Thriving places need safe housing that people can afford. Yet some people, especially renters, are being left behind in Polk County. Renters make up 27% of the county’s households.¹

INCOMES DO NOT COVER COSTS

In most Minnesota counties, renter incomes have fallen. According to the most recent data available, in Polk County, real renter incomes have fallen by 4% while rents have risen by 11% since 2000.²

A safe, modest 2-bedroom apartment costs $686 per month in Polk County.³ A family could affordably spend $591 per month on rent at the median renter household income of $23,653.⁴ By definition, half of the county’s renters earn less than this median, and would need less expensive housing. A minimum wage earner would have to work 73 hours per week⁵ to afford the $686 rent for a 2-bedroom apartment.

The cost of housing now consumes more than half of income for 1 in 7 Minnesota households. In 2000, only 1 in 13 households experienced this level of cost burden.⁶
Homelessness and poverty are a reality for too many Minnesotans, adults and children alike. 10,214 Minnesotans were found to be homeless on a given night in 2012. Homelessness increased by 32% statewide from 2006 to 2012.

Children in the Region

About half of the people experiencing homelessness in Minnesota are 21 or under. Children are especially vulnerable to the impacts of unstable, unaffordable housing and homelessness. Normal growth and development can be stunted, and school performance suffers as a result.

Locally, on a single day in 2012, 666 people were known to be homeless in the Northwest Region. 195 were children with their parents, and 125 were youth through age 21 living on their own.

In 2011, 20% of the children in Polk County were living in poverty, up from 13% in 2001.

Veterans in need

Statewide, 580 homeless veterans were identified on a single night in 2012. Veterans are far more likely than non-veterans to experience homelessness.

In October 2012, 10% of homeless adults identified in the Northwest Region had served in the military.

When parents cannot afford safe housing, kids do not reach their full potential.

Not all workers can afford housing readily. The median earnings for some essential jobs are simply too low in comparison to the actual costs of housing, the chart below shows.

**Housing Affordability by Occupation, Polk County**

- There are 2.6 job seekers for each vacant job in Polk County and counties nearby.
- For vacant positions, the median wage is $13.87 for full time and $9.93 for part time jobs.
- The area unemployment rate was 4.1% in May, 2013. This does not include any workers who have quit looking for work.

**In Polk County, 7% of owner and 22% of renter households pay half or more of their income for housing. These families must choose between housing, food, medicine, and other basic needs.**

**HOMEOwNSHIP & FORECLOSURE**

- The median sales price for non-foreclosed homes is about $131,600 in Polk County, which is a real increase of about 28% since 2006.
- From 2005-2012 in Polk County, there were 272 foreclosures.
- 16% of Minnesota mortgage holders currently owe more on their home than it is worth.
- Almost 4% of primary mortgages in Minnesota were delinquent by 60+ days in early 2013, down from 8% in 2009. The average was 1.7% from 1979 to 2004.