

~~2022 – 2023 QAP – Need for More Affordable Housing Options~~ ~~Methodology~~

Communities with a need for more affordable housing options either have a low share of affordable rental¹ housing compared to all housing options in a community² **OR** a large share of renters are cost burdened by their rent³ (30% or more of household income spent on rent).

Communities are geographically defined by Census tracts in the Metropolitan Area, as defined in the QAP, and Greater Minnesota – Urbanized Areas⁴ (these include Duluth, East Grand Forks, La Crescent, Mankato, Moorhead, Rochester, and Saint Cloud). For Greater Minnesota – Reservations and Rural/Small Urban Areas⁵, communities are geographically defined by reservation boundaries or place (city).

Projects located in communities are eligible for these points if:

Tier 1 Tracts or Cities, and Reservations (10 points): those in the 80th percentile or higher in the highest share of cost burdened renters **OR** in the lowest share of affordable rental housing relative to the community type. Tribal Reservations and communities are also considered Tier 1 for having a need for more affordable housing options.

Tier 2 Tracts or Cities (8 points): those in the ~~60-50~~ – 79th percentile in the highest share of cost burdened renters **OR** in the lowest share of affordable rental housing relative to the community type.

To acknowledge differences in community types, percentiles were created by comparing Census tracts within each community type.

This document includes maps of the Census tracts that meet the two tiers of Need for More Affordable Housing Options for the Metropolitan Area, as defined in the QAP, and Greater Minnesota – Urbanized Areas. For Greater Minnesota – Reservations and Rural/Small Urban Areas a map and table of eligible places are provided. Applicants can map project locations and determine Need for More Affordable Options points through the Community Profiles interactive map at www.mnhousing.gov > Policy & Research > Community Profiles.

If additional areas become eligible applying the same criteria highlighted above using 2013-2017 CHAS data or 2015-2019 ACS data, Minnesota Housing will add them to the maps; no areas will be subtracted from the maps with the update. Refer to the [2022-2023 QAP Data Methodology table](#) for more information on how data updates may impact point eligibility under this category.

¹ Affordable at or below 50% Area Median Income (AMI).

² Analysis based on data from the HUD Comprehensive Housing Affordability Strategy (CHAS) data; 2012-2016; <https://www.huduser.gov/portal/datasets/cp.html>.

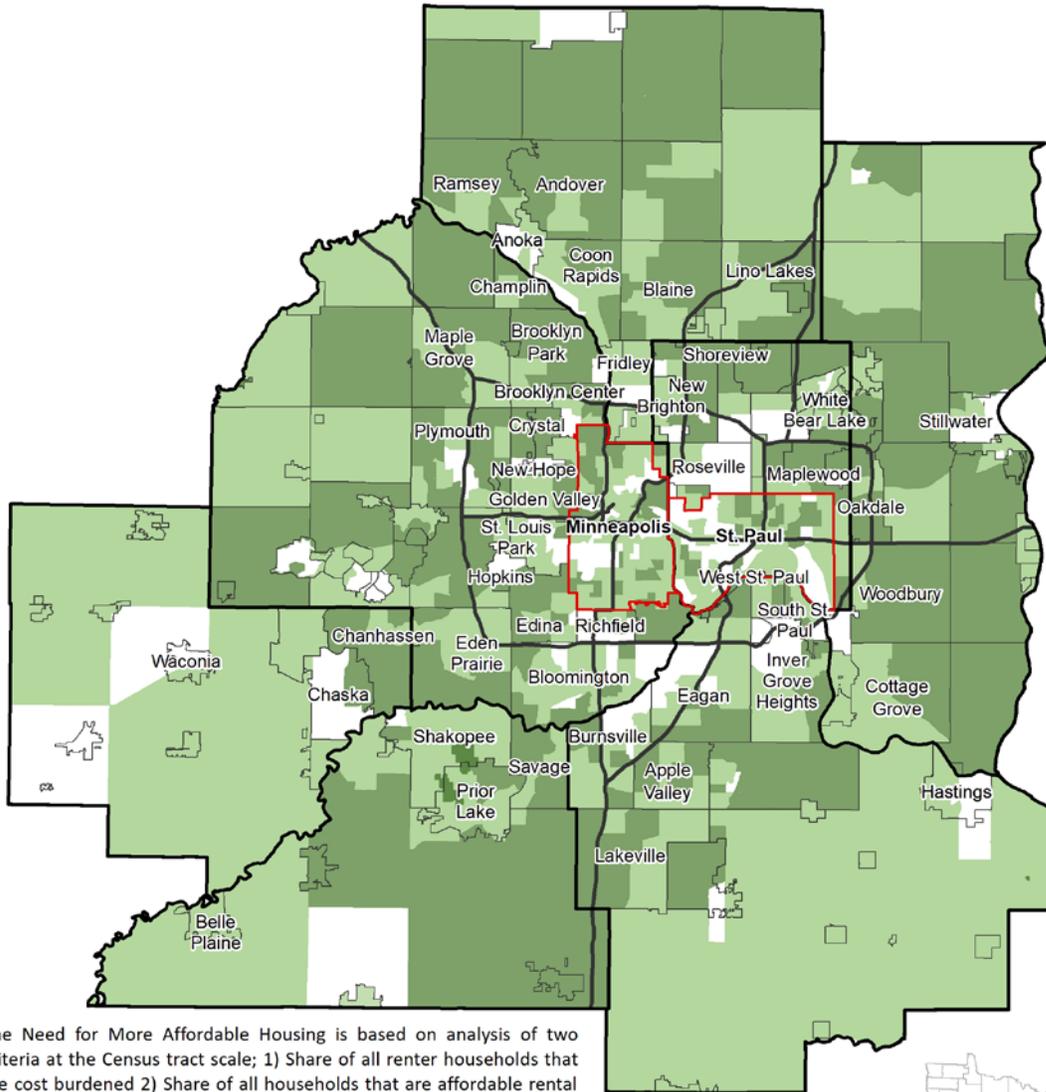
³ Analysis based on data from the American Community Survey (ACS) 2014 – 2018; data.census.gov.

