Lake County
NORTHLAND REGION  |  5,082 HOUSEHOLDS

RENTER HOUSEHOLDS
823  |  16% of households

OWNER HOUSEHOLDS
4,259  |  84% of households

Many Minnesotans cannot afford a home.
Rent and home values continue to rise while incomes decline or remain stagnant, putting a modest apartment or homeownership out of reach.

$644  Median rent 2017
$618  Median rent 2000
4%  RENT

$26,947  Median renter income 2000
$28,480  Median renter income 2017
6%  INCOME

54%  VALUE

$165,800  2017 median home value
$107,352  2000 median home value

$62,315  2017 median owner income
$64,297  2000 median owner income
3%  INCOME

% white households that are homeowners 76%
% people of color households that are homeowners 45%

340  Extremely low-income (ELI) households
130  Available units affordable to ELI

14  EVICTIONS IN 2017
12  Evictions in 2015

FORECLOSURES IN 2017  15
Foreclosures in 2015  24

Many Minnesotans are experiencing cost burden.
When housing costs require more than 30 percent of a household's income each month, families are more likely to have insufficient resources to pay for basic needs, like food and medicine. Yet more than 572,000 Minnesota households are cost burdened.

RENTER households  354

TOTAL cost-burdened households  1,123

OWNER households  769

88  Cost burdened SENIOR renter households
147  SEVERELY cost burdened renter households

Cost burdened SENIOR owner households  222
SEVERELY cost burdened owner households  297

<table>
<thead>
<tr>
<th>2000</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renters</td>
<td>Owners</td>
</tr>
<tr>
<td>30%</td>
<td>43%</td>
</tr>
<tr>
<td>13%</td>
<td>18%</td>
</tr>
<tr>
<td>Less than $20,000</td>
<td>$20,000-$34,999</td>
</tr>
<tr>
<td>84%</td>
<td>68%</td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>More than $50,000</td>
</tr>
<tr>
<td>41%</td>
<td>36%</td>
</tr>
<tr>
<td>Seniors</td>
<td>9%</td>
</tr>
<tr>
<td>39%</td>
<td>6%</td>
</tr>
</tbody>
</table>
WAGES & HOUSING AFFORDABILITY IN LAKE COUNTY

<table>
<thead>
<tr>
<th>Job</th>
<th>Annual Median Income</th>
<th>Change (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Sales</td>
<td>$23,459</td>
<td>-6%</td>
</tr>
<tr>
<td>Registered Nurse</td>
<td>$61,126</td>
<td>+23%</td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$23,584</td>
<td>+4%</td>
</tr>
<tr>
<td>Construction Laborer</td>
<td>$43,451</td>
<td>+29%</td>
</tr>
<tr>
<td>Truck Driver</td>
<td>$45,558</td>
<td>+23%</td>
</tr>
<tr>
<td>Home Health Aide</td>
<td>$27,431</td>
<td>+29%</td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$23,224</td>
<td>+23%</td>
</tr>
<tr>
<td>Service Assistant</td>
<td>$30,953</td>
<td>+11%</td>
</tr>
</tbody>
</table>

**Annual median income**
- $49,740 Salary needed to afford median-value home
- $32,080 Salary needed to afford two-bedroom apartment

**Projected job growth by 2026**
- Hours per week minimum wage employee must work to afford 1-bedroom apartment: 48
- % of employees who live in county of workplace: 68%
- New job growth in the Northeast Planning Area by 2026: 1,725

In-demand jobs don’t cover housing costs.
The median earnings for most of the top in-demand and high-growth jobs throughout Minnesota do not cover housing costs for a two-bedroom apartment or the mortgage for a median-value home.

Our housing stock won’t meet the needs of a growing Minnesota.
Housing production is not keeping up with demand, undermining the economic development and prosperity of many communities, and worsening housing disparities for seniors and households of color.

- Total population growth by 2035: -1,390
- Growth in # of people of color (POCI): 25%
- POCI % of overall population in 2035: 10%

- Total senior population by 2035: 3,151
- Growth in # of seniors by 2035: 17%
- Senior % of overall population in 2035: 34%

- % rental units built before 1960: 34%
- Multi-family units permitted in 2017: 0
- Multi-family units permitted in 2015: 0

- % single family homes built before 1960: 46%
- Single-family units permitted in 2017: 52
- Single-family units permitted in 2015: 47

**SOURCES**
- **Renter households:** Rent and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2017, 5 year estimates
- **Owner households:** Home value and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2017, 5 year estimates
- **Evictions:** Minnesota State Court Administrator, Monthly Unlawful Detainers by County
- **Foreclosures:** Minnesota Homeownership Center, County Sheriff’s Data 2017
- **ELI Units and Renters:** MHP Analysis of HUD’s CHAS Portal Data using the NLIHC methodology
- **Wages:** Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, July 2017; Employment Outlook, MN DEED
- **Housing Stock:** U.S. Census Bureau, American Community Survey 2017, 5 year estimates; U.S. Census Bureau, Building Permits Survey, 2018
- **Seniors / Population growth:** Minnesota County Population Projections by Age and Gender, Minnesota State Demographic Center, March 2017

*Homeownership rates and growth estimates for POCI are regional.