

## Workforce Housing Communities Methodology

Communities with a need for workforce housing are identified using data on: (1) total jobs (2) five-year job growth, or (3) long distance commuting. Data on jobs and growth are from the Minnesota Department of Employment and Economic Development's Quarterly Census of Employment and Wages<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 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 > Single Family RFP Geographic Scoring Map](#).

- **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 2019, 2020, 2021, or 2022, as defined by total jobs.

(OR)

- **Net Five Year Job Growth.** Communities are eligible in Greater Minnesota with at least 2,000 jobs in the current year that have had a net job growth of a minimum of 100 jobs, or communities in the Twin Cities Metro with a net job growth of 500 or more jobs in the past 5 years (2014-2019, 2015-2020, 2016-2021, or 2017-2022).

(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)

- **Long Commute Communities.** A community is eligible if it has at least 2,000 jobs in the current year and is not a top job center, job growth community, or an individual employer growth community, yet is identified as a long commute community. These are communities where 15% or more of the communities' workforce travels 30+ miles to 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 commuted.*

Maps and tables below and on following pages display eligible areas under existing data methods for the Twin Cities Metro (pages 2-4) and Greater Minnesota (pages 5-7).

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<sup>1</sup>The 5-year job growth communities presented in this methodology are for 2014-2019, 2015-2020, 2016-2021, or 2017-2022. Data source: <https://mn.gov/deed/data/data-tools/qcew/>

<sup>2</sup>Data source: <https://lehd.ces.census.gov/data/>

## Twin Cities Metro Job Centers and Ranked Job Growth Communities

Twin Cities 7-County Metropolitan Area Top 5 Job Centers (2019, 2020,2021, or 2022)	Twin Cities 7-County Metropolitan Area Communities With Net Growth of 500 Jobs or More (2014-2019, 2015-2020, 2016-2021, or 2017-2022)	
Minneapolis, Hennepin	Andover, Anoka	Mendota Heights, Dakota
Saint Paul, Ramsey	Apple Valley, Dakota	Minneapolis, Hennepin
Bloomington, Hennepin	Bayport, Washington	Minnetonka, Hennepin
Eden Prairie, Hennepin	Blaine, Anoka	Mounds View, Ramsey
Plymouth, Hennepin	Bloomington, Hennepin	New Brighton, Ramsey
Eagan, Dakota	Brooklyn Center, Hennepin	New Hope, Hennepin
	Brooklyn Park, Hennepin	New Market Twp, Scott
	Burnsville, Dakota	North Saint Paul, Ramsey
	Chanhassen, Carver	Oakdale, Washington
	Chaska, Carver	Osseo, Hennepin
	Coon Rapids, Anoka	Plymouth, Hennepin
	Cottage Grove, Washington	Ramsey, Anoka
	Eagan, Dakota	Richfield, Hennepin
	Eden Prairie, Hennepin	Rogers, Hennepin
	Farmington, Dakota	Rosemount, Dakota
	Forest Lake, Washington	Roseville, Ramsey
	Fridley, Anoka	Saint Paul, Ramsey
	Ham Lake, Anoka	Savage, Scott
	Hopkins, Hennepin	Shakopee, Scott
	Inver Grove Heights, Dakota	Shorewood, Hennepin
	Lakeville, Dakota	Vadnais Heights, Ramsey
	Lino Lakes, Anoka	Waconia, Carver
	Mahtomedi, Washington	White Bear Lake, Ramsey
	Maple Grove, Hennepin	Woodbury, Washington
	Medina, Hennepin	

