Housing Affordability in McLeod County

Minnesota Housing Partnership

Housing is considered affordable if it consumes less than 30% of a household’s gross income. At higher levels, families must choose between housing and other basic needs and will struggle to weather financial setbacks. In Minnesota, housing costs continue to consume a large portion of families’ income. For many, extended economic hardship is taking a toll.

<table>
<thead>
<tr>
<th>Household Income</th>
<th>Renters</th>
<th>Home Owners</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number of Households Paying 30% or More in Rent</td>
<td>Percent of Households Paying 30% or More in Rent</td>
</tr>
<tr>
<td>Less than $20,000</td>
<td>631</td>
<td>69.3%</td>
</tr>
<tr>
<td>$20,000 – $34,999</td>
<td>282</td>
<td>50.0%</td>
</tr>
<tr>
<td>$35,000 – $49,999</td>
<td>38</td>
<td>8.9%</td>
</tr>
<tr>
<td>$50,000 and over</td>
<td>35</td>
<td>5.6%</td>
</tr>
<tr>
<td>All Income Levels</td>
<td>986</td>
<td>36.5%</td>
</tr>
</tbody>
</table>

The table above shows the number and percent of households at different income levels that pay 30% or more of household income for rental or ownership costs. It illustrates that the burden of housing costs weighs more heavily on lower-income families.1

Even before the current economic downturn, housing needs were severe. In 2008, 1 in 8 Minnesota households spent at least half of their income on housing, up from 1 in 15 in 2000. Minnesota experienced the fastest increase of extremely cost burdened households of any state in the nation during this time period.2

In 2006-2008, about 81% of McLeod County residents owned their home and 19% were renters. Of these, approximately 26.1% of homeowners and 36.5% of renters in McLeod County spent 30% or more of their household income on housing.3
Lower-income households face extreme affordability challenges.

The chart below compares median earnings across different occupations to the income required to afford housing.4

![Housing Affordability by Occupation, McLeod County](chart)

**HOUSING COSTS.** In McLeod County, a median-priced home cost $139,775 in 2009, excluding foreclosures. The fair market rent for a two-bedroom apartment was $678 per month in 2010. Since 2001, home prices have increased by 4%, and the fair market rent has increased by 0.3%, after adjusting for inflation.5

**INCOME.** In McLeod County, a family of four with two full-time wage earners needs to earn a combined annual salary of $50,328 to afford the basic cost of living.6 The median household income for McLeod County was $55,981 in 2008.7

**JOBS.** 40% of jobs in McLeod County and counties nearby pay less than the regional wage required to afford basic needs.8 In April 2010, the unemployment rate in McLeod County was 9.9%, compared to 10.8% in 2009 and 4.5% in 2005.9

**Foreclosures in Minnesota**

- From 2005-2009 in McLeod County, there were 564 foreclosures. Of these, 135 occurred in 2009.10
- Almost 8% of primary mortgages in Minnesota were delinquent by 60 days or more by early 2010.11
- The most common reason people sought foreclosure counseling in 2009 was loss or reduction of income.12

**Homelessness in Minnesota**

- On a single day in 2009, 270 people were known to be homeless in the Southwest Region, including 150 children and youth through age 21.13
- An estimated 13,100 Minnesotans are homeless on any given night. The number of homeless people identified increased by 25% from 2006 to 2009.14
- The largest increase in homelessness from 2006 to 2009 was among young adults (18-21). Youth aged 12-21 saw the largest increase in likelihood of being turned away from a shelter.15

**Extreme Cost Burden**

- Approximately 15% of renter households pay at least half of their income on housing in McLeod County.16
- For homeowner households in McLeod County, 8% pay at least half of their income on housing.17