



Utilizing **Data**
to Manage
Neighborhood Change



Targeting Funding for Impact

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10.28.2011

Minnesota Housing's Use Of Data To Target Funding

Community Profiles

Neighborhood Stabilization Program

A photograph of two young girls of African descent on a staircase. The girl in the foreground is wearing a red shirt and has her arms around the girl behind her. Both are smiling warmly. The background is a plain white wall with a metal handrail.

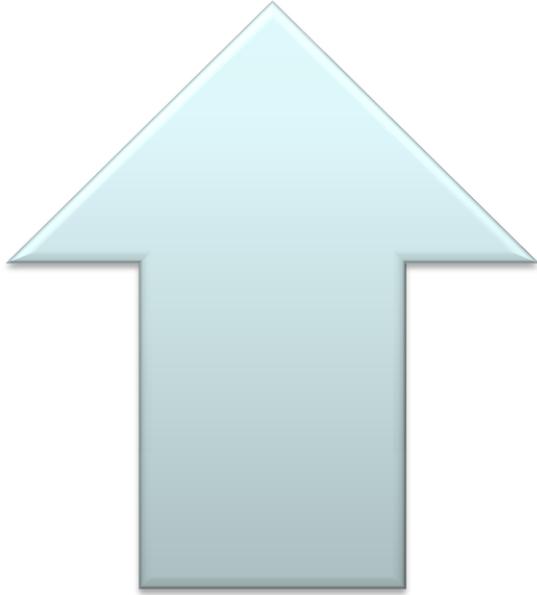
Minnesota Housing finances
and advances **affordable** housing
opportunities for low and moderate
income Minnesotans to
enhance quality of life and foster
strong **communities**.

Preserve existing affordable housing.

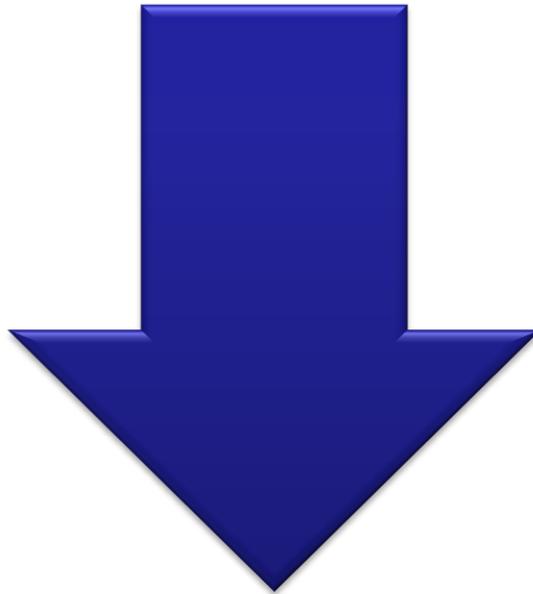
Provide new **opportunities**
for **affordable** housing.

Work to **prevent** and end homelessness.

Mitigate foreclosure **impact** through
prevention and **remediation**.



**Affordable
Housing Need**

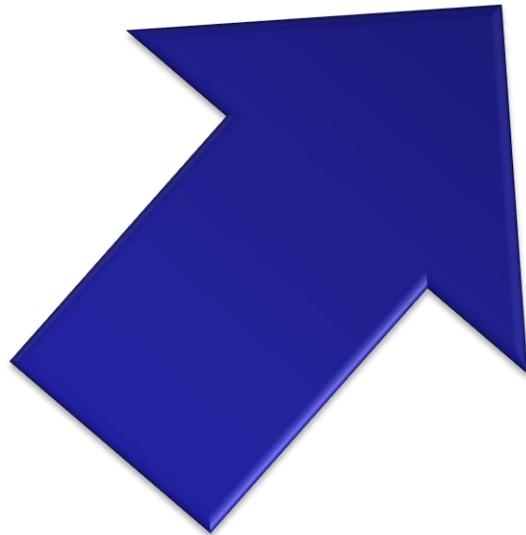
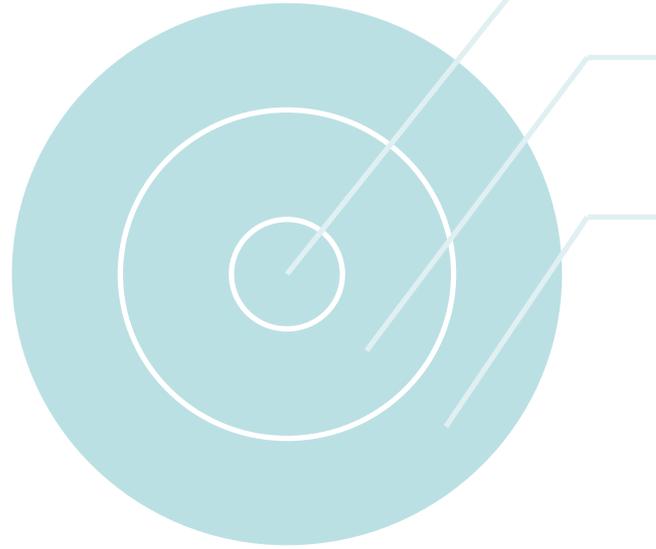


**Affordable
Housing Funding**

**Meets Specific
Program
Priorities**

**Meets
Common
Funding
Priorities**

**Meets
Strategic
Priorities**



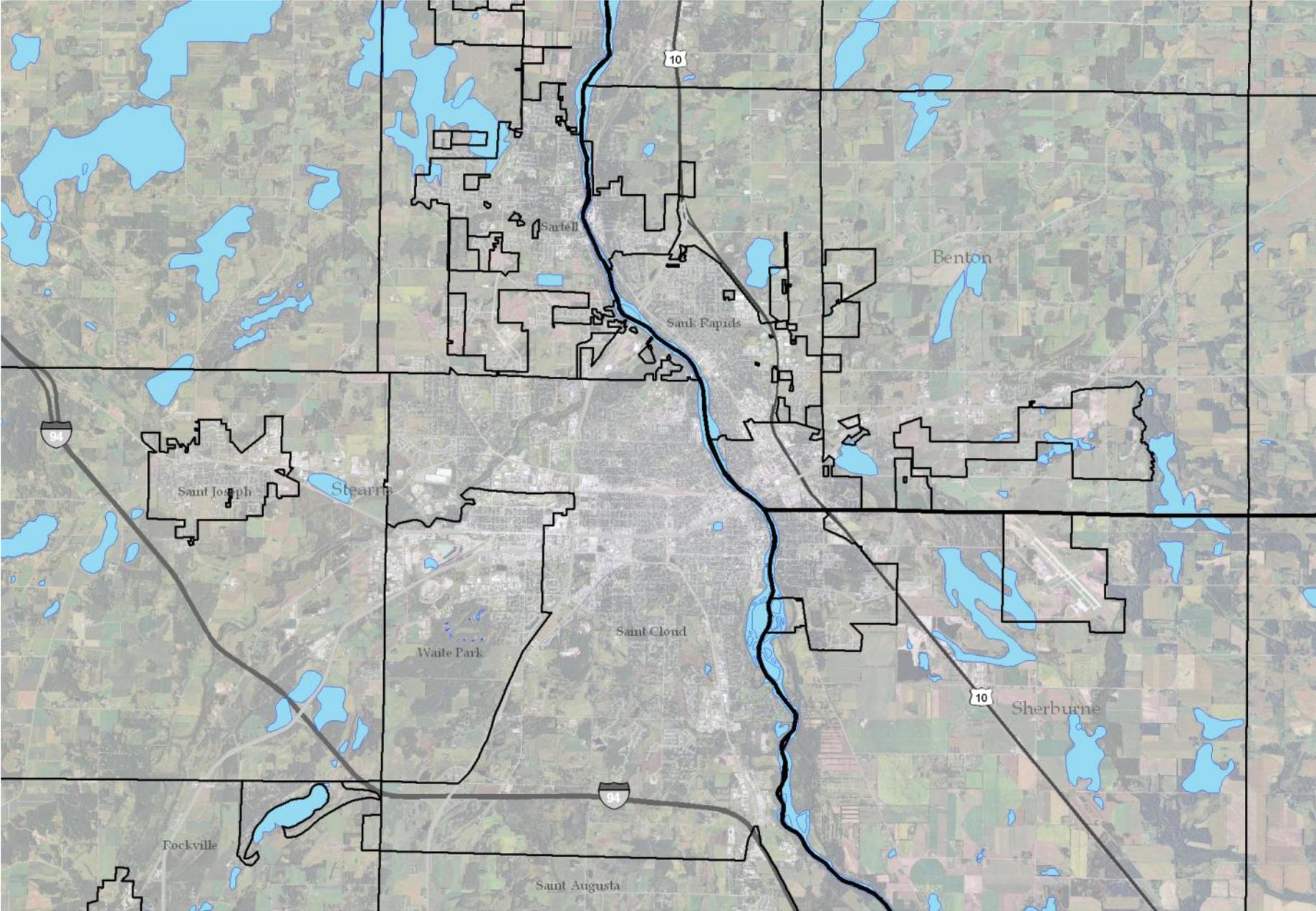
Data

What can data tell us about a location?

