2017 County Housing Profile

Scott County

46,214 households | Twin Cities 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, far outpacing the increase in income, making it increasingly challenging for renters to make ends meet.

Income for families who own their homes is also on the decline while home values are rising, and ownership for young households has declined significantly since 2000.

RENTER HOUSEHOLDS
7,439 | 16% of all households

- Median rent, 2000: $902
- Median rent, 2015: $1,024 (up 14%)
- Median renter income, 2000: $40,253
- Median renter income, 2015: $42,824 (up 6%)

Fair market rent for 2-bedroom apartment: $1,027
Median-income renter can afford: $1,071

OWNER HOUSEHOLDS
38,775 | 84% of all households

- Median home value, 2000: $221,463
- Median home value, 2015: $247,600 (up 12%)
- Median owner income, 2000: $98,247
- Median owner income, 2015: $98,432 (down 0%)

Change in homeownership rate for households younger than 35 years old, 2000-2015: -32%

Countywide, 10,582 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 56% of seniors who rent and more than 87% of owners and 81% 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: 10,582
  - Total # cost burdened RENTER households: 3,104
  - Total # cost burdened OWNER households: 7,478
  - Total # cost burdened SENIOR households: 2,444
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.

HOMESTOCK: 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 in Scott and Carver counties homelessness has increased, meaning more people are suffering the consequences of having no place to call home.

Wages & housing affordability for top in-demand jobs in Scott 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>Registered nurse</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salary needed to afford median-value home</td>
<td>$18,962</td>
<td>$20,177</td>
<td>$21,543</td>
<td>$23,555</td>
<td>$78,392</td>
</tr>
<tr>
<td>Salary needed to afford two-bedroom apartment</td>
<td>$74,280</td>
<td>$36,972</td>
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</tbody>
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New job openings in Twin Cities Planning Area by 2024: 517,530
County median household income: $87,794
Hours/week minimum wage employee must work to afford a two-bedroom apartment: 75

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 | % change in homelessness 2012-2015 |
--- | --- |
139 | +38% |

Number of homeless CHILDREN: 59
homeless SENIORS: 6

Total senior households by 2035: 44,605
Growth in number of individual seniors by 2035: 200%
Seniors % of overall population by 2035: 24%