⁴ Defined by the U.S. Census as places/urban areas with populations greater than 50,000.

⁵ Communities with 500 or more households were used as a minimum threshold. In urban places with populations less than 50,000.

Twin Cities 7-County Metropolitan Area

Need For More Affordable Housing: Twin Cities Metro



The Need for More Affordable Housing is based on analysis of two criteria at the Census tract scale; 1) Share of all renter households that are cost burdened 2) Share of all households that are affordable rental at or below 50% AMI. If a Census tract is in the 80-100th percentile for cost burden OR 0-20th percentile for lacking affordable rental options, it is considered Tier 1 in this category. Tribal communities and Reservations are considered Tier 1 areas. Tier 2 represents tracts in the 50-80th percentile for cost burden OR 20-50th for lacking affordable rental options.



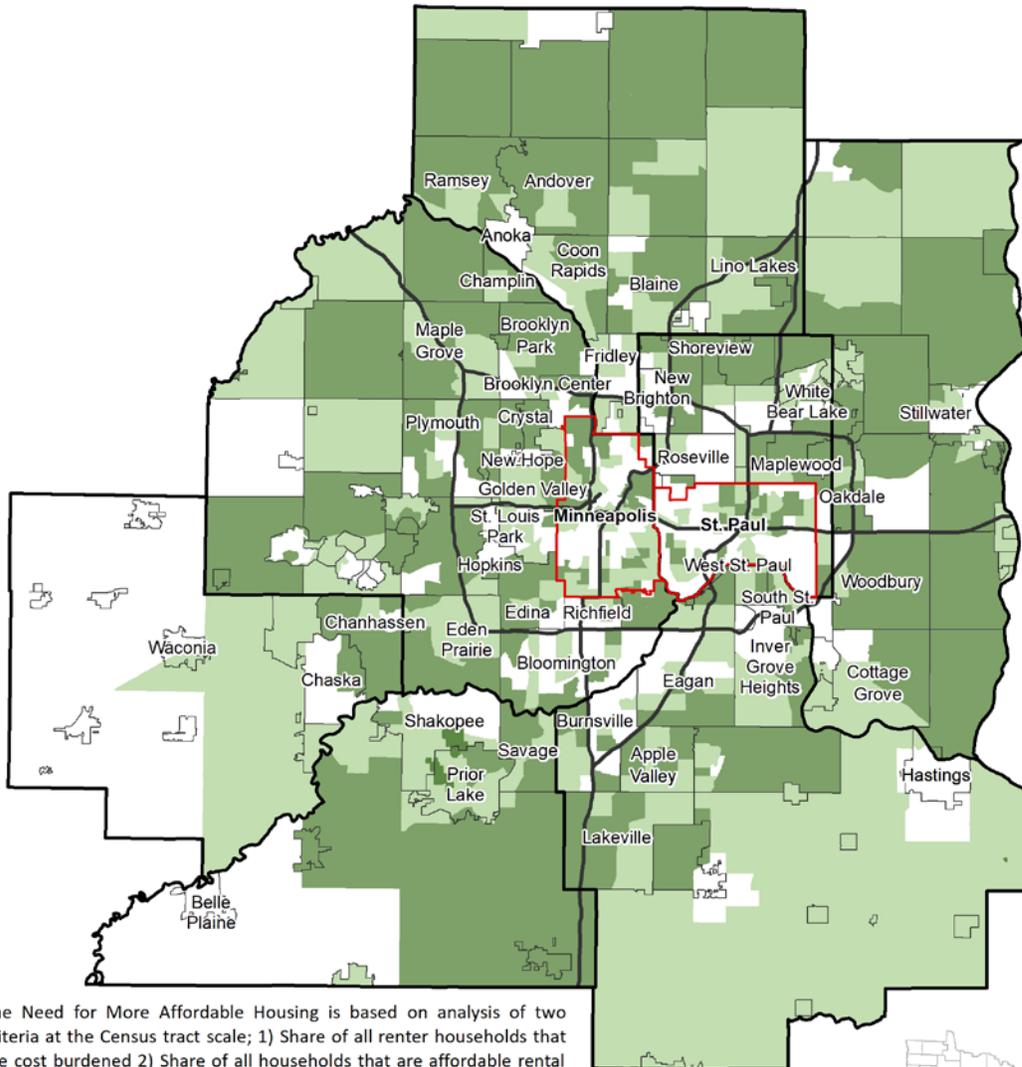
- Tier 1 - Need for More Affordable Housing
- Tier 2 - Need for More Affordable Housing



