Homes for All in Cass County

MHP’s County Profiles provide county and state data on housing affordability as well as important housing trends impacting children, seniors, and adults of all ages.

RENTS HIGH, EARNINGS LIMITED

In order to afford rent and utilities for a safe, modest two-bedroom apartment at the fair market monthly rent of $583, Cass County workers would need to earn $11.21 per hour, 40 hours per week, all year long. The typical renter in the county, however, earns the equivalent of $6.04. At the minimum wage of $7.25 per hour, a worker must work 1.5 full time jobs to afford this rent.1

In Cass County, about 1,421 owner and 411 renter households pay at least half of their income for housing—a level considered severely unaffordable.1

When housing is unavailable, families are forced to choose between paying for housing and other needs, such as food or medicine.

CONSTRANDED RENTAL OPTIONS

Growing demand plus a limited supply of rental housing is leading to higher rents and limited choice in many areas. The foreclosure crisis has turned scores of former homeowners into renters, and much of the rental stock is aging and not matched well to the needs of renters. Meanwhile, construction of multi-family properties statewide reached a 50-year low in 2006-2010.5

Where a shortage of rental homes exists, the burden is heaviest for the lowest-income renters. In Cass County, for every 100 extremely low-income renters there are 51 units that are affordable and available.6

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Children are at higher risk when parents cannot afford safe, decent housing.

The chart below shows the median earnings for workers in common occupations compared to the cost of housing.7

Children are especially vulnerable to the impacts of unstable, unaffordable housing, inadequate home heating and cooling, and a family budget squeezed between housing and food. In the worst cases, normal growth and development are stunted, and school performance suffers.

Homelessness in Minnesota

- On a single day in 2009, 482 people were known to be homeless in the Central Region, including 208 children and youth through age 21.13
- About half of the people experiencing homelessness in Minnesota are 21 or under.14
- An estimated 13,100 Minnesotans were homeless on a given night in 2009, the most recent year for which there is statewide data.15
- The number of homeless Minnesotans increased by 25% from 2006 to 2009, and rose further in recent years.16 The increase in homelessness likely stems from increasing long-term unemployment.17

Unemployment, Children, and Poverty

- In 2010, 16.4% of people in Cass County were living in poverty. Children face a poverty rate of 27.0%.18
- The average unemployment rate in Cass County was 7.8% in June, 2012, not including those who have quit actively looking for work.19
- Of the available jobs in Cass County and counties nearby, 45% pay less than the wage required to afford basic needs.20
- In Cass County and counties nearby, there are about 8 job seekers for each vacant job.21