



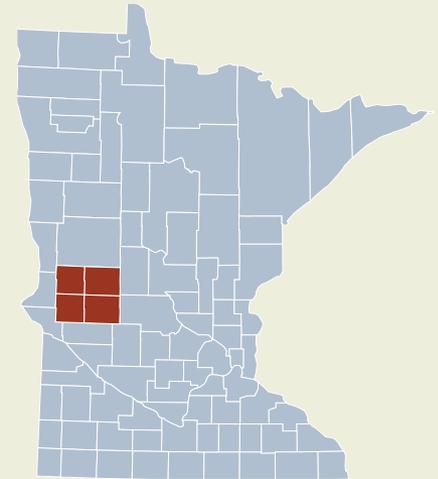
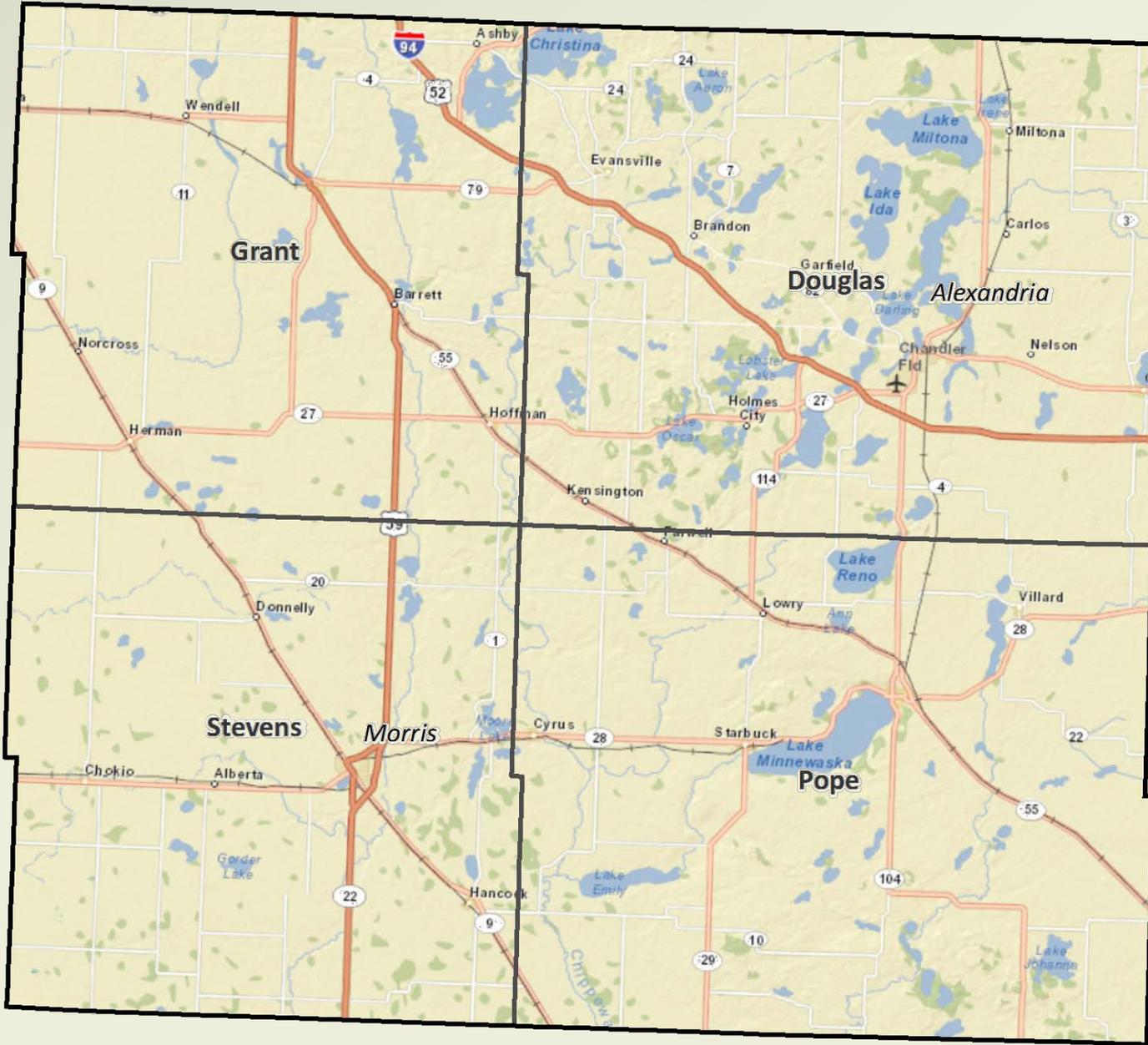
Welcome to the Alexandria Housing & Community Dialogue



Housing and Community Trends in the Alexandria Area

May 12, 2015

Study Area



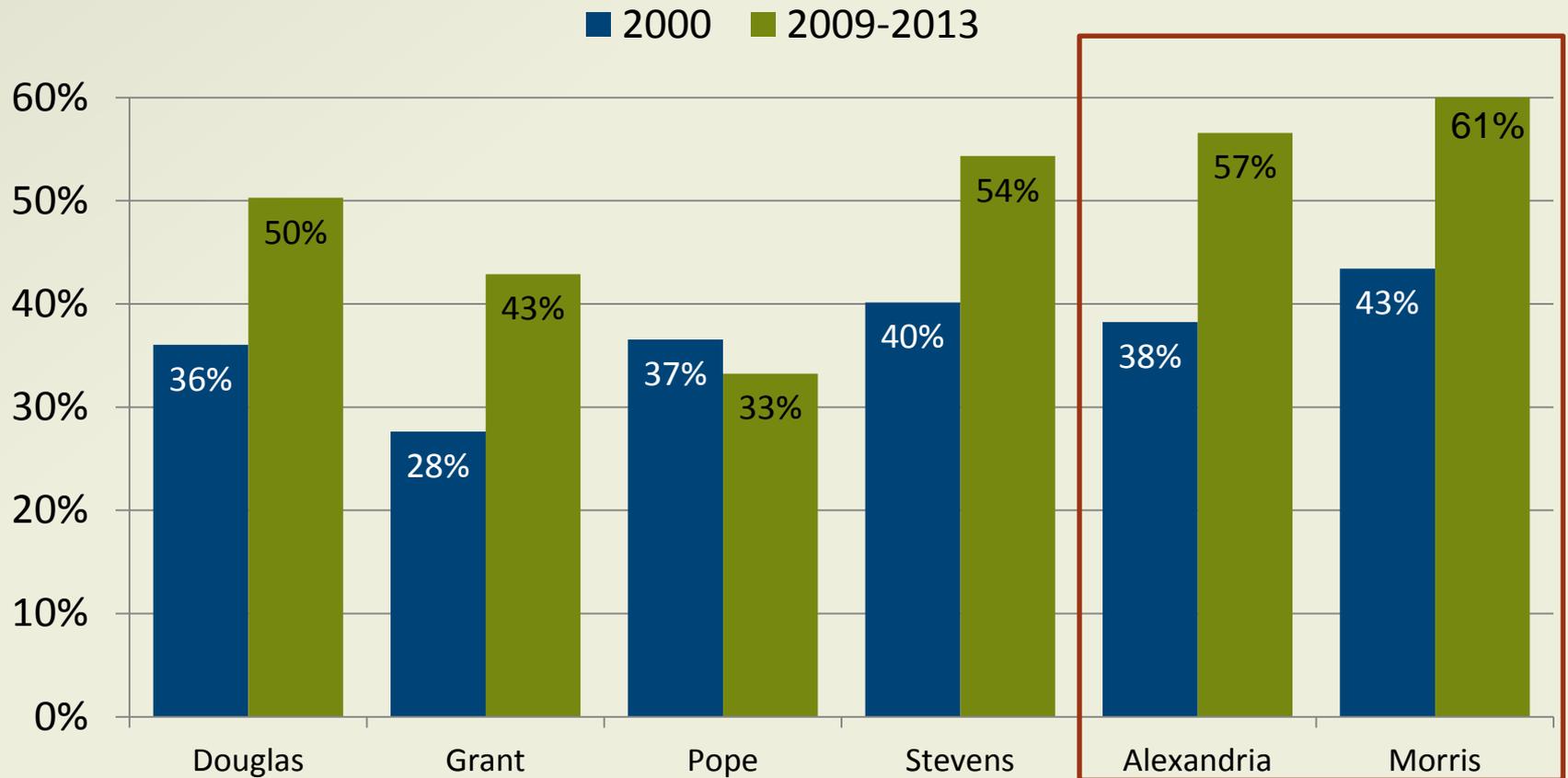
Overview

- Why the region needs more affordable housing
- Regional topics (discussion breakouts after lunch)
 - Long range planning for affordable and workforce housing needs
 - Strengthening communities through single family and multifamily housing rehabilitation

Region Needs More Affordable Housing

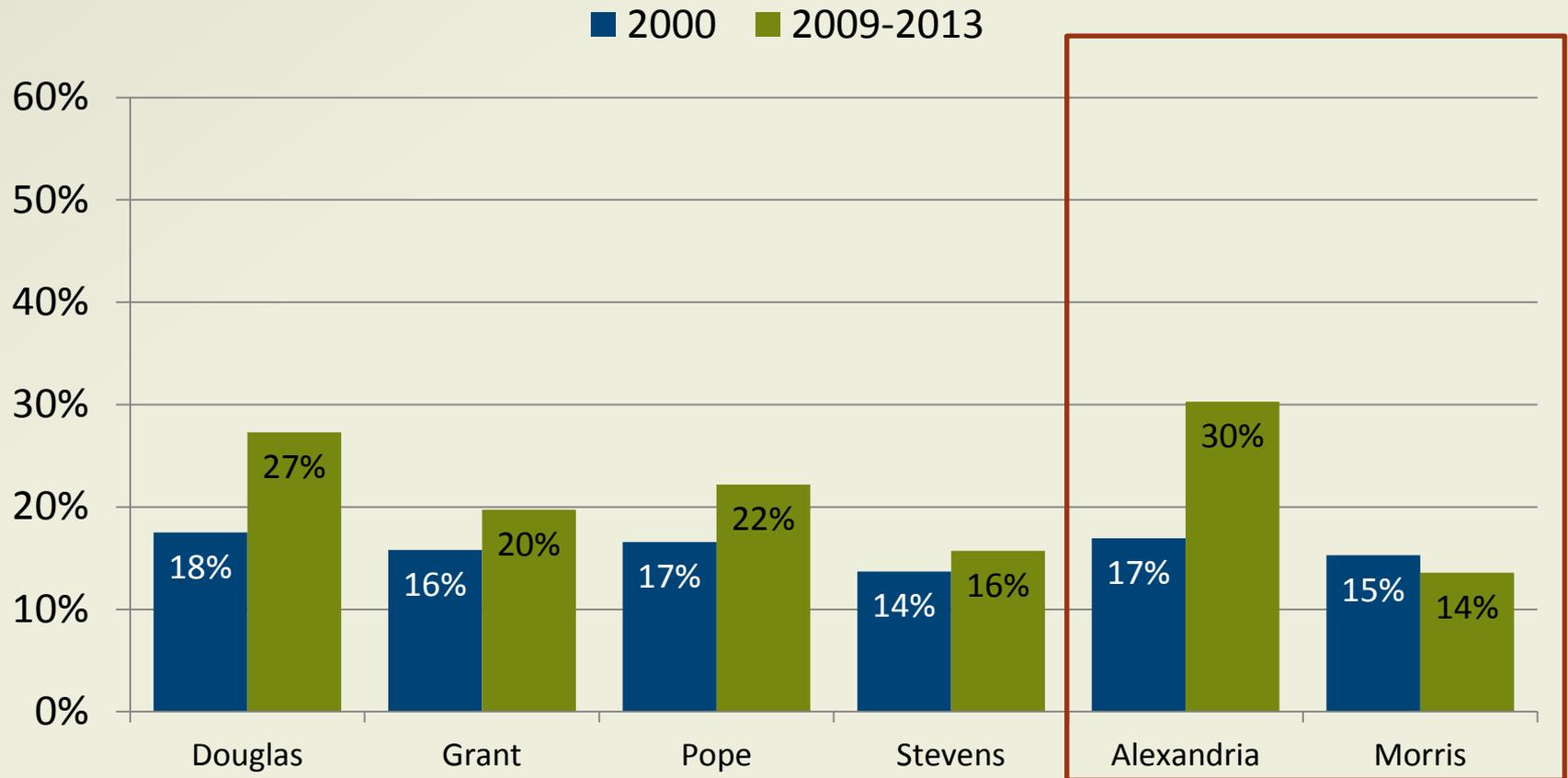
- Number of cost burdened households is increasing
- Housing costs are rising faster than incomes

