



Community Profiles Data Methodology

Pertains to Data for HTC 2017, RFP 2016

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Planning, Research, and Evaluation

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Introduction

The community profiles updated for spring 2014 include several data sources and methodologies to process data presented in consolidated files for Minnesota counties and census tracts. This document describes the data sources and methodology used for the indicators. The appendix contains a complete data dictionary for the indicator data found in downloadable tables and maps. To access data, reports, and maps pertaining to the community profiles, please visit <http://www.mnhousing.gov> > Policy and Research > Community Profiles.

Housing Indicators

To develop the community profiles, Minnesota Housing collects data for 30 indicator categories that capture critical housing market, community and population characteristics for the state's 87 counties and 1335 census tracts. The indicators are:

Economy and Workforce Indicators

1. Total Jobs
2. Median Distance to Work
3. Unemployment Rate

Household Demographics Indicators

4. Population Age Categories
5. Percentage of Population from Communities of Color
6. Households and Change in Households
7. Percentage of Lower-Income Households Spending 30% or More of Income on Housing
8. Median Household Income
9. Median Family Income
10. Poverty Rate
11. Homeless Rate per 10,000 People (Regional Data)

Rental and Ownership Housing Market Indicators

12. Median Rent
13. Affordable Rental Housing Gap
14. Rental Vacancy Rate for Subsidized Affordable Housing Developments (MN Housing and USDA RD)
15. Age of Rental Housing Stock

16. Size of Rental Buildings
17. Size of Rental Units
18. Median Monthly Homeownership Costs (w/ mortgage)
19. Homeownership Rate
20. Foreclosure Rate
21. Median Age of All Housing Stock
22. Age of Owned Housing Stock
23. Median Home Sale Price
24. Change in Median Home Sale Price
25. Average Months' Supply of Homes for Sale (not available statewide)

MN Housing RFP Geographic Priority Areas

26. Economic Integration Priority Tracts
27. Location Efficiency (RFP Points for Access to Transit)
28. High Need Foreclosure Areas
29. Workforce Areas
30. Household Growth Areas
31. Preservation Priority Areas
32. Affordable Housing Gap Areas
33. Rural Designation Area

Data Sources

The community profiles indicators draw from several data sources. For the spring 2014 update, the data used are the most current available data from each source as of February 2014. The following are the details of each data source. The indicators that are derived from each source are listed. In addition, data processing methods for each individual source are described.

1. US Census Bureau, American Community Survey & Decennial Census

2009-2013 Estimates, and Decennial Census 2000 when calculating change

Indicators

- Percentage of Lower-Income Households Spending 30% or More of Income on Housing (broken out between renters, homeowners, and all households)
- Median Household Income
- Median Family Income
- Poverty Rate
- Median Rent
- Median Monthly Homeownership Costs (households with a mortgage)
- Homeownership Rate
- Percent of Population from Communities of Color
- Median Age of Housing Stock
- Age of Housing Stock by Rental and Ownership Units by Year Built Categories (Pre 1960, 1960-1979, and 1980+)
- Population by Age (25-34, 55+, 55-64, 65+)
- Total Households
- Change in Households
- Size of Rental Buildings (1 unit, 2-9 units, 10-49 units, and 50+ units)
- Size of Rental Units (0 bedroom, 1 bedroom, 2 bedrooms, 2+ bedrooms)

Processing Methods

Data for these indicators are obtained through the US Census Bureau website

(<http://www.census.gov/acs/www/>) at the census tract and county level geographies for Minnesota.

Most indicators require minimal processing to obtain the indicator value, and such processing typically calculates rates or proportions. In the cases of calculating percentages of population from communities of color, age 55 or over, and age 25-34, categories are combined to derive an aggregated value. Margin of error values are included in the dataset download, and are calculated using Census Bureau published methods for calculating these values¹.

2. US Census Bureau, Local Employment Dynamics

2011

Indicators

- Number of Total Low and Moderate Wage Jobs (within 5 miles for census tracts, total in county for county data)
- Median Distance to Work in Miles
- Share of Workers in a Community that Travel 30+ Miles to Work (overlay of communities, not presented as tract or county indicator).

¹ http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/MultiyearACSAccuracyofData2012.pdf

Processing Methods

Data are obtained from the Local Employment Dynamics dataset through the Longitudinal Employer-Household Dynamics Program of the US Census Bureau, <http://lehd.did.census.gov/led/>.

Low and moderate wage jobs are defined by using two of three income categories reported in the LEHD dataset, and represent jobs with monthly earnings \leq \$3,333.

To obtain jobs by census tract, the workplace area characteristics file is used. The jobs data are available at the census block level. To calculate the total jobs within 5 miles of a census tract, the census tract boundary is buffered by 5 miles. A sum of total jobs from the census tract and all blocks that fall within the 5 mile catchment of the population center are used.

To calculate median distance to work of residents and share of workers traveling 30+ miles in an area, the origin destination file is used. For every work/home census block connection, distance is calculated and the median of all distances for workers who live in a tract is represented in the data.

3. Minnesota Department of Employment and Economic Development (DEED), Local Area Unemployment Statistics

December 2014

Indicators

- Unemployment Rate

Processing Methods

Unemployment data for December 2014 are retrieved for counties and large cities (n=66) from the DEED website <http://mn.gov/deed/data/data-tools/laus.jsp>

For census tracts that intersect a large city in the DEED dataset, unemployment rates are reported as the city figures, and for census tracts outside of a large city, the county level data are reported.

