Affordable Housing

Carlton County

May 2008

The demand for affordable housing exceeds supply.

The unmet affordable housing need through the year 2010 in Carlton County is conservatively estimated at 1,533 low-income households. Meanwhile, the number of households in the state spending more than half of their income on housing increased from 1 in 15 in 2000 to 1 in 8 in 2006. Minnesota experienced the fastest increase of extremely cost burdened households of any state in the nation during this time period.

<table>
<thead>
<tr>
<th>Household Income</th>
<th>Renters</th>
<th>Home Owners</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number of Households Paying Over 30% in Rent</td>
<td>Percent of Households Paying Over 30% in Rent</td>
</tr>
<tr>
<td>Less than $19,999</td>
<td>529</td>
<td>50%</td>
</tr>
<tr>
<td>$20,000-$34,999</td>
<td>44</td>
<td>9%</td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>$50,000 and over</td>
<td>0</td>
<td>0%</td>
</tr>
</tbody>
</table>

The table above shows the number and percent of households in different income brackets that pay over 30% of household income for rental or ownership costs. It illustrates that the burden of housing costs weighs more heavily on lower-income families.

About 82% of Carlton County residents own their home and 18% are renters.

WHAT IS AFFORDABLE HOUSING?

Housing is considered affordable if it consumes 30% or less of a household’s gross income.

Generally, when households spend more than 30% of their income to meet housing costs, they do not have enough income to meet other basic needs or weather financial setbacks.
Lower-income households face extreme affordability challenges.

The chart below compares the median earnings of different workers to the income required for affordable housing. The median household income for Carlton County was $45,613 in 2006.

In Carlton County, a median-priced home is $140,500, and the fair market rent for a two bedroom apartment is $605 per month. Since 2000, home prices have increased by 52.7% and fair market rent has increased by 27.9%.

Approximately 15% of homeowners and 28% of renters in Carlton County spend over 30% of their household income on housing.

In Carlton County, a family of four with two full-time wage earners needs to earn a combined annual salary of $45,732 to afford the basic cost of living.

34% of jobs in Carlton County and counties nearby pay less than the regional wage required to afford basic needs.

The average annual unemployment rate in Carlton County was 4.9% in 2007.

Foreclosures in Minnesota

- In Carlton County in 2007, there were about 61 foreclosures, a 48% increase from 2005.
- Left unaddressed, abandoned foreclosed properties destabilize neighborhoods, erode the local tax base and drive up the costs of municipal services.

Homelessness in Minnesota

- In 2006, 28% of all adults experiencing homelessness in Minnesota reported income from work, with 12% working full time.
- 39% of Minnesota’s homeless population cite the inability to afford housing as a primary reason for leaving previous housing.
- Roughly 9,200 Minnesotans are homeless and 7,700 are precariously housed in temporary or unstable housing. Thirty-eight percent (38%) of these are children and youth.
- On a single day in 2006, 74 people were sheltered in the Northeast Region, including 31 children.

Extreme Cost Burden

- Approximately 13% of renter households pay over 50% of their income on housing in Carlton County.
- For homeowner households in Carlton, 6% pay over 50% of their income on housing.

Sources:
4. Ibid.
7. Minnesota Dept. of Revenue Sales Ratio Study; HUD Fair Market Rents, Low Income Housing Coalition, “Out of Reach, 2007-8.”
13. Ibid.
14. Ibid.
15. Ibid.
16. Minnesota Dept. of Revenue Sales Ratio Study; HUD Fair Market Rents, Low Income Housing Coalition, "Out of Reach, 2007-8.”
17. Minnesota Dept. of Revenue Sales Ratio Study;
18. Ibid.