

# Minnesota's Community Profiles

June 2014

# Community Profiles - Overview

- Web-based interactive tool
- Data on 25 housing-related indicators – with subcategories
- Data available statewide for all:
  - Counties
  - Census tracts
- Functions:
  - Mapping
  - Data tables
  - Customized reports
  - Data download

# Community Profiles vs. Market Studies

- Market Studies: Assess feasibility and viability of a development
- Community Profiles:
  - Planning Tool:
    - Understand the housing markets and needs of communities and how they compare with each other
    - Identify priority areas
  - Self-Scoring Tool for Applicants (mapping tool)
    - Show areas receiving geography-based points

# 25 Housing-Related Indicators

## Economy and Workforce

- Number of Jobs
- Change in Jobs in Last Five Years
- Median Distance to Work
- Unemployment Rate

## Household Demographics

- Age of Population
- Population from Communities of Color
- Number of Households
- Change in Number of Households
- Cost Burdened Households
- Median Income
- Homeless Population
- Poverty Rate

## Rental Housing Market

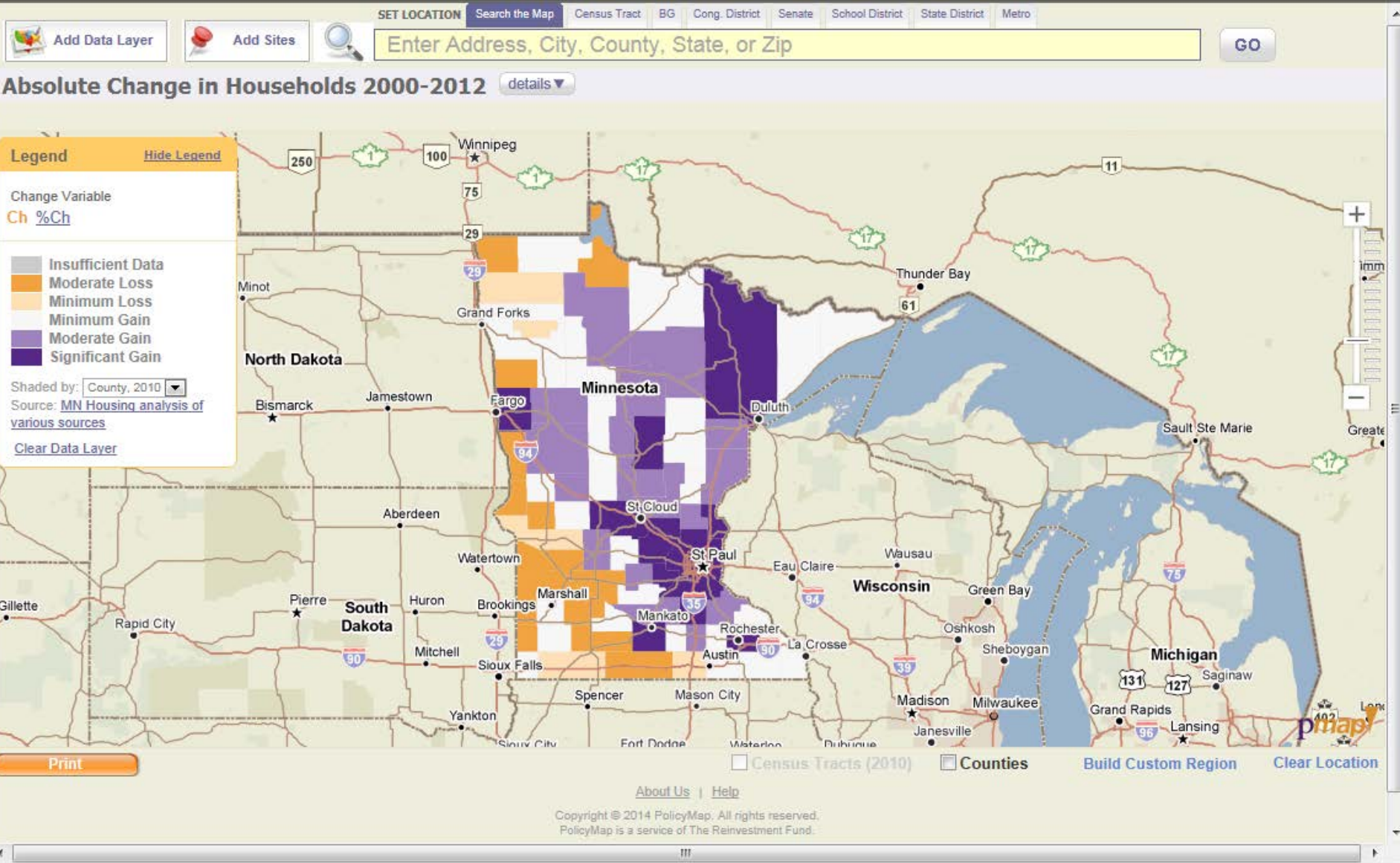
- Median Rent
- Vacancy Rate – Subsidized Units
- Affordable Rental Gap
- Age of Housing
- Number of Rental Units by Size of Structure
- Number of Rental Units by Bedroom Size