4. Minnesota Department of Employment and Economic Development, Quarterly Census of Employment and Wages

Annual Data for 2009 and 2014

Indicators

- None this round – however, these data are used in calculations for top growth communities as part of the consolidated RFP geographic priorities. (See Minnesota Housing website for more information on the Consolidated RFP for 2016, <http://www.mnhousing.gov>)

Processing Methods

Data on number of jobs are obtained from the Quarterly Census of Employment and Wages for all cities (CTUs), city parts for Duluth, St. Paul, and Minneapolis, and counties through DEED's website: <http://mn.gov/deed/data/data-tools/qcew.jsp>

5. Minnesota Department of Revenue, Certificate of Real Estate Value (CREV)

FY 2012/2013 & FY 2013/2014

Indicators

- Median Home Sale Price (open-market, arms-length transactions)
- Percentage Change in Median Home Sale Price (open-market, arms-length transactions)

Processing Methods

Data for home sales prices are obtained directly from the Minnesota Department of Revenue. The data are annual data available for fiscal year 2014 (July 2013-June 2014) and are compared to fiscal year 2013. It is important to note that these data are for open-market, arms-length transactions and do not include short sales nor REO sales (foreclosures).

Data are made available for each sale that occurred during the fiscal year and have a city assigned. These data are aggregated to the city level and county level using a look up table developed at Minnesota Housing.

Using a crosswalk table developed to associate MCDs with census tracts, each census tract is assigned CREV data in the following ways:

- If the census tract is completely within a MCD, the value associated with that MCD is assigned to the census tract, and a note of which MCD the value represents is provided, e.g. “Median Home Sales Price for City of Rochester”.
- If the census tract is part of or contains multiple MCDs, the values represent an average for those MCDs, and a note is provided that names one MCD in the average and the total number of MCD’s included in the calculation.
- There are some cases where a census tract is mostly in a city and only partially in a neighboring township. In these cases, the city’s median home sales price is used and noted.

6. Minnesota Housing & USDA Rural Development, Multifamily Vacancy Rates

March 2015

Indicators

- Rental Vacancy Rate for Subsidized Affordable Housing Developments

Processing Methods

Includes rental vacancy rates for affordable housing units that are in the portfolios of Minnesota Housing and USDA Rural Development, by county for March 2015. USDA Rural Development data are made available at the county level, and Minnesota Housing data are aggregated to match that geography. Counties with fewer than five properties are suppressed for accuracy. This data is only available at the county level. In the census tract dataset, each tract is assigned the county’s rate.

7. Consolidated Planning/Comprehensive Housing Affordability Strategy (CHAS) data

2009-2013 Estimates

Indicators

- Affordable Housing Gap

Processing Methods

The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of median income).

Data at the census tract level from two tables of the CHAS dataset, including total number of renters <=50% AMI (Table 8) and total rental units affordable to <=50% AMI (Table 15C) are calculated and the gap is calculated as the difference between the two.

For more information on CHAS see: http://www.huduser.org/portal/datasets/cp/CHAS/bg_chas.html

8. Wilder Foundation Statewide Homelessness Study

October 2012

Indicators

- Homeless rate per 10,000 people by region

Processing Methods

Data on total persons and rates of homelessness by region based upon a point in time homelessness count. From Wilder,

"The data tables include counts of all people using the formal shelter system -- those in emergency shelters, battered women's shelters, and transitional housing programs --on the day of the study. They also include counts of homeless people interviewed on that day who were found through outreach in locations such as encampments, hot-meal programs, and other drop-in service locations. The count underrepresents the actual homeless population, since many homeless people outside the shelter system are not found."

Data are assigned to counties and reported as regional figures at both the Census Tract and County level. For more information on the original dataset see: <http://www.wilder.org/Wilder-Research/Research-Areas/Homelessness/Pages/Statewide-Homeless-Study-Detailed-Data.aspx>

9. NorthstarMLS, Provided by the Minneapolis Area Association of REALTORS® and 10K Research and Marketing

Annual 2014 and Q4 2014

Indicators

- Month's Supply Inventory (Q4)
- Change in Median Home Sales Price (Annual 2013 – 2014)

Processing Methods

Data for Month's Supply Inventory and Median Home Sales Price is acquired through the Minneapolis Area Association of Realtors, at the zipcode level. These data are available only for the Twin Cities Metro, and are not a statewide dataset.

Using a crosswalk table developed by Minnesota housing based on number of households at the census block level in 2010, each census tract is assigned a month's supply inventory based on a weighted average using the household ratio between a tract and zip code pair. The crosswalk provides a ratio of households in one zip code in each census tract that splits the zip code. A sum of the household ratio for all tract parts in one zipcode will equal 100%. Because the value for month's supply inventory is an average for a zipcode, the data couldn't be split based on the crosswalk ratio. Instead, the household ratio is used as a weighting variable within SPSS software. The month's supply inventory zipcode data are joined to the census tract crosswalk, and then aggregated to the tract, weighting the average based on the residential ratio provided in the crosswalk.

