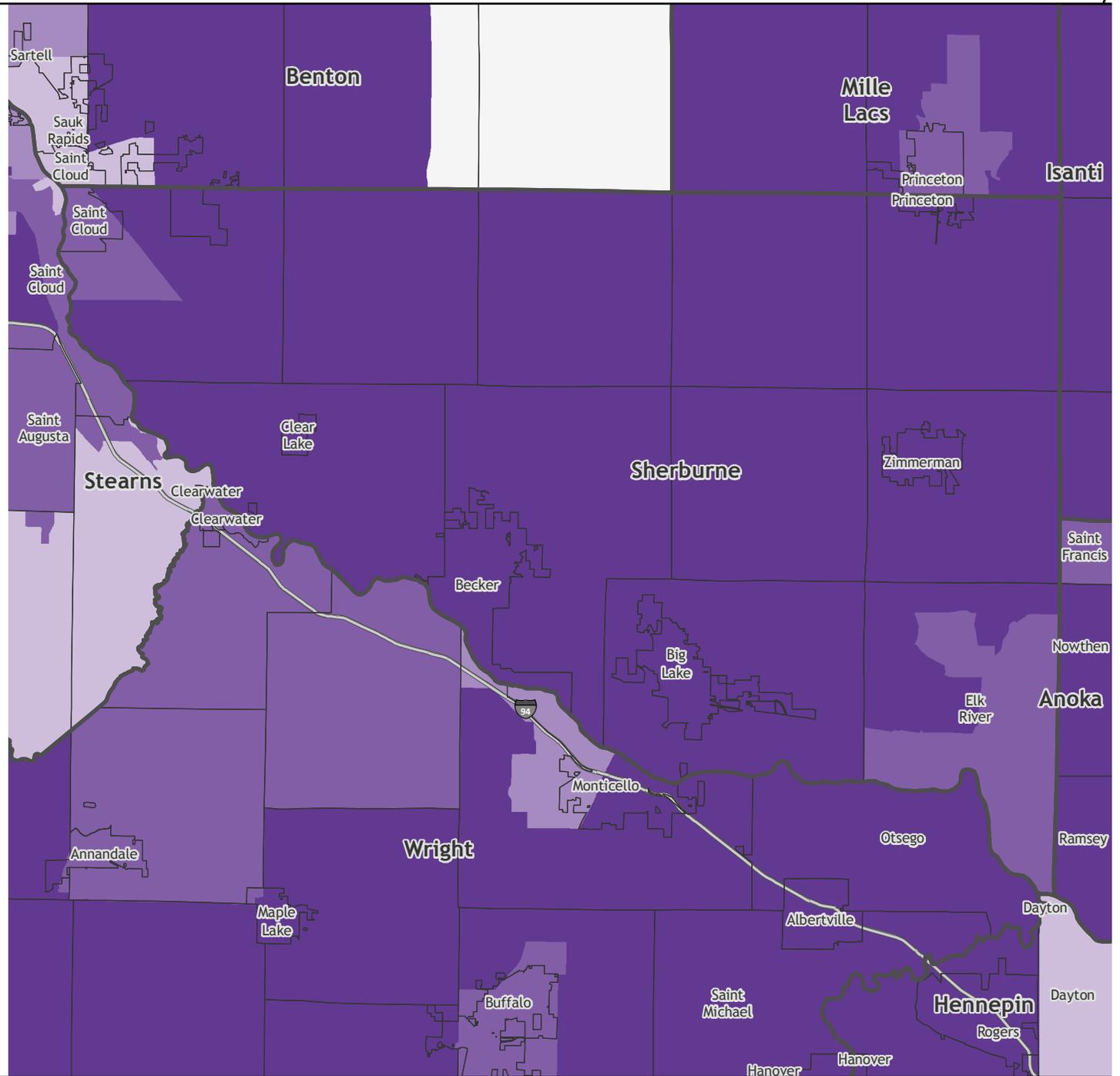
- \$669-\$745
- \$746-\$1,432

NonTwin Cities MSA

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

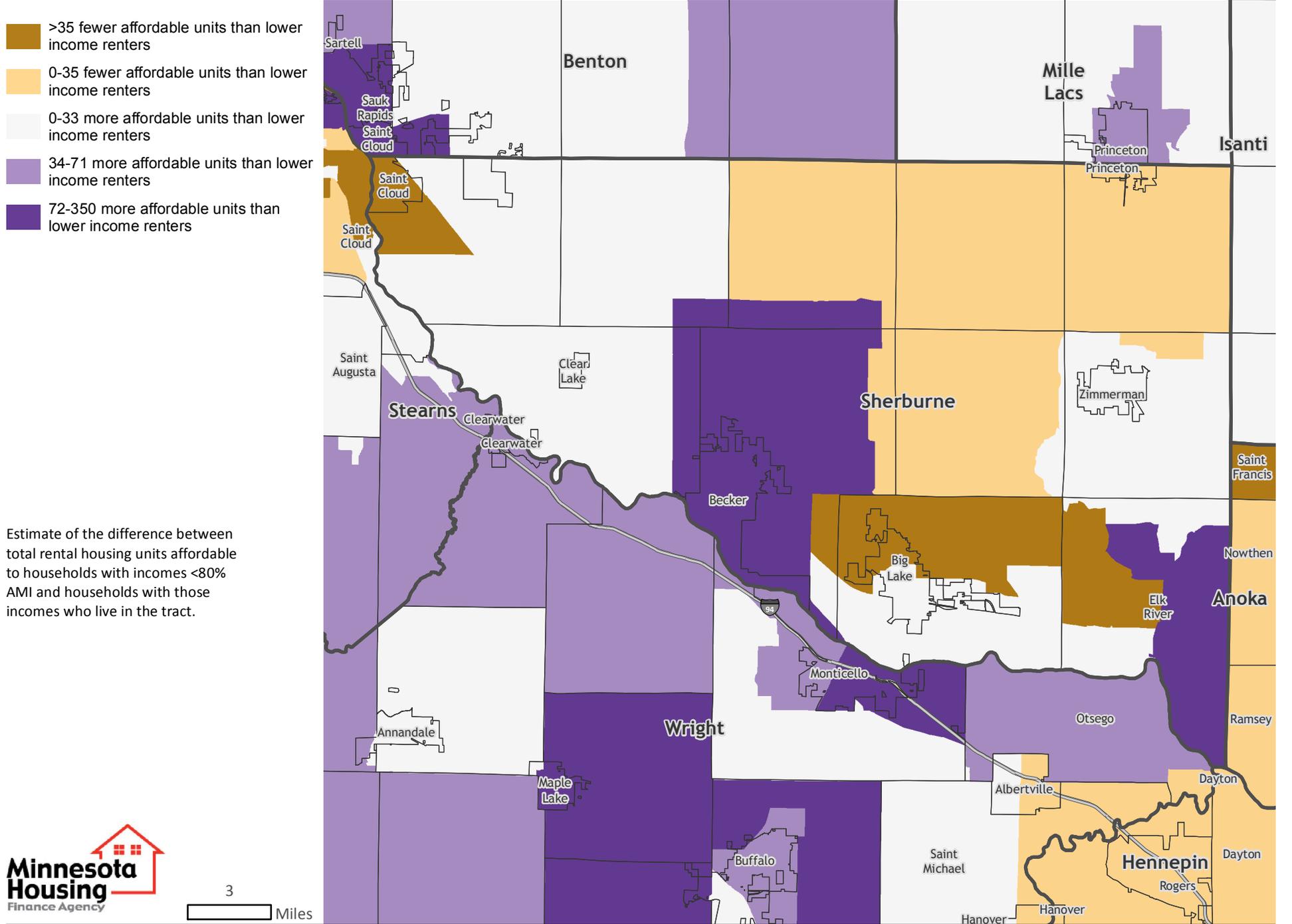
Twin Cities 7 County

- \$804-\$888
- \$1,022-\$1,244
- \$1,245-\$2,000



3 Miles

13) Affordable Rental Housing Gap



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.

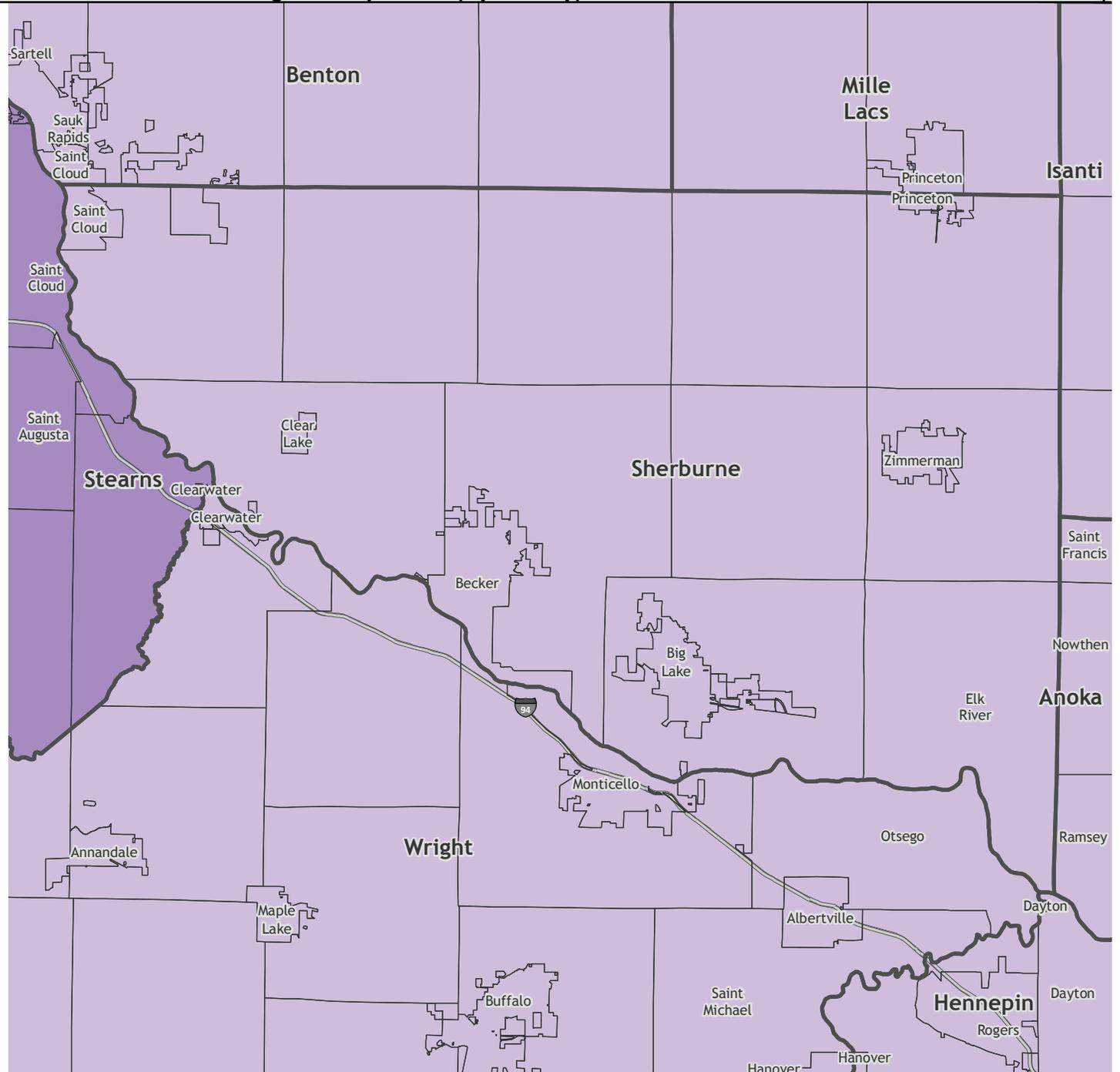


3 Miles

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

Sherburne County

- 2.6-5.0%
- 5.1-7.5%



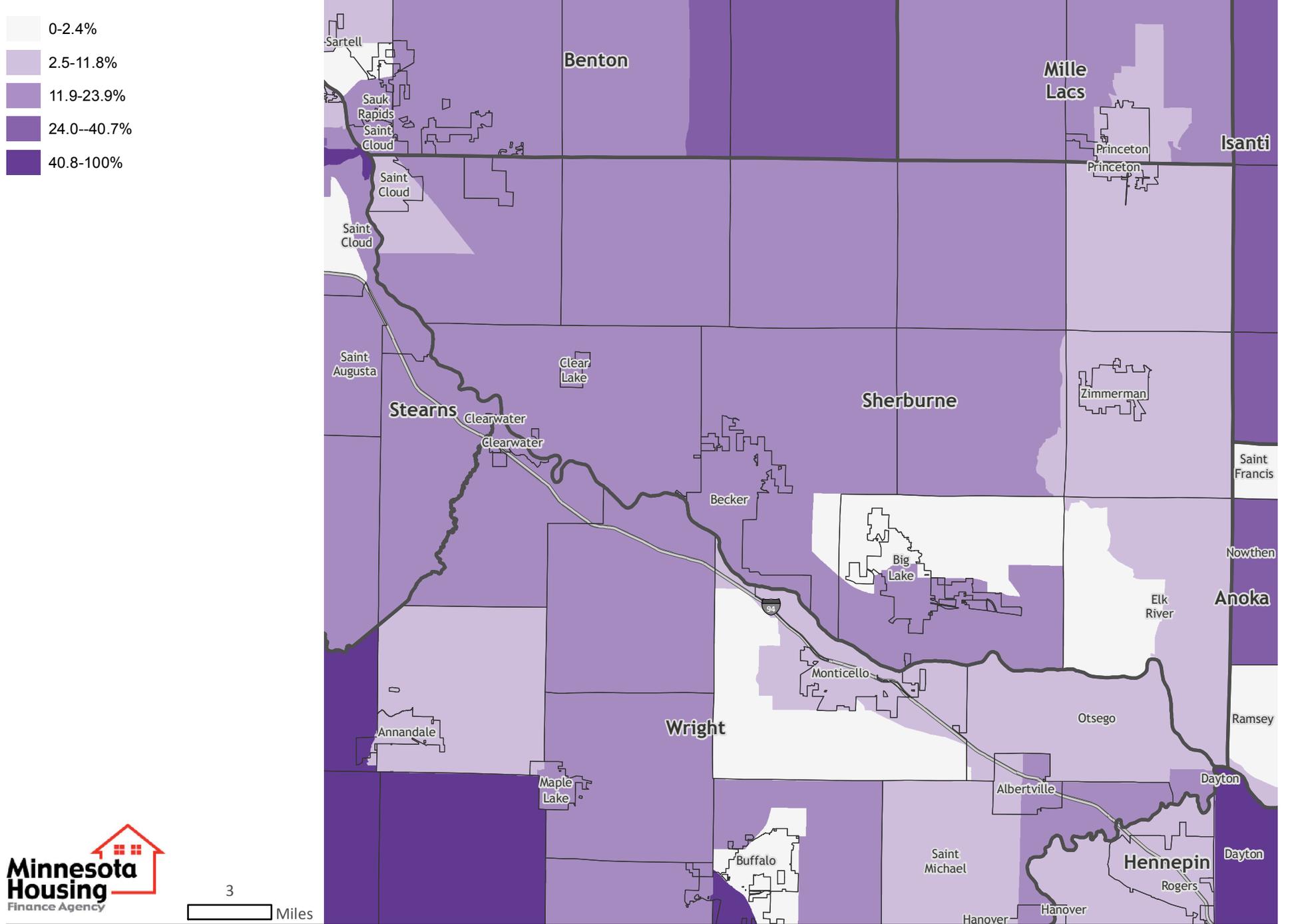
Rental vacancy rates for the county for subsidized affordable housing units that are in the portfolios of Minnesota Housing and USDA Rural Development, by County. Counties with fewer than five properties are suppressed for accuracy reasons.

Point in time vacancy rates for January 2014.