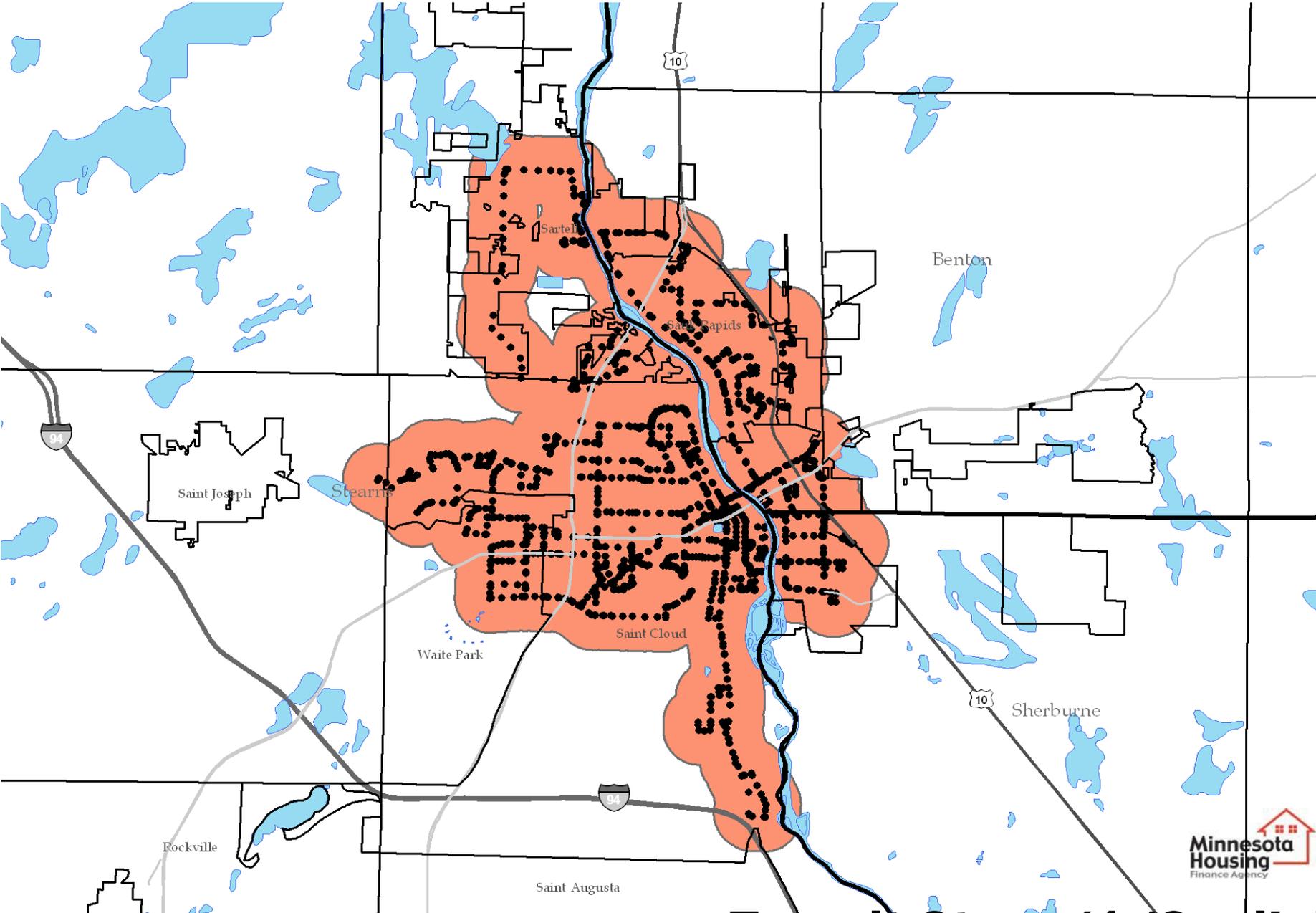
we know the landscape



we know the boundaries



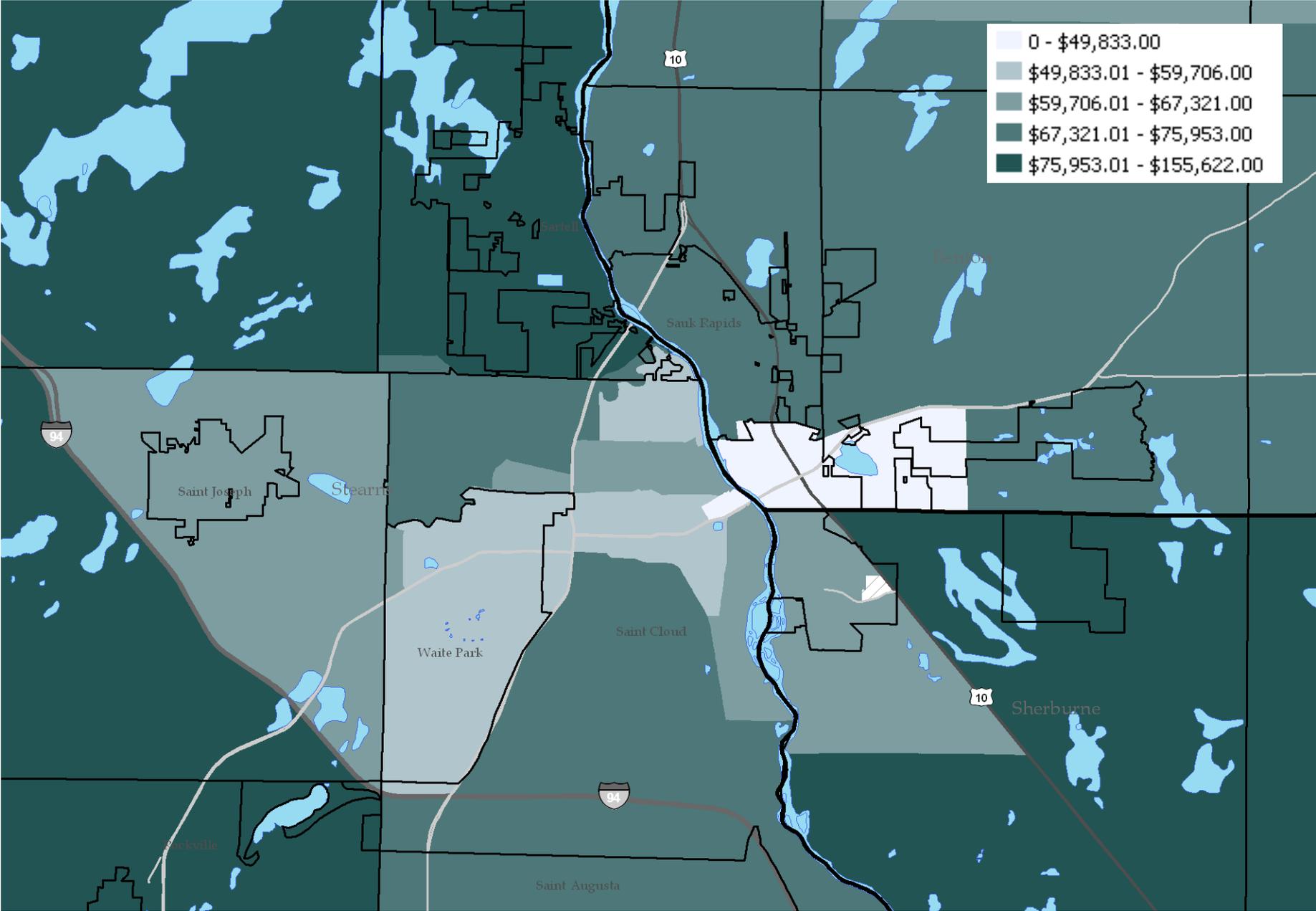
we know where services are



Transit Stops (1/2 mile)

