



# A place to call home in Clay County

2015

Access to safe, affordable homes builds a strong foundation for families and communities. Yet even hard working Minnesotans often lack good housing options.

*In Clay County, 6% of owner and 28% of renter households pay half or more of their income for housing, which places them at-risk for being unable to afford some of their basic needs.<sup>1</sup>*

## RENTAL KEY TO VITALITY, BUT IN SHORT SUPPLY

For many, rental is the most sensible or preferred housing option. Seniors may not be able to manage owning a home. Many do not have the savings or credit to qualify for mortgages or are working to pay off debt. Workers relocating for jobs are also likely to need places to rent. **About 31% of households in Clay County are renters.<sup>2</sup>**

A safe, modest 2-bedroom apartment costs \$715 per month in Clay County.<sup>3</sup> A family could affordably spend \$628 per month on rent at the median renter household income of \$25,136.<sup>4</sup> By definition, half of the county's renters earn less than this median and need less expensive housing.

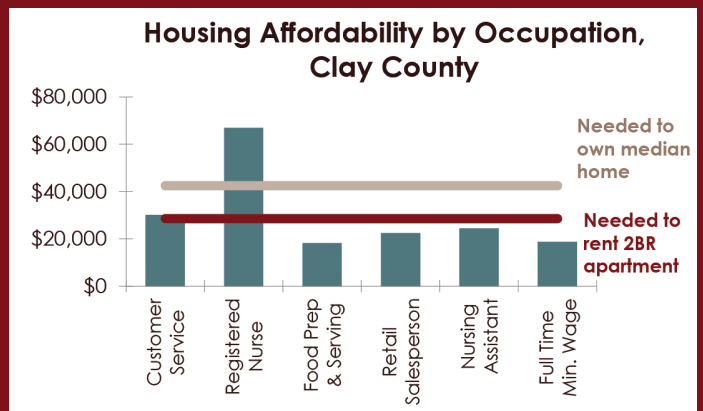
There are now **only 31 units affordable and available for every 100 extremely low-income renters in Clay County.<sup>5</sup>** The county ranks 82 out of the state's 87 counties for the most units affordable/available.

In Clay County, 22% of rental homes were built before 1960.<sup>6</sup> Aging rental housing stock often needs repair and can pose safety concerns.

## RENTER INCOMES SLOW TO RECOVER

Despite recent improvements in the economy, renter incomes are still below 2000 levels in most Minnesota counties. According to the most recent data available for Clay County, renter incomes have risen by 8% since 2000 while rents have risen by 23%, after adjusting for inflation.<sup>7</sup>

## Wages for jobs in demand are often insufficient to cover the cost of housing.



The median earnings for the **TOP FIVE JOBS IN DEMAND** in Minnesota do not all cover actual housing costs, the chart above shows.<sup>8</sup> Minimum wage workers also fall short.

For vacant positions in Clay County and counties nearby, the median hourly wage is \$14.84 for full time jobs, which corresponds to \$30,867 annually at 40 hours/week. Vacant part time jobs pay only \$9.99 per hour.<sup>9</sup>

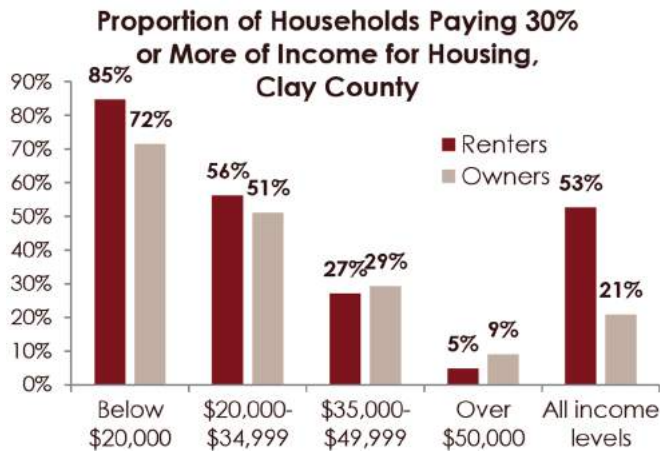
At the new state minimum wage of \$9 per hour, an earner would have to work 61 hours per week to afford the \$715 fair market rent for a 2-bedroom apartment in Clay County, without paying more than 30% of income for housing.<sup>10</sup>

