## 2017 County Housing Profile

**Steele County**

14,339 households  |  Southern region

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

### RENTER HOUSEHOLDS

- **3,328** | **23%** of all households

- Median rent, 2000: **$648**
- Median rent, 2015: **$731**  
  - **13%** increase

- Median renter income, 2000: **$36,270**
- Median renter income, 2015: **$26,045**  
  - **28%** decrease

- Fair market rent for 2-bedroom apartment: **$772**
- Median-income renter can afford: **$651**

### OWNER HOUSEHOLDS

- **11,011** | **77%** of all households

- Median home value, 2000: **$142,320**
- Median home value, 2015: **$150,500**  
  - **6%** increase

- Median owner income, 2000: **$71,241**
- Median owner income, 2015: **$70,095**  
  - **2%** decrease

- Change in homeownership rate for households younger than 35 years old, 2000-2015: **-18%**

Countywide, 3,371 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 66% of seniors who rent and more than 72% of owners and 90% of renters who earn less than $20,000 per year.

### COST BURDEN

- **90%** RENTERS
- **72%** OWNERS

- **55%** Less than $20,000
- **40%** $20,000-$34,999
- **33%** $35,000-$49,999
- **33%** More than $50,000
- **66%** Seniors

- **3,371** cost burdened households

- **1,647** RENTER households
- **1,724** OWNER households
- **1,205** SENIOR households

- **77%** of all households

- **72%** of all households

- **13%** increase

- **28%** decrease

- **6%** increase

- **2%** decrease

- **-18%**

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.

While home values are up, income for families who own their homes is down – and homeownership among young families has declined dramatically since 2000.

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

- **Salary needed to afford a median-valued home**: $45,150
- **Salary needed to afford a two-bedroom apartment**: $27,792

**County POPULATION growth by 2035**: 6,180

- % single family homes built before 1960: 36%
- Single-family units permitted in 2015: 33
- % rental units built before 1960: 31%
- Multi-family units permitted in 2015: 36

**Number of extremely low income (ELI)* households**: 1,030

**Available units affordable to ELI households**: 300

* 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**: 11,521

**Growth in number of individual seniors by 2035**: 82%

**Seniors % of overall population by 2035**: 26%

**Sources**:
- Renter households: Rent and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2015, 5-year estimates
- Owner households: Home value and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2015, 5-year estimates
- Cost burden: U.S. Census Bureau, American Community Survey 2015, 5-year estimates
- Wages: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, June 2016; Employment Outlook, MN DEED (Regions: Top In-Demand Jobs based on Economic Development Regions; Job Openings based on Planning Areas)
- Seniors: Minnesota County Population Projections by Age and Gender, Minnesota State Demographic Center, March 2014
- Homelessness: Wilder Research Center, 2016 (Region based on Wilder regions)