2017 County Housing Profile

Redwood County

6,463 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 up, income for families who own their homes is declining – as is the number of young families who own their homes.

RENTER HOUSEHOLDS
1,372  |  21% of all households

Median rent, 2000: $511
Median rent, 2015: $572
Median renter income, 2000: $30,732
Median renter income, 2015: $28,545

Fair market rent for 2-bedroom apartment $658
Median-income renter can afford $714

OWNER HOUSEHOLDS
5,091  |  79% of all households

Median home value, 2000: $86,300
Median home value, 2015: $92,600
Median owner income, 2000: $57,228
Median owner income, 2015: $54,231

Change in homeownership rate for households younger than 35 years old, 2000-2015 -17%

Countywide, 968 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 55% of seniors who rent and more than 67% of owners and 82% 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 Level</th>
<th>Renters</th>
<th>Owners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $20,000</td>
<td>82%</td>
<td>33%</td>
</tr>
<tr>
<td>$20,000-$34,999</td>
<td>67%</td>
<td>34%</td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>16%</td>
<td>4%</td>
</tr>
<tr>
<td>More than $50,000</td>
<td>0%</td>
<td>4%</td>
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TOTAL NUMBER of cost burdened households 968

Total # cost burdened RENTER households 426
Total # cost burdened OWNER households 542
Total # cost burdened SENIOR households 489
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.

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

<table>
<thead>
<tr>
<th>Annual median income</th>
<th>Cashier</th>
<th>Food prep &amp; serving</th>
<th>Personal care aide</th>
<th>Nursing assistant</th>
<th>Truck driver</th>
</tr>
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<tbody>
<tr>
<td>$20K</td>
<td>$18,813</td>
<td>$19,994</td>
<td>$23,202</td>
<td>$25,426</td>
<td>$36,656</td>
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<tr>
<td>$40K</td>
<td>$23,688</td>
<td></td>
<td></td>
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<tr>
<td>$60K</td>
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Salary needed to afford median-value home: $27,780
Salary needed to afford two-bedroom apartment: $23,688

New job openings in Southwest Planning Area by 2024: 55,090
County median household income: $47,211
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 Southwest region are still suffering the devastating consequences of having no place to call home.

<table>
<thead>
<tr>
<th># of homeless on given night in 2015</th>
<th>% change in homelessness 2012-2015</th>
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<tbody>
<tr>
<td>179</td>
<td>-10%</td>
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</table>

Number of homeless CHILDREN: 88
homeless SENIORS: 5


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: 930

- % single family homes built before 1960: 57%
- Single-family units permitted in 2015: 33%
- % rental units built before 1960: 45%
- Multi-family units permitted in 2015: 0

Number of extremely low income (ELI)* households: 300
Available units affordable to ELI households: 200

* 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.

### Total senior households by 2035: 4,963
### Growth in number of individual seniors by 2035: 35%
### Seniors % of overall population by 2035: 29%