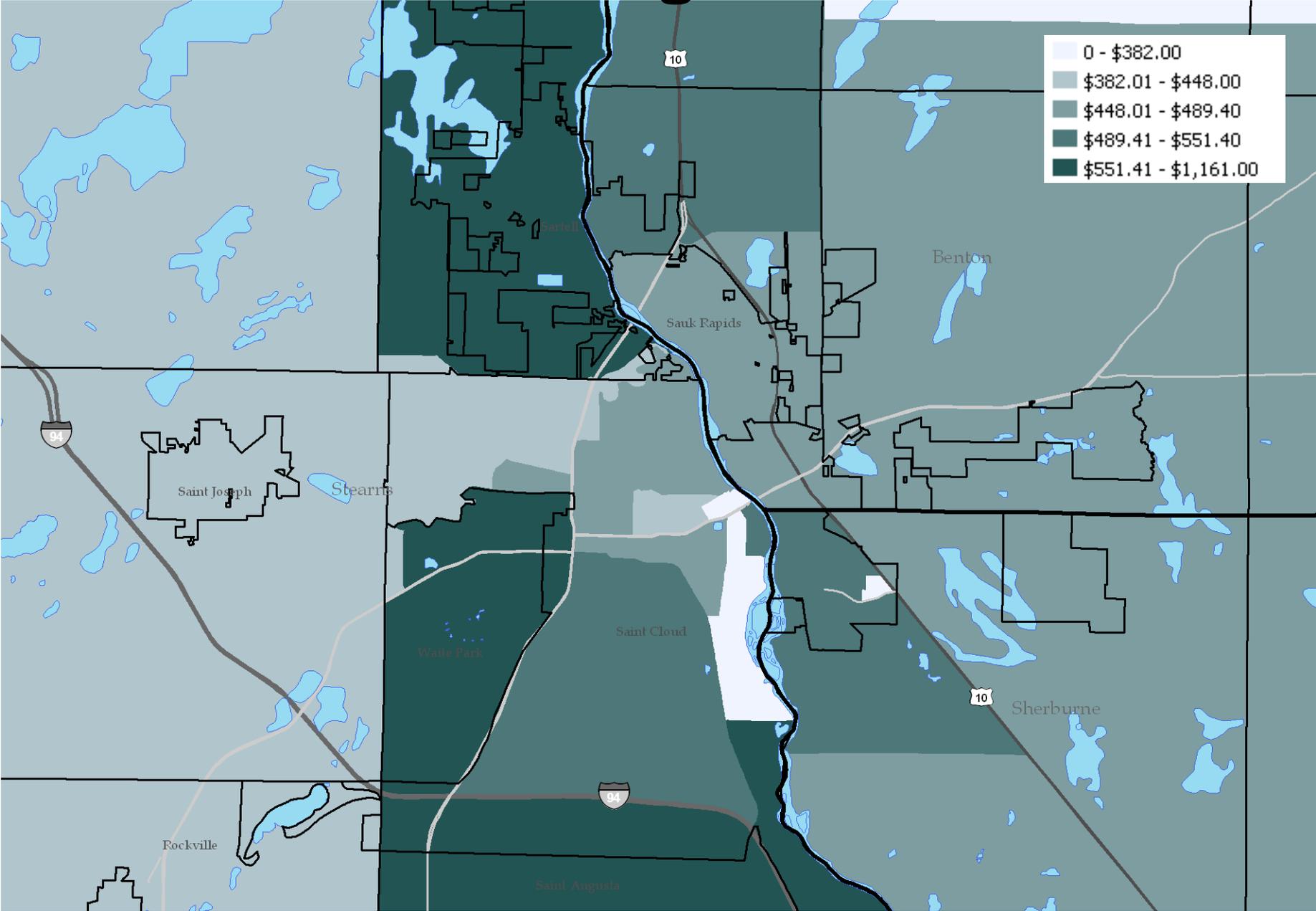


we know about who lives here



Median Family Income

we know about the housing market



Median Rent



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Community Profiles



Indicators

- Lower Income Cost Burdened (households, renters, homeowners)
- Poverty Rate
- Median Rent
- Median Income
- Monthly Homeowner Costs
- Homeownership Rate
- Median Home Sale Price & Change in Sale Price
- Unemployment Rate
- Job Growth
- Household Growth
- Median Travel Time to Work
- Foreclosure Rate
- Percent of Population from Communities of Color
- Median Age of Housing Stock
- Age of Population – Over 55, 25-34
- Month's Supply of Homes for Sale
- Rental Vacancy
- Access to Jobs
- Supportive Housing – Homeless Population
- Metropolitan Council Affordable Housing Targets

Categories of Need

Opportunities for...

- **Economic Integration**
- **Community Stabilization**
- **a Growing Workforce**
- **Increasing Homeownership**
- **Affordable Rental Housing**
- **Maintaining Aging Housing Stock**

foreclosures

drop in housing prices

older housing stock

Community Stabilization

higher poverty rates

Community Stabilization Model

Weight

High Poverty Rate (1)

AND

Older Housing Stock (1)

AND

One of the following conditions apply: (2)

- Significant decline in housing sale price

OR

- High rate of foreclosures

Using the Profiles @ mnhousing.gov

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Celebrating 40 years of affordable housing.

Home Buyers Home Owners Renters	Lending & Funding Partners Real Estate Professionals Home Buyer Educators	Developers, Owners Management Agents Architects & Builders	Homelessness/Housing Assistance Emerging Markets Local Governments	Applications & Forms Resources Training & Technical Services	Investors
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Current Interest Rates

3.625%

Minnesota Mortgage Program
Government Rate

5.990%

Fix-up Fund

Minnesota Housing offers competitive interest rates on our loan programs.

[Click For More Interest Rates](#)

Quick Links

As the State's affordable housing bank, we offer products and services to help Minnesotans buy and fix up homes and we support the development and preservation of affordable rental housing by offering financing and on-going asset management of affordable rental housing developments.

Special Announcements:

- [State of Minnesota Seeks Citizen Participation for Consolidated Plan for Housing and Community Development](#)
- [Help Now Available for Minneapolis Homeowners Affected by May Tornado](#)
- [Environmental Scan Now Available](#)

Tell us what you think of our website. [Email your comments](#) if you have suggestions for improvements.

Connect with us!



First-time Homebuyers

Foreclosure Assistance

Home Improvement Loans

Neighborhood Stabilization Program

Community Profiles

RFP Application Info



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Neighborhood Stabilization Program Program Concept for 2011