15a) Percentage of Rented Units Built Before 1950

Sherburne County

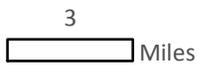
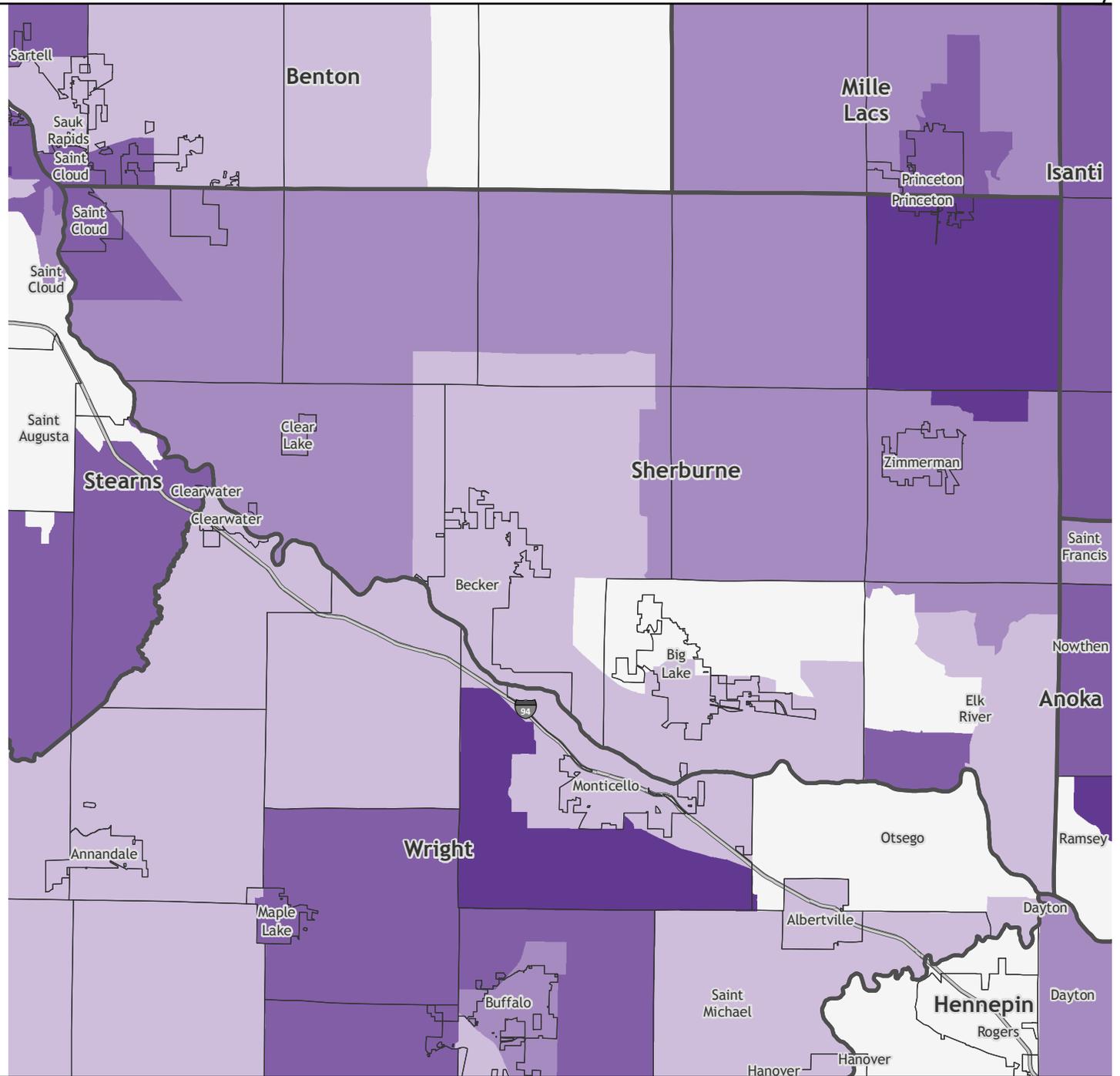
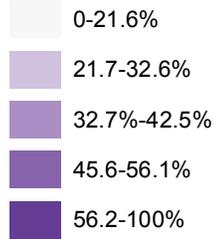


3 Miles

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

15b) Percentage of Rented Units Built 1950-1979

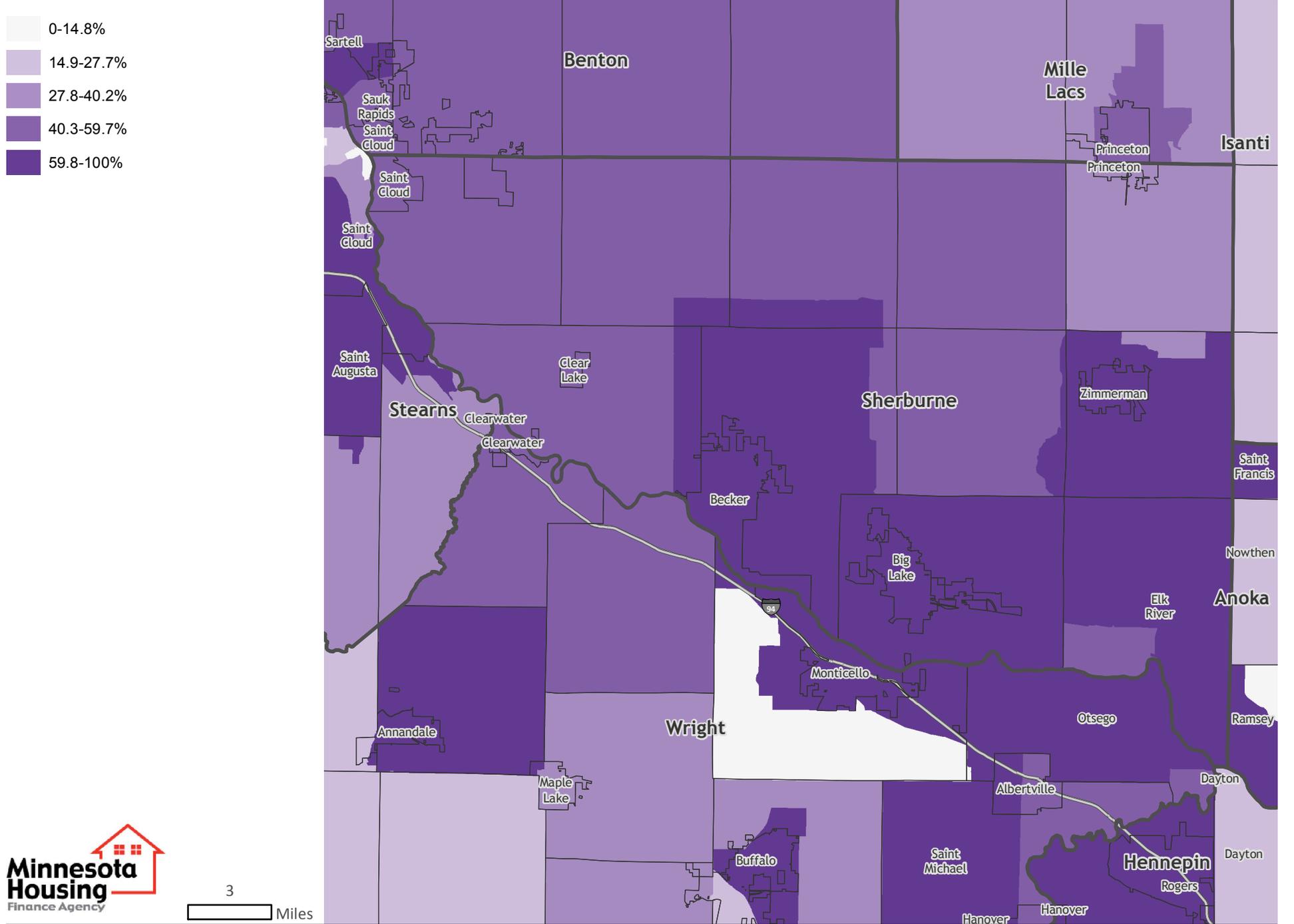
Sherburne County



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

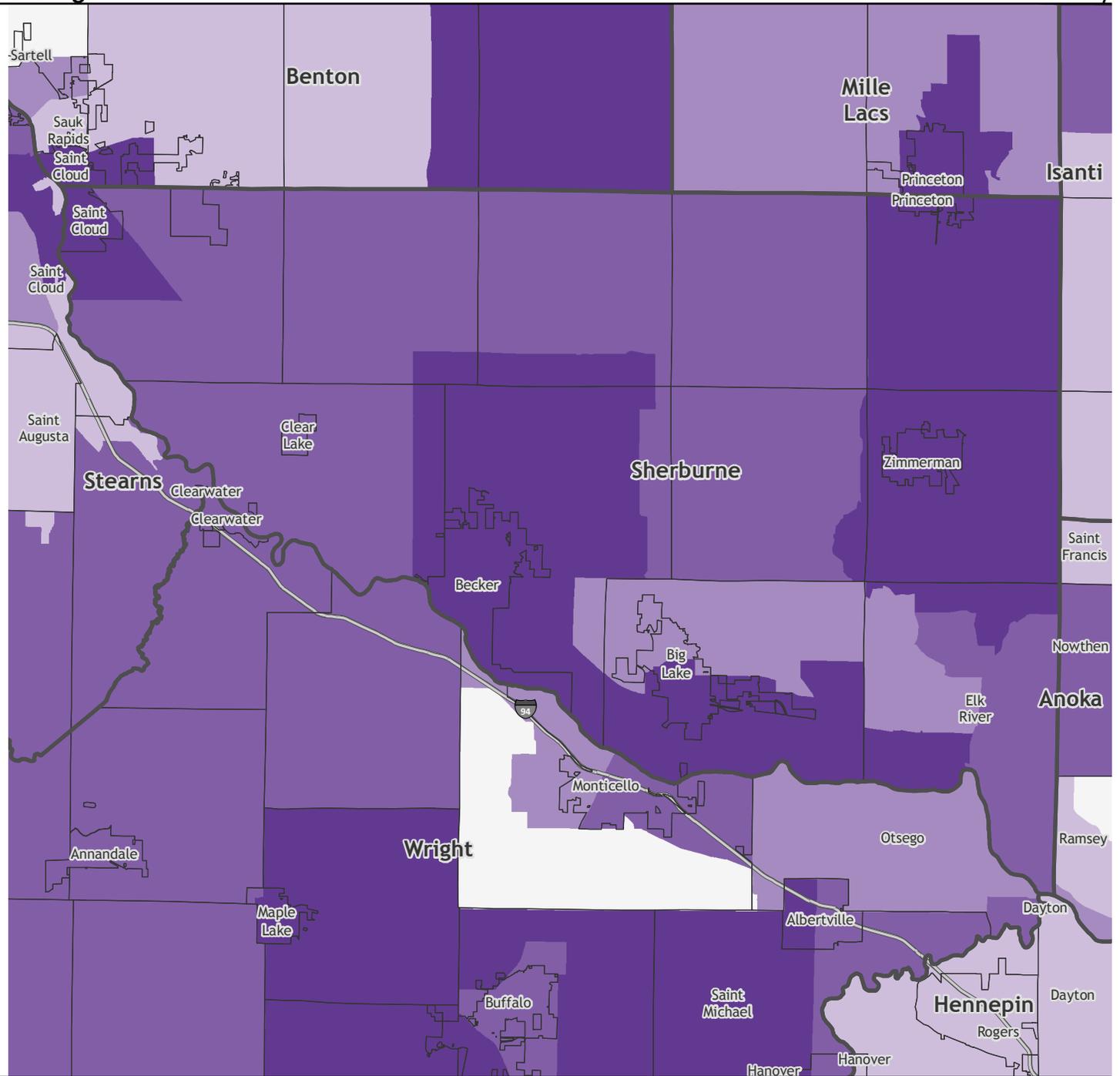
15c) Percentage of Rented Units Built 1980 and Later

