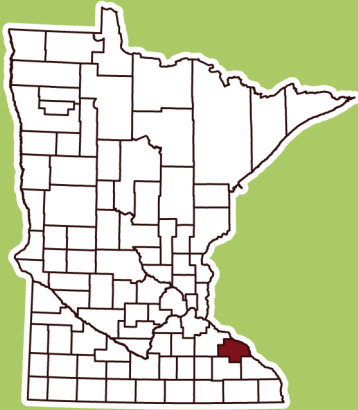


Wabasha County



As Minnesota's economy grows stronger, access to safe and affordable homes builds the foundation for living, working, and learning in all communities. Yet even working Minnesotans often lack good housing options, and aging homes create health and energy concerns.

In Wabasha County, there are about 7,203 owner and 1,619 renter households.¹ More than 39% of homes are at least 50 years old.²

For 25% of owners and 57% of renters in Wabasha County, housing consumes 30% or more of their household income.³ This can mean inadequate spending on other basic needs like food and medicine. **Saving for education or emergencies often becomes impossible, especially for lowest-income households.**

RENTER INCOMES LAG BEHIND RENTS

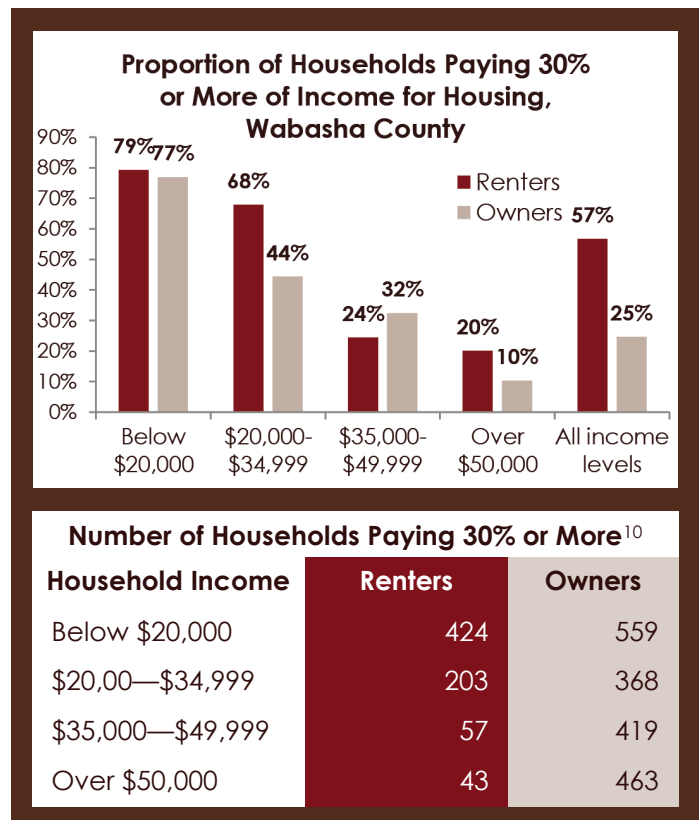
In Wabasha County, 18% of households are renters.⁴ In most Minnesota counties, **renter incomes have fallen as rents have risen.** According to recent data for Wabasha County, real renter incomes have fallen by 36%, while rents have risen by 7% since 2000.⁵

There are now **68 units affordable and available for every 100 extremely low-income renters** in Wabasha County.⁶ The county ranks 16 out of the state's 87 counties for the most units affordable and available to this income group.

RENTAL CHOICE KEY, BUT OPTIONS LIMITED

For many, renting makes sense. Young people starting out are often saddled with student debt. Seniors may not be able to afford or manage owning a home. Many do not have the savings or credit to qualify for mortgages. Workers relocating for jobs also need rental housing.

A safe, modest two-bedroom apartment costs \$637 per month in Wabasha County.⁷ At the median renter household income of \$25,480, a family could affordably spend \$556 per month on rent.⁸ By definition, half of the county's renters earn less than this median, and would need less expensive housing.



At \$8.00 per hour, the state minimum wage for 2014, an earner must work **61 hours per week⁹** to afford the \$637 rent for a modest two-bedroom apartment in this county.