10. CoreLogic MarketTrends Report

December 2014

Indicators

- Foreclosure Index (census tract dataset)

Processing Methods

Minnesota Housing purchases data from CoreLogic on the number of foreclosures in Minnesota. For the community profiles, foreclosure is defined as Post Sale Foreclosures or REOs. Data are made available at the zip code level and are allocated to Census tracts using a crosswalk table developed internally based on 2010 census block data of households.

Foreclosures are allocated to a census tract based upon a ratio of households between unique combinations of zipcodes and census tracts. When a zipcode is split by a census tract geography, the zip code is duplicated in the crosswalk file. The crosswalk provides a ratio of total households in each census tract that splits the zip code. A sum of the household ratio for all tract parts in one zipcode will equal 100%. Once allocated, foreclosures per households are calculated using total households within the census tract (using Decennial Census 2010 data). A foreclosure index is then calculated (foreclosures in a tract/total households in the tract)/(foreclosures in Minnesota/households in Minnesota). An index of 100 represents the statewide rate, whereas an index of 200 is twice the state rate, etc. Reported rates are rounded to the 10.

Note on zipcode 55130. This zipcode on Saint Paul's East Side is relatively new. While local data support that this zipcode has significant foreclosures, the analysis did not pick up this area as a hot spot for foreclosure. The census tracts that make up this zipcode were manually altered to a score of 150 (the minimum score to receive high need points in our analysis). No other data were altered in this analysis.

11. Homeownership Center, County Sheriff's Sales 2014

Indicators

- Foreclosure Rate (county dataset)

Processing Methods

The foreclosure rate is based on the number of Sheriff Sales as a percent of total residential parcels. The foreclosure data are from county reported sheriff's sales and the 2014 parcel count from the Minnesota Department of Revenue. The data are reported by the Minnesota Homeownership Center. The 2014 annual report data are used in the community profiles when reporting on county level data.

Appendix 1 Data Dictionary (for data download)

Column	Label	Description & Source	Measure	Data Type
GEOID	Federal Geographic Identifier for Tract or County - FIPS	Federal Geographic Identifier for Tract or County - FIPS	Text	Text
GEOID2	Census Tract FIPS	Short FIPS for Census Tract - only in Tract data	Text	Text
	County FIPS	County FIPS	Text	Text
GEONAME	Geographic Name	County or Tract Name (depending on data)	Text	Text
Region	Location by region (MSA Counties, Twin Cities Metro, Greater MN)	Location by region (MSA Counties, Twin Cities Metro, Greater MN) based on Metropolitan Statistical Areas current in the US Census as of publication.	Text	Text
AGE2534	Percentage of Population Age 25-34	Percentage of Population Age 25-34. Data are from the American Community Survey estimates for 2009-2013.	Share	Decimal
AGE2534MOE	Margin of error for Percentage of Population Age 25-34	Margin of error for Percentage of Population Age 25-34. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
AGE2534RNK	Rank in Minnesota for Percentage of Population Age 25-34	Rank in Minnesota for Percentage of Population Age 25-34. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
AGE55	Percentage of Population Age 55 and Over	Percentage of Population Age 55 and Over. Data are from the American Community Survey estimates for 2009-2013.	Share	Decimal
AGE55MOE	Margin of error for Percentage of Population Age 55 and Over	Margin of error for Percentage of Population Age 55 and Over. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
AGE55RNK	Rank in Minnesota for Percentage of Population Age 55 and Over	Rank in Minnesota for Percentage of Population Age 55 and Over. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
AGE5564	Percentage of Population Age 55-64	Percentage of Population Age 55-64. Data are from the American Community Survey estimates for 2009-2013.	Share	Decimal
AGE5564MOE	Margin of error for Percentage of Population Age 55-64	Margin of error for Percentage of Population Age 55-64. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
AGE5564RNK	Rank in Minnesota for Percentage of Population Age 55-64	Rank in Minnesota for Percentage of Population Age 55-64. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
AGE65	Percentage of Population Age 65 and Over	Percentage of Population Age 65 and Over. Data are from the American Community Survey estimates for 2009-2013.	Share	Decimal
AGE65MOE	Margin of error for Percentage of Population Age 65 and Over	Margin of error for Percentage of Population Age 65 and Over. Data are from the American Community Survey estimates for 2009-2013.	Text	Text

Column	Label	Description & Source	Measure	Data Type
AGE65RNK	Rank in Minnesota for Percentage of Population Age 65 and Over	Rank in Minnesota for Percentage of Population Age 65 and Over. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
CHHHLDS	Absolute Change in Households 2000-2012	Absolute Change in Households 2000-2013. Data are from the American Community Survey estimates for 2009-2013 and Decennial Census 2000.	Numeric	Decimal
CHHHRNK	Rank in Minnesota for Absolute Change in Households 2000-2011	Rank in Minnesota for Absolute Change in Households 2000-2013.	Text	Text
CHHHLDSP	Percent Change in Households 2000-2012	Percent Change in Households 2000-2013. Data are from the American Community Survey estimates for 2009-2013 and Decennial Census 2000.	Share	Decimal
CHHHPRNK	Rank in Minnesota for Percent Change in Households 2000-2012	Rank in Minnesota for Percent Change in Households 2000-2013. Data are from the American Community Survey estimates for 2009-2013 and Decennial Census 2000.	Text	Text
CHHHSRC	Source details for change in households	Source details for change in households. Data are from the American Community Survey estimates for 2009-2013 and Decennial Census 2000.	Text	Text
COC	Percentage of population from communities of color	Percentage of population from communities of color, includes all population that are not "white, non-Hispanic". Data from American Community Survey 2009-2013 estimates.	Share	Text
COCMOE	Margin of error for percentage of population from communities of color	Data from American Community Survey 2009-2013 estimates.	Text	Text
COCRNK	Rank in Minnesota for percentage of population from communities of color	Rank in Minnesota for percentage of population from Communities of Color, includes all population that are not "white, non-Hispanic". Data from American Community Survey 2009-2013 estimates.	Text	Text
COSTBALL	Percentage of lower-income households spending 30% or more of monthly income on housing	Percent of lower-income households (annual household income with \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey estimates for 2009-2013.	Share	Decimal
COSTBAMOE	Margin of error for percentage of lower-income households spending 30% or more of monthly income on housing	Margin of error for percent of lower-income households (annual household income with \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey estimates 2009-2013.	Text	Text

