

## 2018 QAP - Workforce Housing Communities Methodology

*\*Additional communities added using the most recent (2015) MN DEED data released*

Communities with a need for workforce housing are identified through data on: total jobs in 2014; 5 year job growth; or 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<sup>1</sup>. Data on commuting are from the US Census Bureau's Longitudinal Employer-Household Dynamics program<sup>2</sup>. Workforce housing areas are defined separately for the Twin Cities Metro (7 County) 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](http://www.mnhousing.gov) > Policy & Research > Community Profiles.

### 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 Twin Cities Metro as of 2014 as defined by total jobs.

(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 year. In the Twin Cities Metro the minimum net job growth is 500. Minnesota Housing will publish the most current available data from the Dept. of Employment and Economic Development, 2009-2014; but will add additional communities when more current data becomes available in April 2017 for the 2018 QAP.

(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) 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 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 communities' workforce travels 30+ miles into the community for work.

*In each case above, communities are buffered by 10 miles in Greater Minnesota and 5 miles in the Twin Cities Metro to account for a modest commuteshed.*

The maps and tables below and on following pages list and display eligible areas for the Twin Cities Metro (pages

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<sup>1</sup>The 5 year job growth communities presented in this methodology are for 2009-2014. Minnesota Housing will also add eligible 2010-2015 growth communities by application release of the 2018 QAP. Data source: <http://mn.gov/deed/data/data-tools/qcew.jsp>

<sup>2</sup> Data from LEHD are current to 2013. Minnesota Housing will also add eligible communities with more current data available by application release of the 2018 QAP. Data source: <http://lehd.did.census.gov/data/>.

2 and 3) and Greater Minnesota (pages 4 and 5). Additional communities that would become eligible in the next year with updated data will be added to the lists; no communities will be subtracted from the lists.

**Twin Cities Metro Job Centers and Ranked Job Growth Communities 2009-2014 (6 Points)**

Twin Cities Metro Top 5 Job Centers (2014 or 2015)	Twin Cities Metro Communities With Net Growth of 500 Jobs or More (2009-2014 and 2010-2015)	
Minneapolis, Hennepin	Andover, Anoka	Little Canada, Ramsey
Saint Paul, Ramsey	Anoka, Anoka	Maple Grove, Hennepin
Bloomington, Hennepin	Apple Valley, Dakota	Maple Plain, 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	Richfield, Hennepin*
	Eagan, Dakota	Ramsey, Anoka
	Eden Prairie, Hennepin	Rogers, Hennepin
	Edina, Hennepin	Rosemount, Dakota
	Fridley, Anoka*	Roseville, Ramsey
	Golden Valley, Hennepin	Saint Louis Park, Hennepin
	Ham Lake, Anoka	Saint Paul, Ramsey
	Hopkins, Hennepin	Savage, Scott*
	Hugo, Washington	Shakopee, Scott
	Inver Grove Heights, Dakota	Vadnais Heights, Ramsey
	Lake Elmo, Washington	Waconia, Carver
	Lakeville, Dakota	White Bear Lake, Ramsey*
	Lino Lakes, Anoka*	Woodbury, Washington

Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2009-2014 and 2010-2015). \*Community added based on 2010-2015 net job growth.