## Homeowner Housing Market

- Monthly Homeownership Costs
- Homeownership Rate
- Foreclosure Rate
- Age of Housing
- Home Sales Price
- Change in Home Sales Price
- Months Supply of Homes for Sale

# Data Sources

1. Census Bureau – American Community Survey
2. Census Bureau – Longitudinal Employment-Household Dynamics (LEHD)
3. CoreLogic – Market Trends (foreclosure and delinquency data)
4. Minnesota Department of Employment and Economic Development (DEED) – Local Area Unemployment Statistics
5. DEED – Quarterly Census of Employment and Wages
6. HousingLink (foreclosure; sheriff sales data)
7. HUD – Comprehensive Housing Affordability Strategy (CHAS)
8. Minnesota Housing Finance Agency (vacancy data)
9. Minnesota Department of Revenue – Certificate of Real Estate Value
10. Wilder Research – Homeless Survey
11. USDA – Rural Development (vacancy data)
12. 10K Research (REALTORS) – Multiple Listing Service



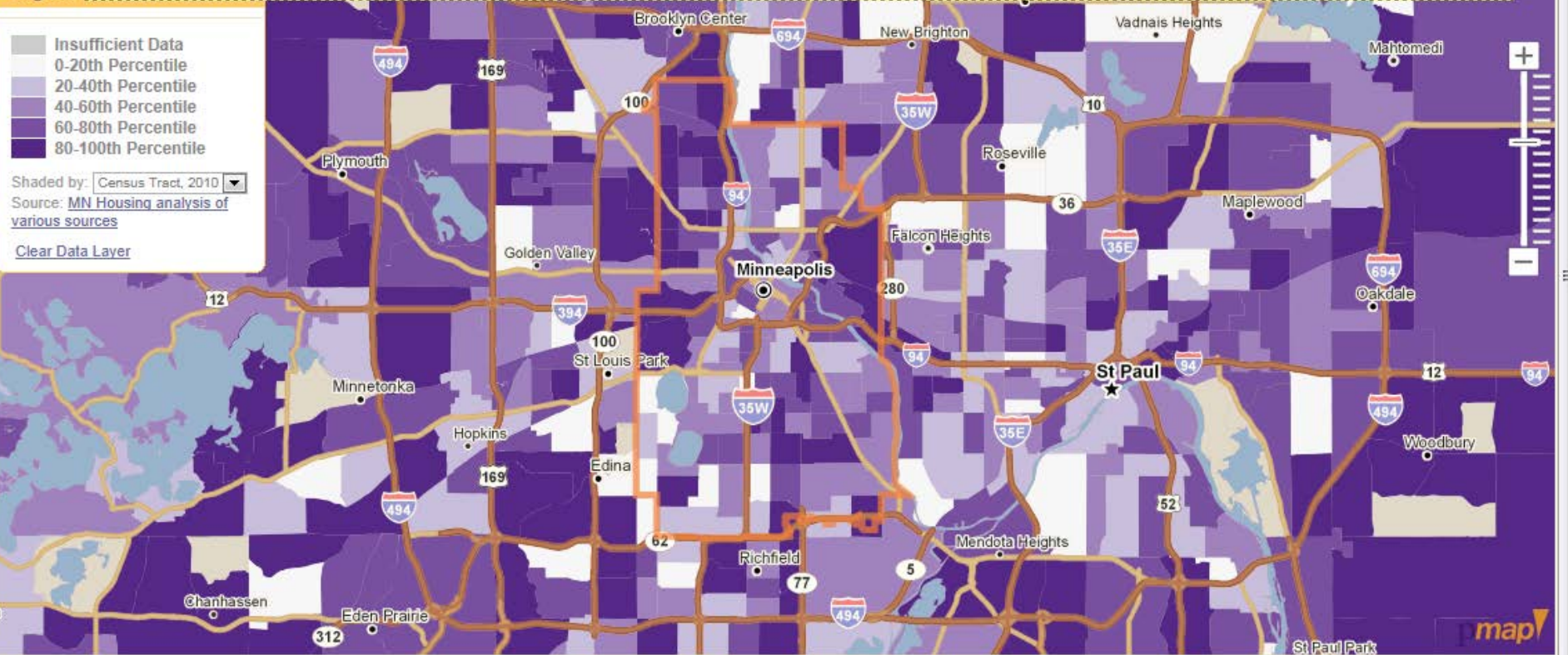
## Percentage of Lower-Income Renters Spending 30% or More of Income on Housing close ▾

