

Workforce Housing Communities Methodology

Communities with a need for workforce housing are identified through total jobs in 2018 or 2019, 5-year job growth, and/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 Wages¹. Data on commuting are from the US Census Bureau's Longitudinal Employer-Household Dynamics program². 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 > 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 2018 or 2019 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 (2013-2018 or 2014-2019).

(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 commuteshed.

Maps and tables below and on following pages display eligible areas under existing data methods for the Twin Cities Metro (pages 2-3) and Greater Minnesota (pages 4-6).

¹The 5 year job growth communities presented in this methodology are for 2013-2018 and 2014-2019. Data source: <https://mn.gov/deed/data/data-tools/qcew/>

²Data 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 (2018 or 2019)
Minneapolis, Hennepin
Saint Paul, Ramsey
Bloomington, Hennepin
Eden Prairie, Hennepin
Eagan, Dakota

Twin Cities 7-County Metropolitan Area Communities With Net Growth of 500 Jobs or More (2013-2018 or 2014-2019)	
Andover, Anoka	Lino Lakes, Anoka
Anoka, Anoka	Mahtomedi, Washington
Apple Valley, Dakota	Maple Grove, Hennepin
Bayport, Washington	Maple Plain, Hennepin
Blaine, Anoka	Mendota Heights, Dakota
Bloomington, Hennepin	Minneapolis, Hennepin
Brooklyn Center, Hennepin	Minnetonka, Hennepin
Brooklyn Park, Hennepin	Mounds View, Ramsey
Burnsville, Dakota	New Brighton, Ramsey
Chanhassen, Carver	New Hope, Hennepin
Chaska, Carver	Oakdale, Washington
Coon Rapids, Anoka	Plymouth, Hennepin
Cottage Grove, Washington	Ramsey, Anoka
Eagan, Dakota	Richfield, Hennepin
Eden Prairie, Hennepin	Rogers, Hennepin
Falcon Heights, Ramsey	Roseville, Ramsey
Farmington, Dakota	Saint Paul, Ramsey
Forest Lake, Washington	Savage, Scott
Fridley, Anoka	Shakopee, Scott
Ham Lake, Anoka	Vadnais Heights, Ramsey
Hopkins, Hennepin	Waconia, Carver
Inver Grove Heights, Dakota	White Bear Lake, Ramsey
Lakeville, Dakota	Woodbury, Washington

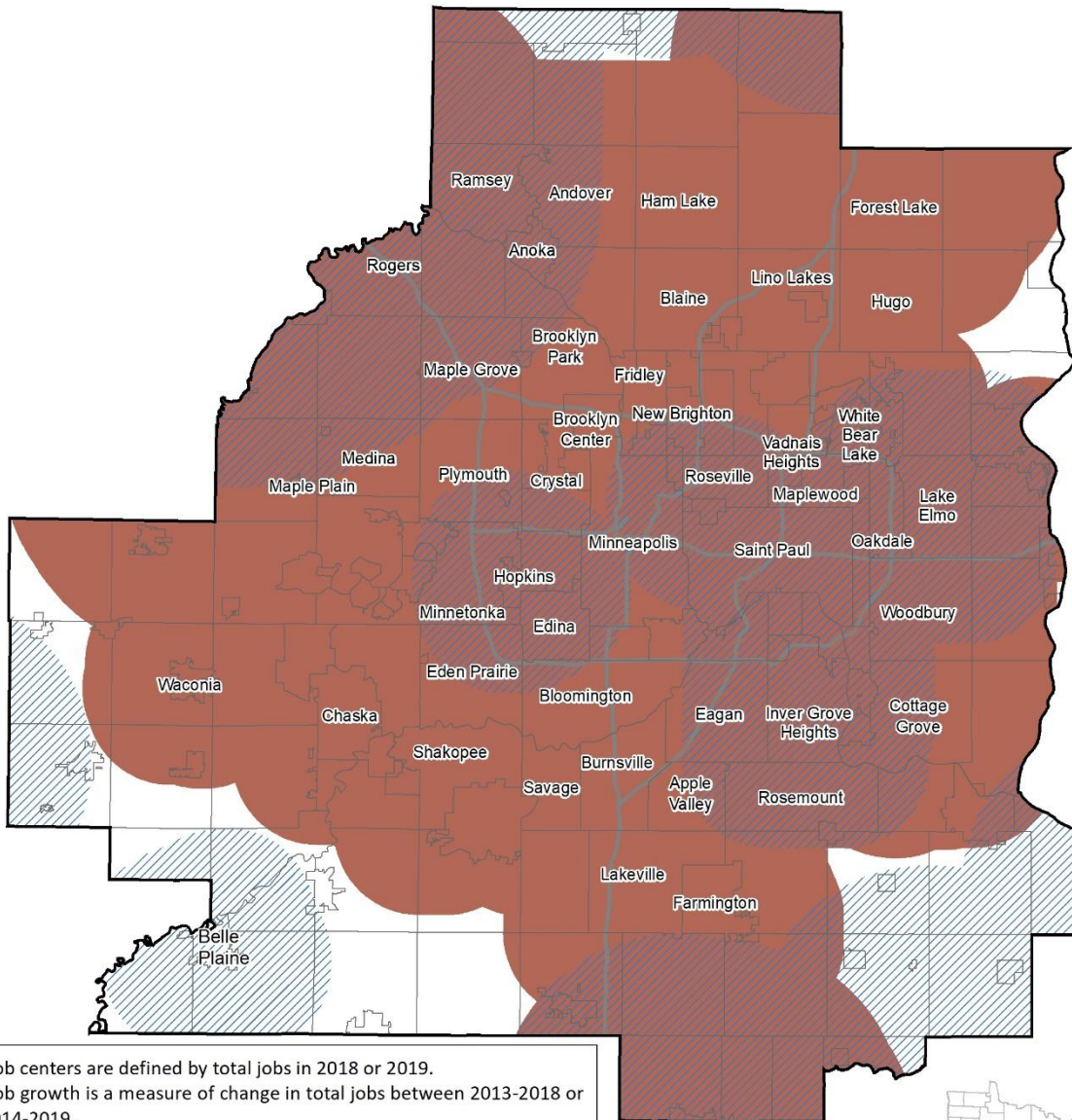
Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2012-2017).

