2021 QAP - Workforce Housing Communities Methodology

Communities with a need for workforce housing are identified using data on: (1) total jobs in 2017, (2) 5 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.[1] Data on commuting are from the US Census Bureau's Longitudinal Employer-Household Dynamics program.[2] 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 > 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 2017 as defined by total jobs. *Communities are buffered by 10 miles in Greater Minnesota and 5 miles in the Twin Cities Metro to account for a modest commuteshed.*

  (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 five years. In the Twin Cities Metro the minimum net job growth is 500. Minnesota Housing is publishing in this document the most current available data from the Dept. of Employment and Economic Development, 2012-2017; but will add additional communities when more current data becomes available by April 2020 for the 2021 QAP. *Communities are buffered by 10 miles in Greater Minnesota and 5 miles in the Twin Cities Metro to account for a modest commuteshed.*

  (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) in that community 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 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 into the community for work. *Communities are buffered by 10 miles in Greater Minnesota and 5 miles in the Twin Cities Metro to account for a modest commuteshed.*

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[1] The 5 year job growth communities presented in this methodology are for 2012-2017. Minnesota Housing will also add eligible 2013-2018 growth communities by application release of the 2021 QAP. Data source: https://mn.gov/deed/data/data-tools/qcew/

[2] Data from LEHD are current to 2016. Minnesota Housing will also add eligible communities with more current data available by application release of the 2021 QAP. Data source: https://lehd.ces.census.gov/data/.

The maps and tables below and on following pages list and display eligible areas for the Twin Cities Metro (pages 2-4) and Greater Minnesota (pages 5-7). If additional communities become eligible in the next year with updated data, Minnesota Housing will add them to the 2021 QAP lists; no communities will be subtracted from the 2021 QAP lists with the update.

Twin Cities Metro Job Centers and Ranked Job Growth Communities 2012-2017 (6 Points)

Twin Cities Metro Top 5 Job Centers (2017 or 2018)
Minneapolis, Hennepin
Saint Paul, Ramsey
Bloomington, Hennepin
Eden Prairie, Hennepin
Eagan, Dakota

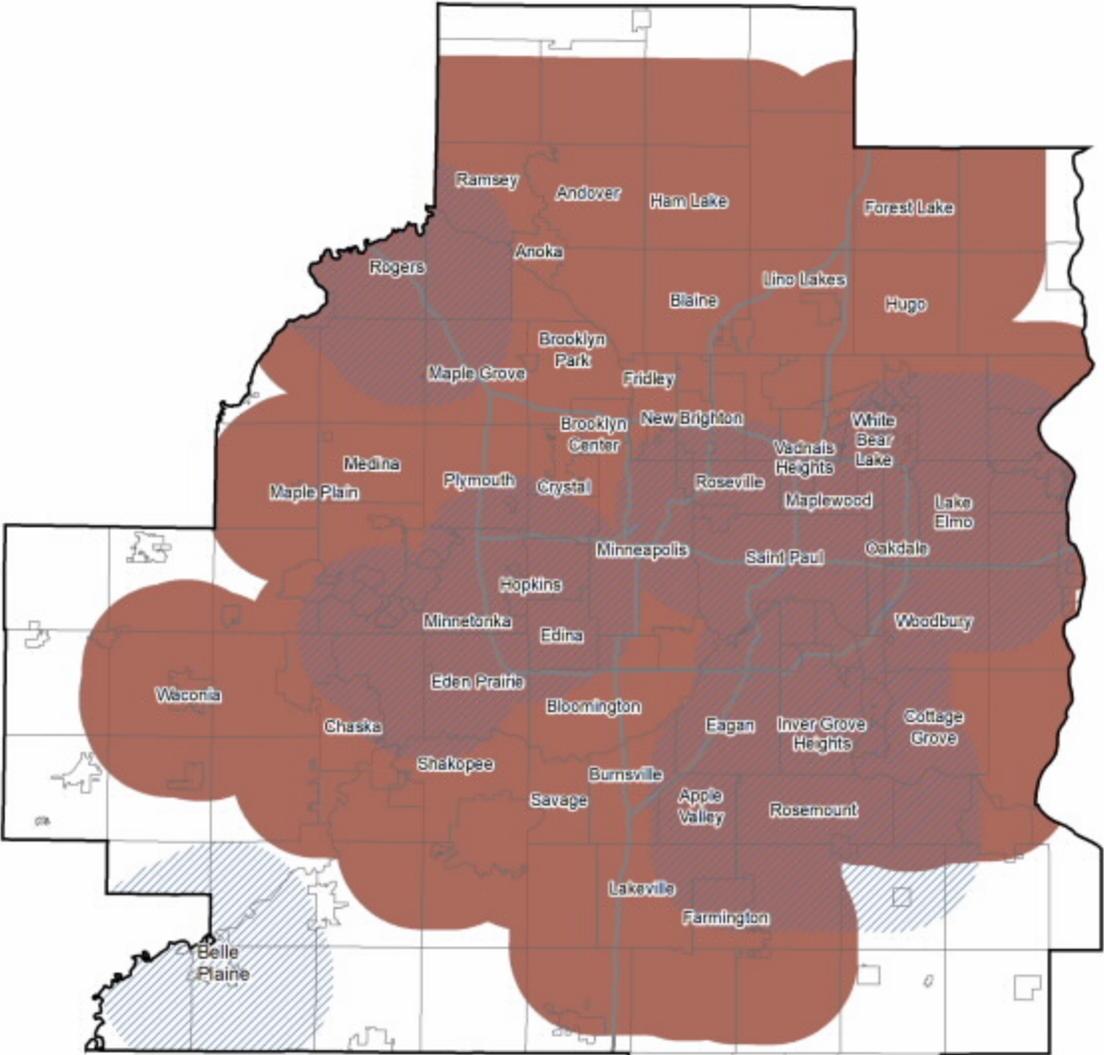| Twin Cities Metro Communities With Net Growth of 500 Jobs or More (2012-2017 and 2013-2018)	
Andover, Anoka	Lino Lakes, Anoka
Anoka, Anoka	Maple Grove, Hennepin
Apple Valley, Dakota	Maple Plain, Hennepin
Bayport, Washington	Minneapolis, Hennepin
Blaine, Anoka	Minnetonka, Hennepin
Bloomington, Hennepin	Mounds View, Ramsey*
Brooklyn Center, Hennepin	New Brighton, Ramsey
Brooklyn Park, Hennepin	New Hope, Hennepin
Burnsville, Dakota	Oakdale, Washington
Chanhassen, Carver	Plymouth, Hennepin
Chaska, Carver	Ramsey, Anoka
Cottage Grove, Washington	Rogers, Hennepin
Eagan, Dakota	Roseville, Ramsey
Eden Prairie, Hennepin	Saint Paul, Ramsey
Falcon Heights, Ramsey	Savage, Scott
Farmington, Dakota	Shakopee, Scott
Fridley, Anoka*	Shoreview, Ramsey
Forest Lake, Washington	Stillwater, Washington
Golden Valley, Hennepin	Vadnais Heights, Ramsey
Ham Lake, Anoka	Waconia, Carver
Hopkins, Hennepin	West Saint Paul, Dakota
Inver Grove Heights, Dakota	White Bear Lake, Ramsey
Lake Elmo, Washington	Woodbury, Washington
Lakeville, Dakota	

Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2012-2017). *Community added based on 2013-2018 net job growth.

Twin Cities Metro Long Commute Communities (3 Points)

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

Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data, 2015. *Community added based on 2017 US Census Longitudinal Employer Household Dynamics Data.

Metro Workforce Housing Communities for 2021 QAP

-Job centers are defined by total jobs in 2017 or 2018.
-Job growth is a measure of change in total jobs between 2012-2017 or 2013-2018.
-To be eligible as a job growth community, a community must have 2,000 or more jobs in 2017 or 2018.
-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 (3 Points)

Top 5 Job Center or Growth >=500 Jobs (6 Points)

Source: Minnesota Housing analysis of MN Department of Employment and Economic Developments Quarterly Census of Employment and Wages. Date: 12/27/2018; Updated: 3/13/2020.

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Greater Minnesota Job Centers and Job Growth Communities 2012-2017 (6 Points)

Greater Minnesota Top 10 Job Centers (2017 or 2018)
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*
Austin, Mower

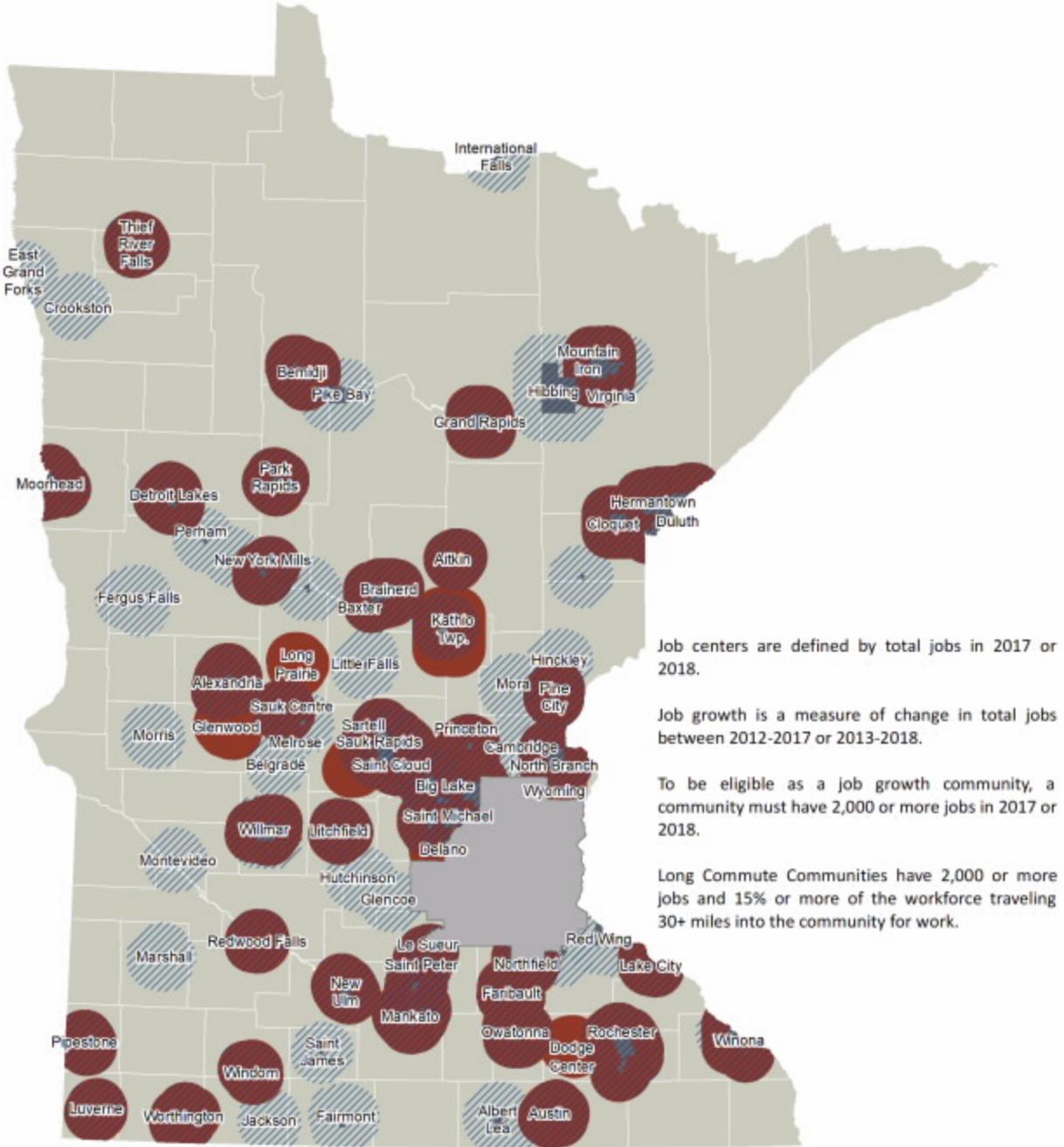| Greater MN Communities With Net Growth of 100 jobs or more (2012-2017 and 2013-2018)	
Aitkin, Aitkin	Monticello, Wright
Albertville, Wright	Moorhead, Clay
Alexandria, Douglas	Mountain Iron, Saint Louis
Austin, Mower	New Ulm, Brown
Baxter, Crow Wing	North Branch, Chisago
Becker, Sherburne	North Mankato, Nicollet
Bemidji, Beltrami	Northfield, Rice
Big Lake, Sherburne	Otsego, Wright
Brainerd, Crow Wing	Park Rapids, Hubbard
Buffalo, Wright	Pine City, Pine*
