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## Individual Data Layers

Category	Data Layer	Description & Source
<b>Economy and Workforce</b>		
Economy	<b>Number of Low and Moderate Wage Jobs</b>	Number of Low and Moderate Wage Jobs within 5 miles for census tract and total for county if County level. Low and Moderate wage jobs are defined by annual earnings less than \$40,000. For Census tract data, the total jobs that are within 5 miles of a census tract are analyzed considering regional differences (Metro, Top 5, and Greater MN). Source of data is the Local Employment Dynamics program of the US Census, 2014. <a href="http://lehd.did.census.gov/led/led/led.html">http://lehd.did.census.gov/led/led/led.html</a>
Economy	<b>Median Distance to Work</b>	Median distance to work, calculated using Origin Destination file from the Local Employment Dynamics program of the US Census, 2014. <a href="http://lehd.did.census.gov/led/led/led.html">http://lehd.did.census.gov/led/led/led.html</a>
Economy	<b>Unemployment Rate April 2017</b>	Unemployment rate for April 2017 by Large City/County. Data are from the Minnesota Department of Employment and Economic Development, Local Area Unemployment Statistics. <a href="http://www.positivelyminnesota.com/apps/lmi/laus/">http://www.positivelyminnesota.com/apps/lmi/laus/</a>
<b>Household Demographics</b>		
Household	<b>Total Households</b>	Total households from American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Household	<b>Change in Households 2000-2015</b>	Change in Households from US Decennial Census 2000 & American Community Survey 2015. <a href="http://2010.census.gov/2010census/">http://2010.census.gov/2010census/</a> & <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Household	<b>Percent Change in Households 2000-2015</b>	Percent Change in Households from US Decennial Census 2000 & American Community Survey 2015. <a href="http://2010.census.gov/2010census/">http://2010.census.gov/2010census/</a> & <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Household	<b>Percentage of Population Age 25-34</b>	Percentage of population Age 25-34, American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Household	<b>Percentage of Population Age 55 and Over</b>	Percentage of population age 55 and over, American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>

Category	Data Layer	Description & Source
Household	<b>Percentage of Population Age 55-64</b>	Percentage of population age 55-64, American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Household	<b>Percentage of Population Age 65 and Over</b>	Percentage of population age 65 and over, American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Household	<b>Percentage of Population from Communities of Color</b>	Percentage of population from communities of color, includes all population that are not 'white, non-Hispanic', American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Household	<b>Percentage of Lower-Income Households Spending 30% or More of Income on Housing</b>	Percent of lower-income households (annual household income \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Household	<b>Percentage of Lower-Income Homeowners Spending 30% or More of Income on Housing</b>	Percent of lower-income homeowners (annual household income \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Household	<b>Percentage of Lower-Income Renters Spending 30% or More of Income on Housing</b>	Percent of lower-income renters (annual household income \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Household	<b>Median Family Income</b>	Median family income, American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Household	<b>Median Household Income</b>	Median household income, American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Household	<b>Regional Homeless Rate</b>	Estimated homeless households and rate per 10,000 people in region from Wilder Foundation Homeless study as of 2015. <a href="http://www.wilder.org/Wilder-Research/Research-Areas/Homelessness/Pages/default.aspx">http://www.wilder.org/Wilder-Research/Research-Areas/Homelessness/Pages/default.aspx</a>
Household	<b>Poverty Rate - Percent of Population in Poverty</b>	Poverty rate represents total percent of population who are in poverty, defined by the US Census. Data are from the American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>

Category	Data Layer	Description & Source
<b>Rental Housing Market</b>		
Rental Market	<b>Median Rent</b>	Median rent of rented units, represented by gross rent defined by the US Census. Data are from the American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Rental Market	<b>Rental Vacancy Rate for Subsidized Affordable Housing Developments (Minnesota Housing and USDA Rural Development)</b>	Rental vacancy rates for affordable housing units that are in the portfolios of Minnesota Housing and USDA Rural Development, by County for March 2017. Counties with fewer than five properties are suppressed for accuracy reasons. ( <a href="http://www.mnhousing.gov">www.mnhousing.gov</a> & <a href="http://www.rurdev.usda.gov/MNHome.html">http://www.rurdev.usda.gov/MNHome.html</a> )
Rental Market	<b>Share of Rented Homes Built prior to 1950</b>	Percentage of rented homes in an area built prior to 1950. Data are from the American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Rental Market	<b>Share of Rented Homes Built 1950-1979</b>	Percentage of rented homes in an area built 1950-1979. Data are from the American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Rental Market	<b>Share of Rented Homes Built 1980 and Later</b>	Percentage of rented homes in an area built 1980 and later. Data are from the American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Rental Market	<b>Rented Units by Structure Size (1, 2-10, 10-49, 50+)</b>	Number of rented units by size of structure. Data are from the American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Rental Market	<b>Rented Units by Bedrooms in Unit (0, 1, 2, 3 Bedroom)</b>	Number of rented units by total bedrooms in unit. Data are from the American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
<b>Homeowner Housing Market</b>		
Homeowner Market	<b>Median Monthly Homeownership Costs (households with a mortgage)</b>	Median monthly homeownership costs for households with a mortgage, American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>

