



# Housing and Community Trends in the Moorhead Area

April 22, 2016

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## Study Area



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## Overview

- Need for more affordable housing
- Drivers of housing demand – household growth and employment
- Demand: The housing continuum
- Housing supply
- Rehabilitating the existing stock

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## Need for More Affordable Housing

- Number of cost burdened households is increasing
- Housing costs are rising
- Incomes are falling

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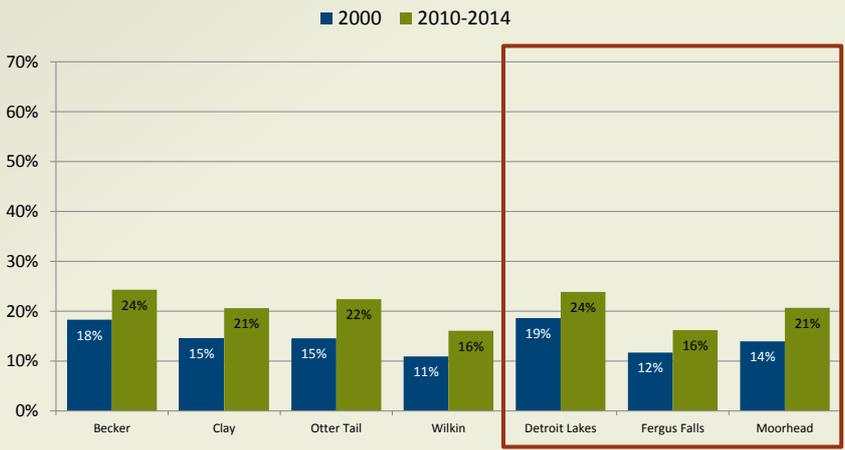
### Homeownership Rates



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

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### % of All Owners Who Are Cost Burdened

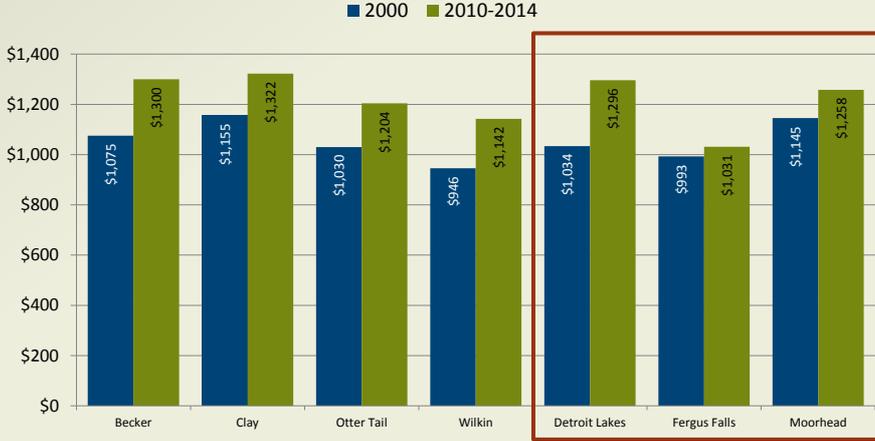


Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

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# Median Monthly Homeowner Costs

(inflation adj. – 2014 \$)

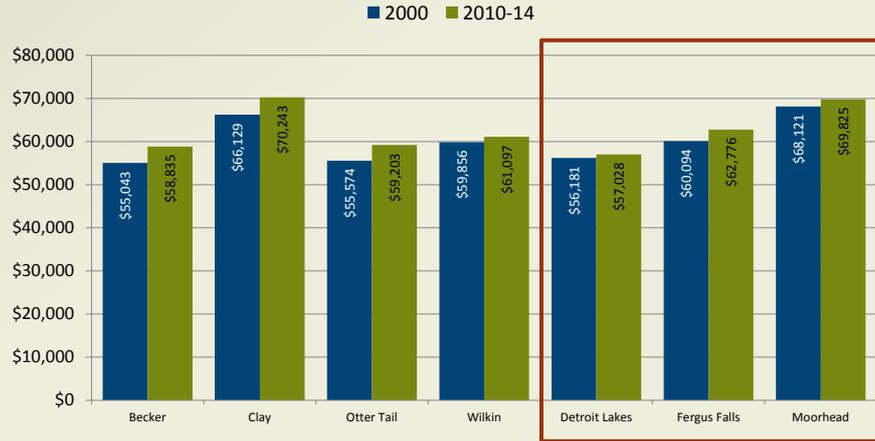


Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

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# Median Owner Household Income