Sherburne County



16a) Total Rental Units in 1 Unit Buildings

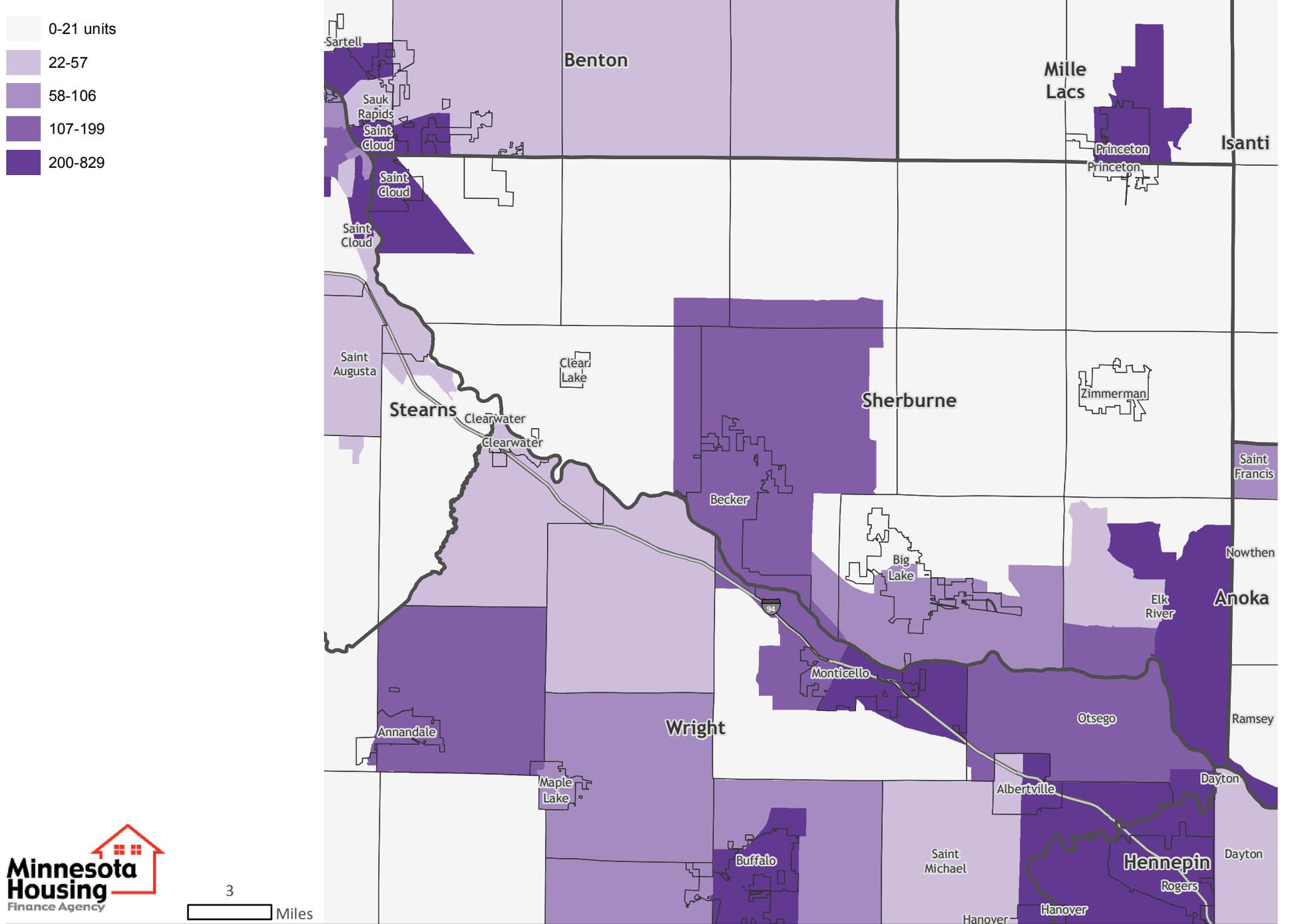
Sherburne County



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

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

Sherburne County

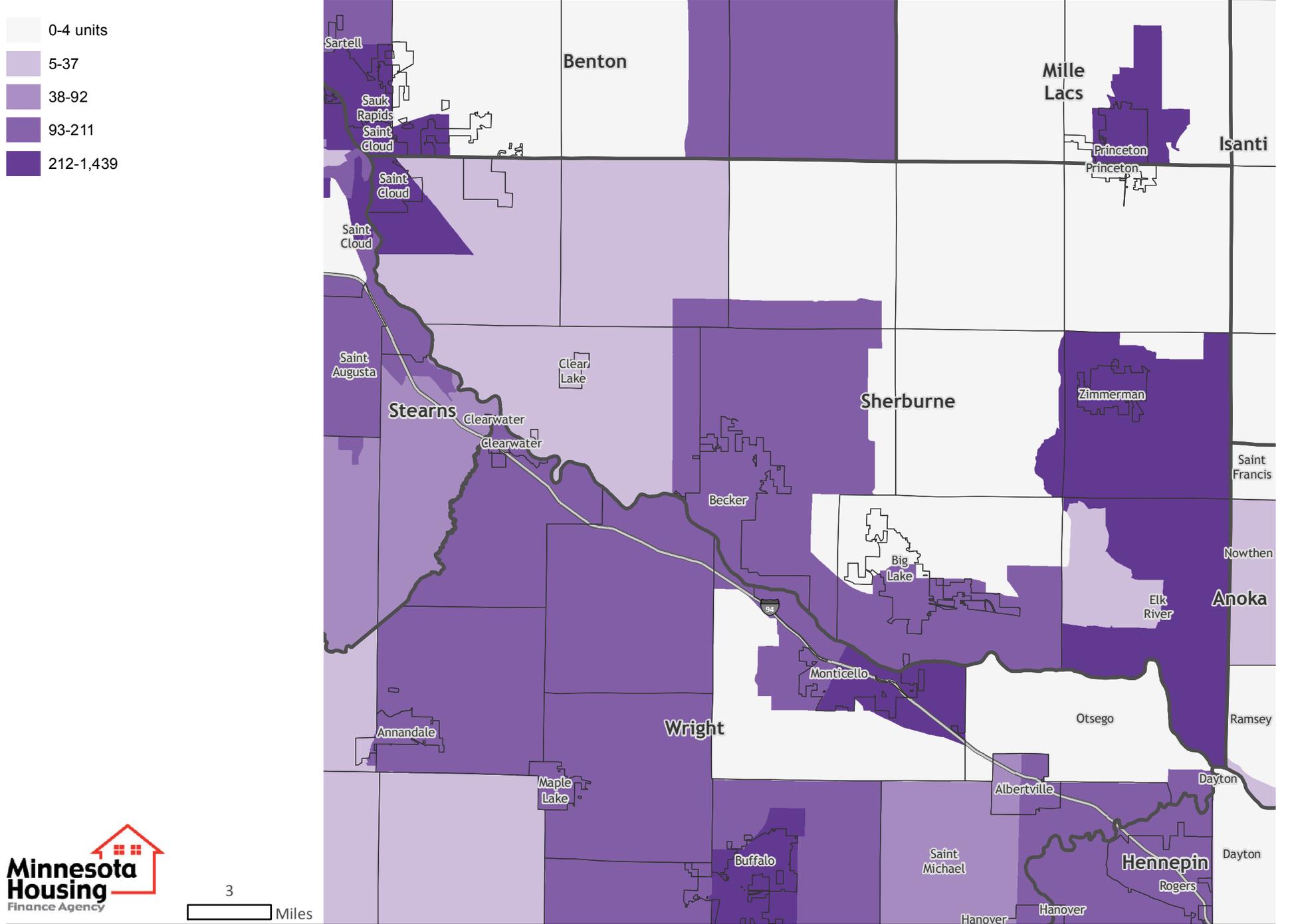


3 Miles

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

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

Sherburne County

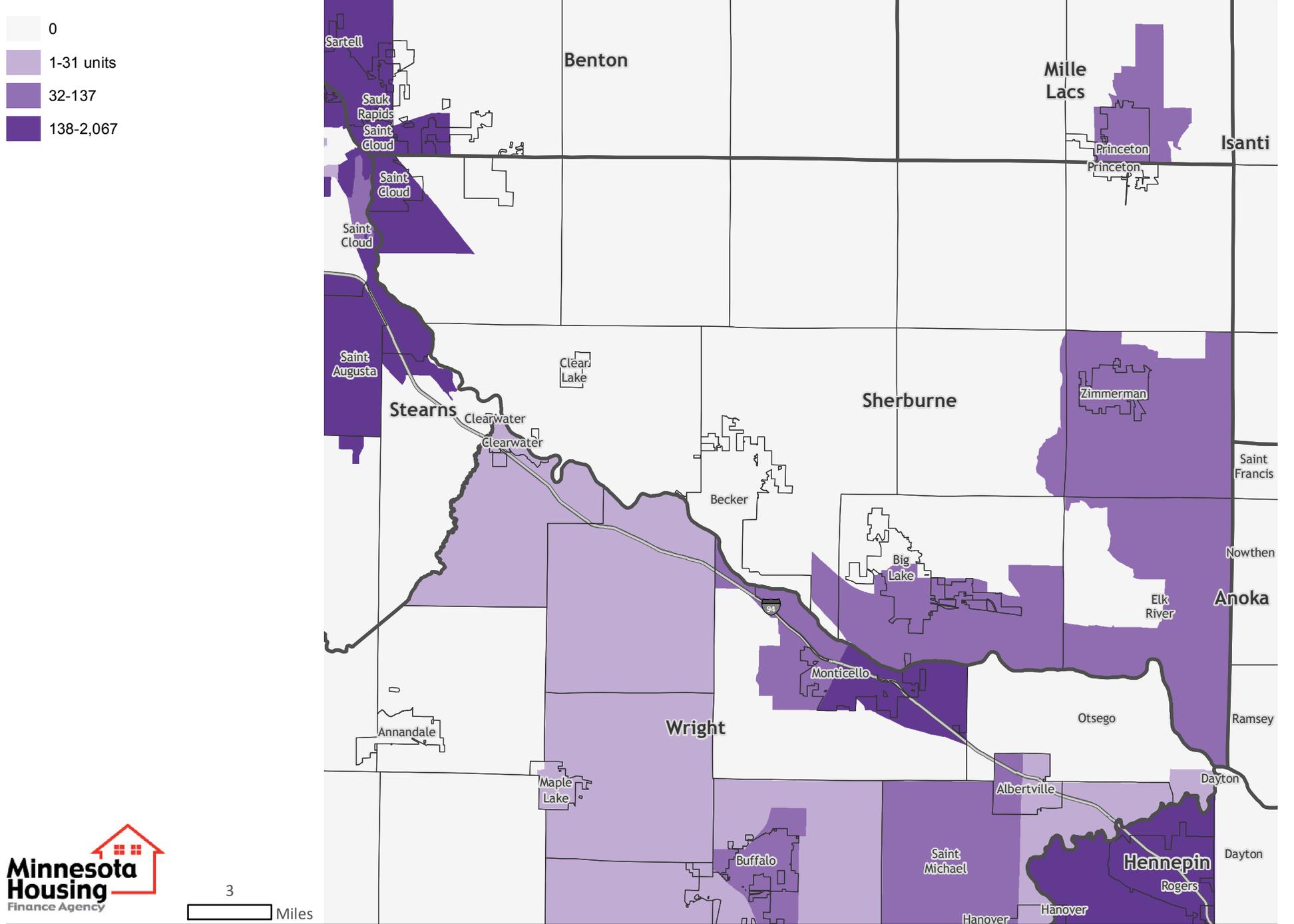


3 Miles

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

16d) Total Rental Units in 50+ Unit Buildings

Sherburne County

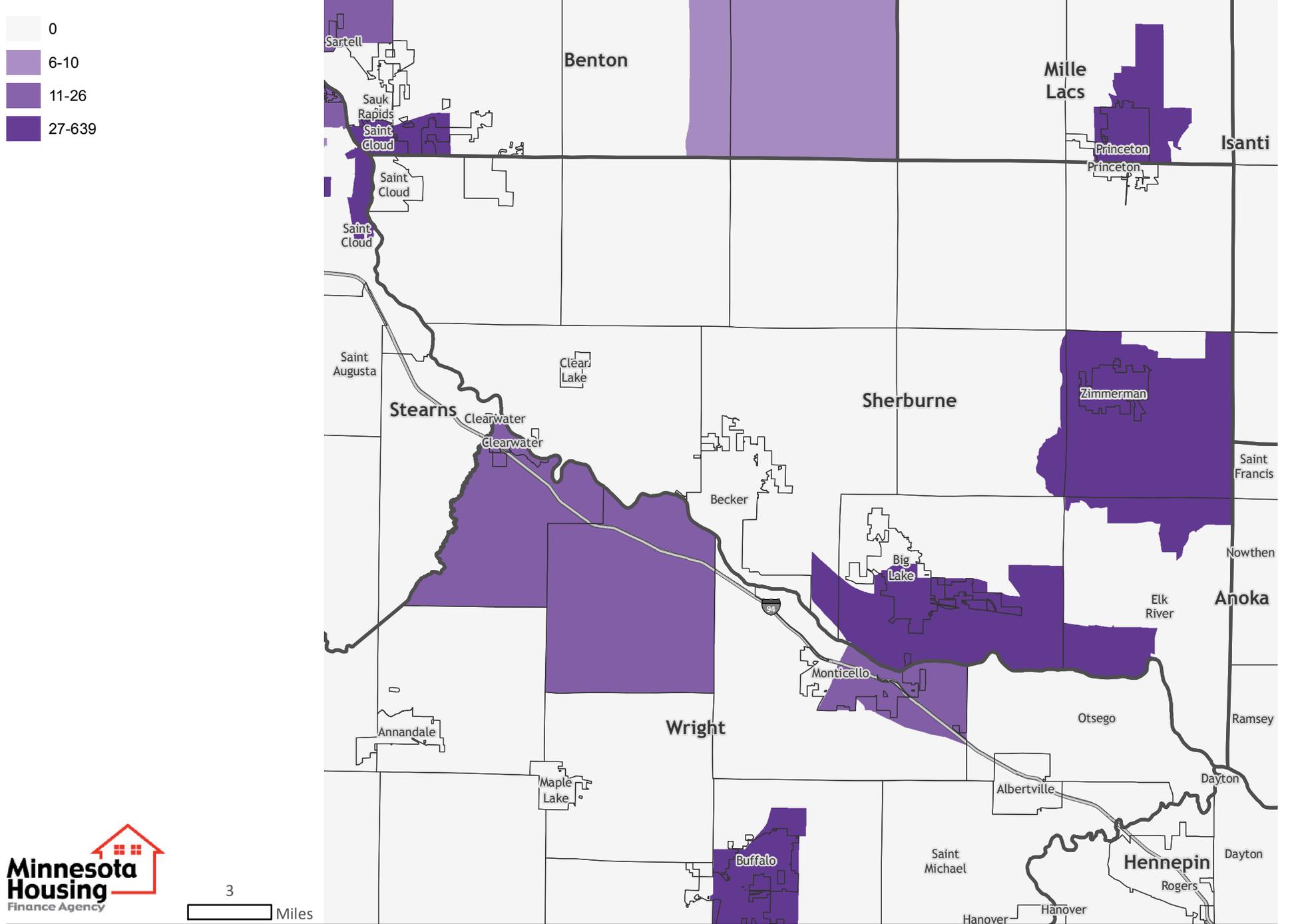


3 Miles

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

17a) Total Rental Units - 0 Bedroom

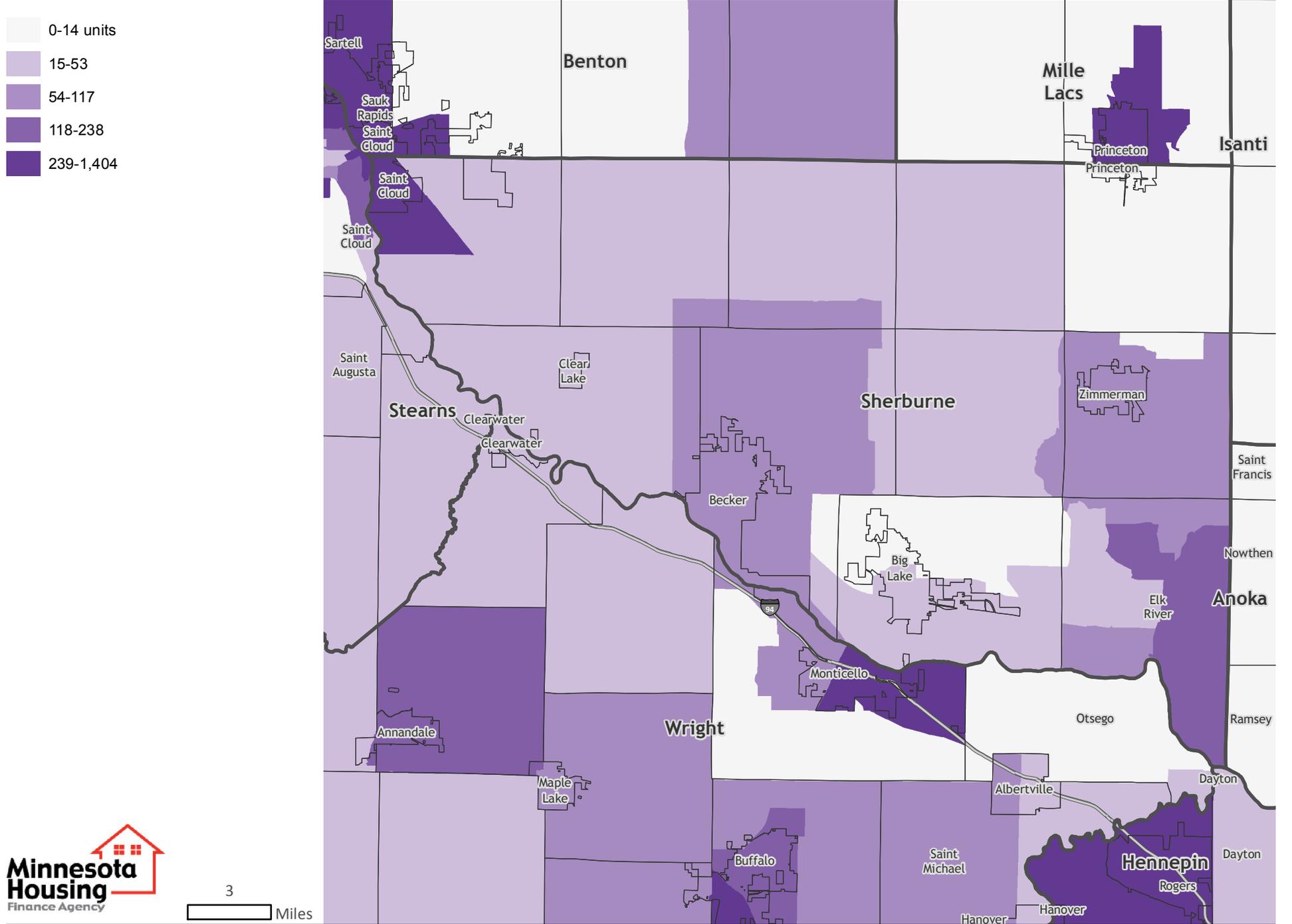
Sherburne County



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

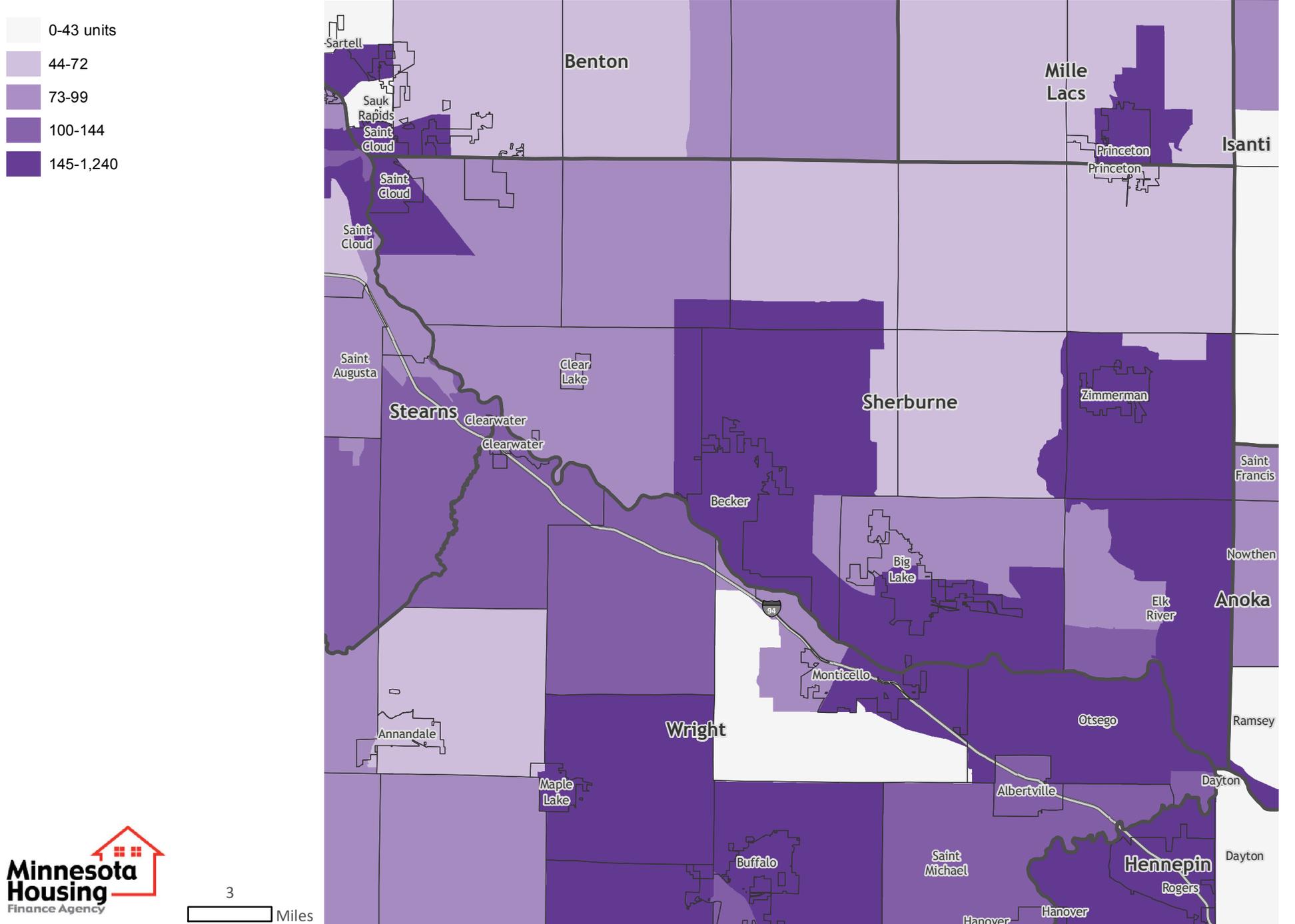
17b) Total Rental Units - 1 Bedroom

