Goodhue County

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

While home values are rising, income for families who own their homes is declining — and homeownership among young families has decreased since 2000.

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.

RENTER HOUSEHOLDS

4,479 | 24% of all households

Median rent, 2000: $657
Median rent, 2015: $705

Median renter income, 2000: $35,307
Median renter income, 2015: $27,278

Fair market rent for 2-bedroom apartment $782
Median-income renter can afford $682

OWNER HOUSEHOLDS

14,264 | 76% of all households

Median home value, 2000: $164,205
Median home value, 2015: $179,200

Median owner income, 2000: $73,299
Median owner income, 2015: $70,700

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

Countywide, 4,689 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 48% of seniors who rent and more than 81% 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

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Renters</th>
<th>Owners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $20,000</td>
<td>77%</td>
<td>81%</td>
</tr>
<tr>
<td>$20,000-$34,999</td>
<td>43%</td>
<td>43%</td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>23%</td>
<td>43%</td>
</tr>
<tr>
<td>More than $50,000</td>
<td>4%</td>
<td>11%</td>
</tr>
<tr>
<td>Seniors</td>
<td>24%</td>
<td>24%</td>
</tr>
</tbody>
</table>

TOTAL NUMBER of cost burdened households 4,689

Total # cost burdened RENTER households 2,059
Total # cost burdened OWNER households 2,630
Total # cost burdened SENIOR households 1,541
**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 the Southern region are still suffering the devastating consequences of having no place to call home.

**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.

**Wages & housing affordability for top in-demand jobs in Goodhue County**

- **Income by Occupation**:
  - Food prep & serving: $18,978
  - Personal care aide: $23,984
  - Nursing assistant: $25,435
  - Truck driver: $40,365
  - Registered nurse: $58,354

- **Salary Needed to Afford Housing**:
  - Median-valued home: $53,760
  - Two-bedroom apartment: $28,152

- **New Job Openings**: 77,700
- **County Median Household Income**: $57,062
- **Hours per Week**: Minimum wage employee must work to afford a two-bedroom apartment: 57

**County POPULATION growth by 2035**: 5,567

- **% Single Family Homes Built Before 1960**: 38%
- **Single-Family Units Permitted in 2015**: 72%
- **% Rental Units Built Before 1960**: 33%
- **Multi-Family Units Permitted in 2015**: 0

- **Number of Extremely Low Income (ELI) Households**: 1,450
- **Available Units Affordable to ELI Households**: 715

* earning less than 30% of area median income

**Number of Homeless CHILDREN**: 272
**Homeless SENIORS**: 26

**Sources**:
- **Rent & Income adjusted for inflation**: U.S. Census Bureau, American Community Survey 2015; 5 year estimates
- **Home Value & 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]
- **Homelessness**: Wilder Research Center, 2016 [Region based on Wilder regions]