

## Preservation Geographic Priority Areas

In the preservation priority, there are three geographic-based areas defined in the self-scoring worksheet, regional definition, jobs and household growth communities, and communities with an affordable housing gap. This methodology defines each. Applicants will find interactive maps to identify whether a property falls within these areas on Minnesota Housing's website – [www.mnhousing.gov](http://www.mnhousing.gov) > Policy & Research > Community Profiles.

### 1. Regional Definitions

For the purposes of obtaining points for number of units preserved, the state is broke into two geographic regions, Metro/MSA counties, and Greater Minnesota rural counties. Table 1 below displays a list of counties in the Metro and Greater Minnesota MSAs.

**Table 1 – Metro and MSA Counties**

Region	Minnesota Counties
Duluth MSA	Carlton, Saint Louis
Fargo MSA	Clay
Grand Forks MSA	Polk
La Crosse MSA	Houston
Mankato MSA	Blue Earth, Nicollet
Rochester MSA	Dodge, Olmsted
Saint Cloud MSA	Benton, Stearns
Twin Cities 7 County Metro	Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, Washington
Twin Cities MSA (outside of 7 County Metro)	Chisago, Isanti, Sherburne, Wright

## 2. Job and Household Growth Communities Methodology

Areas can be defined as a growth community in two ways, through job or household growth. Job growth areas are determined by a city or township's job growth between 2007 and 2012, based on data from the Minnesota Department of Employment and Economic Development's Quarterly Census of Employment and Wages<sup>1</sup>. Household growth areas are determined by a census tract or city's growth in total households between 2000 and 2012, based on data from the US Census's Decennial Census and American Community Survey.

### 2.1 Job Growth

The methodology for determining areas with job growth is consistent with the methodology used in the "workforce housing" priority. However, the job growth area for preservation and the workforce area differ with the workforce housing priority including areas with a large number of jobs, not just job growth.

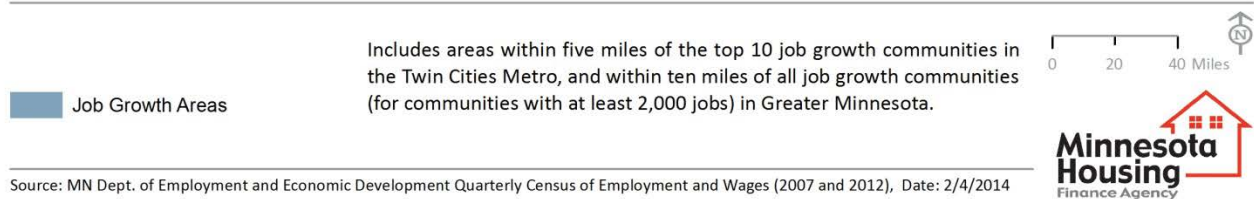
To be identified as a community with job growth, the top 10 communities in job growth<sup>2</sup> between 2007-2012 are selected for the Twin Cities seven county metro area, and all communities in Greater Minnesota with any job growth between 2007-2012 are selected. To meet the job growth definition, communities must meet or exceed 2,000 jobs in 2012. Areas within five miles of communities in the Twin Cities seven county metro area and within 10 miles of communities in Greater Minnesota are included for a modest commuteshed. Table 2 below and the map on page 2 list and show the communities that meet this definition. An interactive version of this map is available on the Minnesota Housing website: [www.mnhousing.gov](http://www.mnhousing.gov) > Policy & Research > Community Profiles.