Minnesota > Percent of lower-income renters (annual household income \$50,000 or less) that pay more than 30% of household income on housing costs. American Community Survey Estimates (2008-2012). (see data directory)

**Legend**

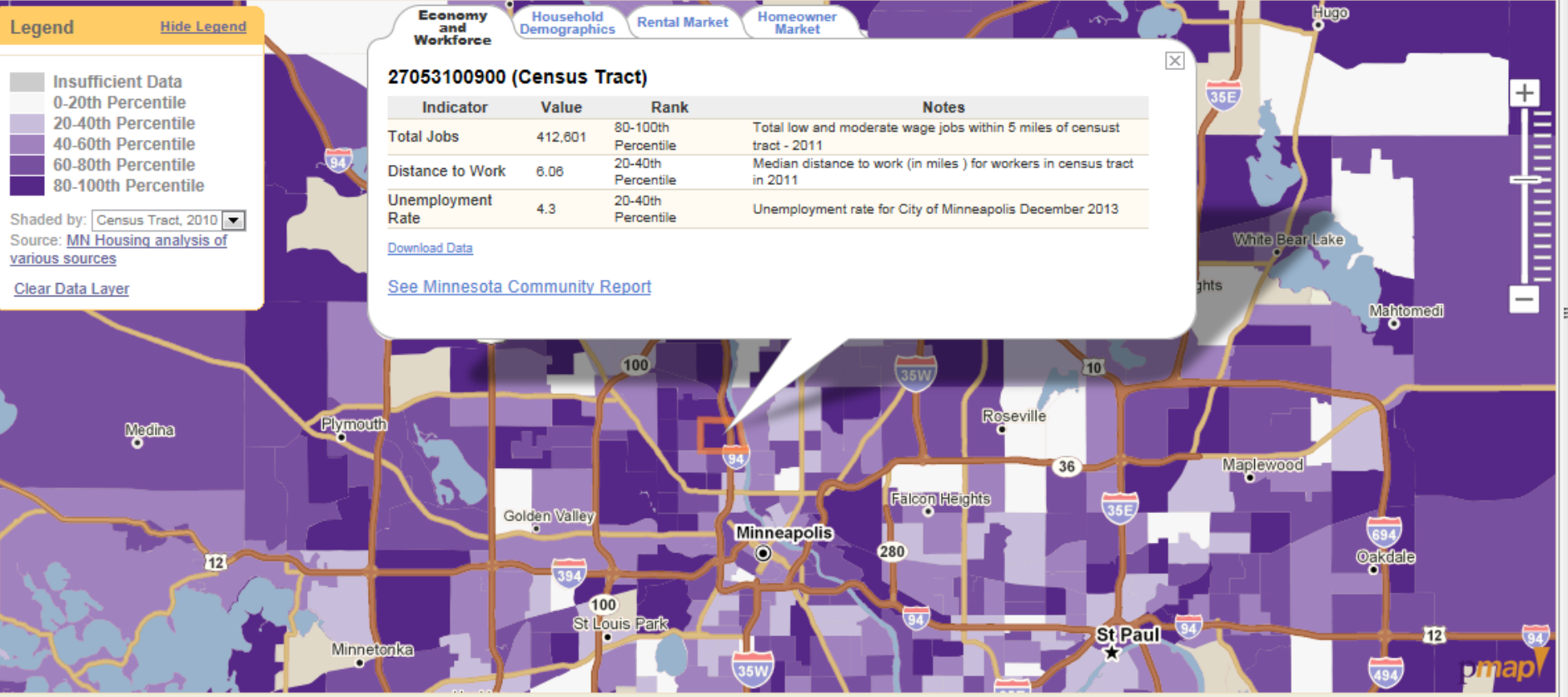
- Insufficient Data
- 0-20th Percentile
- 20-40th Percentile
- 40-60th Percentile
- 60-80th Percentile
- 80-100th Percentile

