Kandiyohi County

2017 County Housing Profile

16,885 households | Southwest 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.

While home values are on the rise, owner income is declining – and the number of young families who are homeowners has decreased, as well.

RENTER HOUSEHOLDS

4,353 | 26% of all households

Median rent, 2000: $599
Median rent, 2015: $666

Median renter income, 2000: $28,798
Median renter income, 2015: $25,103

Fair market rent for 2-bedroom apartment $686
Median-income renter can afford $628

OWNER HOUSEHOLDS

12,532 | 74% of all households

Median home value, 2000: $126,216
Median home value, 2015: $160,800

Median owner income, 2000: $64,282
Median owner income, 2015: $63,953

Change in homeownership rate for households younger than 35 years old, 2000-2015 -5%

Countywide, 4,142 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 49% of seniors who rent and more than 79% of owners and 83% of 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 4,142

Total # cost burdened RENTER households 2,107
Total # cost burdened OWNER households 2,035
Total # cost burdened SENIOR households 1,283
**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:** 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.

**HOMESlessness:** 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.

**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
- 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