Sherburne County



17d) Total Rental Units - 3+ Bedroom

Sherburne County



3 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)

Sherburne County

Greater Minnesota

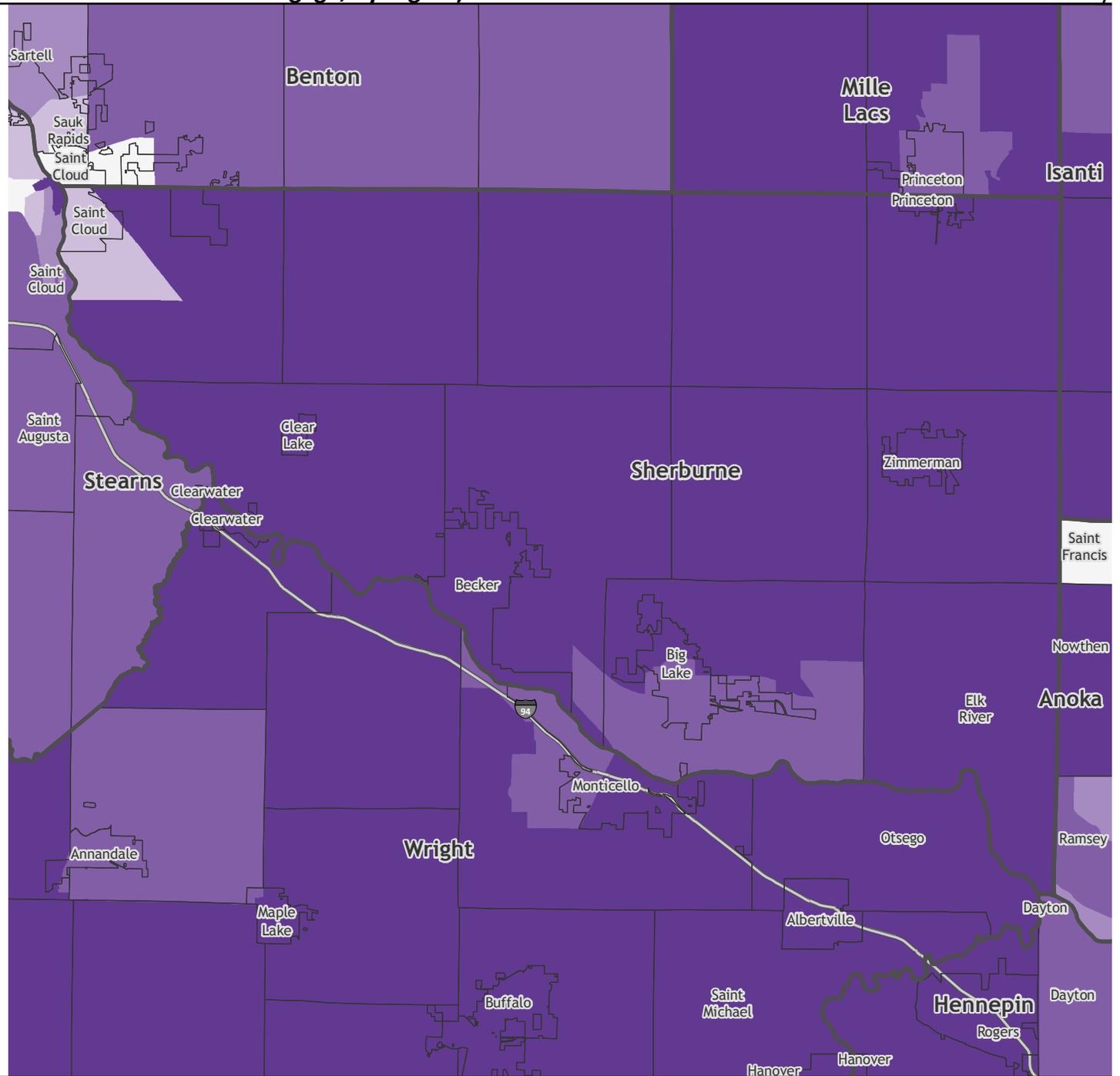
- \$1,241 - \$1,380
- \$1,381 - \$1,986

NonTwin Cities MSA

- \$0 - \$1,136
- \$1,137 - \$1,263
- \$1,264 - \$1,415
- \$1,416 - \$1,576
- \$1,577 - \$2,275

Twin Cities 7 County

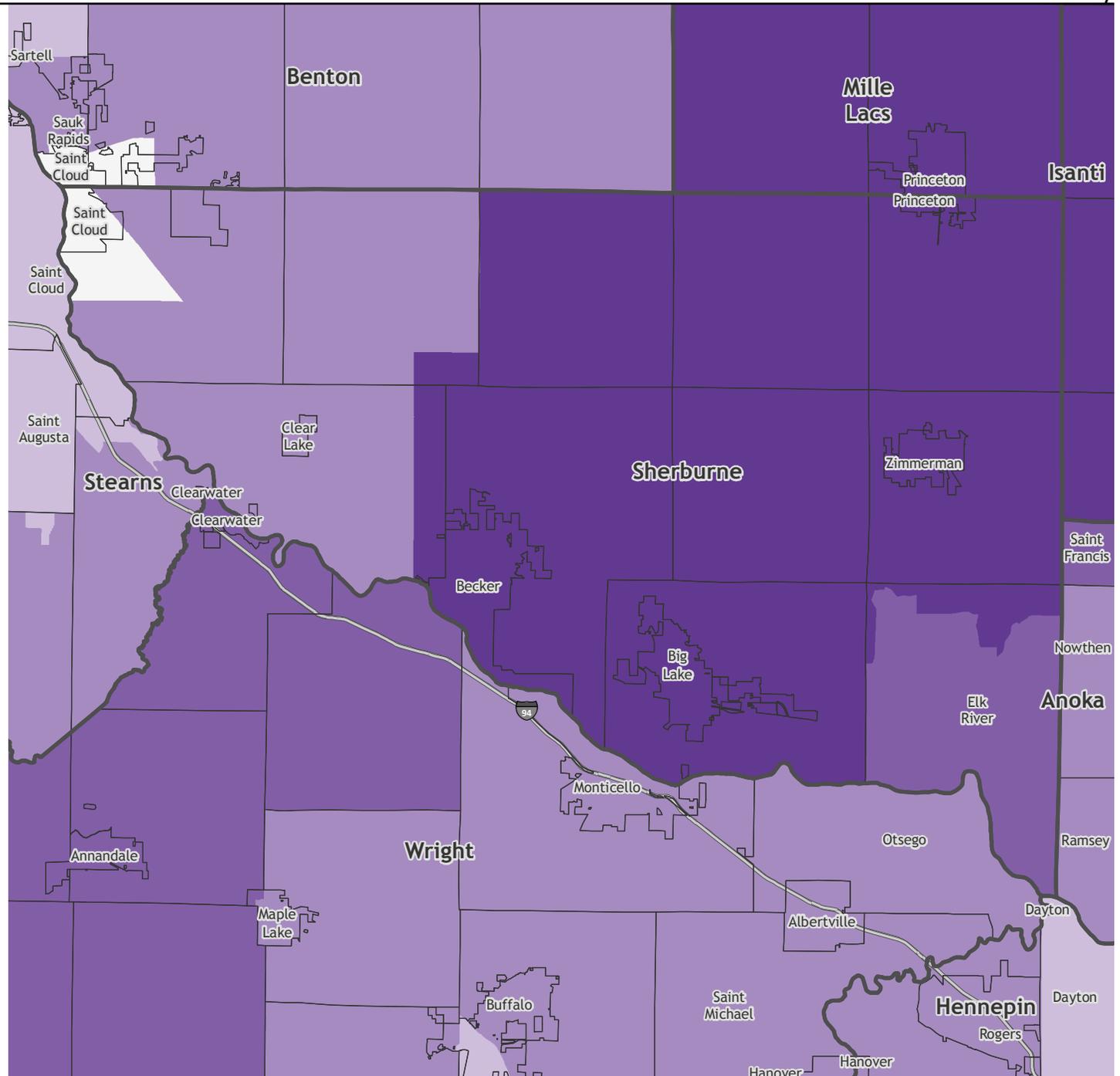
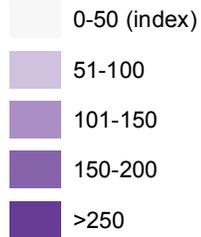
- 0 - \$1,442
- \$1,591 - \$1,718
- \$1,719 - \$1,995
- \$1,996 - \$3,450



3 Miles

20) Foreclosure Index

Sherburne County



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

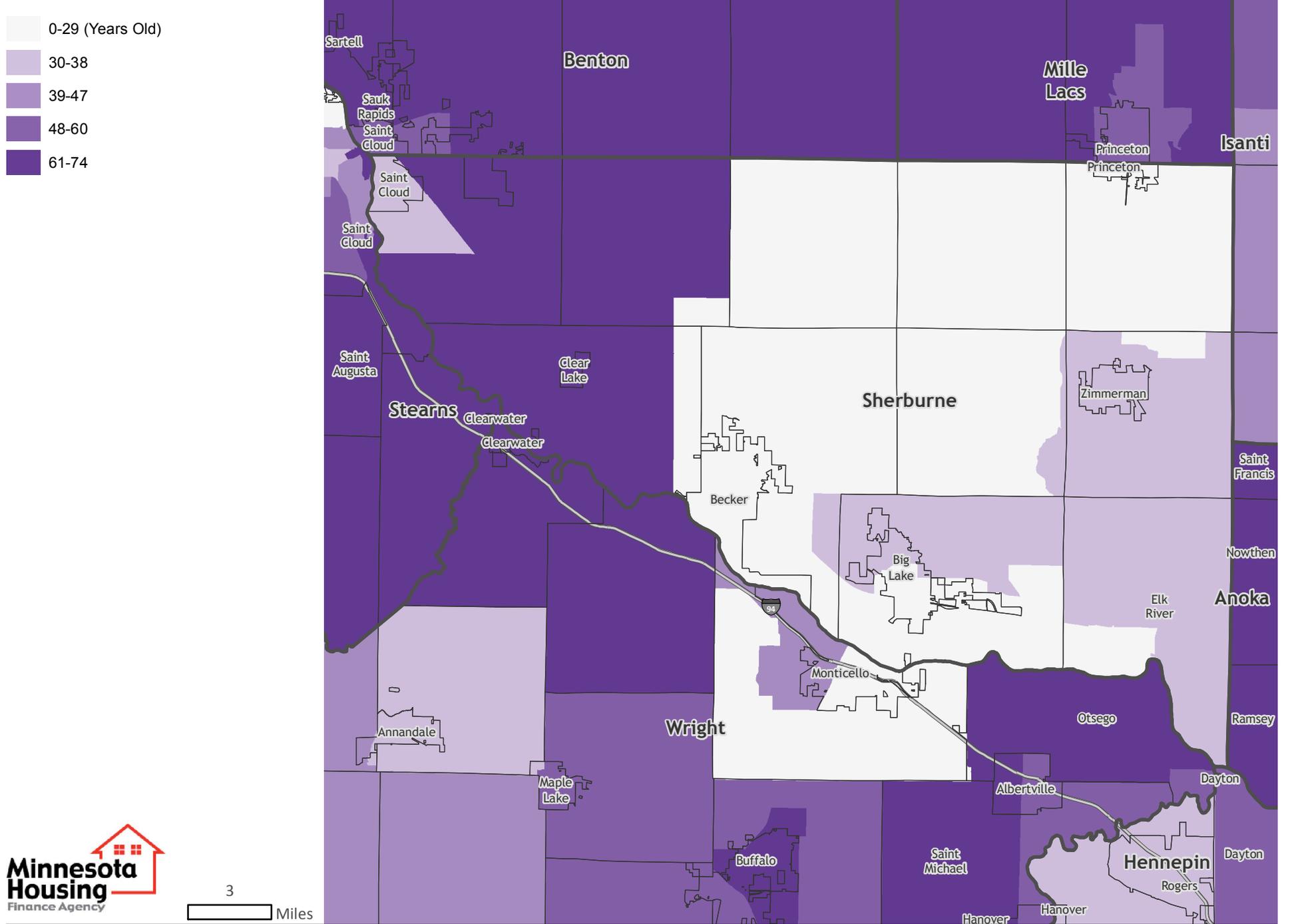
The index is based on each tract's post-sale/REO rate - the number of loans that are in post-sale foreclosure or REO divided by the number of households in each census tract.

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.



