

2018 QAP – Preservation Geographic Priority Areas

In the preservation priority, there are three geographic-based areas defined in the self-scoring worksheet: regional definition, jobs and household growth communities, and communities with an affordable housing gap. This methodology defines each. Applicants will find interactive maps to identify whether a property falls within these areas on Minnesota Housing’s website – www.mnhousing.gov > [Policy & Research](#) > [Community Profiles](#).

1. Regional Definitions

For the purposes of obtaining points for number of units preserved, the state is divided into two geographic regions, Metro/MSA counties, and Greater Minnesota rural counties. Table 1 below displays a list of counties in the Metro and Greater Minnesota MSAs.

Table 1 – Metro and MSA Counties

Region	Minnesota Counties
Duluth MSA	Carlton, Saint Louis
Fargo MSA	Clay
Grand Forks MSA	Polk
La Crosse MSA	Houston
Mankato MSA	Blue Earth, Nicollet
Rochester MSA	Dodge, Olmsted
Saint Cloud MSA	Benton, Stearns
Twin Cities 7 County Metro	Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, Washington
Twin Cities MSA (outside of 7 County Metro)	Chisago, Isanti, Le Sueur*, Mille Lacs*, Sibley*, Sherburne, Wright

* These counties are new to the Twin Cities MSA as of 2013.

2. Job and Household Growth Communities Methodology

Areas can be defined as a growth community in two ways, through job or household growth. Job growth areas are determined by a city or township’s job growth between 2009 and 2014, based on data from the Minnesota Department of Employment and Economic Development’s Quarterly Census of Employment and Wages¹. Household growth areas are determined by a census tract or city’s growth in total households between 2000 and 2014, based on data from the US Census’s Decennial Census and American Community Survey.

2.1 Job Growth

The methodology for determining areas with job growth is consistent with the methodology used in the “workforce housing” priority. However, the job growth area for preservation and the workforce area differ with the workforce housing priority including areas with a large number of jobs, not just job growth.