Category	Data Layer	Description & Source
Homeowner Market	<b>Homeownership Rate - Percent of Units Owned</b>	Homeownership rate represents total percent of housing units that are owned. Data from the American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Homeowner Market	<b>Foreclosure Rate</b>	Foreclosure rate for county data from Minnesota Homeownership Center's report, 2016 Annual Foreclosures in Minnesota ( <a href="http://www.hocmn.org/reports-resources/">http://www.hocmn.org/reports-resources/</a> ), data are the number of foreclosed mortgages as a percent of total residential parcels, source: County reported sheriff's sales and parcel counts from MN Department of Revenue. Tract level data represent the foreclosure rate for which the county the tract is within.
Homeowner Market	<b>Median Age of Housing Stock</b>	Median age of housing stock, represented in years. Data are from the American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Homeowner Market	<b>Share of Owned Homes Built prior to 1950</b>	Percentage of owned homes in an area built prior to 1950. Data are from the American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Homeowner Market	<b>Share of Owned Homes Built 1950-1979</b>	Percentage of owned homes in an area built 1950-1979. Data are from the American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Homeowner Market	<b>Share of Owned Homes Built 1980 and Later</b>	Percentage of owned homes in an area built 1980 and later. Data are from the American Community Survey estimates for 2011-2015, <a href="http://www.census.gov/acs/www/">http://www.census.gov/acs/www/</a>
Homeowner Market	<b>Median Home Sale Price in CY 2016 (open-market, arms-length transactions)</b>	Median home sales price includes only open-market, arms-length transactions for 2016. Data are allocated to the census tract level using GIS. Source of data is the Minnesota Department of Revenue, Certificate of Real Estate Value, 2016, <a href="http://taxes.state.mn.us/">http://taxes.state.mn.us/</a>
Homeowner Market	<b>Percentage Change in Median Home Sale Price CY 15-16 (open-market, arms-length transactions)</b>	Percent change in median home sales price for CY 2015-2016. Includes only open-market, arms-length transactions by city. Data are allocated to the census tract level using GIS. Source of data is the Minnesota Department of Revenue, Certificate of Real Estate Value, <a href="http://taxes.state.mn.us/">http://taxes.state.mn.us/</a>

## Site Overlays

### RFP Geographic Priority Area – Location Efficiency - Transit

This overlay consists of buffers around specific transit areas as described below.

This overlay can be color coded in six different ways, based upon different types of transit access:

#### Greater Minnesota – Urbanized Areas (Duluth, East Grand Forks, La Crescent, Rochester, Moorhead, Mankato, and St. Cloud)

Two types of transit access are available to color code.

- Areas within ¼ mile of existing or planned fixed route transit stop.
- Areas between ¼ mile and ½ mile of existing or planned fixed route transit stop or within ½ mile of a park and ride (PNR).

#### Twin Cities Metropolitan Area

Four types of transit access are available to color code.

- Areas within ½ mile of transit stops serving Light Rail Transit (LRT), Bus Rapid Transit (BRT), or the Northstar rail line.
- Areas within ¼ mile of bus stops serving the Metro Transit’s “[Hi-Frequency Network](#)”.
- Areas within ¼ mile of a high service bus stop (with service available every 30 minutes during weekday hours), or within ½ mile of a park and ride.

### RFP Geographic Priority Area – Workforce Areas

Communities with a need for workforce housing are identified through total jobs in 2015 or 2016 and a net job growth of a 100 or more in Greater Minnesota, and 500 or more in the Twin Cities metro between 2010-2015 or 2011-2016. Data on jobs are from the Minnesota Department of Employment and Economic Development’s Quarterly Census of Employment and Wages<sup>1</sup>. Workforce housing areas are defined separately for the Twin Cities Metro (7 County) and Greater Minnesota.

This overlay can be color coded to show only job growth areas vs. top job areas vs. long commute communities to identify priority areas in the preservation priority.