Twin Cities Metro Long Commute Communities

Twin Cities Metro Long Commute Communities		
Belle Plaine	Inver Grove Heights	South St. Paul
Falcon Heights	Lake Elmo	
Hopkins	Rogers	

Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data, 2017 or 2018.

Metro Workforce Housing Communities



-Job centers are defined by total jobs in 2018 or 2019.
 -Job growth is a measure of change in total jobs between 2013-2018 or 2014-2019.
 -To be eligible as a job growth community, a community must have 2,000 or more jobs in 2018 or 2019.
 -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. Update Date: 3/8/2021



Greater Minnesota Job Centers and Job Growth Communities

Greater Minnesota Top 10 Job Centers (2018 or 2019)
Rochester, Olmsted
Duluth, Saint Louis
Saint Cloud, largely Stearns
Mankato, largely Blue Earth
Winona, Winona
Owatonna, Steele
Willmar, Kandiyohi
Alexandria, Douglas
Moorhead, Clay
Bemidji, Beltrami

Greater MN Communities With Net Growth of 100 jobs or more (2013-2018 or 2014-2019)	
Albertville, Wright	New Ulm, Brown
Alexandria, Douglas	North Branch, Chisago
Austin, Mower	North Mankato, Nicollet
Baxter, Crow Wing	Northfield, Rice
Bemidji, Beltrami	Otsego, Wright
Big Lake, Sherburne	Owatonna, Steele
Brainerd, Crow Wing	Park Rapids, Hubbard
Buffalo, Wright	Pine City, Pine
Cold Spring, Stearns	Pipestone, Pipestone
Delano, Wright	Princeton, Mille Lacs
Detroit Lakes, Becker	Redwood Falls, Redwood
Dodge Center, Dodge	Rochester, Olmsted
Duluth, Saint Louis	Saint Cloud, Stearns
Faribault, Rice	Saint Joseph, Stearns
Glenwood, Pope	Saint Michael, Wright
Grand Rapids, Itasca	Saint Peter, Nicollet
Hermantown, Saint Louis	Sartell, Stearns
Kathio Twp., Mille Lacs	Sauk Centre, Stearns
Lake City, Goodhue	Sauk Rapids, Benton
Le Sueur, Le Sueur	Thief River Falls, Pennington
Litchfield, Meeker	Wadena, Wadena
Little Falls, Morrison	Waite Park, Stearns
Mankato, Blue Earth	Willmar, Kandiyohi
Monticello, Wright	Windom, Cottonwood
Moorhead, Clay	Worthington, Nobles
Mountain Iron, Saint Louis	Wyoming, Chisago