**Table 2 – Job Growth Communities 2007-2012**

Twin Cities Top 10 Job Growth		Greater Minnesota Job Growth
Brooklyn Park, Hennepin	Albertville, Wright	North Branch, Chisago
Chanhassen, largely Carver	Baxter, Crow Wing	Northfield, largely Rice
Edina, Hennepin	Becker, Sherburne	Owatonna, Steele
Golden Valley, Hennepin	Cloquet, Carlton	Park Rapids, Hubbard
Hopkins, Hennepin	Crookston, Polk	Perham, Otter Tail
Maple Grove, Hennepin	Detroit Lakes, Becker	Red Wing, Goodhue
Minneapolis, Hennepin	Elk River, Sherburne	Sartell, largely Stearns
Mounds View, Ramsey	Hermantown, Saint Louis	Sauk Centre, Stearns
Oak Park Heights, Washington	Litchfield, Meeker	Staples, largely Todd
Oakdale, Washington	Melrose, Stearns	Thief River Falls, Pennington
	Monticello, Wright	Warroad, Roseau
	Mountain Iron, Saint Louis	Worthington, Nobles
		Wyoming, Chisago

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

<sup>2</sup> Job growth evaluated by total increase of number of jobs between 2007 and 2012.



## ***2.2 Household Growth***

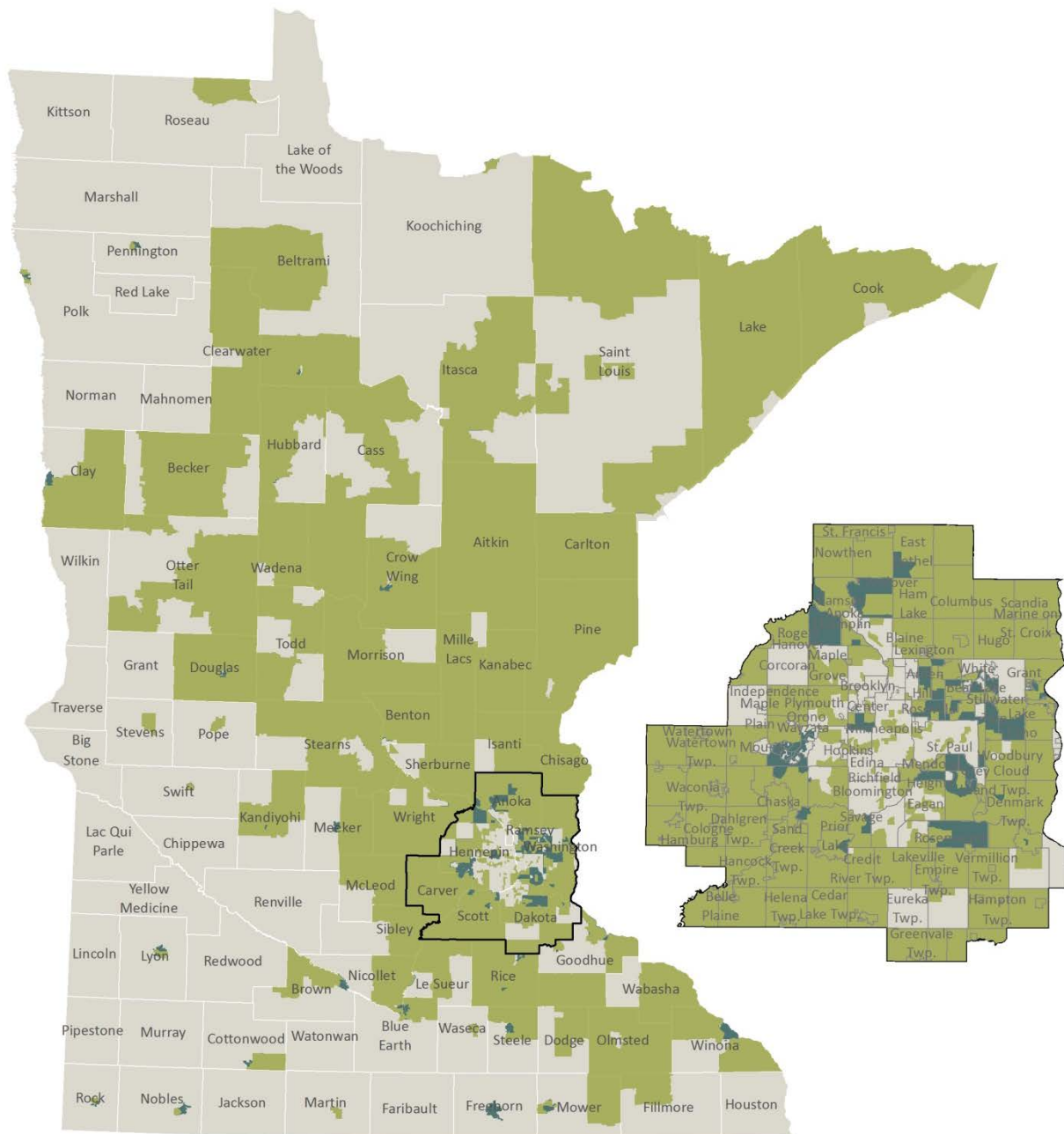
To be identified as a community with household growth, an area may be eligible in two ways. First, census tracts with total household growth of 100 and greater between 2000 and 2012 are eligible. An increase of 100 households represents the 60<sup>th</sup> percentile of household change statewide. (60% of census tracts in the state had a change in households less than 100.)

