

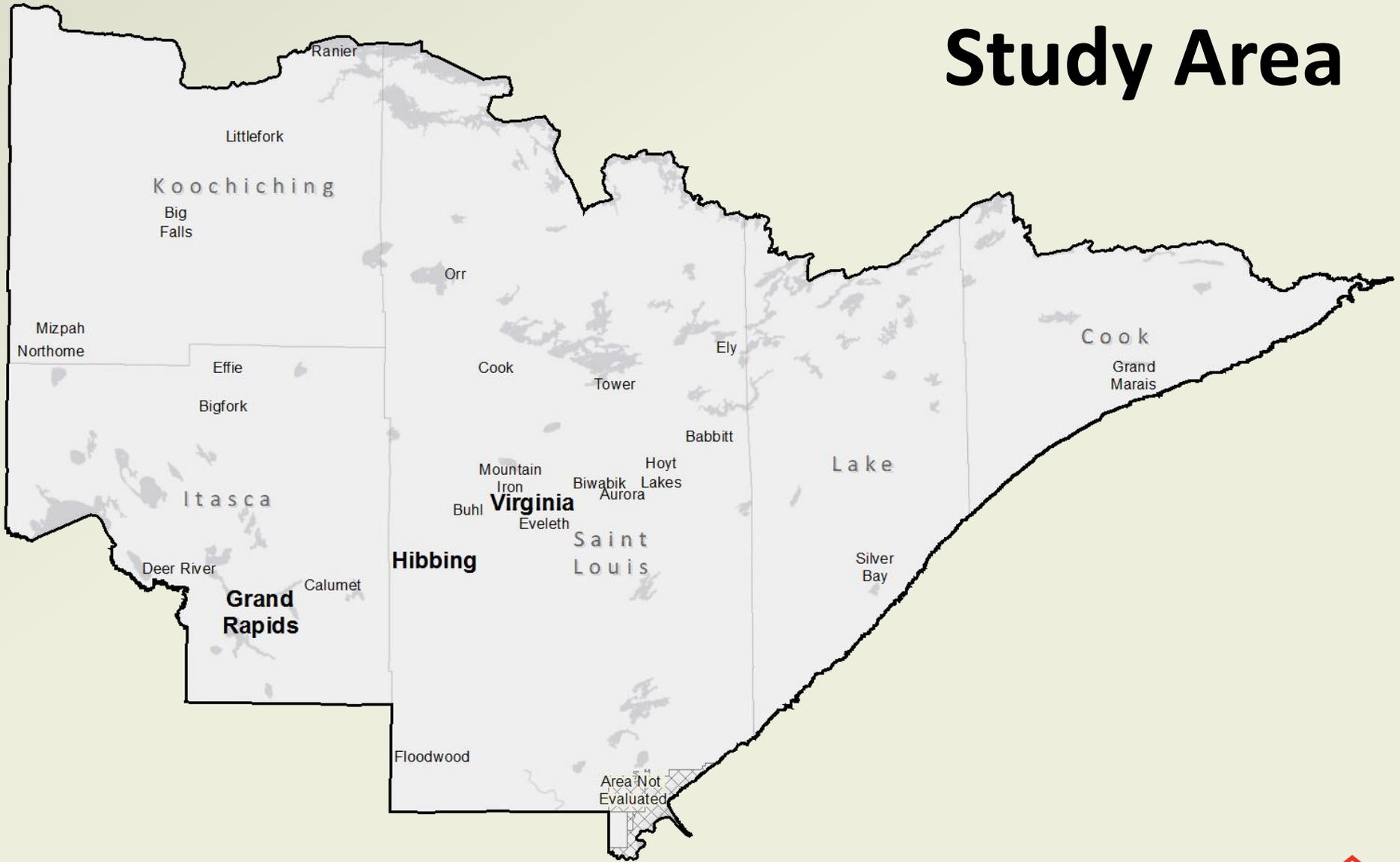


Housing and Community Trends

Northeast

October 1, 2014

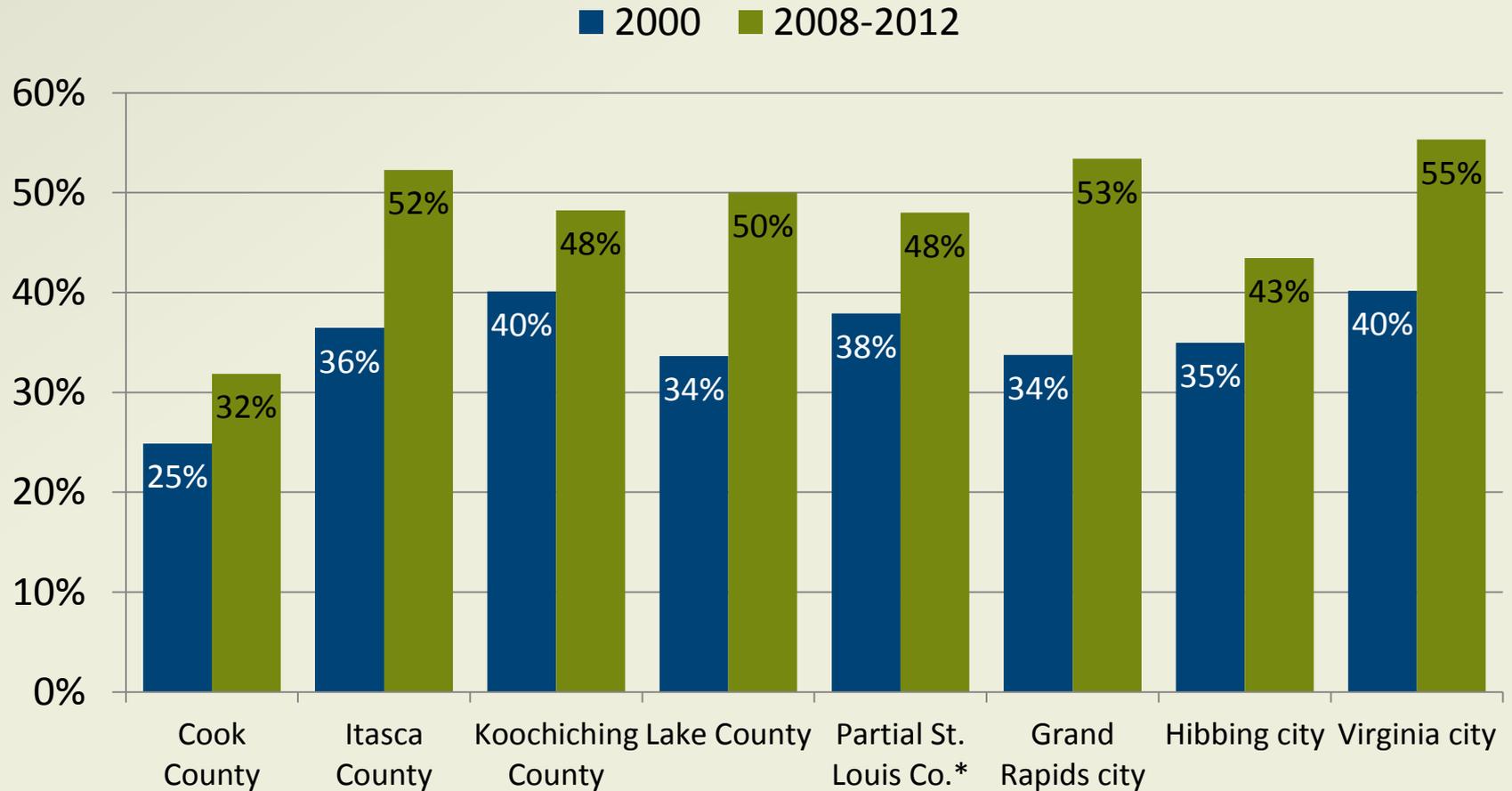
Study Area



Region Needs More Affordable Housing

- Number of cost burdened households is increasing
- Housing costs are up
- Incomes are down

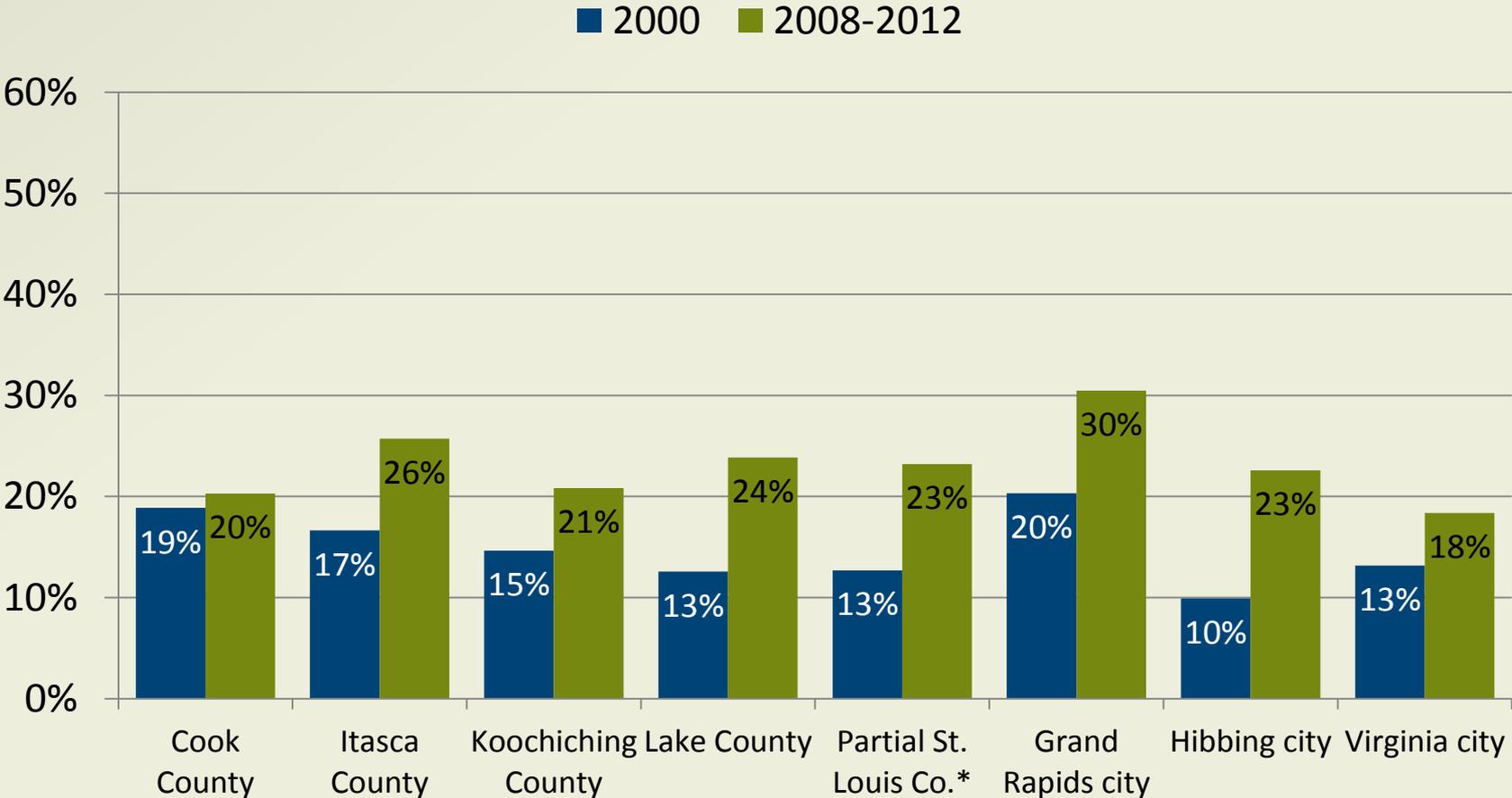
% of All Renters Who Are Cost Burdened



SOURCE: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

*St Louis County data minus Duluth, Hermantown and Proctor.