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Column	Label	Description & Source	Measure	Data Type
COSTBARNK	Rank in Minnesota for percentage of lower-income households spending 30% or more of monthly income on housing	Rank in Minnesota for percent of lower-income households (annual household income with \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey estimates 2009-2013.	Text	Text
COSTBO	Percentage of lower-income homeowners spending 30% or more of monthly income on housing	Percent of lower-income homeowners (annual household income with \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey estimates for 2009-2013.	Share	Decimal
COSTBOMOE	Margin of error for percentage of lower-income homeowners spending 30% or more of monthly income on housing	Margin of error for percent of lower-income homeowners (annual household income with \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey estimates 2009-2013.	Text	Text
COSTBORNK	Rank in Minnesota for percentage of lower-income homeowners spending 30% or more of monthly income on housing	Rank in Minnesota for percent of lower-income homeowners (annual household income with \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey estimates 2009-2013.	Text	Text
COSTBR	Percentage of lower-income renters spending 30% or more of monthly income on housing	Percent of lower-income renters (annual household income with \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey estimates for 2009-2013.	Share	Decimal
COSTBRMOE	Margin of error for percentage of lower-income renters spending 30% or more of monthly income on housing	Margin of error for percent of lower-income renters (annual household income with \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey estimates 2009-2013.	Text	Text
COSTBRRNK	Rank in Minnesota for percentage of lower-income renters spending 30% or more of monthly income on housing	Rank in Minnesota for percent of lower-income renters (annual household income with \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey estimates 2009-2013.	Text	Text
FAMINC	Median family income	Median family income, American Community Survey estimates for 2009-2013.	Currency	Decimal
FAMINCMOE	Margin of error for median family income	Margin of error for Median family income, American Community Survey estimates for 2009-2013.	Text	Text
FAMINCRNK	Rank in region for median family income	Rank in Minnesota for Median family income, American Community Survey estimates for 2009-2013.	Text	Text

Column	Label	Description & Source	Measure	Data Type
FORECLI	Foreclosure rate (county) or index (tract)	Foreclosure rate for county data from the Homeownership Center's report, 2014 Annual Foreclosures in Minnesota, data are the number of foreclosed mortgages as a percent of total residential parcels, source: County reported sheriff's sales *and parcel counts from MN Department of Revenue. (www.housinglink.org). Tract level data are based upon data originally at the zipcode level from CoreLogic for 2014. The statewide index is 100.	Rate	Decimal
FORECLIRNK	Rank in Minnesota for foreclosure rate or index	Statewide rank for foreclosure: Foreclosure rate for county data from the MN Homeownership Center's report, 2014 Annual Foreclosures in Minnesota, data are the number of foreclosed mortgages as a percent of total residential parcels, source: County reported sheriff's sales *and parcel counts from MN Department of Revenue. (www.housinglink.org). Tract level data are based upon data originally at the zipcode level from CoreLogic for 2014. The statewide index is 100.	Text	Text
FORECLISRC	Source of foreclosure rate or index	Source of Foreclosure data for county or tract. Foreclosure rate for county data from the MN Homeownership Center's report, 2014 Annual Foreclosures in Minnesota, data are the number of foreclosed mortgages as a percent of total residential parcels, source: County reported sheriff's sales *and parcel counts from MN Department of Revenue. (www.housinglink.org). Tract level data are based upon data originally at the zipcode level from CoreLogic for 2014. The statewide index is 100.	Text	Text
GAP	Affordable rental housing gap	This is an estimate of the gap in affordable rental housing units to households with incomes <50% AMI. Data at the census tract level from two tables of the CHAS dataset (2007-2011), including total number of renters <=50% AMI (Table 8) and total rental units affordable to <=50% AMI (Table 15C) are calculated and the gap is calculated as the difference between the two.	Units	Integer
GAPMOE	Margin of error for affordable housing gap	Margin of error for affordable rental housing gap using CHAS data for 2007-2011.	Text	Text
GAPRNK	Rank in Minnesota for affordable rental housing gap	Statewide rank for affordable rental housing gap using CHAS data for 2007-2011.	Text	Text
HHINC	Median household income	Median household income, American Community Survey estimates for 2009-2013.	Currency	Decimal
HHINCMOE	Margin of error for median household income	Median household income, American Community Survey estimates for 2009-2013.	Text	Text