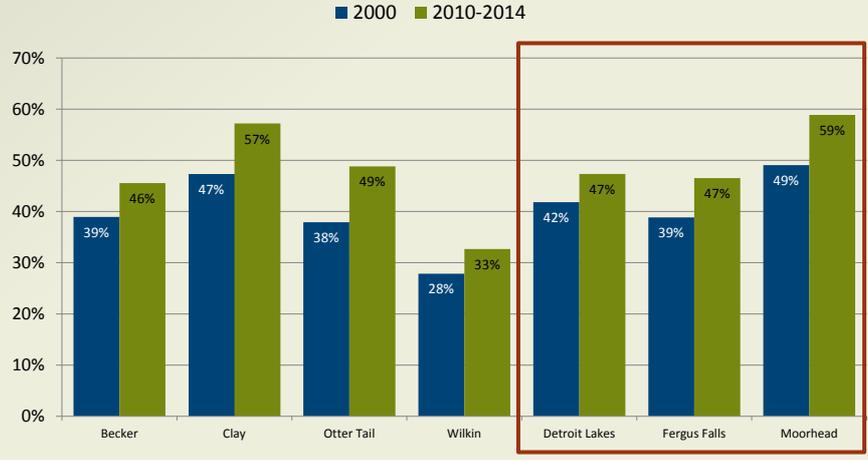
(inflation adj. – 2014 \$)



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

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### % of All Renters Who Are Cost Burdened



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

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### Median Monthly Gross Rent

(inflation adj. – 2014 \$)

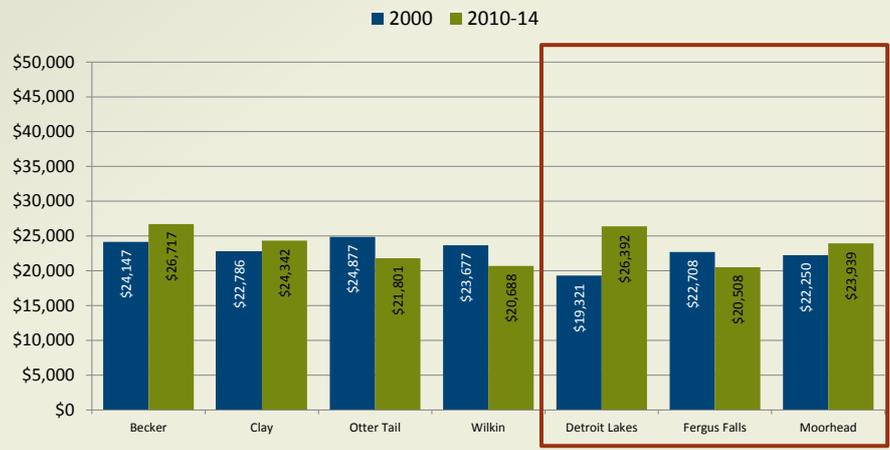


Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

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# Median Renter Household Income

