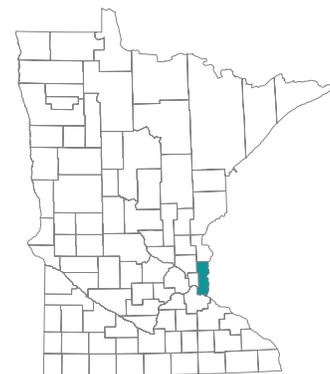


## 2021 County Profile

# Washington

94,431 Households | TWIN CITIES REGION



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 price of rent continues to rise and incomes are not keeping up, making it increasingly challenging for renters to make ends meet.

The income for families is not rising at the same pace as home values, making it more difficult for families to purchase and own a home.



### RENTER HOUSEHOLDS

17,817 | 19% of all households

Median rent, 2000: \$1,035  
 Median rent, 2019: \$1,307  rent up **26%**

Renter income, 2000: \$48,286  
 Renter income, 2019: \$50,517  income up **5%**



### OWNER HOUSEHOLDS

76,614 | 81% of all households

Home value, 2000: \$231,176  
 Home value, 2019: \$289,400  value up **25%**

Owner income, 2000: \$106,082  
 Owner income, 2019: \$109,626  income up **3%**

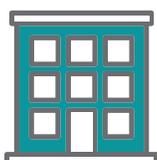
**HOUSING STOCK:** While a significant portion of the rental and owner-occupied housing is aging (built before 1970), new construction is not keeping up with demand. Of particular concern is the gap between the number of available units for extremely low income households – and the number of people who need them.

**Disparities:** Disparities are stark for BIPOC residents of all 87 counties. Homeownership disparities are above 65% in every county in Minnesota with most over 90%. Cost-burden is higher for BIPOC renters (53%) than white renters (44%) in the Twin Cities.



% of homes built before 1970 **21%**

Single-family units permitted in 2019 **1394**



% of rental units built before 1970 **20%**

Multi-family units permitted in 2019 **372**

Number of extremely low income households **3,595**

Units affordable to extremely low income households **1,405**

Gap between ELI households and units in Washington county **2,190**

Twin Cities	Renter Cost Burden	Severe Renter Cost Burden
White	44%	21%
Black	57%	28%
Indigenous	59%	48%
Hispanic	54%	25%

### Homeownership in Washington County

BIPOC Homeowners **7,579**

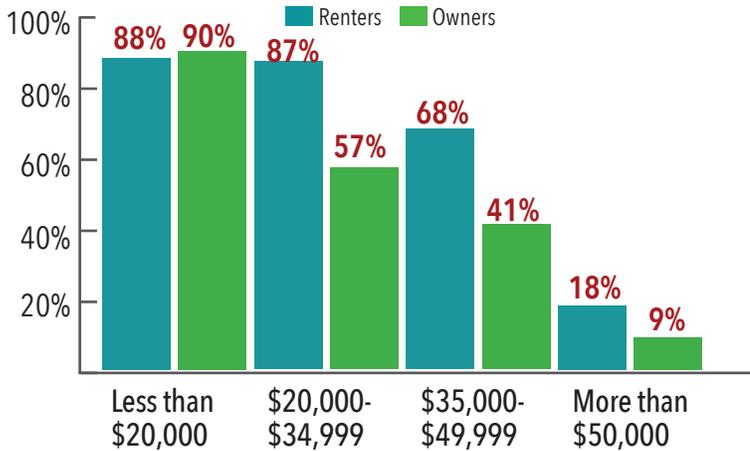
 **10%**

 **90%**

White Homeowners **69,035**

20,833 households in Washington County pay more than 30 percent of their income toward housing costs, putting them at risk of being unable to afford basic needs like food and medicine. 8,208 are severely cost-burdened and pay more than 50 percent of their income on housing.

**COST BURDEN** Percentage of households paying more than 30% of their income toward housing.



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

	RENTERS	OWNERS
Under \$20,000	2,249	2,074
\$20,000-34,999	2,660	2,179
\$35,000-49,999	1,934	2,075
Over \$50,000	1,594	6,068
Seniors	3,098	4,305
All cost-burdened households	8,437	12,396

**SEVERE COST BURDEN** Number and percent of households paying more than 50% of their income toward housing.

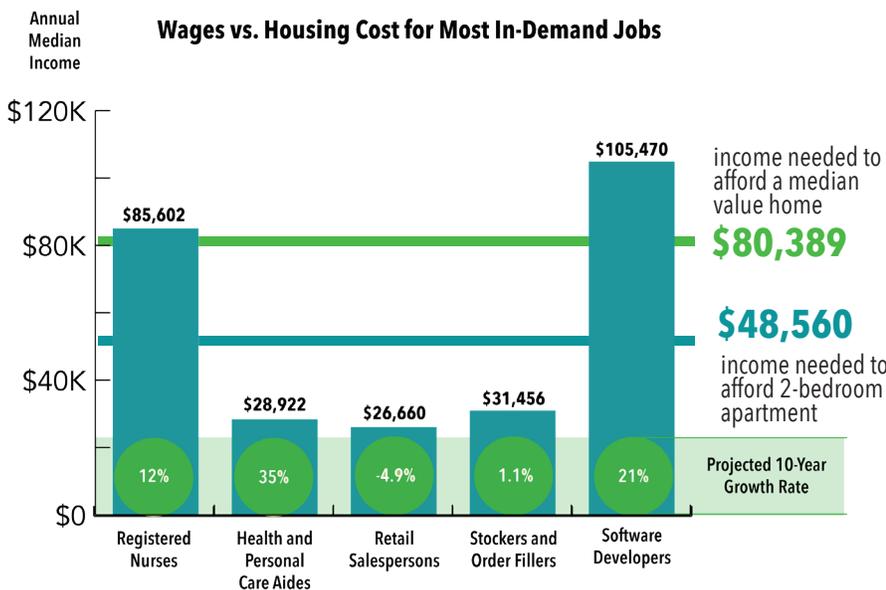
Severe Renter Cost Burden **3,936** households or **23%** of all renter households

Severe Owner Cost Burden **4,272** households or **6%** of all owner households

**WAGES:** Housing remains a challenge even for Minnesotans who are fully employed. The median earnings for most of the top in-demand and high-growth jobs in the 7 County Metro region 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 price home.

**HOMELESSNESS:** In the Twin Cities region, too many families, seniors and children are still suffering the devastating consequences of having no place to call home.

**7 County Metro Region Data**



# of homeless on a given night in 2018 **6,763**

Change in homeless since 2000 **9%**

Number of homeless children **2,277**

Number of homeless seniors **798**



SOURCES – Renter households: Rent and income adjusted for inflation. U.S. Census Bureau, American Community Survey  
 Owner households: Home value and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2019, 5 year estimates | Cost burden: U.S. Census Bureau, American Community Survey 2019, 5 year estimates | 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, November 2020; Employment Outlook, MN DEED | Housing Stock: U.S. Census Bureau, American Community Survey 2019, 5 year estimates, U.S. Census Bureau, Building Permits Survey, 2019 | Homelessness: Wilder Research Center, 2018 Minnesota Homeless Study

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Median household income for county **\$96,671** Hours / week minimum wage employee must work to afford 1- bd apartment **75**