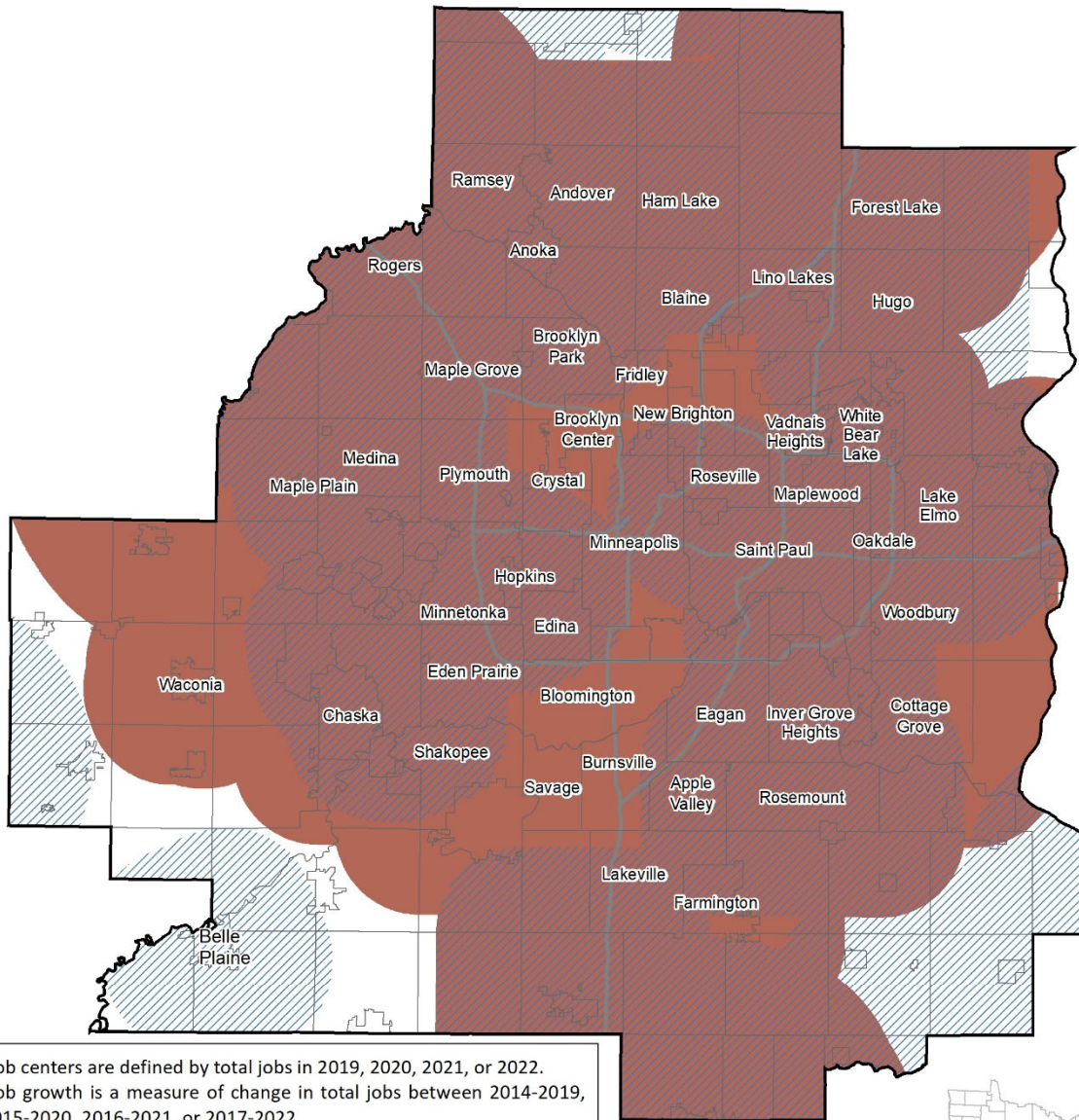
Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2014-2019, 2015-2020, 2016-2021, or 2017-2022).

## Twin Cities Metro Long Commute Communities

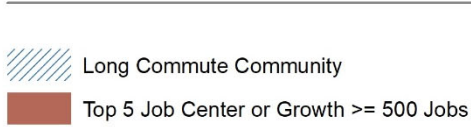
Belle Plaine	Inver Grove Heights
Champlin	Lake Elmo
Chanhassen	Medina
Falcon Heights	New Market Twp.
Forest Lake	North Saint Paul
Ham Lake	Oakdale
Hassan Twp	Rogers
Hopkins	Rosemount
Hugo	South St. Paul

Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data, 2018, 2019, 2020, and 2021.