Twin Cities, areas within 5 miles of the following communities:

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

<b>Twin Cities Metro Top 5 Job Centers (2015)</b>
Minneapolis, Hennepin
Saint Paul, Ramsey
Bloomington, Hennepin
Eagan, Dakota
Eden Prairie, Hennepin

<b>Twin Cities Metro Communities With Net Growth of 500 Jobs or More (2010-2015)</b>	
Andover, Anoka	Maple Grove, Hennepin
Anoka, Anoka	Maple Plain, Hennepin
Apple Valley, Dakota	Maplewood, Ramsey
Blaine, largely Anoka	Medina, Hennepin
Bloomington, Hennepin	Minneapolis, Hennepin
Brooklyn Center, Hennepin	Minnetonka, Hennepin
Brooklyn Park, Hennepin	New Brighton, Ramsey
Burnsville, Dakota	Oakdale, Washington
Chanhassen, largely Carver	Plymouth, Hennepin
Chaska, Carver	Ramsey, Anoka
Coon Rapids, Anoka	Richfield, Hennepin
Eagan, Dakota	Rogers, Hennepin
Eden Prairie, Hennepin	Rosemount, Dakota
Edina, Hennepin	Roseville, Ramsey
Fridley, Anoka	Saint Louis Park, Hennepin
Ham Lake, Anoka	Saint Paul, Ramsey
Hopkins, Hennepin	Savage, Scott
Hugo, Washington	Shakopee, Scott
Inver Grove Heights, Dakota	Vadnais Heights, Ramsey
Lake Elmo, Washington	Waconia, Carver
Lakeville, Dakota	White Bear Lake, Ramsey
Lino Lakes, Anoka	Woodbury, Washington
Little Canada, Ramsey	

In Greater Minnesota, areas within 10 miles of the following communities:

Greater Minnesota Top 10 Job Centers (2015)
Rochester, Olmsted
Duluth, Saint Louis
Saint Cloud, largely Stearns
Mankato, largely Blue Earth
Winona, Winona
Owatonna, Steele
Willmar, Kandiyohi
Moorhead, Clay
Austin, Mower
Alexandria, Douglas

Greater MN Communities With Net Growth of 100 jobs or more, 2010-2015	
Albertville, Wright	Mankato, largely Blue Earth
Alexandria, Douglas	Marshall, Lyon
Austin, Mower	Melrose, Stearns
Baxter, Crow Wing	Monticello, Wright
Becker, Sherburne	Morris, Stevens
Bemidji, Beltrami	Mountain Iron, Saint Louis
Big Lake, Sherburne	New Ulm, Brown
Brainerd, Crow Wing	North Branch, Chisago
Cambridge, Isanti	North Mankato, largely Nicollet
Cloquet, Carlton	Northfield, largely Rice
Delano, Wright	Otsego, Wright
Detroit Lakes, Becker	Owatonna, Steele
Dodge Center, Dodge	Park Rapids, Hubbard
Duluth, Saint Louis	Perham, Otter Tail
East Grand Forks, Polk	Princeton, Mille Lacs
Elk River, Sherburne	Rochester, Olmsted
Faribault, Rice	Roseau, Roseau
Glencoe, McLeod	Saint Cloud, largely Stearns
Glenwood, Pope	Saint Michael, Wright
Grand Rapids, Itasca	Saint Peter, Nicollet
Hermantown, Saint Louis	Sartell, largely Stearns
Hibbing, Saint Louis	Sauk Rapids, Benton
Hutchinson, McLeod	Thief River Falls, Pennington
Lake City, Goodhue-Wabasha	Waite Park, Stearns



Le Sueur, largely Le Sueur	Willmar, Kandiyohi
Litchfield, Meeker	Winona, Winona
Luverne, Rock	Wyoming, Chisago

Communities with a large share of long distance commuters are eligible within the workforce housing priority. To meet the long commute definition, 15% or more of a community's workforce travels 30 or more miles to work. Data for origin-destination comes from the Local Employment Dynamics program of the U.S. Census, 2014.

Twin Cities, long commute communities:

Twin Cities Metro Long Commute Communities		
Belle Plaine	Falcon Heights	Rogers
Champlin	Hopkins	Rosemount
Chanassen	Maplewood	

Greater Minnesota, long commute communities:

Greater Minnesota Metro Long Commute Communities			
Aitkin	Faribault	Mora	St. James
Albert Lea	Fergus Falls	Morris	St. Joseph
Alexandria	Goodview	Mountain Iron	St. Michael
Austin	Grand Rapids	New Ulm	St. Peter
Baxter	Hermantown	North Branch	Staples
Belgrade	Hibbing	Northfield	Thief River Falls
Bemidji	Hinckley	Owatonna	Virginia
Brainerd	Hutchinson	Park Rapids	Wabasha
Caledonia	International Falls	Perham	Wadena
Cambridge	Kathio Twp.	Pike Bay Twp.	Warroad
Cloquet	Lake City	Pipestone	Willmar
Crookston	Little Falls	Princeton	Windom
Detroit Lakes	Marshall	Red Wing	Winona

East Grand Forks	Melrose	Redwood Falls	Worthington
Elk River	Montevideo	Roseau	
Fairmont	Moose Lake	Sauk Centre	

### **RFP Geographic Priority Area – Economic Integration**

Community economic integration is defined by Minnesota Housing in two tiers based on median family income and access to jobs. Economic integration priority census tracts are based on data from the American community Survey on median family income and from the Longitudinal Employer/Household Dynamics program of the US Census for jobs data. Areas outside the 7-county Twin Cities metropolitan area, Duluth, Rochester, and St. Cloud are not eligible for economic integration, but they are eligible Rural/Tribal Designated Areas.