Cloquet, Carlton	Pipestone, Pipestone
Cold Spring, Stearns	Princeton, Mille Lacs
Delano, Wright	Redwood Falls, Redwood
Detroit Lakes, Becker	Rochester, Olmsted
Dodge Center, Dodge	Saint Cloud, Stearns
Duluth, Saint Louis	Saint Joseph, Stearns
Elk River, Sherburne	Saint Michael, Wright
Faribault, Rice	Saint Peter, Nicollet
Glenwood, Pope	Sartell, Stearns
Grand Rapids, Itasca*	Sauk Centre, Stearns*
Hermantown, Saint Louis	Sauk Rapids, Benton
Kathio Twp., Mille Lacs*	Thief River Falls, Pennington
Lake City, Goodhue	Wadena, Wadena*
Le Sueur, Le Sueur	Waite Park, Stearns
Litchfield, Meeker	Willmar, Kandiyohi
Long Prairie, Todd	Windom, Cottonwood*
Luverne, Rock	Worthington, Nobles
Mankato, Blue Earth	Wyoming, Chisago

Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2012-2017). *Community added based on 2013-2018 net job growth.

Greater Minnesota Long Commute Communities (3 Points)

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

Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data, 2015. *Community added based on 2017 US Census Longitudinal Employer Household Dynamics Data.

Greater Minnesota Workforce Housing Communities for 2021 QAP

Job centers are defined by total jobs in 2017 or 2018.

Job growth is a measure of change in total jobs between 2012-2017 or 2013-2018.

To be eligible as a job growth community, a community must have 2,000 or more jobs in 2017 or 2018.

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 (3 Points)

▬ Top 10 Job Center or Growth >=100 Jobs (6 Points)

Source: Minnesota Housing analysis of MN Department of Employment and Economic Developments Quarterly Census of Employment and Wages. Date: 12/27/2018; Updated: 3/13/2020

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