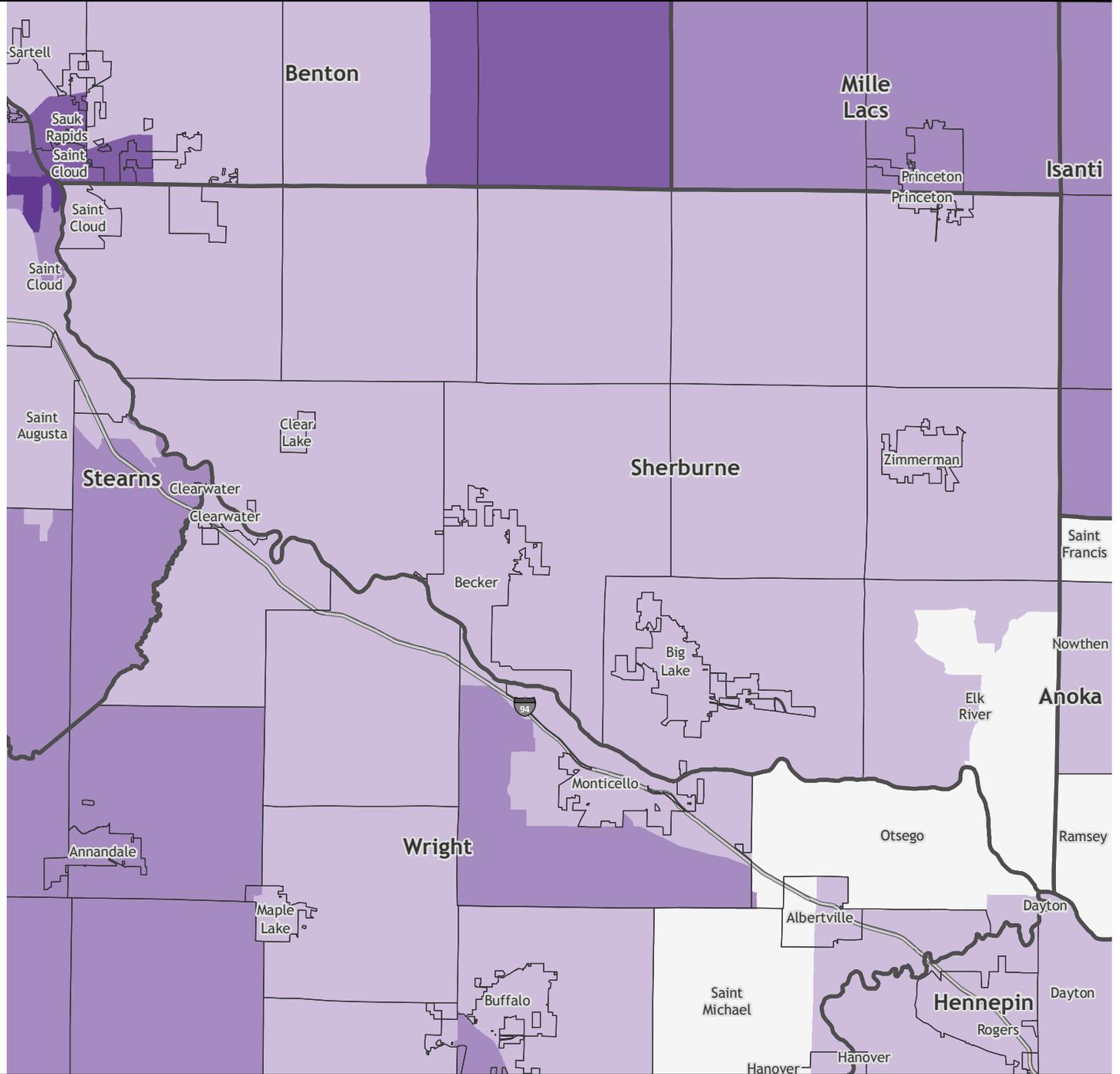
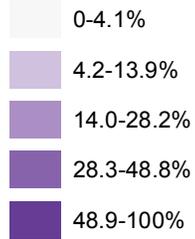
21) Median Age of Housing Stock (in Years)

Sherburne County



22a) Percentage of Owned Units Built Before 1950

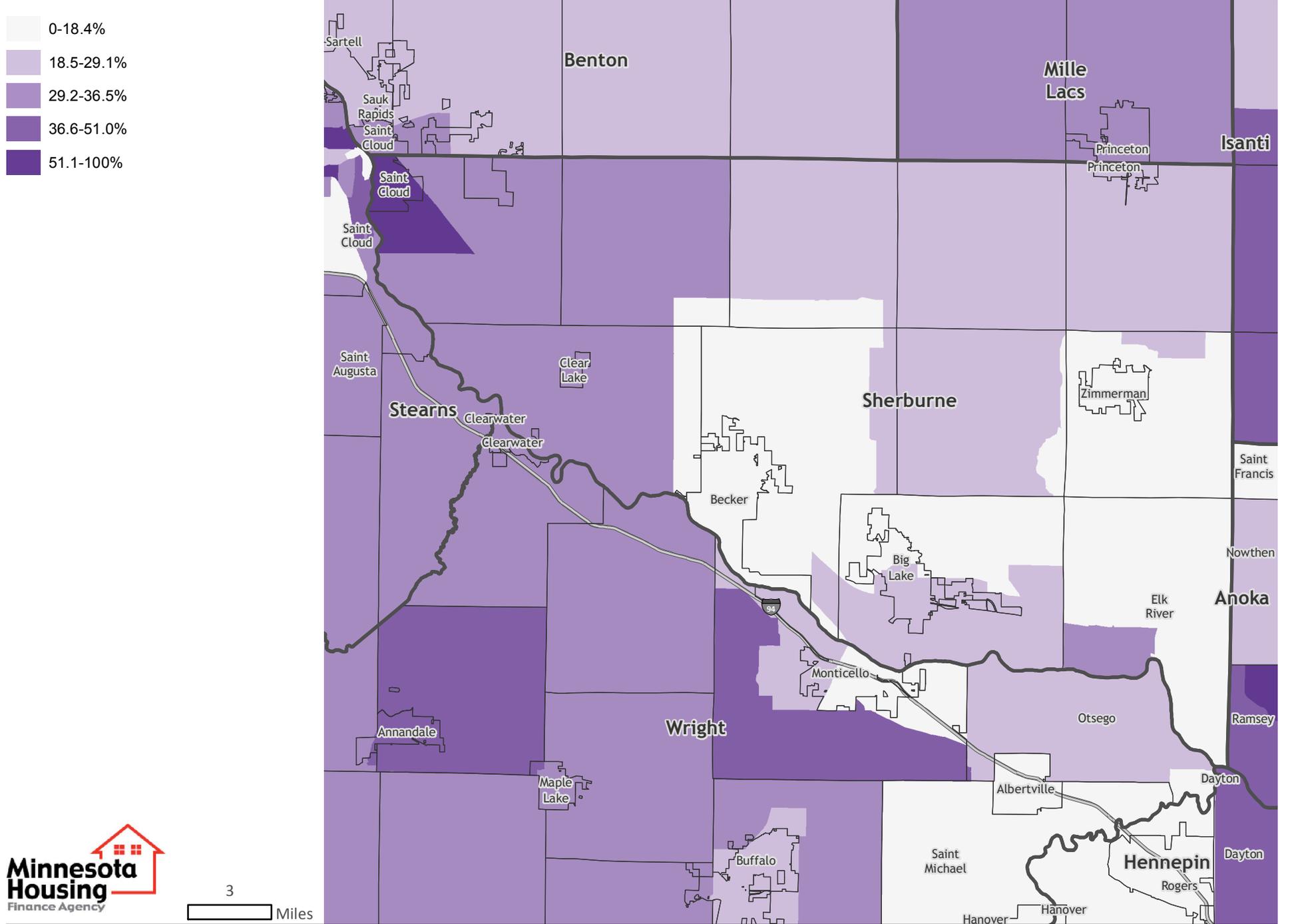
Sherburne County



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

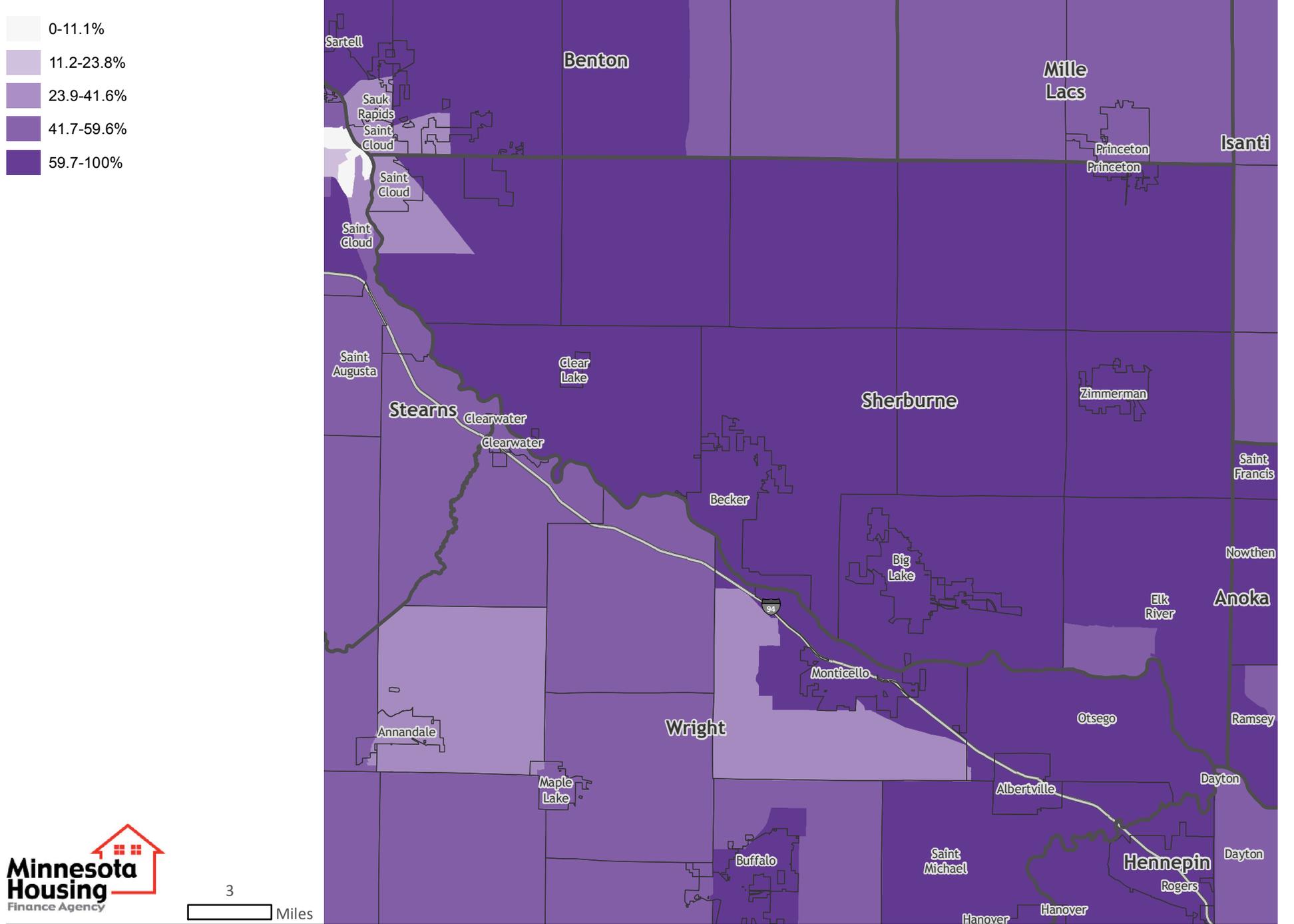
22b) Percentage of Owned Units Built 1950-1979

Sherburne County



22c) Percentage of Owned Units Built 1980 and Later

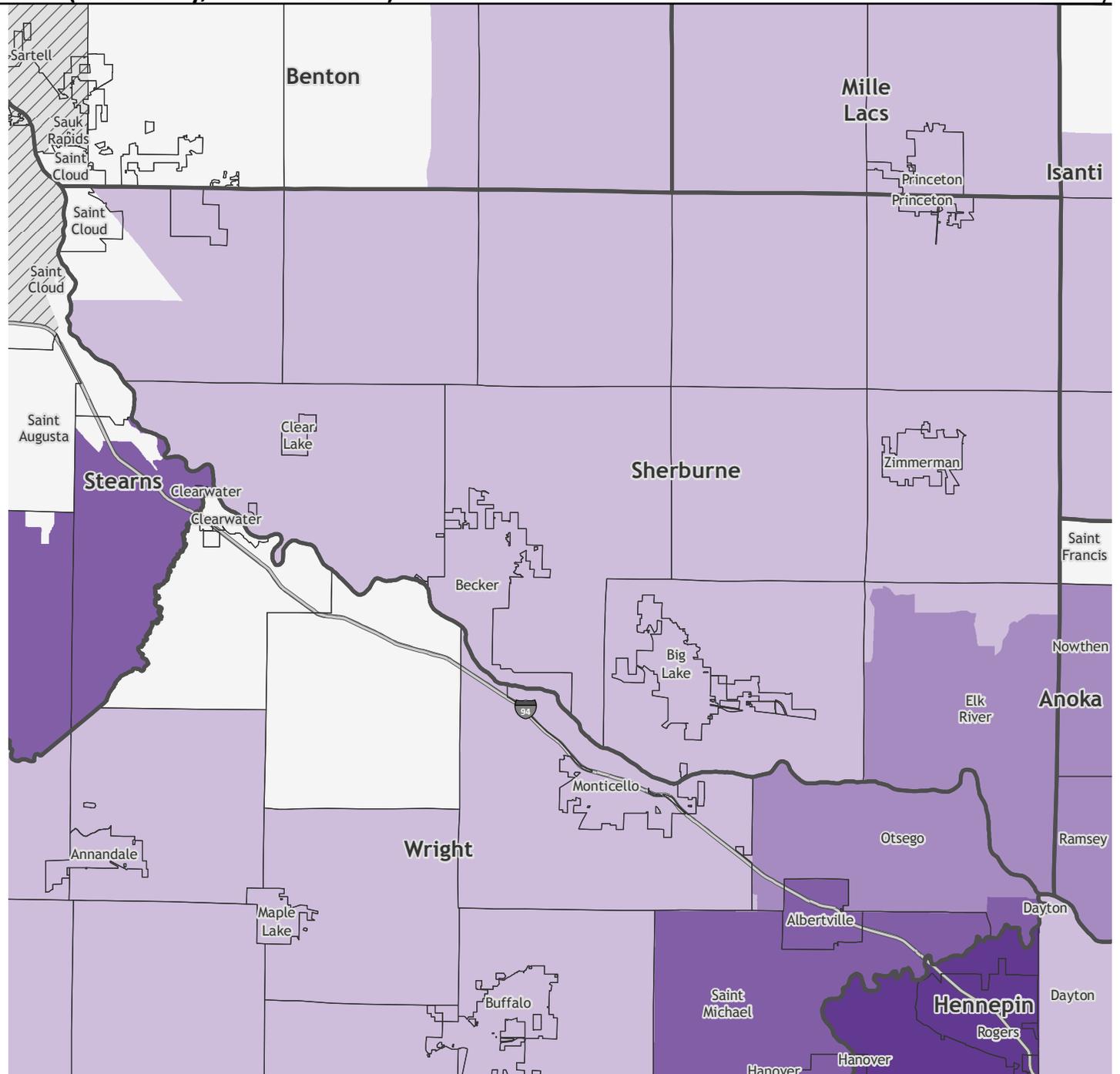
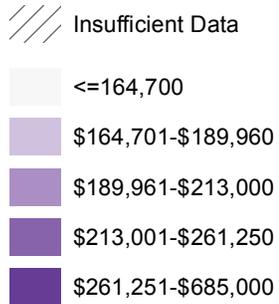
Sherburne County



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

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

Sherburne County



Includes all transactions.

Excludes zip codes with fewer than 10 sales.