Source: Minnesota Housing analysis; Date: 8/27/2020



Need For More Affordable Housing: Twin Cities Metro



The Need for More Affordable Housing is based on analysis of two criteria at the Census tract scale; 1) Share of all renter households that are cost burdened 2) Share of all households that are affordable rental at or below 50% AMI. If a Census tract is in the 80-100th percentile for cost burden OR 0-20th percentile for lacking affordable rental options, it is considered Tier 1 in this category. Tribal communities and Reservations are considered Tier 1 areas. Tier 2 represents tracts in the 60-80th percentile for cost burden OR 20-40th for lacking affordable rental options.

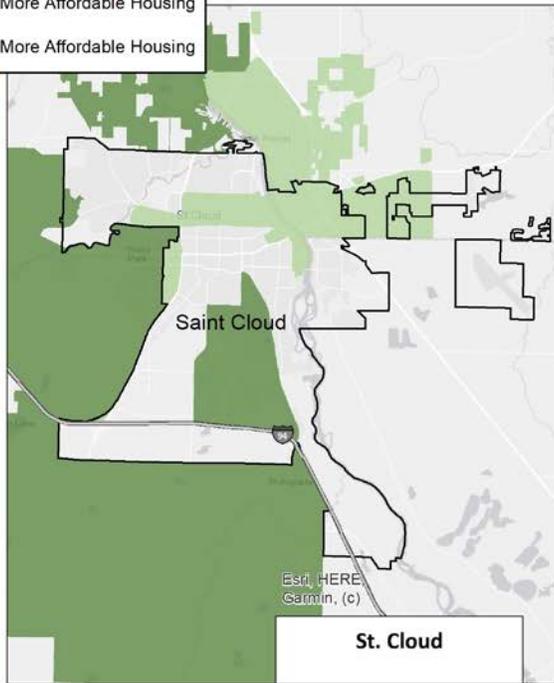
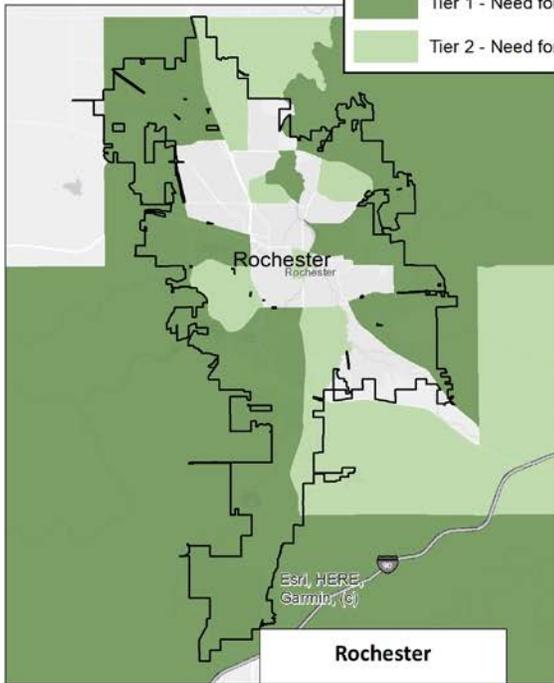
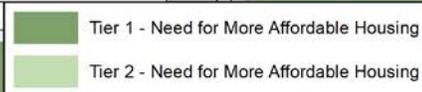
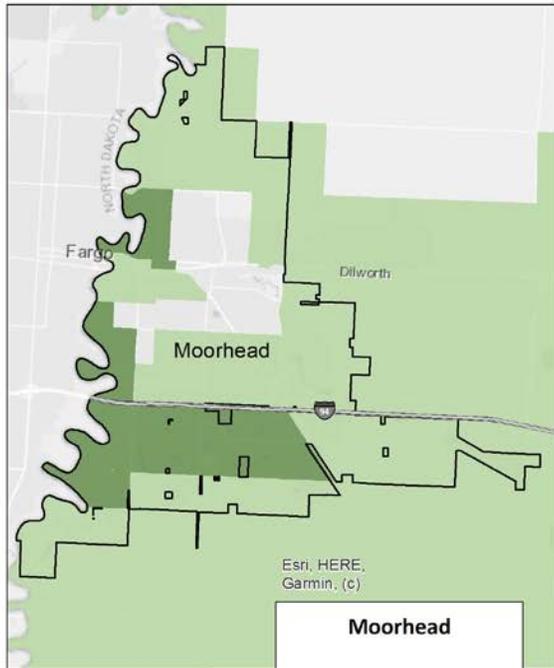
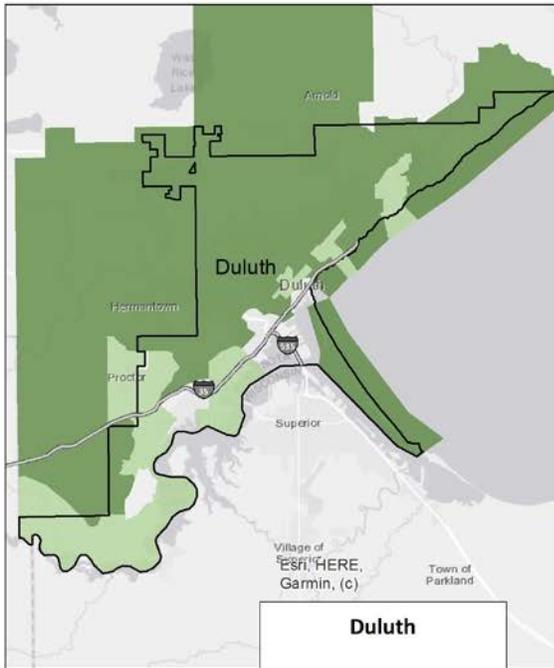
- Tier 1 - Need for More Affordable Housing
- Tier 2 - Need for More Affordable Housing

