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 families who own their homes is not rising nearly as quickly as home values, and ownership for young households has declined significantly since 2000.

Countwide, 7,907 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 57% of seniors who rent and more than 81% of owners and 88% of renters who earn less than $20,000 per year.

**RENTER HOUSEHOLDS**
6,350 | 19% of all households

- Median rent, 2000: $877
- Median rent, 2015: $950 (rent up 8%)
- Median renter income, 2000: $43,315
- Median renter income, 2015: $41,599 (income down 4%)

| Fair market rent for 2-bedroom apartment | $1,027 | Median-income renter can afford | $1,040 |

**OWNER HOUSEHOLDS**
27,463 | 81% of all households

- Median home value, 2000: $232,199
- Median home value, 2015: $267,000 (home value up 15%)
- Median owner income, 2000: $99,800
- Median owner income, 2015: $100,115 (income up 1%)

Change in homeownership rate for households younger than 35 years old, 2000-2015: -33%

**COST BURDEN**

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

<table>
<thead>
<tr>
<th>Income</th>
<th>Renters</th>
<th>Owners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $20,000</td>
<td>14%</td>
<td>14%</td>
</tr>
<tr>
<td>$20,000-$34,999</td>
<td>37%</td>
<td>39%</td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>52%</td>
<td>57%</td>
</tr>
<tr>
<td>More than $50,000</td>
<td>72%</td>
<td>88%</td>
</tr>
</tbody>
</table>

**TOTAL NUMBER of cost burdened households**

- Total # cost burdened RENTER households | 2,856 |
- Total # cost burdened OWNER households | 5,051 |
- Total # cost burdened SENIOR households | 2,109 |
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.

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.

HOMELESSNESS: Across the state, homelessness has declined since 2012, but too many families, seniors and children in Carver and Scott counties are still suffering the consequences of having no place to call home.