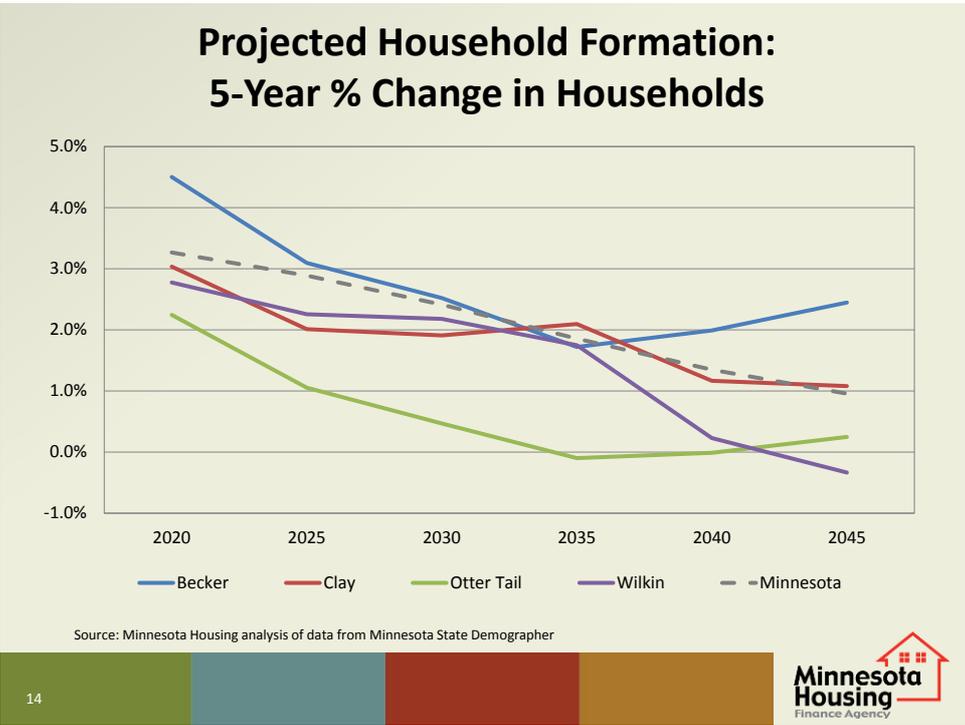
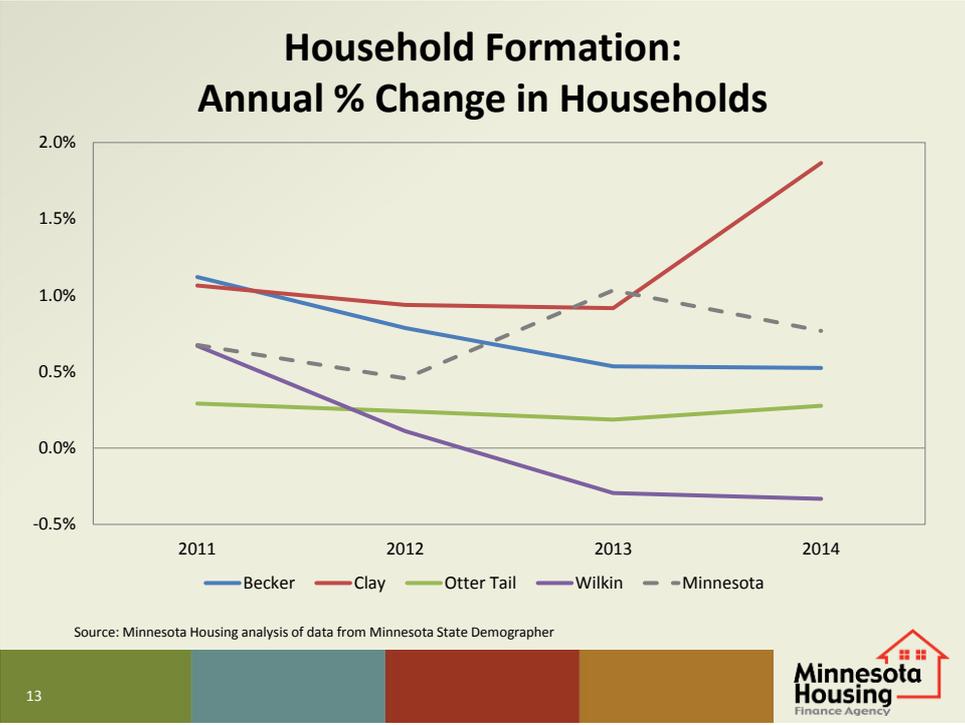
(inflation adj. – 2014 \$)

