2017 County Housing Profile

Kittson County

1,917 households  |  Northwest region

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

Contrary to the state trend, renter income has risen more quickly than the cost of rent – but the median-income renter still cannot afford a fair market 2-bedroom apartment.

While the income of homeowning families has risen at nearly the same rate as home values, and ownership for young households has declined dramatically since 2000.

Median rent, 2000: $478
Median rent, 2015: $504  
Income up 6%

Median renter income, 2000: $25,521
Median renter income, 2015: $27,596  
Income up 8%

Median home value, 2000: $57,258
Median home value, 2015: $72,600  
Home value up 27%

Median owner income, 2000: $48,151
Median owner income, 2015: $58,807  
Income up 22%

Fair market rent for 2-bedroom apartment $658
Median-income renter can afford $690

Countywide, 228 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 41% of seniors who rent and more than 64% of owners and 69% 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 Range</th>
<th>Renters</th>
<th>Owners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $20,000</td>
<td>6%</td>
<td>24%</td>
</tr>
<tr>
<td>$20,000-$34,999</td>
<td>17%</td>
<td>29%</td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>0%</td>
<td>9%</td>
</tr>
<tr>
<td>More than $50,000</td>
<td>41%</td>
<td>41%</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Renters</th>
<th>Owners</th>
</tr>
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<tbody>
<tr>
<td>Seniors</td>
<td>20%</td>
<td>20%</td>
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</tbody>
</table>

TOTAL NUMBER of cost burdened households

- Renters: 98
- Owners: 130
- Seniors: 157
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 Northwest region are still suffering the devastating consequences of having no place to call home.

Wages & housing affordability for top in-demand jobs in Kittson County

- **$21,780** Salary needed to afford median-value home
- **$23,688** Salary needed to afford two-bedroom apartment
- **$19,281** Annual median income Food prep & serving
- **$20,076** Annual median income Cashier
- **$24,659** Annual median income Nursing assistant
- **$30,155** Annual median income Teacher assistant
- **$64,479** Annual median income Registered nurse

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

County median household income: $52,326

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

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.

- **49%** Single-family units built before 1960
- **6** Single-family units permitted in 2015
- **32%** Multi-family units built before 1960
- **0** Multi-family units permitted in 2015

Number of extremely low income (ELI)* households: 100

Available units affordable to ELI households: 75

* 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.

- **1,581** Total senior households by 2035
- **34%** Growth in number of individual seniors by 2035
- **34%** Seniors % of overall population by 2035

# of homeless on given night in 2015: 420

% change in homelessness 2012-2015: -37%

Number of homeless CHILDREN: 155

Number of homeless SENIORS: 30