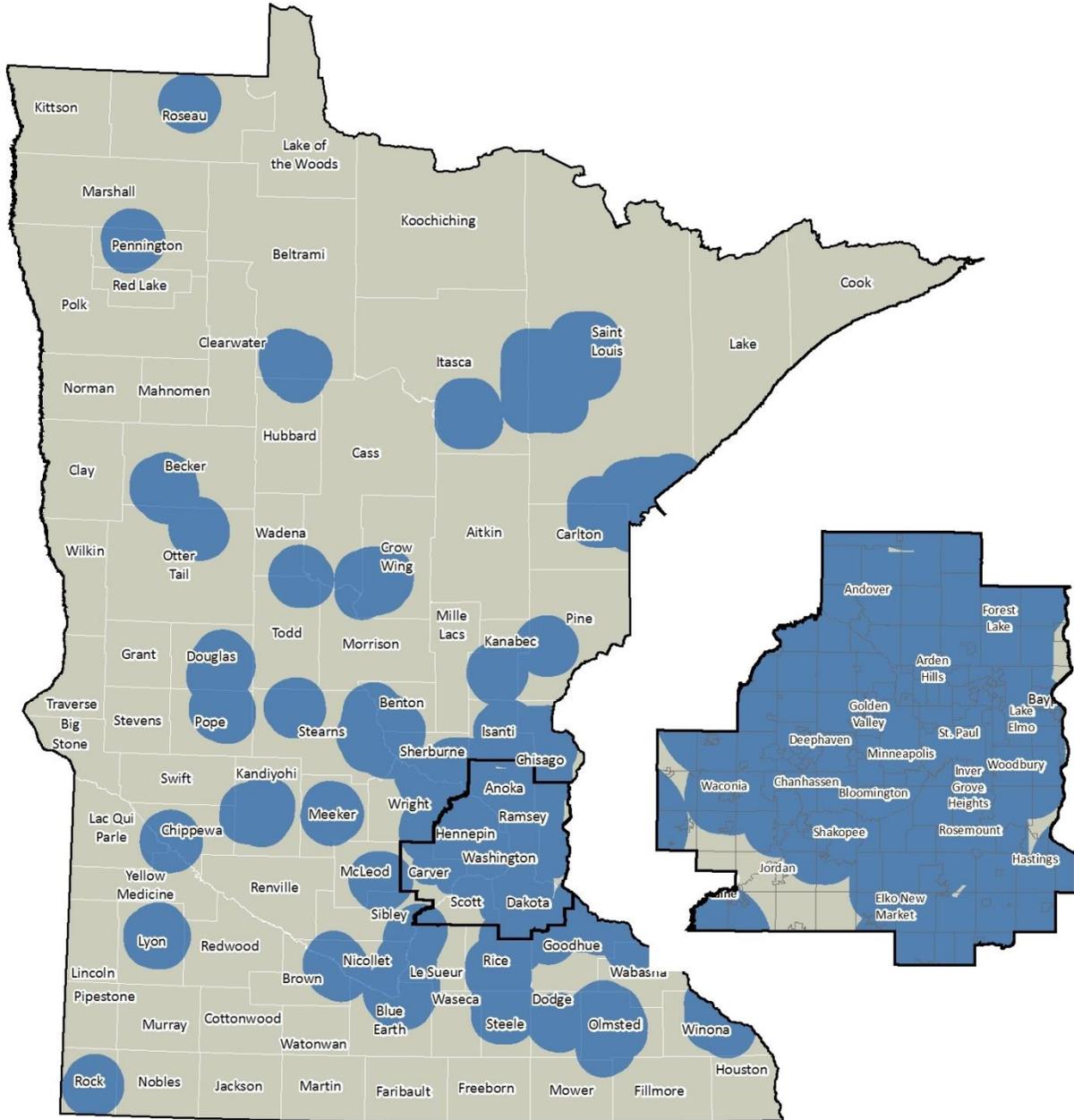
Communities will be identified as job growth if they are in Greater Minnesota with at least 2,000 jobs in the current year that have had a net job growth of a minimum of 100 jobs, or in the Twin Cities Metro with a net job growth of 500 or more in the past 5 years. Minnesota Housing is publishing the most current available data from the Dept. of Employment and Economic Development (2009-2014); but will add additional communities using the most current data available when the application is released for the 2018 QAP in April 2017. Areas within five miles of communities in the Twin Cities seven county metro area and within 10 miles of communities in Greater Minnesota are included for a modest commuteshed. Table 2 on the next page and the map on page 4 identify and show the communities that meet this definition. An interactive version of this map is available on the Minnesota Housing website: www.mnhousing.gov > [Policy & Research](#) > [Community Profiles](#).

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

Table 2 – Job Growth Communities 2009-2014

Twin Cities Metro Communities With Net Growth of 500 Jobs or More (2009-2014)		Greater MN Communities With Net Growth of 100 jobs or more, 2009-2014	
Andover, Anoka	Lakeville, Dakota	Albertville, Wright	Melrose, Stearns
Anoka, Anoka	Little Canada, Ramsey	Alexandria, Douglas	Montevideo, Chippewa
Apple Valley, Dakota	Maple Grove, Hennepin	Baxter, Crow Wing	Monticello, Wright
Blaine, Anoka	Maplewood, Ramsey	Bemidji, Beltrami	Mora, Kanabec
Bloomington, Hennepin	Medina, Hennepin	Brainerd, Crow Wing	Mountain Iron, Saint Louis
Brooklyn Center, Hennepin	Minneapolis, Hennepin	Cambridge, Isanti	New Ulm, Brown
Brooklyn Park, Hennepin	Minnetonka, Hennepin	Cannon Falls, Goodhue	North Branch, Chisago
Burnsville, Dakota	New Brighton, Ramsey	Cloquet, Carlton	North Mankato, Nicollet
Chanhassen, Carver	Oakdale, Washington	Delano, Wright	Northfield, largely Rice
Chaska, Carver	Plymouth, Hennepin	Detroit Lakes, Becker	Owatonna, Steele
Coon Rapids, Anoka	Ramsey, Anoka	Dodge Center, Dodge	Perham, Otter Tail
Eagan, Dakota	Rogers, Hennepin	Duluth, Saint Louis	Red Wing, Goodhue
Eden Prairie, Hennepin	Rosemount, Dakota	Elk River, Sherburne	Rochester, Olmsted
Edina, Hennepin	Roseville, Ramsey	Faribault, Rice	Roseau, Roseau
Golden Valley, Hennepin	Saint Louis Park, Hennepin	Glencoe, McLeod	Saint Cloud, Stearns
Ham Lake, Anoka	Saint Paul, Ramsey	Glenwood, Pope	Saint Michael, Wright
Hopkins, Hennepin	Shakopee, Scott	Grand Rapids, Itasca	Saint Peter, Nicollet
Hugo, Washington	Vadnais Heights, Ramsey	Hermantown, Saint Louis	Sartell, largely Stearns
Inver Grove Heights, Dakota	Waconia, Carver	Hibbing, Saint Louis	Sauk Rapids, Benton
Lake Elmo, Washington	Woodbury, Washington	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, Blue Earth	Wyoming, Chisago
		Marshall, Lyon	