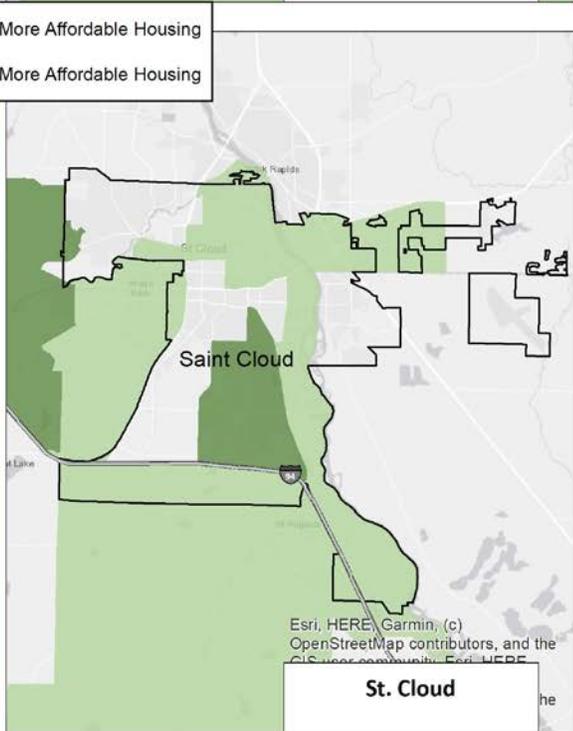
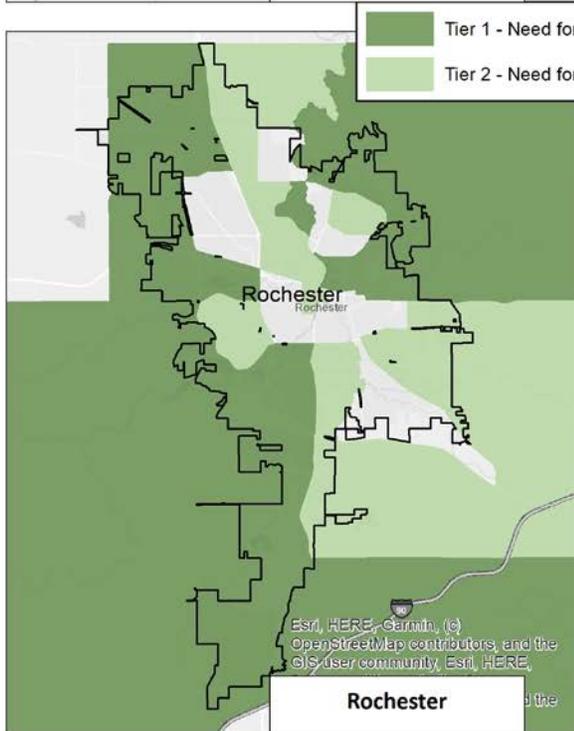
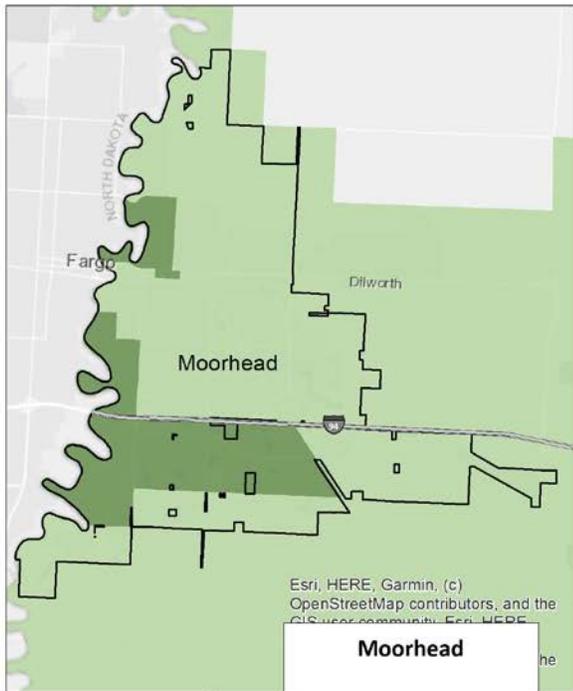
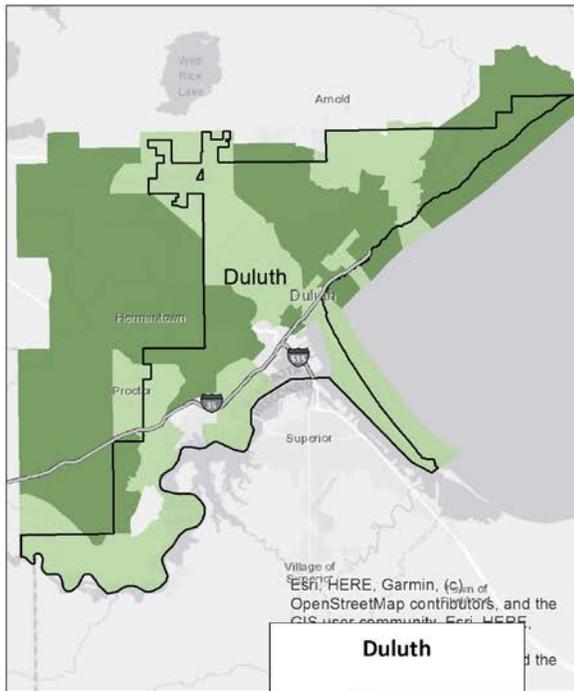


