

Clearwater County

NORTHWEST REGION | 3,428 HOUSEHOLDS



RENTER HOUSEHOLDS

701 | 20% of households



OWNER HOUSEHOLDS

2,727 | 80% of households

Many Minnesotans cannot afford a home.

Rent and home values continue to rise while incomes decline or remain stagnant, putting a modest apartment or homeownership out of reach.

\$612 Median rent 2017
\$483 Median rent 2000
27% RENT ↑

40% VALUE ↑
 2017 median home value **\$122,800**
 2000 median home value **\$87,756**

\$23,260 Median renter income 2000
\$22,210 Median renter income 2017
-5% INCOME ↓

10% INCOME ↑
 2000 median owner income **\$48,432**
 2017 median owner income **\$53,281**

250 Extremely low-income (ELI) households
165 Available units affordable to ELI

78% % white households that are homeowners
50% % people of color households that are homeowners

2 EVICTIONS IN 2017
 5 Evictions in 2015

2 FORECLOSURES IN 2017
 5 Foreclosures in 2015

Many Minnesotans are experiencing cost burden.

When housing costs require more than 30 percent of a household's income each month, families are more likely to have insufficient resources to pay for basic needs, like food and medicine. Yet more than 572,000 Minnesota households are cost burdened.

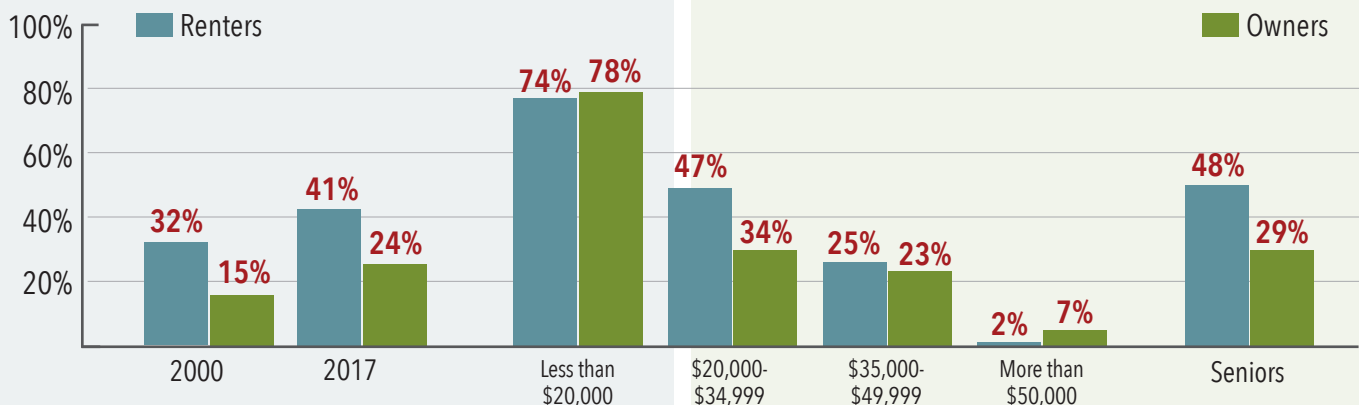
RENTER households
284

TOTAL cost-burdened households
948

OWNER households
664

103 Cost burdened SENIOR renter households
142 SEVERELY cost burdened renter households

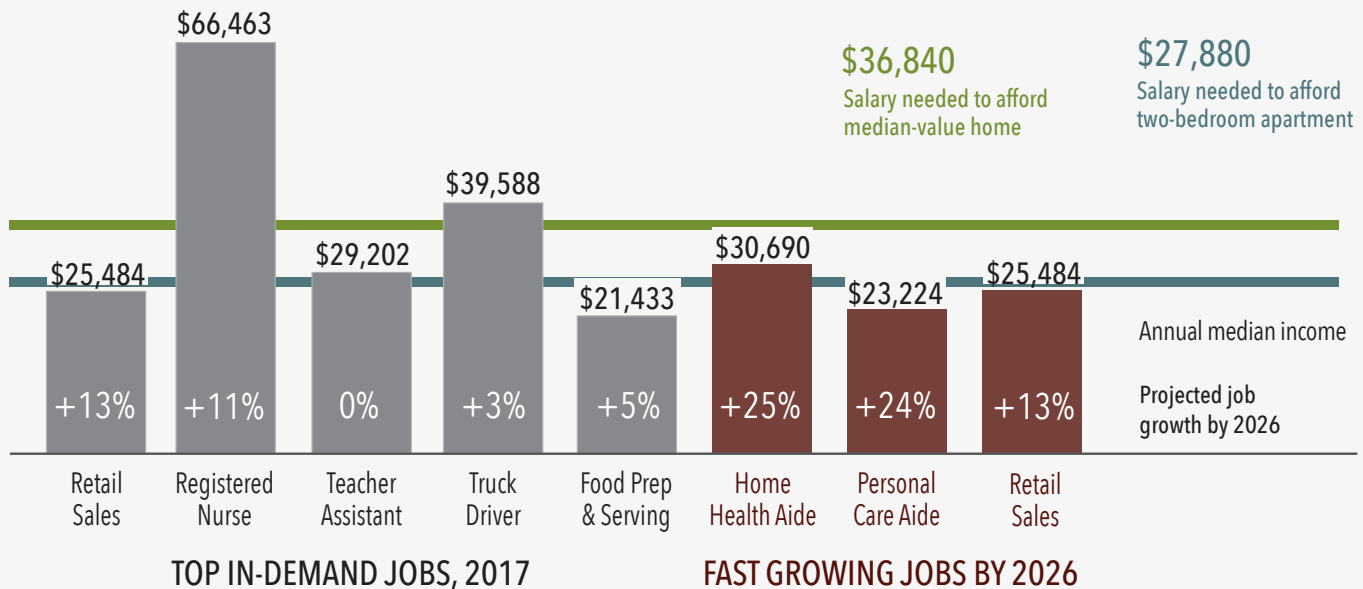
Cost burdened SENIOR owner households **244**
 SEVERELY cost burdened owner households **280**



In-demand jobs don't cover housing costs.

The median earnings for most of the top in-demand and high-growth jobs throughout Minnesota do not cover housing costs for a two-bedroom apartment or the mortgage for a median-value home.

WAGES & HOUSING AFFORDABILITY IN CLEARWATER COUNTY



Hours per week minimum wage employee must work to afford 1-bedroom apartment **42**



