2015 Slides for Advocates

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For more information, contact Leigh Rosenberg, Minnesota Housing Partnership, 651-925-5543 or lrosenberg@mhponline.org
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1 in 8 Minnesota households now pay more than half of their income for housing. From 2000-2010, Minnesota was the state with the fastest increase in households paying more than half their income for housing.

Households Spending at least Half of Income on Housing, Minnesota

Lower income households are far more likely to live in unaffordable housing.
$34,240 Needed to rent a 2BR apartment

$48,244 Needed to own a median home

Housing Affordability by Occupation, Minnesota, 2013

Source: MHP tabulation of Occupational Employment Statistics (OES), Minnesota DEED; American Community Survey, MN Revenue Department Sales Ratio Study, Federal Housing Finance Board Monthly Interest Rate Survey (MIRS)
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From 2000 to 2013, inflation-adjusted rental costs rose from $766 to $832, but annual renter incomes fell from $37,126 to $32,348.

Source: MHP tabulation of 2000 Decennial Census; 2013 American Community Survey
Weekly Hours a Renter Must Work to Afford a 2-Bedroom Apartment at the Minimum Wage

Weekly Work Hours
- 62 - 67
- 68 - 82
- 96

Minnesota Statewide: 86

Data: Out of Reach 2012, National Low Income Housing Coalition with Minnesota Housing Partnership and Minnesota Coalition for the Homeless. Map created by Minnesota Housing Partnership.

2BR rental at Fair Market Rent is unaffordable at minimum wage in all Minnesota Counties
Rental Vacancies

• 5% is considered “balanced”
• Metro area: under 3% for four years running
• Low in many Greater MN communities
Twin Cities Rents and Vacancy Rates

Average Rent
Vacancy rate, all units
Vacancy rate, units at $1000 or less

Source: MHP tabulation of Marquette Advisors data
Indicates apartments priced low enough so that extremely low income households would spend no more than 30% of their income on the unit.

In 2014, a ELI household earning $24,870 annually could afford a monthly rent of $622, but only 2.9% of units were for rent at or below this amount.

Based on survey of market-rate apartments with 10+ units for the third quarter of each year.

Data Source: MHP tabulation of data from Marquette Advisors.
Units Issued New Building Permits, 1960-2013 Minnesota

Housing market collapse led to lowest development in decades

Source: MHP tabulation of US Census Bureau data
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Minnesotans Identified as Homeless on a Single Night

- Increase of >30% from 2006 to 2012
- About half are under age 21
- Wilder estimate: 14,000 total homeless in 2012

Minnesotans Experiencing Homeless on a Given Night in January, HUD PIT Counts

Source: MHP tabulation of HUD Point-in-Time counts.

Alternative: The last Wilder Research study, which includes more outreach, estimated 14,000 on a given October night in 2012.
Average Number of Families Seeking Shelter per Month, 3rd Quarter, Hennepin Co. Contracted Shelters

Source: MHP tabulation of Hennepin County data. Unduplicated monthly count of families seeking shelter through county-contracted shelters.
Children and Youth Identified as Homeless by Public Schools

Source: MHP tabulation of data from public schools
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Homeownership Rate, Minnesota, 1960-2013

Foreclosures in Minnesota

*Through June 30 only for 2014, which is a 35% decrease year to date compared to 2013.

Data Source: MHP tabulation of MN Home Ownership Center data.
60+ Days Mortgage Delinquency Rate, Minnesota

Source: MHP tabulation of Mortgage Bankers' Association data.
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3) Median Distance to Work (in miles)

The distance to work that workers who live in this tract travel to their primary employment.

