

Workforce Housing Communities Methodology – Update to 04/15/15 report

**Additional communities added using the most recent (2014) MN DEED data released - 1/7/16*

Communities with a need for workforce housing are identified through total jobs in 2013, 5 year job growth, and long distance commuting. Data on jobs and growth are from the Minnesota Department of Employment and Economic Development's Quarterly Census of Employment and Wages¹. Data on commuting are from the US Census Bureau's Longitudinal Employer-Household Dynamics program². Workforce housing areas are defined separately for the Twin Cities Metro (7 County) and Greater Minnesota and comprise of two point thresholds, 5 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.

5 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 2013 as defined by total jobs. **(OR)**
- **Net Five Year Job Growth.** Communities are eligible in Greater Minnesota with at least 2,000 jobs in the current year that have had a net job growth of a minimum of 100 jobs, or communities in the Twin Cities Metro with a net job growth of 500 or more jobs in the past 5 years. Minnesota Housing will publish the most current available data from the Dept. of Employment and Economic Development, 2008-2013; but will add additional communities using data most currently available (2009-2014) by application release in April 2016 for the 2017 QAP. **(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) 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 to work.

In each case above, communities are buffered by 10 miles in Greater Minnesota and 5 miles in the Twin Cities

¹The 5 year job growth communities presented in this methodology are for 2008-2013. Minnesota Housing will also add eligible 2009-2014 growth communities by application release of the 2017 QAP. Data source:

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

² Data from LEHD are current to 2011. Minnesota Housing will also add eligible communities with more current data available by application release of the 2017 QAP. Data source: <http://lehd.did.census.gov/data/>.

Metro to account for a modest commuteshed.

Maps and tables below and on following pages display eligible areas under existing data methods for the Twin Cities Metro (pages 2 and 3) and Greater Minnesota (pages 4 and 5). Additional communities that would become eligible in the next year with updated data will be added to the communities; no communities will be subtracted.

Twin Cities Metro Job Centers and Ranked Job Growth Communities 2008-2013 (5 Points)

| Twin Cities Metro Top 5 Job Centers (2013) |
|--|
| Minneapolis, Hennepin |
| Saint Paul, Ramsey |
| Bloomington, Hennepin |
| Eagan, Dakota |
| Eden Prairie, Hennepin |

| Twin Cities Metro Communities With Net Growth of 500 Jobs or More (2008-2013 and 2009-2014) | |
|---|----------------------------|
| Andover, Anoka* | Lakeville, Dakota |
| Anoka, Anoka* | Little Canada, Ramsey |
| Apple Valley, Dakota* | Maple Grove, Hennepin |
| Blaine, largely Anoka | Maplewood, Ramsey |
| Bloomington, Hennepin* | Medina, Hennepin |
| Brooklyn Center, Hennepin* | Minneapolis, Hennepin |
| Brooklyn Park, Hennepin* | Minnnetonka, Hennepin* |
| Burnsville, Dakota | New Brighton, Ramsey* |
| Chanhassen, largely Carver | Oakdale, Washington |
| Chaska, Carver* | Plymouth, Hennepin* |
| Coon Rapids, Anoka* | Ramsey, Anoka* |
| Eagan, Dakota | Rogers, Hennepin |
| Eden Prairie, Hennepin* | Rosemount, Dakota |
| Edina, Hennepin* | Roseville, Ramsey* |
| Golden Valley, Hennepin | Saint Louis Park, Hennepin |
| Ham Lake, Anoka* | Saint Paul, Ramsey* |
| Hopkins, Hennepin | Shakopee, Scott* |
| Hugo, Washington* | Vadnais Heights, Ramsey* |
| Inver Grove Heights, Dakota* | Waconia, Carver* |
| Lake Elmo, Washington* | Woodbury, Washington |

