Community Economic Integration Methodology

Community economic integration is defined by Minnesota Housing in two tiers based on median family income and access to jobs.

Economic integration points are available for communities outside of rural areas as defined in the new rural/tribal designated areas category.

For applicants to be awarded 7 or 9 points for community economic integration, the proposed housing needs to be located in a community (census tract) with the median family income meeting or exceeding the region's[1] 40th percentile for 7 points, and 80th percentile for 9 points, based on data published in the American Community Survey (ACS) for 2013. For each region, the 40 percent of census tracts with the lowest incomes are excluded from receiving points. The census tract must also meet or exceed a regional threshold for low and moderate wage jobs[2] within five miles based on data published by the Local Employment Dynamics program of the US Census for 2011. In the Twin Cities metro, the 10 percent of census tracts with the fewest low and moderate wage jobs within five miles are excluded, and in Greater Minnesota, the 20 percent of census tracts with the fewest low and moderate wage jobs are excluded[3]. To promote economic integration, the criteria identify higher income communities that are close to low and moderate wage job centers.

This document includes maps of the census tracts that meet the following two tiers of community economic integration as well as a list of census tracts by county for each tier. Maps 1 and 2 display the census tracts that meet these criteria and the corresponding tables show the total number of jobs to achieve the threshold and both the 40th and 80th percentile for median family income by region. Interactive tools will be made available to assist applicants and staff in determining their location in these areas, through the community profiles at www.mnhousing.gov > Policy & Research > Community Profiles.

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[1] For the purpose of assessing income and access to jobs, Minnesota Housing is defining three regional categories 1) Twin Cities 7 County Metropolitan Area, 2) Counties making up Greater Minnesota MSAs, including: Duluth, St. Cloud, Rochester, Mankato/North Mankato, Grand Forks, and La Crosse, and four Twin Cities MSA counties outside of the 7 county metro, and 3) Balance of Greater Minnesota. The purpose of the regional split is to acknowledge that incomes and access to jobs varies by region. A higher income community close to jobs in the metro is very different than a higher income community close to jobs in rural Greater Minnesota.

[2] Low and moderate wage jobs are those with a monthly earning less than or equal to $3,333, using LED data from the US Census (2011).

[3] In the case where an urban-sized Census tract (less than 25 square miles) is completely surrounded by a census tract that meets this eligibility, it is also identified as having access to jobs.

First Tier Community Economic Integration – 9 Points

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

Second Tier Community Economic Integration – 7 Points

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

Table 1 – Jobs and Median Family Income Thresholds by Region:

Community Economic Integration *(Twin Cities Metro on next page)*	Non Metro MSAs
Jobs within 5 miles / 20th percentile	3,839
Med Family Income / 40th percentile	$65,077
Med Family Income / 80th percentile	$81,279

MAP 1 – CENSUS TRACTS MEETING REGION'S 40TH AND 80TH PERCENTILE THRESHOLDS FOR MEDIAN INCOME & 20TH PERCENTILE FOR LOW AND MODERATE WAGE JOBS WITHIN 5 MILES (OUTSIDE OF RURAL/TRIBAL AREAS)

