2017 County Housing Profile

Freeborn County

13,077 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.

Home values are flat, while income for families who own their homes is declining – and homeownership among young families has decreased markedly since 2000.

RENTER HOUSEHOLDS

3,142  |  24% of all households

Median rent, 2000: $507
Median rent, 2015: $598

Median renter income, 2000: $28,781
Median renter income, 2015: $27,180

Fair market rent for 2-bedroom apartment $658
Median-income renter can afford $680

Owner 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 52% of seniors who rent and more than 63% of owners and 80% of renters who earn less than $20,000 per year.

OWNER HOUSEHOLDS

9,935  |  76% of all households

Median home value, 2000: $104,606
Median home value, 2015: $104,800

Median owner income, 2000: $57,436
Median owner income, 2015: $56,681

Change in homeownership rate for households younger than 35 years old, 2000-2015  -18%

Countywide, 2,433 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 52% of seniors who rent and more than 63% of owners and 80% 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

TOTAL NUMBER of cost burdened households 2,433

Total # cost burdened RENTER households 1,177
Total # cost burdened OWNER households 1,256
Total # cost burdened SENIOR households 941
**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.

**HOMESTEADNESS:** 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.

**COUNTY POPULATION growth by 2035:**

- % single family homes built before 1960: 56%
- Single-family units permitted in 2015: 26%
- % rental units built before 1960: 54%
- Multi-family units permitted in 2015: 112%
- Number of extremely low income (ELI)* households: 700
- Available units affordable to ELI households: 375

*S 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.

**NUMBER OF HOMELESS:**

- Number of homeless CHILDREN: 272
- Number of homeless SENIORS: 26

**TOTAL SENIOR HOUSEHOLDS BY 2035:** 10,124

**GROWTH IN NUMBER OF INDIVIDUAL SENIORS BY 2035:** 43%

**SENIORS % OF OVERALL POPULATION BY 2035:** 31%