Chisago County

CENTRAL REGION | 19,871 HOUSEHOLDS



RENTER HOUSEHOLDS

2,896 | 15% of households





OWNER HOUSEHOLDS

16,975 | 85% 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.

\$844 Median rent 2017

17% **RENT**

VALUE

2017 median home value 2000 median home value

\$206,400

\$719 Median rent 2000

INCOME

2000 median owner income

2017 median owner income

\$189,144 \$79,514

\$36,345 Median renter income 2000 \$32,845 Median renter income 2017

INCOME -10%

3%

\$81,929

1,165 Extremely low-income (ELI) households **529** Available units affordable to ELL



% white households that are homeowners 79%

% people of color households that are homeowners * 46%

102 EVICTIONS IN 2017

145 Evictions in 2015



FORECLOSURES IN 2017 49

Foreclosures in 2015 106

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

TOTAL cost-burdened households

OWNER households

1,226

4,880

3,654

505 Cost burdened SENIOR renter households

Cost burdened SENIOR owner households

SEVERELY cost burdened owner households 1,157 **569** SEVERELY cost burdened renter households

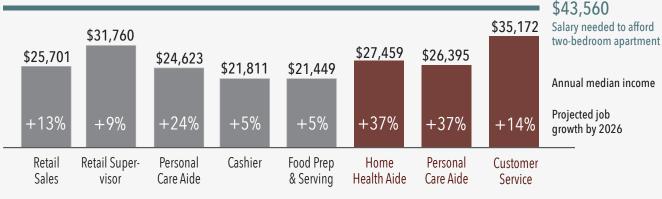


In-demand jobs don't cover housing costs.

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 CHISAGO COUNTY

\$61,920 Salary needed to afford median-value home



TOP IN-DEMAND JOBS, 2017

FAST GROWING JOBS BY 2026



Hours per week minimum wage employee must work to afford 1-bedroom apartment **69**



% of employees who live in county of workplace **36%**



New job growth in the Central Planning Area by 2026

26,629

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.

Total population growth by 2035

Total senior population by 2035

Total senior population by 2035

Growth in # of people of color (POCI)*

POCI % of overall population in 2035

Total senior population by 2035

Growth in # of seniors by 2035

Senior % of overall population in 2035

29%

% rental units built before 1960
Multi-family units permitted in 2017
Multi-family units permitted in 2015
Single-family units permitted in 2015
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