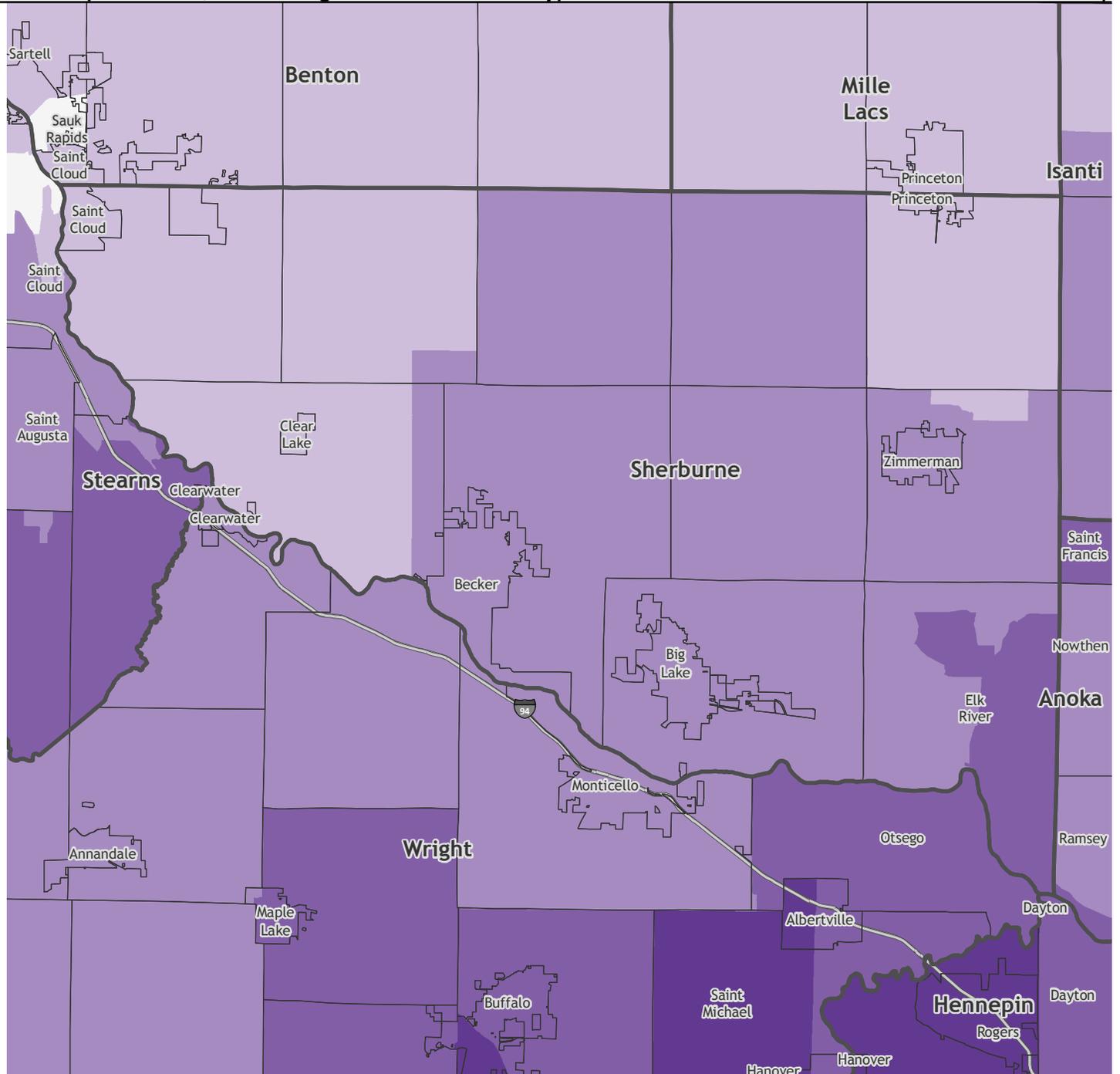
Data allocated to tracts from zip code data.

Data available only for Twin Cities Metro.



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

Sherburne County

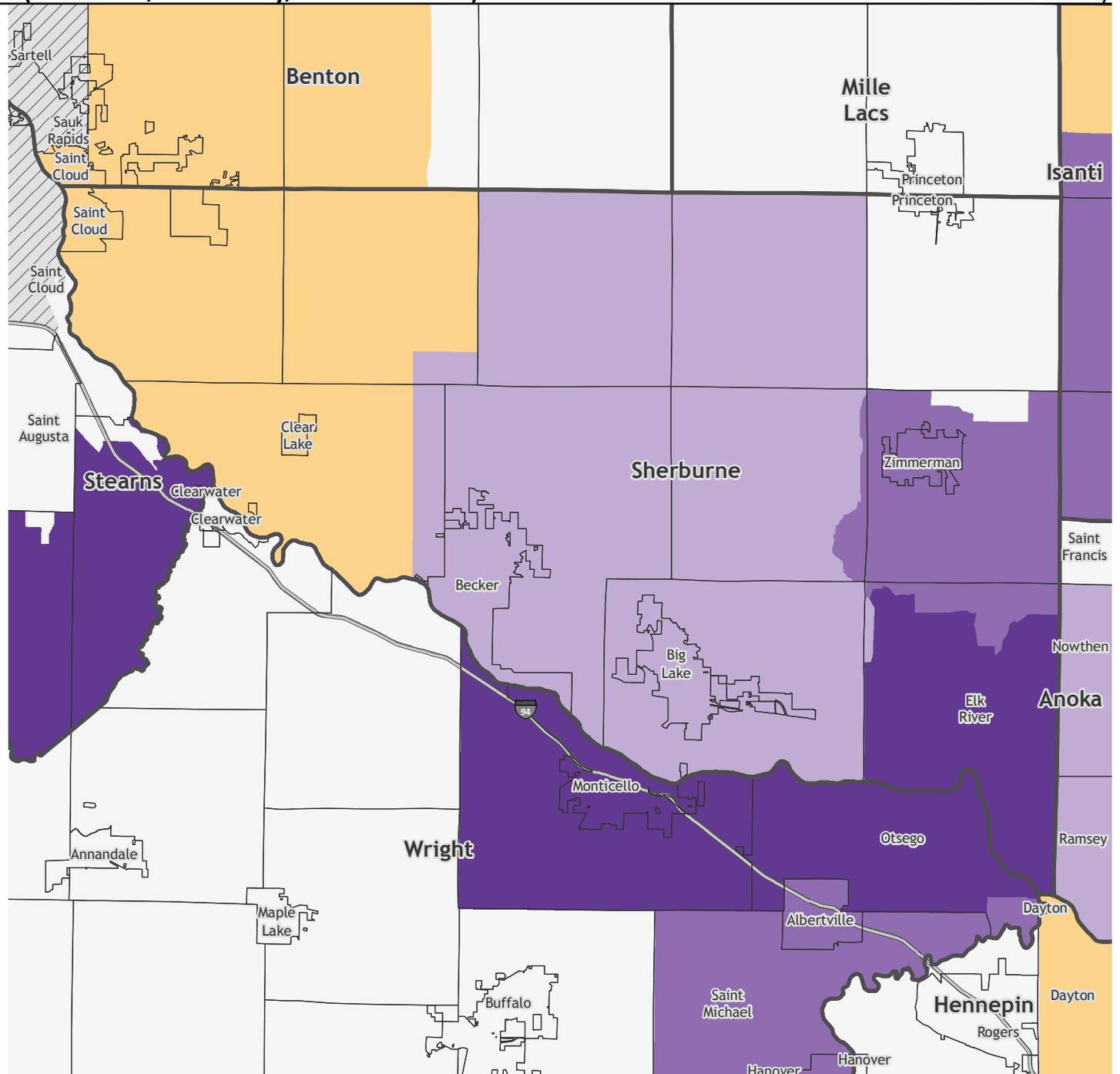
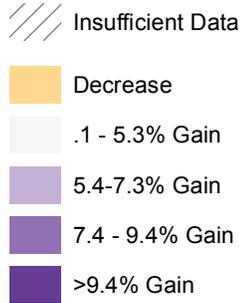


Includes only open-market, arms-length transactions. Excludes lender-mediated and short sales.* city level data summarized / assigned to census tracts. Cities have a minimum of 10 sales.



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

Sherburne 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.

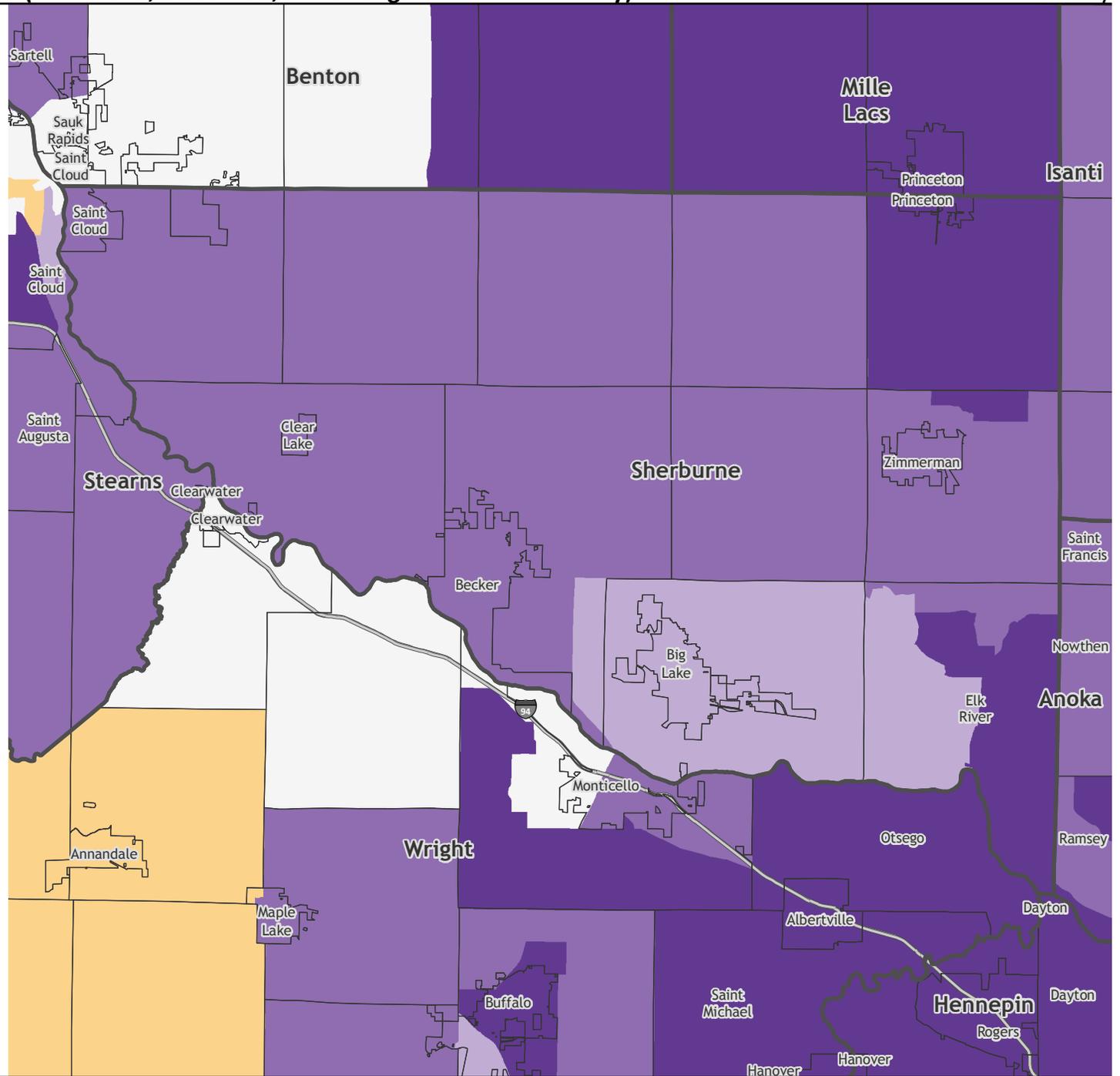


3 Miles

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

Sherburne 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.

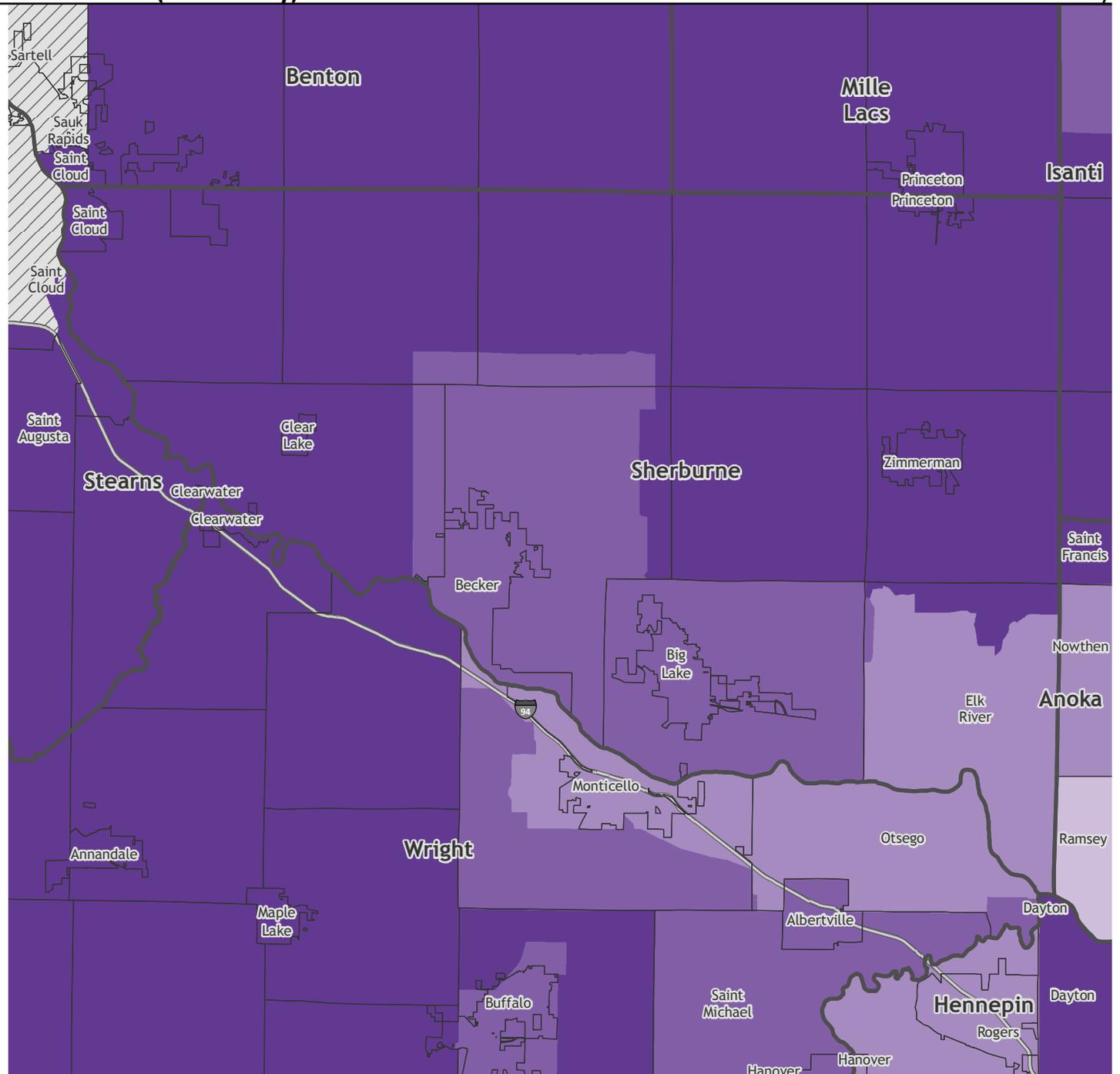


3 Miles

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

Sherburne County

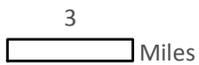
/// Insufficient Data



For 4th Quarter 2014

Data allocated to tracts from zip code data.

Data available only for Twin Cities Metro.

