

# Housing Affordability in Winona County

May 2009



**Minnesota Housing Partnership**

Homes for all.

Housing is considered affordable if it consumes less than 30% of a household's gross income. At higher levels, families must choose between housing and other basic needs and will struggle to weather financial setbacks. For 2009, housing costs continue to consume a large portion of families' income, with substantial unemployment threatening Minnesotans.

## Renters

## Home Owners

Household Income	Number of Households Paying 30% or More in Rent	Percent of Households Paying 30% or More in Rent	Number of Households Paying 30% or More in Ownership Costs	Percent of Households Paying 30% or More in Ownership Costs
Less than \$20,000	2,144	86.2%	915	61.5%
\$20,000 – \$34,999	448	28.8%	641	32.3%
\$35,000 – \$49,999	128	16.6%	610	26.0%
\$50,000 and over	45	11.4%	827	10.6%
All Income Levels	2,765	49.2%	2,993	22.0%

The table above shows the number and percent of households in different income brackets that pay 30% or more of household income for rental or ownership costs. It illustrates that the **burden of housing costs weighs more heavily on lower-income families.**<sup>1</sup>

Even before the current economic downturn, housing needs were severe. In 2007, 1 in 8 households spent at least half of their income on housing, up from 1 in 15 in 2000. **Minnesota experienced the fastest increase of extremely cost burdened households of any state in the nation during this time period.**<sup>2</sup>

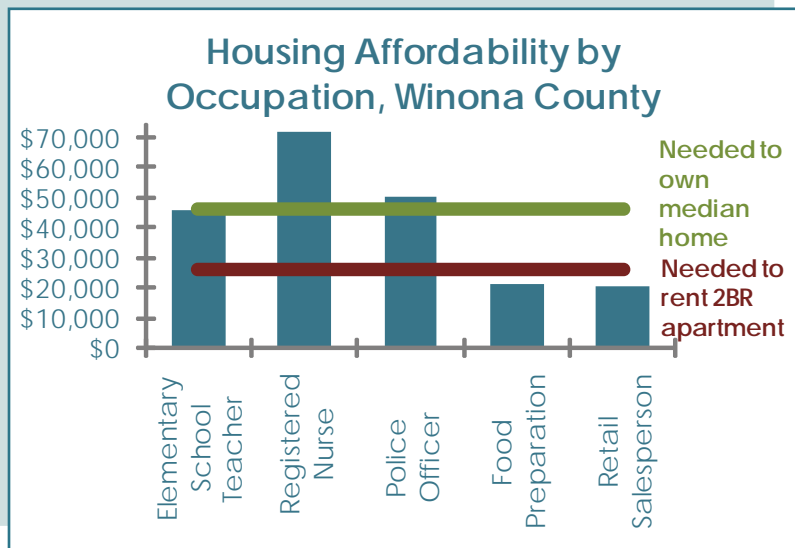
In 2005-2007, about 70.8% of Winona County residents owned their home and 29.2% were renters. Of these, approximately 22.0% of homeowners and 49.2% of renters in Winona County spent 30% or more of their household income on housing.<sup>3</sup>



2446 University Avenue West, Suite 140  
 Saint Paul, MN 55114-1740  
 f: 651-649-1725 p: 800-728-8916  
 www.mhponline.org 651-649-1710

# Lower-income households face extreme affordability challenges.

The chart below compares median earnings across different occupations to the income required to afford housing.<sup>4</sup>



**HOUSING COSTS.** In Winona County, a median-priced home cost \$145,000 in 2008, and the fair market rent for a two-bedroom apartment was \$652 per month in 2009. Since 2001, home prices have increased by 41.7%, and the fair market rent has increased by 25.9%.<sup>5</sup>

**INCOME.** In Winona County, a family of four with two full-time wage earners needs to earn a combined annual salary of \$47,376 to afford the basic cost of living.<sup>6</sup> The median household income for Winona County was \$44,485 in 2007.<sup>7</sup>

**JOBS.** 36% of jobs in Winona County and counties nearby pay less than the regional wage required to afford basic needs.<sup>8</sup> The average unemployment rate in Winona County was 7.9% in March, 2009, up from 4.0% in March 2006.<sup>9</sup>

**SOURCES:** 1 American Community Survey, 2005-7. 2 Ibid. 3 Ibid. 4 OES Wage Data by economic development region, MN DEED, 4th quarter, 2008; HUD Fair Market Rents, 2009; MN Department of Revenue Sales Ratio Study, 2007-8. 5 MN Dept of Revenue Sales Ratio Study 2000-1 & 2007-8; HUD Fair Market Rents, 2001 & 2009. Not adjusted for inflation. 6 The Cost of Living in Minnesota Family Wage & Budget Calculator, JOBS NOW Coalition, 2009. 7 Small Area Income & Poverty Estimates, 2007. 8 The Cost of Living in Minnesota, JOBS NOW Coalition, 2007. 9 Local Area Unemployment Statistics, MN DEED, March 2009. 10 Minnesota Foreclosure Supplement, 2008, HousingLink, 2009. 11 2008 Foreclosure Counseling Program Report, Minnesota Home Ownership Center, April 2009. 12 Wilder Research Center, 2007. 13 Ibid. 14 Ibid. 15 American Community Survey, 2005-7. 16 Ibid.

## Foreclosures in Minnesota

- In Winona County in 2008, there were about 90 foreclosures, a 55.2% increase from 2007.<sup>10</sup>
- Left unaddressed, abandoned foreclosed properties destabilize neighborhoods, erode the local tax base and drive up the costs of municipal services.
- Of homeowners seeking foreclosure counseling in 2008, three-quarters were considered to be low- and moderate-income. Half experienced a reduction of income before seeking counseling. 60% had prime mortgages.<sup>11</sup>

## Homelessness in Minnesota

- On a single day in 2006, 342 people were sheltered in the Southeast Region, including 181 children.<sup>12</sup>
- Roughly 9,200 Minnesotans are homeless and 7,700 are precariously housed in temporary or unstable housing. 38% are children and youth.<sup>13</sup>
- 39% of Minnesota's homeless population cite the inability to afford housing as a primary reason for leaving previous housing.<sup>14</sup>

## Extreme Cost Burden

- Approximately 26.3% of renter households pay at least half of their income on housing in Winona County.<sup>15</sup>
- For homeowner households in Winona County, 6.4% pay at least half of their income on housing.<sup>16</sup>