

2022 – 2023 QAP – Workforce Housing Communities Methodology

Communities with a need for workforce housing are identified using data on: (1) total jobs (2) 5-year job growth, or (3) long distance commuting. Data on jobs and growth are from the Minnesota Department of Employment and Economic Development’s Quarterly Census of Employment and Wages.¹ Data on commuting are from the US Census Bureau’s Longitudinal Employer-Household Dynamics program.² Workforce housing areas are defined separately for the Metropolitan Area as defined in the QAP and Greater Minnesota. The priority has two point levels, 6 and 3 points. The following sections describe the eligible communities and buffers around these communities for the two regions. Applicants will find interactive maps to identify whether a property falls within these areas at Minnesota Housing’s website: www.mnhousing.gov > Policy & Research > Community Profiles. Refer to the [2022-2023 QAP Data Methodology table](#) for more information on how data updates may impact point eligibility under this category.

• **6 Points**

- **Top Job Centers.** A community is eligible if it is one of the top 10 job centers in Greater Minnesota or the top 5 job centers in the Metropolitan Area as defined in the QAP *Communities are buffered by 10 miles in Greater Minnesota and 5 miles in the Metropolitan Area as defined in the QAP to account for a modest commuted.*

(OR)

- **Net Five Year Job Growth.** Communities are eligible in Greater Minnesota if they have at least 2,000 jobs in the current year and had a net job growth of at least 100 jobs in the last five years. In the Metropolitan Area, as defined in the QAP, the minimum net job growth is 500. *Communities are buffered by 10 miles in Greater Minnesota and 5 miles in the Metropolitan Area as defined by the QAP to account for a modest commuted.*

(OR)

- **Individual Employer Growth.** A community is eligible if an individual employer has added at least 100 net jobs (for permanent employees of the company) in that community during the last five years, and can provide sufficient documentation signed by an authorized representative of the company to prove the growth.

(OR)

• **3 Points**

- **Long Commute Communities.** A community is eligible if it has at least 2,000 jobs in the current year and is not a top job center, job growth community, or an individual employer growth community, yet is identified as a long commute community. These are communities where 15% or more of the

¹The 5 year job growth communities presented in this methodology are for 2013-2018. Minnesota Housing will also add eligible 2014-2019 growth communities prior to application release. Data source: <https://mn.gov/deed/data/data-tools/qcew/>

² Data from LEHD are current to 2017. Minnesota Housing will also add eligible communities with more current data available by application release. Data source: <https://lehd.ces.census.gov/data/>.

communities' workforce travels 30+ miles into the community for work. *Communities are buffered by 10 miles in Greater Minnesota and 5 miles in the Metropolitan Area, as defined by the QAP, to account for a modest commuted.*

The maps and tables below and on following pages list and display eligible areas for the Metropolitan Area, as defined by the QAP, (pages 2-4) and Greater Minnesota (pages 5-7). If additional communities become eligible prior to release of the RFP, Minnesota Housing will add them to the lists; no communities will be subtracted from the lists with the update.

Twin Cities 7-County Metropolitan Area as defined by the QAP Job Centers and Ranked Job Growth Communities 2013-2018 (6 Points)

Twin Cities 7-County Metropolitan Area Top 5 Job Centers (2018)
Minneapolis, Hennepin
Saint Paul, Ramsey
Bloomington, Hennepin
Eden Prairie, Hennepin
Eagan, Dakota

Twin Cities 7-County Metropolitan Area Communities With Net Growth of 500 Jobs or More (2013-2018)	
Andover, Anoka	Lakeville, Dakota
Anoka, Anoka	Lino Lakes, Anoka
Apple Valley, Dakota	Maple Grove, Hennepin
Bayport, Washington	Maple Plain, Hennepin
Blaine, Anoka	Minneapolis, Hennepin
Bloomington, Hennepin	Minnetonka, Hennepin
Brooklyn Center, Hennepin	Mounds View, Ramsey
Brooklyn Park, Hennepin	New Brighton, Ramsey
Burnsville, Dakota	New Hope, Hennepin
Chanhassen, Carver	Oakdale, Washington
Chaska, Carver	Plymouth, Hennepin
Cottage Grove, Washington	Ramsey, Anoka
Eagan, Dakota	Rogers, Hennepin
Eden Prairie, Hennepin	Roseville, Ramsey
Falcon Heights, Ramsey	Saint Paul, Ramsey
Farmington, Dakota	Savage, Scott
Forest Lake, Washington	Shakopee, Scott
Fridley, Anoka	Vadnais Heights, Ramsey
Ham Lake, Anoka	Waconia, Carver
Hopkins, Hennepin	White Bear Lake, Ramsey
Inver Grove Heights, Dakota	Woodbury, Washington