% of All Owners Who Are Cost Burdened



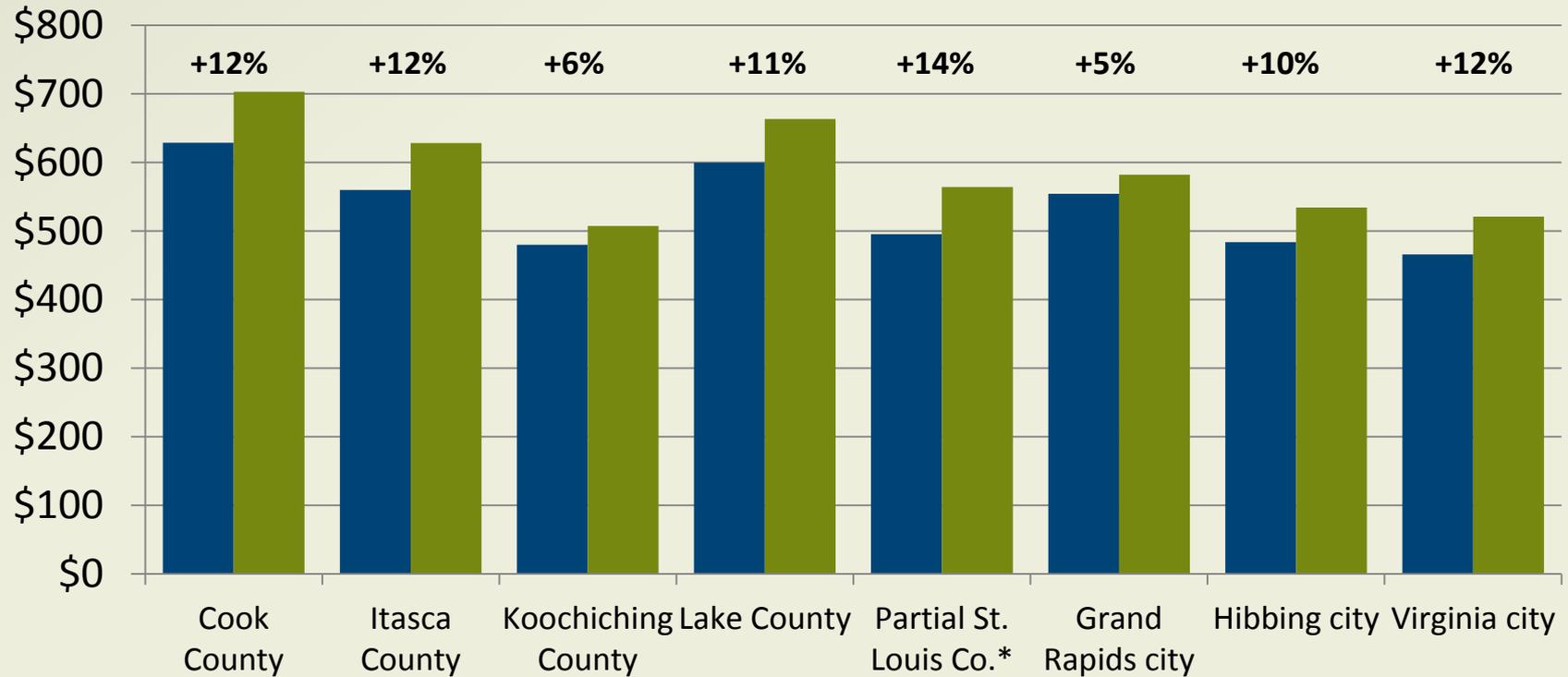
SOURCE: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

*St Louis County data minus Duluth, Hermantown and Proctor.



Median Monthly Gross Rent (inflation adj. – 2012 \$)

■ 2000 ■ 2008-2012

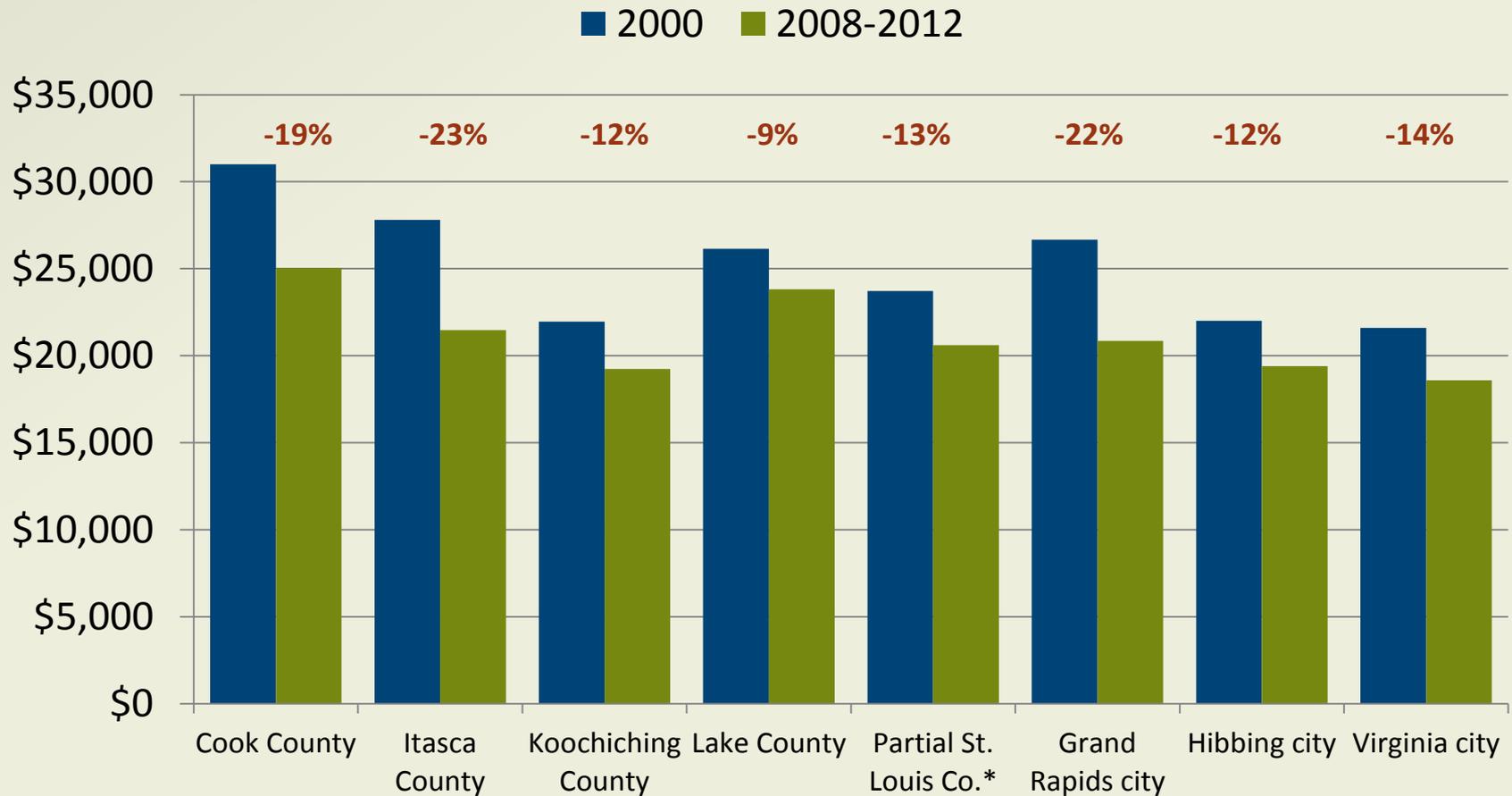


SOURCE: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

*St Louis County data minus Duluth, Hermantown and Proctor.

Median Renter Household Income

(inflation adj. – 2012 \$)



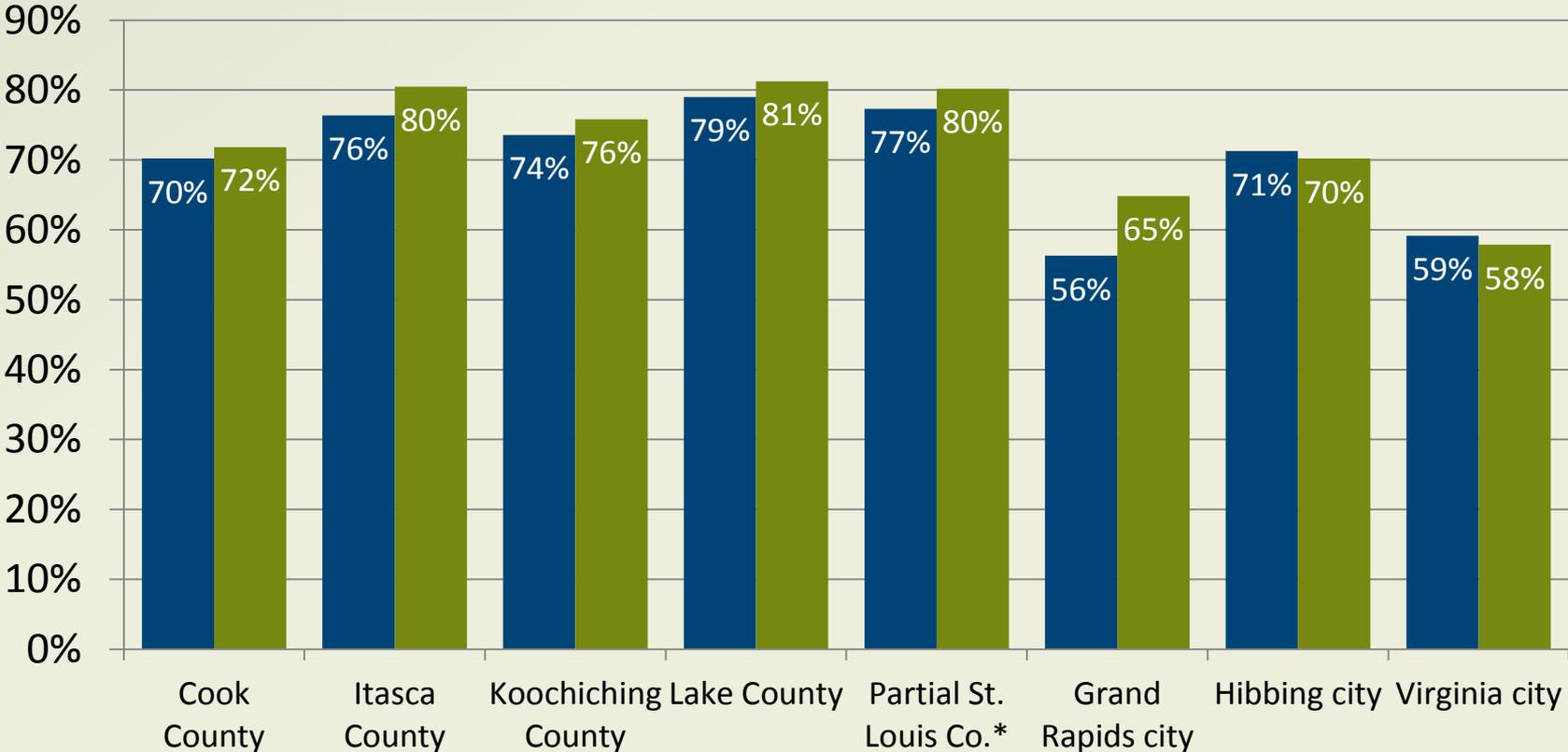
SOURCE: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

*St Louis County data minus Duluth, Hermantown and Proctor.