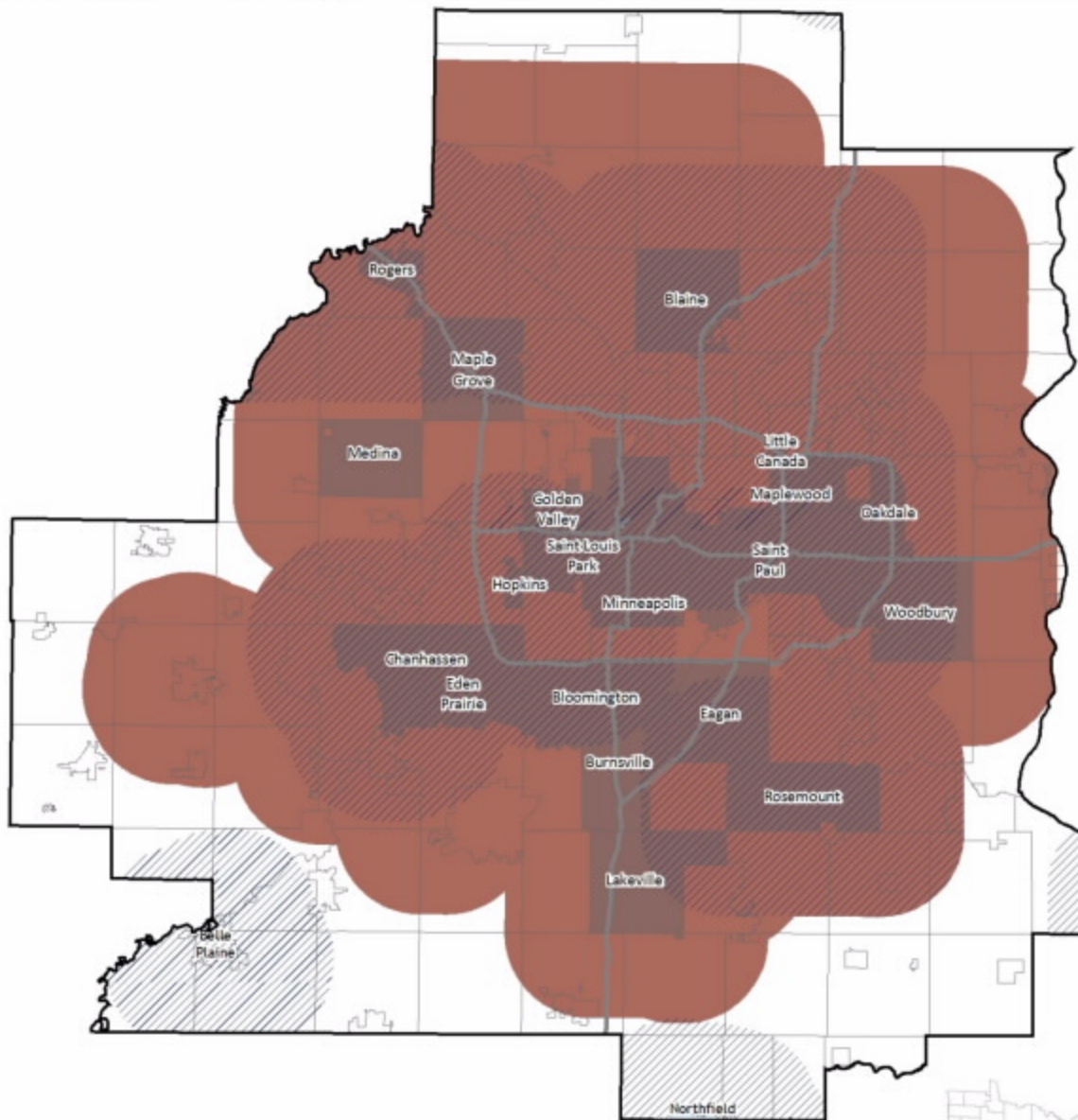
Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages. (2008-2013 and 2009-2014). *Community added based on 2009-2014 net job growth.

Twin Cities Metro Long Commute Communities (3 Points)

| Twin Cities Metro Long Commute Communities | |
|--|-------------|
| Belle Plaine | Northfield |
| Blaine | Edina* |
| Champlin | Lino Lakes* |
| Chanhassen | North Oaks* |
| Falcon Heights | Rogers* |
| Hopkins | Rosemount* |
| Maplewood | |

Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data, 2011. *Community added based on 2013 US Census Longitudinal Employer Household Dynamics Data.