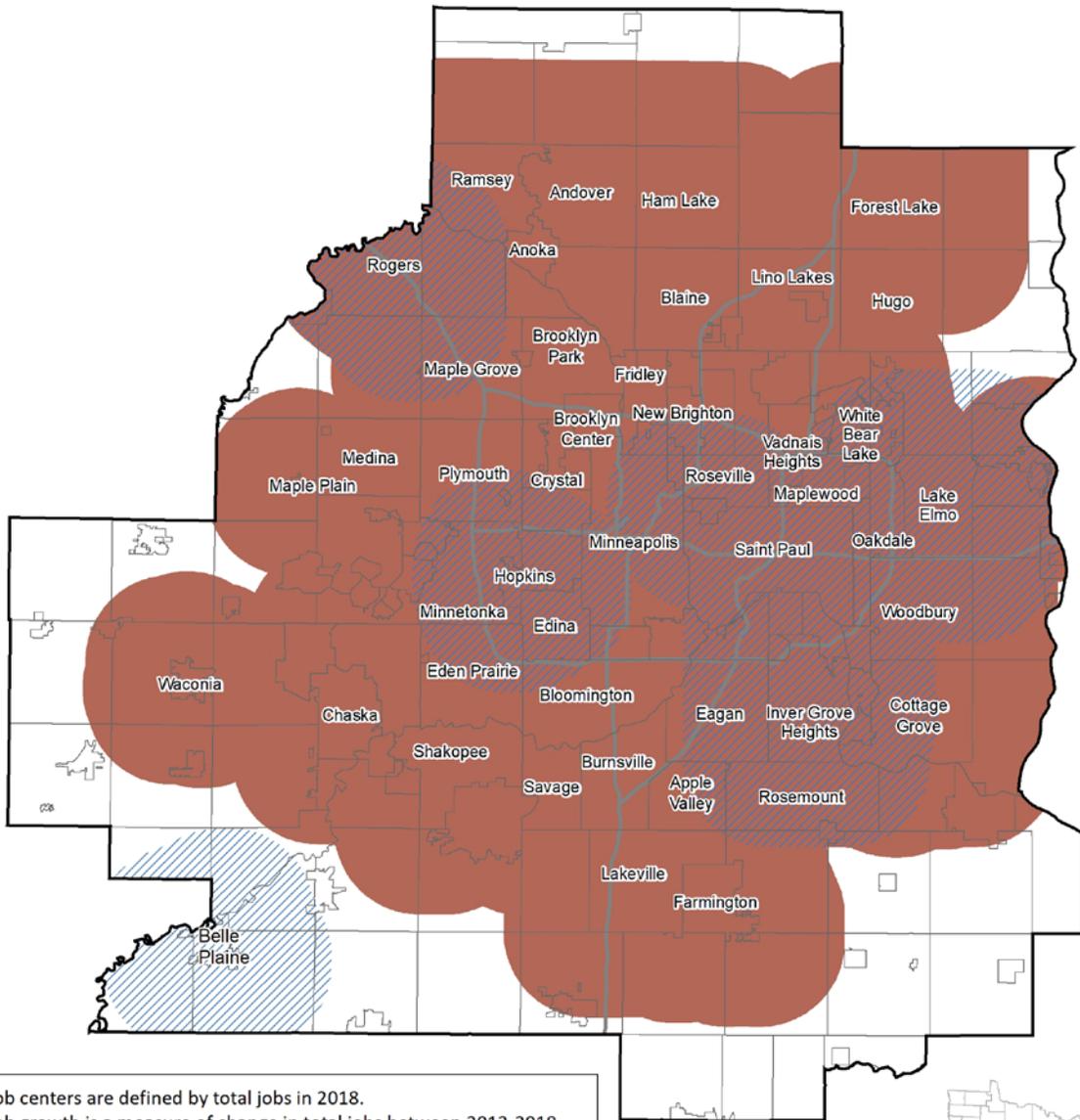
Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2013-2018).