Homeownership Rates

■ 2000 ■ 2008-2012

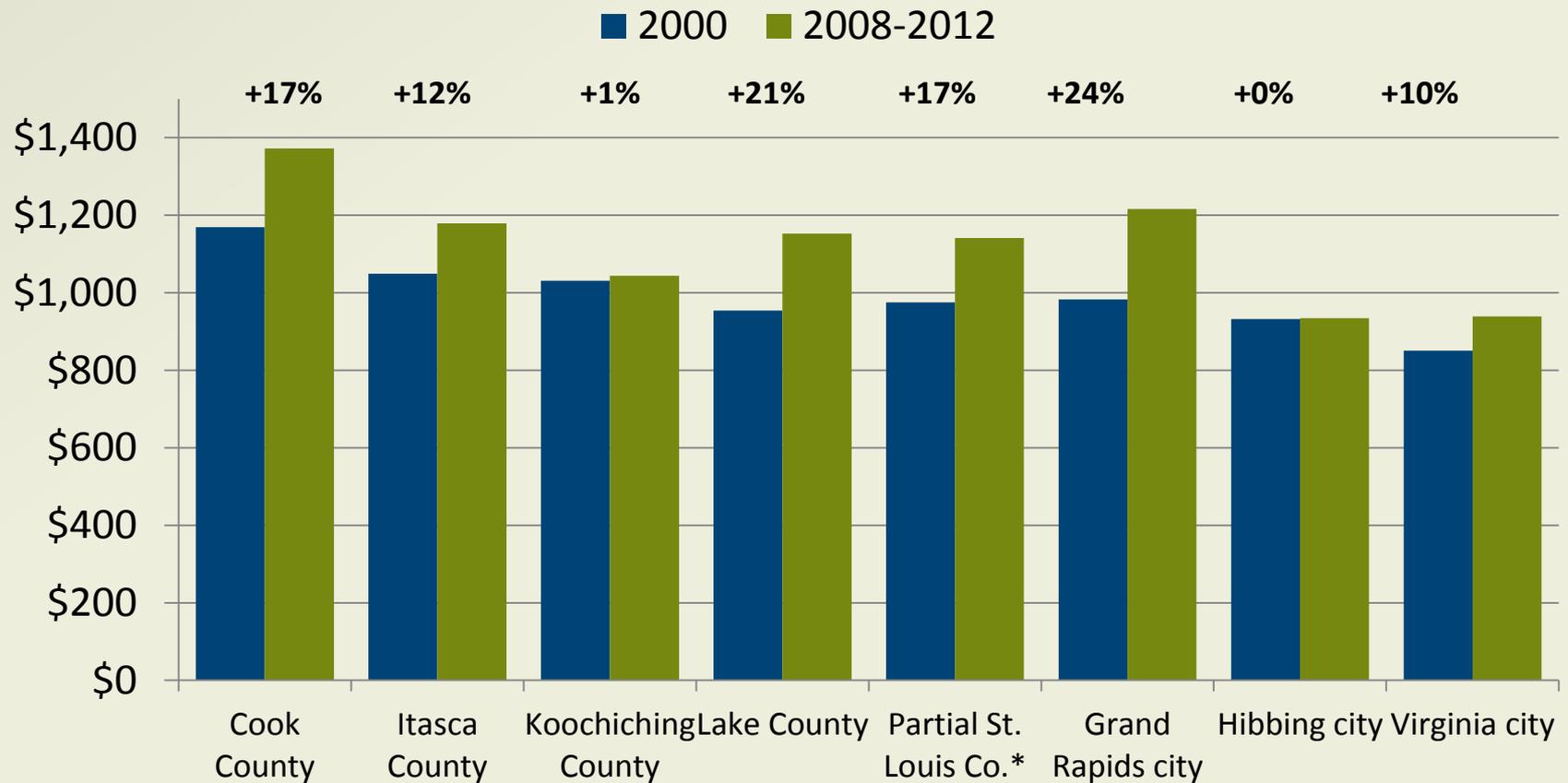


SOURCE: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

*St Louis County data minus Duluth, Hermantown and Proctor.



Median Monthly Homeowner Costs (inflation adj. – 2012 \$)

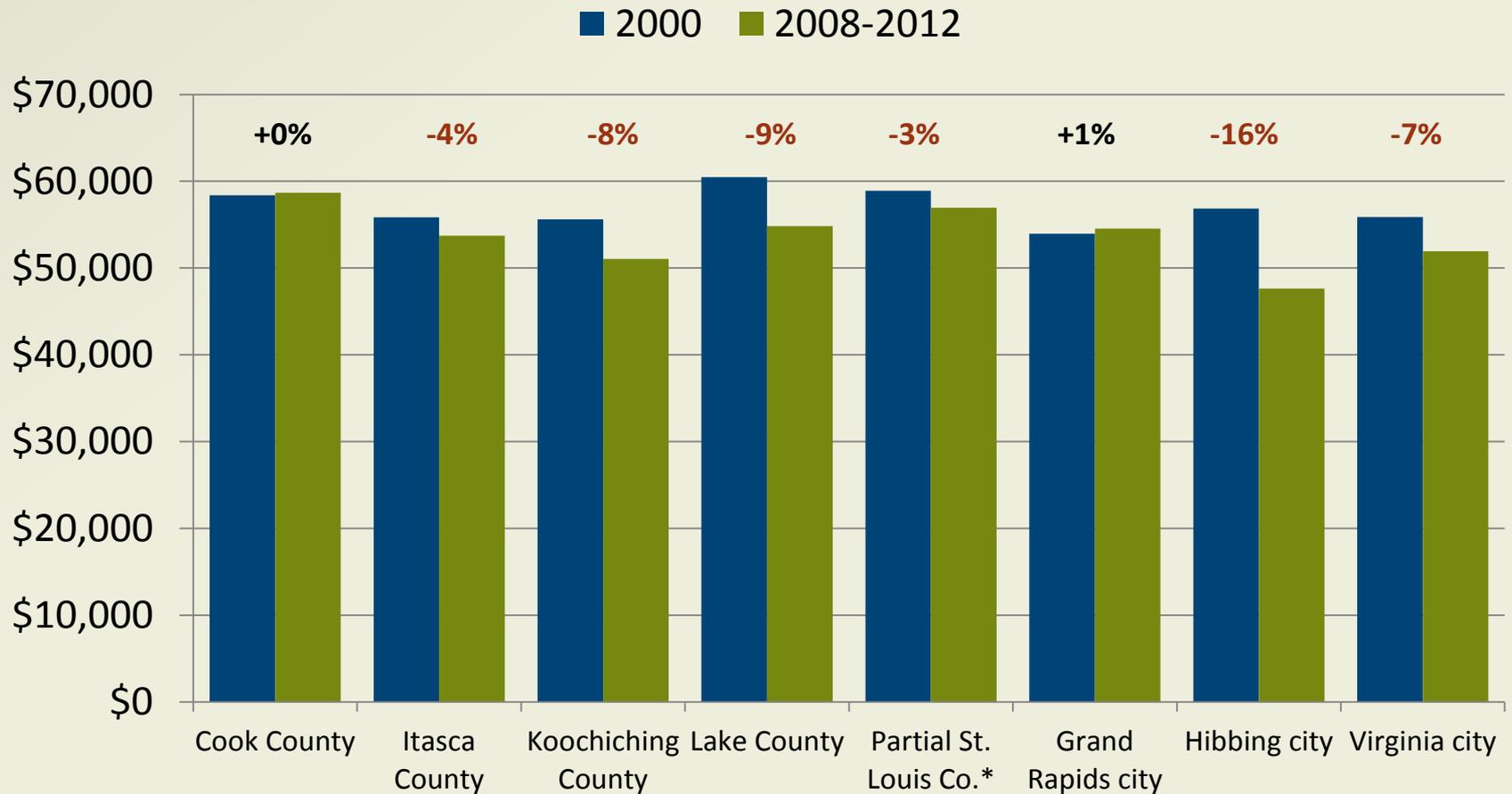


SOURCE: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

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Median Owner Household Income

(inflation adj. – 2012 \$)



SOURCE: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

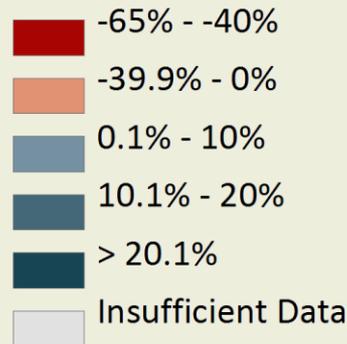
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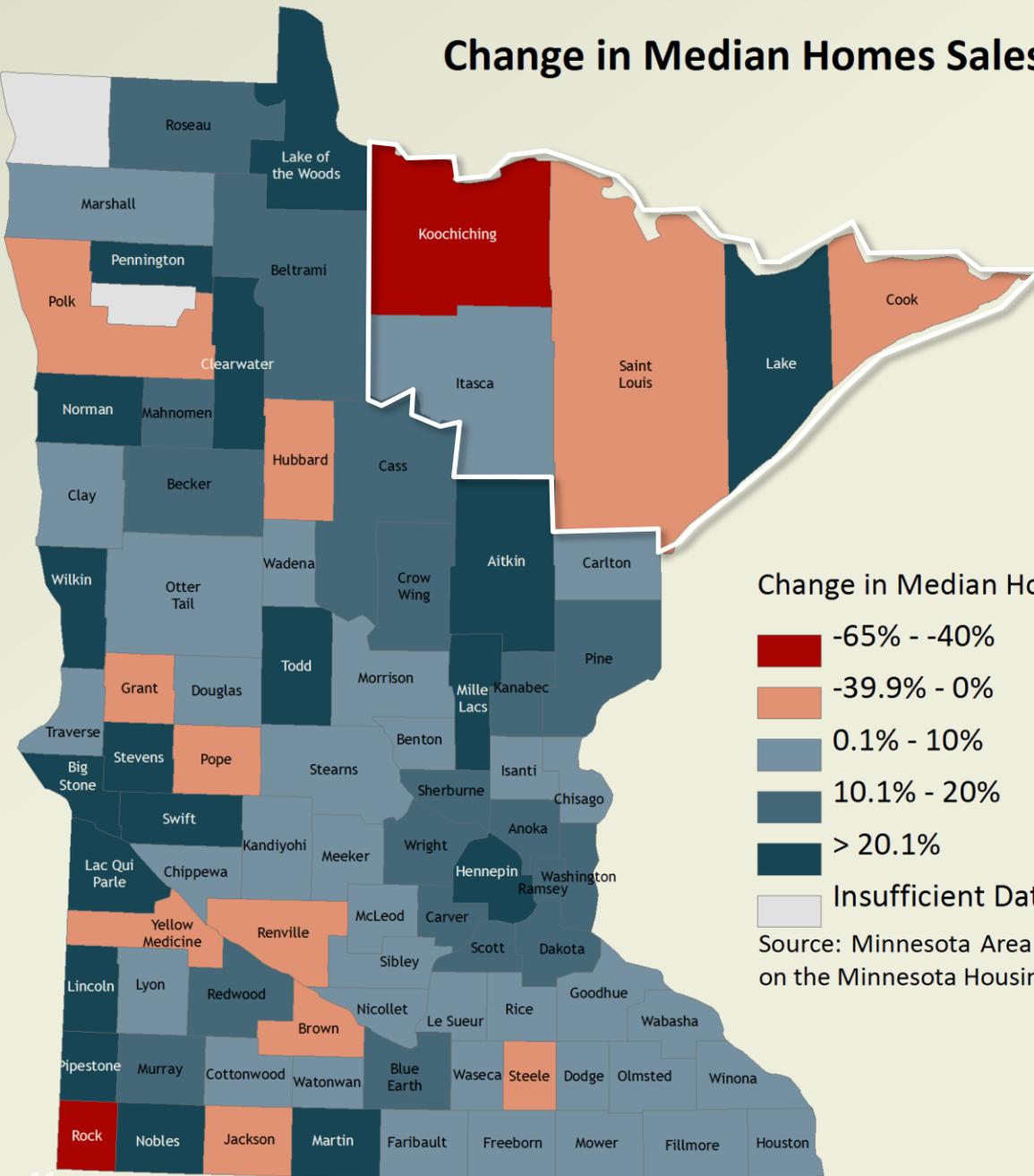
Change in Median Homes Sales Price, 2009-2013

