

## 2020 QAP - Workforce Housing Communities Methodology

### *Additional communities added using the most recent data released*

Communities with a need for workforce housing are identified using data on: (1) total jobs in 2016, (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.<sup>1</sup> Data on commuting are from the US Census Bureau's Longitudinal Employer-Household Dynamics program.<sup>2</sup> 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](http://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 2016 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 commuted.*

(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, 2011-2016; but will add additional communities when more current data becomes available in April 2019 for the 2020 QAP. *Communities are buffered by 10 miles in Greater Minnesota and 5 miles in the Twin Cities Metro to account for a modest commuted.*

(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 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 commuted.*

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<sup>1</sup>The 5 year job growth communities presented in this methodology are for 2011-2016. Minnesota Housing will also add eligible 2012-2017 growth communities by application release of the 2020 QAP. Data source: <https://mn.gov/deed/data/data-tools/qcew/>

<sup>2</sup> Data from LEHD are current to 2015. Minnesota Housing will also add eligible communities with more current data available by application release of the 2020 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 2020 QAP lists; no communities will be subtracted from the 2020 QAP lists with the update.

**Twin Cities Metro Job Centers and Ranked Job Growth Communities 2011-2016 (6 Points)**

Twin Cities Metro Top 5 Job Centers (2016 or 2017)
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 and 2012-2017)	
Andover, Anoka	Lakeville, Dakota
Anoka, Anoka	Lino Lakes, Anoka
Apple Valley, Dakota	Maple Grove, Hennepin
Bayport, Washington*	Maple Plain, Hennepin
Blaine, largely Anoka	Maplewood, Ramsey
Bloomington, Hennepin	Medina, Hennepin
Brooklyn Center, Hennepin	Minneapolis, Hennepin
Brooklyn Park, Hennepin	Minnetonka, Hennepin
Burnsville, Dakota	New Brighton, Ramsey
Chanhassen, Carver*	New Hope, Hennepin*
Chaska, Carver	Oakdale, Washington
Cottage Grove, Washington	Plymouth, Hennepin
Crystal, Hennepin	Ramsey, Anoka
Eagan, Dakota	Rogers, Hennepin
Eden Prairie, Hennepin	Rosemount, Dakota
Edina, Hennepin	Roseville, Ramsey
Falcon Heights, Ramsey*	Saint Paul, Ramsey
Farmington, Dakota	Savage, Scott
Forest Lake, Washington	Shakopee, Scott
Fridley, Anoka	Shoreview, Ramsey*
Golden Valley, Hennepin*	Stillwater, Washington*
Ham Lake, Anoka	Vadnais Heights, Ramsey
Hopkins, Hennepin	Waconia, Carver
Hugo, Washington	West Saint Paul, Dakota*
Inver Grove Heights, Dakota	White Bear Lake, Ramsey
Lake Elmo, Washington	Woodbury, Washington