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Column	Label	Description & Source	Measure	Data Type
HHINCRNK	Rank in region for median household income	Median household income, American Community Survey estimates for 2009-2013.	Text	Text
HOCOSTS	Median Monthly Homeownership Costs (households with a mortgage)	Median monthly homeownership costs for households with a mortgage, American Community Survey estimates for 2009-2013.		
HOCOSTSMOE	Margin of error for Median Monthly Homeownership Costs (households with a mortgage)	Margin of error for median monthly homeownership costs for households with a mortgage, American Community Survey estimates for 2009-2013.	Text	Text
HOCOSTSRNK	Rank in Minnesota for Median Monthly Homeownership Costs (households with a mortgage)	Rank in Minnesota for median monthly homeownership costs for households with a mortgage, American Community Survey estimates for 2009-2013.	Text	Text
HOMELESS	Estimated homeless rate per 10,000 people by region	Estimated homeless households and rate per 10,000 people in region from Wilder Foundation Homeless study as of 2012.	Numeric	Decimal
HOMELESSRC	Source information for estimated homeless rate per 10,000 people by region	Source detail of estimated homeless households and rate per 10,000 people in region from Wilder Foundation Homeless study as of 2012.	Text	Text
HOMELESSRNK	Rank in Minnesota for estimated homeless rate per 10,000 people by region	Rank in Minnesota (by region) for estimated homeless households and rate per 10,000 people in region from Wilder Foundation Homeless study as of 2012.	Text	Text
JOBS	Number of Jobs	Number of total jobs within 5 miles for census tract and total for county if County level. For Census tract data, the total jobs that are within 5 miles of a census tract are analyzed considering regional differences (Metro, Top 5, and Greater MN). Source of data is the Local Employment Dynamics program of the US Census, 2011.	Numeric	Integer
JOBSRNK	Rank in Minnesota for Number Jobs	Rank in Minnesota for number of total jobs within 5 miles for census tract and total for county if County level. For Census tract data, the total jobs that are within 5 miles of a census tract are analyzed considering regional differences (Metro, Top 5, and Greater MN). Source of data is the Local Employment Dynamics program of the US Census, 2011.	Text	Text
JOBSRC	Source Information for Number of Jobs	Source information for number of total jobs within 5 miles for census tract and total for county if County level. For Census tract data, the total jobs that are within 5 miles of a census tract are analyzed considering regional differences (Metro, Top 5, and Greater MN). Source of data is the Local Employment Dynamics program of the US Census, 2011.	Text	Text

Column	Label	Description & Source	Measure	Data Type
MOSUP	Average Months Supply of Homes for Sale (not available statewide) – 2 nd Quarter 2013	Average month's supply of homes for sale from fourth quarter 2014 are available only for the 7 County Twin Cities Metro. Data comes from NorthstarMLS. Provided by the Minneapolis Area Association of REALTORS® and 10K Research and Marketing.	Numeric	Integer
MOSUPRNK	Rank in Metro for Average Months Supply of Homes for Sale (not available statewide) – 2 nd Quarter 2013	Rank in Metro for average month's supply of homes for sale from fourth quarter 2014 are available only for the 7 County Twin Cities Metro. Data comes from NorthstarMLS. Provided by the Minneapolis Area Association of REALTORS® and 10K Research and Marketing.	Text	Text
MOSUPSRC	Source Information for Average Months Supply of Homes for Sale (not available statewide) – 2 nd Quarter 2013	Source information for average month's supply of homes for sale from fourth quarter 2014 are available only for the 7 County Twin Cities Metro. Data comes from NorthstarMLS. Provided by the Minneapolis Area Association of REALTORS® and 10K Research and Marketing.	Text	Text
MSALE	Median Metro Home Sale Price in FY 2013	Median sales price for 2014 for all transactions, available only for the 7 County Twin Cities Metro. Data comes from NorthstarMLS. Provided by the Minneapolis Area Association of REALTORS® and 10K Research and Marketing.	Currency	Decimal
MSALCHG	Percentage Change in Median Metro Home Sale Price FY 12-13	Change in median sales price for all transactions is available only for the 7 County Twin Cities Metro. Data are from the Minneapolis Area Association of realtors and are originally at the zipcode level.	Percent	Text
MSALRNK	Rank in Metro for Percentage Change in Metro Median Home Sale Price FY 12-13	Ranked median sales price for 2014 for all transactions, available only for the 7 County Twin Cities Metro. Data are from the Minneapolis Area Association of realtors and are originally at the zipcode level.	Text	Text
MSALCHGRNK	Rank in Metro for Metro Median Home Sale Price in FY 2012	Ranked change in median sales price for all transactions is available only for the 7 County Twin Cities Metro. Data are from the Minneapolis Area Association of realtors and are originally at the zipcode level.	Text	Text
MSALSRC	Source Information for Metro Median Home Sale Price in 12-13	Source Information for median home sales price for the Twin Cities Metro, annual data for 2013 & 2014. Data comes from NorthstarMLS. Provided by the Minneapolis Area Association of REALTORS® and 10K Research and Marketing.	Text	Text
OWN1950	Percentage of owner occupied housing units built before 1950	Percentage of owner occupied housing units built before 1950 . American Community Survey estimates for 2009-2013.	Decimal	Decimal