Minnesota Housing Partnership

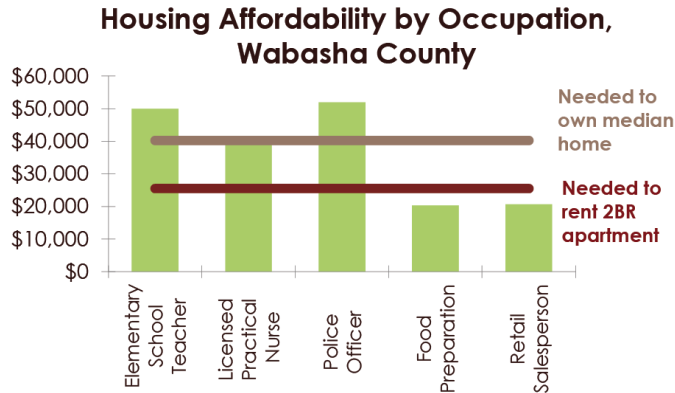
2446 University Avenue West, Suite 140
Saint Paul, MN 55114

www.mhponline.org p: 651-651-1710 f: 651-649-1725



Workers fill essential roles, but a job does not guarantee an affordable place to live.

The median earnings for many jobs do not cover actual housing costs, the chart below shows.¹¹



For vacant positions in Wabasha County and counties nearby, the median hourly wage is \$17.86 for full time jobs, which corresponds to \$37,149 annually at 40 hours per week. Vacant part time jobs only earn \$10.41 per hour.¹²

Owning a home.

82% of households in Wabasha County own a home. For white, non-Hispanic households, the county's ownership rate is 82%, compared to 57% for households of color. **As a state, Minnesota has the nation's largest racial homeownership gap.**¹³

- The median sales price for non-foreclosed homes is \$149,900 in Wabasha County, which is a real decrease of 13% since 2006.¹⁴
- From 2005-2013, there were 485 foreclosures in the county.¹⁵
- Statewide, 3.1% of primary mortgages were delinquent by 60+ days in early 2014, compared to an average of 1.7% from 1979 to 2004, before the foreclosure crisis.¹⁶

In Wabasha County 8% of owner and 21% of renter households pay half or more of their income for housing, a situation known as "severe cost burden."¹⁷

SOURCES: 1 US Census 2010. 2 American Community Survey (ACS) 2008-12. 3 ACS 2008-12. 4 2010 Census. 5 US Census 2000 & ACS 2008-12. 6 CHAS 2007-11 data, using NLIHC methodology. 7 HUD Fair Market Rent (FMR), 2014. 8 ACS 2008-12. 9 HUD FMRs, 2014 & MN Dept of Labor and Industry. 10 ACS 2008-12. 11 OES Wage Data by economic development region, MN DEED, Q1 2014; HUD FMR, 2014; MN Dept of Revenue Sales Ratio Study, Jan-Sept 2013. 12 MN DEED Job Vacancy Survey, Q4 2013. 13 2010 Census, US Census Bureau. 14 MN Dept of Revenue Sales Ratio Study, 2006 & Jan-Sept 2013. 15 HousingLink. 16 National Delinquency Survey, Mortgage Bankers Association, Q1 2014. 17 ACS 2008-12. 18-20 Wilder Research, 2007 & 2013. 21 Small Area Income & Poverty Estimates, 2002 & 2012. 22-23 Census 2000 & ACS 2008-12. 24 Wilder Research, 2013. 25 Homeless Veterans in MN 2012, Wilder Research.

Unaffordable housing and homelessness affect people of all ages in Minnesota.

An estimated 14,000 Minnesotans were homeless on a given night in 2012. Homelessness increased 32% statewide from 2006 to 2012.¹⁸

On that 2012 night, 619 people were known to be homeless in the Southeast Region including:

- 256 children with their parents.
- 65 youth through age 21 living on their own.
- 22 seniors aged 55+.¹⁹

Without stable housing, children face higher barriers to success in schools.

About half of the people experiencing homelessness in Minnesota are 21 or under.²⁰ Homelessness can cause delays in growth and development, as well as problems in school. Housing subsidies have been linked with better nutrition and school success for poor children.

In 2012, 11% of children in Wabasha County were living in poverty, up from 7% in 2002.²¹

Housing needs among seniors are growing.

The number of households headed by seniors aged 65+ in Wabasha County grew from 1,442 in 2000 to 2,244 in 2008-12.²² Currently, 274 are renter households. Statewide, 3 in 5 senior renters pay more than 30% of their income for housing.²³ Seniors were also one of the fastest growing segments of the state's homeless population between 2009 and 2012.²⁴

Targeted investment can end homelessness.

Ending homelessness is possible with strategic public investment. For example, targeting housing and services to homeless veterans led to a 13% decline in homelessness for this group from 2009 to 2012 even as homelessness rose overall.²⁵