Shaded by: [Census Tract, 2010](#) ▾  
 Source: [MN Housing analysis of various sources](#)  
[Clear Data Layer](#)



**Percentage of Lower-Income Renters Spending 30% or More of Income on Housing** details ▾

Minnesota > Anoka County > Columbia Heights > Columbia Heights > 55421





## 27053100900 (Census Tract)

Indicator	Value	Rank	Notes
Median Rent	\$579	20-40th Percentile	Margin of Error $\pm$ \$57, American Community Survey 2008-2012
Subsidized Vacancy Rate	2.2%	0-20th Percentile	Hennepin County Vacancy Rate for Subsidized Affordable Rental Housing in Minnesota Housing and USDA Rural Development Portfolios, February 2014.
Affordable Rental Unit Gap	45	60-80th Percentile	Margin of Error $\pm$ 12 Units, Consolidated Housing Data (CHAS HUD) 2006-2010. Gap is difference between rental housing units affordable to 50% AMI and renters at 50% AMI in area.
Age of Housing	62	80-100th Percentile	Margin of Error $\pm$ . years, American Community Survey 2008-2012
% Rental Units Built Before 1950 Value	55.74%	80-100th Percentile	Margin of Error $\pm$ 13.5%, American Community Survey 2008-2012
% Rental Units Built 1950-1979	38.29%	40-60th Percentile	Margin of Error $\pm$ 9.4%, American Community Survey 2008-2012
% Rental Units Built 1980 and Later	5.98%	0-20th Percentile	Margin of Error $\pm$ 1.7%, American Community Survey 2008-2012
Total Rental Units in 1 Unit Structures	333	80-100th Percentile	Margin of Error $\pm$ 121 units, American Community Survey, 2007-2011
Total Rental Units in 2-9 Unit Structures	286	80-100th Percentile	Margin of Error $\pm$ 15 units, American Community Survey, 2008-2012
Total Rental Units in 10-49 Unit Structures	0	0-20th Percentile	Margin of Error $\pm$ 4 units, American Community Survey, 2008-2012
Total Rental Units in 50+ Unit Structures	0	0-20th Percentile	Margin of Error $\pm$ 9 units, American Community Survey, 2008-2012
Rental Units 0 Bedroom	11	60-80th Percentile	Margin of Error $\pm$ 17 units, American Community Survey 2008-2012
Rental Units 1 Bedroom	43	20-40th Percentile	Margin of Error $\pm$ 42 units, American Community Survey, 2008-2012
Rental Units 2 Bedroom	205	60-80th Percentile	Margin of Error $\pm$ 107 units, American Community Survey 2008-2012
Rental Units 3+ Bedroom	360	80-100th Percentile	Margin of Error $\pm$ 136 units, American Community Survey 2008-2012

# Rental Market Indicators

# Geographic Priority Areas

## Minnesota's QAP

### Economic Integration

- Areas with moderate to high incomes and proximity to jobs

### Access to Transit

- Areas in close proximity to transit, high frequency buses, and regular bus service