# Metro Workforce Housing Communities



-Job centers are defined by total jobs in 2019, 2020, 2021, or 2022.  
 -Job growth is a measure of change in total jobs between 2014-2019, 2015-2020, 2016-2021, or 2017-2022.  
 -To be eligible as a job growth community, a community must have 2,000 or more jobs in 2019, 2020, 2021, or 2022.  
 -Long Commute Communities have 2,000 or more jobs and 15% or more of the workforce travelling 30+ miles into the community for work.



Source: Minnesota Housing analysis of MN Department of Employment and Economic Developments Quarterly Census of Employment and Wages. Date: 3/20/2024.



## Greater Minnesota Job Centers and Job Growth Communities

Greater Minnesota Top 10 Job Centers (2019, 2020, 2021, or 2022)	Greater MN Communities With Net Growth of 100 jobs or more (2014-2019, 2015-2020, 2016-2021, or 2017-2022)	
Rochester, Olmsted	Albertville, Wright	North Branch, Chisago
Duluth, Saint Louis	Alexandria, Douglas	North Mankato, Nicollet
Saint Cloud, largely Stearns	Bemidji, Beltrami	Northfield, Rice
Mankato, largely Blue Earth	Big Lake, Sherburne	Otsego, Wright
Winona, Winona	Brainerd, Crow Wing	Owatonna, Steele
Owatonna, Steele	Buffalo, Wright	Park Rapids, Hubbard
Willmar, Kandiyohi	Cannon Falls, Goodhue	Perham, Otter Tail
Alexandria, Douglas	Cold Spring, Stearns	Pine City, Pine
Moorhead, Clay	Delano, Wright	Princeton, Mille Lacs
Bemidji, Beltrami	Detroit Lakes, Becker	Rochester, Olmsted
Austin, Mower	Dodge Center, Dodge	Saint Cloud, Stearns
	Elk River, Sherburne	Saint Joseph, Stearns
	Faribault, Rice	Saint Michael, Wright
	Glenwood, Pope	Saint Peter, Nicollet
	Hermantown, Saint Louis	Sartell, Stearns
	Litchfield, Meeker	Sauk Centre, Stearns
	Little Falls, Morrison	Sauk Rapids, Benton
	Mankato, Blue Earth	Thief River Falls, Pennington
	Minden Township, Benton	Wadena, Wadena
	Monticello, Wright	Waite Park, Stearns
	Moorhead, Clay	Willmar, Kandiyohi
	Mountain Iron, Saint Louis	Windom, Cottonwood
	New Prague, Le Sueur	Worthington, Nobles
	New Ulm, Brown	Wyoming, Chisago