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Column	Label	Description & Source	Measure	Data Type
OWN1950MOE	Margin of error for percentage of owner occupied housing units built before 1950	Margin of error for percentage of owner occupied housing units built before 1950. American Community Survey estimates 2009-2013.	Text	Text
OWN1950RNK	Rank in Minnesota for percentage of owner occupied housing units built before 1950	Rank in Minnesota for percentage of owner occupied housing units built before 1950. American Community Survey estimates 2009-2013.	Text	Text
OWN1980	Percentage of owner occupied housing units built 1980 and later	Percentage of owner occupied housing units built 1980 and later . American Community Survey estimates for 2009-2013.	Decimal	Decimal
OWN1980MOE	Margin of error for percentage of owner occupied housing units built 1980 and later	Margin of error for percentage of owner occupied housing units built 1980 and later. American Community Survey estimates 2009-2013.	Text	Text
OWN1980RNK	Rank in Minnesota for percentage of owner occupied housing units built 1980 and later	Rank in Minnesota for percentage of owner occupied housing units built 1980 and later. American Community Survey estimates 2009-2013.	Text	Text
OWN5079	Percentage of owner occupied housing units built 1950-1979	Percentage of owner occupied housing units built 1950-1979. American Community Survey estimates for 2009-2013.	Decimal	Decimal
OWN5079MOE	Margin of error for percentage of owner occupied housing units built 1950-1979	Margin of error for percentage of owner occupied housing units built 1950-1979. American Community Survey estimates 2009-2013.	Text	Text
OWN5079RNK	Rank in Minnesota for percentage of owner occupied housing units built 1950-1979	Rank in Minnesota for percentage of owner occupied housing units built 1950-1979. American Community Survey estimates 2009-2013.	Text	Text
OWNER	Homeownership Rate - Percent of Units Owned	Homeownership rate represents total percent of housing units that are owned. American Community Survey estimates 2009-2013.	Rate	Decimal
OWNERMOE	Margin of error for Homeownership Rate - Percent of Units Owned	Margin of error for homeownership rate. American Community Survey estimates 2009-2013.	Text	Text
OWNERRNK	Rank in Minnesota for Homeownership Rate - Percent of Units Owned	Rank in Minnesota for Homeownership rate represents total percent of housing units that are owned. Data from American Community Survey 2009-2013 estimates.	Text	Text
POVERTY	Poverty Rate - Percent of Population in Poverty	Poverty rate represents total percent of population who are in poverty, defined by the US Census. Data are from the American Community Survey estimates for 2009-2013.	Rate	Decimal
POVERTYMOE	Margin of error for Poverty Rate - Percent of Population in Poverty	Margin of error for poverty rate. Poverty rate represents total percent of population who are in poverty, defined by the US Census. Data are from the American Community Survey estimates for 2009-2013.	Text	Text

Column	Label	Description & Source	Measure	Data Type
POVERTYRNK	Rank in Minnesota for Poverty Rate - Percent of Population in Poverty	Rank in Minnesota for poverty rate. Poverty rate represents total percent of population who are in poverty, defined by the US Census. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
RENT	Median Rent	Median rent of rented units, represented by gross rent defined by the US Census. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
RENTMOE	MOE Median Rent	Margin of error for median rent of rented units. Median rent represented by gross rent defined by the US Census. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
RENTRNK	Rank Median Rent	Rank in Minnesota for median rent of rented units. Median rent represented by gross rent defined by the US Census. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
RENT1UNIT	Total rental housing units in 1 unit structures	Total rental housing units in 1 unit structures. Data are from the American Community Survey estimates for 2009-2013.	Numeric	Decimal
RENT1UNITMOE	Margin of error for total rental housing units in 1 unit structures	Margin of error for total rental housing units in 1 unit structures. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
RENT1UNITRNK	Rank in Minnesota for total rental housing units in 1 unit structures	Rank in Minnesota for total rental housing units in 1 unit structures. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
RENT210UNIT	Total rental housing units in 2-9 unit structures	Total rental housing units in 2-9 unit structures. Data are from the American Community Survey estimates for 2009-2013.	Numeric	Decimal
RENT210UNITMOE	Margin of error for total rental housing units in 2-9 unit structures	Margin of error for total rental housing units in 2-9 unit structures. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
RENT210UNITRNK	Rank in Minnesota for total rental housing units in 2-9 unit structures	Rank in Minnesota for total rental housing units in 2-9 unit structures. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
RENT1049UNIT	Total rental housing units in 10-49 unit structures	Total rental housing units in 10-49 unit structures. Data are from the American Community Survey estimates for 2009-2013.	Numeric	Decimal
RENT1049UNITMOE	Margin of error for total rental housing units in 10-49 unit structures	Margin of error for total rental housing units in 10-49 unit structures. Data are from the American Community Survey estimates for 2009-2013.	Text	Text