### Workforce Housing

- Cities with job growth or a large number of jobs, includes a 5 or 10 mile commute-shed

### High Need Foreclosure

- Areas with a high rate of foreclosures and/or delinquent mortgages

### Qualified Census Tracts

- Areas with a high poverty rate or a large share of incomes below 60% AMI

Minnesota > Ramsey County > St. Paul > 55101

**Sites** [Hide Legend](#)

Economic Integration

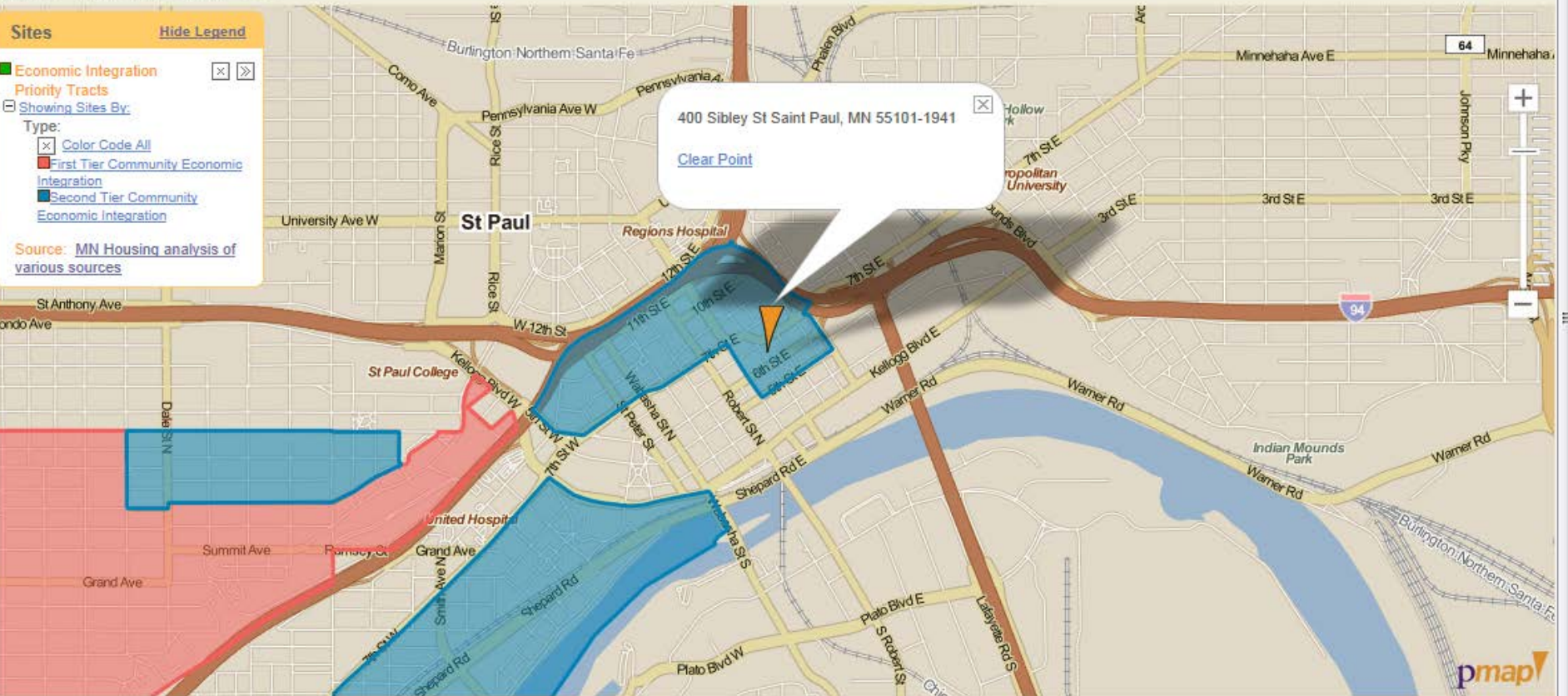
**Priority Tracts**

Showing Sites By:

Type:

- Color Code All
- First Tier Community Economic Integration
- Second Tier Community Economic Integration