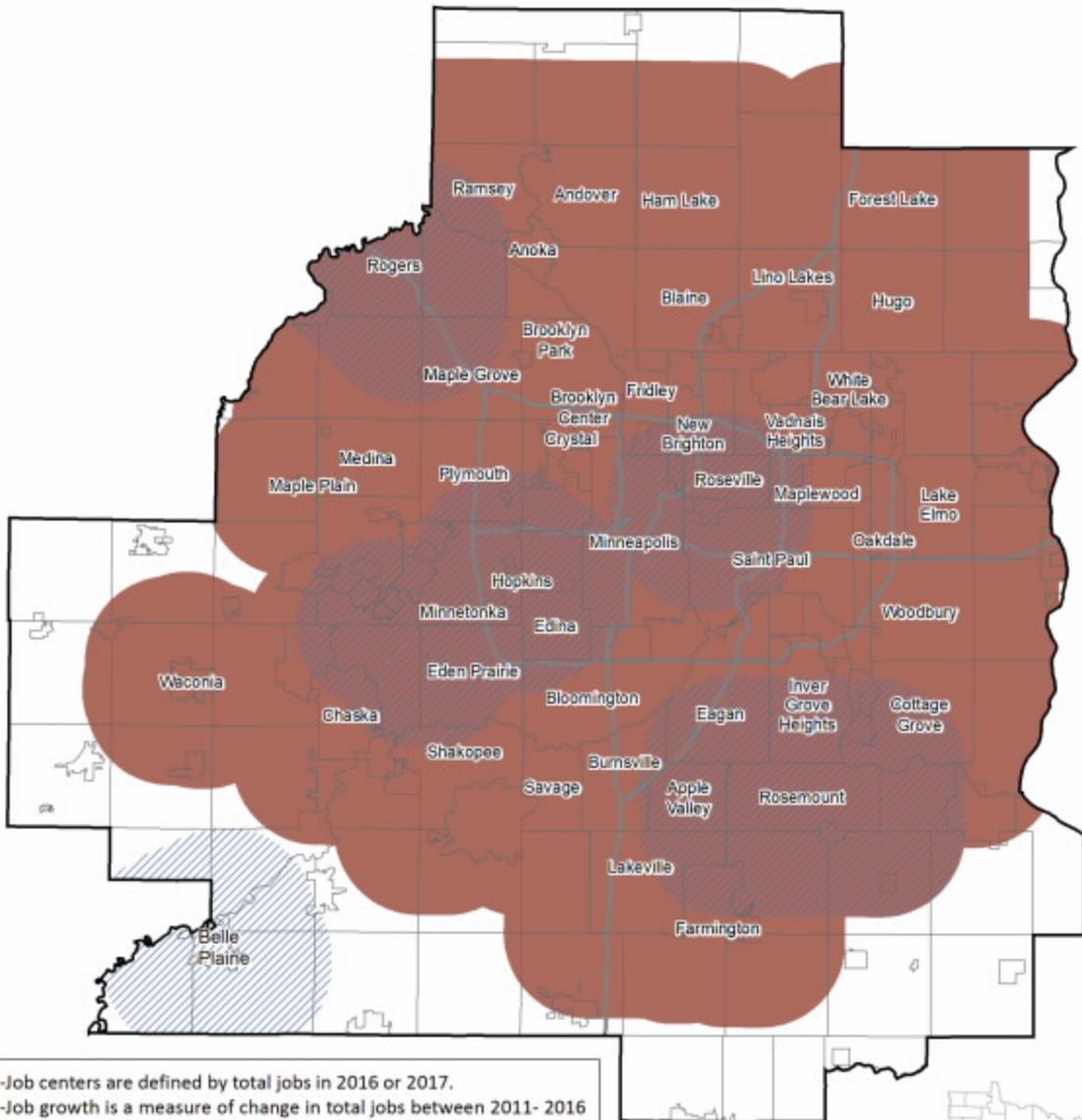
Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2011-2016). \*Community added based on 2012-2017 net job growth.

**Twin Cities Metro Long Commute Communities (3 Points)**

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

Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data, 2015.

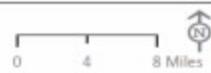
Metro Workforce Housing Communities for 2020 QAP



-Job centers are defined by total jobs in 2016 or 2017.  
 -Job growth is a measure of change in total jobs between 2011- 2016 or 2012 - 2017.  
 -To be eligible as a job growth community, a community must have 2,000 or more jobs in 2016 or 2017.  
 -Long Commute Communities have 15% or more of the workforce travelling 30+ miles to work.



- Long Commute Community (3 Points)
- Top 5 Job Center or Growth  $\geq$ 500 Jobs (6 Points)



Source: Minnesota Housing analysis of MN Department of Employment and Economic Developments Quarterly Census of Employment and Wages. Date: 12/29/2017; updated 12/28/2018



### Greater Minnesota Job Centers and Job Growth Communities 2011-2016 (6 Points)

Greater Minnesota Top 10 Job Centers (2016 or 2017)
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 and 2012-2017)	
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	Pipestone, Pipestone*
Cold Spring, Stearns	Princeton, largely Mille Lacs
Delano, Wright	Redwood Falls, Redwood
Detroit Lakes, Becker	Rochester, Olmsted
Dodge Center, Dodge	Saint Cloud, largely Stearns
Duluth, Saint Louis	Saint James, Watonwan
East Grand Forks, Polk	Saint Joseph, Stearns
Elk River, Sherburne	Saint Michael, Wright
Faribault, Rice	Saint Peter, Nicollet
Glenwood, Pope*	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
Long Prairie, Todd*	Willmar Twp, Kandiyohi
Luverne, Rock	Winona, Winona
Mankato, Blue Earth	Worthington, Nobles*
Monticello, Wright	Wyoming, Chisago
Moorhead, Clay	