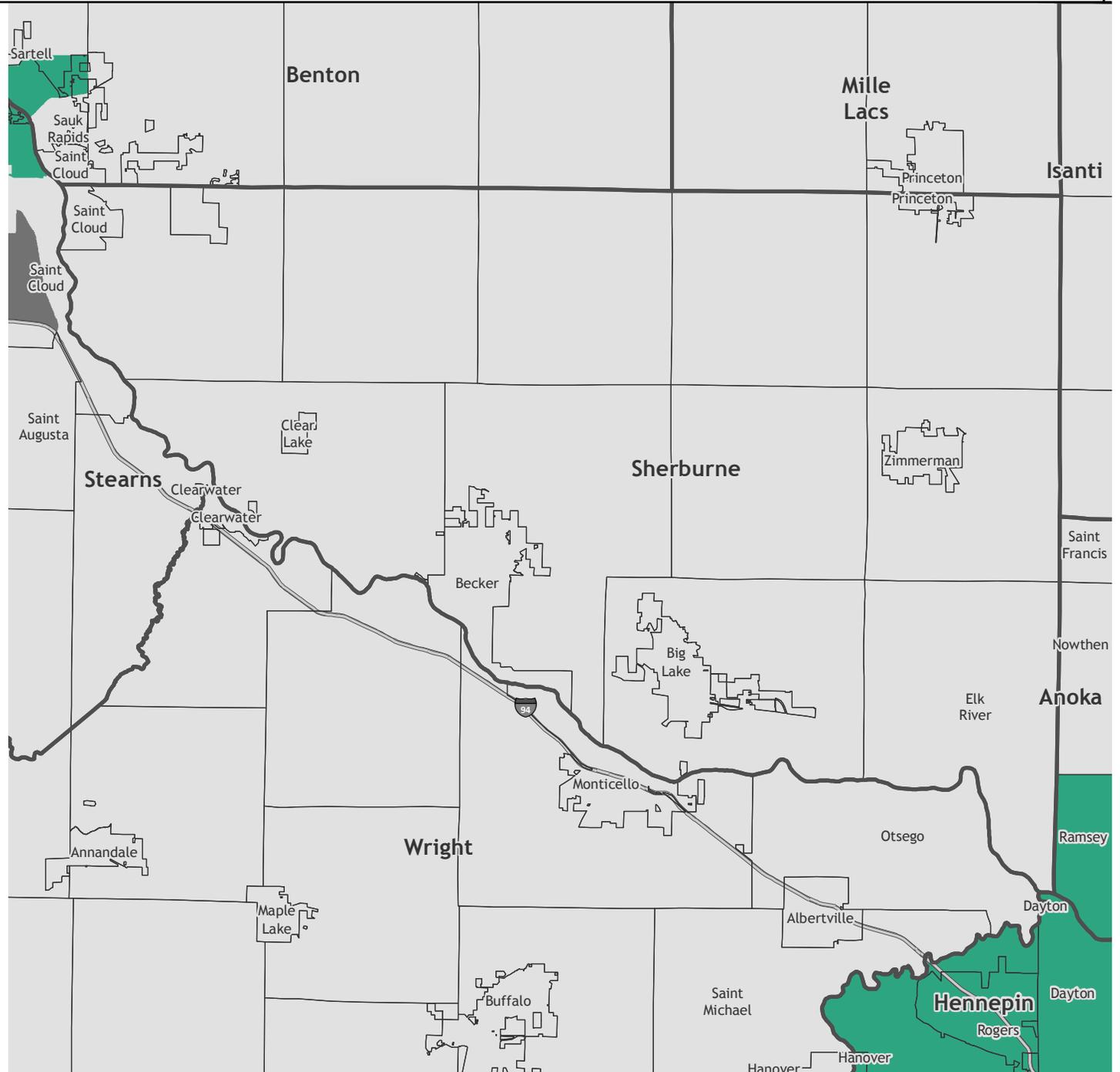


26) Economic Integration Priority Tracts

Sherburne County

Type

- Tier 1 - 80th Percentile Income and Jobs Threshold
- Tier 2 - 40th Percentile Income and Jobs Threshold



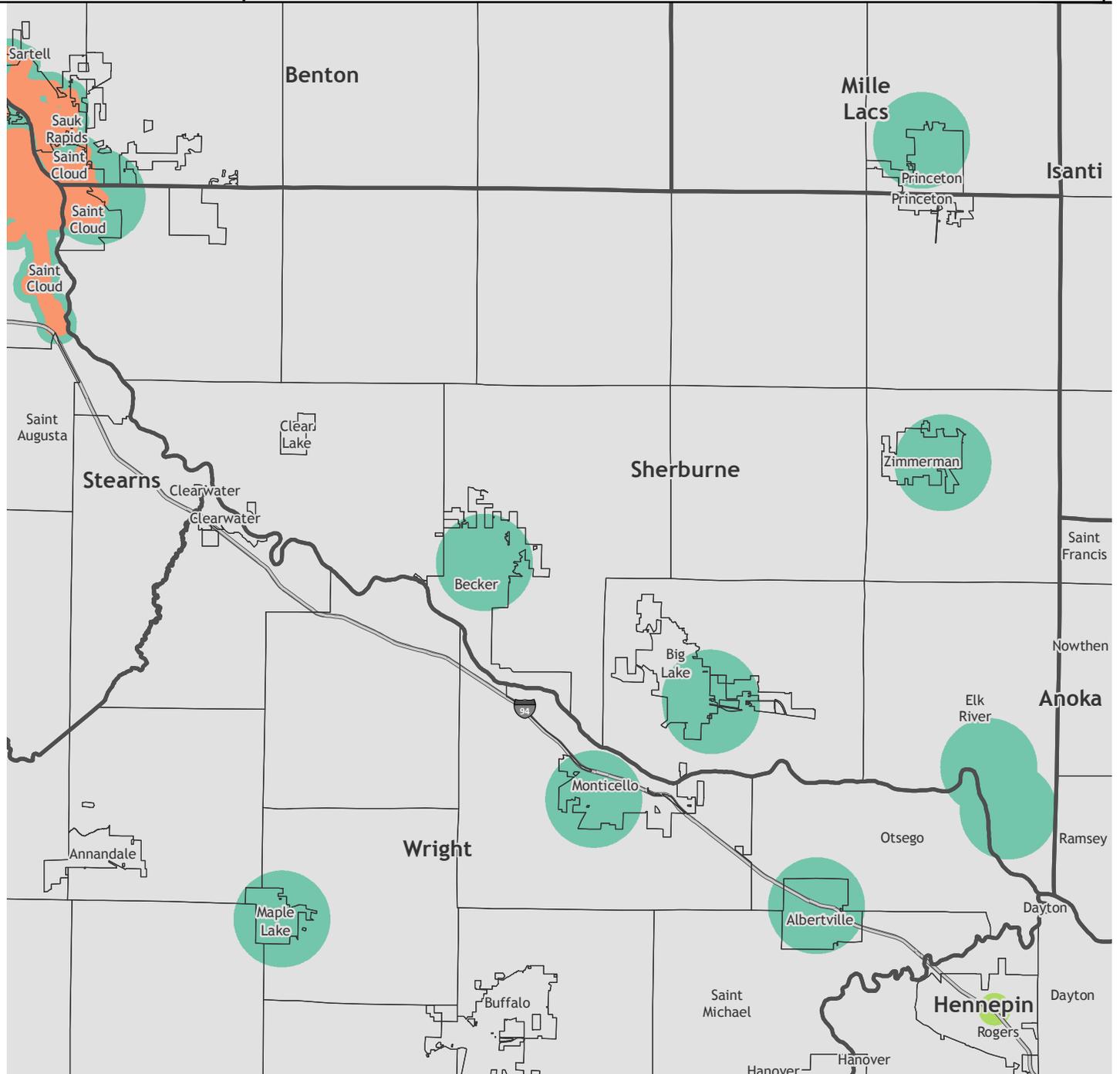
3 Miles

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

Sherburne County

Type

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



3 Miles

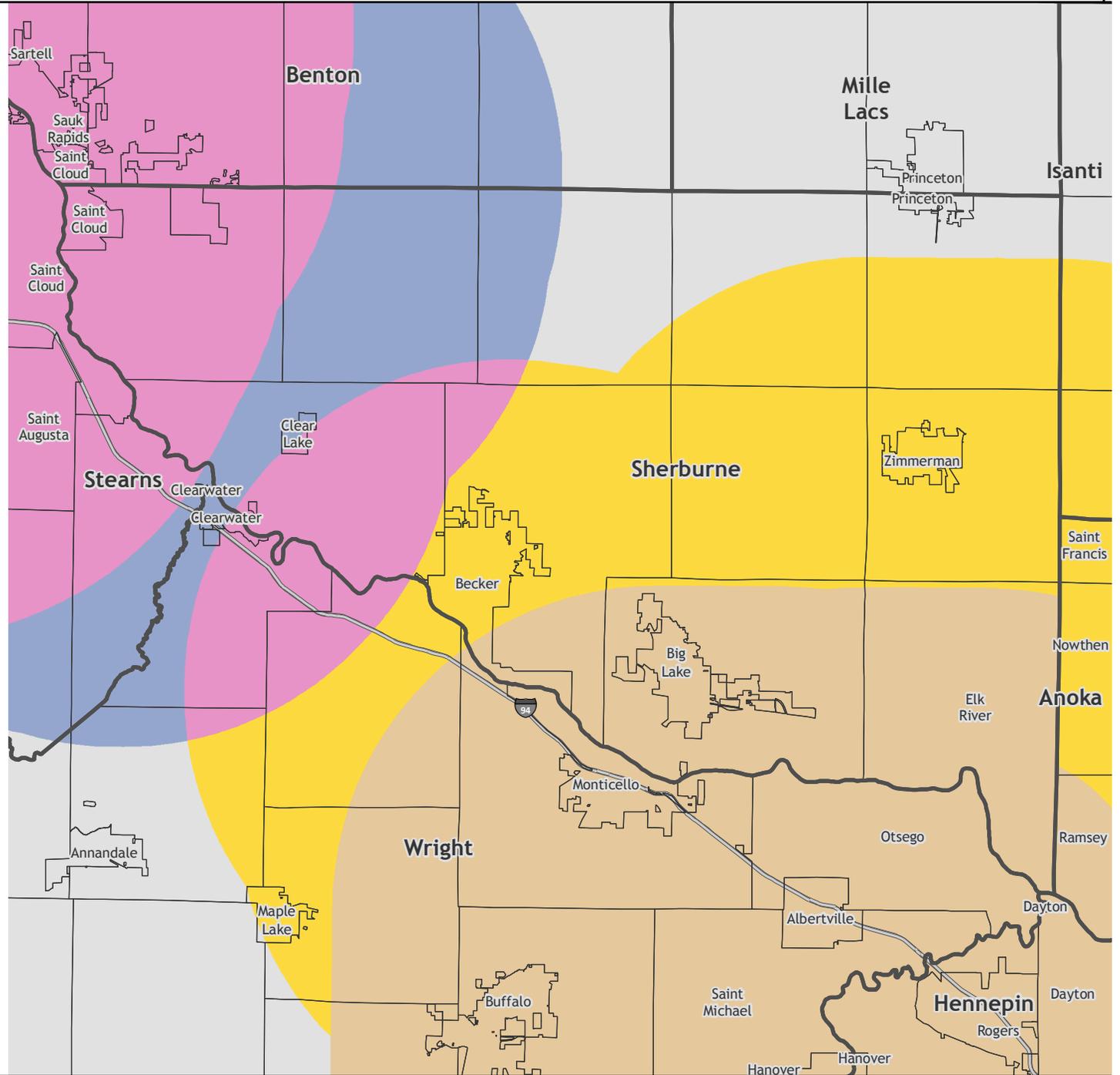
Source: Minnesota Housing analysis of transit data from Metro Transit, Duluth Transit Authority, St. Cloud, Rochester, and Moorhead bus systems.

28) Workforce Housing Areas

Sherburne County

Type

- Job Center
- Job Center and Growth Community
- Job Center and Long Commute Community
- Job Center, Growth, and Long Commute Community
- Job Growth Community
- Job Growth and Long Commute Community
- Long Commute Community



3 Miles

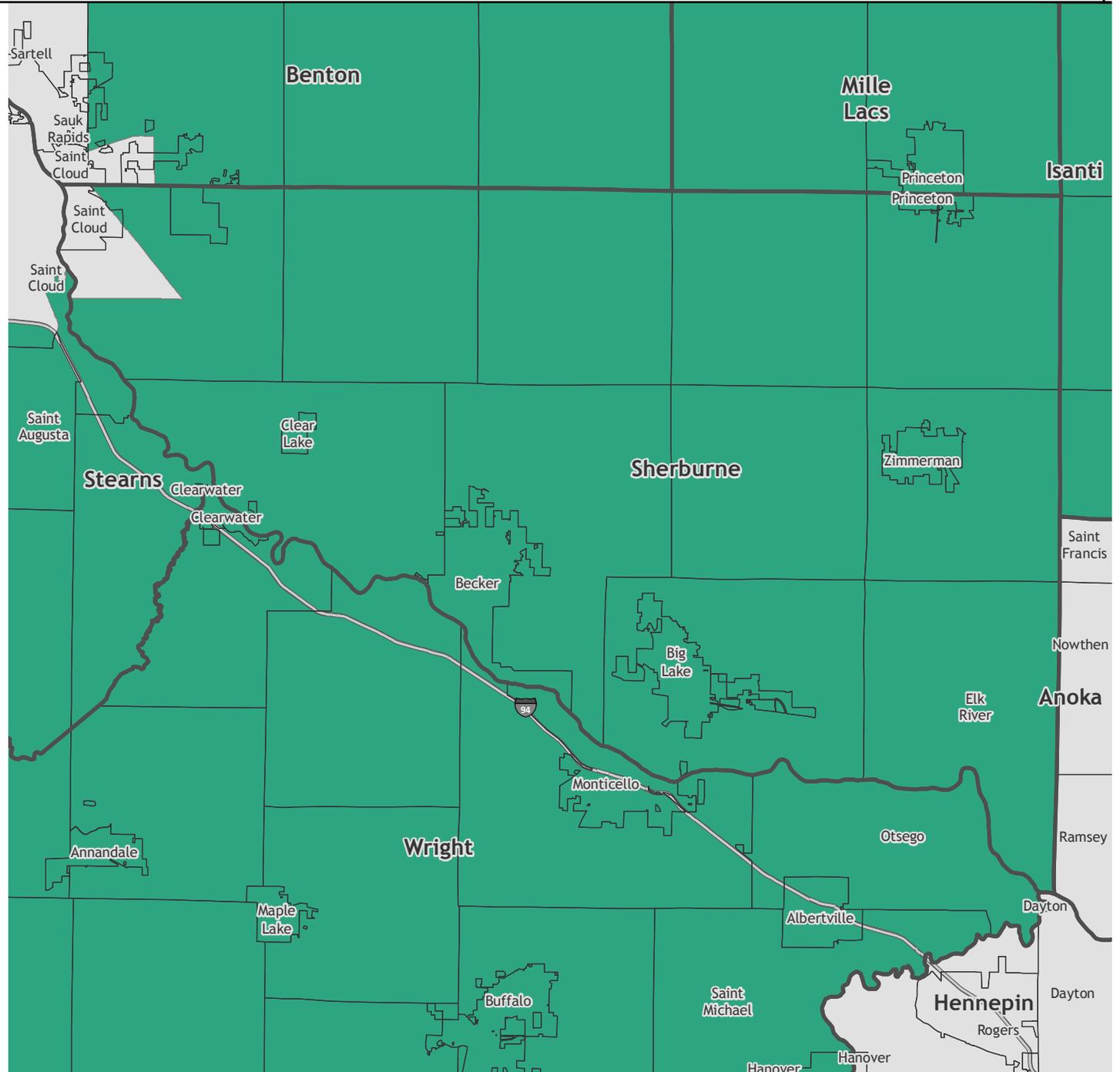
Source: Minnesota Housing analysis of MN Department of Employment and Economic Development Quarterly Census of Employment and Wages data.