% of All Renters Who Are Cost Burdened



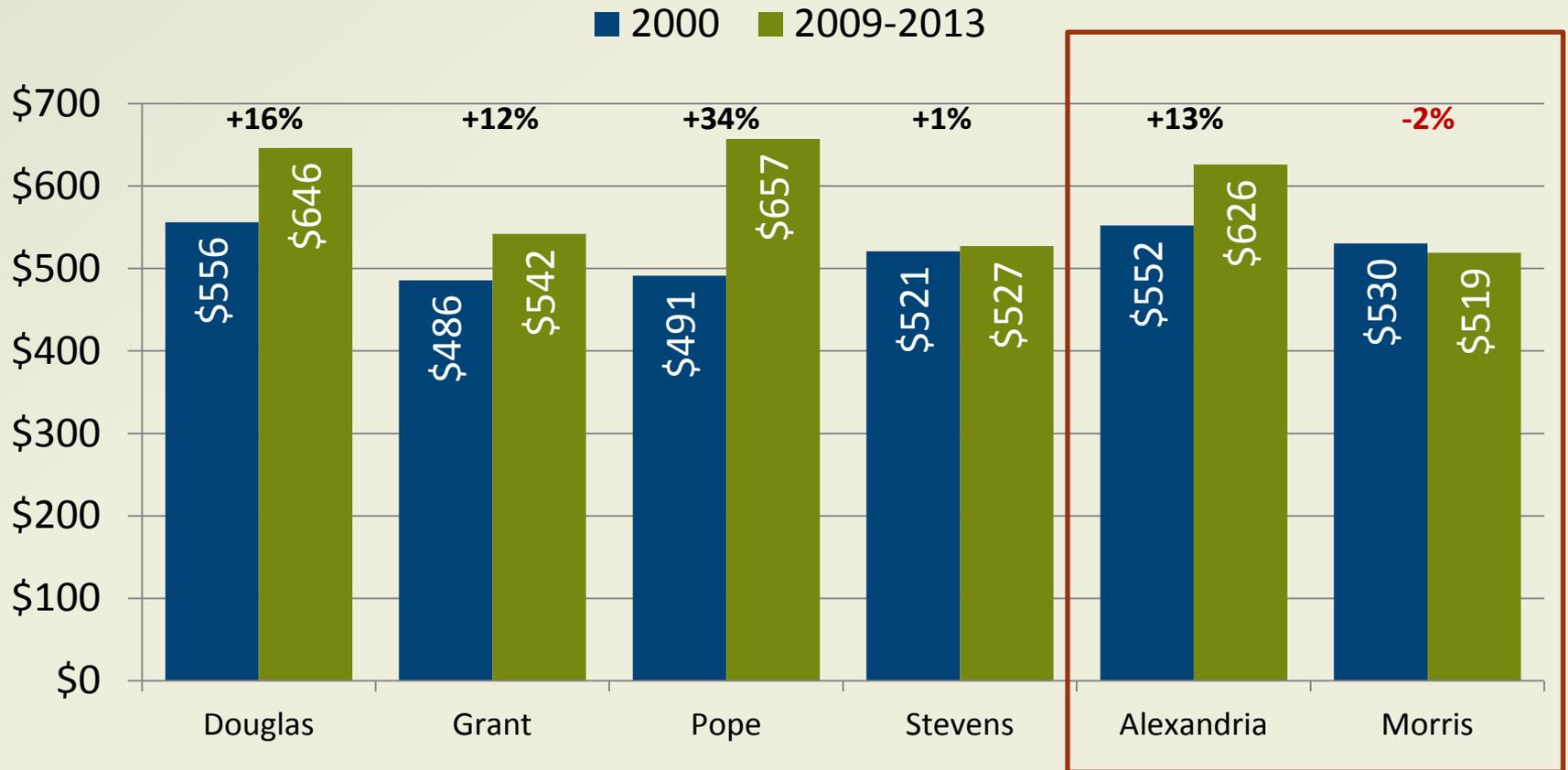
Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

% of All Owners Who Are Cost Burdened



Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

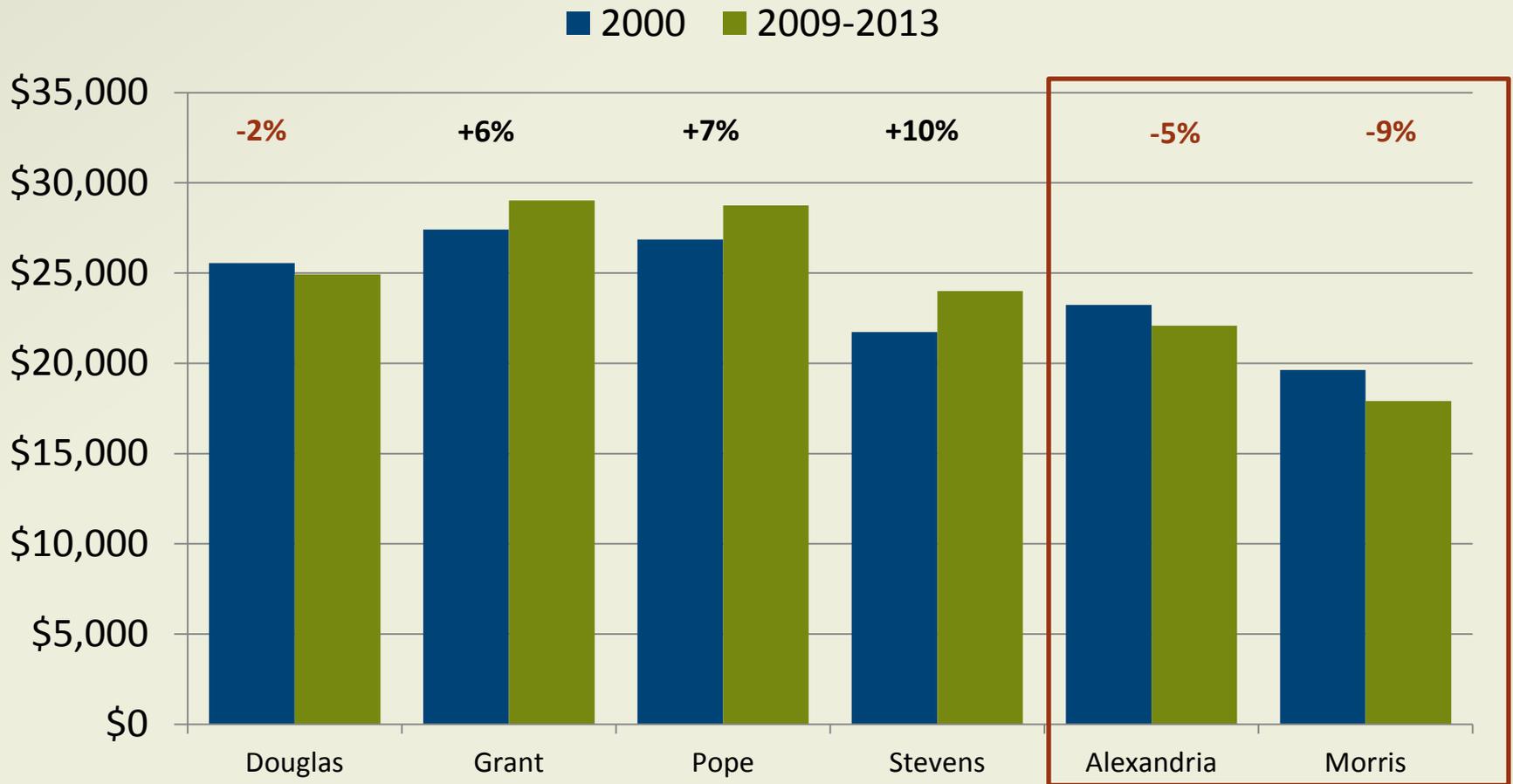
Median Monthly Gross Rent (inflation adj. – 2013 \$)



Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

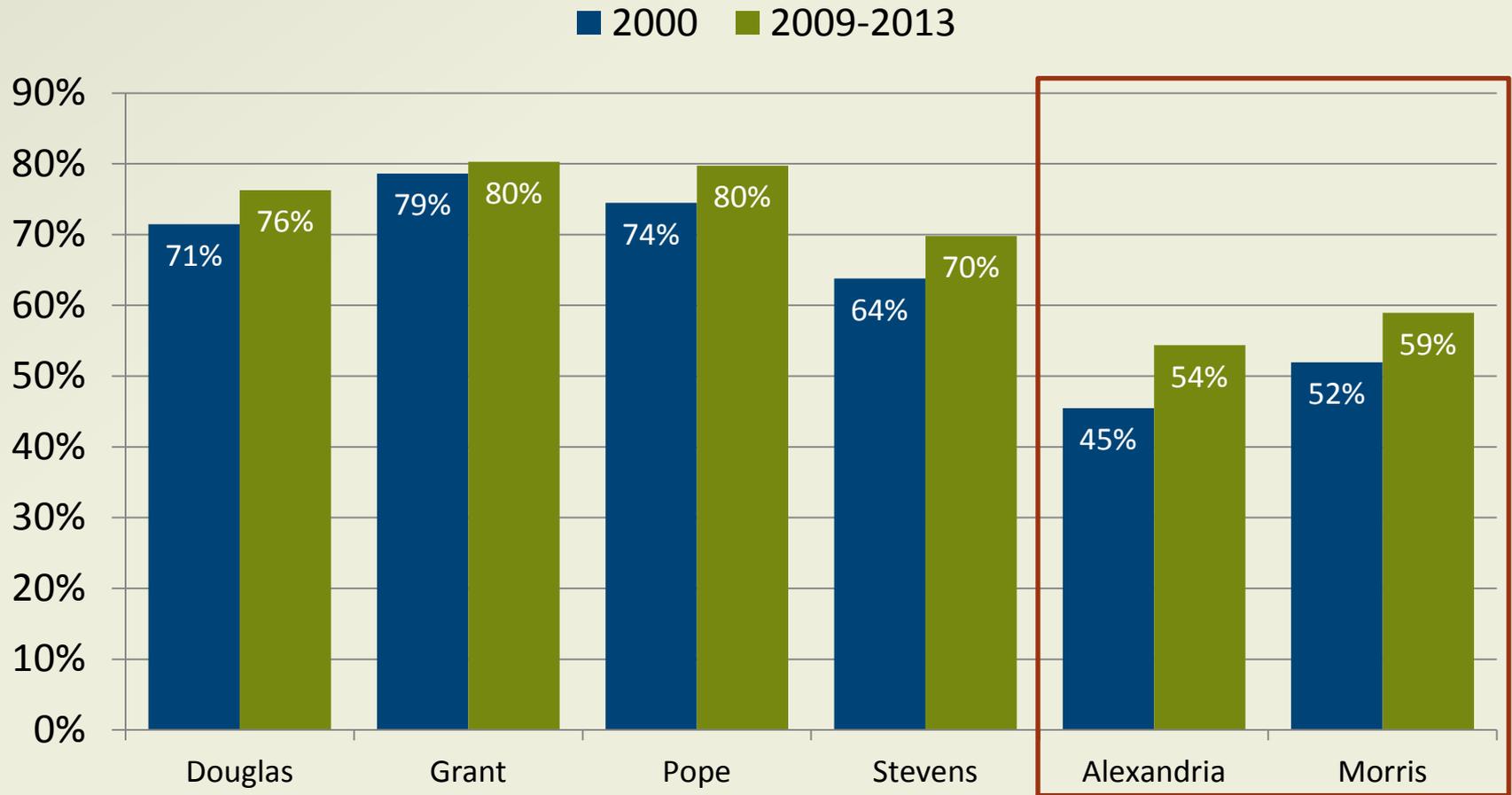
Median Renter Household Income

(inflation adj. – 2013 \$)



Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

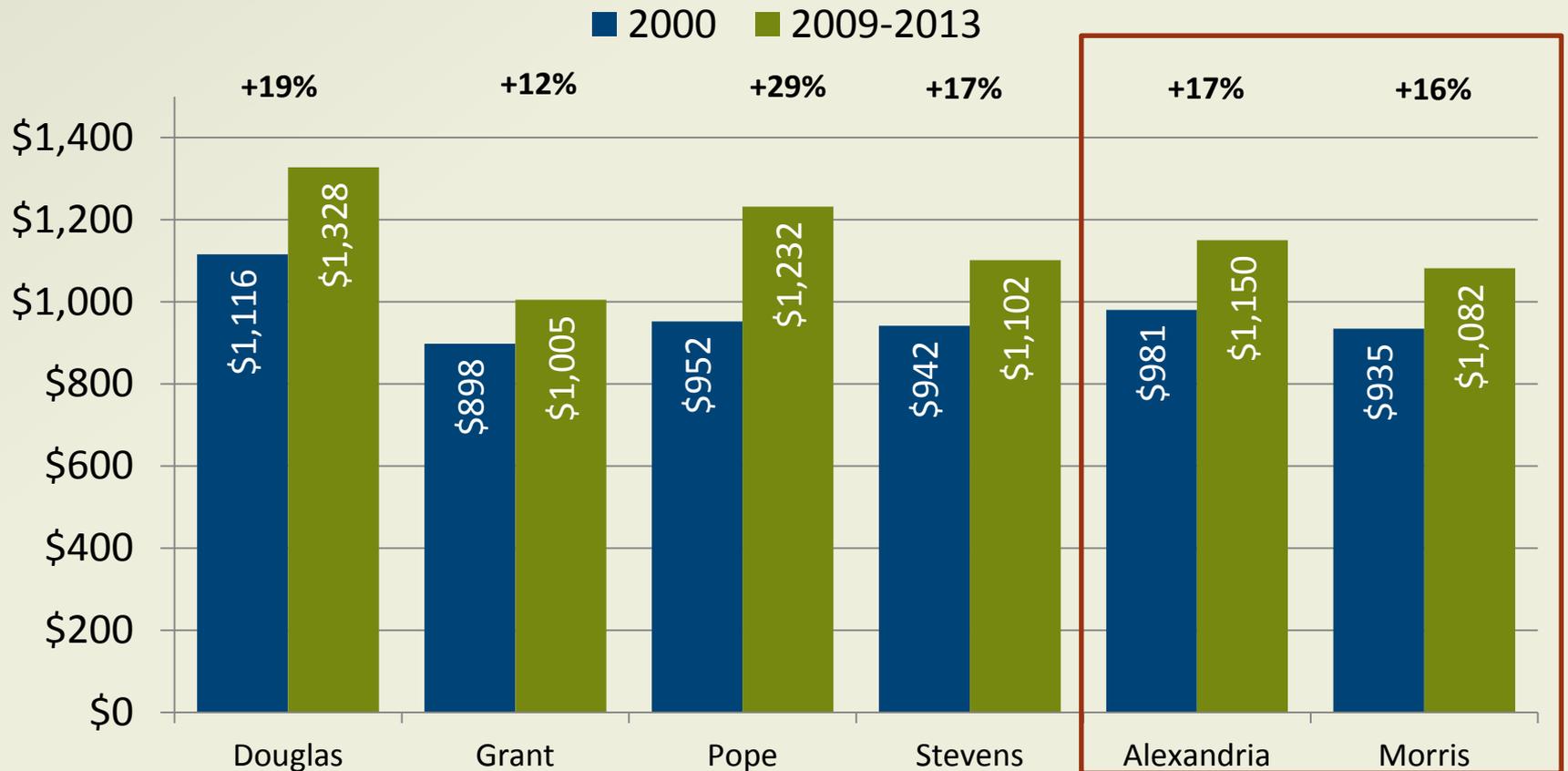
Homeownership Rates



Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Median Monthly Homeowner Costs

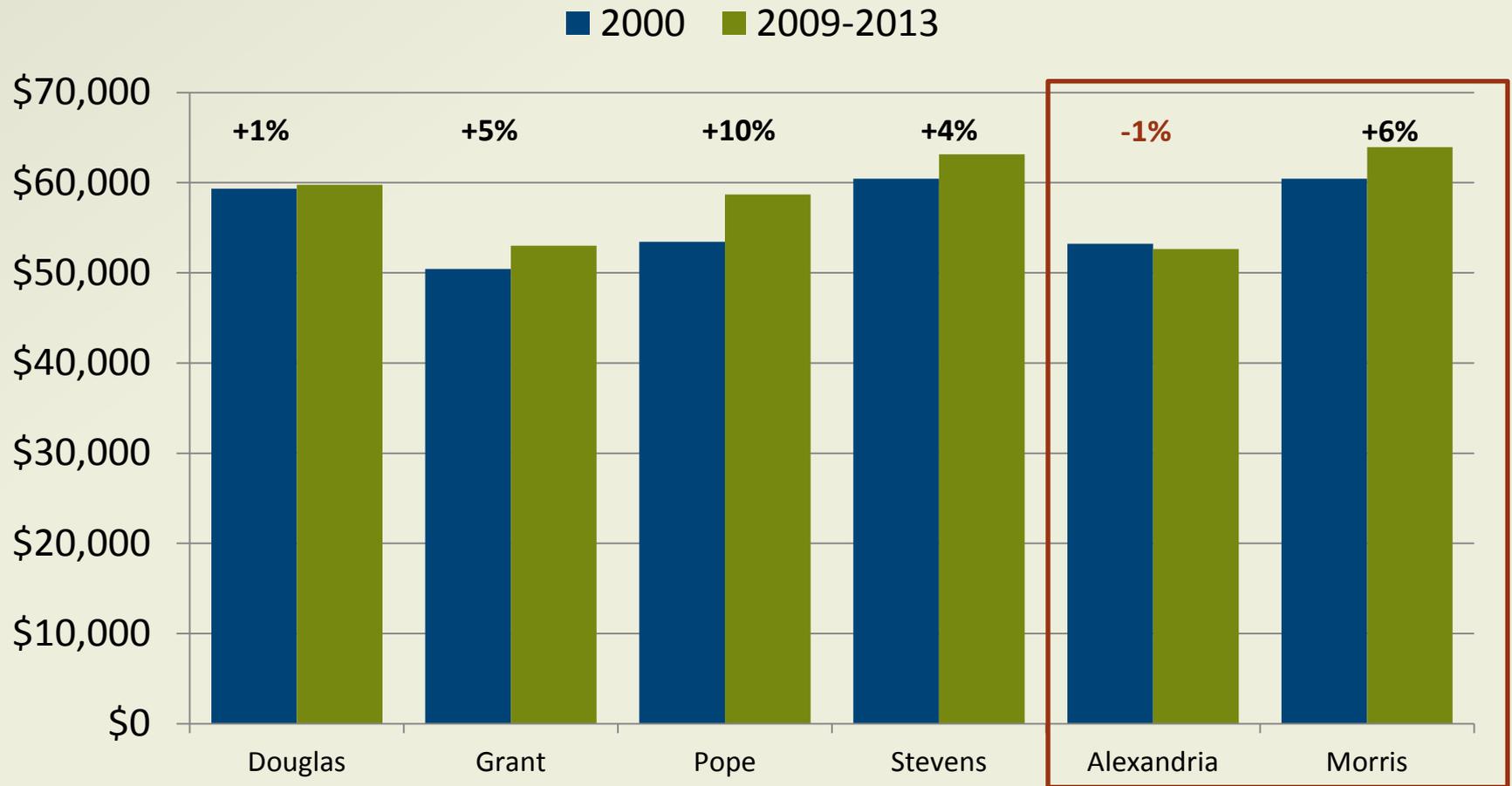
(inflation adj. – 2013 \$)



SOURCE: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Median Owner Household Income

(inflation adj. – 2013 \$)



SOURCE: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

Regional Topics

- Long range planning for affordable and workforce housing needs
- Strengthening communities through single family and multifamily housing rehabilitation

Regional Topic #1

Long range planning for affordable and workforce housing needs

Household Growth

- Limited Growth

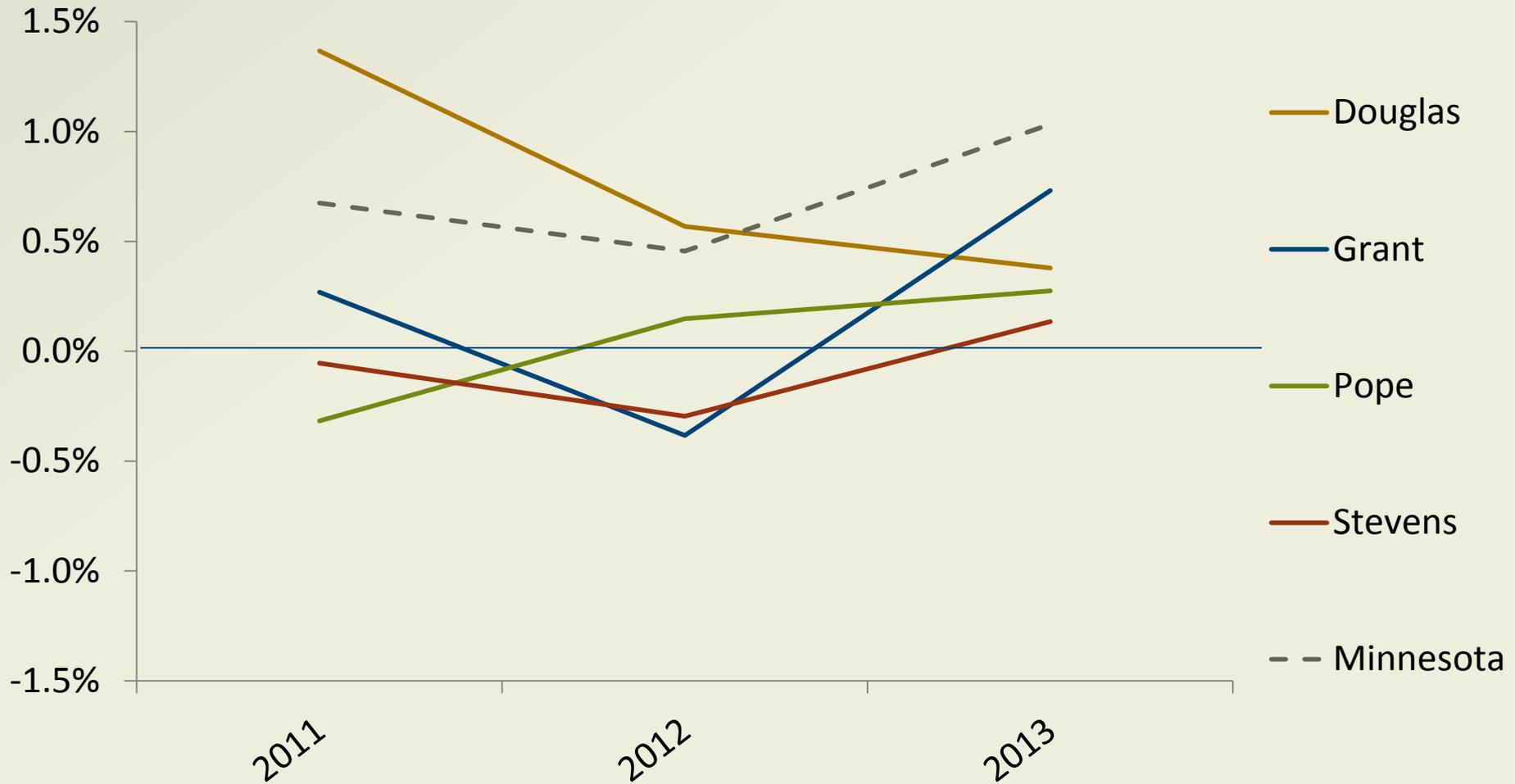
Employment

- Typical Unemployment for Greater MN
- Modest job growth since recession
- Workers commute into Alexandria and Morris