Source: Minnesota Housing analysis; Date: 4/15/2020



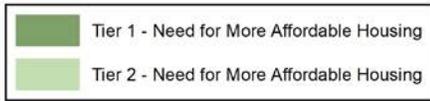
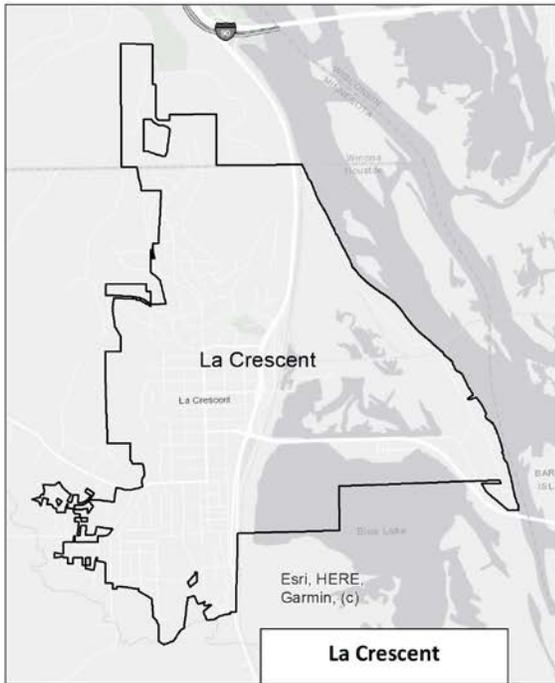
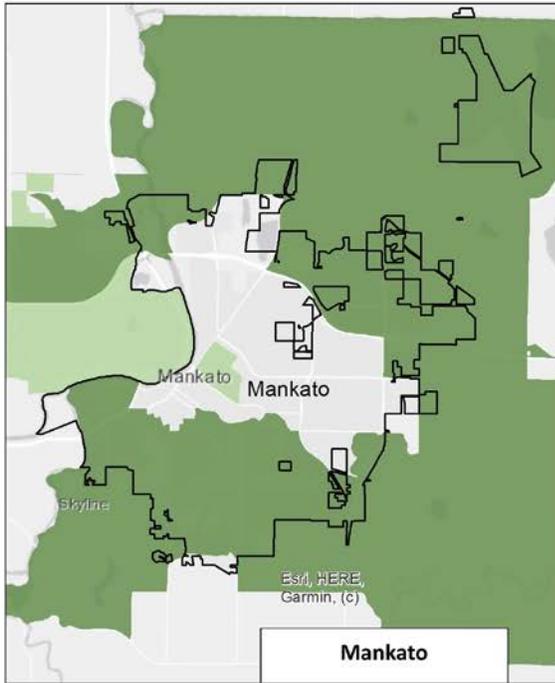
Greater Minnesota - Urbanized Areas

