

## Minnesota Housing Community Profiles Metadata – for scoring Spring 2019 RFP and 2020 HTC

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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, 2015. <a href="https://lehd.ces.census.gov/data/">https://lehd.ces.census.gov/data/</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, 2015. <a href="https://lehd.ces.census.gov/data/">https://lehd.ces.census.gov/data/</a>
Economy	<b>Unemployment Rate February 2018</b>	Unemployment rate for February 2018 by Large City/County. Data are from the Minnesota Department of Employment and Economic Development, Local Area Unemployment Statistics. <a href="https://mn.gov/deed/data/data-tools/laus/">https://mn.gov/deed/data/data-tools/laus/</a>
<b>Household Demographics</b>		
Household	<b>Total Households</b>	Total households from American Community Survey estimates for 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</a>
Household	<b>Change in Households 2000-2016</b>	Change in Households from US Decennial Census 2000 & American Community Survey 2016. <a href="http://www.census.gov/data.html">http://www.census.gov/data.html</a> & <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</a>
Household	<b>Percent Change in Households 2000-2016</b>	Percent Change in Households from US Decennial Census 2000 & American Community Survey 2016. <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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</a>
Household	<b>Percentage of Population Age 55 and Over</b>	Percentage of population age 55 and over, American Community Survey estimates for 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</a>

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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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</a>
Household	<b>Percentage of Population Age 65 and Over</b>	Percentage of population age 65 and over, American Community Survey estimates for 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</a>
Household	<b>Median Family Income</b>	Median family income, American Community Survey estimates for 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</a>
Household	<b>Median Household Income</b>	Median household income, American Community Survey estimates for 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</a>

## Minnesota Housing Community Profiles Metadata – for scoring Spring 2019 RFP and 2020 HTC

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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</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 2018. 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.rd.usda.gov/mn">http://www.rd.usda.gov/mn</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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</a>

## Minnesota Housing Community Profiles Metadata – for scoring Spring 2019 RFP and 2020 HTC

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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</a>
Homeowner Market	<b>Foreclosure Rate</b>	Foreclosure rate for county data from Minnesota Homeownership Center's report, 2017 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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</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 2012-2016, <a href="http://www.census.gov/programs-surveys/acs/">http://www.census.gov/programs-surveys/acs/</a>
Homeowner Market	<b>Median Home Sale Price in CY 2017 (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, 2017, <a href="http://taxes.state.mn.us/">http://taxes.state.mn.us/</a>
Homeowner Market	<b>Percentage Change in Median Home Sale Price CY 16-17 (open-market, arms-length transactions)</b>	Percent change in median home sales price for CY 2016-2017. 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 five 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

Three 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 2016 or 2017 and a net job growth of a 100 or more in Greater Minnesota, and 500 or more in the Twin Cities metro between 2011-2016 or 2012-2017. 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 for workforce housing.

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

## Minnesota Housing Community Profiles Metadata – for scoring Spring 2019 RFP and 2020 HTC

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

Twin Cities Metro Top 5 Job Centers (2016)
Minneapolis, Hennepin
Saint Paul, Ramsey
Bloomington, Hennepin
Eden Prairie, Hennepin
Eagan, Dakota

Twin Cities Metro Communities With Net Growth of 500 Jobs or More (2011-2016)	
Andover, Anoka	Lakeville, Dakota
Anoka, Anoka	Lino Lakes, Anoka
Apple Valley, Dakota	Maple Grove, Hennepin
Blaine, largely Anoka	Maple Plain, Hennepin
Bloomington, Hennepin	Maplewood, Ramsey
Brooklyn Center, Hennepin	Medina, Hennepin
Brooklyn Park, Hennepin	Minneapolis, Hennepin
Burnsville, Dakota	Minnetonka, Hennepin
Chaska, Carver	New Brighton, Ramsey
Cottage Grove, Washington	Oakdale, Washington
Crystal, Hennepin	Plymouth, Hennepin
Eagan, Dakota	Ramsey, Anoka
Eden Prairie, Hennepin	Rogers, Hennepin
Edina, Hennepin	Rosemount, Dakota
Farmington, Dakota	Roseville, Ramsey
Forest Lake, Washington	Saint Paul, Ramsey
Fridley, Anoka	Savage, Scott
Ham Lake, Anoka	Shakopee, Scott
Hopkins, Hennepin	Vadnais Heights, Ramsey
Hugo, Washington	Waconia, Carver
Inver Grove Heights, Dakota	White Bear Lake, Ramsey
Lake Elmo, Washington	Woodbury, Washington