Demographic Trends

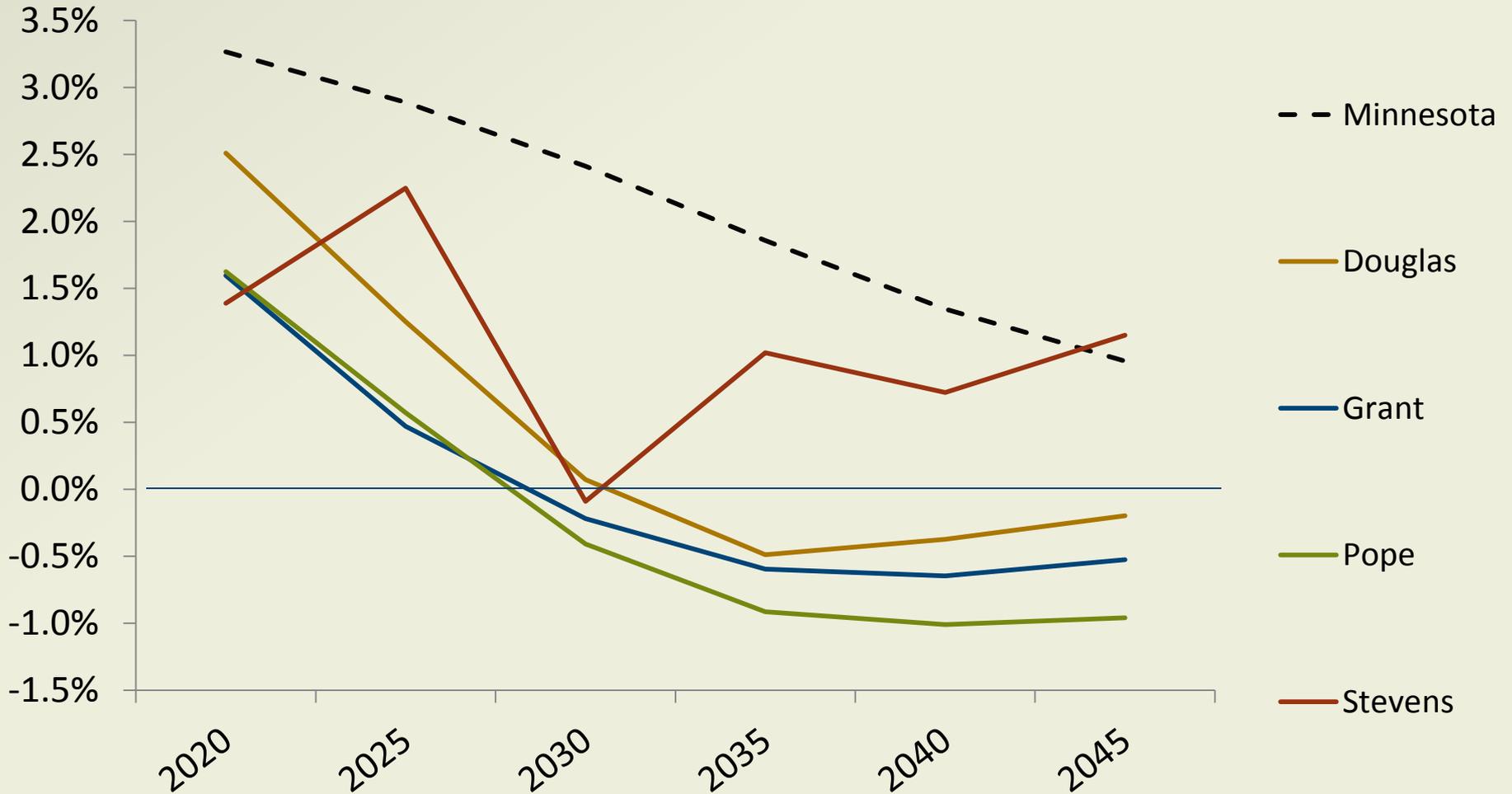
- Growing senior population
- Stevens will stay “relatively” young

Household Formation: Annual % Change in Households



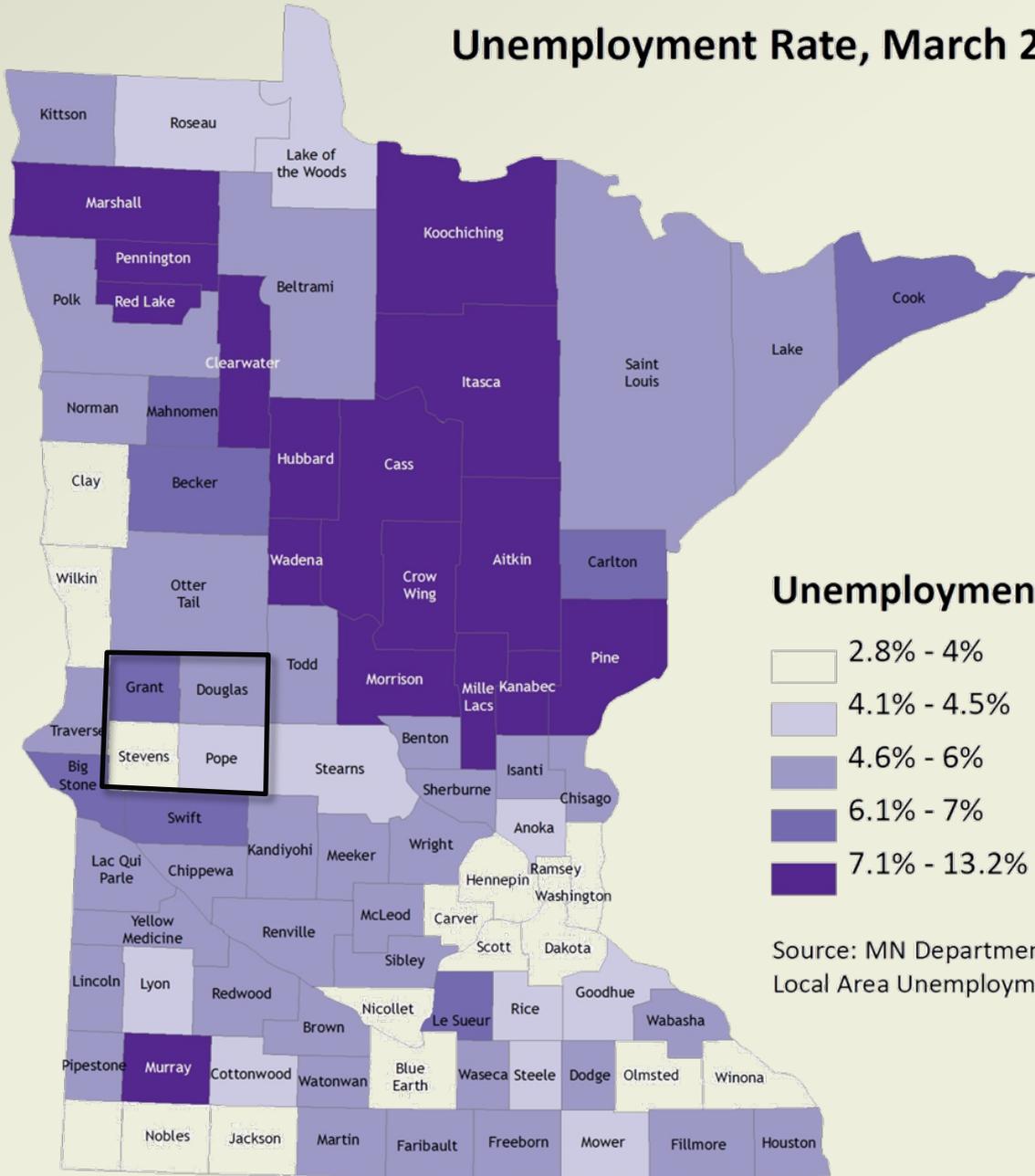
Source: Minnesota Housing analysis of data from Minnesota State Demographer

Projected Household Formation: 5-Year % Change in Households



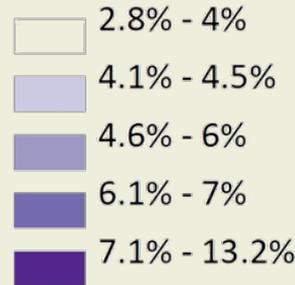
Source: Minnesota Housing analysis of data from Minnesota State Demographer

Unemployment Rate, March 2015



Unemployment Rate 3/2015	
Douglas	4.6%
- Alexandria	5.6%
Grant	6.9%
Pope	4.5%
Stevens	3.2%

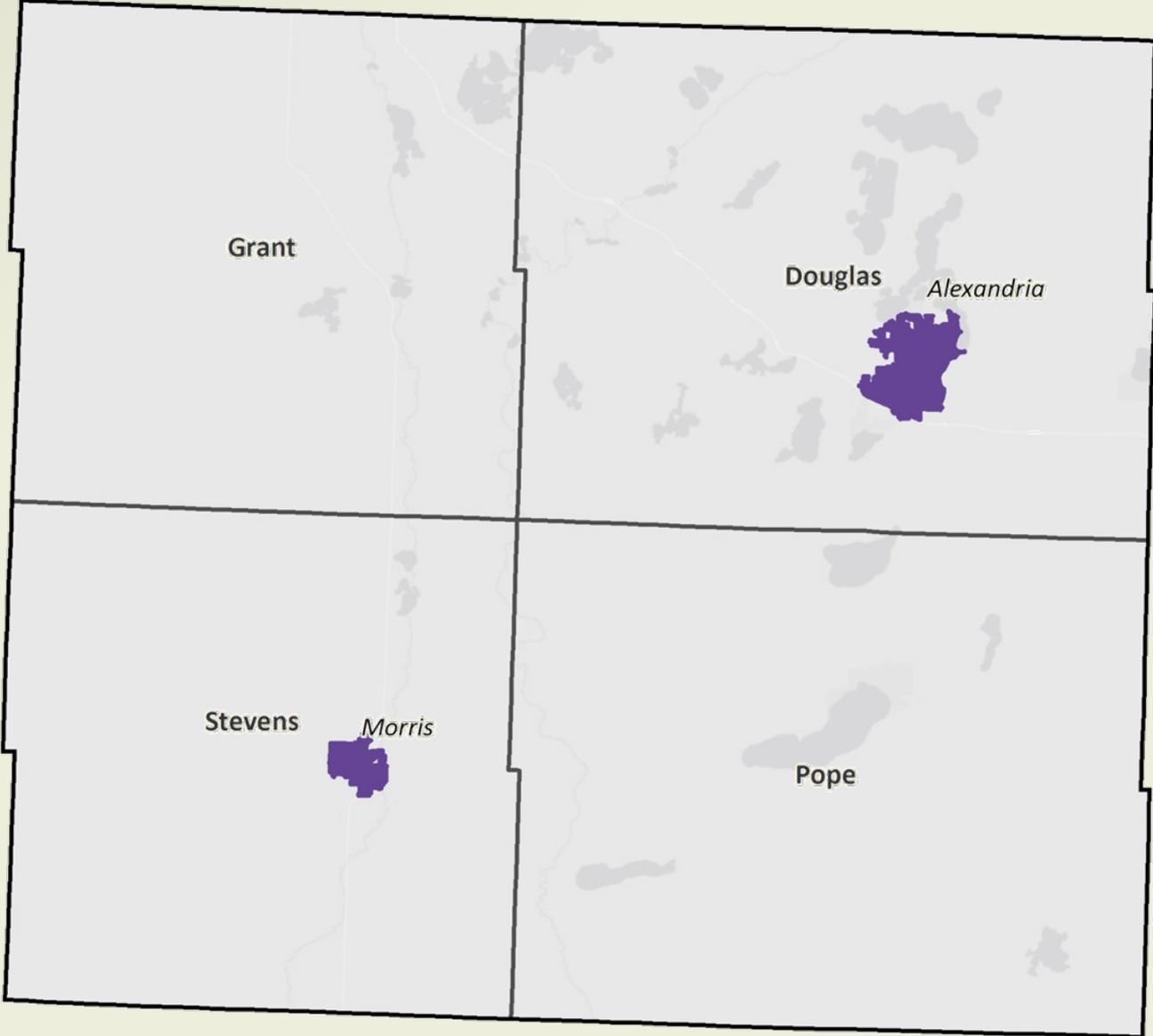
Unemployment Rate, March 2015



Source: MN Department of Employment and Economic Development, Local Area Unemployment Statistics (Seasonally Unadjusted Figures)

Cities with 2,000+ jobs, 2014

Job Centers



Source: Department of Employment and Economic Development Quarterly Census of Employment and Wages



Regional Job Change 2006-2009 & 2009-2014

County/City	2006 Jobs	2009 Jobs	Change 2006-2009	2014 Jobs (First Three Quarters)	Change 2009- 2014
Douglas	17,504	17,264	(240)	18,004	740
<i>-Alexandria</i>	<i>13,905</i>	<i>13,237</i>	<i>(668)</i>	<i>13,461</i>	<i>224</i>
Grant	1,880	1,856	(24)	1,903	47
Pope	3,910	3,717	(193)	4,166	449
Stevens	5,002	4,805	(197)	5,304	499
<i>- Morris</i>	<i>4,051</i>	<i>3,665</i>	<i>(386)</i>	<i>3,744</i>	<i>79</i>
Total	28,296	27,642	(654)	29,377	1,735

Table excludes farm jobs.