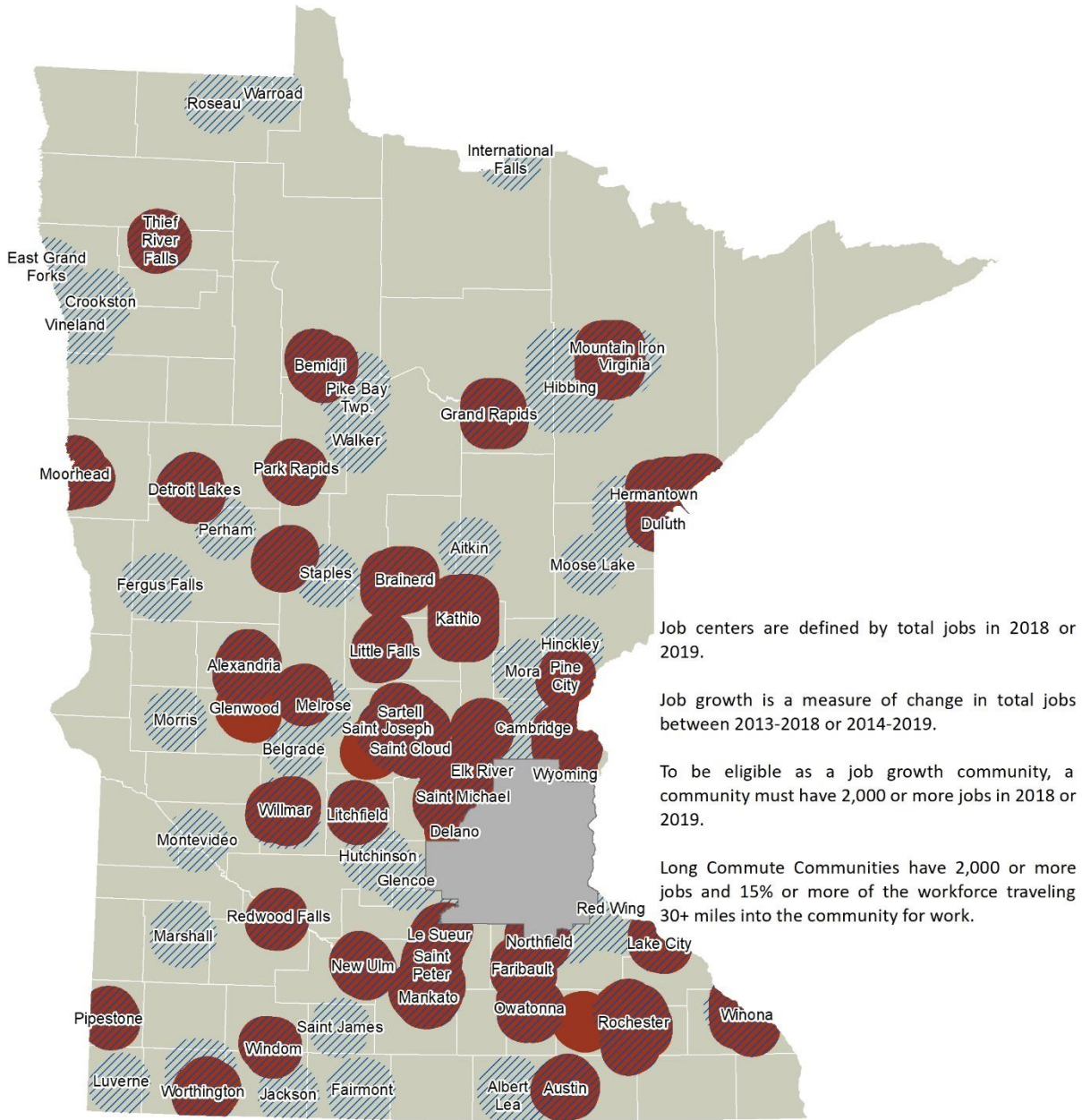
Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2013-2018 or 2014-2019).

Greater Minnesota Long Commute Communities

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

Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data, 2017 or 2018.

Greater Minnesota Workforce Housing Communities





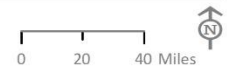
Job centers are defined by total jobs in 2018 or 2019.

Job growth is a measure of change in total jobs between 2013-2018 or 2014-2019.

To be eligible as a job growth community, a community must have 2,000 or more jobs in 2018 or 2019.

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 ≥ 100 Jobs



Source: Minnesota Housing analysis of MN Department of Employment and Economic Developments Quarterly Census of Employment and Wages. Update Date: 3/8/2021