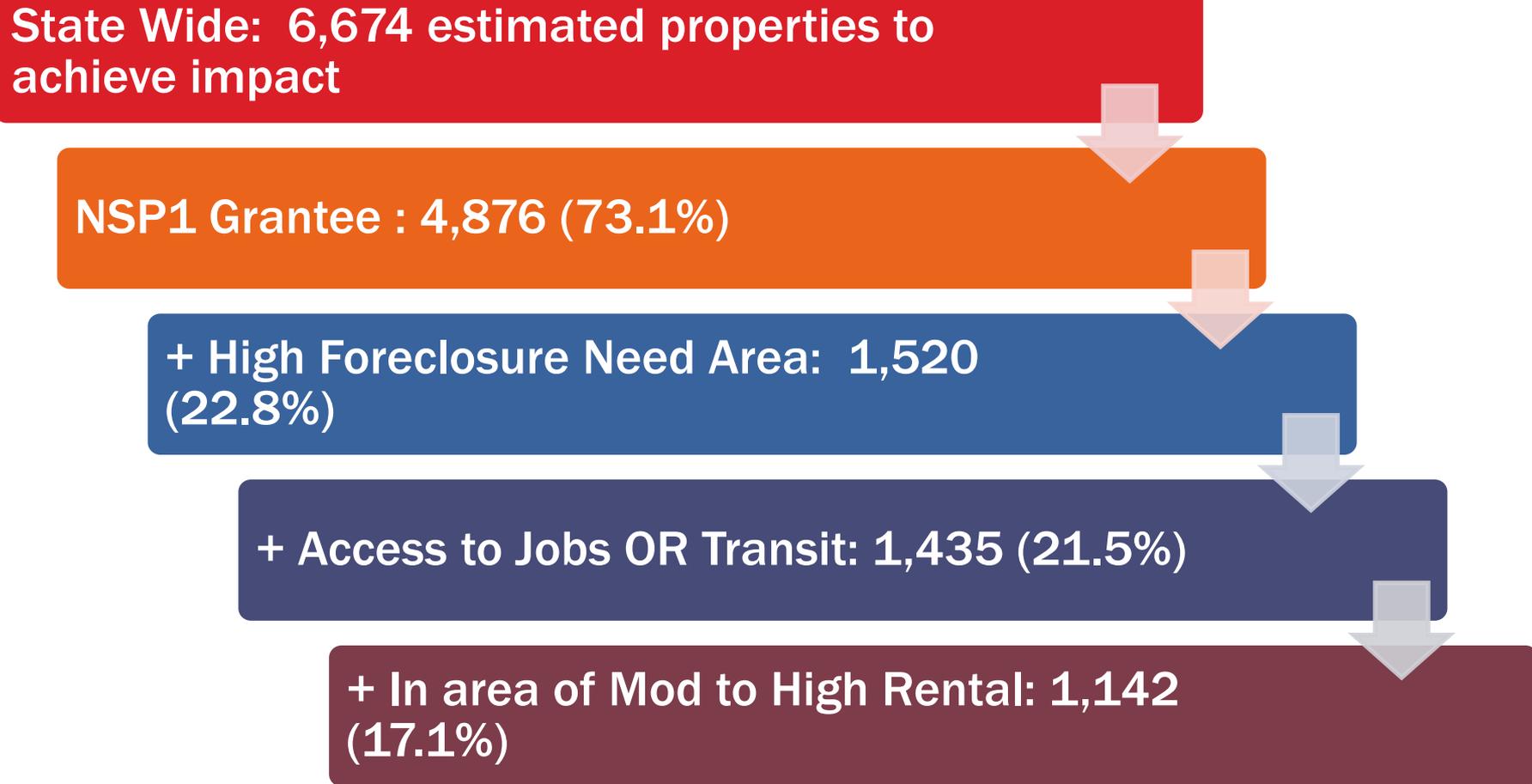
About HUD's NSP3

- **Authorized under Wall Street Reform and Consumer Protection Act of 2010**
- **Represents a third round of funding to provide targeted emergency assistance to stabilize neighborhood whose viability has been damaged by the economic effects of properties that have been foreclosed upon or abandoned.**

Impact

Narrowing Process & HUD Estimate of Impact

State Wide: 6,674 estimated properties to achieve impact



NSP1 Grantee : 4,876 (73.1%)

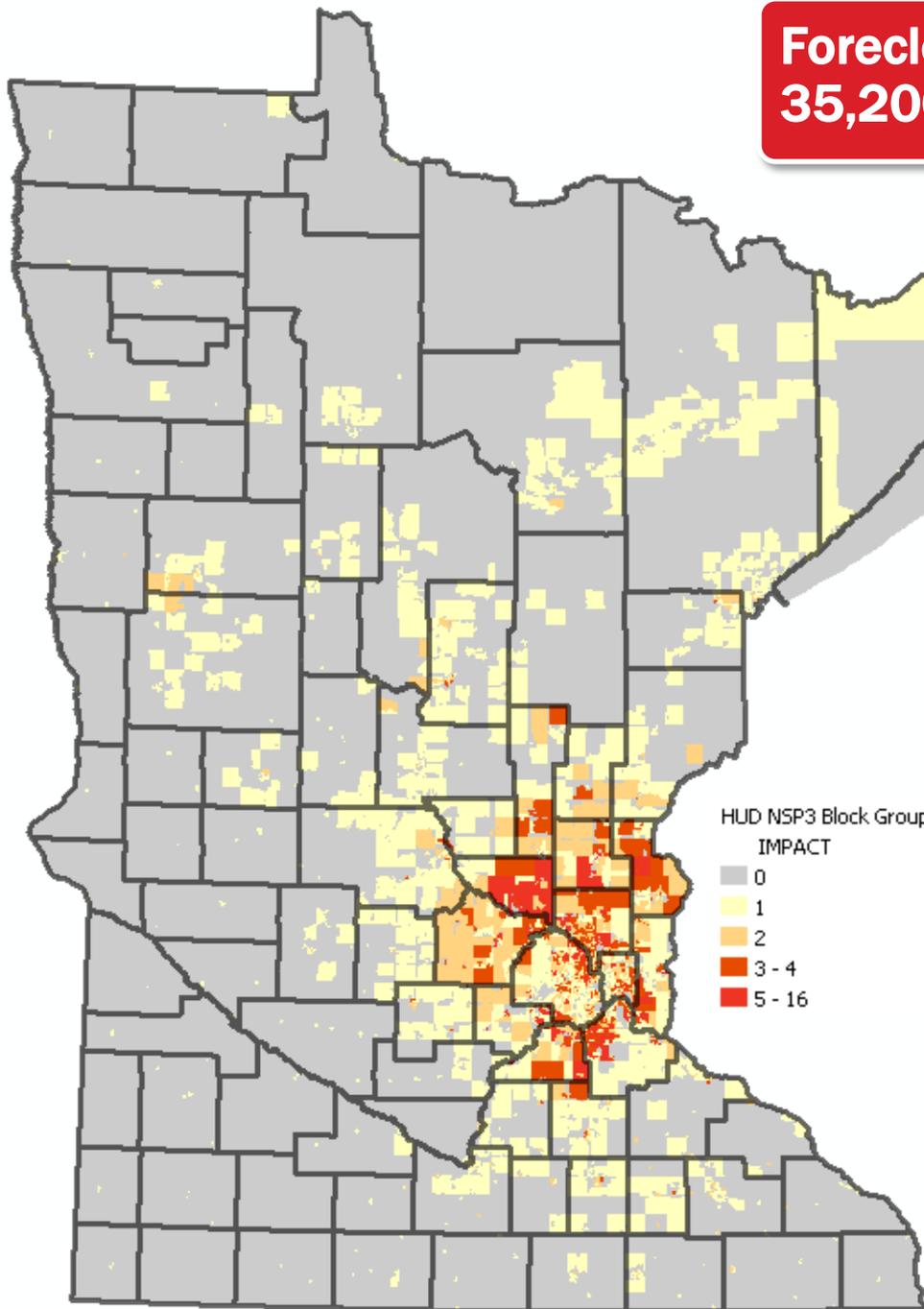
+ High Foreclosure Need Area: 1,520 (22.8%)

+ Access to Jobs OR Transit: 1,435 (21.5%)

+ In area of Mod to High Rental: 1,142 (17.1%)

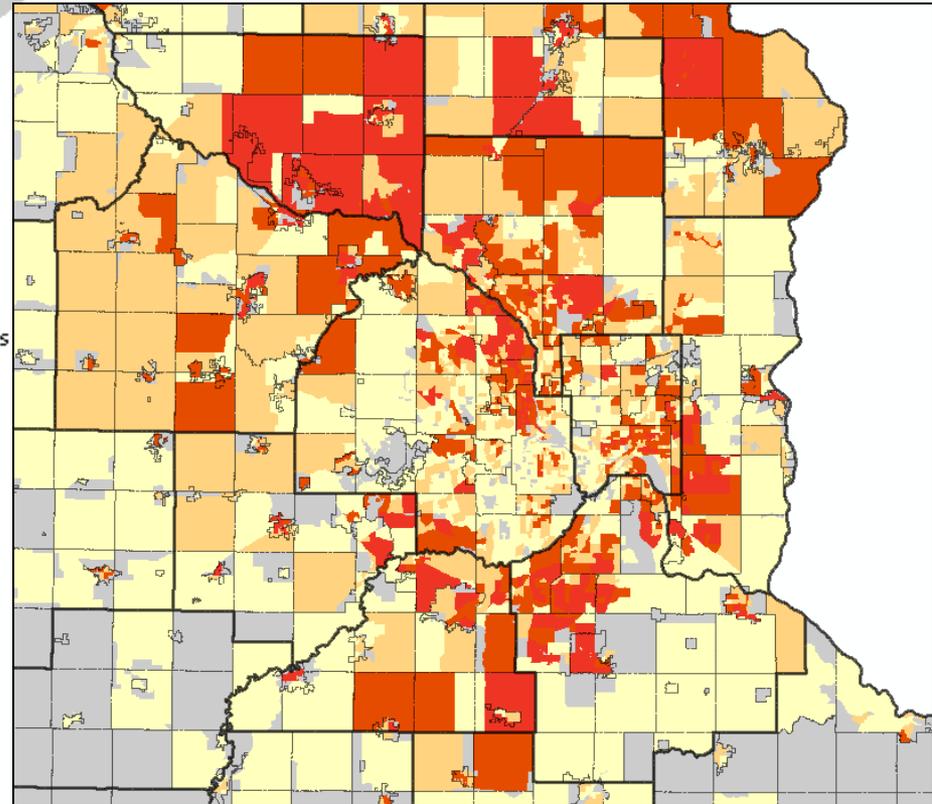
**Foreclosure Starts Estimated State wide:
35,206 | REOs 19,809 | impact 6,674**