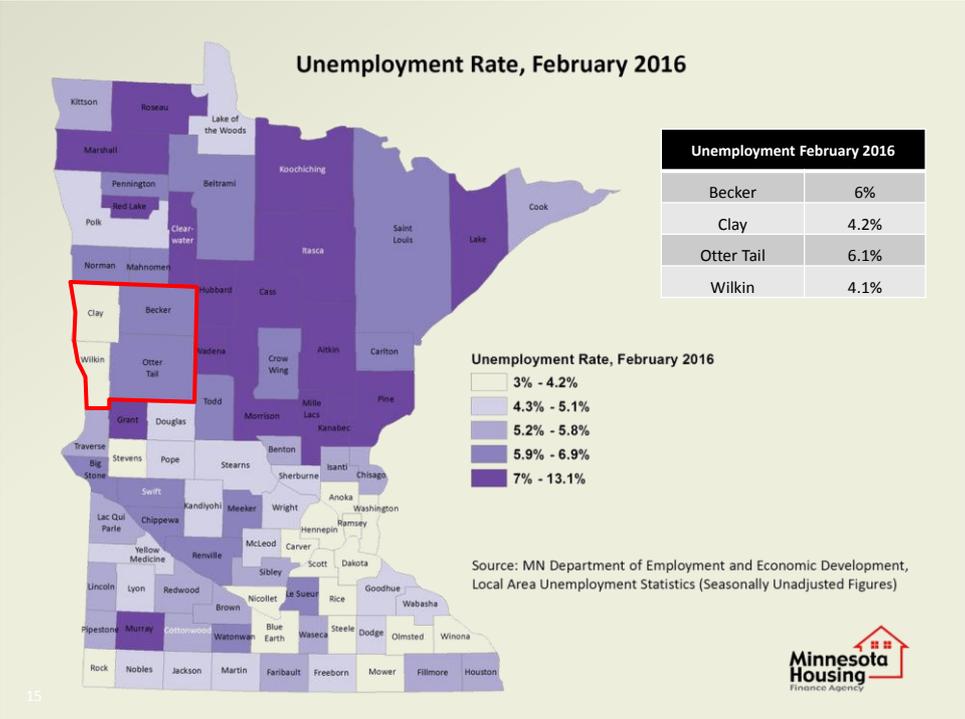


Source: Minnesota Housing analysis of data from U.S. Census Bureau – Decennial Census and American Community Survey.

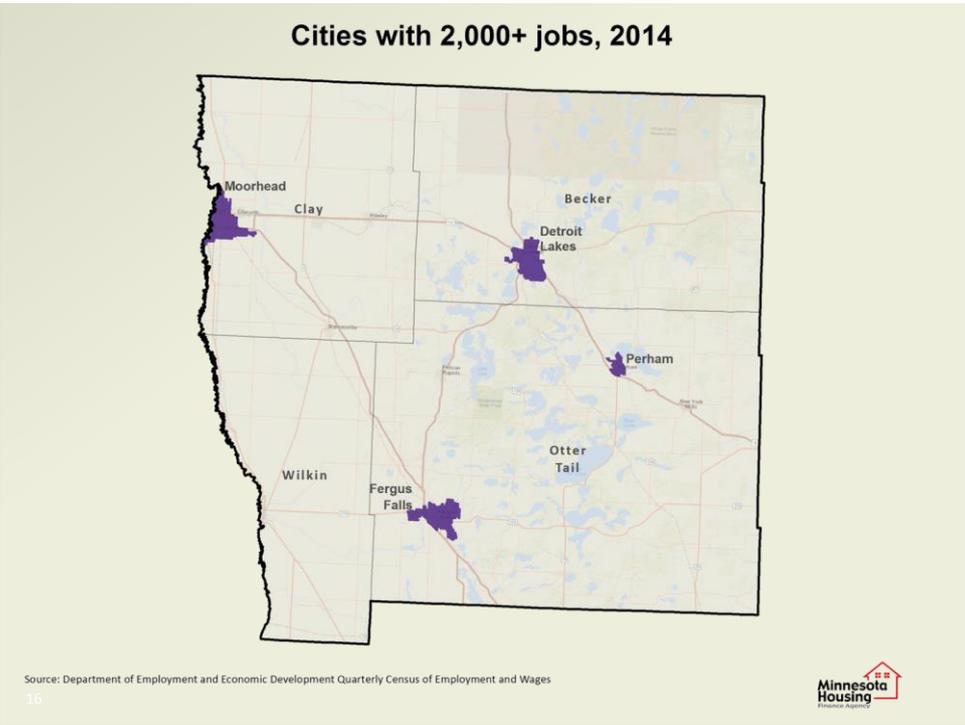
# Drivers of Housing Demand

- Housing demand is driven by household growth
- Household growth is driven by the economy and jobs