Source: [MN Housing analysis of various sources](#)



Minnesota > Ramsey County > St. Paul > 55101

**Sites**

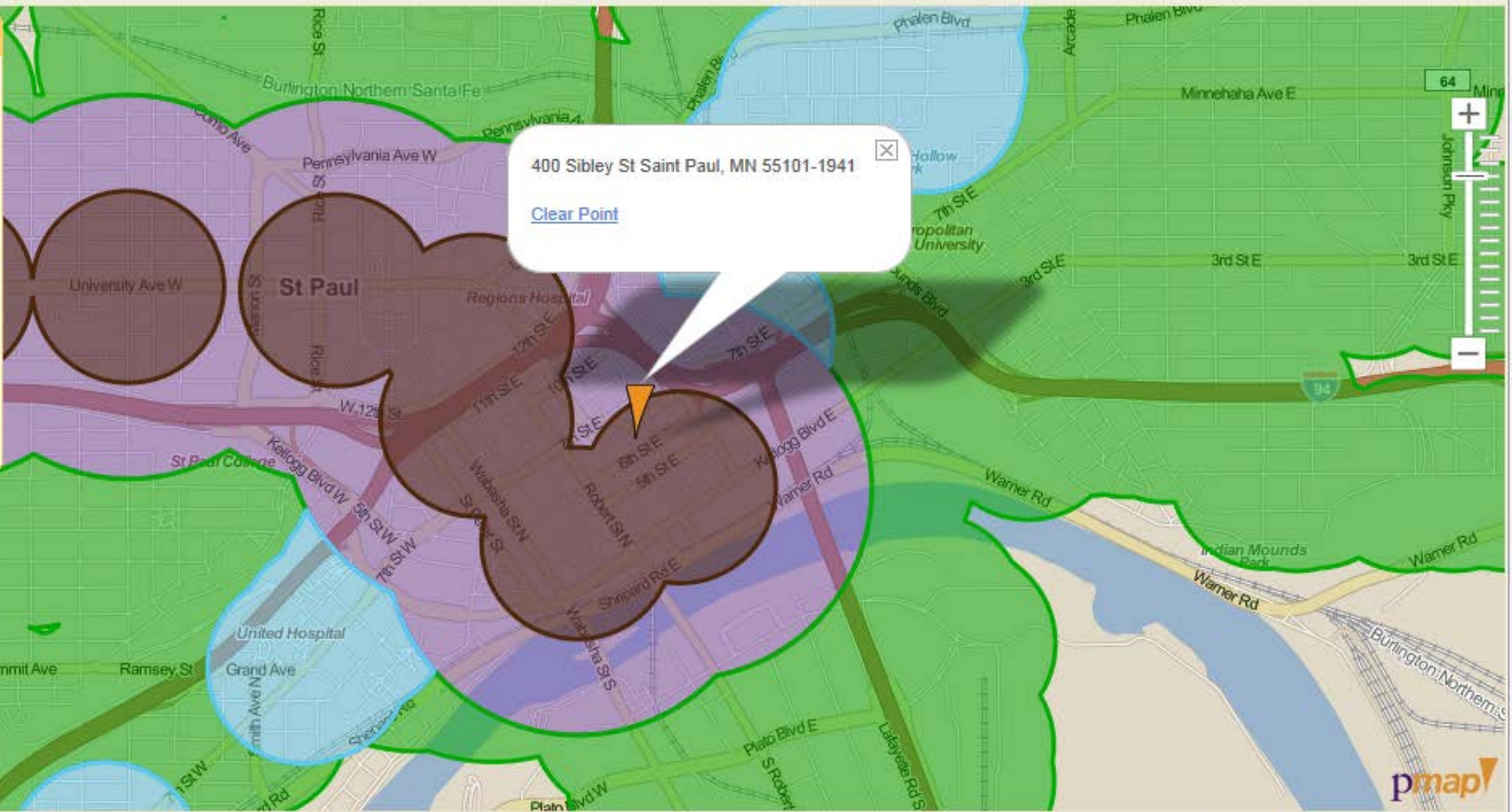
Location Efficiency - Transit

Showing Sites By:

