

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

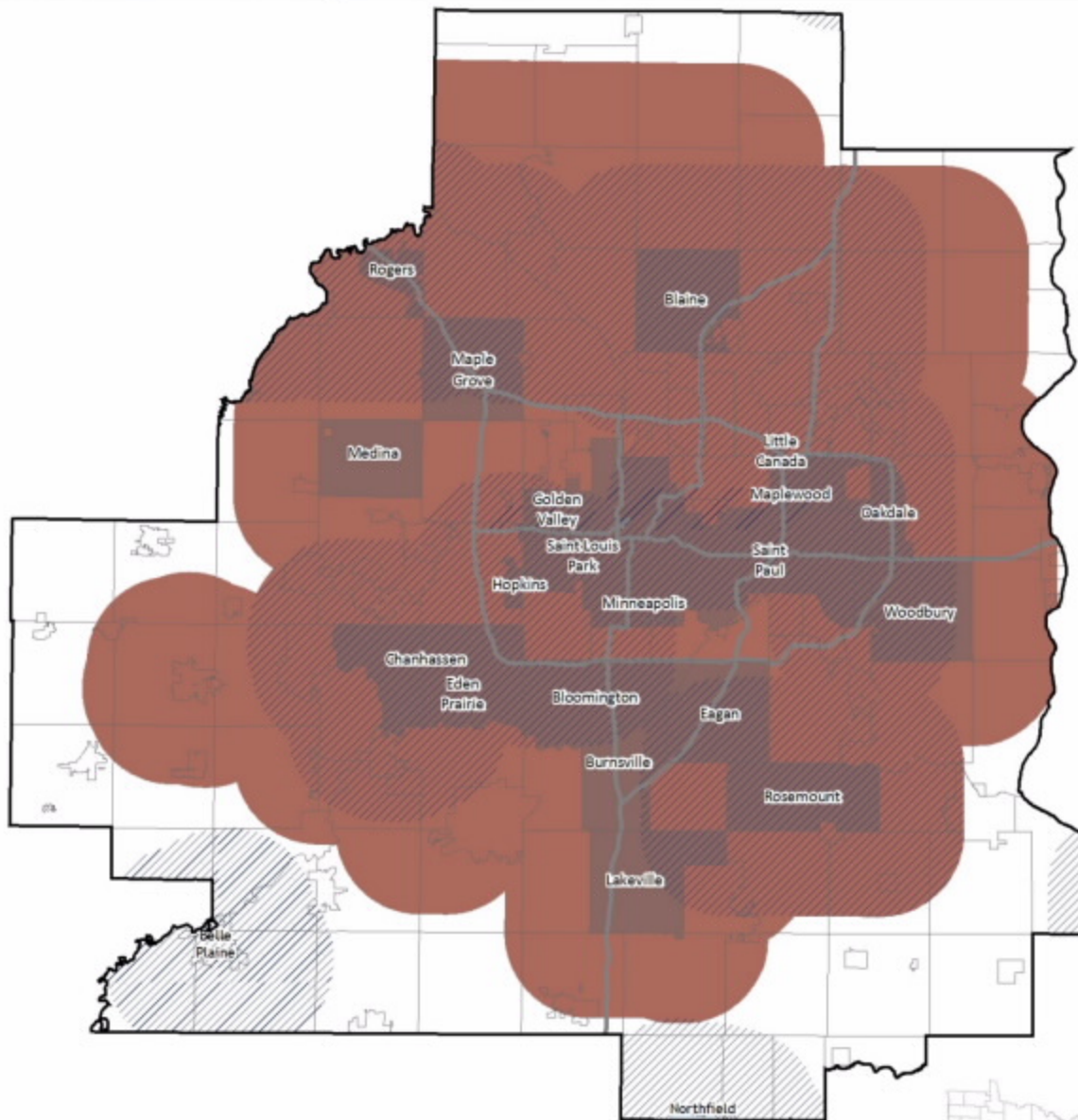
Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages. (2008-2013 and 2009-2014). *Community added based on 2009-2014 net job growth.

Twin Cities Metro Long Commute Communities (3 Points)

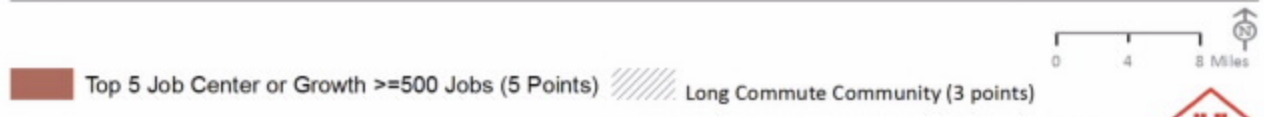
Twin Cities Metro Long Commute Communities	
Belle Plaine	Northfield
Blaine	Edina*
Champlin	Lino Lakes*
Chanhassen	North Oaks*
Falcon Heights	Rogers*
Hopkins	Rosemount*
Maplewood	

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.