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

Greater Minnesota Top 10 Job Centers (2016)
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, 2011-2016	
Aitkin, Aitkin	Moose Lake, Carlton
Albertville, Wright	Mora, Kanabec
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, largely Rice
Big Lake, Sherburne	Otsego, Wright
Brainerd, Crow Wing	Owatonna, Steele
Buffalo, Wright	Park Rapids, Hubbard
Cambridge, Isanti	Perham, Otter Tail
Cloquet, Carlton	Princeton, largely Mille Lacs
Cold Spring, Stearns	Redwood Falls, Redwood
Delano, Wright	Rochester, Olmsted
Detroit Lakes, Becker	Saint Cloud, largely Stearns
Dodge Center, Dodge	Saint James, Watonwan
Duluth, Saint Louis	Saint Joseph, Stearns
East Grand Forks, Polk	Saint Michael, Wright
Elk River, Sherburne	Saint Peter, Nicollet
Faribault, Rice	Sartell, largely Stearns
Grand Rapids, Itasca	Sauk Rapids, Benton
Hermantown, Saint Louis	Thief River Falls, Pennington
Lake City, Goodhue	Waite Park, Stearns
Le Sueur, largely Le Sueur	Warroad, Roseau
Litchfield, Meeker	Willmar, Kandiyohi
Luverne, Rock	Willmar Twp, Kandiyohi
Mankato, Blue Earth	Winona, Winona
Monticello, Wright	Wyoming, Chisago
Moorhead, Clay	



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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, 2015.

Twin Cities, long commute communities:

Twin Cities Metro Long Commute Communities		
Belle Plaine	Falcon Heights	Rogers
Chanhassen	Hopkins	Rosemount

Greater Minnesota, long commute communities:

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

## Minnesota Housing Community Profiles Metadata – for scoring Spring 2019 RFP and 2020 HTC

### RFP Geographic Priority Area – Economic Integration

Community economic integration is defined by Minnesota Housing in two tiers based on median family income. Economic integration priority census tracts are based on data from the American Community Survey on median family income. 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

Meets or exceeds the 80<sup>th</sup> percentile of median family income for the region.

#### 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) for the region.

## Minnesota Housing Community Profiles Metadata – for scoring Spring 2019 RFP and 2020 HTC

### 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.

### 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 (2013-2015).
- Areas are eligible based on the poverty threshold if the poverty rate is 25% or higher for at least two of three evaluation years (2013-2015).

### 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:

- Share of 3<sup>rd</sup> graders who are reading proficient - 2016/2017 school year -Need to meet or exceed the statewide rate of 56.5%<sup>3</sup>
- Share of 8<sup>th</sup> graders who are math proficient - 2016/2017 school year -Need to meet or exceed the statewide rate of 58.0%<sup>3</sup>
- Share of high school students that graduate on time - 2016/2017 school year -Need to meet or exceed the statewide rate of 82.68%<sup>4</sup>

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<sup>2</sup> HUD QCT Designation Algorithm found here: [http://qct.huduser.org/tables/QCT\\_Algorithm\\_2018.htm](http://qct.huduser.org/tables/QCT_Algorithm_2018.htm)

<sup>3</sup> Based on Minnesota Comprehensive Assessments (MCA) Series III test scores by school for 2016/2017 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 2016/2017 school year. Data source: <http://w20.education.state.mn.us/MDEAnalytics/Data.jsp>.