Map 1 - Job Growth Priority Areas



Job Growth Areas

Includes areas within five miles of job growth communities in the Twin Cities Metro with a new job growth of 500 or more, and within ten miles of all job growth communities (for communities with at least 2,000 jobs) in Greater Minnesota.

Source: MN Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2009 and 2014), 1/5/2016







2.2 Household Growth

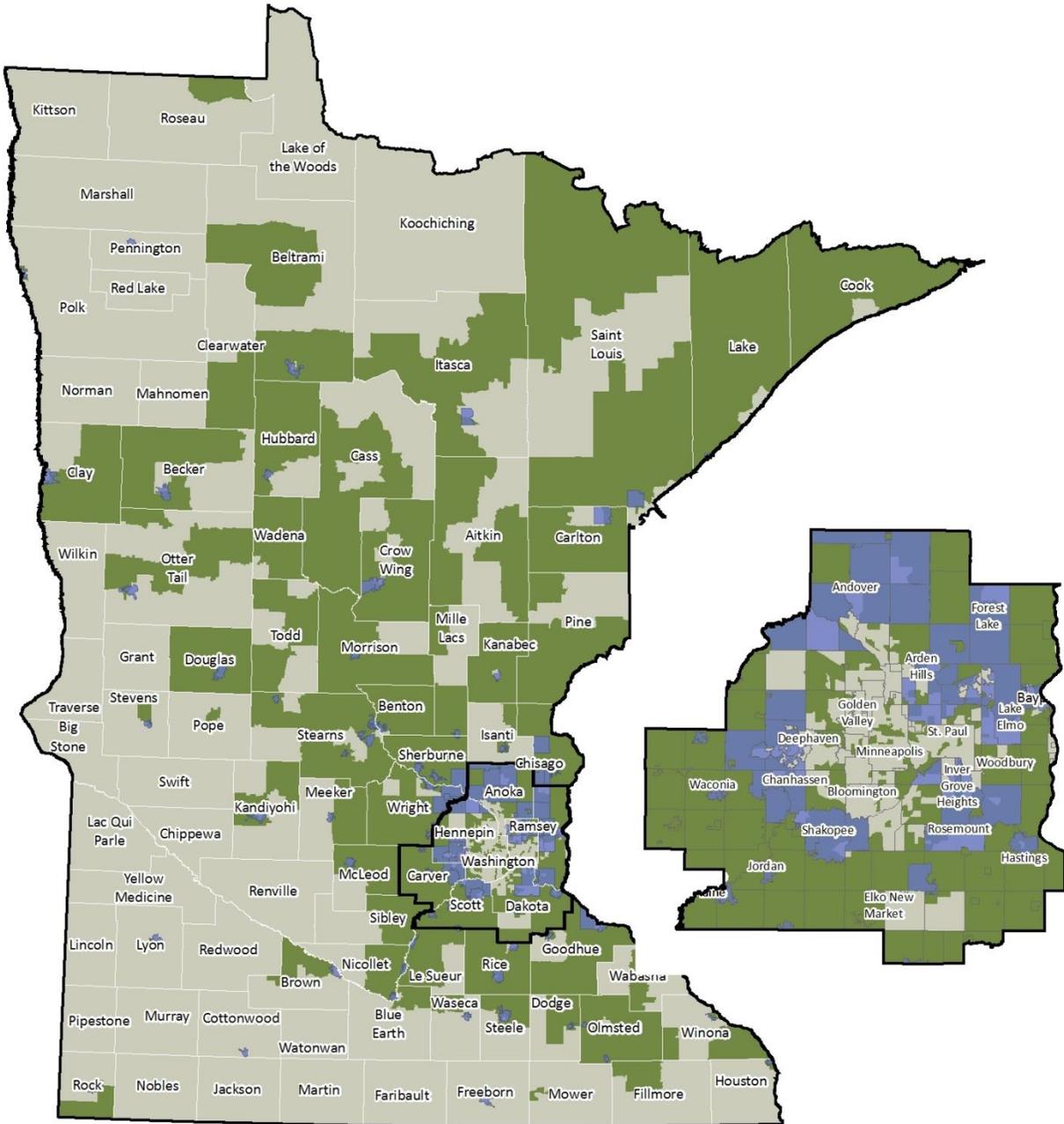
To be identified as a community with household growth, an area is eligible in two ways. First, census tracts with total household growth of 100 or more between 2000 and 2014 are eligible. An increase of 100 households represents the 60th percentile of household change statewide. (60% of census tracts in the state had a change in households less than 100.)