29) Rural Designation

Sherburne County

Type

 Rural Area



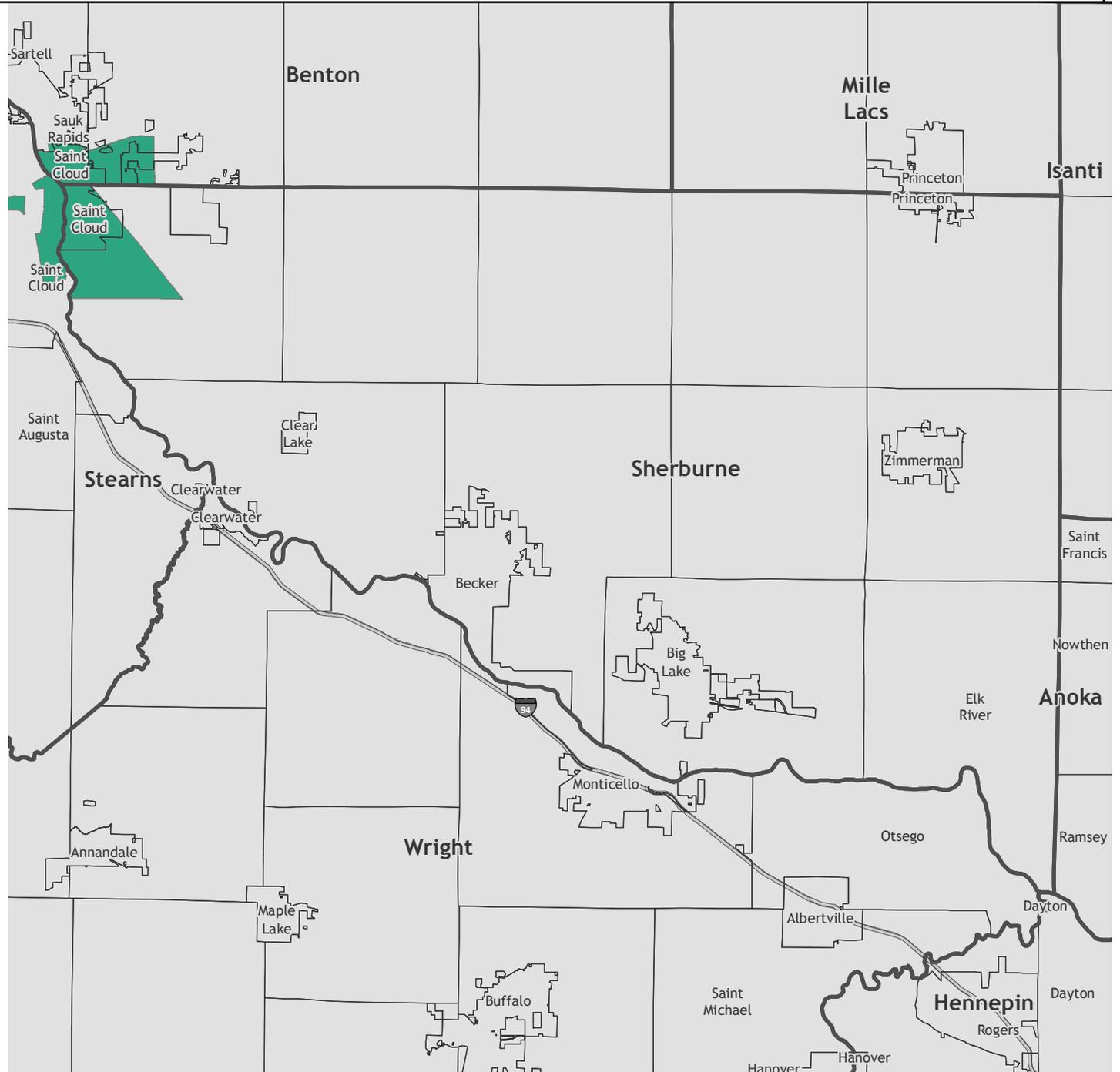
3 Miles

30) Qualified Census Tracts and Reservation Areas

Sherburne County

Type

 Eligible QCT



3 Miles

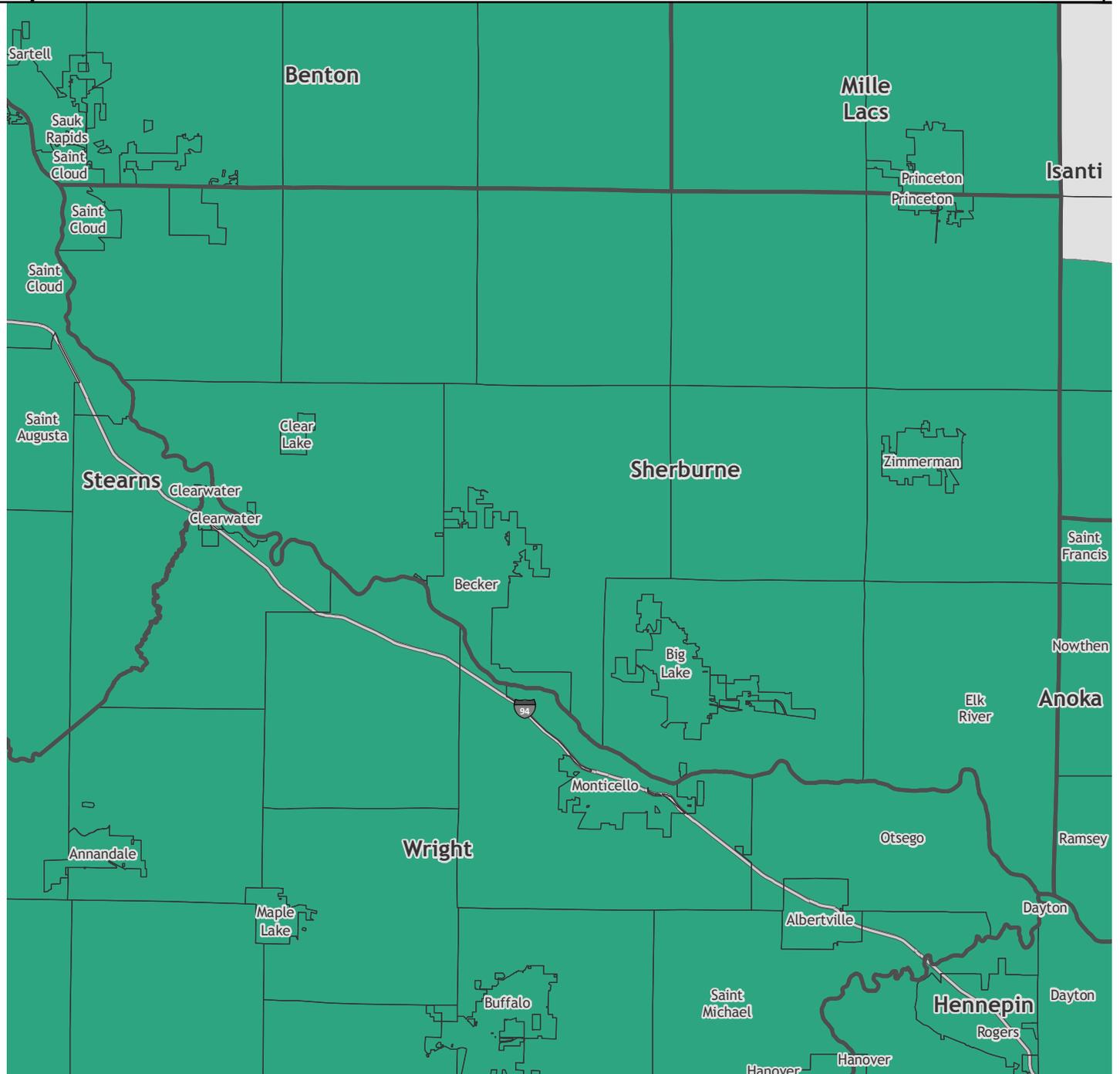
Source: US Dept of Housing and Urban Development and Minnesota Housing analysis of American Community Survey data.

31) Preservation Geographic Priority Areas

Sherburne County

Type

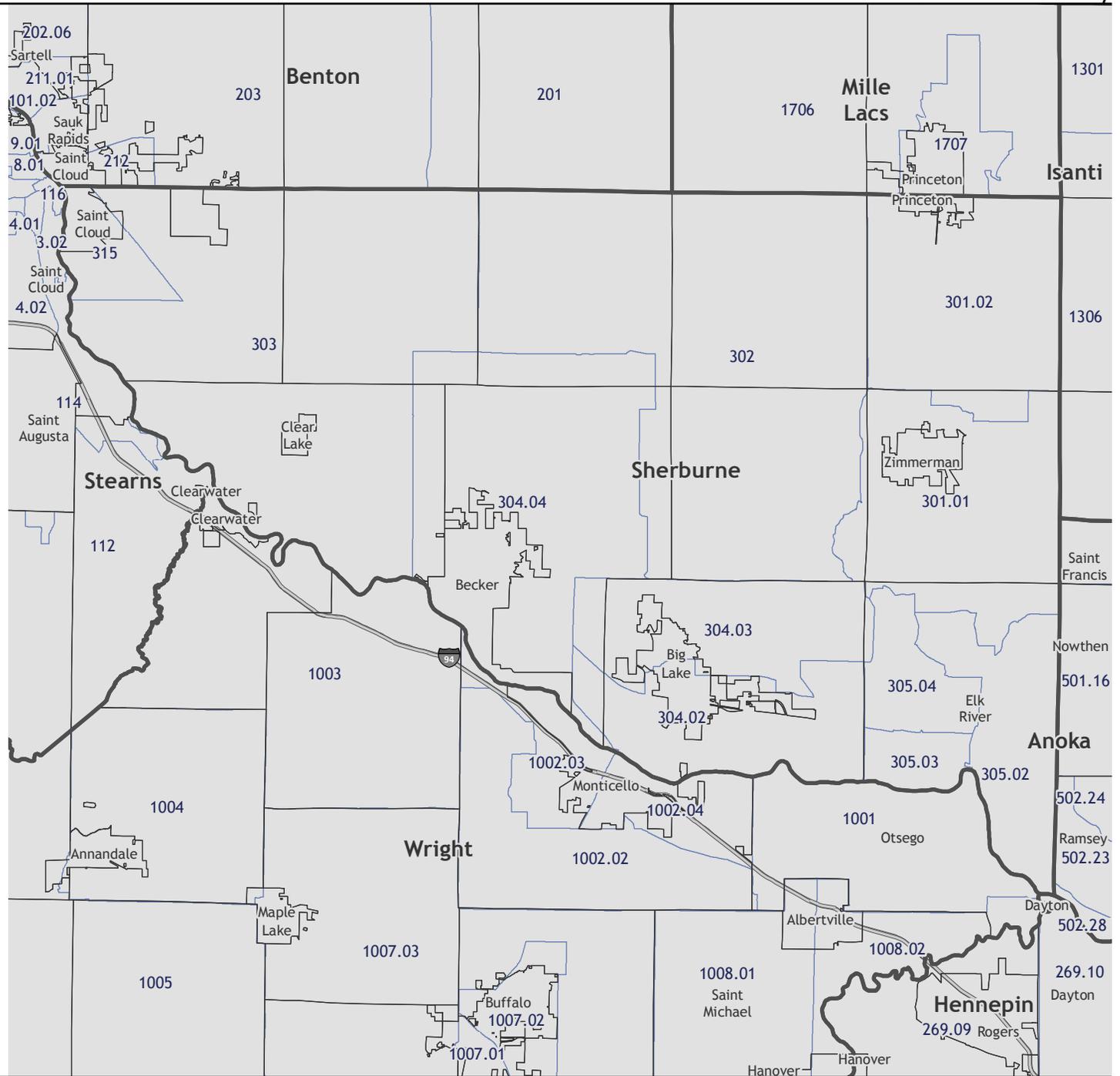
 Preservation



Source: Minnesota Housing

32) Census Tract Boundaries

2010 Tracts

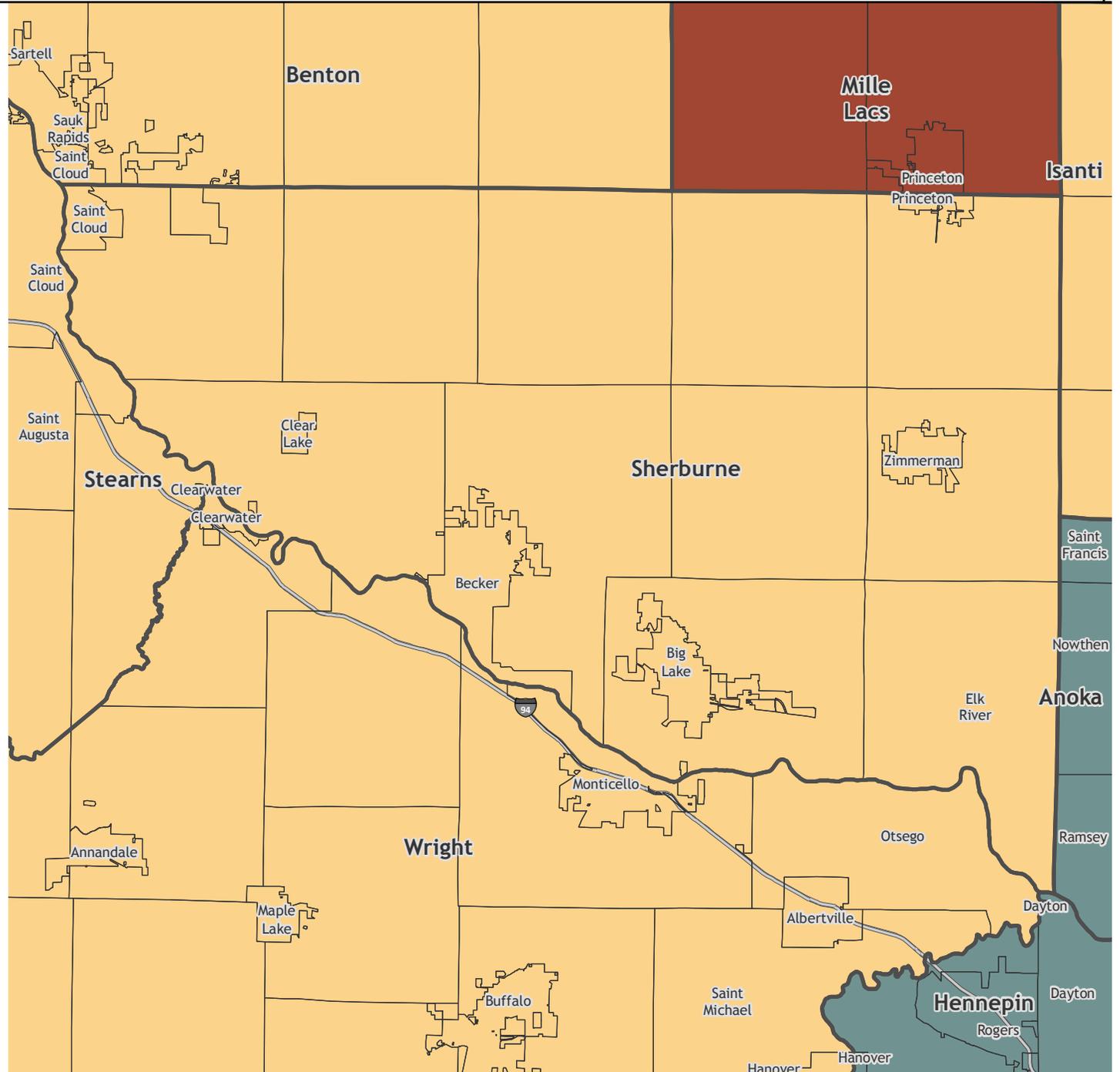


3 Miles

Source: US Census Tiger 2010.

33) Regional Areas of Analysis

- Greater Minnesota
- Non Metro MSA
- Twin Cities 7 County Metro



For analysis purposes, Minnesota Housing breaks the state into three regions for evaluating jobs, incomes, and currency based values:

- Twin Cities Metro,
- Counties outside of the 7 County Metro and in an MSA, and
- Greater Minnesota



3 Miles