	2013 Median Sales Price	# Sales in 2013	Change in Price Since 2009
Cook	\$206,100	95	-24%
Itasca	\$128,100	642	+8%
Koochiching	\$49,000	17	-65%
Lake	\$115,000	246	+31%
St. Louis	\$115,750	1,414	-3%

Change in Median Homes Sales Price, 2009-2013



Source: Minnesota Area Association of Realtors 2013 Annual Report on the Minnesota Housing Market

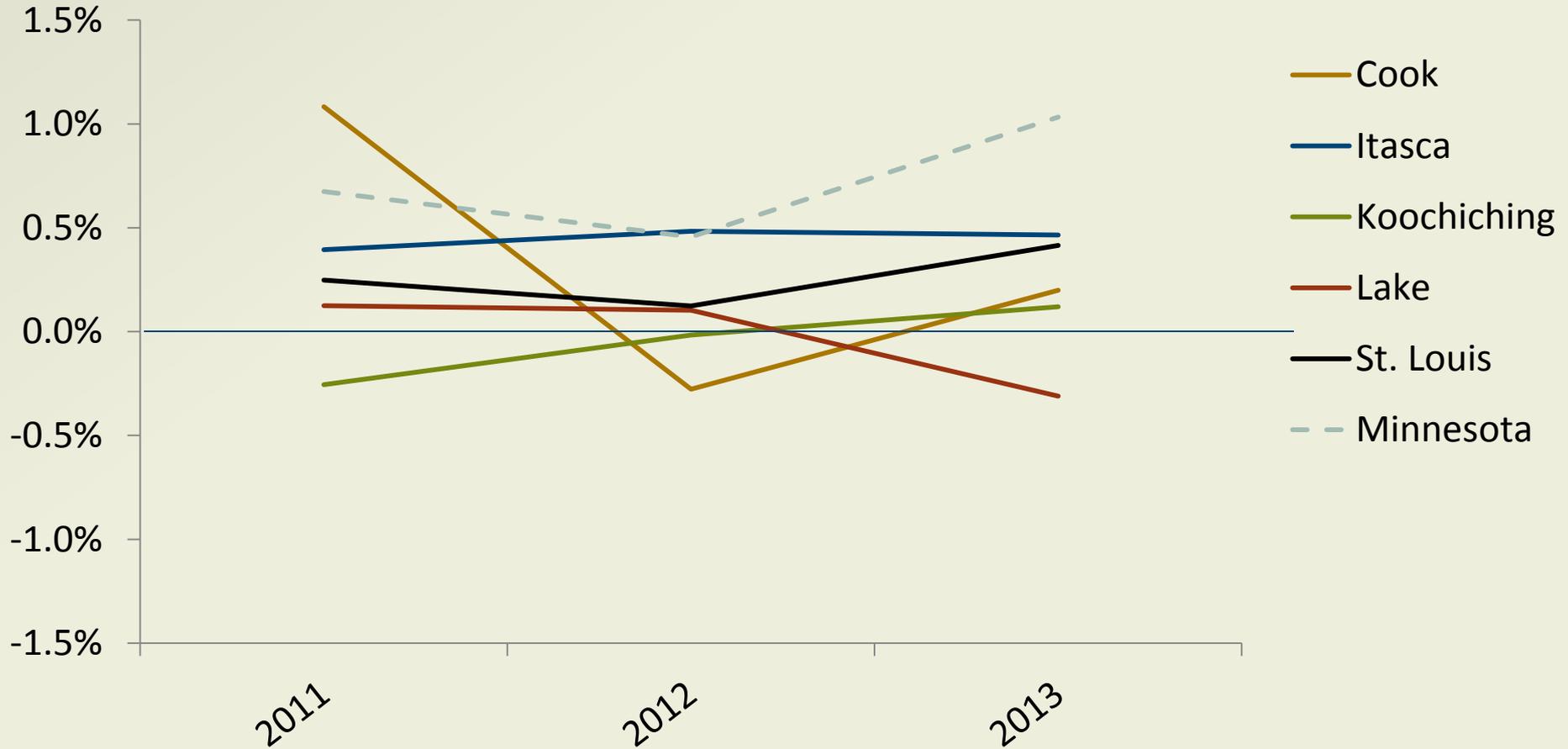


Regional Topic #1

New Construction/Workforce Housing

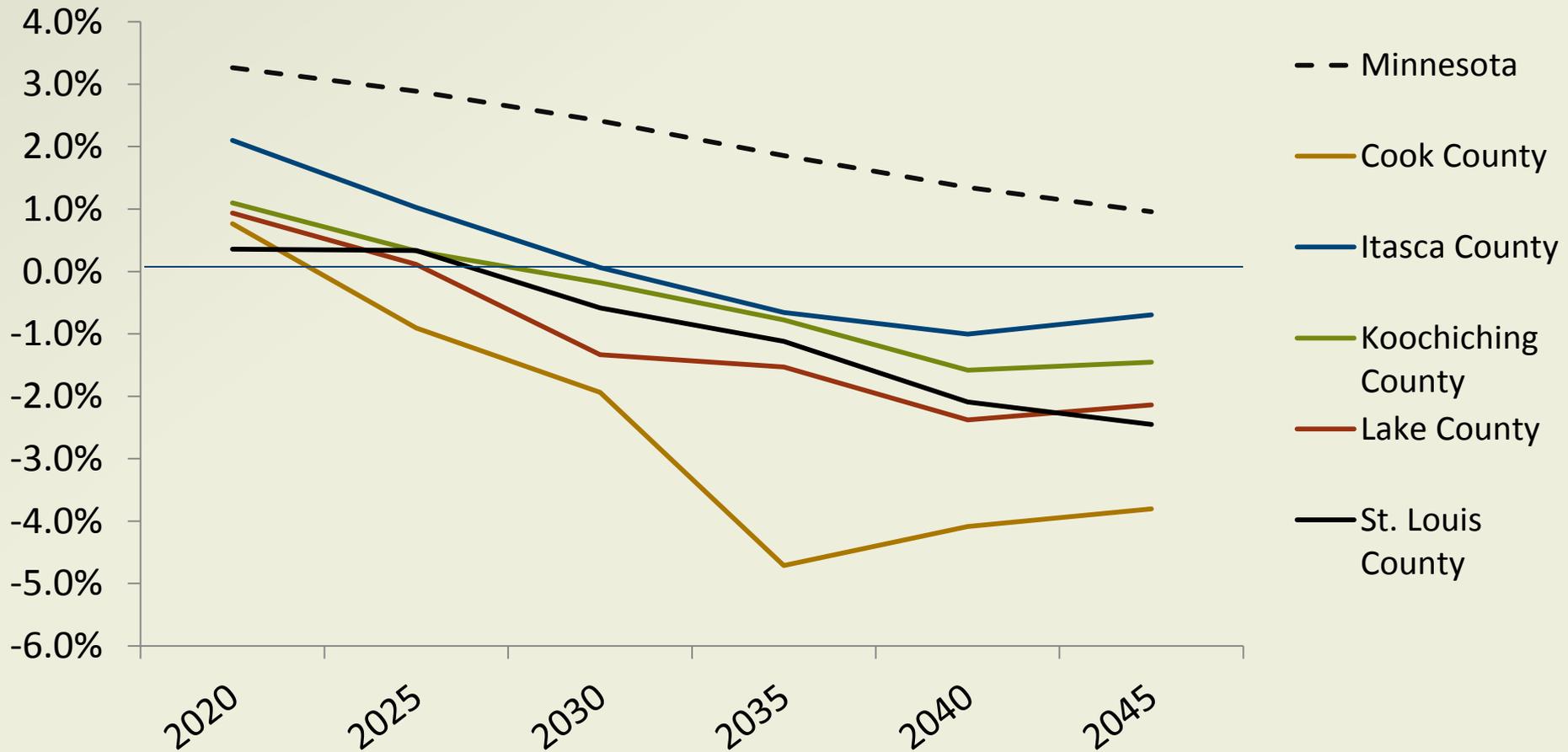
- Limited Household growth – current and projected
- Higher Unemployment
- Have not recovered all the jobs lost in recession
- However:
 - Some areas have recovered jobs
 - Higher wage jobs
 - Some areas pull in workers with long commutes
- Very little new construction in recent years

Household Formation: % Change in Households



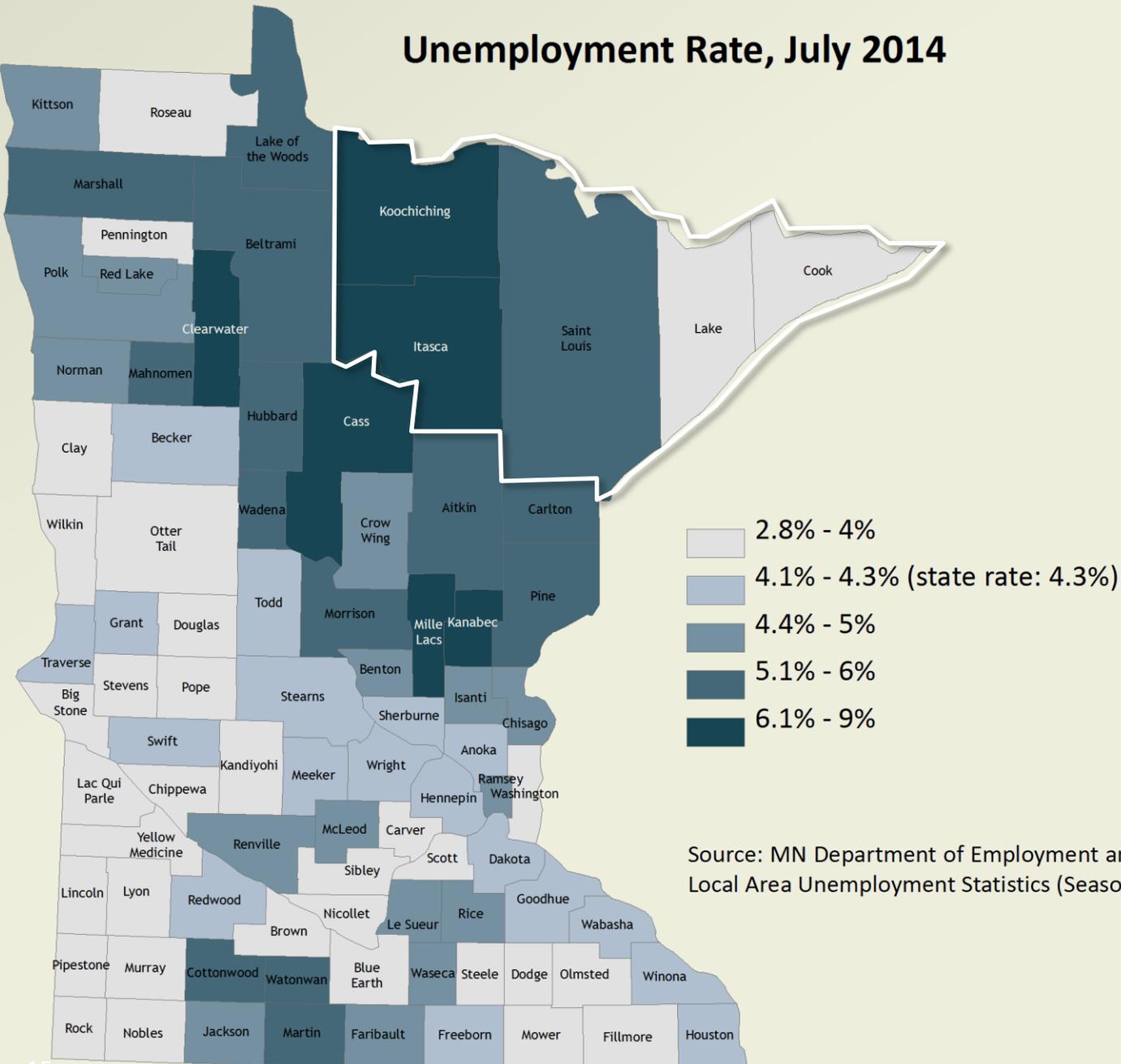
SOURCE: Minnesota Housing analysis of data from Minnesota State Demographer

