2017 County Housing Profile
Chippewa County

5,050 households  |  Southwest region

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

Contrary to the state trend, renter income has risen faster than the cost of rent – and the median income renter can afford a fair market two-bedroom apartment.

Contrary to the state trend, owner income and home values have risen at the same pace since 2000, and homeownership for young families has increased slightly.

RENTER HOUSEHOLDS

1,388  |  27% of all households

Median rent, 2000: $552
Median rent, 2015: $630

Median renter income, 2000: $28,216
Median renter income, 2015: $33,013

Fair market rent for 2-bedroom apartment $698
Median-income renter can afford $825

OWNER HOUSEHOLDS

3,662  |  73% of all households

Median home value, 2000: $92,907
Median home value, 2015: $100,600

Median owner income, 2000: $57,655
Median owner income, 2015: $62,004

Change in homeownership rate for households younger than 35 years old, 2000-2015 3%

Countywide, 890 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 39% of seniors who rent and more than 73% of owners and 77% of renters who earn less than $20,000 per year.

COST BURDEN

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

Renters  |  Owners

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Renters</th>
<th>Owners</th>
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<tbody>
<tr>
<td>Less than $20,000</td>
<td>$552</td>
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TOTAL NUMBER of cost burdened households 890

Total # cost burdened RENTER households 461
Total # cost burdened OWNER households 429
Total # cost burdened SENIOR households 368
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.

HOMES & HOUSING AFFORDABILITY FOR TOP IN-DEMAND JOBS IN CHIPPEWA COUNTY

- $30,180 Salary needed to afford median-value home
- $25,128 Salary needed to afford two-bedroom apartment

New job openings in Southwest Planning Area by 2024: 55,090
County median household income: $50,858
Hours / week minimum wage employee must work to afford a two-bedroom apartment: 51

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

# of homeless on given night in 2015: 179
% change in homelessness 2012-2015: -10%
Number of homeless CHILDREN: 88
Number of homeless SENIORS: 5

County POPULATION growth by 2035: 584

-% single family homes built before 1960: 57%
Number of extremely low income (ELI)* households: 405
% rental units built before 1960: 38%
Available units affordable to ELI households: 150
Number of single family units permitted in 2015: 0
Multi-family units permitted in 2015: 7

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: 3,908
Growth in number of individual seniors by 2035: 46%
Seniors % of overall population by 2035: 30%