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 is declining.

Countywide, 1,157 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 80% of owners and 74% of renters who earn less than $20,000 per year.

**2017 County Housing Profile**

**Sibley County**

6,025 households | Southern region

Percentage of households paying more than 30% of their income toward housing

<table>
<thead>
<tr>
<th>TOTAL NUMBER of cost burdened households</th>
<th>1,157</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total # cost burdened RENTER households</td>
<td>388</td>
</tr>
<tr>
<td>Total # cost burdened OWNER households</td>
<td>769</td>
</tr>
<tr>
<td>Total # cost burdened SENIOR households</td>
<td>476</td>
</tr>
</tbody>
</table>

**RENTER HOUSEHOLDS**

1,251 | 21% of all households

- Median rent, 2000: $586
- Median rent, 2015: $630
- Median renter income, 2000: $34,231
- Median renter income, 2015: $33,171

- Rent up 7%
- Income down 3%

**OWNER HOUSEHOLDS**

4,774 | 79% of all households

- Median home value, 2000: $121,123
- Median home value, 2015: $131,300
- Median owner income, 2000: $61,974
- Median owner income, 2015: $63,922

- Home value up 8%
- Income up 3%

- Change in homeownership rate for households younger than 35 years old, 2000-2015: -12%

**COST BURDEN**

Fair market rent for 2-bedroom apartment $658

Median-income renter can afford $829

### Less than $20,000
- Renters: 74%
- Owners: 80%

### $20,000-$34,999
- Renters: 43%
- Owners: 40%

### $35,000-$49,999
- Renters: 27%
- Owners: 23%

### More than $50,000
- Renters: 2%
- Owners: 10%

### Seniors
- Renters: 48%
- Owners: 24%
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.

HOMES: 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 Sibley County

<table>
<thead>
<tr>
<th>Annual median income</th>
<th>Food prep &amp; serving</th>
<th>Personal care aide</th>
<th>Nursing assistant</th>
<th>Truck driver</th>
<th>Registered nurse</th>
</tr>
</thead>
<tbody>
<tr>
<td>$20K</td>
<td>$18,978</td>
<td>$23,984</td>
<td>$25,435</td>
<td>$40,365</td>
<td>$58,354</td>
</tr>
<tr>
<td>$40K</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$60K</td>
<td></td>
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</tr>
</tbody>
</table>

Salary needed to afford median-valued home $39,390
Salary needed to afford two-bedroom apartment $23,688

New job openings in Southwest Planning Area by 2024 55,090
County median household income $56,990
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 Southern region are still suffering the devastating consequences of having no place to call home.

<table>
<thead>
<tr>
<th># of homeless</th>
<th>% change in homelessness</th>
</tr>
</thead>
<tbody>
<tr>
<td>on given night in 2015</td>
<td>2012-2015</td>
</tr>
<tr>
<td>571</td>
<td>-8%</td>
</tr>
</tbody>
</table>

Number of homeless CHILDREN 272 homeless SENIORS 26


HOUSING STOCK: 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 | 4,840 |
| Growth in number of individual seniors by 2035 | 71% |
| Seniors % of overall population by 2035 | 28% |
