

Workforce Housing Communities Methodology

Communities with a need for workforce housing are identified through total jobs in 2019 or 2020, 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 2019 or 2020 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 or 2015-2020).

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

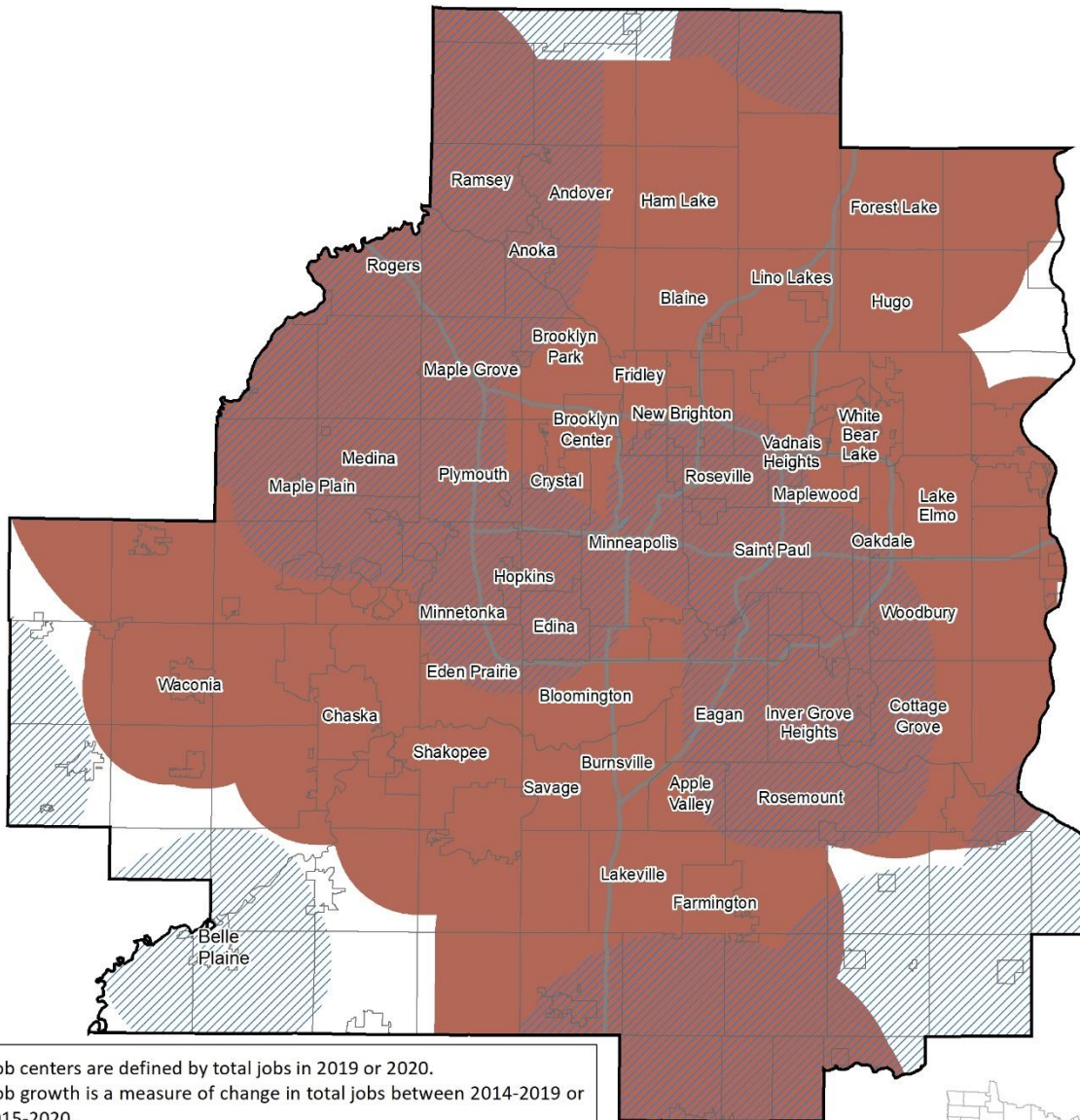
Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2014-2019 and 2015-2020).

Twin Cities Metro Long Commute Communities

Belle Plaine	Medina
Falcon Heights	South St. Paul
Hopkins	Rogers
Inver Grove Heights	Hassan Twp

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

Metro Workforce Housing Communities



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

- Long Commute Community
- Top 5 Job Center or Growth >=500 Jobs

Source: Minnesota Housing analysis of MN Department of Employment and Economic Developments Quarterly Census of Employment and Wages. Date: 3/23/2022.



