2017 County Housing Profile

Aitkin County

7,637 households | Northland region

Access to safe, affordable homes builds a strong foundation for families and communities. But too many Minnesotans lack good housing options.

Mirroring the state trend, the cost of rent continues to rise, while, on average, income is declining, making it increasingly challenging for renters to make ends meet.

Income for homeownership isn’t rising nearly as fast as home values, and the percentage of young households that are homeowners has declined since 2000, as well.

RENTER HOUSEHOLDS

1,326 | 17% of all households

Median rent, 2000: $563
Median rent, 2015: $633

Median renter income, 2000: $25,682
Median renter income, 2015: $23,866

Fair market rent for 2-bedroom apartment $697
Median-income renter can afford $597

Income for homeownership isn’t rising nearly as fast as home values, and the percentage of young households that are homeowners has declined since 2000, as well.

OWNER HOUSEHOLDS

6,311 | 78% of all households

Median home value, 2000: $118,646
Median home value, 2015: $166,400

Median owner income, 2000: $45,900
Median owner income, 2015: $47,179

Change in homeownership rate for households younger than 35 years old, 2000-2015 -8%

Countywide, 1,802 households pay more than 30 percent of their income toward housing costs, putting them at risk of being unable to afford basic needs like groceries, clothes, prescriptions and transportation. This includes 40% of seniors who rent and more than 66% of owners and 75% of renters who earn less than $20,000 per year.

COST BURDEN

Percentage of households paying more than 30% of their income toward housing

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Renters</th>
<th>Owners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $20,000</td>
<td>75%</td>
<td>66%</td>
</tr>
<tr>
<td>$20,000-$34,999</td>
<td>43%</td>
<td>43%</td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>15%</td>
<td>10%</td>
</tr>
<tr>
<td>More than $50,000</td>
<td>0%</td>
<td>10%</td>
</tr>
<tr>
<td>Seniors</td>
<td>40%</td>
<td>28%</td>
</tr>
</tbody>
</table>

TOTAL NUMBER of cost burdened households

- Renters: 486
- Owners: 1,316
- Seniors: 881
### WAGES: 
Housing remains a challenge even for workers who are fully employed. The median earnings for most of the top in-demand and high-growth jobs do not cover housing costs at an affordable level. Those working at the median wage – and especially those earning the minimum wage – cannot afford a two-bedroom apartment or the mortgage for a median-value home.

#### Wages & housing affordability for top in-demand jobs in Aitkin County

<table>
<thead>
<tr>
<th>Annual median income</th>
<th>Food prep &amp; serving</th>
<th>Retail sales</th>
<th>Personal care aide</th>
<th>Nursing assistant</th>
<th>Registered nurse</th>
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</thead>
<tbody>
<tr>
<td>$20K</td>
<td>$18,796</td>
<td>$20,996</td>
<td>$22,213</td>
<td>$27,209</td>
<td>$59,219</td>
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<tr>
<td>$40K</td>
<td>$49,920</td>
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<td>$59,219</td>
<td>$25,092</td>
<td>$214</td>
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<tr>
<td>$60K</td>
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<td>$27,209</td>
<td>$25,092</td>
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</tbody>
</table>

- **Salary needed to afford median-value home:** $49,920
- **Salary needed to afford two-bedroom apartment:** $25,092
- **County median household income:** $42,252
- **Hours / week minimum wage employee must work to afford a two-bedroom apartment:** 51

### HOUSING STOCK: 
While a significant portion of the rental and owner-occupied housing is aging (built before 1960), new construction is not keeping up with demand. Of particular concern is the gap between the number of available units for extremely low income households – and the number of people who need them.

#### County POPULATION growth by 2035:
-983

- **% single family homes built before 1960:** 27%
- **Single-family units permitted in 2015:** 122
- **% rental units built before 1960:** 31%
- **Multi-family units permitted in 2015:** 0

#### Number of extremely low income (ELI)* households
395

#### Available units affordable to ELI households
214

* earning less than 30% of area median income

### SENIORS: 
The number of seniors will rise dramatically over the next two decades, growing by more than 90% across the state – and making senior housing a critical need.

#### Total senior households by 2035
6,439

#### Growth in number of individual seniors by 2035
14%

#### Seniors % of overall population by 2035
39%