Projected Household Formation: 5-Year % Change in Households



SOURCE: Minnesota Housing analysis of data from Minnesota State Demographer

Unemployment Rate, July 2014



Source: MN Department of Employment and Economic Development, Local Area Unemployment Statistics (Seasonally Unadjusted Figures)



Regional Job Change 2006-2009 & 2009-2013

County	2006 Jobs	2009 Jobs	Change 2006-2009	2013 Jobs	Change 2009-2013
Cook County	2,781	2,601	(180)	2,790	189
Itasca County	16,033	15,330	(703)	15,663	333
- <i>Grand Rapids</i>	9,783	9,396	(387)	9,464	68
Koochiching Co.	5,350	5,053	(297)	5,017	(36)
Lake County	4,274	4,028	(246)	4,289	261
Partial Saint Louis Co*	31,447	30,114	(1,333)	31,684	1,570
- <i>Hibbing</i>	8,967	7,989	(978)	9,007	1,018
- <i>Mountain Iron</i>	1,697	1,810	113	2,286	476
- <i>Virginia</i>	6,966	6,975	9	6,729	(246)
Total	59,885	57,126	(2,759)	59,443	2,317

Source: MN Dept. of Employment and Economic Development, Quarterly Census of Employment and Wages.

* Saint Louis County minus Duluth, Hermantown, and Proctor

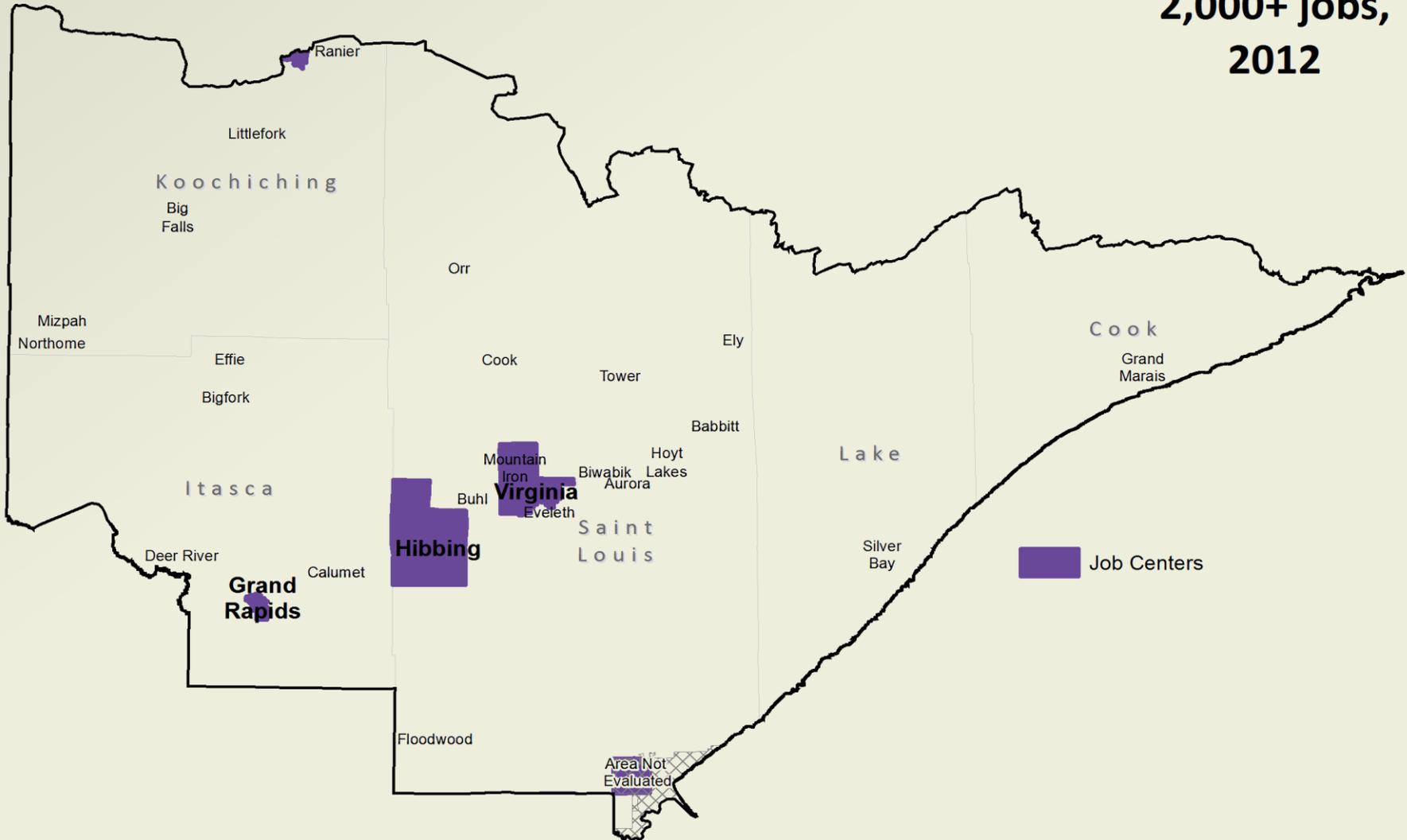
Change in Number of Jobs and Wages in Northeast Region* 2009-2013

Industry	2009 Jobs	2013 Jobs	Change in Jobs 2009-2013	Average Weekly wage 2013
Natural Resources and Mining	3,026	4,224	1,198	\$1,513
Manufacturing	3,911	4,403	492	\$1,115
Construction	2,631	2,726	95	\$ 859
Public Administration	4,557	4,613	56	\$ 857
Information	292	577	285	\$ 806
Financial Activities	2,562	2,650	88	\$ 724
Education and Health Services	15,205	15,375	170	\$ 707
Trade, Transportation and Utilities	11,431	11,595	164	\$ 605
Professional and Business Services	2,901	2,797	(104)	\$ 582
Other Services	1,919	1,946	27	\$ 380
Leisure and Hospitality	7,868	7,864	(4)	\$ 302
Total, All Industries	57,126	59,443	2,317	\$ 715

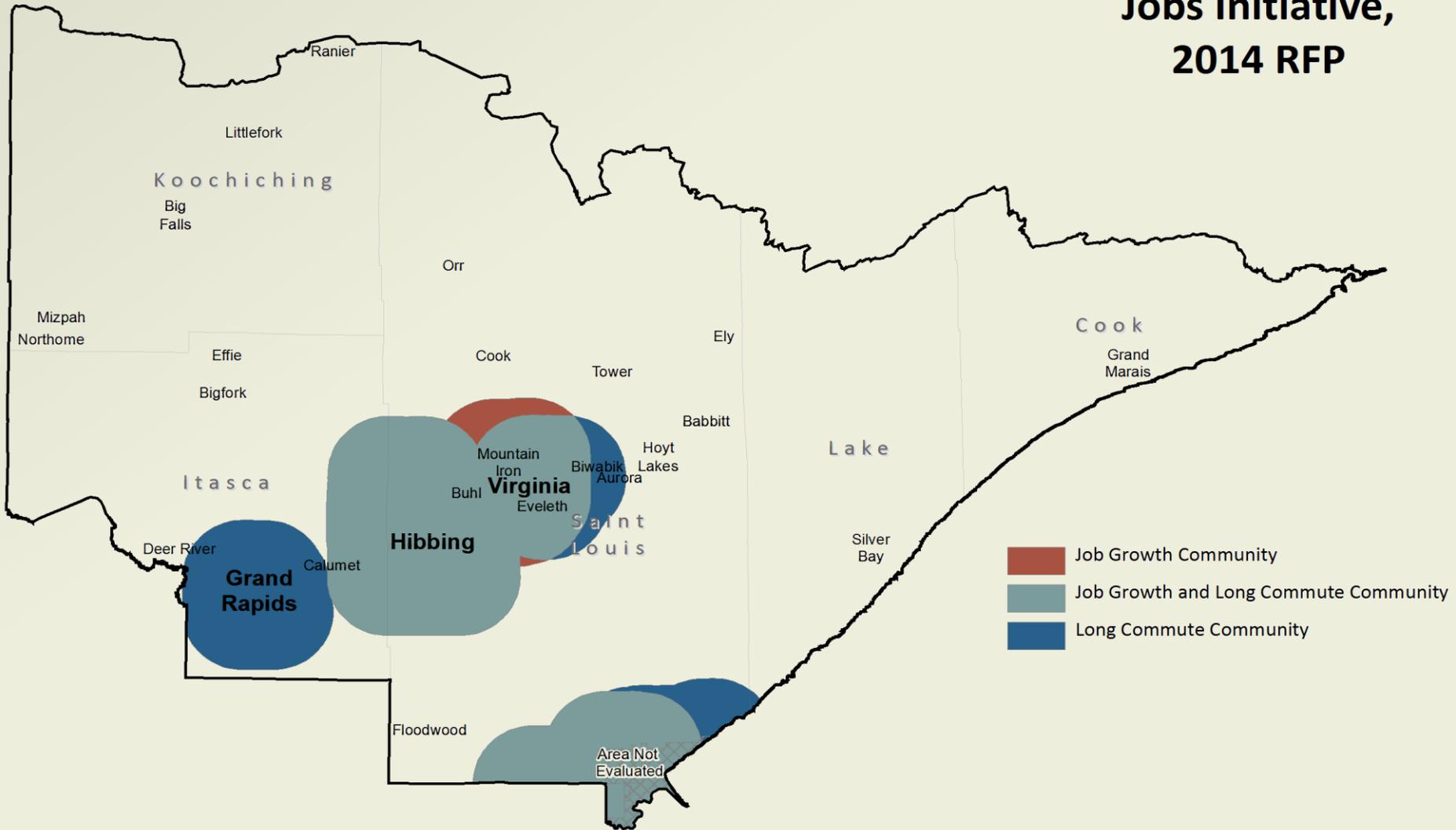
Source: Minnesota Department of Employment and Economic Development, *Quarterly Census of Employment and Wages*.

* Region includes counties of Cook, Itasca, Lake, Koochiching, and Saint Louis County outside of Duluth, Proctor and Hermantown.

