

Minnesota Housing Community Profiles Metadata – for scoring Spring 2016 RFP and 2017 HTC

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Individual Data Layers

Category	Data Layer	Description & Source
Economy and Workforce		
Economy	Number of Low and Moderate Wage Jobs	Number of Low and Moderate Wage Jobs within 5 miles for census tract and total for county if County level. Low and Moderate wage jobs are defined by annual earnings less than \$40,000. 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. http://lehd.did.census.gov/led/led/led.html
Economy	Median Distance to Work	Median distance to work, calculated using Origin Destination file from the Local Employment Dynamics program of the US Census, 2011. http://lehd.did.census.gov/led/led/led.html
Economy	Unemployment Rate December 2014	Unemployment rate for December 2014 by Large City/County. Data are from the Minnesota Department of Employment and Economic Development, Local Area Unemployment Statistics. http://www.positivelyminnesota.com/apps/lmi/laus/
Household Demographics		
Household	Total Households	Total households from American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Household	Change in Households 2000-2013	Change in Households from US Decennial Census 2000 & American Community Survey 2013. http://2010.census.gov/2010census/ & http://www.census.gov/acs/www/
Household	Percent Change in Households 2000-2013	Percent Change in Households from US Decennial Census 2000 & American Community Survey 2013. http://2010.census.gov/2010census/ & http://www.census.gov/acs/www/
Household	Percentage of Population Age 25-34	Percentage of population Age 25-34, American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Household	Percentage of Population Age 55 and Over	Percentage of population age 55 and over, American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/

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Category	Data Layer	Description & Source
Household	Percentage of Population Age 55-64	Percentage of population age 55-64, American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Household	Percentage of Population Age 65 and Over	Percentage of population age 65 and over, American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Household	Percentage of Population from Communities of Color	Percentage of population from communities of color, includes all population that are not 'white, non-Hispanic', American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Household	Percentage of Lower-Income Households Spending 30% or More of Income on Housing	Percent of lower-income households (annual household income \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Household	Percentage of Lower-Income Homeowners Spending 30% or More of Income on Housing	Percent of lower-income homeowners (annual household income \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Household	Percentage of Lower-Income Renters Spending 30% or More of Income on Housing	Percent of lower-income renters (annual household income \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Household	Median Family Income	Median family income, American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Household	Median Household Income	Median household income, American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Household	Regional Homeless Rate	Estimated homeless households and rate per 10,000 people in region from Wilder Foundation Homeless study as of 2012. http://www.wilder.org/Wilder-Research/Research-Areas/Homelessness/Pages/default.aspx

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Category	Data Layer	Description & Source
Household	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, http://www.census.gov/acs/www/
Rental Housing Market		
Rental Market	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, http://www.census.gov/acs/www/
Rental Market	Rental Vacancy Rate for Subsidized 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 February 2014. Counties with fewer than five properties are suppressed for accuracy reasons. (www.mnhousing.gov & http://www.rurdev.usda.gov/MNHome.html)
Rental Market	Share of Rented Homes Built prior to 1950	Percentage of rented homes in an area built prior to 1950. Data are from the American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Rental Market	Share of Rented Homes Built 1950-1979	Percentage of rented homes in an area built 1950-1979. Data are from the American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Rental Market	Share of Rented Homes Built 1980 and Later	Percentage of rented homes in an area built 1980 and later. Data are from the American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Rental Market	Rented Units by Structure Size (1, 2-10, 10-49, 50+)	Number of rented units by size of structure. Data are from the American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Rental Market	Rented Units by Bedrooms in Unit (0, 1, 2, 3_ Bedroom)	Number of rented units by total bedrooms in unit. Data are from the American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/

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Category	Data Layer	Description & Source
Homeowner Housing Market		
Homeowner Market	Median Monthly Homeownership Costs (households with a mortgage)	Median monthly homeownership costs for households with a mortgage, American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Homeowner Market	Homeownership Rate - Percent of Units Owned	Homeownership rate represents total percent of housing units that are owned. Data from the American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Homeowner Market	Foreclosure Rate (County) or Index (Tract)	Foreclosure rate for county data from HousingLink's report, 2014 Annual Foreclosures in Minnesota (http://www.housinglink.org/Research/ForeclosureResearch.aspx), 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. Tract level data are based upon data originally at the zipcode level from CoreLogic for December 2014. The statewide index is 100.
Homeowner Market	Median Age of Housing Stock	Median age of housing stock, represented in years. Data are from the American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Homeowner Market	Share of Owned Homes Built prior to 1950	Percentage of owned homes in an area built prior to 1950. Data are from the American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Homeowner Market	Share of Owned Homes Built 1950-1979	Percentage of owned homes in an area built 1950-1979. Data are from the American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Homeowner Market	Share of Owned Homes Built 1980 and Later	Percentage of owned homes in an area built 1980 and later. Data are from the American Community Survey estimates for 2009-2013, http://www.census.gov/acs/www/
Homeowner Market	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 2013. 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, http://taxes.state.mn.us/
Homeowner Market	Percentage Change in Median Home Sale Price FY 12-13	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,