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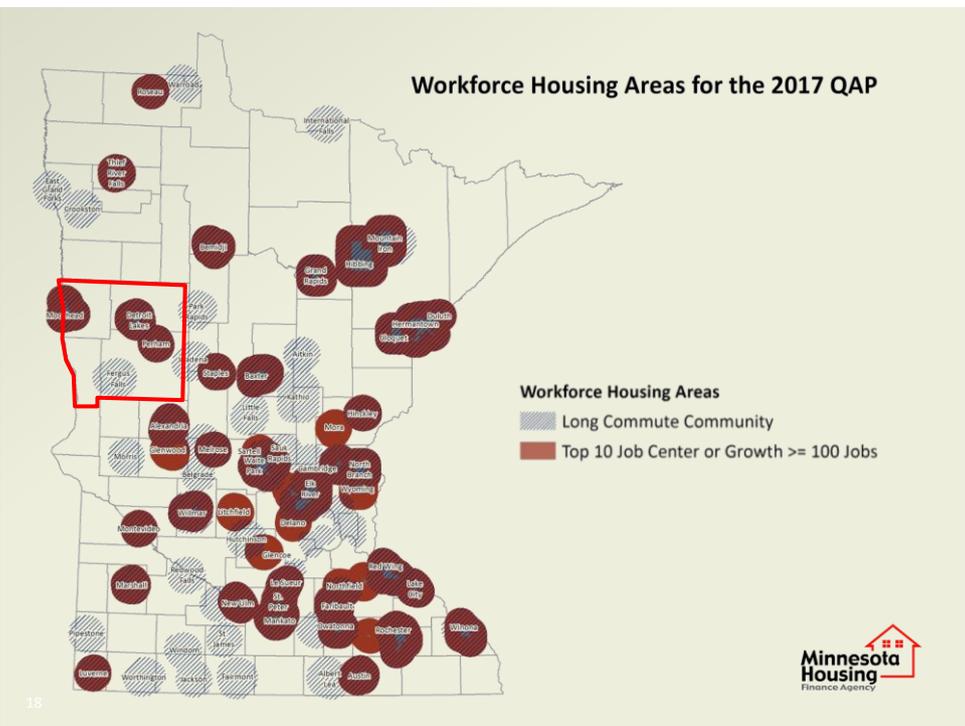
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### Regional Job Change 2006-2009 & 2009-2014

County/City	2006 Jobs	2009 Jobs	Change 2006-2009	2014 Jobs	Change 2009-2014
<b>Becker</b>	<b>13,065</b>	<b>12,641</b>	<b>-424</b>	<b>13,839</b>	<b>1,198</b>
<i>Detroit Lakes</i>	<i>8,529</i>	<i>8,326</i>	<i>-203</i>	<i>9,190</i>	<i>864</i>
<b>Clay</b>	<b>17,473</b>	<b>18,223</b>	<b>750</b>	<b>18,455</b>	<b>232</b>
<i>Moorhead</i>	<i>13,853</i>	<i>14,025</i>	<i>172</i>	<i>14,116</i>	<i>91</i>
<b>Otter Tail</b>	<b>21,652</b>	<b>21,256</b>	<b>-396</b>	<b>22,338</b>	<b>1,082</b>
<i>Fergus Falls</i>	<i>10,393</i>	<i>10,236</i>	<i>-157</i>	<i>10,092</i>	<i>-144</i>
<b>Wilkin</b>	<b>2,061</b>	<b>2,045</b>	<b>-16</b>	<b>2,009</b>	<b>-36</b>
<b>Regional Total</b>	<b>54,251</b>	<b>54,165</b>	<b>-86</b>	<b>56,641</b>	<b>2,476</b>

Source: MN Dept. of Employment and Economic Development, Quarterly Census of Employment and Wages.  
 Note: Data excludes farm jobs.

