Faribault County

2017 County Housing Profile

6,311 households  |  Southern 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 renter 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 homeownership among young families has increased just 1% since 2000.

RENTER HOUSEHOLDS
1,441  |  23% of all households

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median rent</td>
<td>$478</td>
<td>$538</td>
</tr>
<tr>
<td>Median renter income</td>
<td>$30,757</td>
<td>$26,358</td>
</tr>
</tbody>
</table>

Fair market rent for 2-bedroom apartment $658  
Median-income renter can afford $659

OWNER HOUSEHOLDS
4,870  | 77% of all households

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2015</th>
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</thead>
<tbody>
<tr>
<td>Median home value</td>
<td>$74,601</td>
<td>$85,600</td>
</tr>
<tr>
<td>Median owner income</td>
<td>$52,032</td>
<td>$54,660</td>
</tr>
</tbody>
</table>

Median home value up 15%  
Median owner income up 5%

Change in homeownership rate for households younger than 35 years old, 2000-2015 1%

Countywide, 1,071 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 40% includes of seniors who rent and 68% more than owners and 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></th>
<th>Renters</th>
<th>Owners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $20,000</td>
<td>24%</td>
<td>2%</td>
</tr>
<tr>
<td>$20,000-$34,999</td>
<td>24%</td>
<td>12%</td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>24%</td>
<td>18%</td>
</tr>
<tr>
<td>More than $50,000</td>
<td>24%</td>
<td>24%</td>
</tr>
</tbody>
</table>

Total # cost burdened households 1,071

Total # cost burdened RENTER households 491

Total # cost burdened OWNER households 580

Total # cost burdened SENIOR households 437
**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.

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

**SOURCES:**
- **Renter households:** Rent and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2015; 5 year estimates
- **Owner households:** Home value and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2015; 5 year estimates
- **Cost burden:** U.S. Census Bureau, American Community Survey 2015; 5 year estimates
- **Wages:** Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, June 2016; Employment Outlook, MN DEED [Regions: Top In-Demand Jobs based on Economic Development Regions; Job Openings based on Planning Areas]
- **Housing Stock:** U.S. Census Bureau, American Community Survey 2015, 5 year estimates, U.S. Census Bureau, Building Permits Survey, 2015
- **Seniors:** Minnesota County Population Projections by Age and Gender, Minnesota State Demographic Center, March 2014
- **Homelessness:** Wilder Research Center, 2016 [Region based on Wilder regions]