

# Hubbard County

**NORTHWEST REGION | 8,758 HOUSEHOLDS**



## RENTER HOUSEHOLDS

1,546 | 18% of households



## OWNER HOUSEHOLDS

7,212 | 82% of households

### Many Minnesotans cannot afford a home.

Rent and home values continue to rise while incomes decline or remain stagnant, putting a modest apartment or homeownership out of reach.

**\$648** Median rent 2017  
**\$542** Median rent 2000

**19%** ↑  
**RENT**

**41%** ↑  
**VALUE** 2017 median home value **\$182,700**  
 2000 median home value **\$129,788**

**\$26,584** Median renter income 2000  
**\$25,758** Median renter income 2017

**-3%** ↓  
**INCOME**

**6%** ↑  
**INCOME** 2000 median owner income **\$56,059**  
 2017 median owner income **\$59,310**

**465** Extremely low-income (ELI) households  
**255** Available units affordable to ELI



% white households that are homeowners **78%**  
 % people of color households that are homeowners **50%**

**31** **EVICTIONS IN 2017**  
 32 Evictions in 2015



**FORECLOSURES IN 2017 28**  
 Foreclosures in 2015 27

### Many Minnesotans are experiencing cost burden.

When housing costs require more than 30 percent of a household's income each month, families are more likely to have insufficient resources to pay for basic needs, like food and medicine. Yet more than 572,000 Minnesota households are cost burdened.

**RENTER** households  
**541**

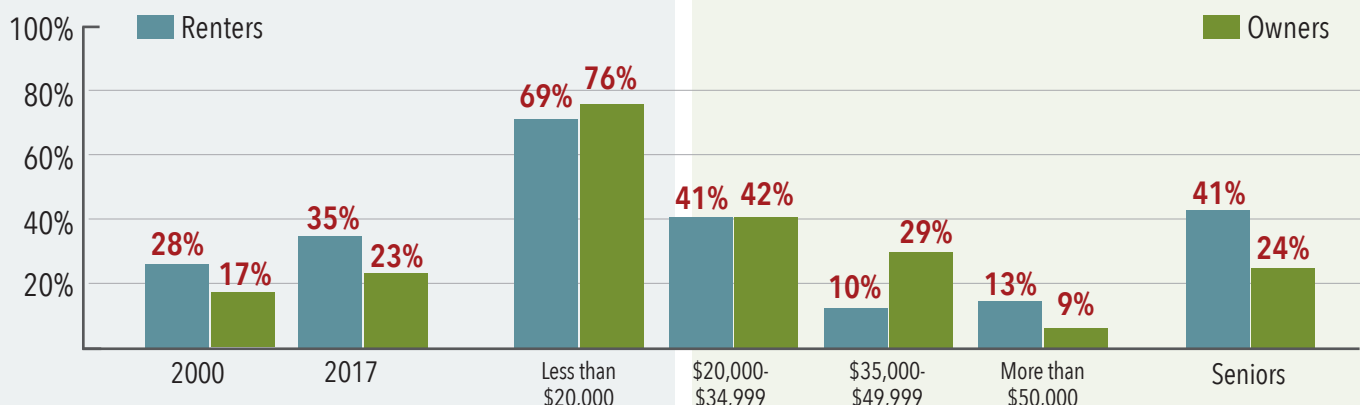
**TOTAL** cost-burdened households  
**2,215**