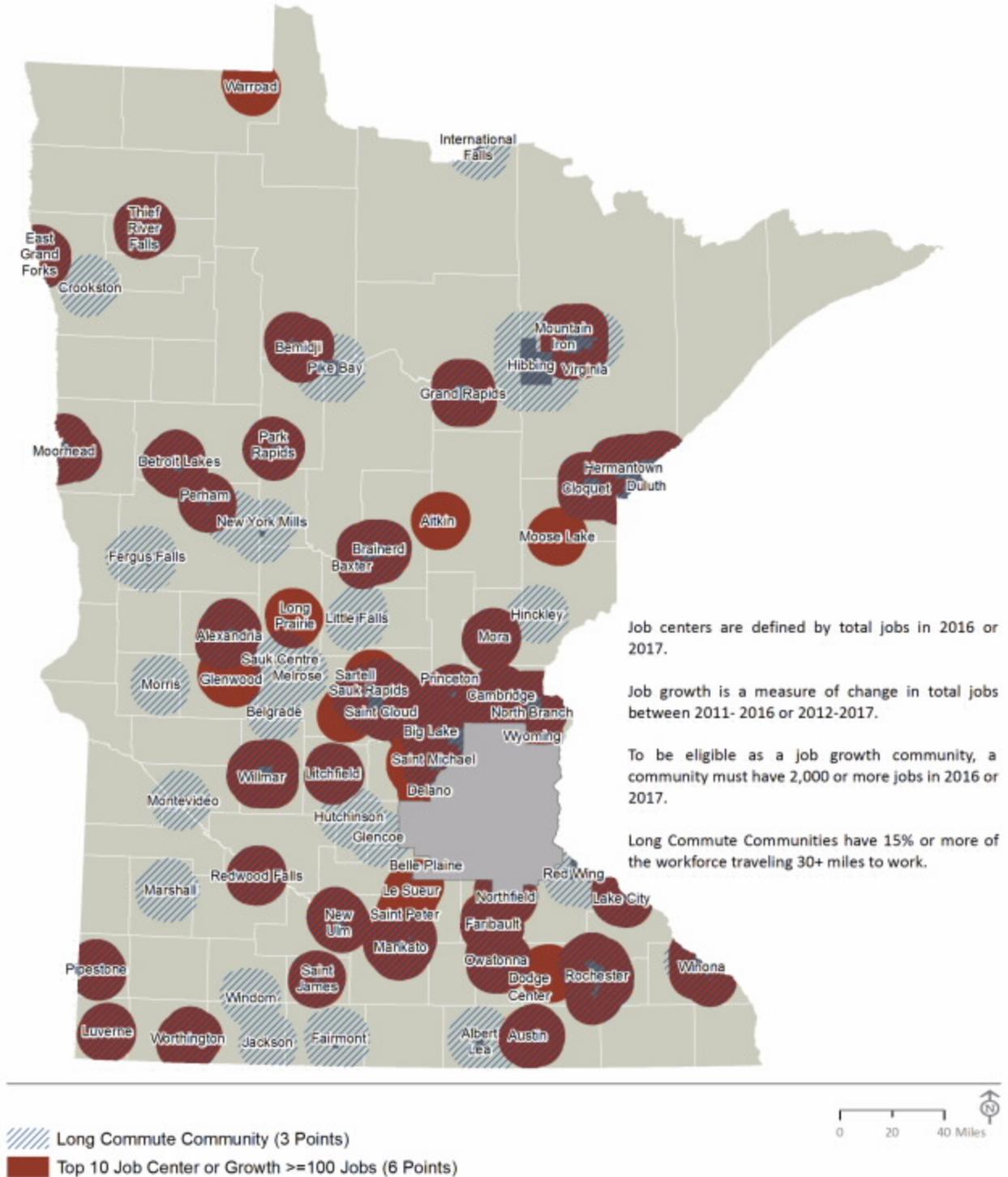
Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages (2011-2016). \*Community added based on 2012-2017 net job growth.

**Greater Minnesota Long Commute Communities (3 Points)**

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

Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data, 2015.

## Greater Minnesota Workforce Housing Communities for 2020 QAP



Source: Minnesota Housing analysis of MN Department of Employment and Economic Developments Quarterly Census of Employment and Wages. Date: 12/29/2017; updated 12/28/2018