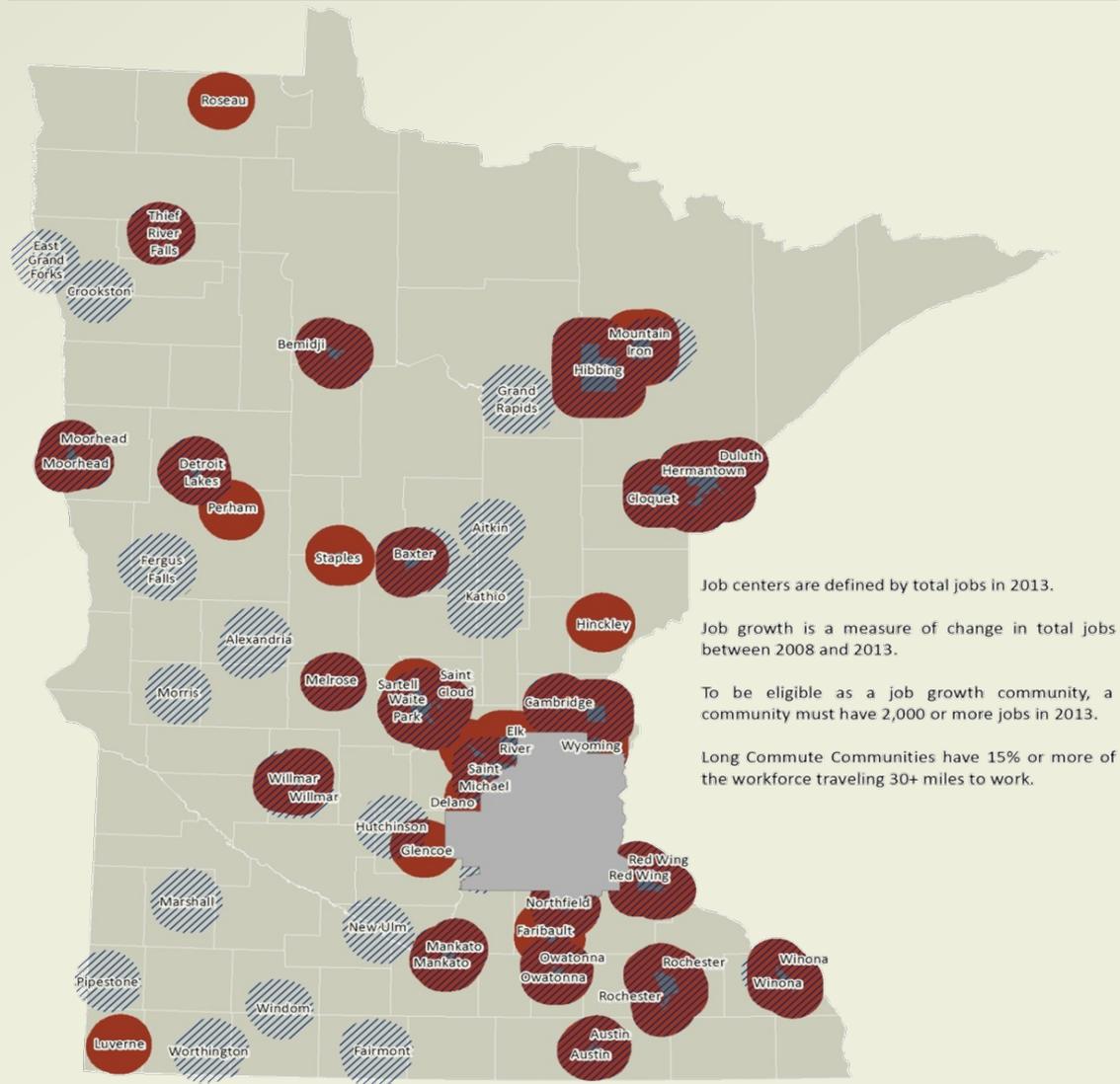
Source: MN Dept. of Employment and Economic Development, Quarterly Census of Employment and Wages.

Change in Number of Jobs and Wages 2009-2014

Industry	2009 Jobs	2014 Jobs (First Three Quarters)	Change in Jobs 2009-2014	Average Weekly wage 2014
Financial Activities	1,099	1,055	(44)	\$ 892
Information	712	379	(333)	\$ 867
Manufacturing	3,793	4,782	989	\$ 847
Construction	1,491	1,679	188	\$ 847
Public Administration	1,210	1,218	8	\$ 820
Trade, Transportation and Utilities	6,549	6,782	233	\$ 712
Education and Health Services	6,950	6,989	39	\$ 703
Natural Resources and Mining	683	1,039	356	\$ 667
Professional and Business Services	1,336	1,536	200	\$ 566
Other Services	742	811	69	\$ 365
Leisure and Hospitality	3,072	3,098	26	\$ 219
Total, All Industries	27,642	29,377	1,735	\$ 708

Source: MN Dept. of Employment and Economic Development, Quarterly Census of Employment and Wages.

Greater Minnesota Workforce Housing Communities for 2017 QAP



Job centers are defined by total jobs in 2013.

Job growth is a measure of change in total jobs between 2008 and 2013.

To be eligible as a job growth community, a community must have 2,000 or more jobs in 2013.

Long Commute Communities have 15% or more of the workforce traveling 30+ miles to work.

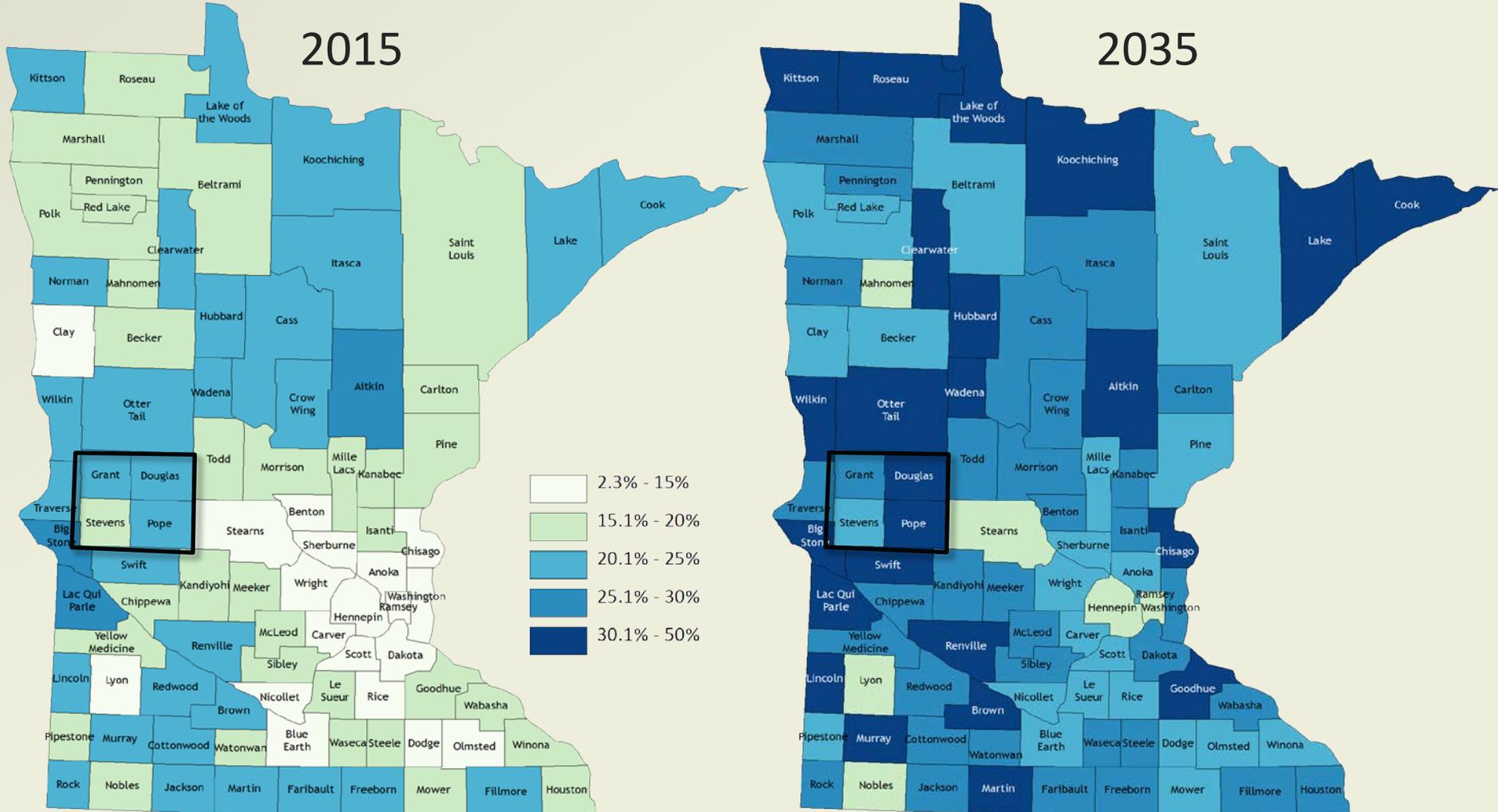


- Top 10 Job Center or Growth >=100 Jobs (5 Points)
- Long Commute Community (3 points)

Source: Minnesota Housing analysis of MN Department of Employment and Economic Developments Quarterly Census of Employment and Wages. Date: 12/11/2014



Proportion of the Population Aged 65 and Older



Source: Minnesota Demographer's Office 2015-2040 Population Projections.