Census tracts are variable in size of geography and typically contain 1,500 households. As such, tracts can range in size from small neighborhoods within an urban area to hundreds of square miles in rural areas, containing multiple small townships. Because of this variability a census tract doesn't always capture a "housing market". Smaller cities and townships can also capture a market. Larger cities (more than 15,000 households) often have multiple neighborhoods and housing markets. Data for cities and townships with fewer than 1,500 households is not always reliable from the American Community Survey. Furthermore, the boundaries of census tracts and cities do not coincide. Thus, a tract that partially goes into a growing city may not show growth itself if the population in the tract that is outside the city is declining

Thus, small to medium sized cities (between 1,500 and 15,000 households) are also evaluated for growth. These cities contain between 1-10 census tracts and could be considered a single housing market. Cities of this size that have at least 100 households are added to the census tracts with growth to form a more complete eligibility area.

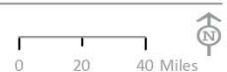
The map on the next page shows the areas eligible under the household growth criterion. An interactive version of this map is available on the Minnesota Housing website: [www.mnhousing.gov](http://www.mnhousing.gov) > Policy & Research > Community Profiles.

## Map 2 - Household Growth Priority Areas



- Tracts, HH Change >100
- Small and Medium Sized Cities  
HH Change >100

Small and medium sized cities include those containing between 1,500 and 15,000 households, and are visible on the map only where a tract does not achieve the growth threshold of 100 households.



Source: Minnesota Housing analysis of 2000 Census and American Community Survey 2008-2012 data, Date: 2/4/2014



