

# Waseca County

**SOUTHERN REGION | 7,375 HOUSEHOLDS**



## RENTER HOUSEHOLDS

1,637 | 22% of households



## OWNER HOUSEHOLDS

5,738 | 78% 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.

**\$611** Median rent 2017  
**\$571** Median rent 2000

**7%** **RENT** ↑

**16%** **VALUE** ↑  
 2017 median home value **\$147,800**  
 2000 median home value **\$127,232**

**\$35,642** Median renter income 2000  
**\$23,449** Median renter income 2017

**INCOME** ↓  
**-34%**

**INCOME** ↑  
**1%**  
 2000 median owner income **\$66,991**  
 2017 median owner income **\$67,500**

**340** Extremely low-income (ELI) households  
**215** Available units affordable to ELI



% white households that are homeowners **77%**  
 % people of color households that are homeowners\* **45%**

**55** **EVICTIONS IN 2017**  
 44 Evictions in 2015



**FORECLOSURES IN 2017 20**  
 Foreclosures in 2015 38

### 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  
**685**

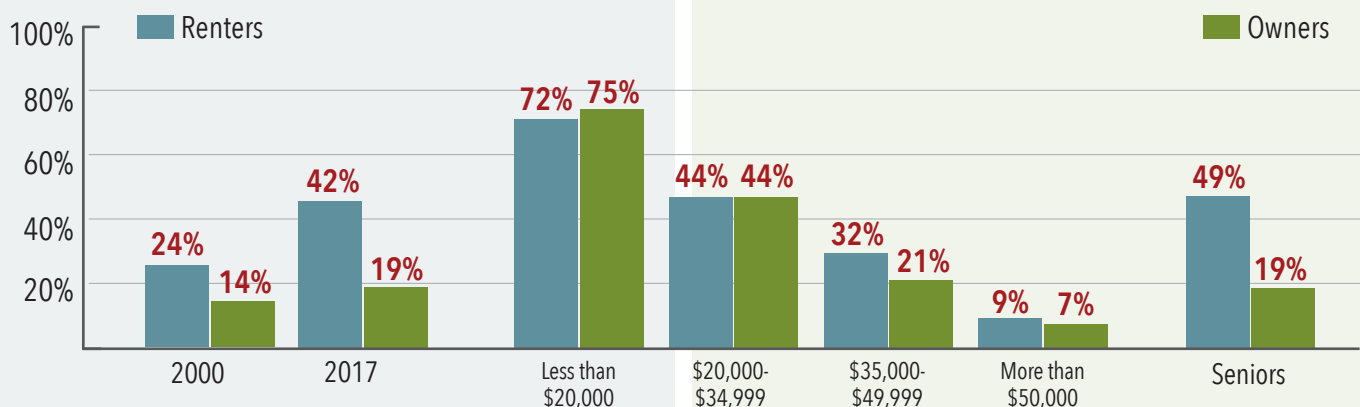
**TOTAL** cost-burdened households  
**1,760**

**OWNER** households  
**1,075**

**117** Cost burdened SENIOR renter households  
**334** SEVERELY cost burdened renter households



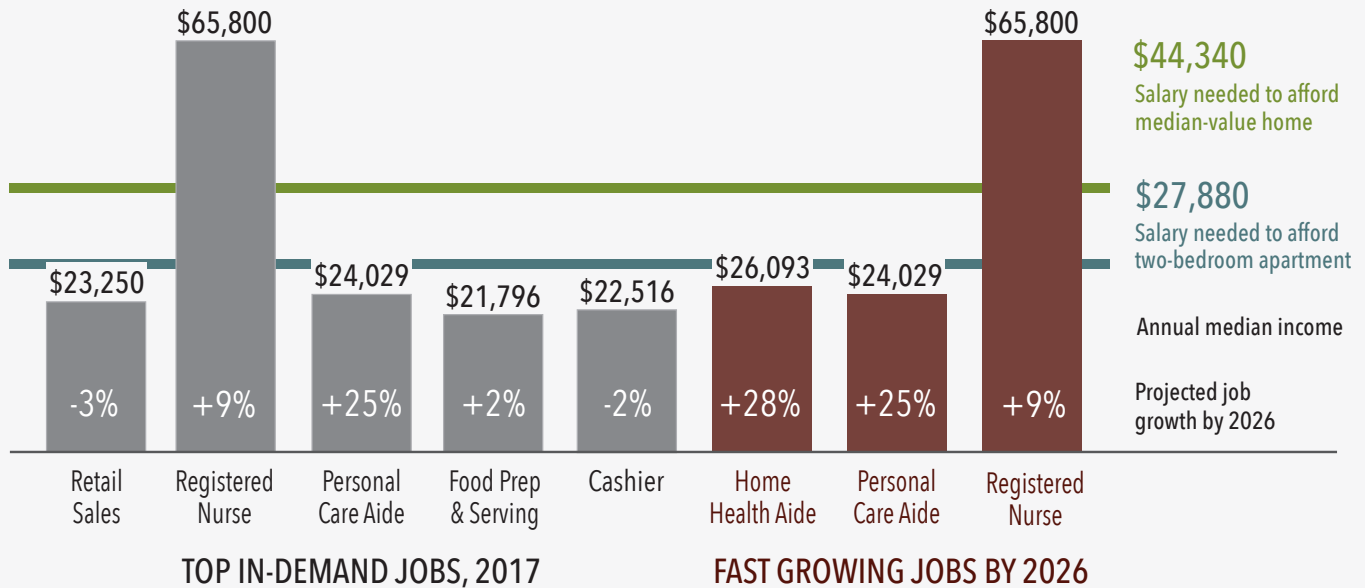
Cost burdened SENIOR owner households **331**  
 SEVERELY cost burdened owner households **414**



# 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 WASECA COUNTY



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



% of employees who live in county of workplace **57%**



New job growth in the Southeast Planning Area by 2026 **12,498**

# 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.

**-91** Total population growth by 2035

**65%** Growth in # of people of color (POCI)\*

**19%** POCI % of overall population in 2035



Total senior population by 2035 **5,443**

Growth in # of seniors by 2035 **70%**

Senior % of overall population in 2035 **29%**



**31%** % rental units built before 1960

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

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



% single family homes built before 1960 **43%**

Single-family units permitted in 2017 **5**

Single-family units permitted in 2015 **15**



**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