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Category	Data Layer	Description & Source
	(open-market, arms-length transactions)	http://taxes.state.mn.us/
Homeowner Market	Percentage Change in Metro Median Home Sale Price FY 13-14 (all transactions)	Percent change in median home sales price for FY 2013-2014 for the Twin Cities Metro. Includes all transactions by city. Data are allocated to the census tract level. Data comes from NorthstarMLS. Provided by the Minneapolis Area Association of REALTORS® and 10K Research and Marketing.
Homeowner Market	Average Months Supply of Homes for Sale (not available statewide) - 4th Quarter 2014	Average month's supply of homes for sale from fourth quarter 2014 are available only for the Twin Cities Metro. Data are from the Minneapolis Area Association of realtors and are originally at the zip code level. A methodology is in place to allocate the data to the census tract level. Data comes from NorthstarMLS. Provided by the Minneapolis Area Association of REALTORS® and 10K Research and Marketing.

Site Overlays

RFP Geographic Priority Area – Location Efficiency - Transit

This overlay consists of buffers around specific transit areas as described below. Note that in Greater Minnesota, Minnesota Housing only has a fixed route transit overlay for Duluth, Rochester, and St. Cloud.

This overlay can be color coded in six different ways, based upon different types of transit access:

Greater Minnesota

Two types of transit access are available to color code.

- Areas within ¼ mile of a fixed transit stop (data are available for Duluth, Rochester, St. Cloud and Moorhead).
- Areas between ¼ mile and ½ mile of a fixed transit stop or within 1 and ½ mile of a park and ride (PNR).

Twin Cities Metro

Four types of transit access are available to color code.

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- Areas within ¼ mile of transit stops serving Light Rail Transit (LRT), Bus Rapid Transit (BRT), or the Northstar rail line.
- Areas between ¼ mile and ½ mile of transit stops serving LRT, BRT, or the Northstar rail line.
- Areas within ¼ mile of bus stops serving the Metro Transit’s “[Hi-Frequency Network](#)”.
- Areas within ¼ mile of a high service bus stop (with service available every 30 minutes during weekday hours), or within ½ mile of a park and ride.

RFP Geographic Priority Area – Workforce Areas

Communities with a need for workforce housing are identified through total jobs in 2013 or 2014 and a net job growth of a 100 or more in Greater Minnesota, and 500 or more in the Twin Cities metro between 2008-2013 or 2009-2014. Data on jobs are from the Minnesota Department of Employment and Economic Development’s Quarterly Census of Employment and Wages¹. Workforce housing areas are defined separately for the Twin Cities Metro (7 County) and Greater Minnesota.

This overlay can be color coded to show only job growth areas vs. top job areas vs. long commute communities to identify priority areas in the preservation priority.

Twin Cities, areas within 5 miles of the following communities:

Twin Cities Metro Top 5 Job
Centers (2013 or 2014)

Twin Cities Metro Communities With Net Growth of 500
Jobs or More (2008-2013 or 2009-2014)

¹<http://mn.gov/deed/data/data-tools/qcew.jsp>

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Minneapolis, Hennepin	Andover, Anoka*	Lakeville, Dakota
Saint Paul, Ramsey	Anoka, Anoka*	Little Canada, Ramsey
Bloomington, Hennepin	Apple Valley, Dakota*	Maple Grove, Hennepin
Eagan, Dakota	Blaine, largely Anoka	Maplewood, Ramsey
Eden Prairie, Hennepin	Bloomington, Hennepin*	Medina, Hennepin
	Brooklyn Center, Hennepin*	Minneapolis, Hennepin
	Brooklyn Park, Hennepin*	Minnetonka, Hennepin*
	Burnsville, Dakota	New Brighton, Ramsey*
	Chanhassen, largely Carver	Oakdale, Washington
	Chaska, Carver*	Plymouth, Hennepin*
	Coon Rapids, Anoka*	Ramsey, Anoka*
	Eagan, Dakota	Rogers, Hennepin
	Eden Prairie, Hennepin*	Rosemount, Dakota
	Edina, Hennepin*	Roseville, Ramsey*
	Golden Valley, Hennepin	Saint Louis Park, Hennepin
	Ham Lake, Anoka*	Saint Paul, Ramsey*
	Hopkins, Hennepin	Shakopee, Scott*
	Hugo, Washington*	Vadnais Heights, Ramsey*
	Inver Grove Heights, Dakota*	Waconia, Carver*
	Lake Elmo, Washington*	Woodbury, Washington