## Minnesota Housing Partnership

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For some households in Clay County, housing consumes 30% or more of their income. **This can force lower-income people, especially, to forego other basic needs, such as food.**



Number of Households Cost Burdened<sup>11</sup>

Household Income	Renters	Owners
Below \$20,000	2,155	766
\$20,00—\$34,999	1,165	906
\$35,000—\$49,999	266	611
Over \$50,000	46	958

## New Construction

Building permits for 2,035 new housing units were issued in Clay County in 2009-14. Of these, 813 units were in multifamily buildings, which are likely to be for rental housing.<sup>12</sup> Rental construction has been limited across much of Greater Minnesota. In larger metropolitan areas, new rental construction has tilted towards more profitable higher-end units.

## Owning a Home

69% of households in Clay County own a home.<sup>13</sup>

- In 2010, for white, non-Hispanic households, the county's ownership rate was 72%, compared to 35% for households of color. **As a state, Minnesota has one of the largest racial homeownership gaps in the nation.**<sup>14</sup>
- 35% of owned homes in the county were built before 1960.<sup>15</sup> Older homes often have a substantial need for repair.
- The median sales price for non-foreclosed homes in Clay County is about \$154,000, a real increase of about 1% since 2006.<sup>16</sup>

## Minnesotans of all ages are affected by homelessness and unaffordable housing.

An estimated 14,000 Minnesotans were homeless on a given night in 2012. Homelessness increased by 32% statewide from 2006 to 2012.<sup>17</sup>

On that given night, 311 people were known to be homeless in the West Central Region including:

- 80 children with their parents
- 29 youth 21 or younger living on their own
- 35 seniors aged 55+.<sup>18</sup>

Unstable housing can hinder children's development and education.

About half of those experiencing homelessness in Minnesota are age 21 or younger.<sup>19</sup> 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 2013, 13% of children in Clay County were living in poverty, up from 12% in 2003.<sup>20</sup>

More seniors face housing needs.

The number of seniors living in Minnesota is expected to grow as the Baby Boomer generation ages. In Clay County, between 2014 and 2030, the number of residents aged 65+ is expected to increase by about 73%; seniors will then make up 22% of the population.<sup>21</sup>

Unfortunately, housing cost burden, or paying 30% or more of income for housing, is a serious problem among seniors. Of the 4,656 senior-headed households in Clay County, about 55% of renters and 22% of owners are currently cost-burdened.<sup>22</sup>

Seniors were also among the fastest growing segments of the state's homeless population between 2009 and 2012.<sup>23</sup>

SOURCES: 1 American Community Survey (ACS) 2009-13. 2 Ibid. 3 HUD Fair Market Rent, 2015. 4 ACS 2009-13. 5 Analysis of CHAS 2008-12 data using NLIHC method. 6 ACS 2009-13. 7 US Census 2000 & ACS 2009-13. 8 MN Occupations in Demand (OID) & OES Wage Data by EDR (Q1 2015), MN DEED; HUD FMRs, 2015; MN DOR Sales Ratio Study, Jan-Sept 2014. 9 MN DEED Job Vac. Surv., Q4 2014. 10 HUD FMR 2015 & MN Dept of Labor. 11 ACS 2009-13. 12 US Census Bureau, 2009-14. 13 ACS 2009-13. 14 US Census 2010. 15 ACS 2009-13. 16 MN DOR Sales Ratio Study, 2006 & Jan-Sept 2014. 17 Wilder Research Center, 2006 & 2012. 18 Ibid. 19 Ibid. 20 SAIPE 2003 & 2013. 21 MN State Demographic Ctr 2014. 22 ACS 2009-13. 23 Wilder Rsch Ctr, 2012.