Census tracts are variable in size of geography and typically contain 1,500 households. As such, tracts can range in size from small neighborhoods within an urban area to hundreds of square miles in rural areas, containing multiple small townships. Because of this variability a census tract doesn't always capture a "housing market". Smaller cities and townships can also capture a market. Larger cities (more than 15,000 households) often have multiple neighborhoods and housing markets. Data for cities and townships with fewer than 1,500 households are not always reliable from the American Community Survey. Furthermore, the boundaries of census tracts and cities do not coincide. Thus, a tract that partially goes into a growing city may not show growth itself if the population in the tract that is outside the city is declining

Thus, small to medium sized cities (between 1,500 and 15,000 households) are also evaluated for growth. These cities contain between 1-10 census tracts and could be considered a single housing market. Cities of this size that have household growth of at least 100 households are added to the census tracts with growth to form a more complete eligibility area.

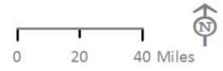
The map on the next page shows the areas eligible under the household growth criterion. An interactive version of this map is available on the Minnesota Housing website: www.mnhousing.gov > [Policy & Research](#) > [Community Profiles](#).

Map 2 - Household Growth Priority Areas



- Tracts, HH Change ≥ 100
- Small and Medium Sized Cities
HH Change ≥ 100

Small and medium sized cities include those containing between 1,500 and 15,000 households, and are visible on the map only where a tract does not achieve the growth threshold of 100 households.



Source: Minnesota Housing analysis of 2000 Census and American Community Survey 2010-2014 data, Date printed: 1/5/2016