*Community added based on 2009-2014 net job growth.

In Greater Minnesota, areas within 10 miles of the following communities:

**Greater Minnesota Top 10 Job Centers
(2013 or 2014*)**

**Greater MN Communities With Net Growth of 100 jobs or more
(2008-2013 or 2009-2014)**

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Rochester, Olmsted
Duluth, Saint Louis
Saint Cloud, largely Stearns
Mankato, largely Blue Earth
Winona, Winona
Owatonna, Steele
Willmar, Kandiyohi
Moorhead, Clay
Austin, Mower
Red Wing, Goodhue
Alexandria, Douglas*

*Community added based on 2009-2014 net job growth.

Albertville, Wright	Melrose, Stearns
Alexandria, Douglas*	Montevideo, Chippewa*
Baxter, Crow Wing	Monticello, Wright
Bemidji, Beltrami	Mora, Kanabec*
Brainerd, Crow Wing*	Mountain Iron, Saint Louis
Cambridge, Isanti	New Ulm, Brown*
Cannon Falls, Goodhue*	North Branch, Chisago
Cloquet, Carlton	North Mankato, largely Nicollet*
Delano, Wright	Northfield, largely Rice
Detroit Lakes, Becker	Owatonna, Steele*
Dodge Center, Dodge*	Perham, Otter Tail
Duluth, Saint Louis*	Red Wing, Goodhue
Elk River, Sherburne	Rochester, Olmsted
Faribault, Rice	Roseau, Roseau
Glencoe, McLeod	Saint Cloud, largely Stearns*
Glenwood, Pope*	Saint Michael, Wright
Grand Rapids, Itasca*	Saint Peter, Nicollet*
Hermantown, Saint Louis	Sartell, largely Stearns
Hibbing, Saint Louis	Sauk Rapids, Benton*
Hinckley, Pine	Staples, largely Todd
Lake City, Goodhue-Wabasha*	Thief River Falls, Pennington
Le Sueur, largely Le Sueur*	Waite Park, Stearns
Litchfield, Meeker*	Willmar, Kandiyohi*
Luverne, Rock	Winona, Winona*
Mankato, largely Blue Earth	Wyoming, Chisago
Marshall, Lyon*	

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Communities with a large share of long distance commuters are eligible within the workforce housing priority. To meet the long commute definition, 15% or more of a community’s workforce travels 30 or more miles to work. Data for origin-destination comes from the Local Employment Dynamics program of the U.S. Census, 2011². Updated data was released for 2013 and additional communities were added, but 2011 communities were not removed from the original list.

Twin Cities, long commute communities:

Twin Cities Metro Long Commute Communities	
Belle Plaine	Northfield
Blaine	Edina*
Champlin	Lino Lakes*
Chanhassen	North Oaks*
Falcon Heights	Rogers*
Hopkins	Rosemount*
Maplewood	

*Community added based on 2013 data.

Greater Minnesota, long commute communities:

Greater Minnesota Metro Long Commute Communities			
Aitkin	Fergus Falls	Montevideo*	Sauk Rapids

² <http://lehd.did.census.gov/led/led/led.html>

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Albert Lea*	Foley*	Moorhead	Sleepy Eye*
Alexandria	Goodview	Morris	St. Cloud
Austin	Grand Rapids	Mountain Iron*	St. James*
Baxter	Hermantown	New Ulm	St. Michael
Belgrade*	Hibbing	North Branch	St. Peter*
Bemidji	Hinckley*	North Mankato*	Staples*
Brainerd	Hutchinson	Owatonna	Thief River Falls
Cambridge	International Falls*	Park Rapids*	Virginia
Cloquet	Jackson*	Perham*	Wadena*
Crookston	Lake City*	Pipestone	Waite Park
Detroit Lakes	Le Sueur*	Princeton*	Warroad*
Duluth	Little Falls*	Red Wing	Waseca*
East Grand Forks	Luverne*	Redwood Falls*	Willmar
Elk River*	Mankato	Rochester	Windom
Fairmont	Marshall	Roseau*	Winona
Faribault*	Melrose	Sauk Centre*	Worthington

*Community added based on 2013 data.