Regional Topic #2

Strengthening communities through single family and multifamily housing rehabilitation

Older Housing Stock

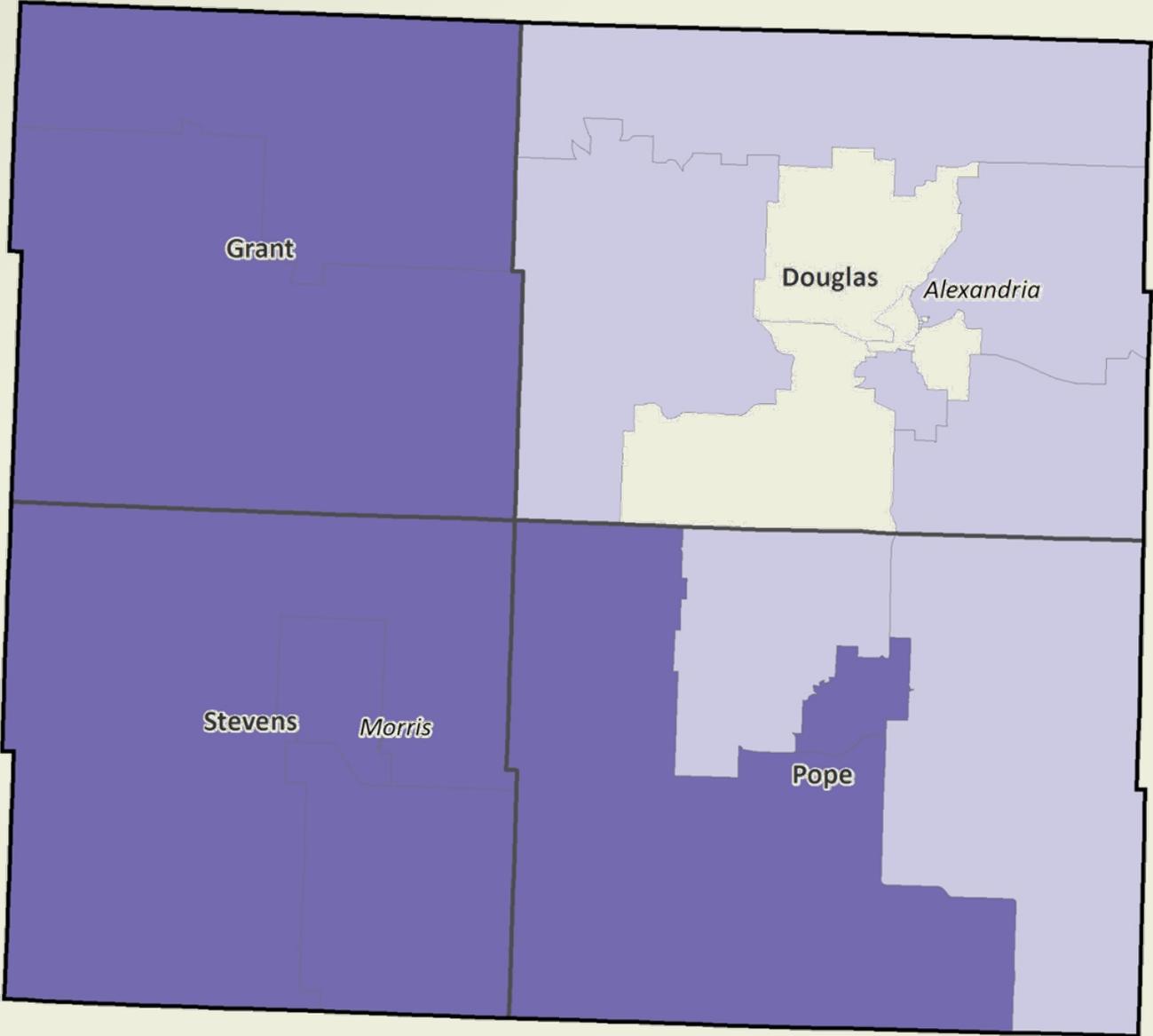
- Particularly Grant, Stevens, and parts of Pope
- Some rehab activity

Construction & Sales Trends

- Very little new construction in recent years, with recent small uptick

Share of Housing Built Pre 1980, in 2013

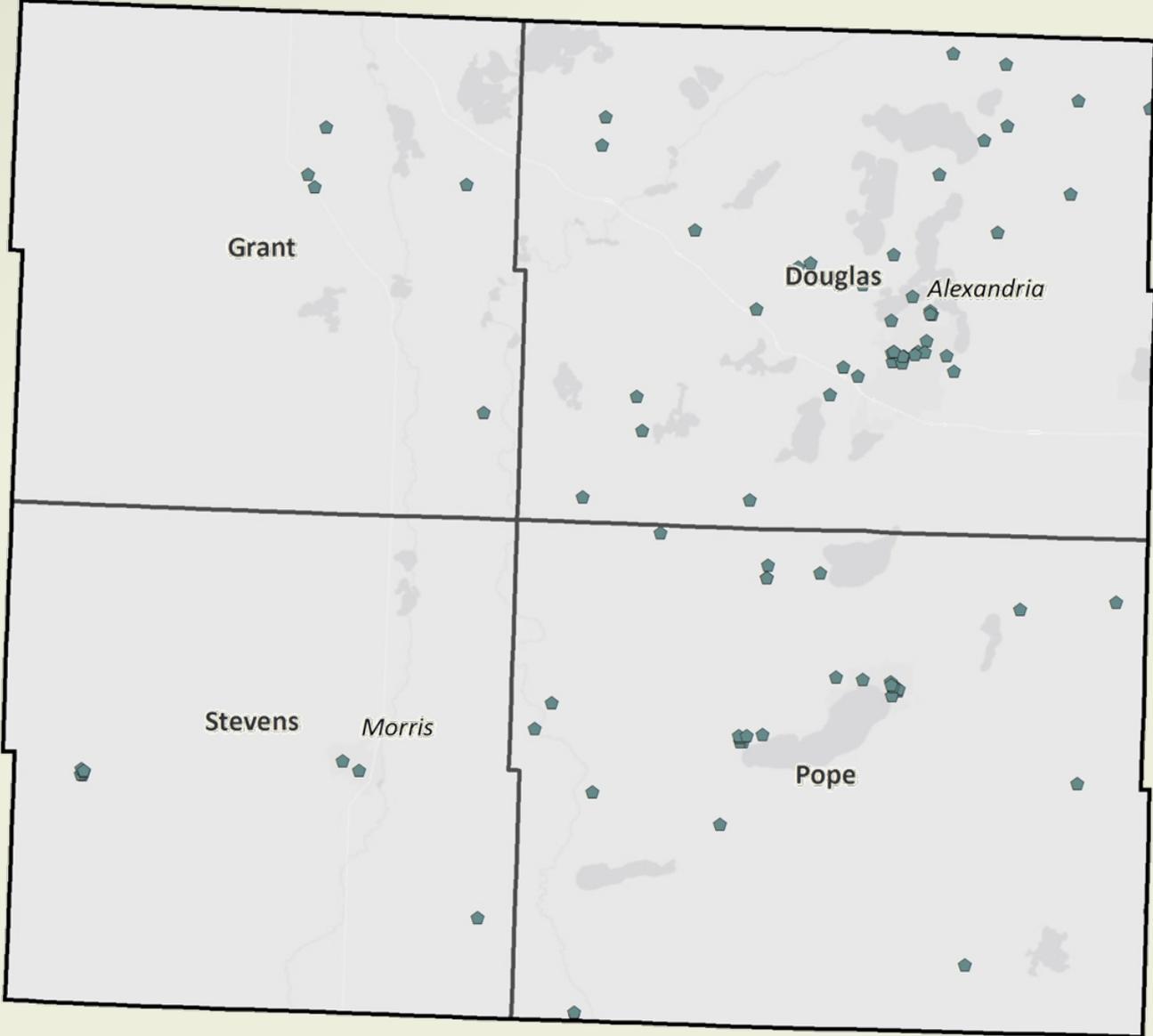
Share of Housing Built Pre 1980, in 2013



24Source: Minnesota Housing analysis of American Community Survey 2009-2013 data.

Home Improvement and Rehabilitation Loans, 2009-2013

Home Improvement and Rehabilitation Loans, 2009-2013 (97)

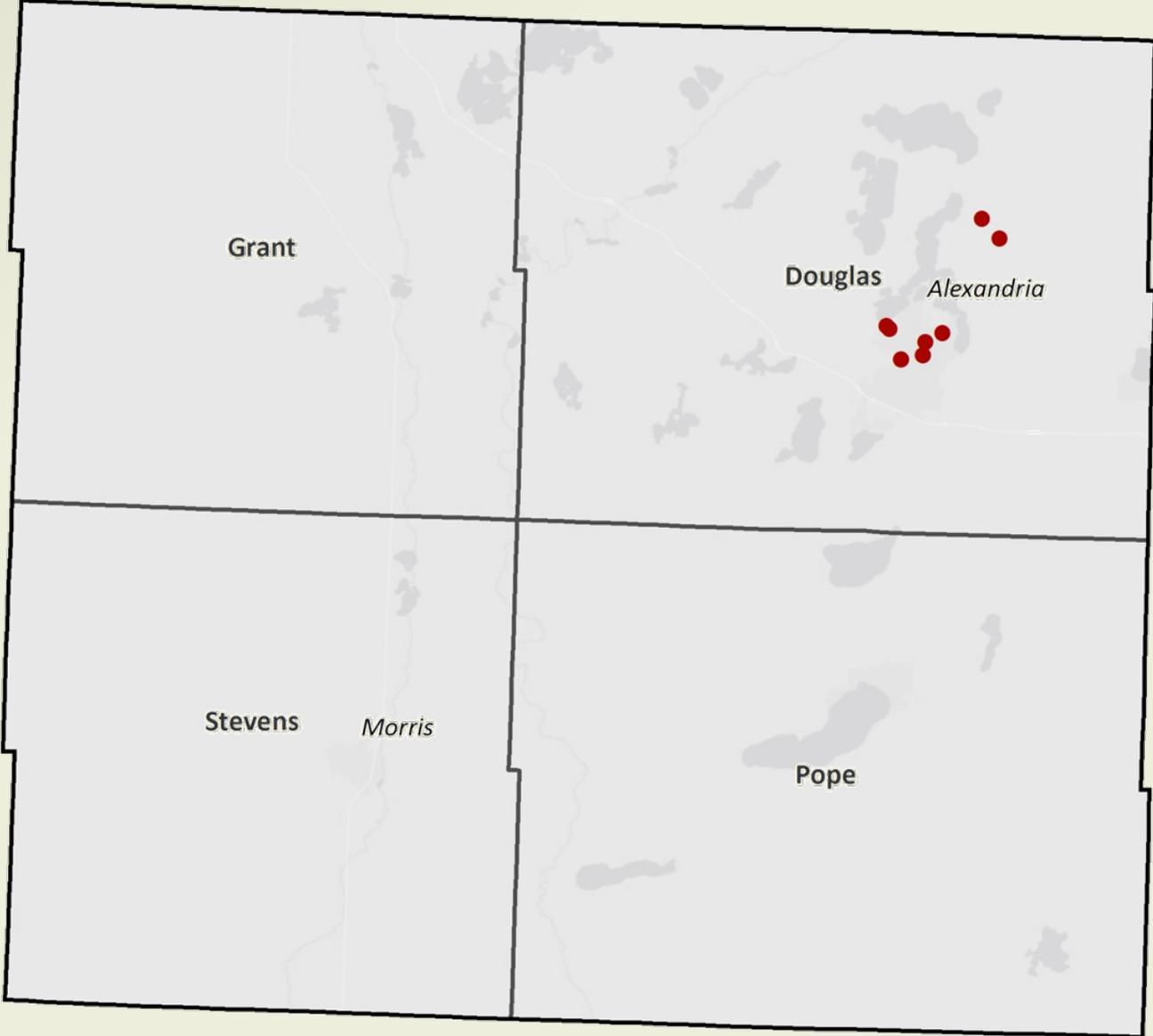


Source: Minnesota Housing activities FFY 2008-2012



Single Family Impact Fund, 2009-2013

● Activities 2009-2013 (10)

