

Stevens County

WEST CENTRAL REGION | 3,630 HOUSEHOLDS



RENTER HOUSEHOLDS

1,217 | 34% of households



OWNER HOUSEHOLDS

2,413 | 66% 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.

\$689 Median rent 2017
\$547 Median rent 2000
26% RENT ↑

49% VALUE ↑
 2017 median home value **\$150,800**
 2000 median home value **\$101,388**

\$22,818 Median renter income 2000
\$20,649 Median renter income 2017
-10% INCOME ↓

25% INCOME ↑
 2000 median owner income **\$63,430**
 2017 median owner income **\$79,241**

485 Extremely low-income (ELI) households
290 Available units affordable to ELI

% white households that are homeowners **77%**
 % people of color households that are homeowners* **46%**

7 EVICTIONS IN 2017
 8 Evictions in 2015

FORECLOSURES IN 2017 4
 Foreclosures in 2015 8

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.

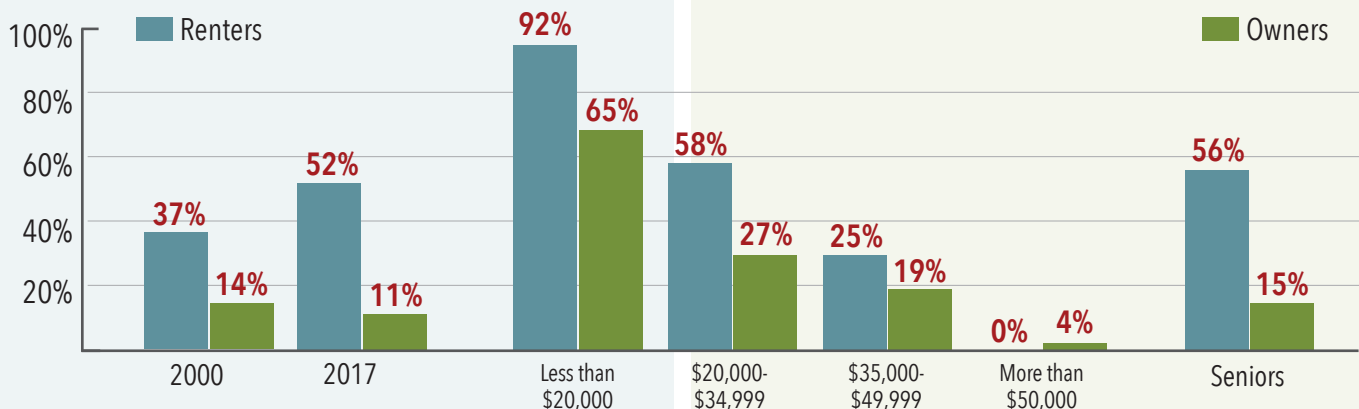
RENTER households
634

TOTAL cost-burdened households
902

OWNER households
268

128 Cost burdened SENIOR renter households
411 SEVERELY cost burdened renter households

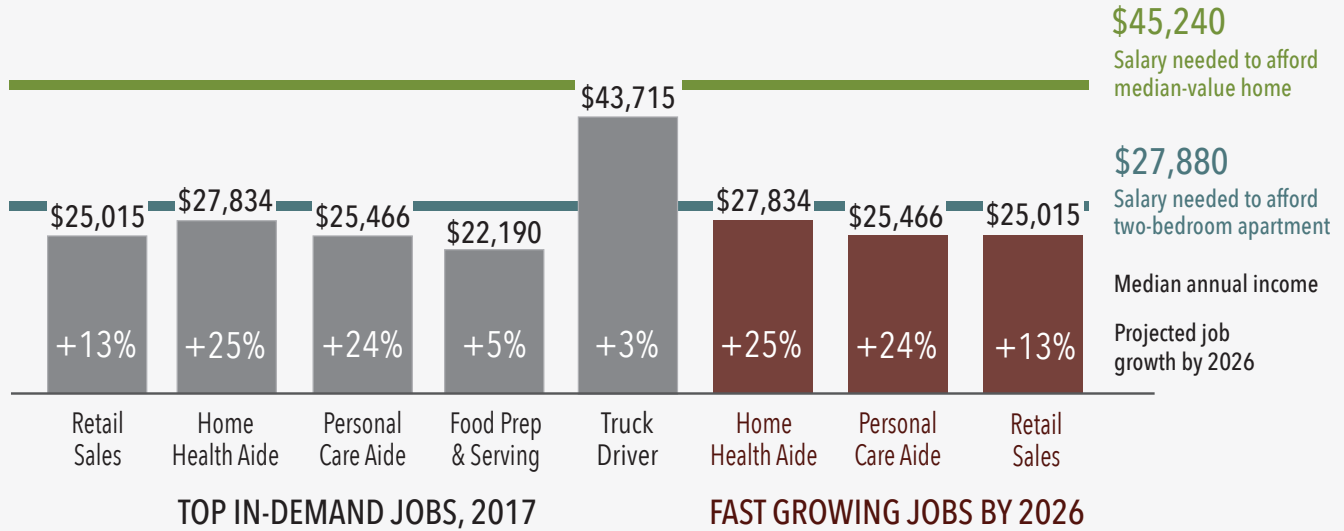
Cost burdened SENIOR owner households **119**
 SEVERELY cost burdened owner households **78**



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 STEVENS COUNTY



Hours per week minimum wage employee must work to afford 1-bedroom apartment **48**



% of employees who live in county of workplace **91%**



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.

111 Total population growth by 2035

42% Growth in # of people of color (POCI)*

10% POCI % of overall population in 2035



Total senior population by 2035 **2,099**

Growth in # of seniors by 2035 **28%**

Senior % of overall population in 2035 **21%**



28% % rental units built before 1960

6 Multi-family units permitted in 2017

0 Multi-family units permitted in 2015



% single family homes built before 1960 **45%**

Single-family units permitted in 2017 **11**

Single-family units permitted in 2015 **8**



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