2017 County Housing Profile

Le Sueur County

11,007 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.

While home values are up, income for families who own their homes is down – and homeownership among young families is declining.

Median rent, 2000: $596
Median rent, 2015: $694  
Up 16%

Median renter income, 2000: $36,530
Median renter income, 2015: $31,708  
Down -13%

Fair market rent for 2-bedroom apartment $710
Median-income renter can afford $793

Median home value, 2000: $150,853
Median home value, 2015: $176,500  
Up 17%

Median owner income, 2000: $68,837
Median owner income, 2015: $67,549  
Down -2%

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

Countywide, 2,526 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 53% of seniors who rent and more than 77% 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  
2,526

Total # cost burdened RENTER households  
746

Total # cost burdened OWNER households  
1,780

Total # cost burdened SENIOR households  
885
**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 Southern region are still suffering the devastating consequences of having no place to call home.

### Wages & housing affordability for top in-demand jobs in Le Sueur County

<table>
<thead>
<tr>
<th>Annual median income</th>
<th>Food prep &amp; serving</th>
<th>Personal care aide</th>
<th>Nursing assistant</th>
<th>Truck driver</th>
<th>Registered nurse</th>
</tr>
</thead>
<tbody>
<tr>
<td>$18,978</td>
<td>$23,984</td>
<td>$25,435</td>
<td>$40,365</td>
<td>$58,354</td>
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<tr>
<td>$25,560 Salary needed to afford two-bedroom apartment</td>
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<tr>
<td>$52,950 Salary needed to afford median-valued home</td>
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</tbody>
</table>

**County POPULATION growth by 2035:** 3,600

- % single family homes built before 1960: 39%
- Single-family units permitted in 2015: 52
- % rental units built before 1960: 39%
- Multi-family units permitted in 2015: 0

- Number of extremely low income (ELI)* households: 485
- Available units affordable to ELI households: 215

* 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.

**Source:**

- **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 [Regions: Top In-Demand Jobs based on Economic Development Regions; Job Openings based on Planning Areas]
- **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 [Region based on Wilder regions]