Source: Minnesota Housing analysis of Local Employment Dynamics data from the US Census (2010)
2014 County Profiles: Home is the foundation

Percent of Housing Units Built in 1959 or Before

Minnesota Housing Partnership, Aug. 2014
Data: American Community Survey 5-year estimates, 2008-12, US Census Bureau.
Many older adults live in poverty

And we’ll have more older adults

Sources:
Minnesota State Demographic Center and U.S. Census Bureau, Decennial Census and Population Estimates.
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Racial Disparities in the Homeownership Rate, Minnesota, 1960-2013

Source: MHP tabulation of IPUMS data
Chance of being an extremely low-income (ELI) renter in Minnesota if you are:

White, non-Hispanic/Latino: 1 in 18
Non-white or Hispanic/Latino: 1 in 5

ELI renters have incomes at or below 30% of the area median income.

Approximately 80% of ELI renter households in Minnesota experience housing cost burden, overcrowding, or incomplete kitchen or plumbing facilities.

Source: MHP tabulation of CHAS 2007-2011 data.

Note: Individuals in any racial or ethnic category may also be Hispanic or Latino.

Minnesota’s youth are much more diverse than its seniors.

Percent People of Color by Age, 2010

- Less than 10%
- 10% to 19%
- 20% to 49%
- 50% or more

Source: U.S. Census Bureau.

Source: PolicyLink
Communities of color will continue to drive Minnesota’s population growth.

Share of Population Growth Attributable to People of Color, 2010 to 2040

- All growth attributed to POC
- 75% to 99%
- 50% to 74%
- 25% to 49%
- 1% to 24%

Source: U.S. Census Bureau; Woods & Poole Economics

Minnesota’s Tomorrow

Equity Is the Superior Growth Model

Source: PolicyLink
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Homes for All
Believe Connect Create

A TEAM EFFORT!
Communications Overview

- Key messages
- Using real life examples
- Key facts (text)
- How to use data

2015 Legislative Session
Legislative District Profiles

Unique resource for DISTRICT SPECIFIC and Minnesota data for legislators
Homes for All Online

http://mhponline.org/homes-for-all
MHP Blogs: [http://mhponline.org/mhp-blogs](http://mhponline.org/mhp-blogs)

Capitol Connect for housing politics

MHP Connect for trends and ideas in Minnesota’s housing world
Home is the foundation in Chippewa 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 Chippewa County, there are about 3,800 owner and 1,441 renter households. More than 55% of homes are at least 50 years old.

For 19% of owners and 48% of renters in Chippewa County, housing consumes 30% or more of their household income. 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 Chippewa County, 28% of households are renters. In most Minnesota counties, renter incomes have fallen as rents have risen. According to recent data for Chippewa County, real renter incomes have risen by 1%, while rents have risen by 2% since 2000.

There are now 47% of the county’s 9,776 renter households affordable and available to the 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 $441 per month in Chippewa County. At the median renter household income of $25,840, a family could affordably spend $736 per month on rent. By definition, half of the county’s renters earn less than this median, and would need less expensive housing.

Evictions Filed in Minnesota

At $8.00 per hour, the state minimum wage for 2014, an earner must work 62 hours per week to afford the $441 rent for a modest two-bedroom apartment in this county.

NEW for 2014!

MHP’s 2x4 Report
Semi-Annual Housing Indicators

December 2014

Rental Market

Average rents in the Twin Cities rose to $1,007 this quarter, up from $914 one year ago, as rental vacancies remained extremely low, at 2.4%. For apartment renting for under $1,000, only 2.0% were vacant. Year-to-date, evictions filed have fallen 8% from 2013.

Twin Cities Rents & Vacancy Rates

Vacancy rate, all

Vacancy rate, units under $1,000

Average market rent

Owners’ Market

Compared to last year at this time, home prices in the greater metro areas rose 5 to 6% in the Twin Cities and Rochester, and by 1.5% in St. Cloud. Prices fell by 3% in the Duluth metro. In the third quarter, 3% of Minnesota mortgages were 60+ days delinquent, and pre-foreclosure notices held stable, with 5,657 issued.

Median Home Sale Prices

(3 mo. average Aug-Oct)

Minnesota Mortgage Delinquencies & Pre-foreclosure Notices

Delinquency rate

Foreclosure notices