Cities with 2,000+ jobs, 2012



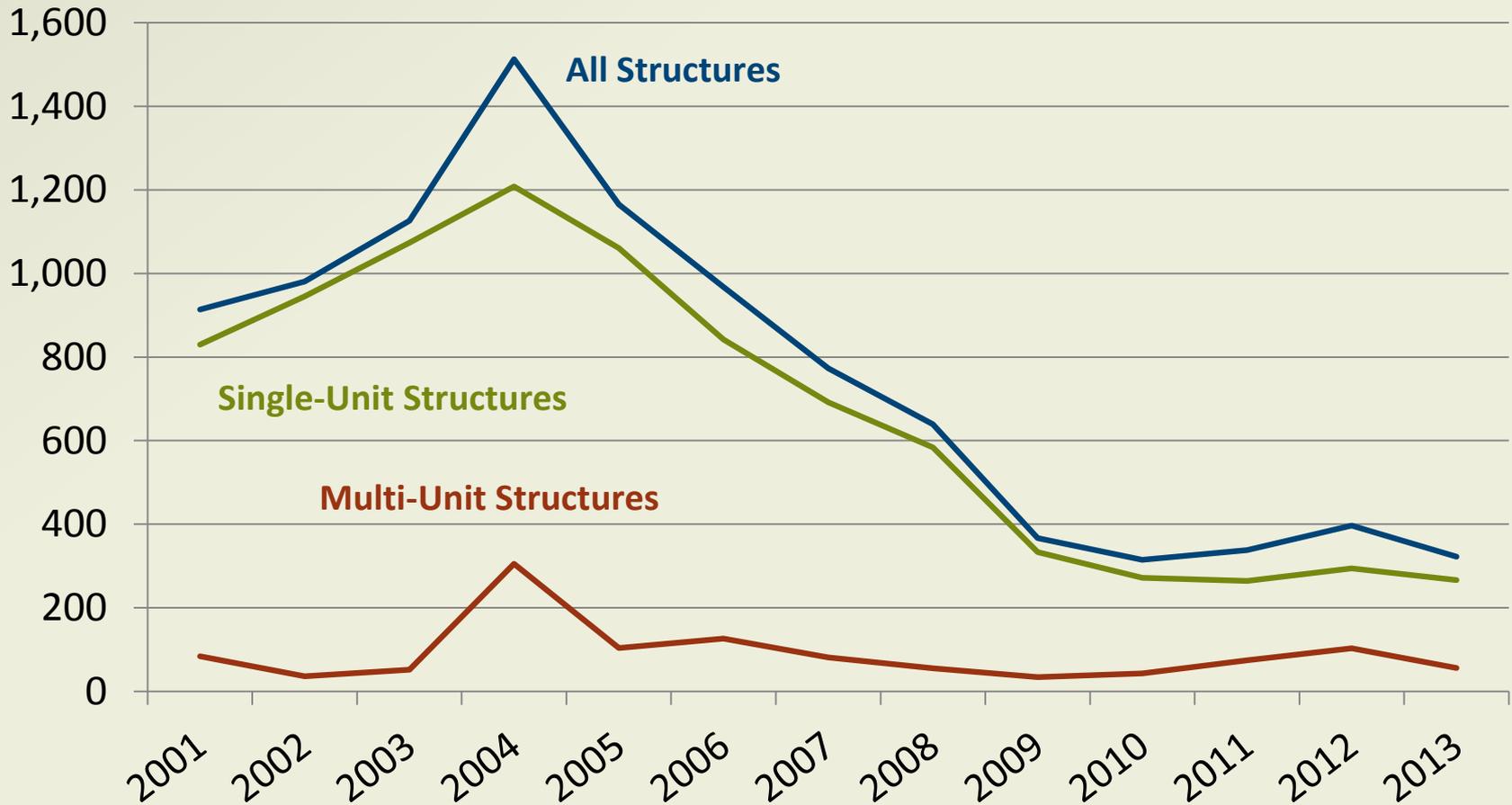
Housing + Jobs Initiative, 2014 RFP



Source: Minnesota Housing analysis of DEED and LED data.

Region: Building Permits

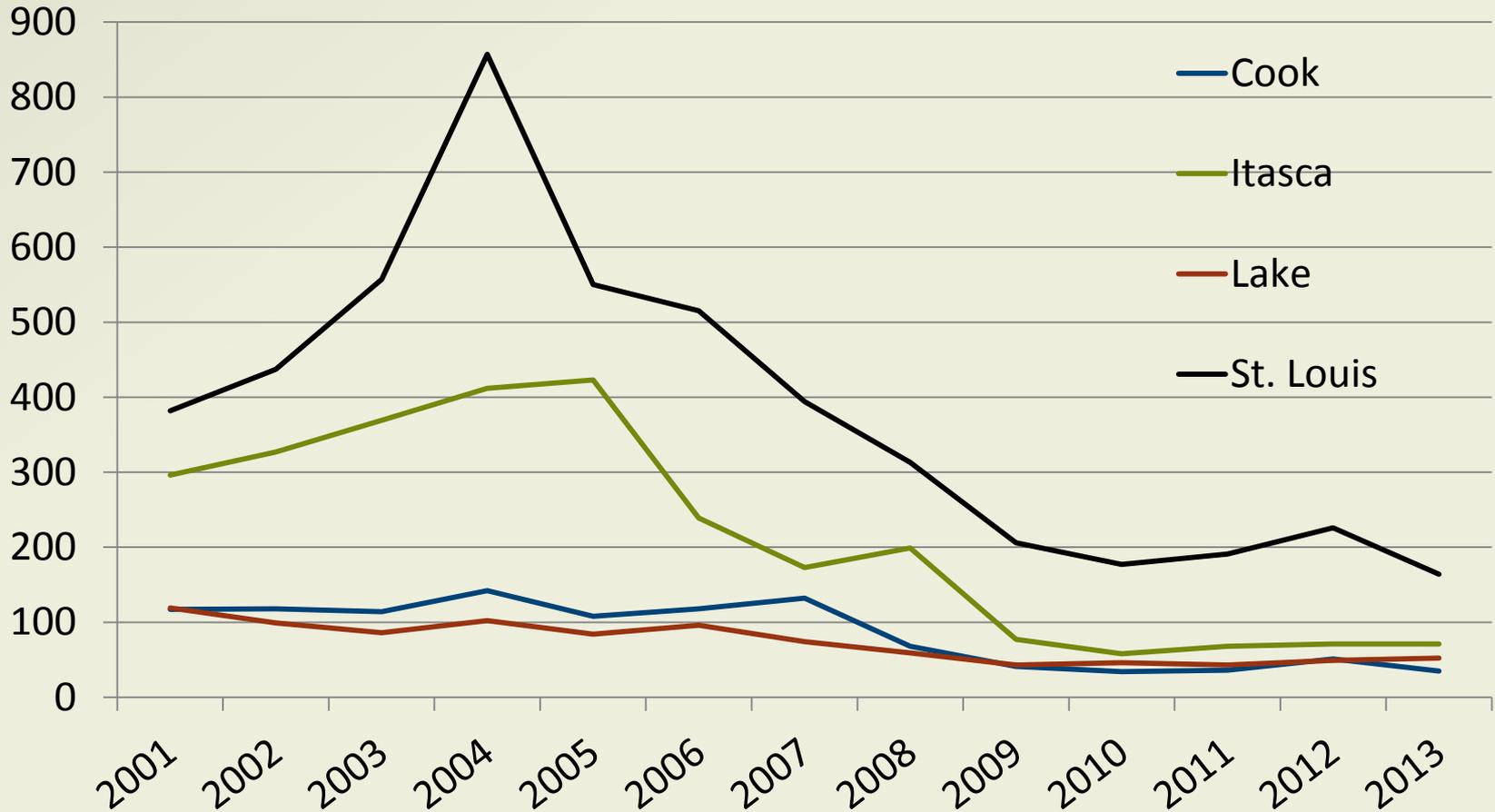
Number of Units



SOURCE: Minnesota Housing analysis of data from U.S. Department of Housing and Urban Development – State of the Cities Data Systems

Building Permits by County

Total Number of Units



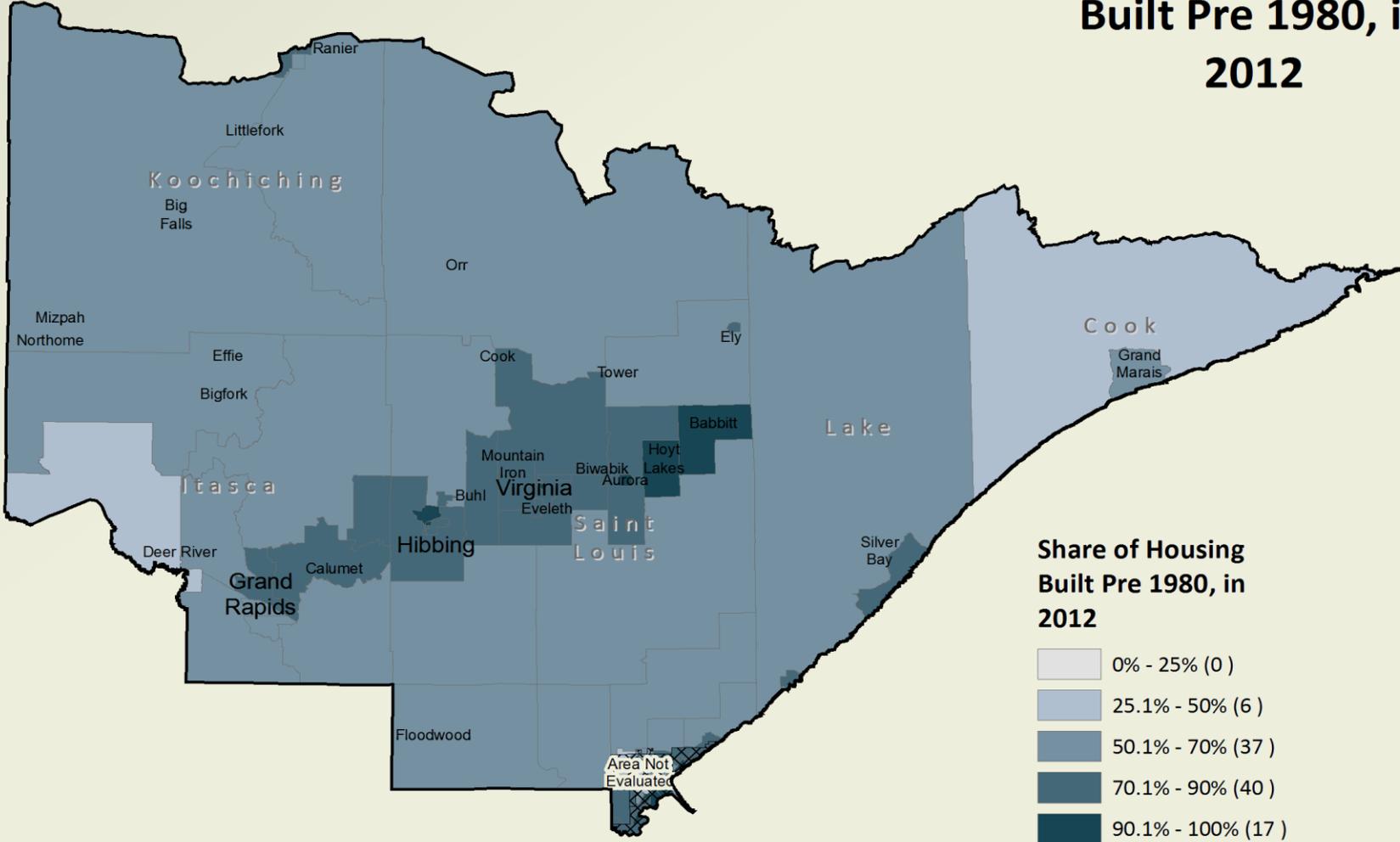
SOURCE: Minnesota Housing analysis of data from U.S. Department of Housing and Urban Development – State of the Cities Data Systems

Regional Topic #2

Rental and Homeowner Rehab

- Some areas have over 90% of the housing built before 1980
- Older stock in Virginia-Grand Rapids corridor
- Many areas have older rental stock, not just Virginia-Grand Rapids corridor
- Most of the subsidized/rent restricted units are in the Virginia-Grand Rapid corridor
- MN Housing financing single-family rehab throughout the region