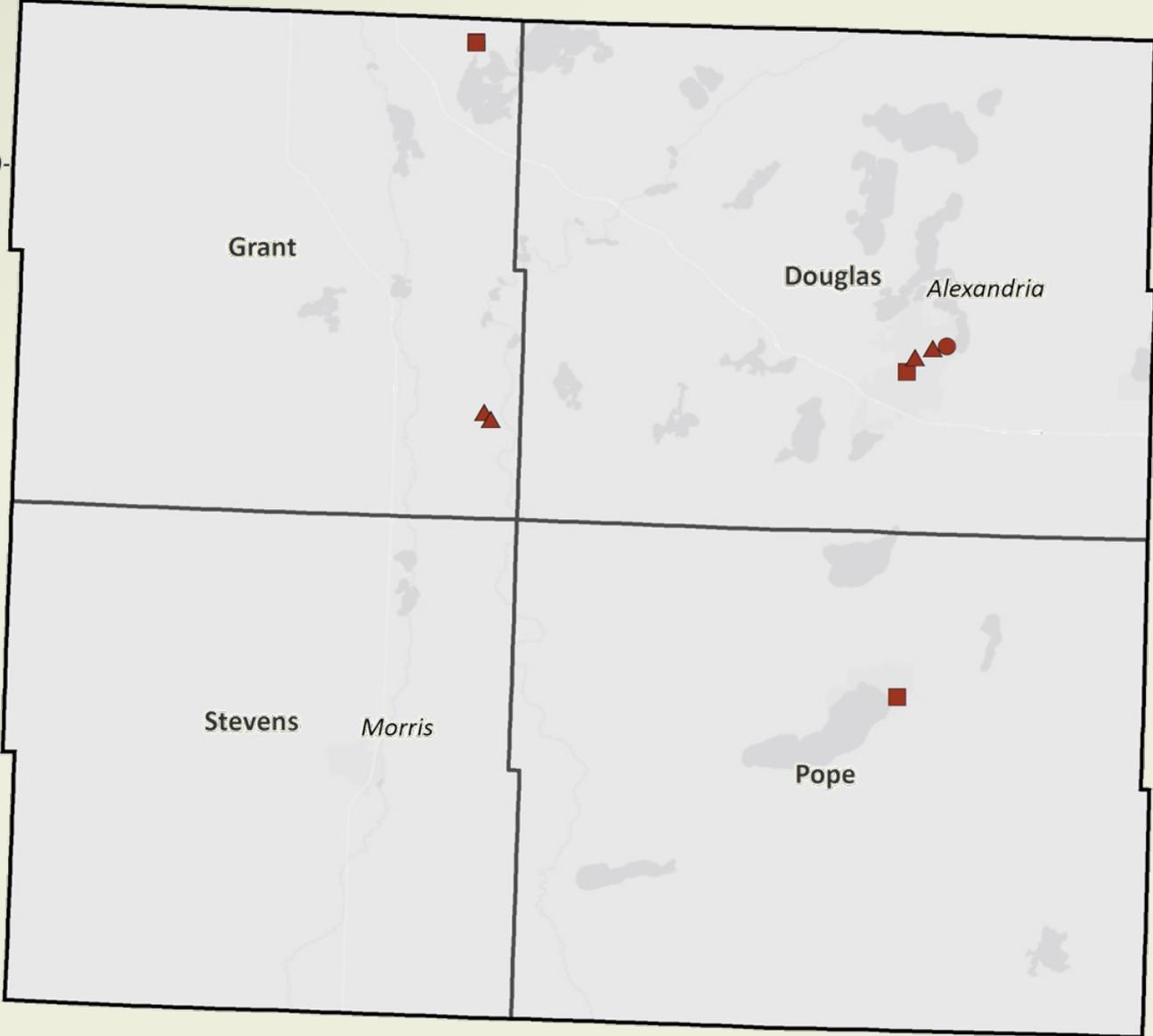


Source: Minnesota Housing analysis of CRV and Impact Fund activities FY 2009-2013



Minnesota Housing Multifamily Rehabilitation Activities 2009-2014

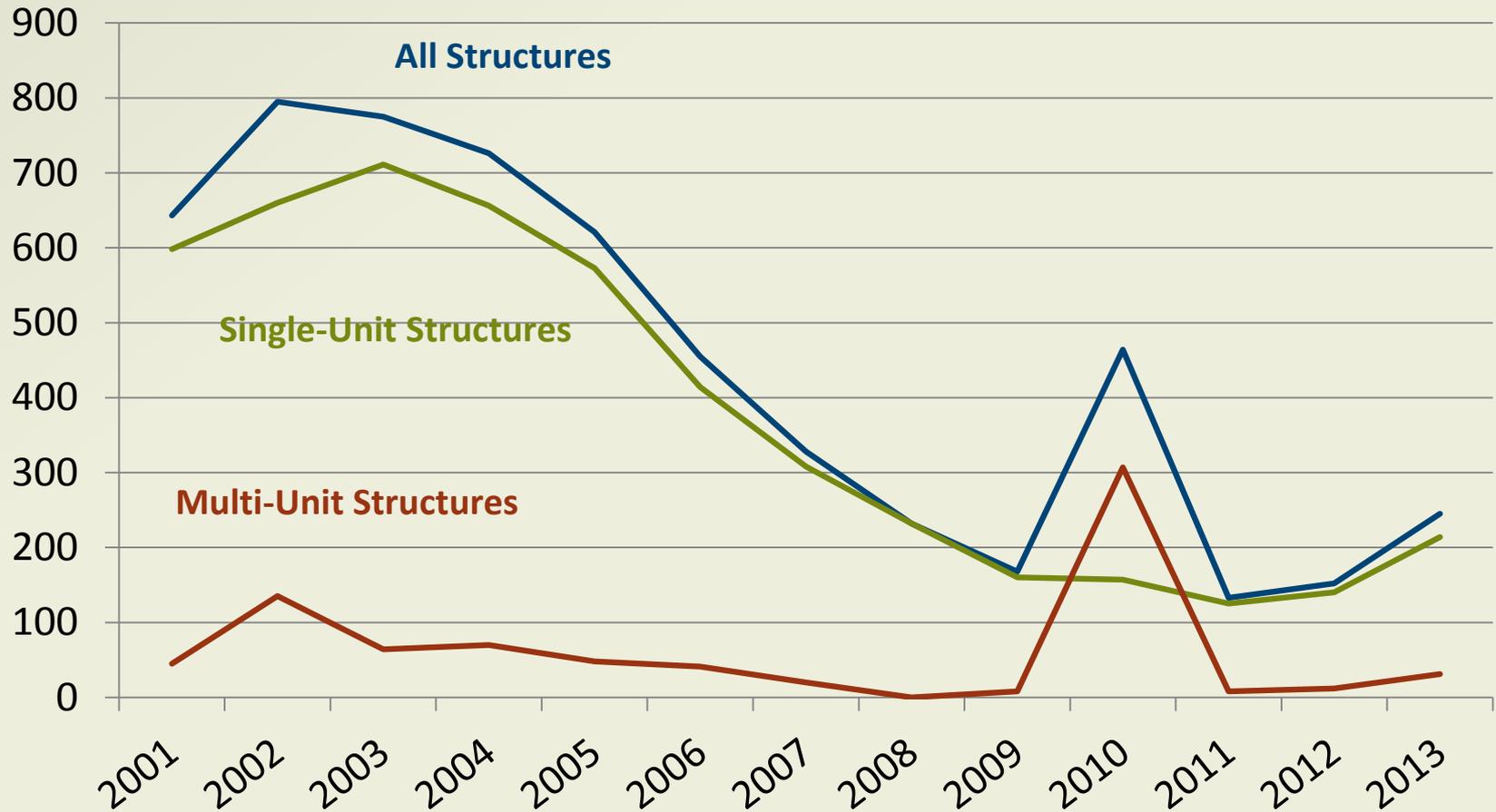
- ▲ Multifamily rehabilitation 2009-2013 (4)
- 2014 RFP selection (1)
- RRDL project locations (4)



Source: Minnesota Housing



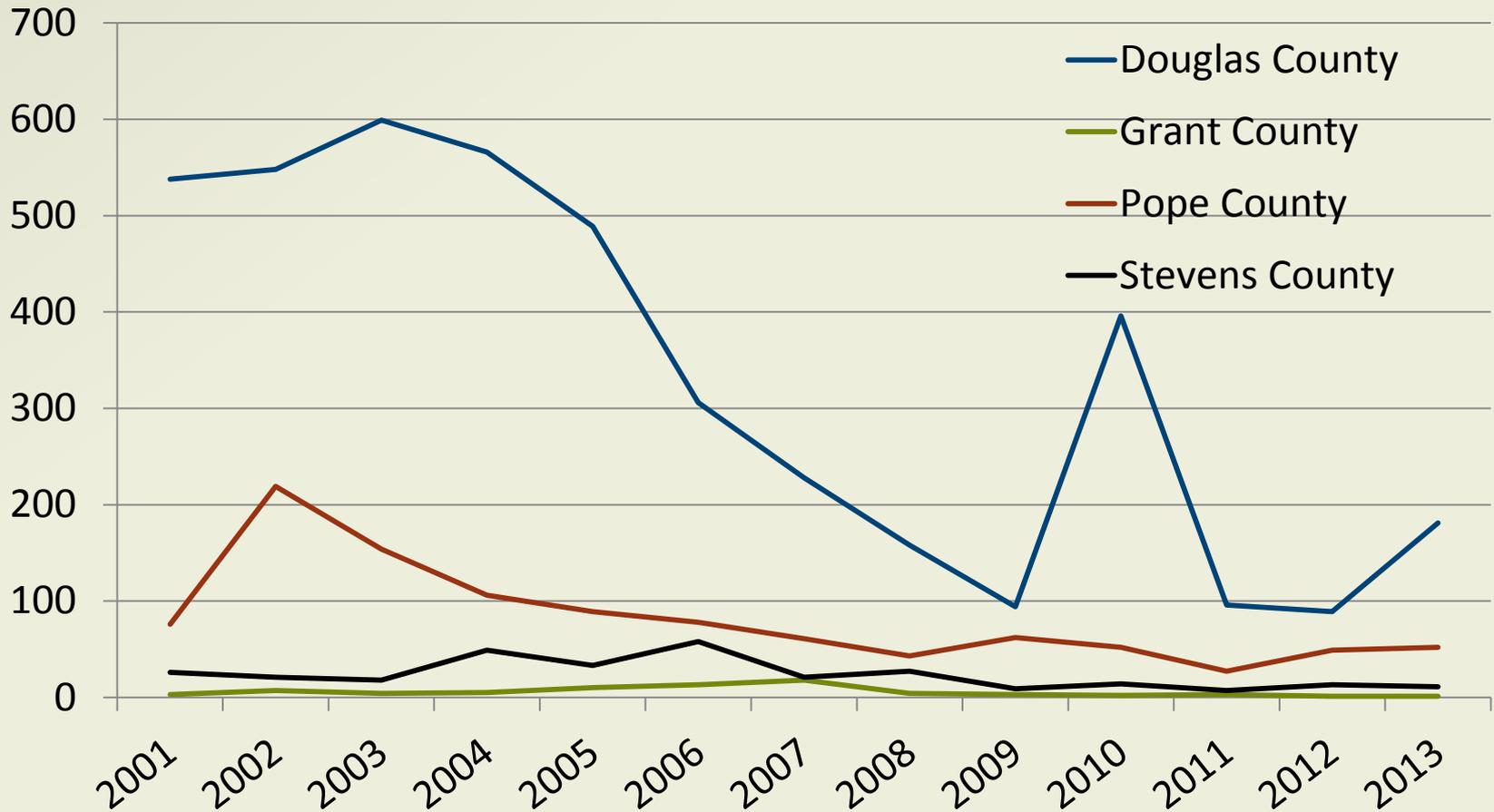
Region: Building Permits Number of Units



Source: Minnesota Housing analysis of data from U.S. Department of Housing and Urban Development – State of the Cities Data Systems