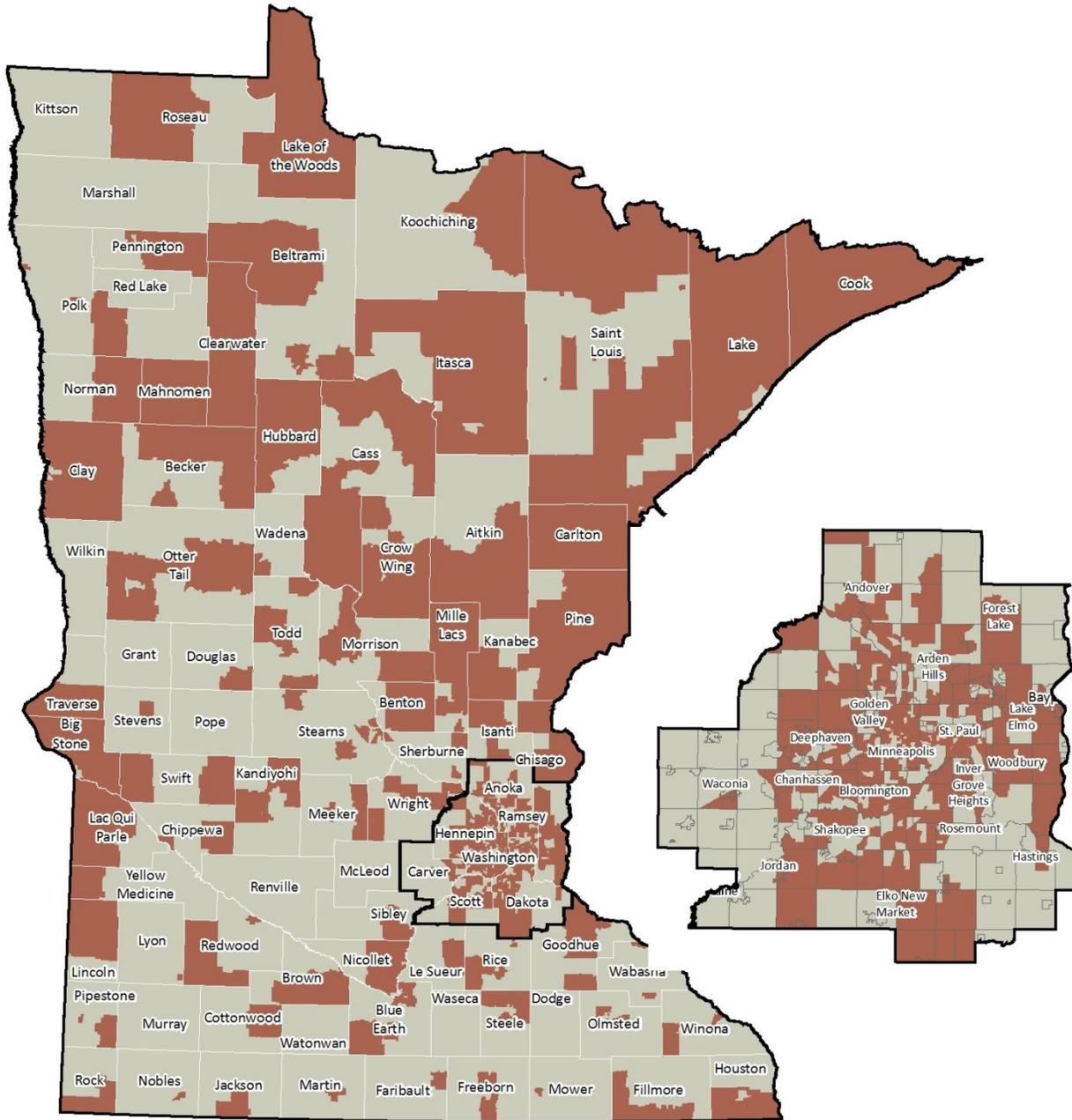


3. Communities with an Affordable Housing Gap Methodology

3.1. Supply and Demand Gap of Affordable Rental Housing

To be identified as a community with a gap in affordable housing, census tracts need to have a gap of affordable housing units as calculated by 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 2008-2012, a gap of 5 units represents the 50th percentile of census tracts (50% of tracts have a smaller gap). Map 3 on the following page shows the Statewide and Metro areas with large gaps. Areas in maroon depict tracts that achieve this threshold.

Map 3 - Affordable Unit Gap



Affordable Unit Gap 5 Units or More (50% AMI)

Difference between the number of renter households with annual incomes $\leq 50\%$ of area median income (AMI) and the number of rental units affordable to households with annual incomes $\leq 50\%$ AMI.

Source: Minnesota Housing analysis of HUD's 2008-2012 Comprehensive Affordability Housing Strategy (CHAS) data, Date printed: 1/5/2016