Housing Affordability in Scott County

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. For 2009, housing costs continue to consume a large portion of families’ income, with substantial unemployment threatening Minnesotans.

<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>1,136</td>
<td>76.4%</td>
</tr>
<tr>
<td>$20,000 - $34,999</td>
<td>384</td>
<td>55.0%</td>
</tr>
<tr>
<td>$35,000 - $49,999</td>
<td>206</td>
<td>13.3%</td>
</tr>
<tr>
<td>$50,000 and over</td>
<td>68</td>
<td>4.0%</td>
</tr>
<tr>
<td>All Income Levels</td>
<td>1,794</td>
<td>31.5%</td>
</tr>
</tbody>
</table>

The table above shows the number and percent of households in different income brackets 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 2007, 1 in 8 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 2007, about 86.6% of Scott County residents owned their home and 13.4% were renters. Of these, approximately 33.7% of homeowners and 31.5% of renters in Scott 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.

### HOUSING COSTS

In Scott County, a median-priced home cost $232,000 in 2008, and the fair market rent for a two-bedroom apartment was $873 per month in 2009. Since 2001, home prices have increased by 28.2% and the fair market rent has increased by 17.7%.

### INCOME

In Scott County, a family of four with two full-time wage earners needs to earn a combined annual salary of $60,168 to afford the basic cost of living. The median household income for Scott County was $79,213 in 2007.

### JOBS

35% of jobs in Scott County and counties nearby pay less than the regional wage required to afford basic needs. The average unemployment rate in Scott County was 8.4% in March, 2009, up from 4.1% in March 2006.

### Foreclosures in Minnesota

- In Scott County in 2008, there were about 952 foreclosures, a 57.1% increase from 2007.
- Left unaddressed, abandoned foreclosed properties destabilize neighborhoods, erode the local tax base and drive up the costs of municipal services.
- Of homeowners seeking foreclosure counseling in 2008, three-quarters were considered to be low- and moderate-income. Half experienced a reduction of income before seeking counseling. 60% had prime mortgages.

### Homelessness in Minnesota

- On a single day in 2006, 4,715 people were sheltered in the Twin Cities Region, including 1,860 children.
- Roughly 9,200 Minnesotans are homeless and 7,700 are precariously housed in temporary or unstable housing. 38% are children and youth.
- 39% of Minnesota’s homeless population cite the inability to afford housing as a primary reason for leaving previous housing.

### Extreme Cost Burden

- Approximately 15.0% of renter households pay at least half of their income on housing in Scott County.
- For homeowner households in Scott County, 12.1% pay at least half of their income on housing.