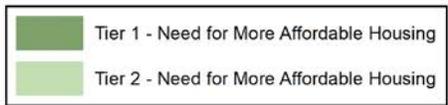
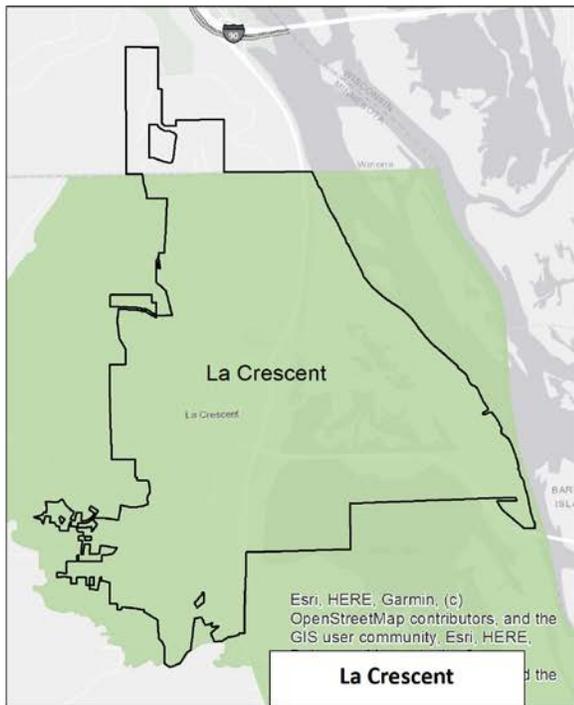
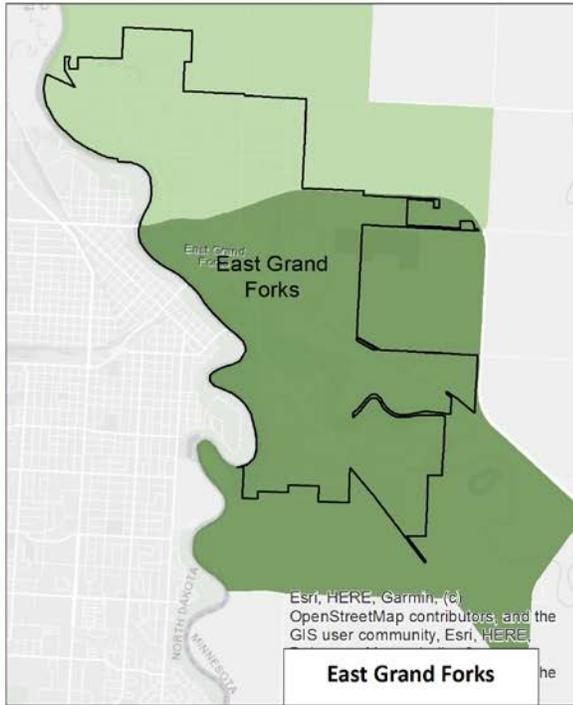
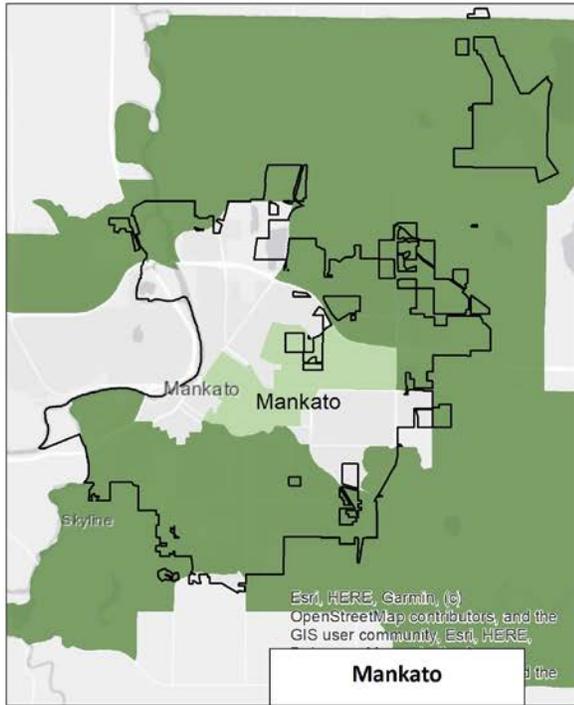




Tier 1 - Need for More Affordable Housing
 Tier 2 - Need for More Affordable Housing