Twin Cities 7-County Metropolitan Area Long Commute Communities (3 Points)

Twin Cities Metro Long Commute Communities		
Belle Plaine	Inver Grove Heights	South St. Paul
Falcon Heights	Lake Elmo	
Hopkins	Rogers	

Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data, 2017.

Metro Workforce Housing Communities for 2022 QAP



-Job centers are defined by total jobs in 2018.
 -Job growth is a measure of change in total jobs between 2013-2018.
 -To be eligible as a job growth community, a community must have 2,000 or more jobs in 2018.
 -Long Commute Communities have 2,000 or more jobs and 15% or more of the workforce travelling 30+ miles into the community for



 Long Commute Community (3 Points)
 Top 5 Job Center or Growth \geq 500 Jobs (6 Points)



Source: Minnesota Housing analysis of MN Department of Employment and Economic Developments Quarterly Census of Employment and Wages. Date: 4/14/2020



Greater Minnesota Job Centers and Job Growth Communities 2013-2018 (6 Points)

Greater Minnesota Top 10 Job Centers (2018)
Rochester, Olmsted
Duluth, Saint Louis
Saint Cloud, largely Stearns
Mankato, largely Blue Earth
Winona, Winona
Owatonna, Steele
Willmar, Kandiyohi
Alexandria, Douglas
Moorhead, Clay
Bemidji, Beltrami

Greater MN Communities With Net Growth of 100 jobs or more (2013-2018)	
Albertville, Wright	North Branch, Chisago
Alexandria, Douglas	North Mankato, Nicollet
Austin, Mower	Northfield, Rice
Baxter, Crow Wing	Otsego, Wright
Bemidji, Beltrami	Park Rapids, Hubbard
Big Lake, Sherburne	Pine City, Pine
Brainerd, Crow Wing	Pipestone, Pipestone
Buffalo, Wright	Princeton, Mille Lacs
Cold Spring, Stearns	Redwood Falls, Redwood
Delano, Wright	Rochester, Olmsted
Dodge Center, Dodge	Saint Cloud, Stearns
Duluth, Saint Louis	Saint Joseph, Stearns
Faribault, Rice	Saint Peter, Nicollet
Glenwood, Pope	Sartell, Stearns
Grand Rapids, Itasca	Sauk Centre, Stearns
Hermantown, Saint Louis	Sauk Rapids, Benton
Kathio Twp., Mille Lacs	Thief River Falls, Pennington
Lake City, Goodhue	Wadena, Wadena
Le Sueur, Le Sueur	Waite Park, Stearns
Litchfield, Meeker	Willmar, Kandiyohi
Mankato, Blue Earth	Windom, Cottonwood
Monticello, Wright	Worthington, Nobles
Mountain Iron, Saint Louis	Wyoming, Chisago
New Ulm, Brown	