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*	

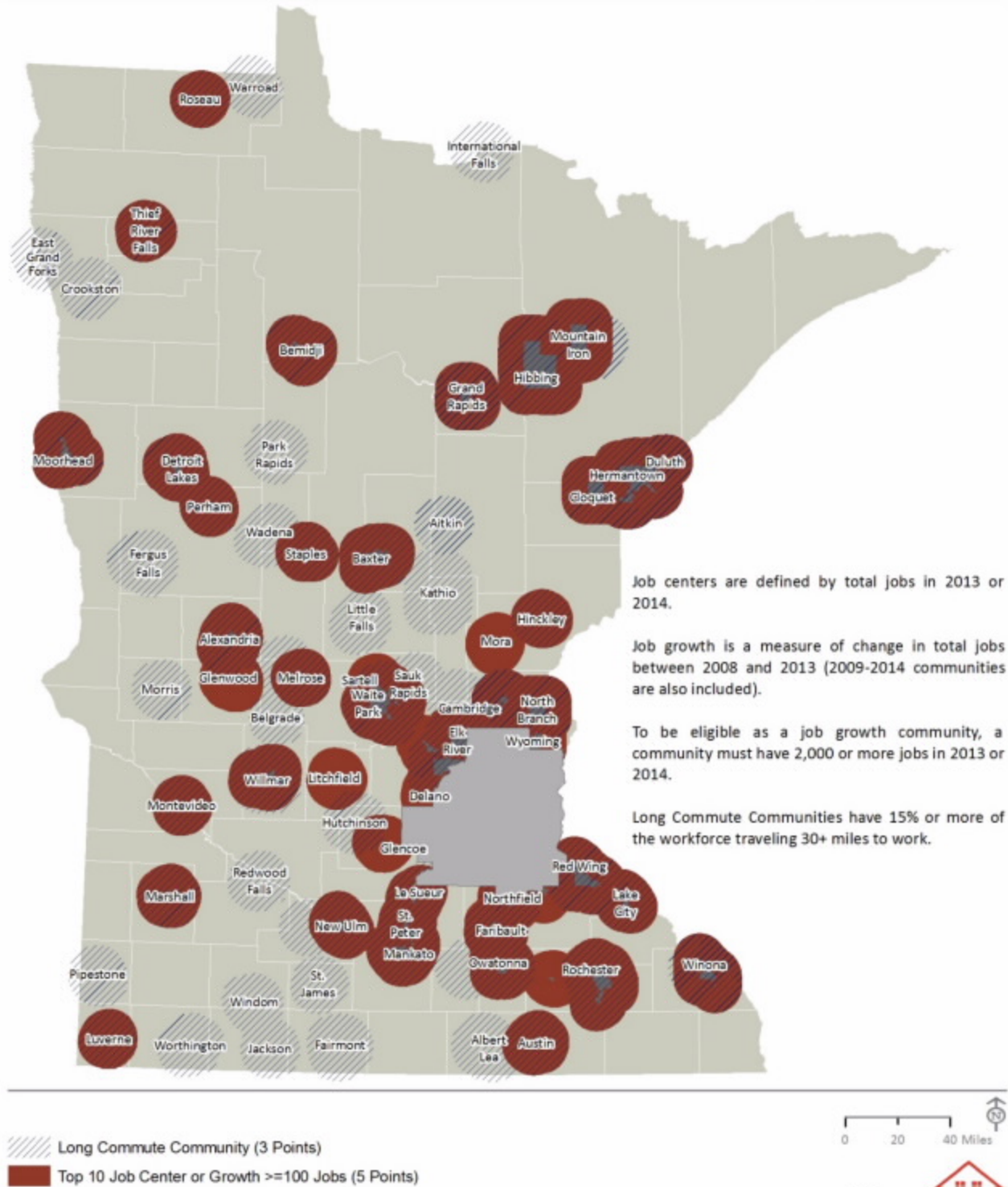
Source: Minnesota Housing analysis of Minnesota Dept. of Employment and Economic Development Quarterly Census of Employment and Wages. *Communities added based on 2014 data.

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.

-  Long Commute Community (3 Points)
-  Top 10 Job Center or Growth >=100 Jobs (5 Points)



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