Stearns County
CENTRAL REGION | 58,657 HOUSEHOLDS

RENTER HOUSEHOLDS
18,364 | 31% of households

OWNER HOUSEHOLDS
40,293 | 69% 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.

- Median rent 2017: $774
- Median rent 2000: $672
- Median renter income 2000: $34,431
- Median renter income 2017: $35,160
- Median rent 2017: $171,300
- Median rent 2000: $144,982
- 2000 median owner income: $71,383
- 2017 median owner income: $73,283

- 4,160 Extremely low-income (ELI) households
- 1,455 Available units affordable to ELI

- 18% 2000 median owner income
- 20% 2017 median owner income

- Foreclosures in 2017: 83
- Evictions in 2017: 444

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.

- Cost burdened SENIOR renter households: 1,244
- SEVERELY cost burdened renter households: 3,444
- Cost burdened SENIOR owner households: 2,459
- SEVERELY cost burdened owner households: 2,622

Renters

<table>
<thead>
<tr>
<th>Income Level</th>
<th>2000</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $20,000</td>
<td>31%</td>
<td>40%</td>
</tr>
<tr>
<td>$20,000-$34,999</td>
<td>15%</td>
<td>19%</td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>46%</td>
<td>64%</td>
</tr>
<tr>
<td>More than $50,000</td>
<td>2%</td>
<td>7%</td>
</tr>
</tbody>
</table>

Owners

<table>
<thead>
<tr>
<th>Income Level</th>
<th>2000</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seniors</td>
<td>49%</td>
<td>24%</td>
</tr>
</tbody>
</table>
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.

**WAGES & HOUSING AFFORDABILITY IN STEARNS COUNTY**

<table>
<thead>
<tr>
<th>TOP IN-DEMAND JOBS, 2017</th>
<th>FAST GROWING JOBS BY 2026</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Sales</td>
<td>$25,701</td>
</tr>
<tr>
<td>Retail Supervisor</td>
<td>$31,760</td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$24,623</td>
</tr>
<tr>
<td>Cashier</td>
<td>$21,811</td>
</tr>
<tr>
<td>Food Prep &amp; Serving</td>
<td>$21,449</td>
</tr>
<tr>
<td>Home Health Aide</td>
<td>$27,459</td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$26,395</td>
</tr>
<tr>
<td>Customer Service</td>
<td>$35,172</td>
</tr>
</tbody>
</table>

- Hours per week minimum wage employee must work to afford 1-bedroom apartment: 52
- % of employees who live in county of workplace: 82%
- New job growth in the Central Planning Area by 2026: 26,629

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: 6138
- Growth in # of people of color (POCI)*: 85%
- POCI % of overall population in 2035: 11%
- Total senior population by 2035: 37,001
- Growth in # of seniors by 2035: 72%
- Senior % of overall population in 2035: 23%

- % rental units built before 1960: 19%
- Multi-family units permitted in 2017: 301
- Multi-family units permitted in 2015: 394
- % single family homes built before 1960: 24%
- Single-family units permitted in 2017: 419
- Single-family units permitted in 2015: 299

**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*