**OWNER** households  
**1,674**

**175** Cost burdened SENIOR renter households  
**232** SEVERELY cost burdened renter households



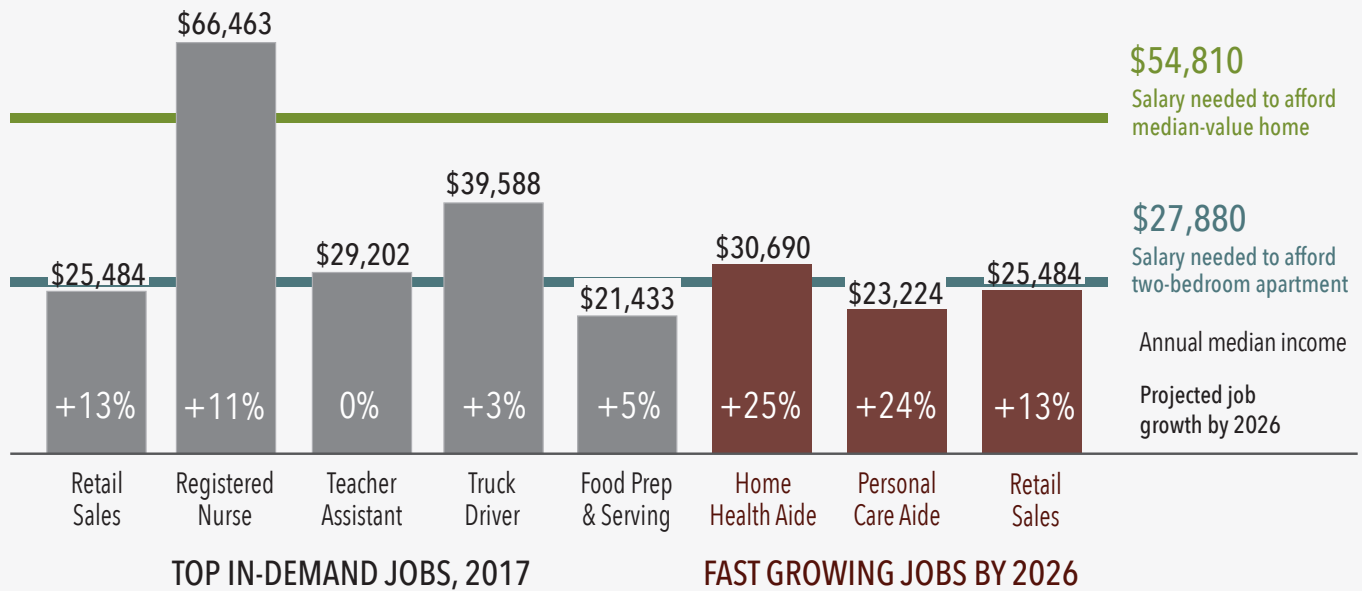
Cost burdened SENIOR owner households **641**  
 SEVERELY cost burdened owner households **659**



# In-demand jobs don't cover housing costs.

The median earnings for most of the top in-demand and high-growth jobs throughout Minnesota do not cover housing costs for a two-bedroom apartment or the mortgage for a median-value home.

## WAGES & HOUSING AFFORDABILITY IN HUBBARD COUNTY



Hours per week minimum wage employee must work to afford 1-bedroom apartment **42**



% of employees who live in county of workplace **58%**



New job growth in the Northwest Planning Area by 2026 **10,961**

## Our housing stock won't meet the needs of a growing Minnesota.

Housing production is not keeping up with demand, undermining the economic development and prosperity of many communities, and worsening housing disparities for seniors and households of color.

**640** Total population growth by 2035

**29%** Growth in # of people of color (POCI)\*

**17%** POCI % of overall population in 2035



Total senior population by 2035 **7,010**

Growth in # of seniors by 2035 **38%**

Senior % of overall population in 2035 **33%**



**19%** % rental units built before 1960

**88** Multi-family units permitted in 2017

**0** Multi-family units permitted in 2015



% single family homes built before 1960 **17%**

Single-family units permitted in 2017 **22**

Single-family units permitted in 2015 **24**



**SOURCES** – Renter households: Rent and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2017, 5 year estimates | Owner households: Home value and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2017, 5 year estimates | Cost burden: U.S. Census Bureau, American Community Survey 2017, 5 year estimates | Evictions: Minnesota State Court Administrator, Monthly Unlawful Detainers by County | Foreclosures: Minnesota Homeownership Center, County Sheriff's Data 2017 | ELI Units and Renters: MHP Analysis of HUD's CHAS Portal Data using the NLIHC methodology | Wages: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, July 2017; Employment Outlook, MN DEED | Housing Stock: U.S. Census Bureau, American Community Survey 2017, 5 year estimates, U.S. Census Bureau, Building Permits Survey, 2018 | Seniors / Population growth: Minnesota County Population Projections by Age and Gender, Minnesota State Demographic Center, March 2017 | \*Homeownership rates and growth estimates for POCI are regional