Metro Workforce Housing Communities for 2017 QAP



-Job centers are defined by total jobs in 2013 or 2014.
 -Job growth is a measure of change in total jobs between 2008 and 2013 (2009-2014 communities are also included).
 -To be eligible as a job growth community, a community must have 2,000 or more jobs in 2013 or 2014.



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



Source: Minnesota Housing analysis of MN Department of Employment and Economic Developments Quarterly Census of Employment and Wages. Date: 11/18/2014

Greater Minnesota Job Centers and Job Growth Communities 2008-2013 (5 Points)

| Greater Minnesota Top 10 Job Centers (2013 and 2014*) |
|--|
| Rochester, Olmsted |
| Duluth, Saint Louis |
| Saint Cloud, largely Stearns |
| Mankato, largely Blue Earth |
| Winona, Winona |
| Owatonna, Steele |
| Willmar, Kandiyohi |
| Moorhead, Clay |
| Austin, Mower |
| Red Wing, Goodhue |
| Alexandria, Douglas* |

| Greater MN Communities With Net Growth of 100 jobs or more (2008-2013 and 2009-2014) | |
|---|----------------------------------|
| Albertville, Wright | Melrose, Stearns |
| Alexandria, Douglas* | Montevideo, Chippewa* |
| Baxter, Crow Wing | Monticello, Wright |
| Bemidji, Beltrami | Mora, Kanabec* |
| Brainerd, Crow Wing* | Mountain Iron, Saint Louis |
| Cambridge, Isanti | New Ulm, Brown* |
| Cannon Falls, Goodhue* | North Branch, Chisago |
| Cloquet, Carlton | North Mankato, largely Nicollet* |
| Delano, Wright | Northfield, largely Rice |
| Detroit Lakes, Becker | Owatonna, Steele* |
| Dodge Center, Dodge* | Perham, Otter Tail |
| Duluth, Saint Louis* | Red Wing, Goodhue |
| 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* |
| Hinckley, Pine | Staples, largely Todd |
| Lake City, Goodhue-Wabasha* | Thief River Falls, Pennington |
| Le Sueur, largely Le Sueur* | Waite Park, Stearns |
| Litchfield, Meeker* | Willmar, Kandiyohi* |
| Luverne, Rock | Winona, Winona* |
| Mankato, largely Blue Earth | Wyoming, Chisago |
| Marshall, Lyon* | |

