Sherburne County

2017 County Housing Profile

30,283 households | Central region

Access to safe, affordable homes builds a strong foundation for families and communities. But too many Minnesotans lack good housing options.

Contrary to the state trend, home values and owner income are declining – and homeownership among young families has decreased markedly since 2000. 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.

RENTER HOUSEHOLDS

5,616 | 19% of all households

Median rent, 2000: $785
Median rent, 2015: $925

Income change: Up 18%

Median renter income, 2000: $38,384
Median renter income, 2015: $37,296

Income change: Down 3%

Fair market rent for 2-bedroom apartment = $1,027
Median-income renter can afford = $932

OWNER HOUSEHOLDS

24,667 | 81% of all households

Median home value, 2000: $191,870
Median home value, 2015: $190,600

Home value change: Down 1%

Median owner income, 2000: $84,768
Median owner income, 2015: $84,607

Income change: Down 0%

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

Countywide, 7,789 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 46% of seniors who rent and more than 83% of owners and 91% 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 Group</th>
<th>Renters</th>
<th>Owners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $20,000</td>
<td>91%</td>
<td>83%</td>
</tr>
<tr>
<td>$20,000-$34,999</td>
<td>67%</td>
<td>54%</td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>62%</td>
<td>55%</td>
</tr>
<tr>
<td>More than $50,000</td>
<td>12%</td>
<td>12%</td>
</tr>
<tr>
<td>Seniors</td>
<td>46%</td>
<td>27%</td>
</tr>
</tbody>
</table>

TOTAL NUMBER of cost burdened households = 7,789

<table>
<thead>
<tr>
<th>Category</th>
<th>Number</th>
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<tbody>
<tr>
<td>Total # cost burdened RENTER households</td>
<td>2,685</td>
</tr>
<tr>
<td>Total # cost burdened OWNER households</td>
<td>5,104</td>
</tr>
<tr>
<td>Total # cost burdened SENIOR households</td>
<td>1,540</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.

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

- **Salary needed to afford median-value home**: $57,180
- **Salary needed to afford two-bedroom apartment**: $36,972

<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></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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</tbody>
</table>

New job openings in Central Planning Area by 2024: 97,320

County median household income: $74,170

Hours / week minimum wage employee must work to afford a two-bedroom apartment: 75

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.

- **% single family homes built before 1960**: 9%
- **Single-family units permitted in 2015**: 294
- **% rental units built before 1960**: 12%
- **Multi-family units permitted in 2015**: 29

Number of extremely low income (ELI)* households: 1,685

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.

- **Total senior households by 2035**: 28,995
- **Growth in number of individual seniors by 2035**: 179%
- **Seniors % of overall population by 2035**: 24%

HOMELESSNESS: 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.

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

Number of homeless CHILDREN: 272

Number of homeless SENIORS: 61

### Sources