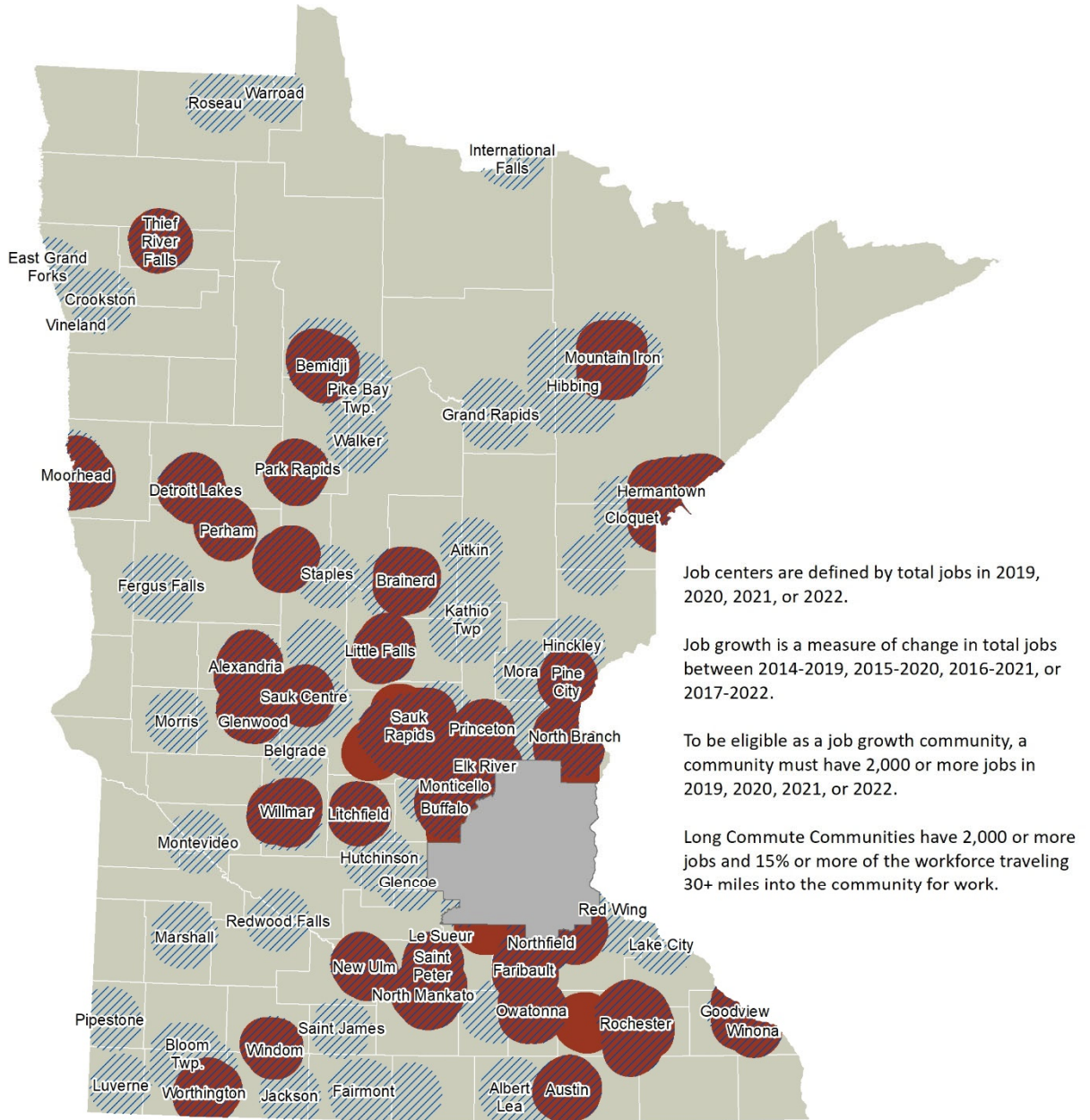
Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2014-2019, 2015-2020, 2016-2021, or 2017-2022).

## Greater Minnesota Long Commute Communities

Greater Minnesota Long Commute Communities			
Aitkin	Fergus Falls	Monticello	Sauk Centre
Albert Lea	Foley	Moorhead	Sauk Rapids
Alexandria	Glencoe	Moose Lake	St. Cloud
Austin	Glenwood	Mora	St. James
Baxter	Goodview	Morris	St. Joseph
Becker	Grand Rapids	Mountain Iron	St. Michael
Belgrade	Hermantown	New Ulm	St. Peter
Bemidji	Hibbing	North Branch	Staples
Bloom Twp	Hinckley	North Mankato	Thief River Falls
Blue Earth	Hutchinson	Northern Twp	Virginia
Brainerd	International Falls	Northfield	Wadena
Buffalo	Jackson	Otsego	Waite Park
Cambridge	Kathio Township	Owatonna	Waseca
Cannon Falls	Lake City	Park Rapids	Walker
Cloquet	Litchfield	Perham	Warroad
Crookston	Little Falls	Pike Bay Twp	Willmar
Detroit Lakes	Long Prairie	Pine City	Willmar Twp
Duluth	Luverne	Pipestone	Windom
East Grand Forks	Mankato	Princeton	Winona
Elk River	Maple Lake	Red Wing	Worthington
Elk Township	Marshall	Redwood Falls	
Fairmont	Melrose	Rochester	
Faribault	Montevideo	Roseau	

Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data, 2018, 2019, 2020, and 2021.

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

 Long Commute Community  
 Top 10 Job Center or Growth  $\geq$  100 Jobs



Source: Minnesota Housing analysis of MN Department of Employment and Economic Developments Quarterly Census of Employment and Wages. Date: 3/20/2024.