Density of impact at the block group level from HUD - Range

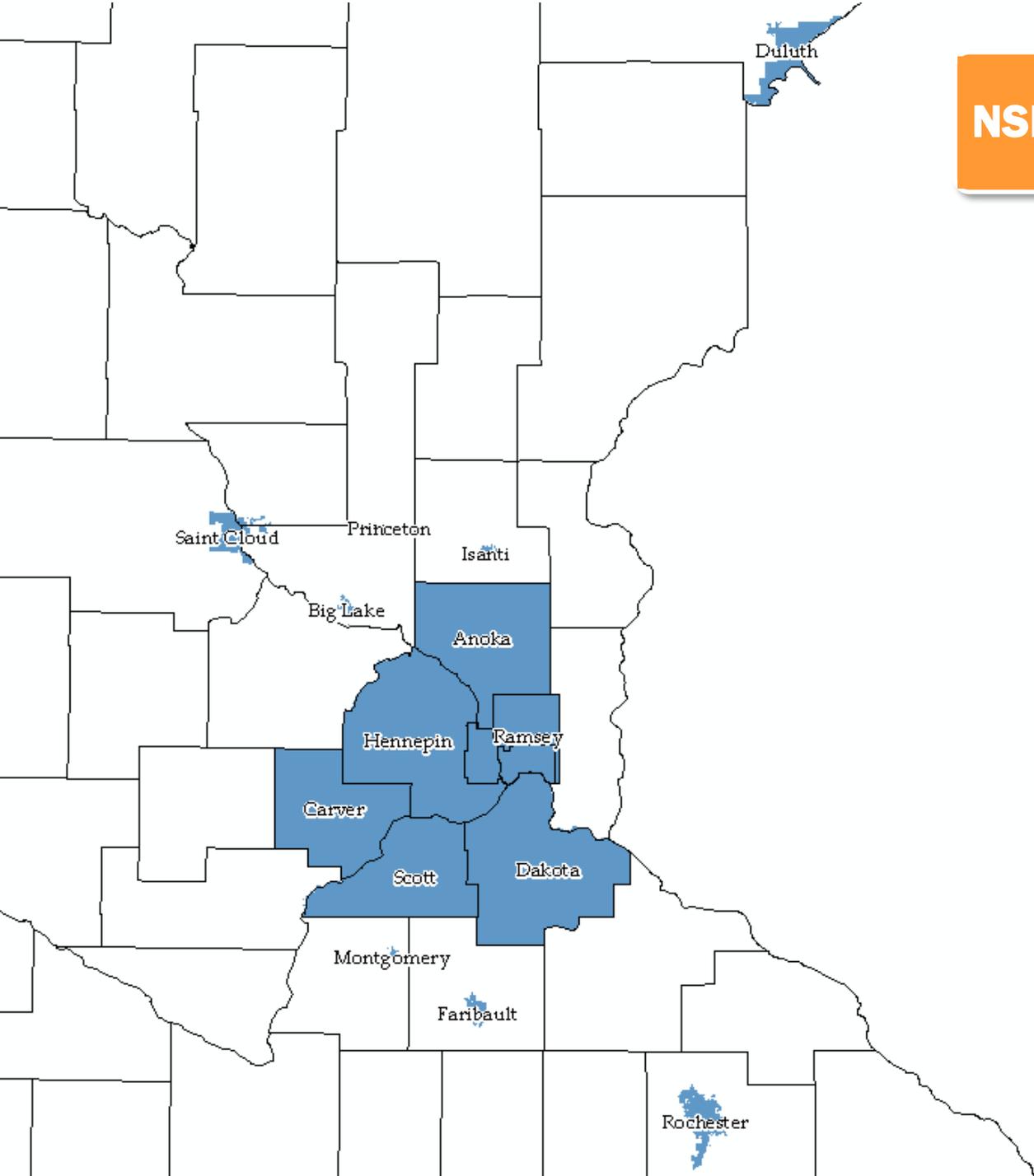


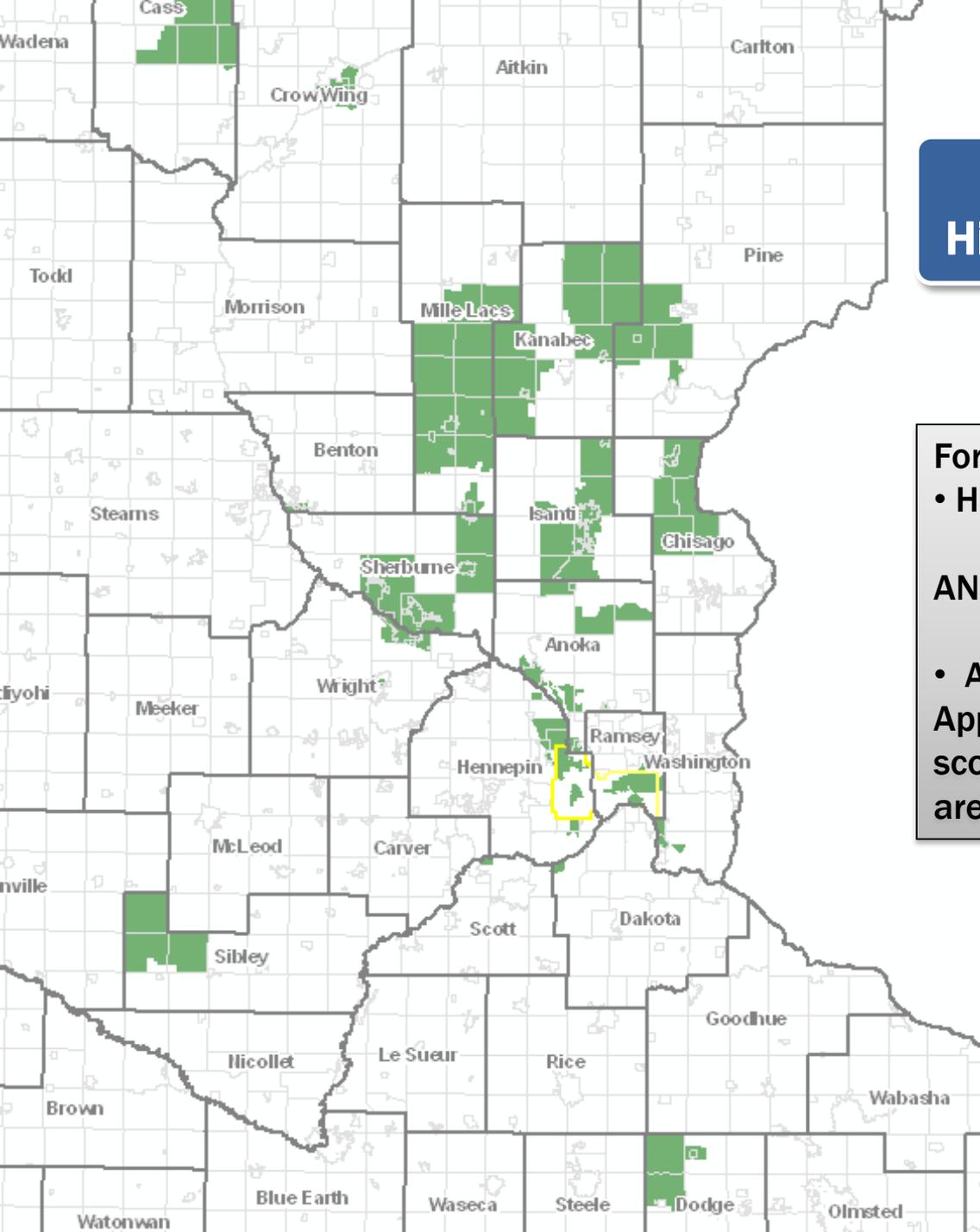
HUD NSP3 Block Groups
IMPACT

- 0
- 1
- 2
- 3 - 4
- 5 - 16



NSP1 Recipient Areas





High Foreclosure Need Areas