Greater Minnesota Job Centers and Job Growth Communities

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

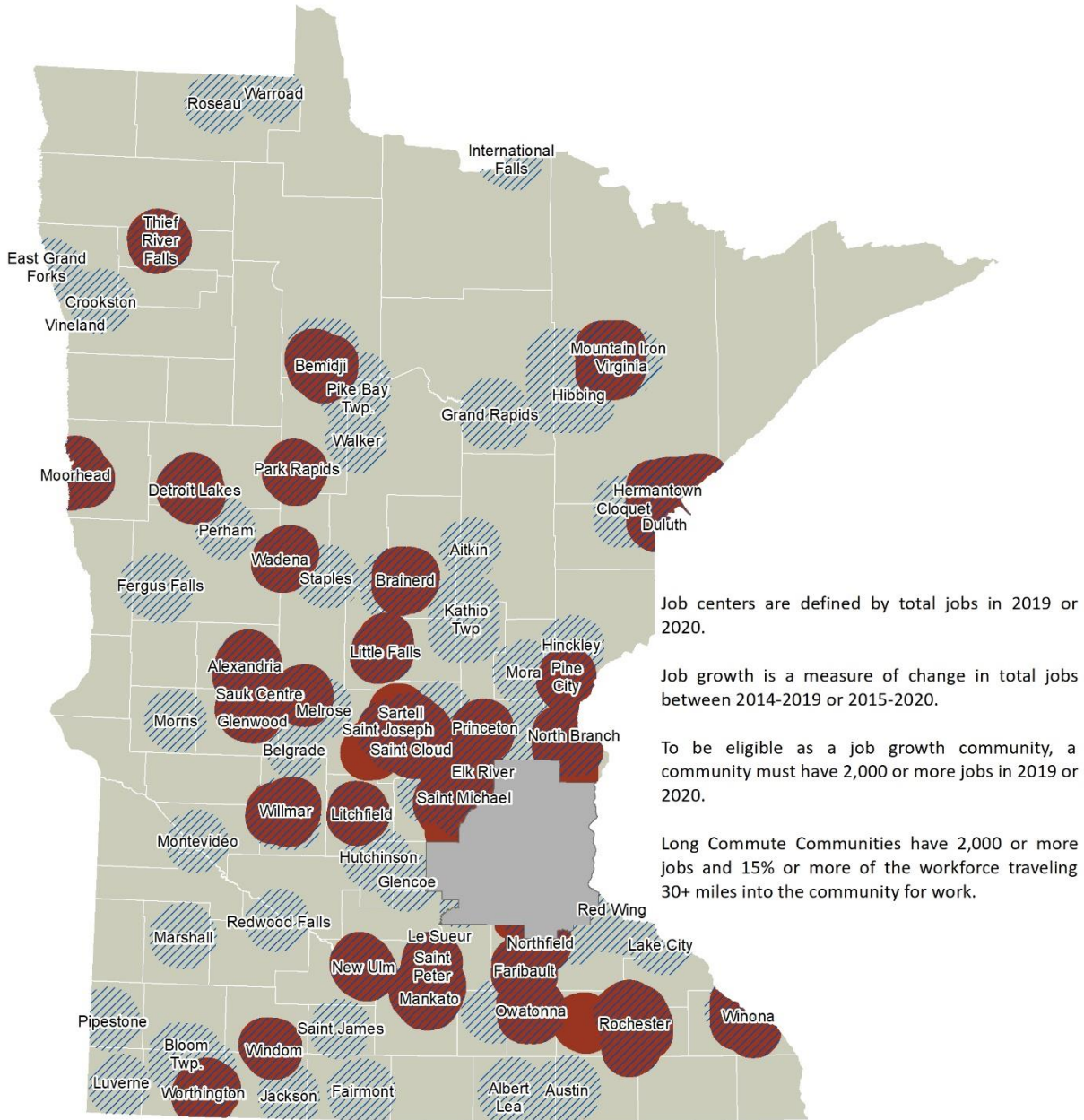
Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2014-2019 or 2015-2020).



Greater Minnesota Long Commute Communities

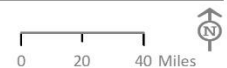
Greater Minnesota Long Commute Communities			
Aitkin	Foley	Moorhead	Sauk Rapids
Albert Lea	Glencoe	Mora	St. Cloud
Alexandria	Glenwood	Morris	St. James
Austin	Goodview	Mountain Iron	St. Joseph
Baxter	Grand Rapids	New Ulm	St. Michael
Becker	Hermantown	North Branch	St. Peter
Belgrade	Hibbing	North Mankato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

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

Greater Minnesota Workforce Housing Communities



 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. Date: 3/23/2022.

