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. Income for families who own their homes is not rising nearly as quickly as home values – and homeownership among young families has decreased.

### RENTER HOUSEHOLDS

- **5,046** | 21% of all households
- Median rent, 2000: $538
- Median rent, 2015: $656
- Median renter income, 2000: $24,906
- Median renter income, 2015: $23,661

Fair market rent for 2-bedroom apartment: $658

Median-income renter can afford: $592

### OWNER HOUSEHOLDS

- **19,117** | 79% of all households
- Median home value, 2000: $116,168
- Median home value, 2015: $164,900
- Median owner income, 2000: $55,638
- Median owner income, 2015: $60,983

Change in homeownership rate for households younger than 35 years old, 2000-2015: -1%

Countywide, 5,212 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 48% of seniors who rent and more than 71% of owners and 82% of renters who earn less than $20,000 per year.

### COST BURDEN

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Renters</th>
<th>Owners</th>
<th>Total # Cost Burdened Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $20,000</td>
<td>82%</td>
<td>53%</td>
<td>2,089</td>
</tr>
<tr>
<td>$20,000-$34,999</td>
<td>71%</td>
<td>41%</td>
<td></td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>41%</td>
<td>10%</td>
<td></td>
</tr>
<tr>
<td>More than $50,000</td>
<td>23%</td>
<td>9%</td>
<td></td>
</tr>
<tr>
<td>Seniors</td>
<td>24%</td>
<td>9%</td>
<td>2,279</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.

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.

Wages & housing affordability for top in-demand jobs in Otter Tail County

- **Salary needed to afford median-value home: $49,470**
- **Salary needed to afford two-bedroom apartment: $23,688**

<table>
<thead>
<tr>
<th>Annual median income</th>
<th>Food prep &amp; serving</th>
<th>Cashier</th>
<th>Personal care aide</th>
<th>Nursing assistant</th>
<th>Truck driver</th>
</tr>
</thead>
<tbody>
<tr>
<td>$20K</td>
<td>$18,795</td>
<td>$19,175</td>
<td>$22,845</td>
<td>$24,629</td>
<td>$36,479</td>
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<td>$40K</td>
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</tr>
<tr>
<td>$60K</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

- **County median household income: $52,365**
- **New job openings in Northwest Planning Area by 2024: 74,670**
- **County POPULATION growth by 2035: 2,231**
- **% single family homes built before 1960: 34%**
- **% rental units built before 1960: 32%**
- **% multi-family units permitted in 2015: 62%**
- **% single family units permitted in 2015: 43%**
- **Available units affordable to ELI households: 755**
- **Number of extremely low income (ELI) households: 1,645**
- **Salary needed to afford two-bedroom apartment: $23,688**
- **Salary needed to afford median-value home: $49,470**
- **Total senior households by 2035: 19,571**
- **Growth in number of individual seniors by 2035: 35%**
- **Seniors % of overall population by 2035: 31%**
- **Hours / week minimum wage employee must work to afford a two-bedroom apartment: 48**

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

- **# of homeless on given night in 2015: 269**
- **% change in homelessness 2012-2015: -14%**
- **Number of homeless CHILDREN: 99**
- **homeless SENIORS: 20**