2017 County Housing Profile

St. Louis County

85,033 households | Northland 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.

Income for families who own their homes is not rising nearly as quickly as home values – and ownership among young households has declined, as well.

OWNER HOUSEHOLDs

60,312 | 71% of all households

Median home value, 2000: $102,679
Median home value, 2015: $139,900

Median owner income, 2000: $59,967
Median owner income, 2015: $61,227

Change in homeownership rate for households younger than 35 years old, 2000-2015 -6%

RENTER HOUSEHOLDS

24,721 | 29% of all households

Median rent, 2000: $571
Median rent, 2015: $685

Median renter income, 2000: $24,137
Median renter income, 2015: $23,090

Fair market rent for 2-bedroom apartment $755
Median-income renter can afford $577

Countywide, 21,930 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 70% of owners and 80% 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>80%</td>
<td>70%</td>
</tr>
<tr>
<td>$20,000-$34,999</td>
<td>70%</td>
<td>62%</td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>41%</td>
<td>23%</td>
</tr>
<tr>
<td>More than $50,000</td>
<td>24%</td>
<td>7%</td>
</tr>
<tr>
<td>Seniors</td>
<td>7%</td>
<td>7%</td>
</tr>
</tbody>
</table>

TOTAL NUMBER of cost burdened households

21,930

Total # cost burdened RENTER households

12,759

Total # cost burdened OWNER households

9,171

Total # cost burdened SENIOR households

6,195
**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.

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

**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.