Rural/Tribal Designated Areas (not eligible for Economic Integration)
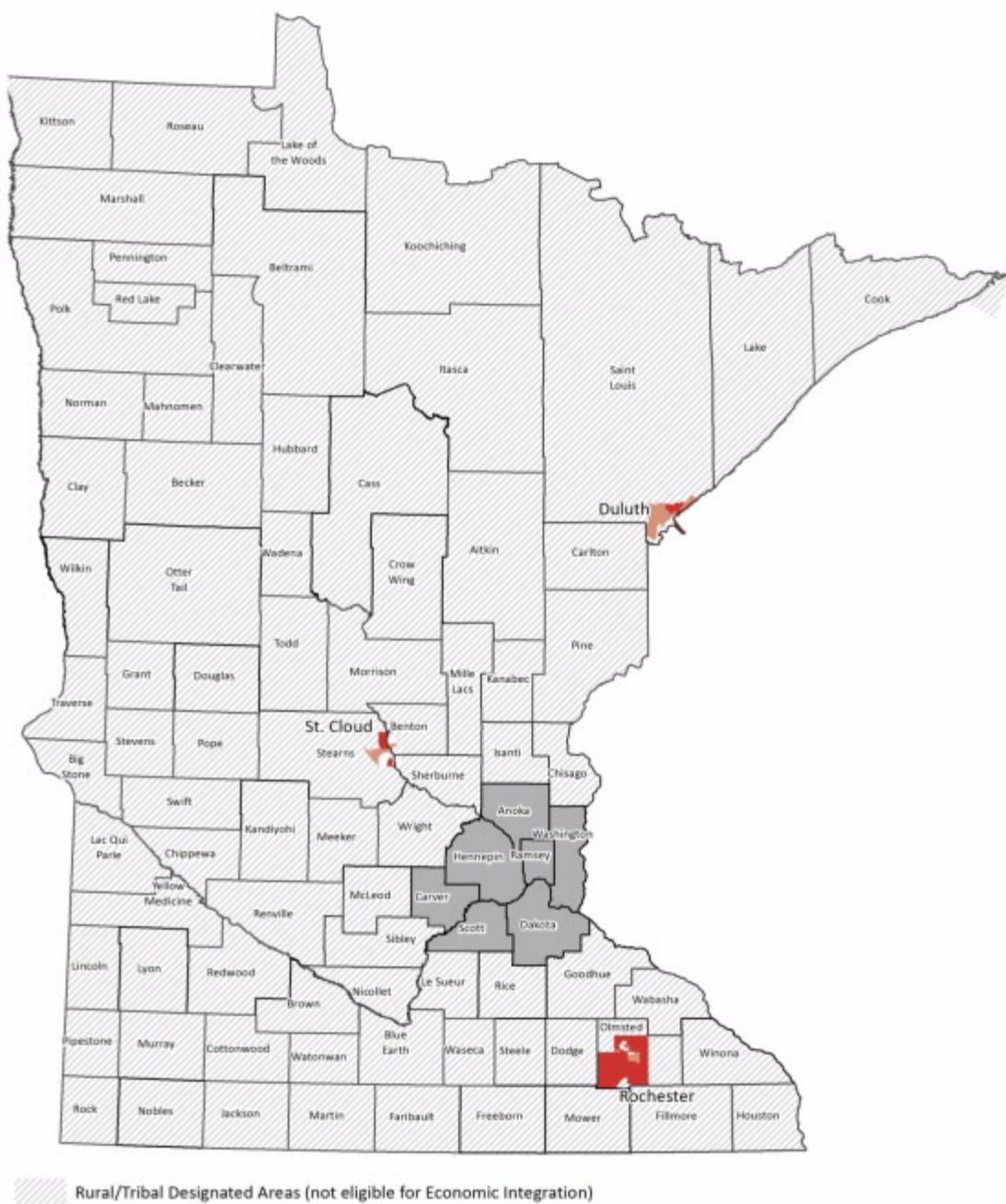
MAP 2 – TWIN CITIES 7 COUNTY METRO DETAIL - CENSUS TRACTS MEETING REGIONS 40TH AND 80TH PERCENTILE THRESHOLDS FOR MEDIAN INCOME & 10TH PERCENTILE FOR LOW AND MODERATE WAGE JOBS WITHIN 5 MILES
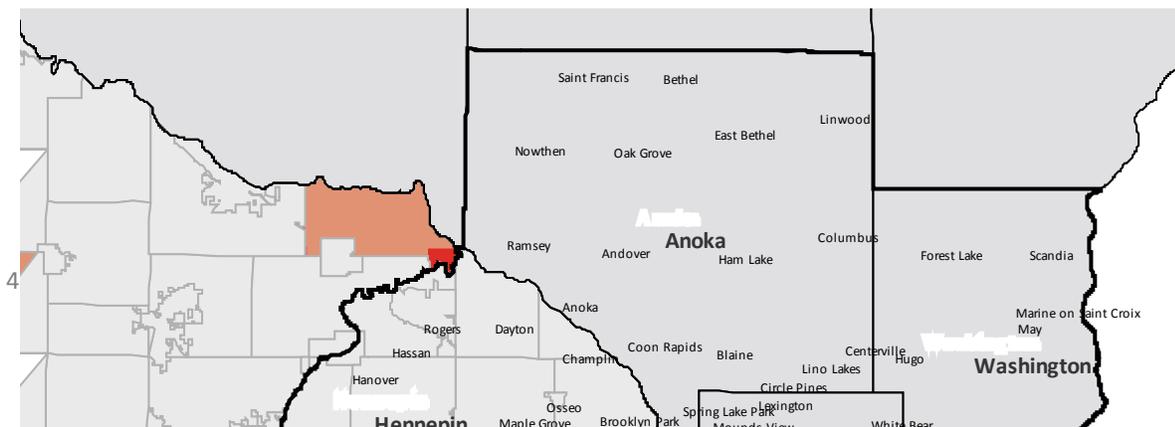
	Twin Cities 7 County Metro
Jobs within 5 miles / 10th percentile	17,976
Med Family Income / 40th percentile	$73,214
Med Family Income / 80th percentile	$107,647

Census Tract Listing by County for Economic Integration
(* denotes tract achieves first tier)