RFP Geographic Priority Area – Economic Integration

Community economic integration is defined by Minnesota Housing in two tiers based on median family income and access to jobs. Economic integration priority census tracts are based on data from the American community Survey on median family income and from the Longitudinal Employer/Household Dynamics program of the US Census for jobs data. Areas outside the 7-county Twin Cities metropolitan area, Duluth, Rochester, and St. Cloud are not eligible for economic integration, but they are eligible Rural/Tribal Designated Areas.

First Tier Community Economic Integration

Meet or exceed the 80th percentile of median family income and meet or exceed the 20th percentile of low and moderate wage jobs within 5 miles in Greater Minnesota and the 10th percentile of low and moderate wage jobs within 5 miles in the Twin Cities Metro.

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Second Tier Community Economic Integration

Meet or exceed the 40th percentile of median family income (but less than the 80th percentile) and meet or exceed the 20th percentile of low and moderate wage jobs within 5 miles in Greater Minnesota and the 10th percentile of low and moderate wage jobs within 5 miles in the Twin Cities Metro.

RFP Geographic Priority Area – Affordable Unit Gap Priority Tracts (Multifamily Preservation)

Census tracts with an affordable unit gap are identified by calculating the difference between the number of renters in a tract that have incomes at or below 50% of Area Median Income (AMI) and the number of rental units that are affordable to households at or below 50% AMI. Using HUD's Comprehensive Housing Affordability Strategy (CHAS) data from 2007-2011, a gap of 5 units represents the 60th percentile census tracts (60% of tracts have a smaller gap). So, tracts with gaps of 5 or more units are identified as priority.

RFP Geographic Priority Area – Household Growth Areas (Multifamily Preservation)

Areas are defined as household growth areas in one of two ways:

- First, census tracts with total household growth of 100 and greater between 2000 and 2013 are defined as household growth areas. An increase of 100 households represents the 60th percentile of household change statewide. The data are from the American Community Survey and Decennial Census.
- Second, small to medium sized cities (between 1,500 and 15,000 households) are also evaluated for growth. Cities of this size that have growth of at least 100 households are added to the census tracts.

RFP Geographic Priority Area – Community Recover (Single Family)

Communities with lower median household incomes, older housing stock, and higher than average declines in home sales prices are likely to need public investment to recover. Tracts in need of community recovery are in the top 25% of all tracts for at least two of the three criteria; although the criteria are separately categorized for Greater Minnesota and the Twin Cities 7 County Metro.

Lagging Housing Price Recovery in Lower Priced Markets

- Twin Cities 7 County Metro: Median sales prices in 2014 are less than \$173,600 and the change in price since 2013 is less than the regional rate of 6.1%.

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- Greater MN: Median sales prices in 2013 (most current data available for all of Greater MN) are less than \$146,100 for counties in a Metropolitan Statistical Area (MSA) and less than \$86,500 for counties not in a MSA and the change in price since 2012 is less than the Greater Minnesota rate of 6.5%.

Lower Median Incomes

- Twin Cities 7 County Metro: Median household incomes are less than \$48,900
- Greater Minnesota (by region): Household incomes must be less than \$44,900 for counties in a MSA and less than \$43,300 for counties not in a MSA.

Older Housing Stock

- Twin Cities 7 County Metro: Percentage of owner-occupied housing stock built before 1950 must be greater than 47%.
- Greater Minnesota: Percentage of owner-occupied housing stock built before 1950 must be greater than 42%.

Information Overlay – Race and Ethnicity of Schools (not associated with scoring criteria of RFP)

This overlay consists of boundaries of Minnesota’s elementary school attendance areas, classified by race and ethnicity.

The classification of segregated, integrated, and predominantly white schools is based on a typology developed by Myron Orfield and Tom Luce in their 2010 book *Region: Planning the Future of the Twin Cities*.

Student profile data is from the Minnesota Department of Education and represents the start of the 2014/2015 school year. Student profile data, including enrollment by race/ethnicity and gender, is available for every public school in the state. The Department of Education also makes school attendance boundary data available, which can be linked to schools that have geographic based enrollment areas. (Geographic based schools do not include magnet schools or inter-jurisdictional schools).