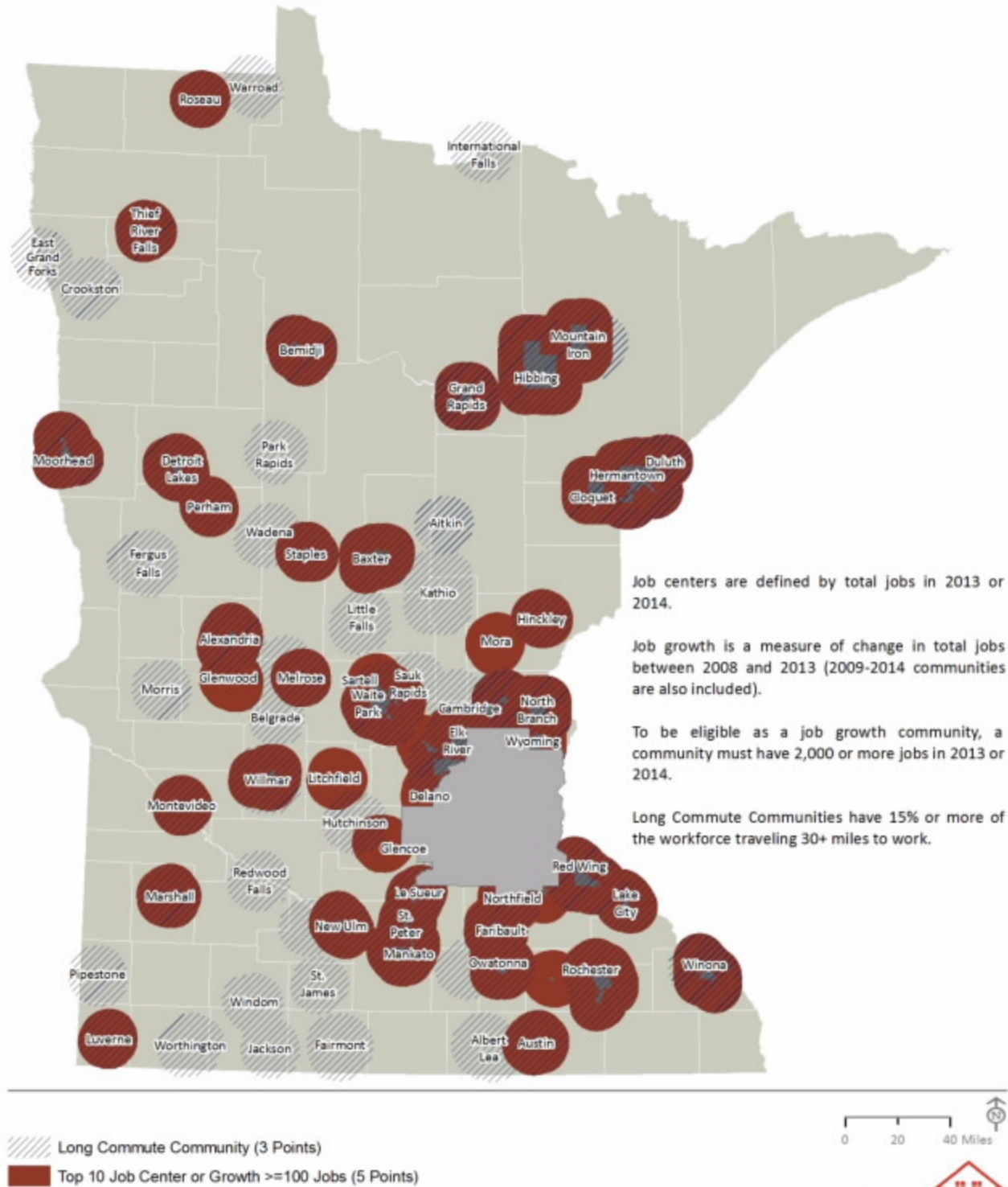
Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages. *Communities added based on 2014 data.

Greater Minnesota Long Commute Communities (3 Points)

| Greater Minnesota Metro Long Commute Communities | | | |
|--|----------------------|----------------|-------------------|
| Aitkin | Fergus Falls | Montevideo* | Sauk Rapids |
| Albert Lea* | Foley* | Moorhead | Sleepy Eye* |
| Alexandria | Goodview | Morris | St. Cloud |
| Austin | Grand Rapids | Mountain Iron* | St. James* |
| Baxter | Hermantown | New Ulm | St. Michael |
| Belgrade* | Hibbing | North Branch | St. Peter* |
| Bemidji | Hinckley* | North Mankato* | Staples* |
| Brainerd | Hutchinson | Owatonna | Thief River Falls |
| Cambridge | International Falls* | Park Rapids* | Virginia |
| Cloquet | Jackson* | Perham* | Wadena* |
| Crookston | Lake City* | Pipestone | Waite Park |
| Detroit Lakes | Le Sueur* | Princeton* | Warroad* |
| Duluth | Little Falls* | Red Wing | Waseca* |
| East Grand Forks | Luverne* | Redwood Falls* | Willmar |
| Elk River* | Mankato | Rochester | Windom |
| Fairmont | Marshall | Roseau* | Winona |
| Faribault* | Melrose | Sauk Centre* | Worthington |

Source: Minnesota Housing analysis of US Census Longitudinal Employer Household Dynamics Data, 2011. *Community added based on 2013 US Census Longitudinal Employer Household Dynamics Data.

Greater Minnesota Workforce Housing Communities for 2017 QAP



Job centers are defined by total jobs in 2013 or 2014.

Job growth is a measure of change in total jobs between 2008 and 2013 (2009-2014 communities are also included).

To be eligible as a job growth community, a community must have 2,000 or more jobs in 2013 or 2014.

Long Commute Communities have 15% or more of the workforce traveling 30+ miles to work.



Source: Minnesota Housing analysis of MN Department of Employment and Economic Developments Quarterly Census of Employment and Wages. Date: 1/7/2016