Type:

- Color Code All
- GR MN: 1 1/2 mi of PNR or 1/2 mile of fixed stop
- GR MN: 1/4 mile of fixed stop
- Metro: 1/2 mile of LRT, BRT, Rail Station
- Metro: 1/4 mi of high service or 1/2 mi of PNR
- Metro: 1/4 mile of Hi Frequency Network Stop
- Metro: 1/4 mile of LRT, BRT, Rail Station

Source: MN Housing analysis of various sources



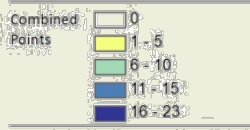
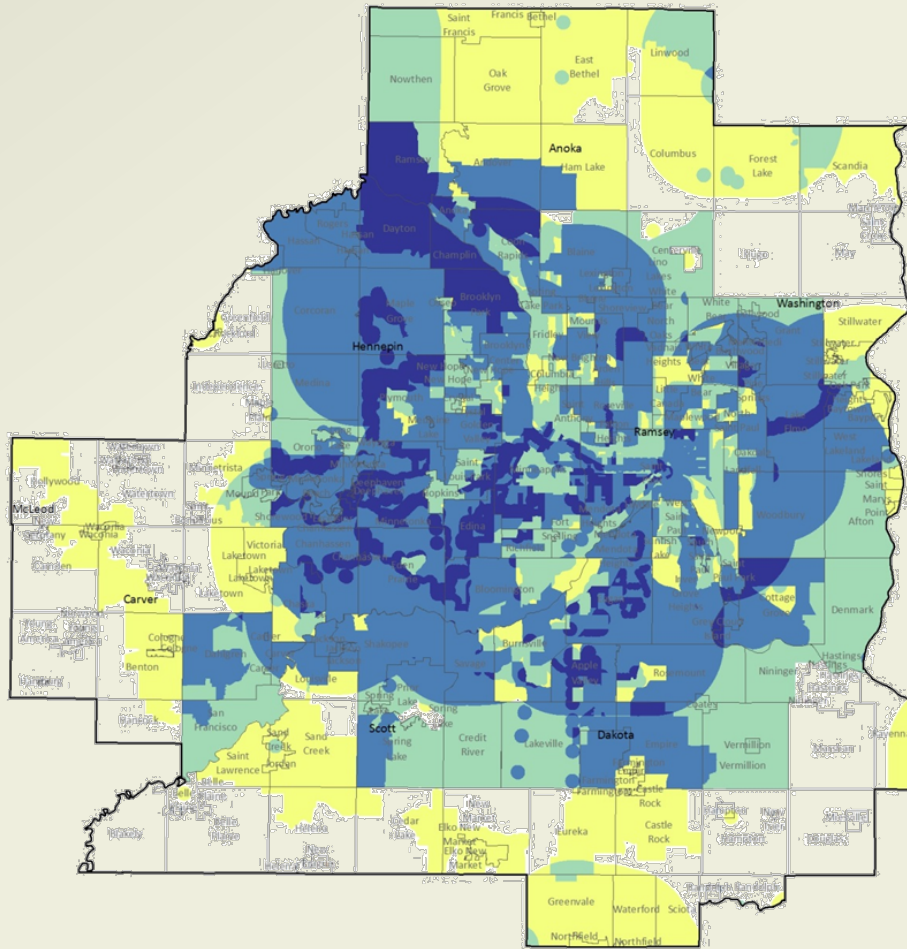
400 Sibley St Saint Paul, MN 55101-1941

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Combined Geographic Priority Point Potential, 2016 QAP: Twin Cities