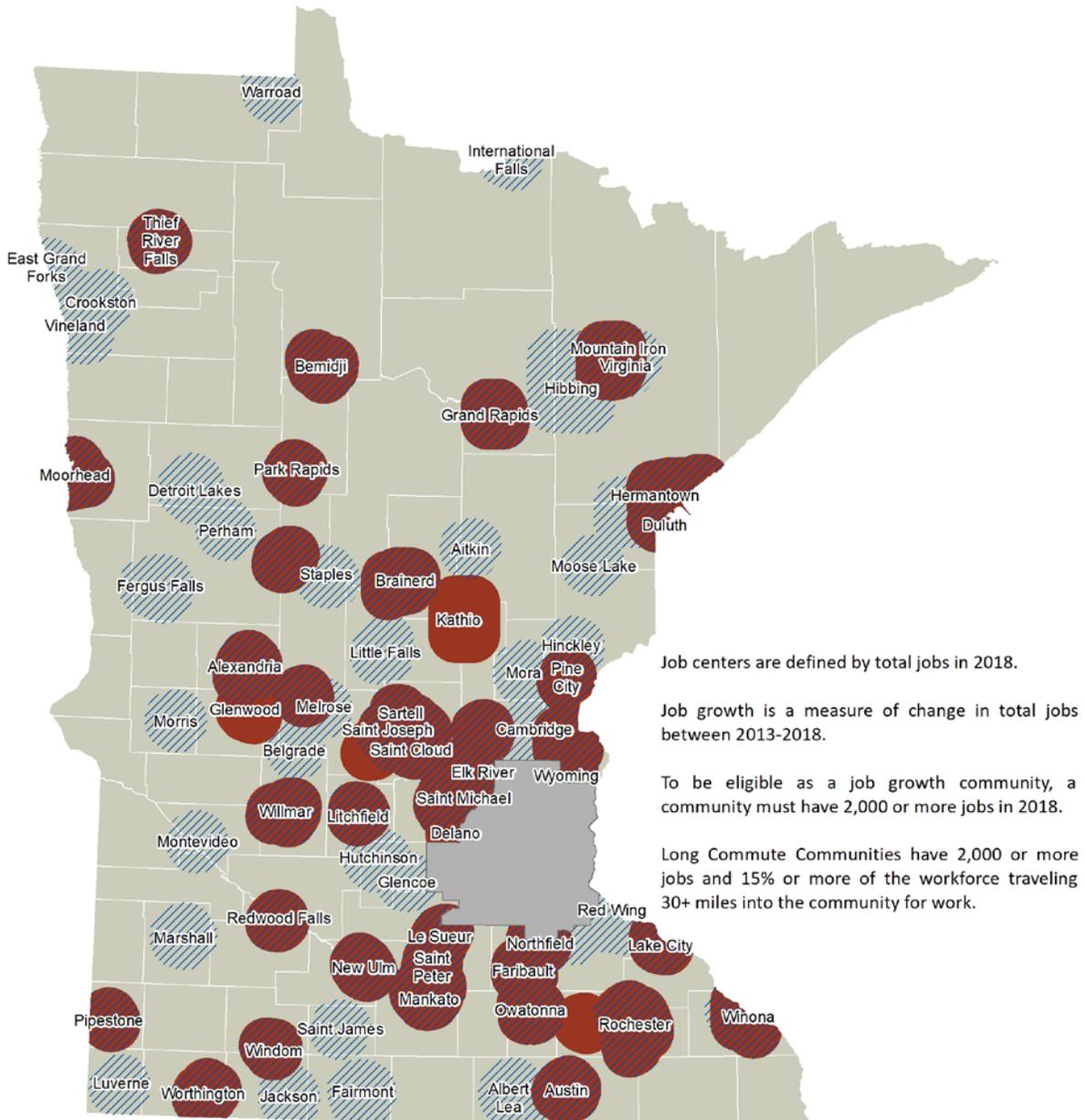
Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2013-2018).

Greater Minnesota Long Commute Communities (3 Points)

Greater Minnesota Metro Long Commute Communities			
Aitkin	Faribault	Monticello	Sauk Centre
Albert Lea	Fergus Falls	Moorhead	Sauk Rapids
Albertville	Glencoe	Moose Lake	St. Cloud
Alexandria	Goodview	Mora	St. James
Austin	Grand Rapids	Morris	St. Joseph
Baxter	Hermantown	Mountain Iron	St. Michael
Becker	Hibbing	New Ulm	St. Peter
Belgrade	Hinckley	North Branch	Staples
Bemidji	Hutchinson	North Mankato	Thief River Falls
Brainerd	International Falls	Northfield	Vineland
Buffalo	Jackson	Owatonna	Virginia
Cambridge	Lake City	Park Rapids	Wadena
Cannon Falls	Le Sueur	Perham	Waite Park
Cloquet	Litchfield	Pine City	Warroad
Crookston	Little Falls	Pipestone	Willmar
Detroit Lakes	Luverne	Princeton	Windom
Duluth	Mankato	Red Wing	Winona
East Grand Forks	Marshall	Redwood Falls	Worthington
Elk River	Melrose	Rochester	
Fairmont	Montevideo	Sartell	

Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data, 2017.

Greater Minnesota Workforce Housing Communities for 2022 QAP



Job centers are defined by total jobs in 2018.

Job growth is a measure of change in total jobs between 2013-2018.

To be eligible as a job growth community, a community must have 2,000 or more jobs in 2018.

Long Commute Communities have 2,000 or more jobs and 15% or more of the workforce traveling 30+ miles into the community for work.

-  Long Commute Community (3 Points)
-  Top 10 Job Center or Growth >=100 Jobs (6 Points)



Source: Minnesota Housing analysis of MN Department of Employment and Economic Development's Quarterly Census of Employment and Wages. Date: 4/14/2020

