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 increasing, owner income has stayed flat, as has homeownership for young families in the county.

**RENTER HOUSEHOLDS**

2,650 | 20% of all households

- Median rent, 2000: $556
- Median rent, 2015: $655 (18% up)
- Median renter income, 2000: $26,252
- Median renter income, 2015: $25,319 (-4% down)

Fair market rent for 2-bedroom apartment: $659
Median-income renter can afford: $633

**OWNER HOUSEHOLDS**

10,844 | 80% of all households

- Median home value, 2000: $119,196
- Median home value, 2015: $153,300 (29% up)
- Median owner income, 2000: $56,573
- Median owner income, 2015: $56,760 (0% up)

Change in homeownership rate for households younger than 35 years old, 2000-2015: 0%

Countywide, 3,185 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 72% of owners and renters who earn less than $20,000 per year.

**COST BURDEN**

<table>
<thead>
<tr>
<th>Category</th>
<th>Renters</th>
<th>Owners</th>
<th>Total # cost burdened households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $20,000</td>
<td>72%</td>
<td>55%</td>
<td>1,173</td>
</tr>
<tr>
<td>$20,000-$34,999</td>
<td>42%</td>
<td>32%</td>
<td>2,012</td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>12%</td>
<td>0%</td>
<td>1,126</td>
</tr>
<tr>
<td>More than $50,000</td>
<td>0%</td>
<td>10%</td>
<td></td>
</tr>
<tr>
<td>Seniors</td>
<td>53%</td>
<td>27%</td>
<td></td>
</tr>
</tbody>
</table>
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.

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

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

<table>
<thead>
<tr>
<th>Annual median income</th>
<th>Food prep &amp; serving</th>
<th>Cashier</th>
<th>Retail sales</th>
<th>Personal care aide</th>
<th>Nursing assistant</th>
</tr>
</thead>
<tbody>
<tr>
<td>$20K</td>
<td>$18,688</td>
<td>$19,135</td>
<td>$21,549</td>
<td>$23,662</td>
<td>$27,601</td>
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<tr>
<td>$40K</td>
<td>$45,990</td>
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<tr>
<td>$60K</td>
<td>$23,724</td>
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</tbody>
</table>

Salary needed to afford median-value home $45,990
Salary needed to afford two-bedroom apartment $23,724

New job openings in Northwest Planning Area by 2024 74,670
County median household income $50,049
Hours / week minimum wage employee must work to afford a two-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.

County POPULATION growth by 2035: 3,875

| % single family homes built before 1960 | 34% |
| % rental units built before 1960 | 33% |
| Single-family units permitted in 2015 | 80 |
| Multi-family units permitted in 2015 | 40 |

Number of extremely low income (ELI)* households 830
Available units affordable to ELI households 400

* 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.

# of homeless on given night in 2015 787
% change in homelessness 2012-2015 30%

Number of homeless CHILDREN 272
homeless SENIORS 61

Total senior households by 2035 10,794
Growth in number of individual seniors by 2035 68%
Seniors % of overall population by 2035: 28%