Tract		Tract		Tract		Tract	
Anoka		906.02	*	608.12		216.01	
502.37	*	907.01	*	608.13	*	216.02	
506.05		907.02	*	608.14		217	
506.09		911		608.16	*	218	*
506.1		908		608.17		219	
507.07		909	*	608.19		222	
507.1		905.03	*	608.22	*	223.01	
507.11		905.02	*	608.23	*	228.01	*
507.12		905.01	*	608.24	*	228.02	
508.09		**Dakota**		608.25	*	229.01	*
508.13		601.03		610.03		229.02	*
508.16		604.01		610.01		230	
508.21		605.06		605.09		231	*
509.02		605.07		608.18		235.01	
510.01		605.08	*	609.02		235.02	*
510.02		606.03	*	609.07		236	*
512.03		606.04	*	609.06		237	*
502.24		606.05		608.26		238.01	*
502.27		606.06	*	608.21		238.02	*
502.28		607.09		610.04	*	239.01	*
502.21		607.13		608.15	*	239.02	*
502.22		607.14		608.2	*	239.03	*
502.29		607.16	*	607.1		240.03	
504.01		607.17	*	607.47		240.06	*
508.2		607.21		**Hennepin**		242	
502.19		607.26		3		244	
502.3		607.27		6.03		245	
502.2		607.28	*	81	*	253.01	
502.08		607.29	*	106	*	256.01	
502.26		607.3	*	107	*	256.03	
502.23		607.31	*	110		256.05	
502.15	*	607.32	*	117.03		257.01	
508.19	*	607.33		117.04		257.02	
508.18	*	607.34	*	118		258.01	
502.36	*	607.35		119.98		258.02	
515.02		607.42	*	120.01		258.05	
Benton		607.44	*	201.01		259.03	
211.01		607.48		209.02		259.05	*
Carver		608.06	*	210.02		259.06	
906.01		608.11		215.04		259.07	

Tract		Tract		Tract		Tract	
260.05		267.15	*	1111		17.03	*
260.06		267.16	*	1112	*	22	*
260.07		268.11		1113	*	23	*
260.13	*	268.12		1114	*	Ramsey	
260.14	*	268.2	*	1115	*	301	
260.15	*	268.22	*	1116	*	302.01	*
260.16	*	268.23		1226		303	
260.18	*	269.03		1256		306.02	
260.21	*	269.06		1261		322	
260.22	*	269.07	*	1262	*	332	
261.01		269.08		269.09		333	
261.03	*	269.1		275.03	*	342.02	
261.04		271.01	*	212		349	*
262.01	*	271.02		214		350	*
262.02	*	272.01	*	224		351	*
262.05	*	272.02		268.14		352	
262.06	*	272.03		268.15		353	
262.07		273		268.16		355	
262.08		274	*	210.01		357	*
263.01	*	275.01		260.19		358	*
263.02	*	275.04	*	6.01		360	
264.03		1012		258.03		363	*
264.04	*	1031		Olmsted		364	*
265.05		1036		1	*	365	
265.07		1037		4	*	366	
265.08	*	1039	*	5		367	
265.09	*	1051	*	9.01		375	
265.1		1052.01		9.02		376.01	
265.12		1054		9.03	*	401	*
266.05	*	1055	*	10		402	
266.06	*	1065	*	11	*	403.01	
266.09		1066	*	12.01	*	404.02	
266.1	*	1075		12.02	*	405.03	
266.12	*	1076		12.03	*	406.01	*
266.13	*	1080	*	13.01	*	406.03	
267.06		1089		13.02		407.03	
267.07		1090		14.02	*	407.04	
267.08		1091		15.01		407.05	
267.1		1098	*	15.02		407.06	*
267.11		1099		15.03	*	407.07	*
267.12		1105		16.01		408.01	*
267.13		1108		16.02	*	408.03	
267.14	*	1109		16.03	*	410.01	

411.04	
411.05	
411.06	
413.01	
413.02	
415	
416.01	
417	
418	
419	
421.02	
423.01	
424.02	
425.03	*
425.04	
426.01	
429	
430	*
321	
406.04	
323	
410.02	
Saint Louis	
1	*
2	
3	
4	*
5	*
6	
7	*

9	
10	*
11	*
22	*
23	
30	
101	
102	
103	
157	
Scott	
802.01	*
802.02	*
802.03	
802.05	*
803.01	
803.02	*
810	*
802.04	
806	
809.06	
807	
809.03	*
809.05	*
Stearns	
4.02	*
9.01	
10.01	
101.01	*
101.02	*

113.01	
8.01	
Washington	
703.01	*
703.03	*
703.04	
704.03	*
704.05	*
704.06	*
709.06	
709.09	
709.11	
710.18	*
710.06	
712.06	
714	
712.07	
710.13	
710.1	*
710.17	
710.14	*
710.15	*
710.16	*
707.01	*
710.11	*
711.02	*
710.03	
704.05	*
704.06	*

709.06	
709.09	
709.11	
710.18	*
710.06	
712.06	
714	
712.07	
710.13	
	*
710.1	*
710.17	
710.14	*
710.15	*
710.16	*
707.01	*
710.11	*
711.02	*
710.03	
Winona	
6702	
6703	*
6704	
6706	
6705	
Wright	
1001	
1008.01	*
1008.02	*