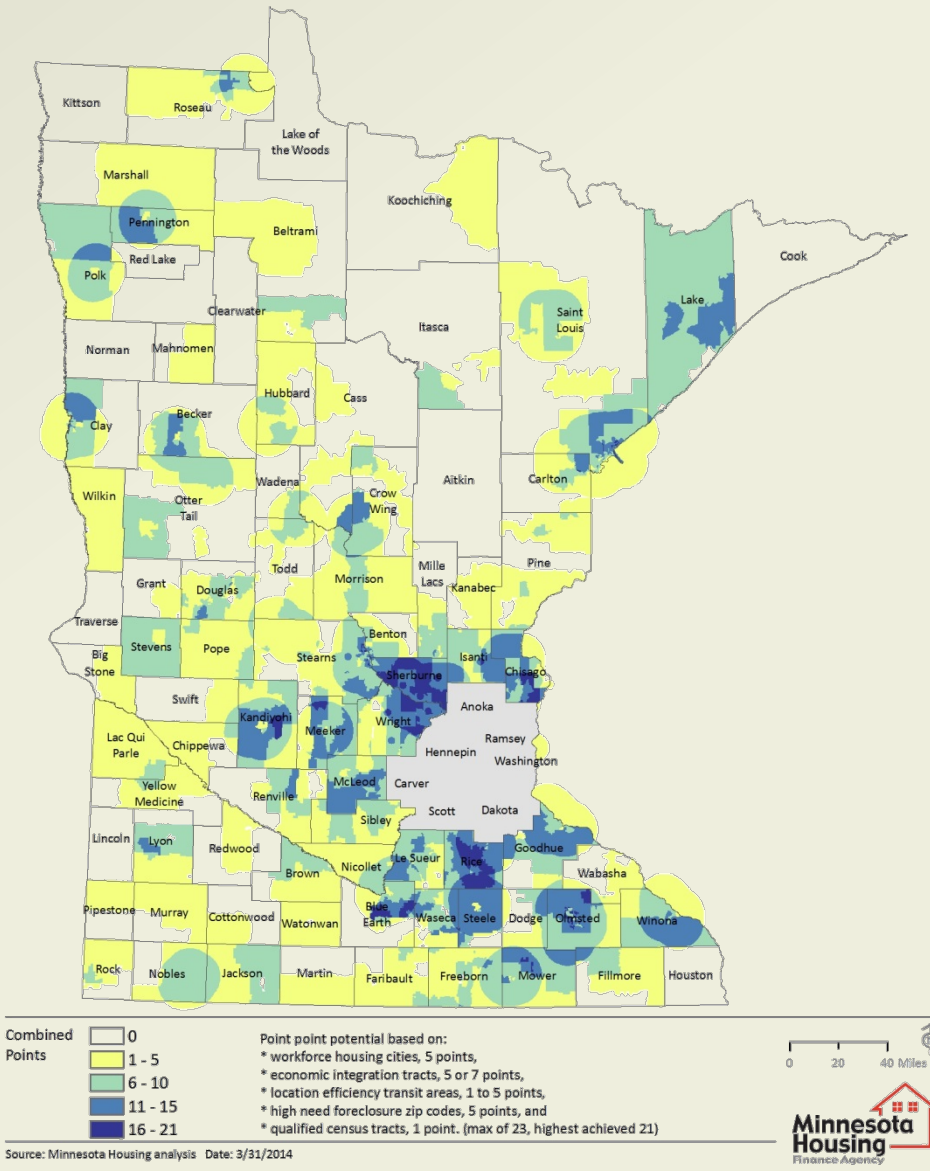


Point point potential based on:  
 \* workforce housing cities, 5 points.  
 \* economic integration tracts, 7 or 9 points.  
 \* location efficiency transit areas, 2 to 5 points.  
 \* high need foreclosure zip codes, 5 points, and  
 \* qualified census tracts, 1 point (max of 25).

Source: Minnesota Housing analysis | Date: 4/17/2014



# Combined Geographic Priority Point Potential, 2016 QAP



# Set Up and Costs

- PolicyMap:
  - Services:
    - “Widget” to imbed in your website and show your data and maps
    - Access to PolicyMap data (very extensive)
    - Upload own data
  - Cost:
    - Premium annual subscription - \$5,000
    - Tailored - \$10,000 to \$20,000 (Minnesota Housing)
  - <http://www.policymap.com/pricing.html>
- Staff Time – 20% to 40% of an FTE (GIS professional)
  - Download, process, and structure data for uploading
  - Provide documentation (Minnesota Housing website)
  - Create canned reports for each county – census tract level data
  - Provide training and support

# For More Information

## Contact:

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