Greater Minnesota - Urbanized Areas continued





Greater Minnesota – Rural and Small Urban Areas

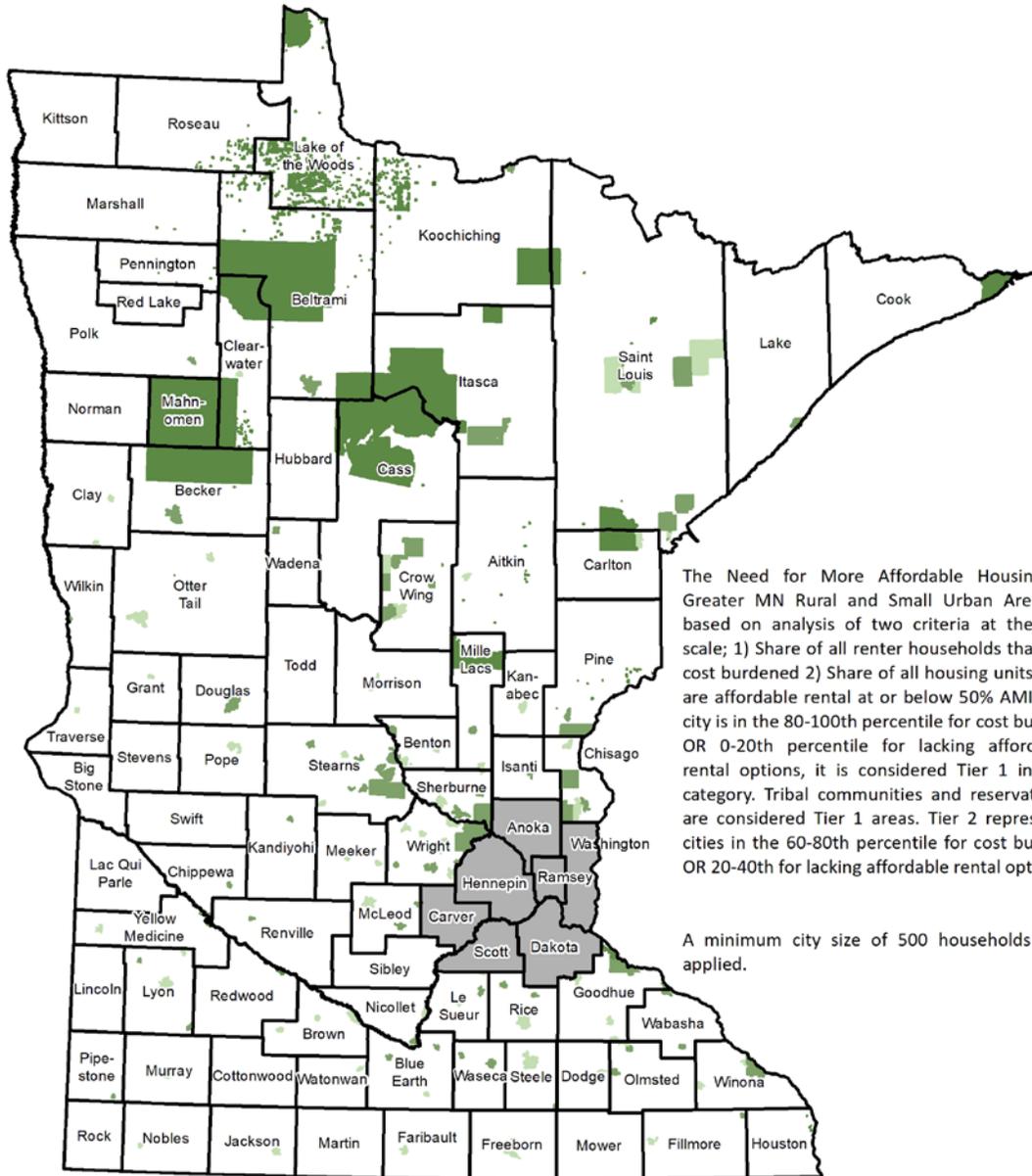
Place	Tier	Place	Tier	Place	Tier	Place	Tier
Adrian	2	Dassel	2	Little Falls	2	Renville	1
Aitkin	2	Delano	2	Lonsdale	1	Rice	1
Albany	2	Detroit Lakes	1	Madelia	2	Rice Lake	1
Albert Lea	2	Dundas	1	Maple Lake	2	Richmond	1
Albertville	1	Eagle Lake	1	Mapleton	2	Rock Creek	1
Alexandria	1	Edgerton	1	Marshall	2	Rockford	1
Annandale	2	Elbow Lake	2	Melrose	1	Rockville	1
Avon	1	Elk River	1	Menahga	1	Rush City	2
Babbitt	2	Eyota	2	Milaca	1	Rushford	1
Bagley	2	Faribault	2	Minneota	1	Sartell	1
Barnesville	2	Fergus Falls	2	Montgomery	1	Sauk Rapids	2
Baxter	1	Foley	2	Monticello	2	Silver Bay	1
Becker	2	Fosston	1	Montrose	1	Slayton	2
Bemidji	1	Gilbert	2	Mora	2	Sleepy Eye	2
Big Lake	1	Glencoe	1	Morris	1	Spring Valley	2
Blooming Prairie	1	Glenwood	2	Mountain Iron	2	Springfield	2
Blue Earth	2	Goodview	2	New London	1	St. Augusta	1
Brainerd	2	Grand Rapids	1	New Prague	2	St. Charles	2
Breckenridge	1	Granite Falls	1	New Ulm	2	St. Joseph	1
Breezy Point	1	Hanover	1	Nisswa	1	St. Michael	1
Buffalo	2	Hawley	2	North Branch	1	St. Peter	2
Byron	1	Hermantown	1	North Mankato	2	Stacy	1
Cambridge	1	Hoyt Lakes	1	Oronoco	1	Tracy	1
Canby	2	Hutchinson	2	Otsego	1	Virginia	1
Cannon Falls	2	International Falls	1	Owatonna	2	Waite Park	1
Chisago City	2	Jackson	2	Paynesville	2	Waseca	1
Clara City	1	Janesville	1	Pequot Lakes	2	Waverly	1
Cloquet	2	Kasson	2	Perham	2	Wheaton	2
Cohasset	1	Lake City	1	Pine City	1	Winona	1
Cokato	1	Lake Crystal	1	Pine Island	2	Wyoming	1
Cold Spring	1	Lakefield	1	Plainview	1	Zimmerman	1
Coleraine	1	Le Center	2	Princeton	2	Zumbrota	2
Cottonwood	2	Lester Prairie	1	Proctor	2		
Crosby	1	Lindstrom	1	Red Lake Falls	2		
Crosslake	1	Litchfield	2	Red Wing	1		