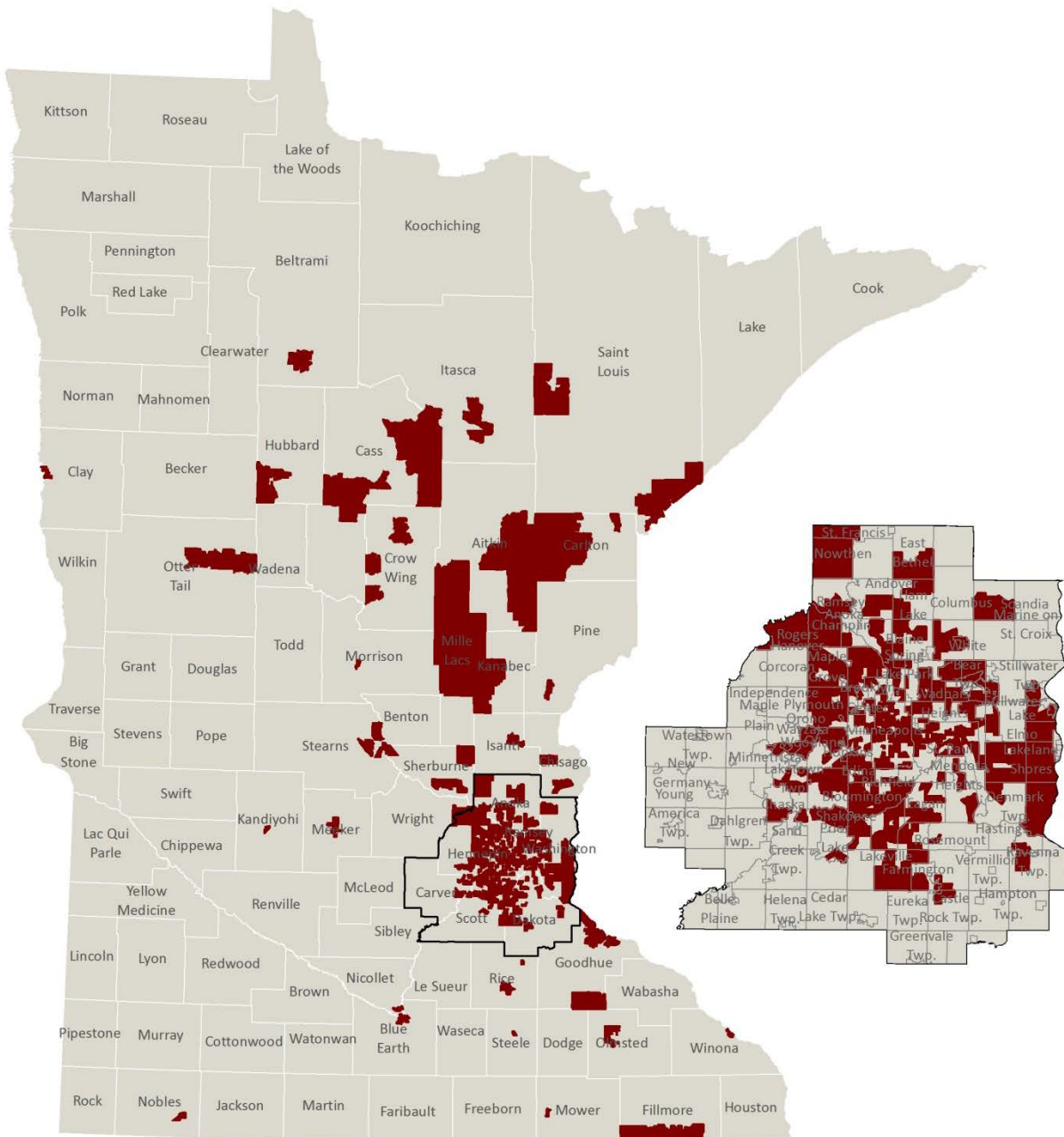
### ***3. Communities with an Affordable Housing Gap Methodology***

#### **3.1. Supply and Demand Gap of Affordable Rental Housing**

To be identified as a community with a gap in affordable housing, census tracts need to have a gap of affordable housing units as calculated by the difference between the number of renters in a tract that have incomes at or below 50% of Area Median Income (AMI) and the number of rental units that are affordable to households at or below 50% AMI. Using HUD's Comprehensive Housing Affordability Strategy (CHAS) data from 2006-2010, a gap of 5 units represents the 60<sup>th</sup> percentile census tracts (60% of tracts have a smaller gap). Map 3 on the following page shows the Statewide and Metro areas with large gaps. Areas in maroon depict tracts that achieve this threshold.



### Map 3 - Affordable Unit Gap



Affordable Unit Gap 5 Units or More

Difference between the number of renter households with annual incomes  $\leq 50\%$  of area median income and the number of rental units affordable to households with annual incomes  $\leq 50\%$  AMI.

0 20 40 Miles



Source: Minnesota Housing analysis of HUD's 2006-2010 Comprehensive Affordability Housing Strategy (CHAS) data, Date: 2/4/2014