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Column	Label	Description & Source	Measure	Data Type
RENT1049UNITRNK	Rank in Minnesota for total rental housing units in 10-49 unit structures	Rank in Minnesota for total rental housing units in 10-49 unit structures. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
RENT50UNIT	Total rental housing units in 50+ unit structures	Total rental housing units in 50+ unit structures. Data are from the American Community Survey estimates for 2009-2013.	Numeric	Decimal
RENT50UNITMOE	Margin of error for total rental housing units in 50+ unit structures	Margin of error for total rental housing units in 50+ unit structures	Text	Text
RENT50UNITRNK	Rank in Minnesota for total rental housing units in 50+ unit structures	Rank in Minnesota for total rental housing units in 50+ unit structures. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
RENT1950	Percentage of renter occupied housing units built before 1950	Percentage of renter occupied housing units built before 1950. American Community Survey estimates for 2009-2013.	Share	Decimal
RENT1950MOE	Margin of error for percentage of renter occupied housing units built before 1950	Margin of error for percentage of renter occupied housing units built before 1950. American Community Survey estimates 2009-2013.	Text	Text
RENT1950RNK	Rank in Minnesota for percentage of renter occupied housing units built before 1950	Rank in Minnesota for percentage of renter occupied housing units built before 1950. American Community Survey estimates 2009-2013.	Text	Text
RENT1980	Percentage of renter occupied housing units built 1980 and later	Percentage of renter occupied housing units built 1980 and later . American Community Survey estimates for 2009-2013.	Share	Decimal
RENT1980MOE	Margin of error for percentage of renter occupied housing units built 1980 and later	Margin of error for percentage of renter occupied housing units built 1980 and later. American Community Survey estimates 2009-2013.	Text	Text
RENT1980RNK	Rank in Minnesota for percentage of renter occupied housing units built 1980 and later	Rank in Minnesota for percentage of renter occupied housing units built 1980 and later. American Community Survey estimates 2009-2013.	Text	Text
RENT5079	Percentage of renter occupied housing units built 1950-1979	Percentage of renter occupied housing units built 1950-1979 . American Community Survey estimates for 2009-2013.	Share	Decimal
RENT5079MOE	Margin of error for percentage of renter occupied housing units built 1950-1979	Margin of error for percentage of renter occupied housing units built 1950-1979. American Community Survey estimates 2009-2013.	Text	Text
RENT5079RNK	Rank in Minnesota for percentage of renter occupied housing units built 1950-1979	Rank in Minnesota for percentage of renter occupied housing units built 1950-1979. American Community Survey estimates 2009-2013.	Text	Text
RENT0BR	Number of renter occupied units with 0 bedrooms	Number of renter occupied units with 0 bedrooms. American Community Survey estimates 2009-2013.	Numeric	Decimal

Column	Label	Description & Source	Measure	Data Type
RENT0BRMOE	Margin of error for renter occupied units with 0 bedrooms	Margin of error for renter occupied units with 0 bedrooms. American Community Survey estimates 2009-2013.	Text	Text
RENT0BRRNK	Rank in Minnesota for renter occupied units with 0 bedrooms	Rank in Minnesota for renter occupied units with 0 bedrooms. American Community Survey estimates 2009-2013.	Text	Text
RENT1BR	Number of renter occupied units with 1 bedroom	Number of renter occupied units with 1 bedroom. American Community Survey estimates 2009-2013.	Numeric	Decimal
RENT1BRMOE	Margin of error for renter occupied units with 1 bedroom	Margin of error for renter occupied units with 1 bedroom. American Community Survey estimates 2009-2013.	Text	Text
RENT1BRRNK	Rank in Minnesota for renter occupied units with 1 bedroom	Rank in Minnesota for renter occupied units with 1 bedroom. American Community Survey estimates 2009-2013.	Text	Text
RENT2BR	Number of renter occupied units with 2 bedrooms	Number of renter occupied units with 2 bedrooms. American Community Survey estimates 2009-2013.	Numeric	Decimal
RENT2BRMOE	Margin of error for renter occupied units with 2 bedrooms	Margin of error for renter occupied units with 2 bedrooms. American Community Survey estimates 2009-2013.	Text	Text
RENT2BRRNK	Rank in Minnesota for renter occupied units with 2 bedrooms	Rank in Minnesota for renter occupied units with 2 bedrooms. American Community Survey estimates 2009-2013.	Text	Text
RENT3BR	Number of renter occupied units with 3+ bedrooms	Number of renter occupied units with 3+ bedrooms. American Community Survey estimates 2009-2013.	Numeric	Decimal
RENT3BRMOE	Margin of error for renter occupied units with 3+ bedrooms	Margin of error for renter occupied units with 3+ bedrooms. American Community Survey estimates 2009-2013.	Text	Text
RENT3BRRNK	Rank in Minnesota for renter occupied units with 3+ bedrooms	Rank in Minnesota for renter occupied units with 3+ bedrooms. American Community Survey estimates 2009-2013.	Text	Text
SALE	Median Home Sale Price in FY 2013 (open-market, arms-length transactions)	Median home sales price includes only open-market, arms-length transactions by city for 2012. Data are allocated to the census tract level using test methodology. Source of data is the Minnesota Department of Revenue, Certificate of Real Estate Value, 2013.	Currency	Decimal
SALECHNG	Percentage Change in Median Home Sale Price FY 12-13 (open-market, arms-length transactions)	Percent change in median home sales price for FY 2012-2013. Includes only open-market, arms-length transactions by city. Data are allocated to the census tract level using test methodology. Source of data is the Minnesota Department of Revenue, Certificate of Real Estate Value.	Percent	Text
SALECHNGSRC	Source Information for Median Home Sale Price in FY 2012 & 2013(open-market, arms-length transactions)	Source information for median home sales price for FY 2012 and 2013. Includes only open-market, arms-length transactions by city. Data are allocated to the census tract level using test methodology. Source of data is the Minnesota Department of Revenue, Certificate of Real Estate Value.	Text	Text