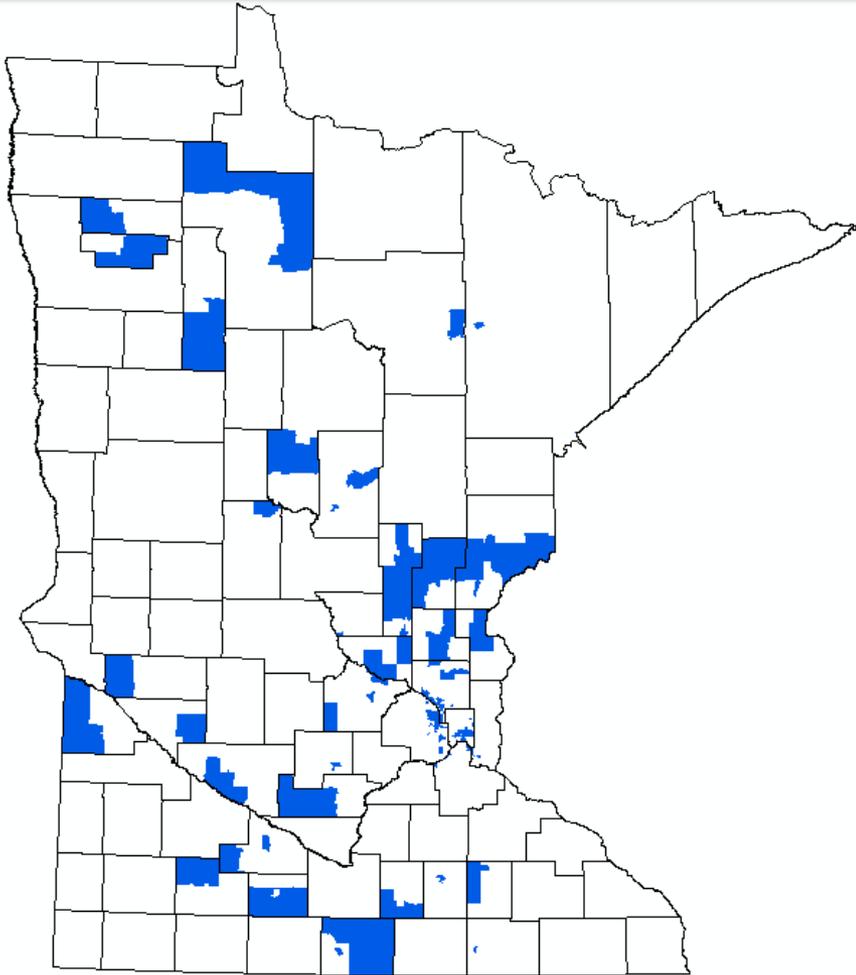
Foreclosure model results include:

- HUD NSP need score of 17-20

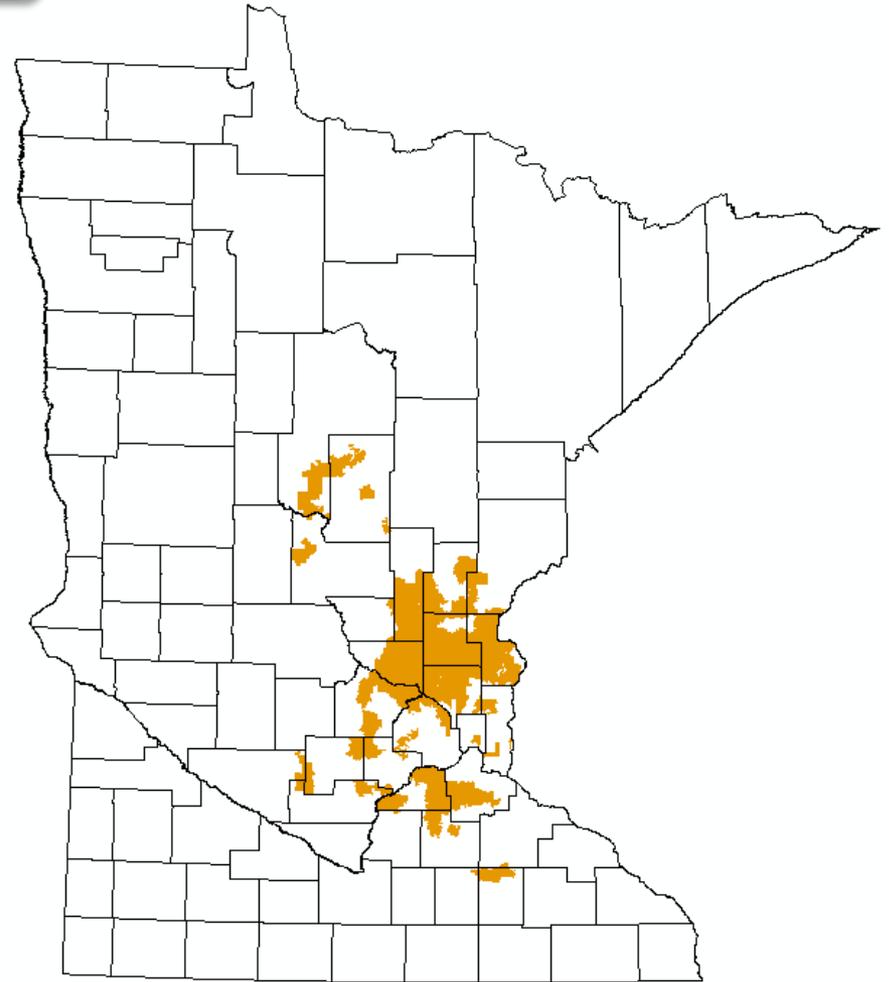
AND

- Area intersects internal analysis of LPS Applied Analytics data with foreclosure score of ≥ 150 OR area intersects previous NSP1 target area.