#### **First Tier Community Economic Integration**

Meet or exceed the 80<sup>th</sup> percentile of median family income and meet or exceed the 20<sup>th</sup> percentile of low and moderate wage jobs within 5 miles in Greater Minnesota and the 10<sup>th</sup> percentile of low and moderate wage jobs within 5 miles in the Twin Cities Metro.

#### **Second Tier Community Economic Integration**

Meet or exceed the 40<sup>th</sup> percentile of median family income (but less than the 80<sup>th</sup> percentile) and meet or exceed the 20<sup>th</sup> percentile of low and moderate wage jobs within 5 miles in Greater Minnesota and the 10<sup>th</sup> percentile of low and moderate wage jobs within 5 miles in the Twin Cities Metro.

### **RFP Geographic Priority Area – Rural/Tribal Designation**

Minnesota Housing defines rural communities using tracts outside of the Twin Cities 7 County Metropolitan Area and communities in Greater Minnesota with populations over 50,000. These areas include tracts in, Duluth, Rochester, and St Cloud. These areas are not eligible for economic integration and access to higher performing schools, so they are prioritized via the rural/tribal designation.

### **RFP Geographic Priority Area – Community Recovery (Single Family)**

Communities with lower median household incomes, older housing stock, and higher than average declines in home sales prices are likely to need public investment to recover. Tracts in need of community recovery are in the top 25% of all tracts for at least two of the three criteria; although the criteria are separately categorized for Greater Minnesota and the Twin Cities 7 County Metro.

### **Lagging Housing Price Recovery in Lower Priced Markets**

- Twin Cities 7 County Metro: Median sales prices in 2016 are less than \$178,690 and the change in price since 2015 is less than the regional rate of 2%.
- Greater MN: Median sales prices in 2016 are less than \$133,100 for counties in a Metropolitan Statistical Area (MSA) and less than \$87,000 for counties not in a MSA and the change in price since 2015 is less than the Greater Minnesota rate of 1%.

### **Lower Median Incomes**

- Twin Cities 7 County Metro: Median household incomes are less than \$50,000
- Greater Minnesota (by region): Household incomes must be less than \$46,250 for counties in a MSA and less than \$44,100 for counties not in a MSA.

### **Older Housing Stock**

- Twin Cities 7 County Metro: Percentage of owner-occupied housing stock built before 1950 must be greater than 49%.
- Greater Minnesota: Percentage of owner-occupied housing stock built before 1950 must be greater than 41%.

### **RFP Geographic Priority Area – Qualified Census Tracts, Tribal Equivalent Areas**

Reservations that meet the criteria for designation as a QCT are treated as a QCT equivalent area if either the entire reservation or if a tract within the reservation is eligible under current HUD QCT criteria<sup>2</sup>.

To be eligible, these areas must meet either income or poverty thresholds:

- Areas are eligible based on income thresholds if 50% or more of households have incomes below the average household size adjusted income limit for at least two of three evaluation years (2012-2014).
- Areas are eligible based on the poverty threshold if the poverty rate is 25% or higher for at least two of three evaluation years (2012-2014).

### **RFP Geographic Priority Area – Access to Higher Performing Schools**

Access to higher performing schools is based on whether a development is located in an area that meets two out of three school performance assessments:

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<sup>2</sup> HUD QCT Designation Algorithm found here: [http://qct.huduser.org/tables/QCT\\_Algorithm\\_2017.htm](http://qct.huduser.org/tables/QCT_Algorithm_2017.htm)

- Share of 3<sup>rd</sup> graders who are reading proficient - 2015/2016 school year -Need to meet or exceed the statewide rate of 57.3%<sup>3</sup>
- Share of 8<sup>th</sup> graders who are math proficient - 2015/2016 school year -Need to meet or exceed the statewide rate of 57.9%<sup>1</sup>
- Share of high school students that graduate on time - 2015/2016 school year -Need to meet or exceed the statewide rate of 82.17%<sup>4</sup>

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<sup>3</sup> Based on Minnesota Comprehensive Assessments (MCA) Series III test scores by school for 2015/2016 school year – 3<sup>rd</sup> and 8<sup>th</sup> grade proficiency. Data source: <http://w20.education.state.mn.us/MDEAnalytics/Data.jsp>.

<sup>4</sup> Based on 4-year graduation rates by school for 2015/2016 school year. Data source: <http://w20.education.state.mn.us/MDEAnalytics/Data.jsp>.