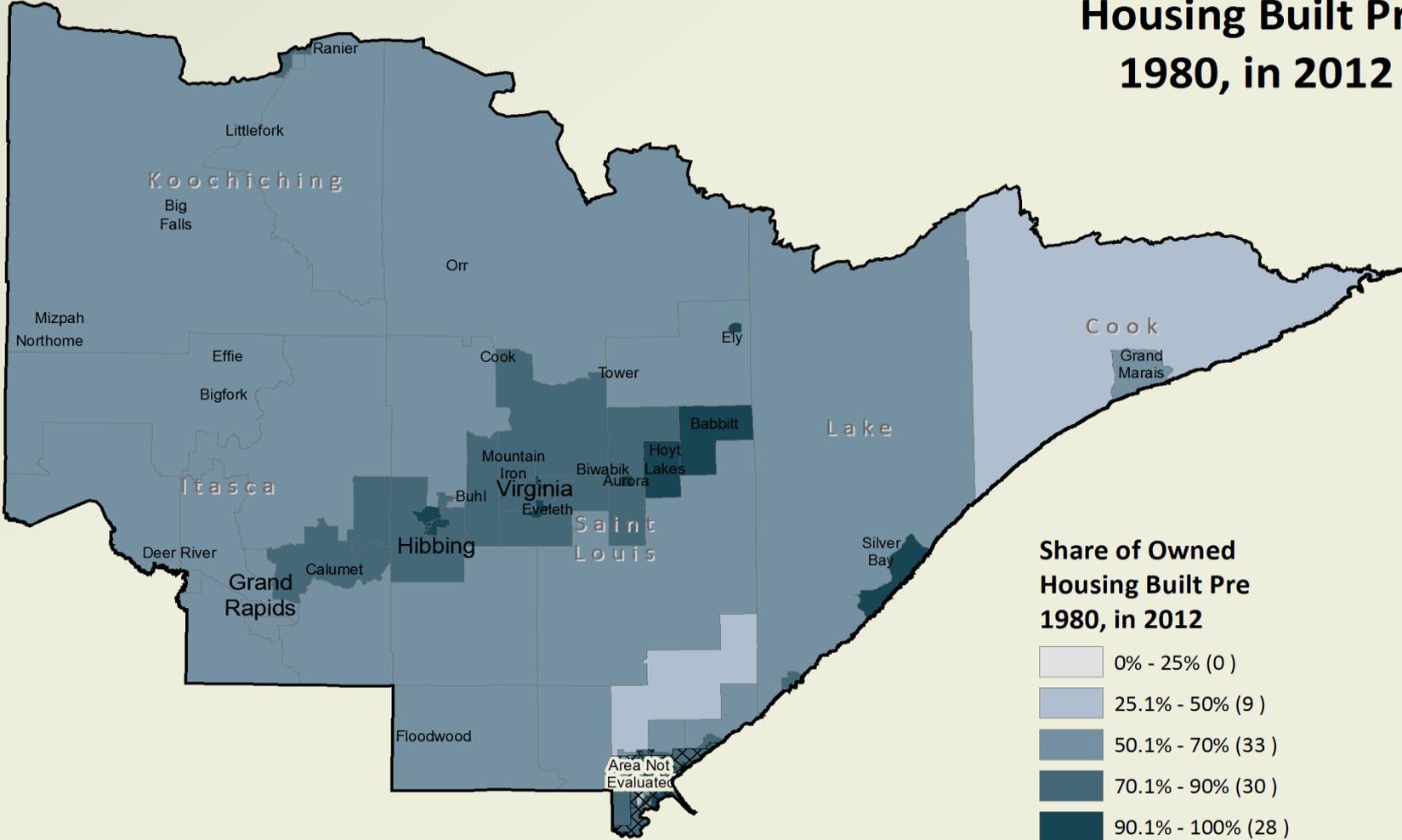
Share of Housing Built Pre 1980, in 2012



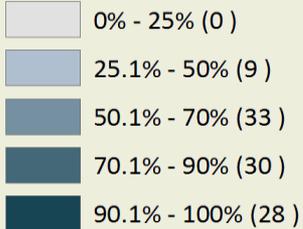
Source: Minnesota Housing analysis of American Community Survey 2008-2012 data.



Share of Owned Housing Built Pre 1980, in 2012

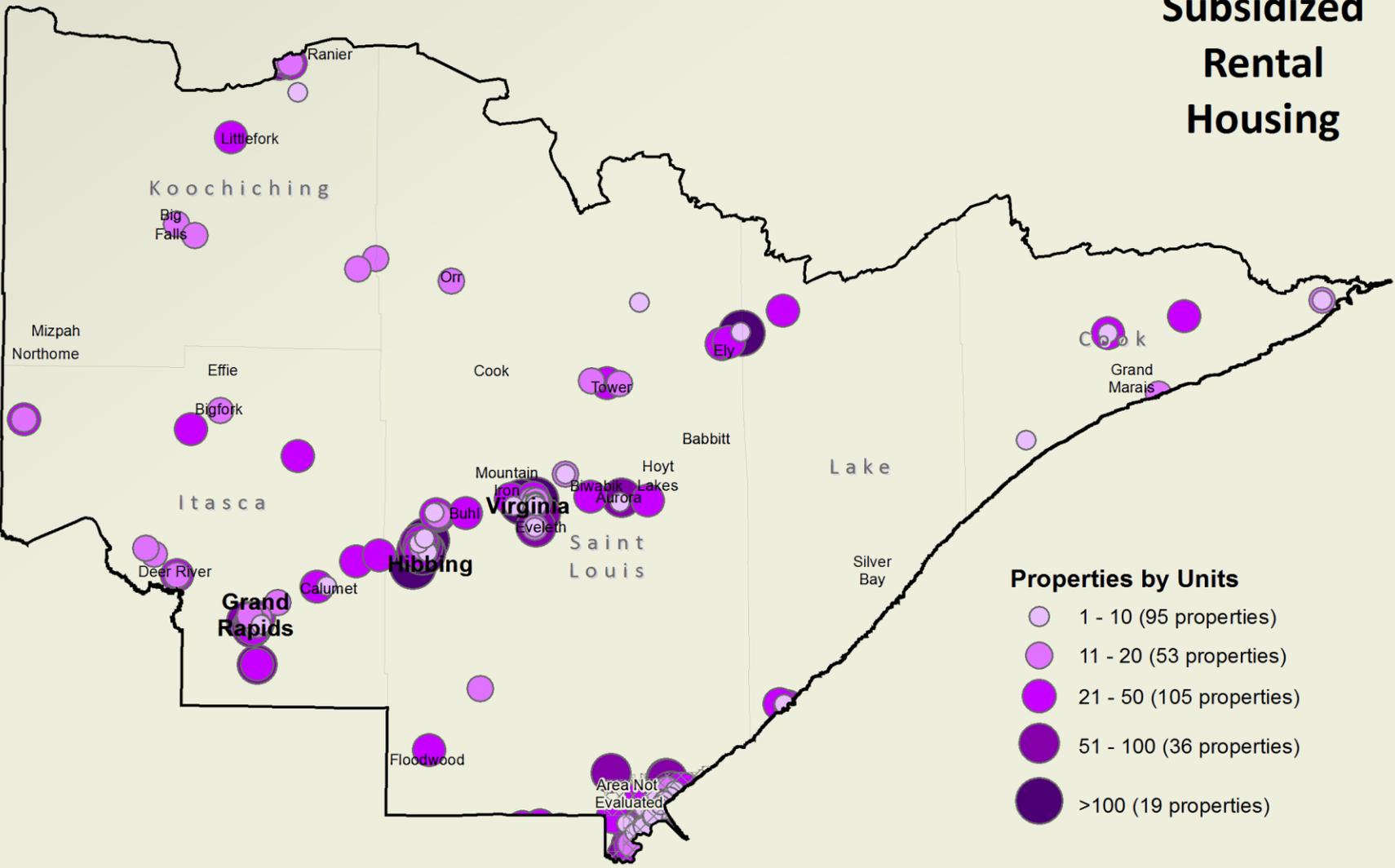


Share of Owned Housing Built Pre 1980, in 2012



Source: Minnesota Housing analysis of American Community Survey 2008-2012 data.