High Foreclosure Need Areas Include

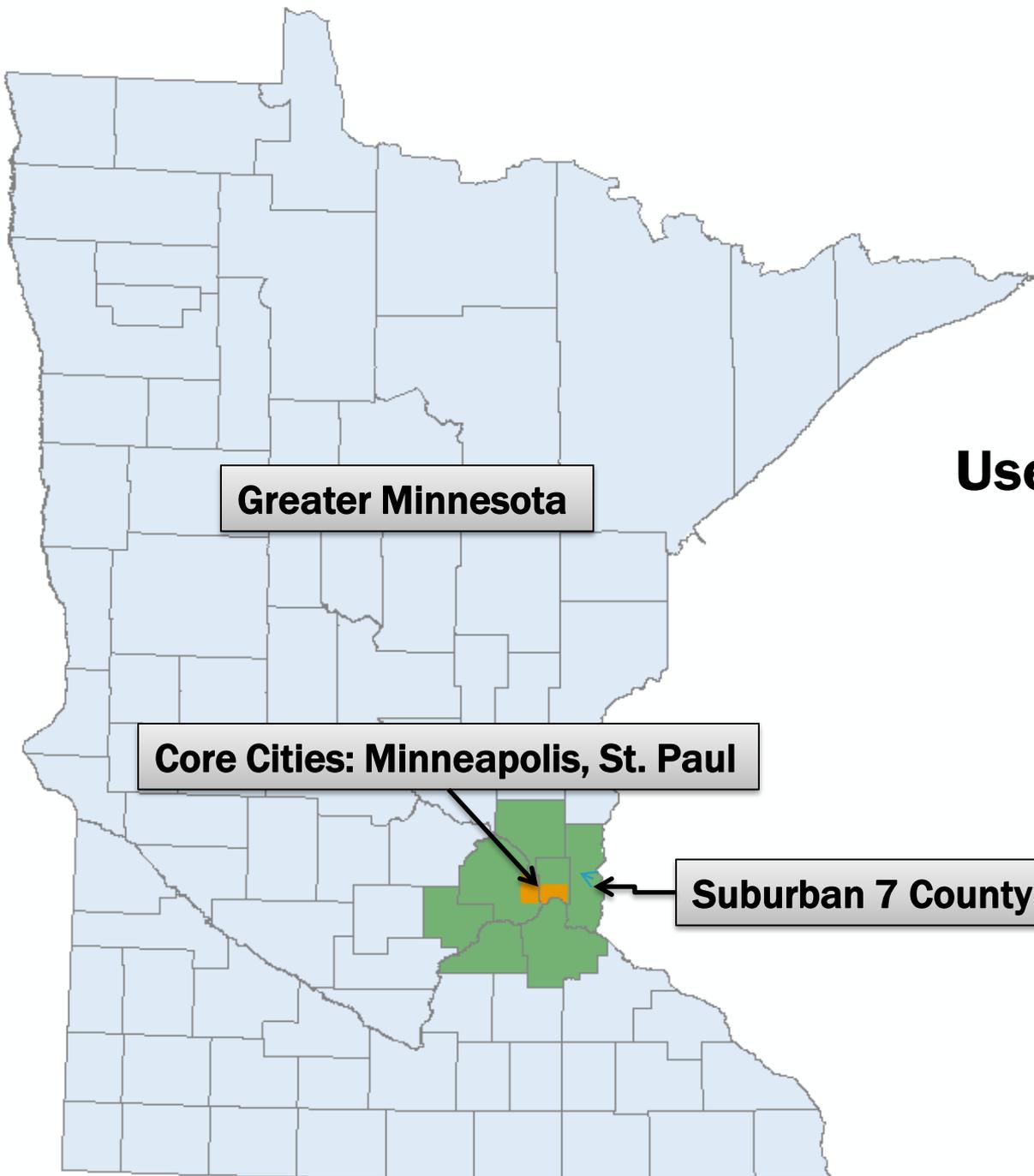


NSP Need Score ≥ 17



LPS Applied Analytics - Index ≥ 150

Analysis Regions



Greater Minnesota

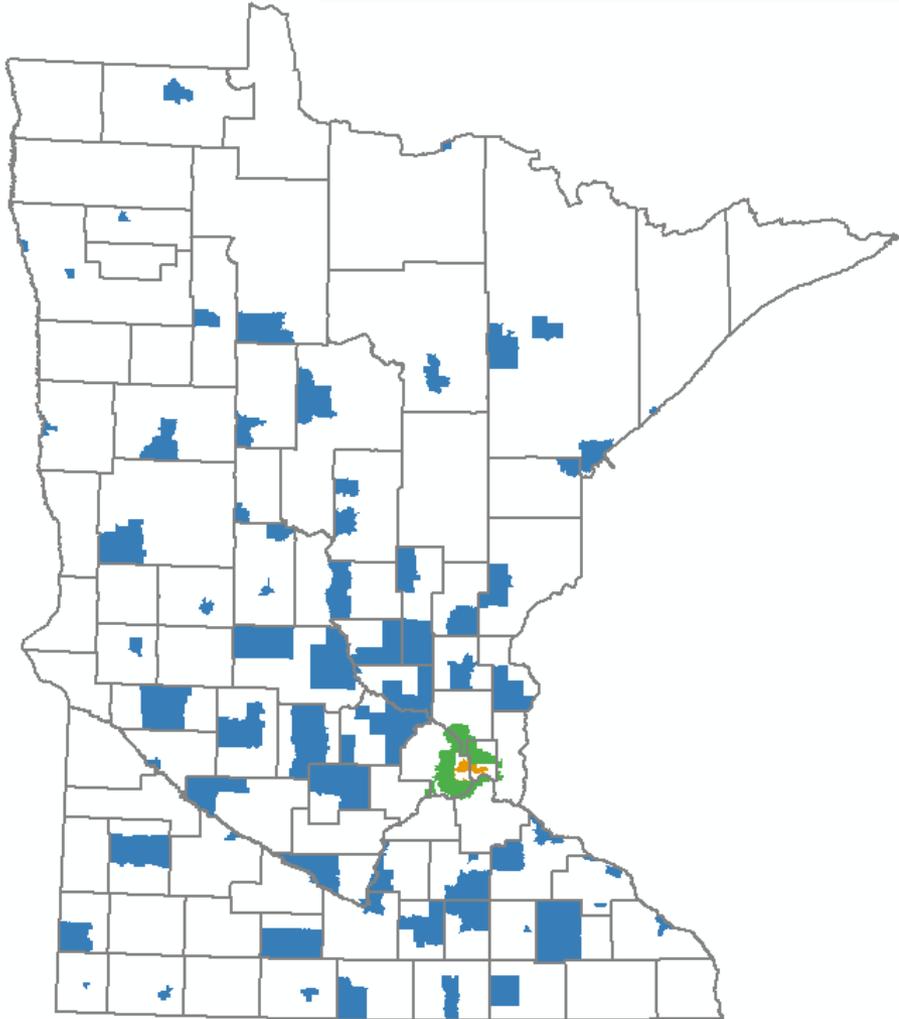
Core Cities: Minneapolis, St. Paul

Suburban 7 County Metro

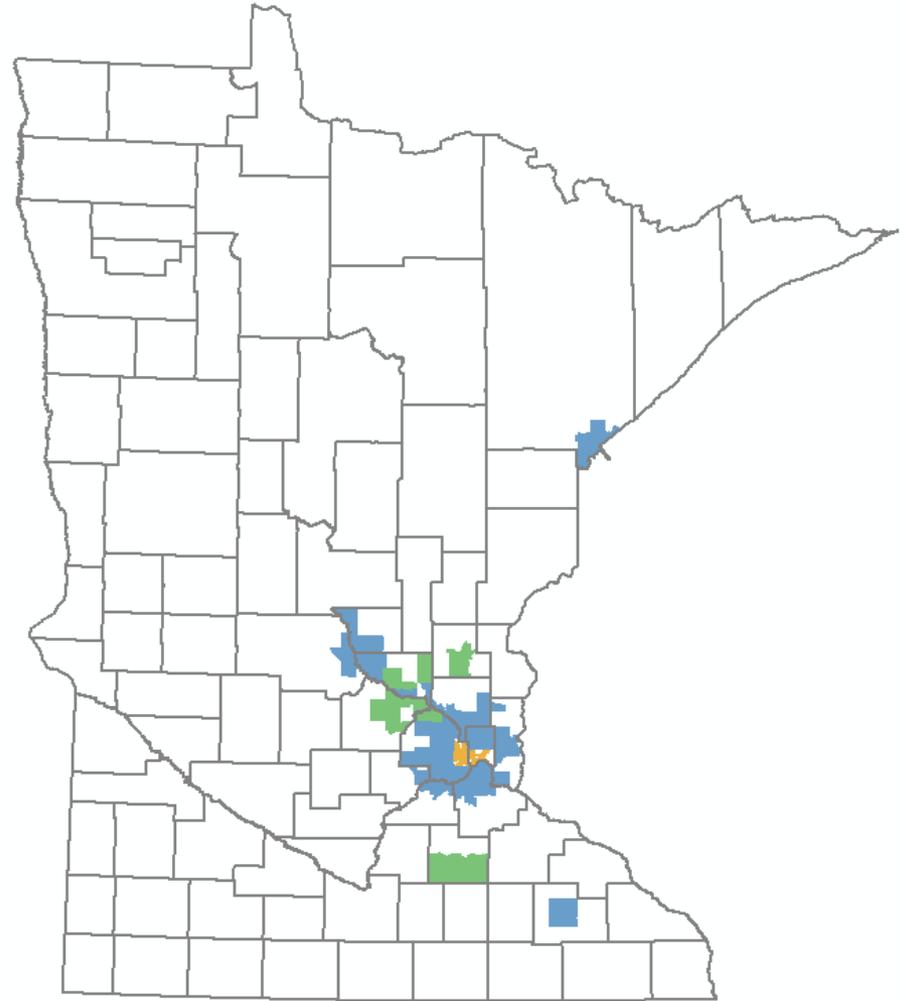
Used for:

- » **Access to Jobs**
- » **Density of Rental**
- » **Proximity to Transit**
- » **Market**

