

## 2017 County Housing Profile

# St. Louis County

85,033 households | Northland region

Access to safe, affordable homes builds a strong foundation for families and communities. But too many Minnesotans lack good housing options.



Mirroring the state trend, the cost of rent continues to rise, while, on average, income is declining, making it increasingly challenging for renters to make ends meet.

Income for families who own their homes is not rising nearly as quickly as home values – and ownership among young households has declined, as well.



### RENTER HOUSEHOLDS

24,721 | 29% of all households

Median rent, 2000: \$571

Median rent, 2015: \$685

↑ rent up **20%**

Median renter income, 2000: \$24,137

Median renter income, 2015: \$23,090

↓ income down **-4%**

Fair market rent for 2-bedroom apartment **\$755**

Median-income renter can afford **\$577**



### OWNER HOUSEHOLDS

60,312 | 71% of all households

Median home value, 2000: \$102,679

Median home value, 2015: \$139,900

↑ home value **36%**

Median owner income, 2000: \$59,967

Median owner income, 2015: \$61,227

↑ income up **2%**

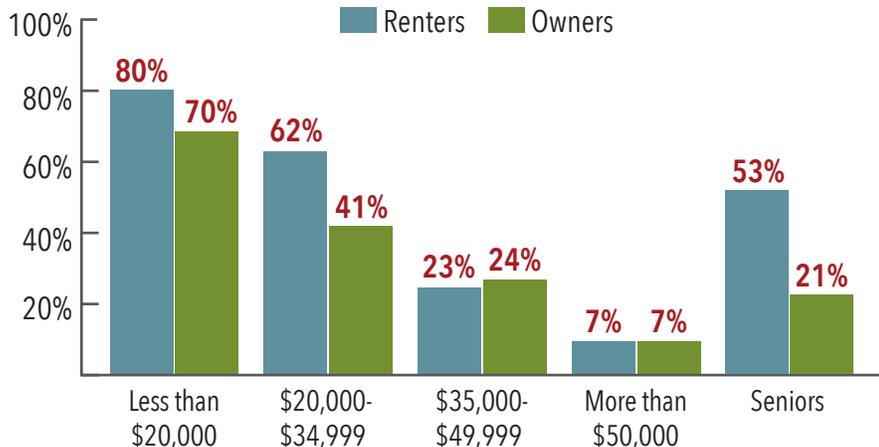
Change in homeownership rate for households younger than 35 years old, 2000-2015 **-6%**

Countywide, 21,930 households pay more than 30 percent of their income toward housing costs, putting them at risk of being unable to afford basic needs like groceries, clothes, prescriptions and transportation. This includes 53% of seniors who rent and more than 70% of owners and 80% of renters who earn less than \$20,000 per year.

## COST BURDEN

Percentage of households paying more than 30% of their income toward housing

■ Renters ■ Owners



TOTAL NUMBER of cost burdened households **21,930**

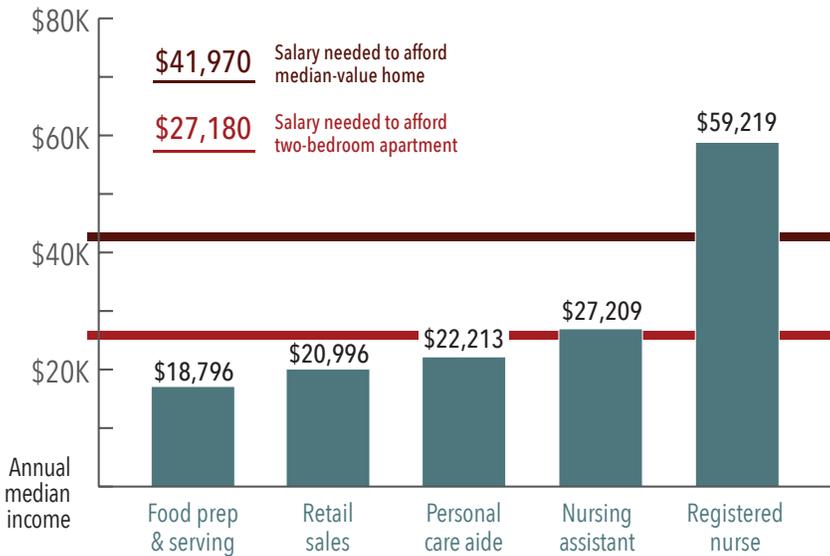
Total # cost burdened RENTER households **12,759**

Total # cost burdened OWNER households **9,171**

Total # cost burdened SENIOR households **6,195**

**WAGES:** Housing remains a challenge even for workers who are fully employed. The median earnings for most of the top in-demand and high-growth jobs do not cover housing costs at an affordable level. Those working at the median wage – and especially those earning the minimum wage – cannot afford a two-bedroom apartment or the mortgage for a median-value home.

**Wages & housing affordability for top in-demand jobs in St. Louis County**



New job openings in Northeast Planning Area by 2024 — **44,660**

County median household income — **\$48,331**

Hours / week minimum wage employee must work to afford a two-bedroom apartment — **55**

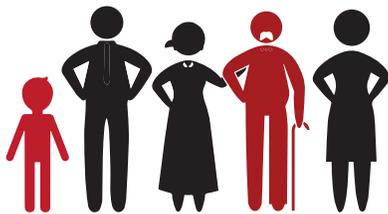
**HOMELESSNESS:** Across the state, homelessness has declined since 2012, but too many families, seniors and children in the Northland region are still suffering the devastating consequences of having no place to call home.

# of homeless on given night in 2015

**811**

% change in homelessness 2012-2015

**-24%**



Number of homeless CHILDREN **293** homeless SENIORS **64**

**HOUSING STOCK:** While a significant portion of the rental and owner-occupied housing is aging (built before 1960), new construction is not keeping up with demand. Of particular concern is the gap between the number of available units for extremely low income households – and the number of people who need them.

County POPULATION growth by 2035: **-2,019**

% single family homes built before 1960 **54%**

Single-family units permitted in 2015 **331**

% rental units built before 1960 **48%**

Multi-family units permitted in 2015 **368**

Number of extremely low income (ELI)\* households **7,395**

Available units affordable to ELI households **2,710**

\* earning less than 30% of area median income

**SENIORS:** The number of seniors will rise dramatically over the next two decades, growing by more than 90% across the state – and making senior housing a critical need.

Total senior households by 2035 **61,786**

Growth in number of individual seniors by 2035 **63%**

Seniors % of overall population by 2035: **31%**

SOURCES – Renter households: Rent and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2015, 5 year estimates | Owner households: Home value and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2015, 5 year estimates | Cost burden: U.S. Census Bureau, American Community Survey 2015, 5 year estimates | Wages: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, June 2016; Employment Outlook, MN DEED [Regions: Top In-Demand Jobs based on Economic Development Regions; Job Openings based on Planning Areas] | Housing Stock: U.S. Census Bureau, American Community Survey 2015, 5 year estimates, U.S. Census Bureau, Building Permits Survey, 2015 | Seniors: Minnesota County Population Projections by Age and Gender, Minnesota State Demographic Center, March 2014 | Homelessness: Wilder Research Center, 2016 [Region based on Wilder regions]

