2017 County Housing Profile

Hubbard County

8,740 households  |  Northwest 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, on average, income is declining, making it increasingly challenging for renters to make ends meet.

Income for families who own their homes is on the decline while home values are rising, and ownership for young households has dropped since 2000.

RENTER HOUSEHOLDS

1,637  |  19% of all households

Median rent, 2000: $526
Median rent, 2015: $673

Median renter income, 2000: $25,768
Median renter income, 2015: $26,360

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

OWNER HOUSEHOLDS

7,103  |  81% of all households

Median home value, 2000: $125,803
Median home value, 2015: $174,300

Median owner income, 2000: $54,338
Median owner income, 2015: $53,495

Change in homeownership rate for households younger than 35 years old, 2000-2015 -19%

COUNTYWIDE, 2,123 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 39% includes of seniors who rent and 77% 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

TOTAL NUMBER of cost burdened households 2,123

Renters

OWNERS

Less than $20,000 $20,000-$34,999 $35,000-$49,999 More than $50,000 Seniors

68%  67%  41%  31%  4%  10%  26%  39%
Wages & housing affordability for top in-demand jobs in Hubbard County

- **Salary needed to afford median-value home**: $52,290
- **Salary needed to afford two-bedroom apartment**: $23,688
- **Annual median income**:
  - Food prep & serving: $19,281
  - Cashier: $20,076
  - Nursing assistant: $24,659
  - Teacher assistant: $30,155
  - Registered nurse: $64,479

**New job openings in Northwest Planning Area by 2024**: 74,670

**County median household income**: $47,486

**Hours / week minimum wage employee must work to afford a one-bedroom apartment**: 48

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

- **# of homeless on given night in 2015**: 420
- **% change in homelessness 2012-2015**: -37%

**Number of homeless CHILDREN**: 155  
**homeless SENIORS**: 30