Access to Jobs OR Transit

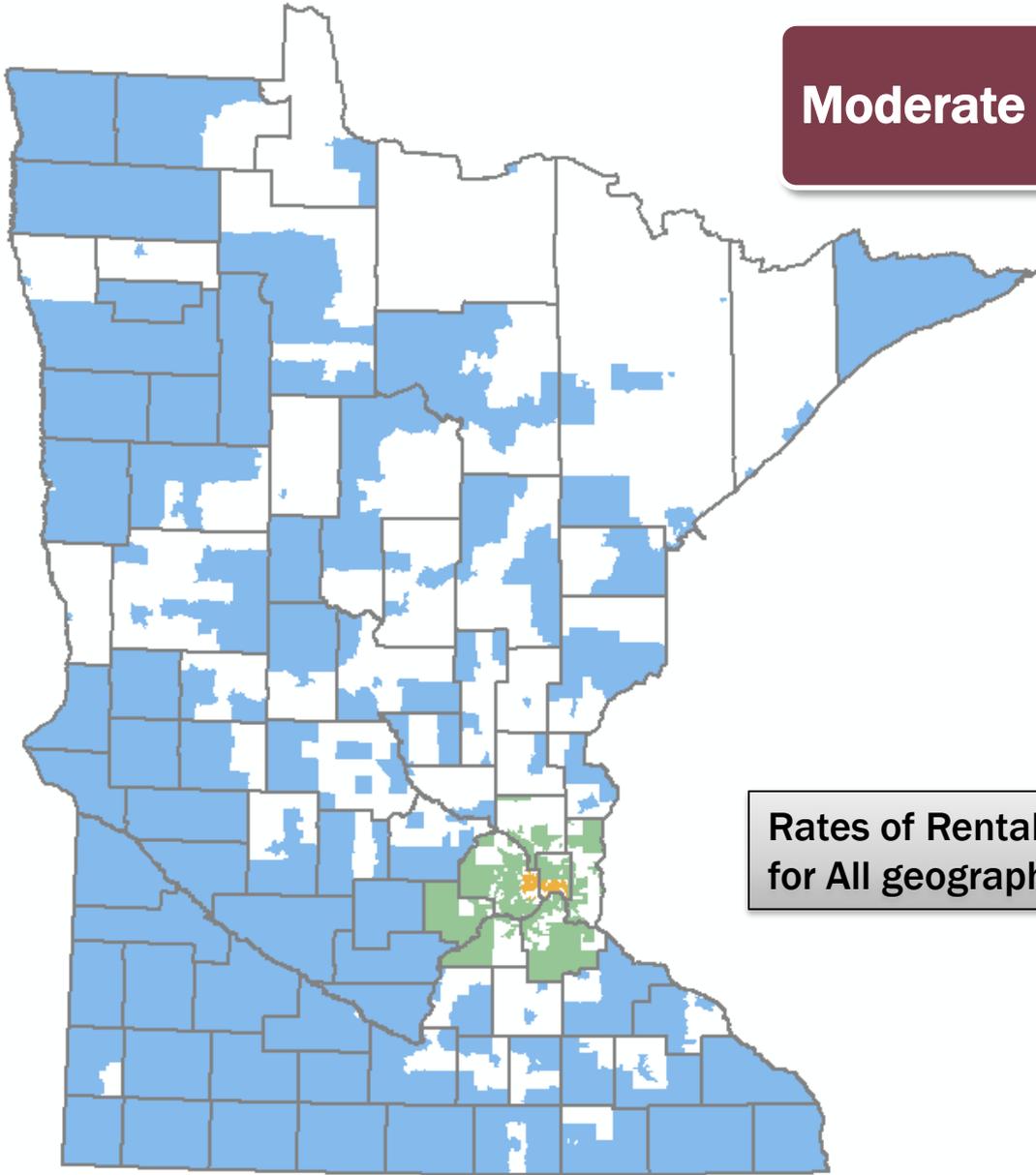


**Jobs within 5 miles
(greater MN & Suburban Metro)
Jobs within 1 mile Core Cities**



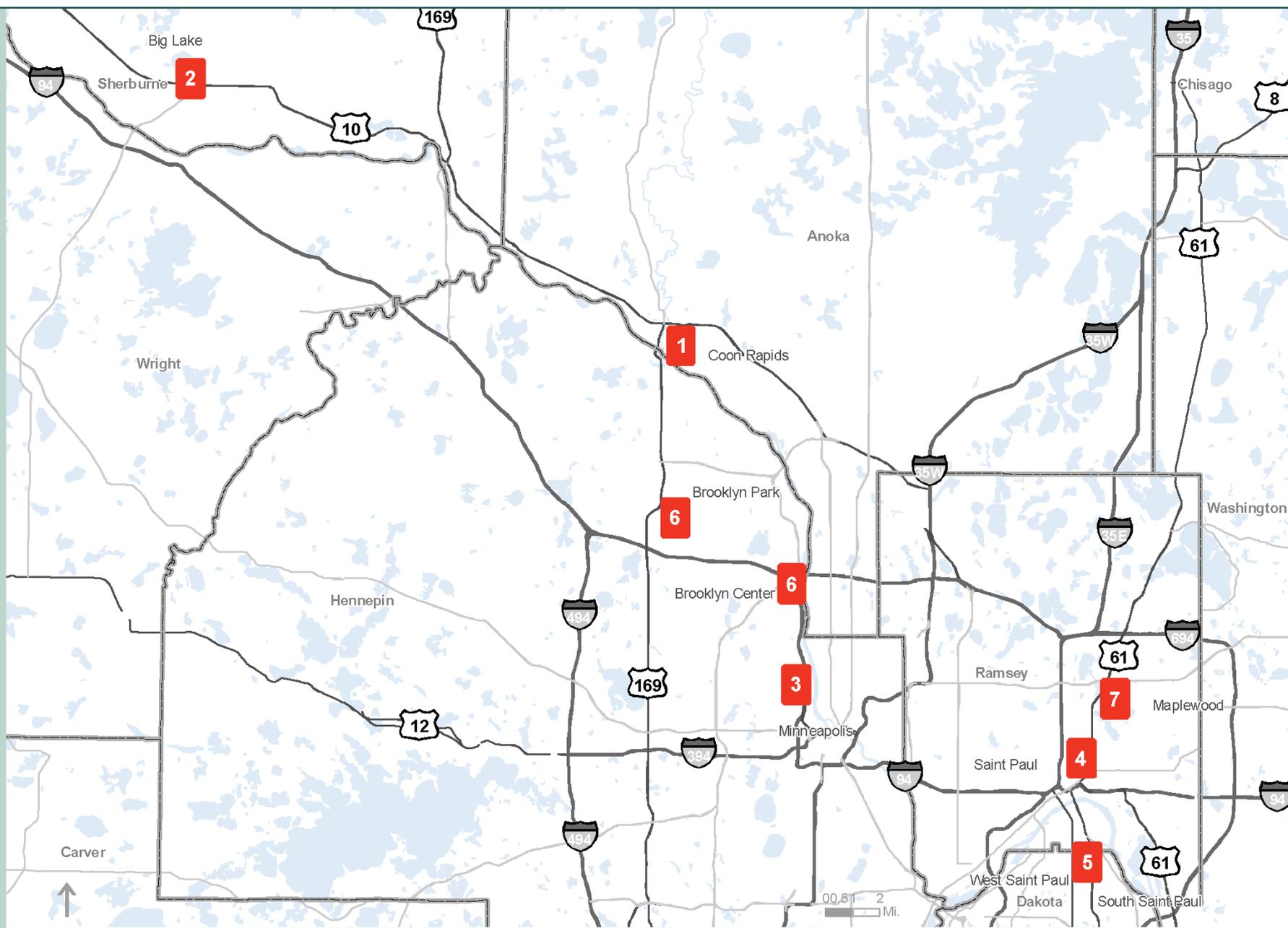
**Access to transit stop or dial-a-ride
(greater MN & Suburban Metro)
Access to hi-frequency Core Cities**

Moderate –to-High Rates of Rental



Rates of Rental above 25th percentile
for All geographic regions

Targeted NSP3 Block Groups - All Communities



Location of Primary Target Areas

Questions / Comments

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Want more details of the data and methods talked about here?
Come see me during session after lunch!