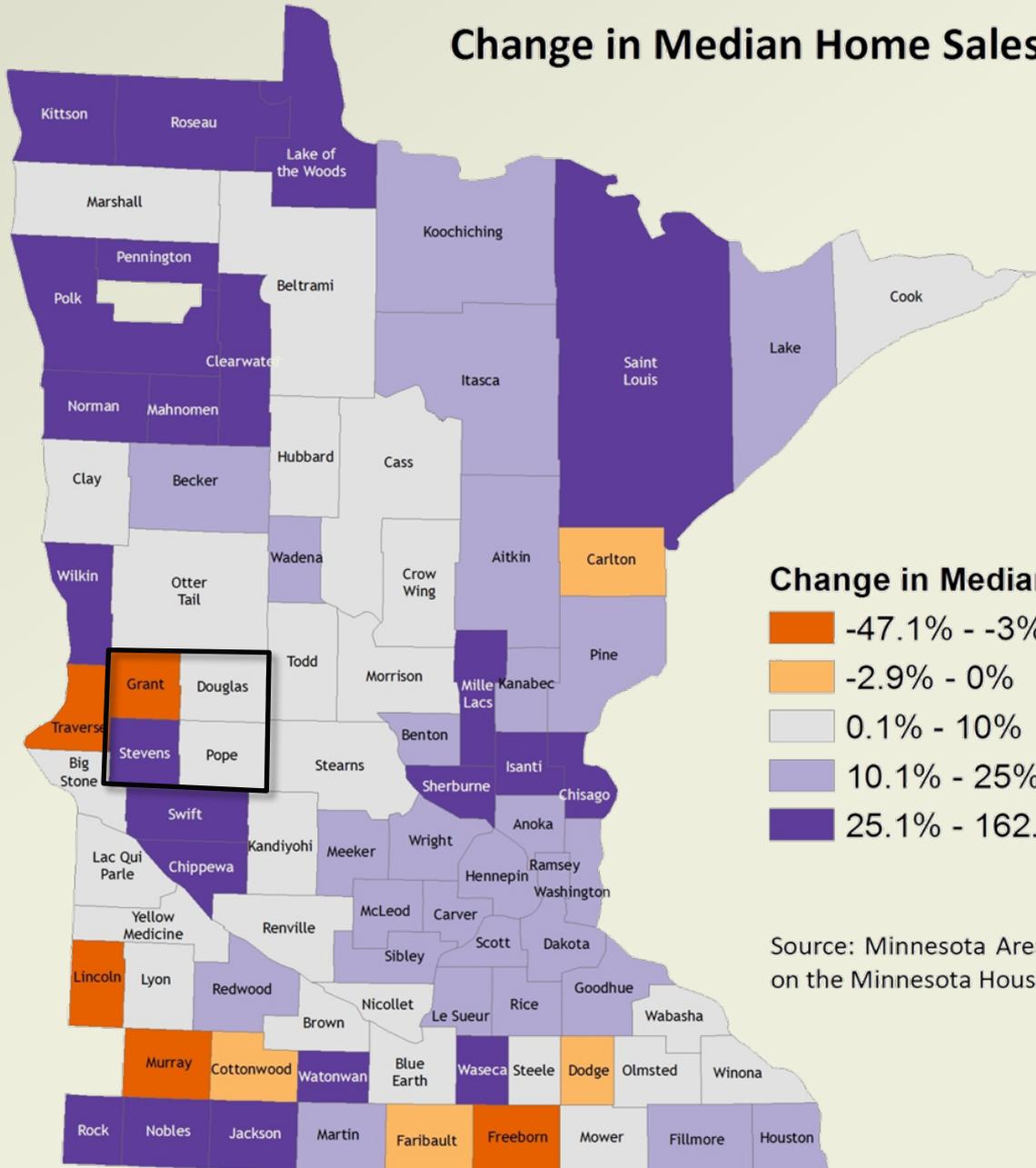
Building Permits by County

Total Number of Units



Source: Minnesota Housing analysis of data from U.S. Department of Housing and Urban Development – State of the Cities Data Systems

Change in Median Home Sales Price, 2010-2014



	2014 Median Sales Price	# Sales in 2014	Change in Price Since 2010
Douglas	168,500	641	+7%
Grant	93,407	65	-19%
Pope	146,703	157	+8%
Stevens	\$76,600	24	+128%

Change in Median Home Sales Price, 2010-2014

- 47.1% - -3%
- 2.9% - 0%
- 0.1% - 10%
- 10.1% - 25%
- 25.1% - 162.4%

Source: Minnesota Area Association of Realtors 2014 Annual Report on the Minnesota Housing Market



Recent Affordable Housing Investments & Activities

- Rental and Homeownership
 - USDA Rural Development
 - Greater Minnesota Housing Fund
 - Minnesota Housing

Affordable Housing Investments in the Region

Nearly 900 units in the last three years

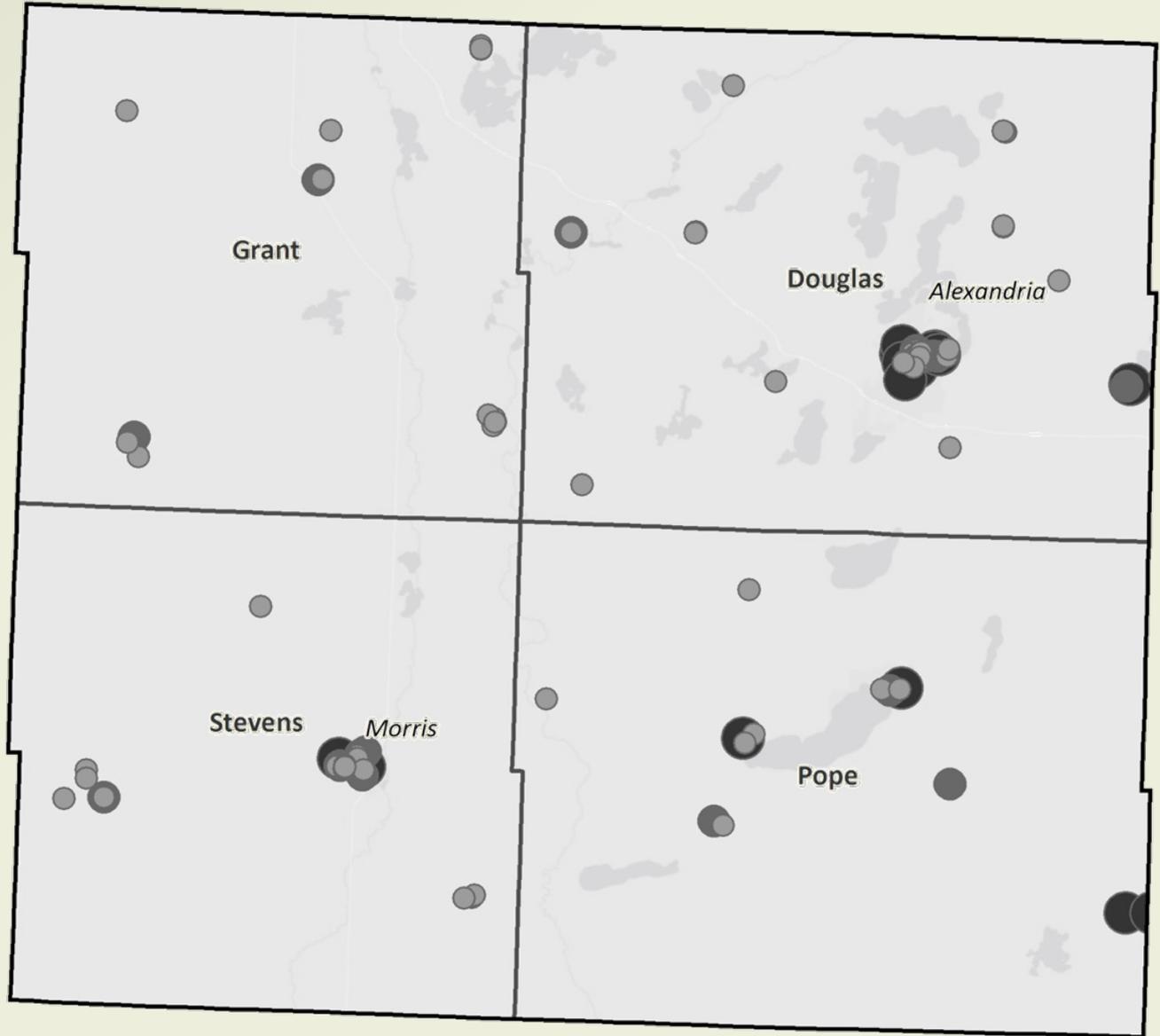
County	Greater Minnesota Housing Fund		Minnesota Housing		USDA Rural Development	
	Loans	Units	Loans	Units	Loans	Units
Douglas	7	7	71	169	344	344
Grant	2	16	16	30	39	39
Pope	3	38	25	60	81	81
Stevens			34	34	73	73
Total Loans	12	61	146	293	537	537

Source: Minnesota Housing, Greater Minnesota Housing Fund, and USDA Rural Development. 2012-2015 (to date). Includes single family and multifamily activities (does not include Rental Assistance).

Affordable, Subsidized Rental Housing

Properties by Units

- 0 - 10 (80 properties)
- 11 - 20 (16 properties)
- 21 - 50 units (23 properties)



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Homebuyers & Homeowners



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- ⌘ Home Improvement
- ⌘ Find a Lender
- ⌘ Interest Rates
- ⌘ Foreclosure Prevention

Help with Housing & Rent Assistance



- ⌘ Looking for Rent Assistance
- ⌘ Looking for Shelter
- ⌘ Looking for Affordable Rental Housing

Lenders & Homeownership Partners



- ⌘ Homeownership Lenders
- ⌘ Home Improvement Partners
- ⌘ Real Estate Agents
- ⌘ Community Development
- ⌘ Interest Rates

Multifamily Rental Partners

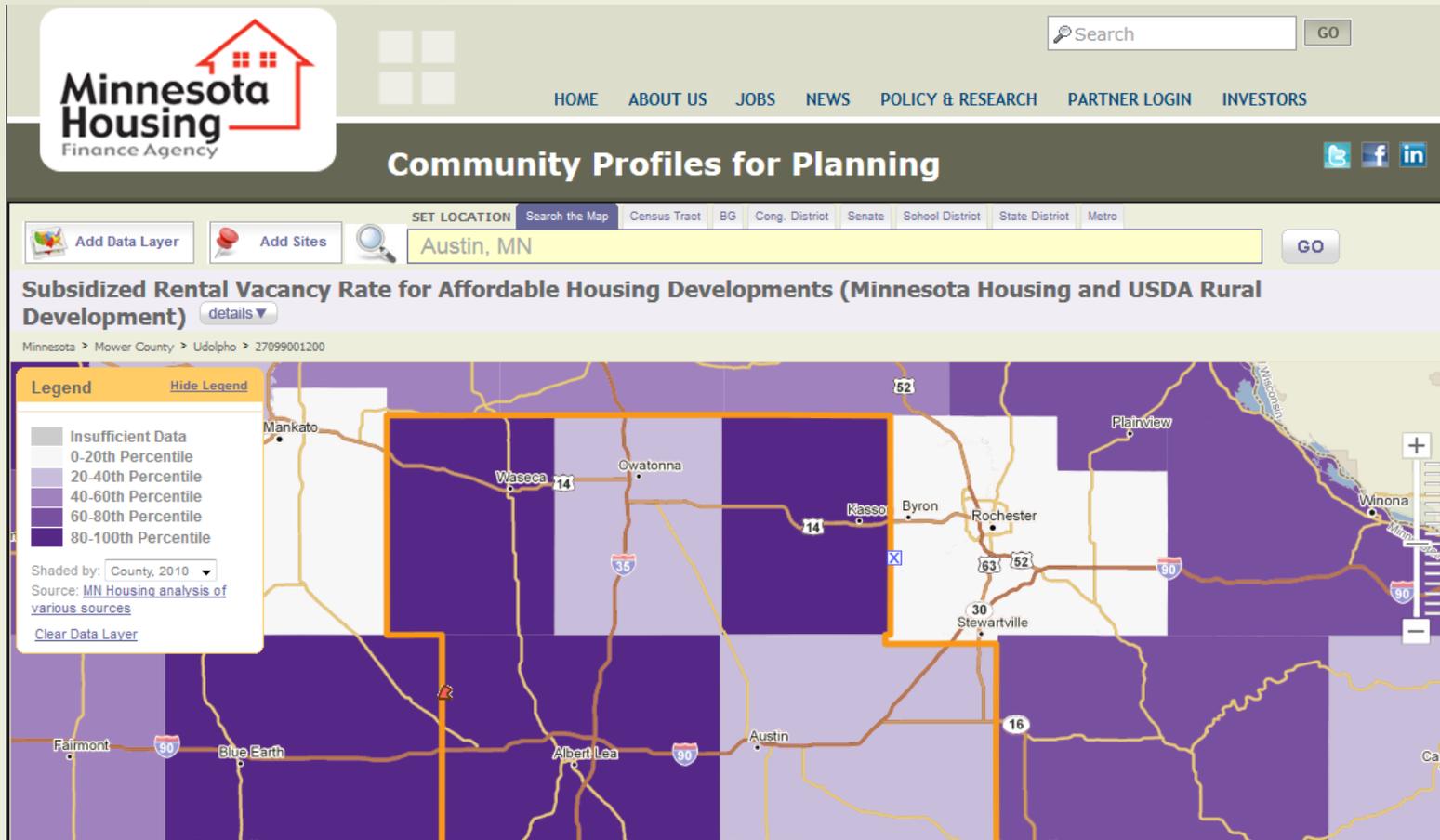


- ⌘ Programs & Funding
- ⌘ Post-Selection
- ⌘ Management, Compliance & Servicing
- ⌘ Section 8
- ⌘ Ending Homelessness



For More Information

Policy and Research > Community Profiles for Planning



For More Information

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Alexandria Housing & Community Dialogue