Place	Tier	Place	Tier	Place	Tier	Place	Tier
Adrian	2	Crosslake	1	Little Falls	2	Rice	1
Aitkin	2	Dassel	2	Long Prairie	2	Rice Lake	1
Albany	2	Delano	2	Lonsdale	1	Richmond	1
Albert Lea	2	Detroit Lakes	1	Madelia	2	Rock Creek	1
Albertville	1	Dilworth	2	Mahnomen	2	Rockford	1
Alexandria	1	Dundas	1	Maple Lake	2	Rockville	1
Annandale	2	Eagle Lake	1	Mapleton	2	Rush City	2
Arlington	2	Edgerton	1	Marshall	2	Rushford	1
Aurora	2	Elbow Lake	2	Melrose	1	Sartell	1
Austin	2	Elk River	1	Menahga	1	Sauk Rapids	2
Avon	1	Esko	2	Milaca	1	Silver Bay	1
Babbitt	2	Eyota	2	Minneota	1	Slayton	2
Bagley	2	Fairmont	2	Montgomery	1	Sleepy Eye	2
Barnesville	2	Faribault	2	Monticello	2	Spring Valley	2
Baxter	1	Fergus Falls	2	Montrose	1	Springfield	2
Becker	2	Foley	2	Mora	2	St. Augusta	1
Bemidji	1	Fosston	1	Morris	1	St. Charles	2
Big Lake	1	Gilbert	2	Mountain Iron	2	St. Joseph	1
Blooming Prairie	1	Glencoe	1	New London	1	St. Michael	1
Blue Earth	2	Glenwood	2	New Prague	2	St. Peter	2
Braham	2	Goodview	2	New Ulm	2	Stacy	1
Brainerd	2	Grand Rapids	1	Nisswa	1	Starbuck	2
Breckenridge	1	Granite Falls	1	North Branch	1	Stewartville	2
Breezy Point	1	Hanover	1	North Mankato	2	Tracy	1
Buffalo	2	Hawley	2	Northfield	2	Two Harbors	2
Byron	1	Hayfield	2	Olivia	2	Virginia	1
Cambridge	1	Hermantown	1	Oronoco	1	Wabasha	2
Canby	2	Hoyt Lakes	1	Otsego	1	Waite Park	1
Cannon Falls	2	Hutchinson	2	Owatonna	2	Warren	2
Chatfield	2	International Falls	1	Paynesville	2	Waseca	1
Chisago City	2	Jackson	2	Pequot Lakes	2	Waterville	2
Chisholm	2	Janesville	1	Perham	2	Waverly	1
Clara City	1	Kasson	2	Pine City	1	Wheaton	2
Cloquet	2	Lake City	1	Pine Island	2	Windom	2
Cohasset	1	Lake Crystal	1	Plainview	1	Winona	1
Cokato	1	Lakefield	1	Princeton	2	Winsted	2
Cold Spring	1	Le Center	2	Proctor	2	Wyoming	1
Coleraine	1	Lester Prairie	1	Red Lake Falls	2	Zimmerman	1
Cottonwood	2	Lewiston	2	Red Wing	1	Zumbrota	2
Crookston	2	Lindstrom	1	Redwood Falls	2		
Crosby	1	Litchfield	2	Renville	1		

Tribal Community/Reservation	Tier
Bois Forte	1
Fond du Lac	1
Grand Portage	1
Leech Lake	1
Lower Sioux	1
Mille Lacs	1

Tribal Community/Reservation	Tier
Prairie Island	1
Red Lake	1
Shakopee Mdewakanton Sioux	1
Upper Sioux	1
White Earth	1

Need For More Affordable Housing: Reservations and Greater MN Rural/Small Urban Areas



The Need for More Affordable Housing in Greater MN Rural and Small Urban Areas is based on analysis of two criteria at the city scale; 1) Share of all renter households that are cost burdened 2) Share of all housing units that are affordable rental at or below 50% AMI. If a city is in the 80-100th percentile for cost burden OR 0-20th percentile for lacking affordable rental options, it is considered Tier 1 in this category. Tribal communities and reservations are considered Tier 1 areas. Tier 2 represents cities in the 60-80th percentile for cost burden OR 20-40th for lacking affordable rental options.

A minimum city size of 500 households was applied.

- Tier 1 - Need for More Affordable Housing
- Tier 2 - Need for More Affordable Housing



Source: Minnesota Housing; Date: 4/16/2020