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Column	Label	Description & Source	Measure	Data Type
SALECHRNK	Rank in Minnesota for Percentage Change in Median Home Sale Price FY 12-13 (open-market, arms-length transactions)	Rank in Minnesota for percent change in median home sales price for FY 2012-2013. Includes only open-market, arms-length transactions by city. Data are allocated to the census tract level using test methodology. Source of data is the Minnesota Department of Revenue, Certificate of Real Estate Value.	Text	Text
SALERNK	Rank in Minnesota for Median Home Sale Price in FY 2013(open-market, arms-length transactions)	Rank in Minnesota for median home sales price for FY 2012-2013. Includes only open-market, arms-length transactions by city. Data are allocated to the census tract level using test methodology. Source of data is the Minnesota Department of Revenue, Certificate of Real Estate Value.	Text	Text
SALESRC	Source Information for Median Home Sale Price in FY 2012& 2013 (open-market, arms-length transactions)	Source information for median home sales price for FY 2012 and 2013. Includes only open-market, arms-length transactions by city. Data are allocated to the census tract level using test methodology. Source of data is the Minnesota Department of Revenue, Certificate of Real Estate Value.	Text	Text
STOCKAG	Median Age of Housing Stock	Median age of housing stock, represented in years. Data are from the American Community Survey estimates for 2009-2013.	Numeric	Integer
STOCKAGMOE	Margin of error for Median Age of Housing Stock	Margin of error for median age of housing stock, represented in years. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
STOCKAGRNK	Rank in Minnesota for Median Age of Housing Stock	Rank in Minnesota for median age of housing stock, represented in years. Data are from the American Community Survey estimates for 2009-2013.	Text	Text
TOTHH	Total Households	Estimate of total households. Data are from the American Community Survey estimates for 2009-2013	Numeric	Decimal
TOTHHMOE	Margin of error for total households	Margin of error for total households. Data are from the American Community Survey estimates for 2009-2013	Text	Text
TOTHRNK	Rank in Minnesota for total households	Rank in Minnesota for total households. Data are from the American Community Survey estimates for 2009-2013	Text	Text
TOTPOP	Total population	Estimate of total population. Data are from the American Community Survey estimates for 2009-2013	Numeric	Decimal
TOTPOPMOE	Margin of error for total population	Margin of error for total population. Data are from the American Community Survey estimates for 2009-2013	Text	Text
TOTPOPRNK	Rank in Minnesota for total population	Rank in Minnesota for total population. Data are from the American Community Survey estimates for 2009-2013	Text	Text
TRAVEL	Median Distance to Work	Median distance to work, calculated using Origin Destination file from the Local Employment Dynamics program of the US Census, 2011.	Numeric	Integer

Column	Label	Description & Source	Measure	Data Type
TRAVELMOE	Margin of error for Median Travel Time to Work	Source, calculated using Origin Destination file from the Local Employment Dynamics program of the US Census, 2011.	Text	Text
TRAVELRNK	Rank in Minnesota for Median Travel Time to Work	Rank in Minnesota for median distance to work, calculated using Origin Destination file from the Local Employment Dynamics program of the US Census, 2011.	Text	Text
UNEMPL	Unemployment Rate (December 2013)	Unemployment rate for December 2013 by Large City/County. Data at the census tract level are processed using a methodology that allocates large cities, or full counties to the census tract level. Data are from the Minnesota Department of Employment and Economic Development.	Rate	Decimal
UNEMPLRNK	Rank in Minnesota for Unemployment Rate (December 2013)	Rank in Minnesota for unemployment rate for December 2013 by Large City/County. Data at the census tract level are processed using a methodology that allocates large cities, or full counties to the census tract level. Data are from the Minnesota Department of Employment and Economic Development.	Text	Text
UNEMPLSRC	Source Information for Unemployment Rate (December 2014)	Source information for unemployment rate for December 2014 by Large City/County. Data at the census tract level are processed using a methodology that allocates large cities, or full counties to the census tract level. Data are from the Minnesota Department of Employment and Economic Development.	Text	Text
VACRT	Rank in Minnesota for Rental Vacancy Rate for Affordable Housing Developments (Minnesota Housing and USDA Rural Development)	Rank in Minnesota for rental vacancy rates for affordable housing units that are in the portfolios of Minnesota Housing and USDA Rural Development, by County for January 2014. Counties with fewer than five properties are suppressed for accuracy reasons.	Text	Text
VACRTRNK	Rental Vacancy Rate for Affordable Housing Developments (Minnesota Housing and USDA Rural Development)	Rental vacancy rates for affordable housing units that are in the portfolios of Minnesota Housing and USDA Rural Development, by County for March 2015. Counties with fewer than five properties are suppressed for accuracy reasons.	Rate	Decimal
VACSRC	Source Information for Rental Vacancy Rate for Affordable Housing Developments (Minnesota Housing and USDA Rural Development)	Source information for rental vacancy rates for affordable housing units that are in the portfolios of Minnesota Housing and USDA Rural Development, by County for March 2015. Counties with fewer than five properties are suppressed for accuracy reasons.	Text	Text