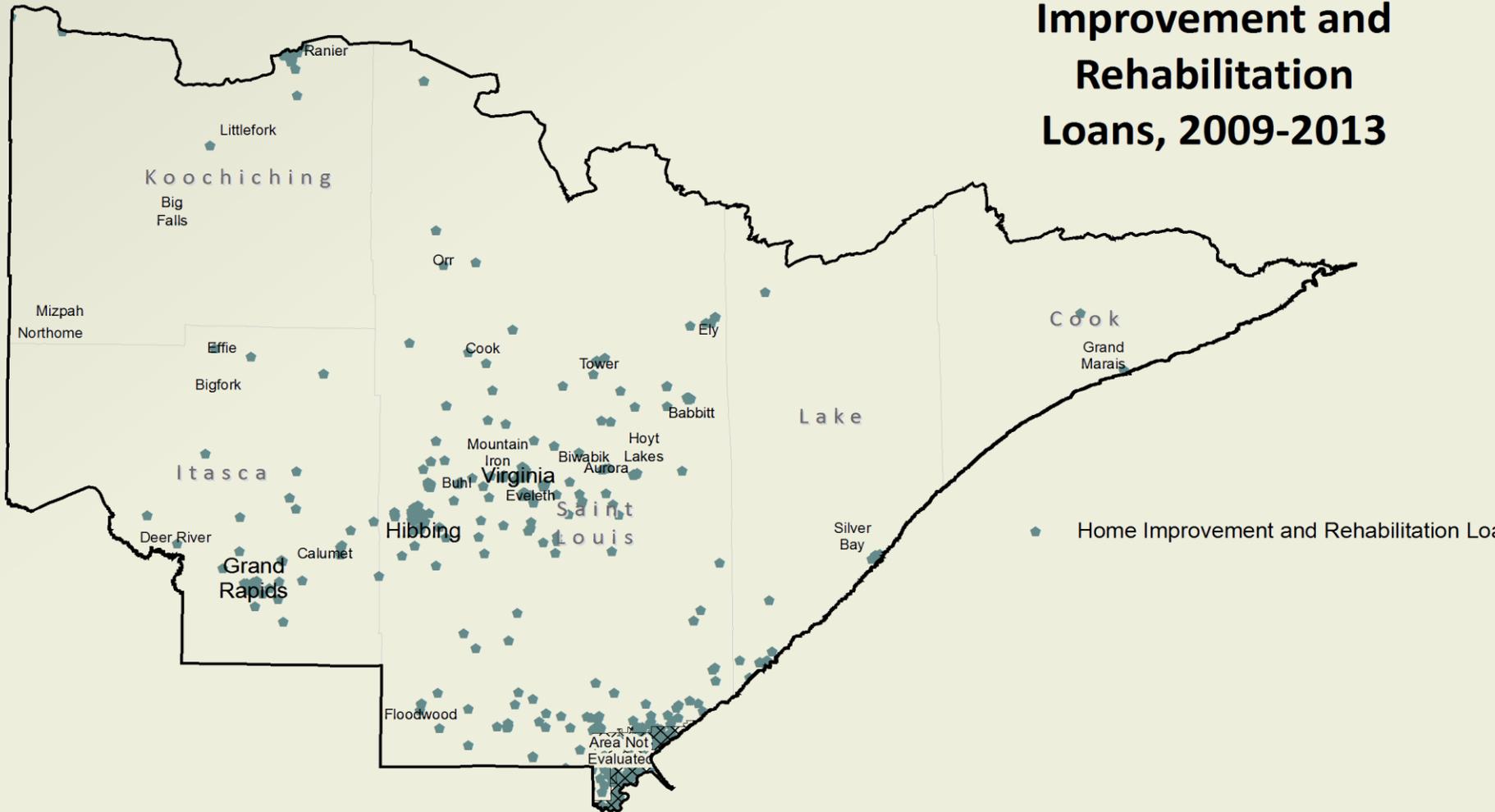
Affordable, Subsidized Rental Housing



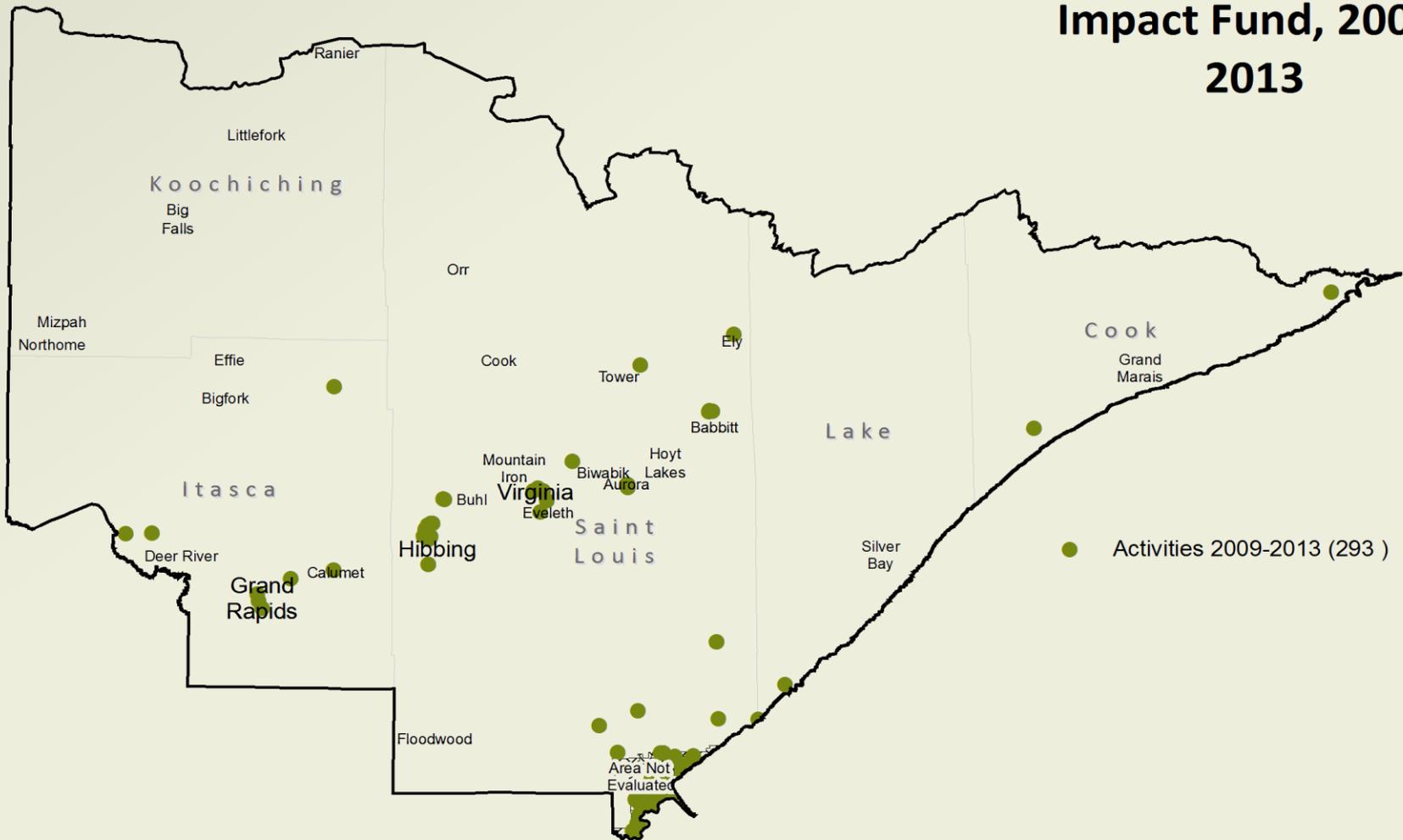
Source: Properties in Minnesota Housing and USDA RD's portfolio 2012



Home Improvement and Rehabilitation Loans, 2009-2013



Single Family Impact Fund, 2009- 2013

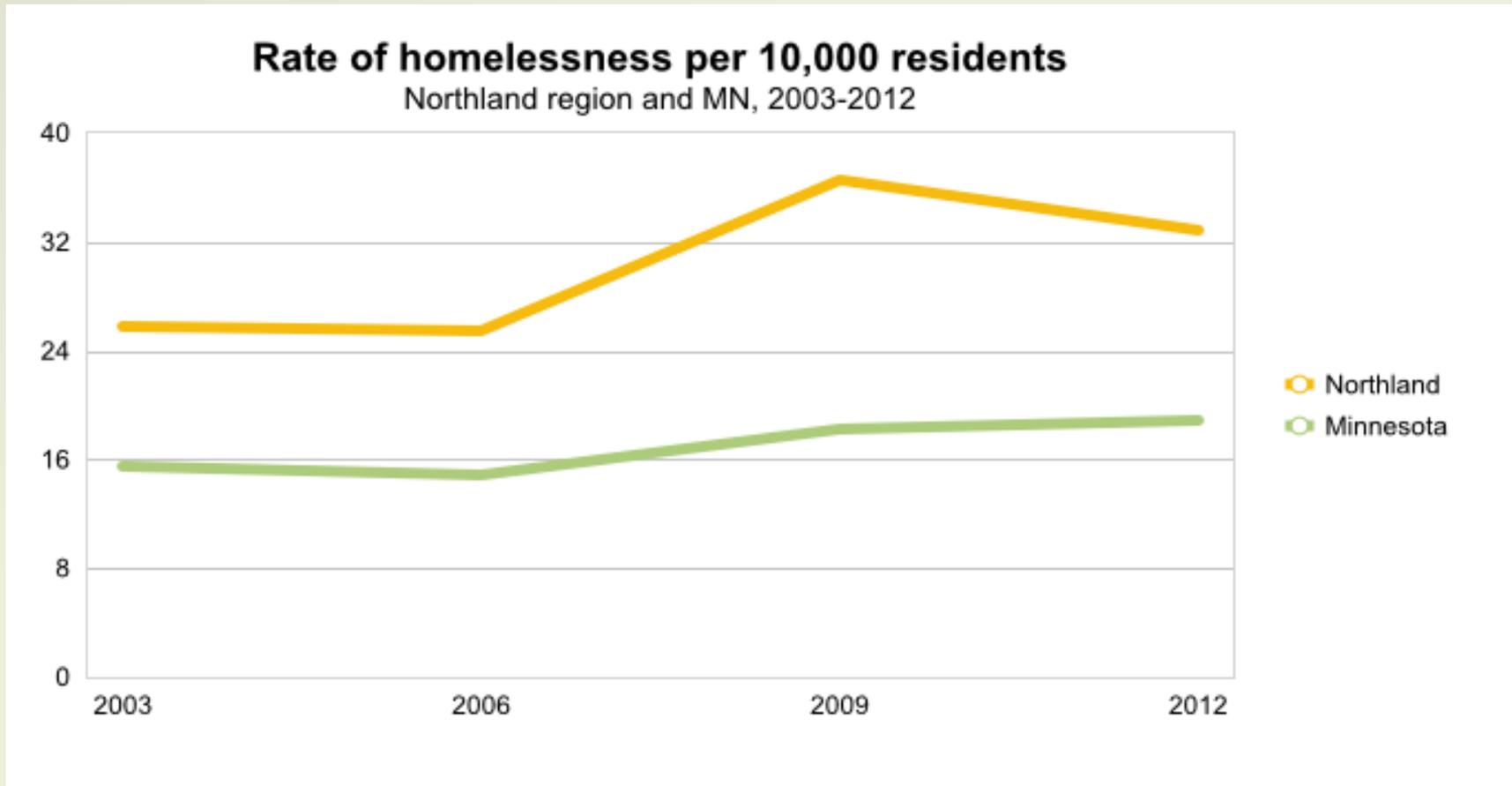


Regional Topic #3

Supportive Housing – Special Needs Pop.

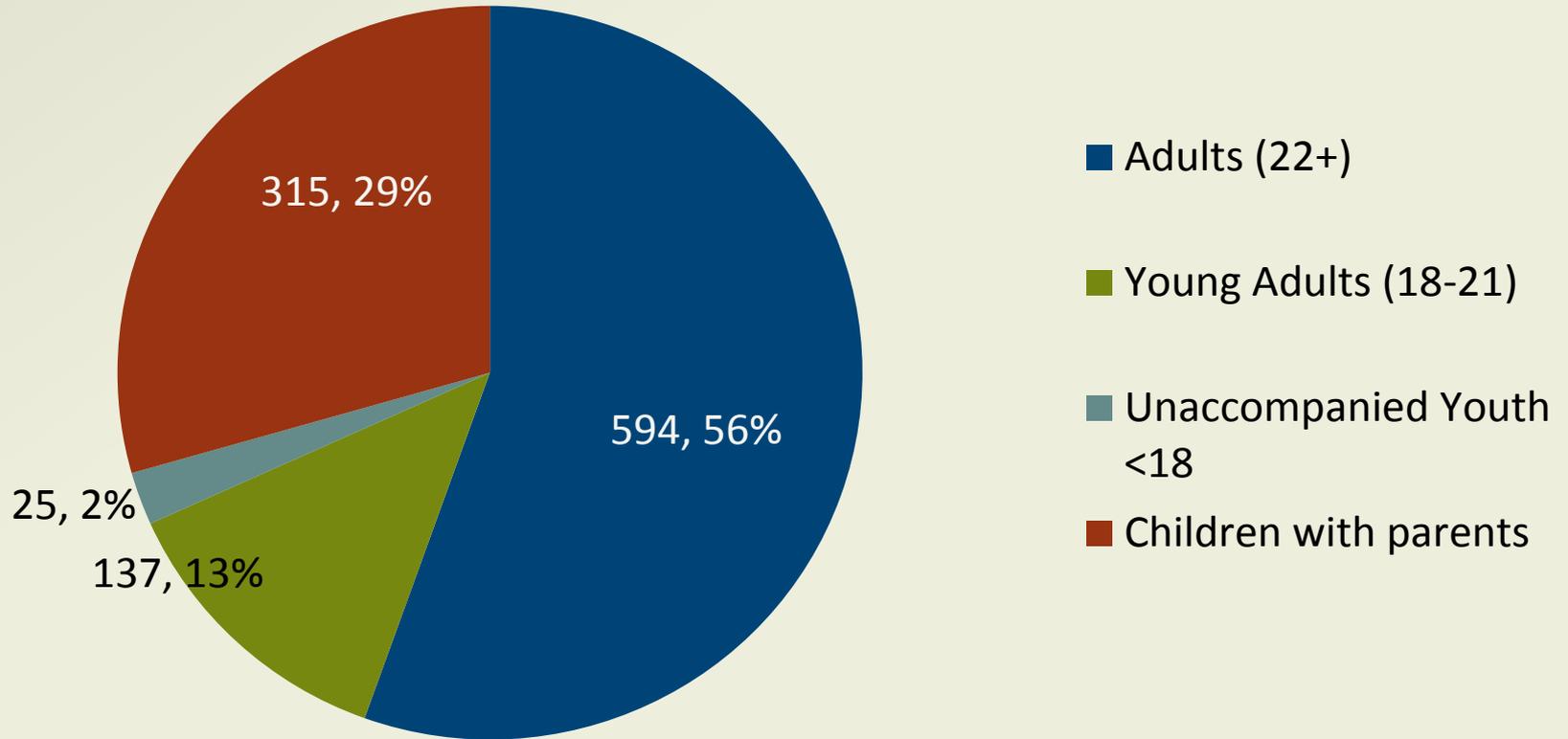
- Region has a higher rate of homelessness than the state as a whole
- Unlike the state as a whole, rate of homelessness declined between 2009 and 2012

Persons Experiencing Homelessness



Source: Wilder, Minnesota Compass, the Northland region includes the following counties: Aitkin, Carlton, Cook, Itasca, Koochiching, Lake, and St. Louis.

Homeless Counts (Northeast Region + St Louis County)



Source: Wilder, 2012 Minnesota Homeless Study. Northland region includes the following counties: Aitkin, Carlton, Cook, Itasca, Koochiching, Lake, and St. Louis.

For More Information

Contact:

John Patterson

Planning, Research & Evaluation

Minnesota Housing

john.patterson@state.mn.us