% of employees who live in county of workplace **58%**



New job growth in the Northwest Planning Area by 2026 **10,961**

Our housing stock won't meet the needs of a growing Minnesota.

Housing production is not keeping up with demand, undermining the economic development and prosperity of many communities, and worsening housing disparities for seniors and households of color.

306 Total population growth by 2035

29% Growth in # of people of color (POCI)*

17% POCI % of overall population in 2035



Total senior population by 2035 **2,450**

Growth in # of seniors by 2035 **38%**

Senior % of overall population in 2035 **27%**



29% % rental units built before 1960

0 Multi-family units permitted in 2017

0 Multi-family units permitted in 2015



% single family homes built before 1960 **28%**

2 Single-family units permitted in 2017

4 Single-family units permitted in 2015



SOURCES – Renter households: Rent and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2017, 5 year estimates | Owner households: Home value and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2017, 5 year estimates | Cost burden: U.S. Census Bureau, American Community Survey 2017, 5 year estimates | Evictions: Minnesota State Court Administrator, Monthly Unlawful Detainers by County | Foreclosures: Minnesota Homeownership Center, County Sheriff's Data 2017 | ELI Units and Renters: MHP Analysis of HUD's CHAS Portal Data using the NLIHC methodology | Wages: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, July 2017; Employment Outlook, MN DEED | Housing Stock: U.S. Census Bureau, American Community Survey 2017, 5 year estimates, U.S. Census Bureau, Building Permits Survey, 2018 | Seniors | Population growth: Minnesota County Population Projections by Age and Gender, Minnesota State Demographic Center, March 2017 | *Homeownership rates and growth estimates for POCI are regional