May 2008

The demand for affordable housing exceeds supply.

The unmet affordable housing need through the year 2010 in Nobles County is conservatively estimated at 1,122 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.

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.

<table>
<thead>
<tr>
<th>Household Income</th>
<th>Renters</th>
<th></th>
<th>Owner Occupiers</th>
<th></th>
<th></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>
<td>Number of Households Paying Over 30% for Ownership Costs</td>
<td>Percent of Households Paying Over 30% for Ownership Costs</td>
<td></td>
</tr>
<tr>
<td>Less than $19,999</td>
<td>410</td>
<td>51%</td>
<td>394</td>
<td>42%</td>
<td></td>
</tr>
<tr>
<td>$20,000-$34,999</td>
<td>58</td>
<td>12%</td>
<td>188</td>
<td>19%</td>
<td></td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>25</td>
<td>9%</td>
<td>35</td>
<td>3%</td>
<td></td>
</tr>
<tr>
<td>$50,000 and over</td>
<td>9</td>
<td>3%</td>
<td>9</td>
<td>1%</td>
<td></td>
</tr>
</tbody>
</table>

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.

About 75% of Nobles County residents own their home and 25% are renters.
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 Nobles County was $39,354 in 2006.

In Nobles County, a median-priced home is $68,500, and the fair market rent for a two bedroom apartment is $555 per month. Since 2000, home prices have increased by 28.0% and fair market rent has increased by 35.0%.

Approximately 14% of homeowners and 27% of renters in Nobles County spend over 30% of their household income on housing.

In Nobles County, a family of four with two full-time wage earners needs to earn a combined annual salary of $39,264 to afford the basic cost of living.

30% of jobs in Nobles County and counties nearby pay less than the regional wage required to afford basic needs.

The average annual unemployment rate in Nobles County was 2.7% in 2007.

Foreclosures in Minnesota
- In Nobles County in 2007, there were about 10 foreclosures.
- 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.
- On a single day in 2006, 67 people were sheltered in the Southwest Region, including 25 children.

Extreme Cost Burden
- Approximately 13% of renter households pay over 50% of their income on housing in Nobles County.
- For homeowner households in Nobles, 4% pay over 50% of their income on housing.

Sources:
4. Ibid.
14. Ibid.
15. Ibid.
16. Ibid.
18. Ibid.