**Twin Cities Metro Long Commute Communities (3 Points)**

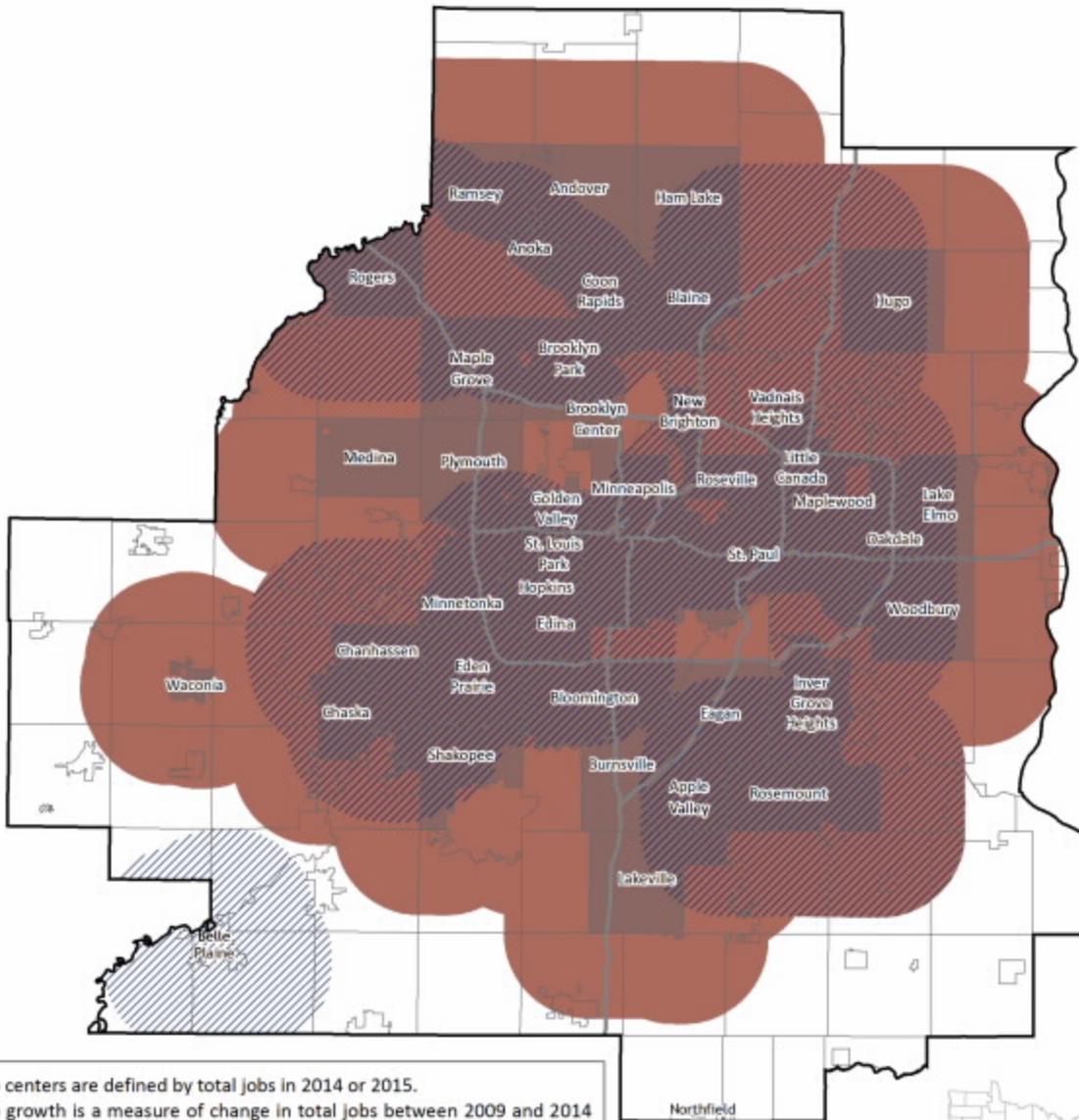
Twin Cities Metro Long Commute Communities		
Belle Plaine	Falcon Heights	North Oaks
Champlin	Hopkins*	Rogers
Chanhassen*	Maplewood*	Rosemount

Edina	Lino Lakes	
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Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data (2013 and 2014).

\*Community added based on 2014 US Census Longitudinal Employer Household Dynamics Data.

## Metro Workforce Housing Communities for 2018 QAP



-Job centers are defined by total jobs in 2014 or 2015.  
 -Job growth is a measure of change in total jobs between 2009 and 2014 (2010-2015 Communities Updated).  
 -To be eligible as a job growth community, a community must have 2,000 or more jobs in 2014 or 2015.  
 -Long Commute Communities have 15% or more of the workforce traveling 30+ miles to work.



- Top 5 Job Center or Growth  $\geq$ 500 Jobs (6 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: 2/15/2017



**Greater Minnesota Job Centers and Job Growth Communities 2008-2013 (6 Points)**

Greater Minnesota Top 10 Job Centers (2014 or 2015)
Rochester, Olmsted
Duluth, Saint Louis
Saint Cloud, largely Stearns
Mankato, largely Blue Earth
Winona, Winona
Owatonna, Steele
Willmar, Kandiyohi
Moorhead, Clay
Austin, Mower
Alexandria, Douglas

Greater MN Communities With Net Growth of 100 jobs or more (2009-2014 and 2010-2015)	
Albertville, Wright	Marshall, Lyon
Alexandria, Douglas	Melrose, Stearns
Austin, Mower*	Montevideo, Chippewa
Baxter, Crow Wing	Monticello, Wright
Becker, Sherburne*	Mora, Kanabec
Bemidji, Beltrami	Morris, Stevens*
Big Lake, Sherburne*	Mountain Iron, Saint Louis
Brainerd, Crow Wing	New Ulm, Brown
Cambridge, Isanti	North Branch, Chisago
Cannon Falls, Goodhue	North Mankato, Nicollet
Cloquet, Carlton	Northfield, largely Rice
Delano, Wright	Otsego, Wright*
Detroit Lakes, Becker	Owatonna, Steele
Dodge Center, Dodge	Park Rapids, Hubbard*
Duluth, Saint Louis	Perham, Otter Tail
East Grand Forks, Polk*	Princeton, Mille Lacs*
Elk River, Sherburne	Red Wing, Goodhue
Faribault, Rice	Rochester, Olmsted
Glencoe, McLeod	Roseau, Roseau
Glenwood, Pope	Saint Cloud, Stearns
Grand Rapids, Itasca	Saint Michael, Wright
Hermantown, Saint Louis	Saint Peter, Nicollet
Hibbing, Saint Louis	Sartell, largely Stearns
Hinckley, Pine	Sauk Rapids, Benton
Hutchinson, McLeod*	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, Blue Earth	Wyoming, Chisago

Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2009-2014 and 2010-2015). \*Communities added based on 2015 data.

**Greater Minnesota Long Commute Communities (3 Points)**

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

Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data (2013 and 2014).

\*Community added based on 2014 US Census Longitudinal Employer Household Dynamics Data.