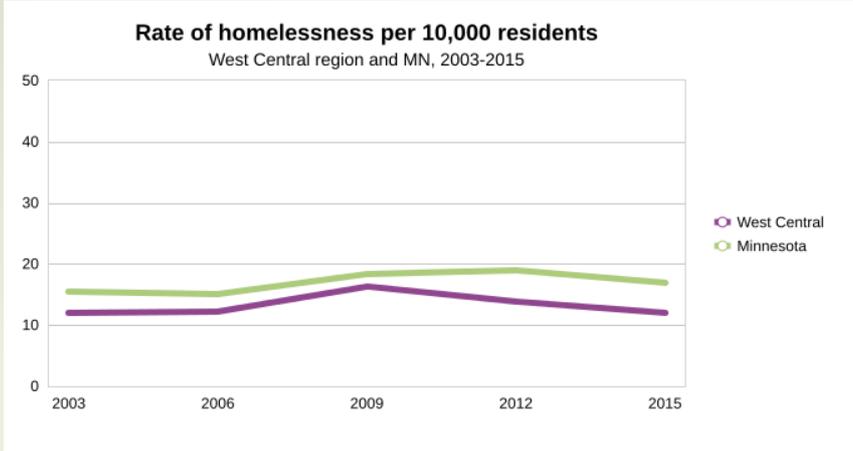
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# Demand: The Housing Continuum

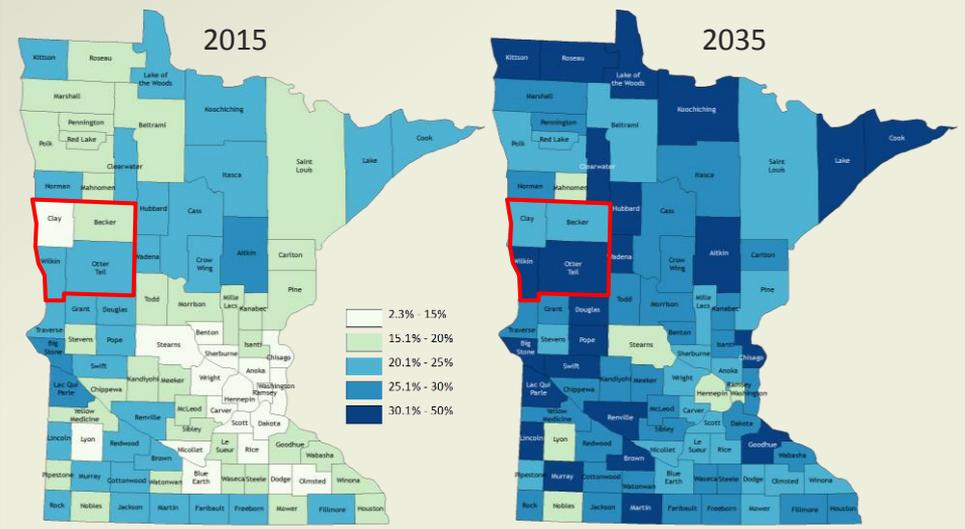


# Persons Experiencing Homelessness



Source: Wilder, Minnesota Compass. The West Central region, shown here, represents Minnesota's Continuum of Care "West Central" region. It includes the following counties: Becker, Clay, Douglas, Grant, Otter Tail, Pope, Stevens, Traverse, and Wilkin.

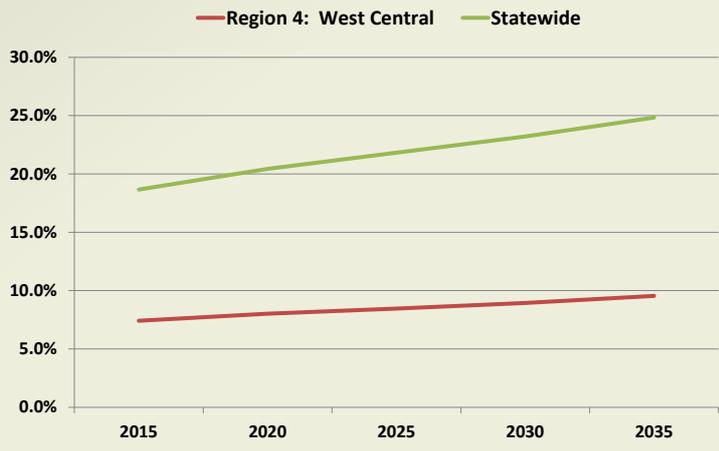
### Proportion of the Population Aged 65 and Older



Source: Minnesota Demographer's Office 2015-2040 Population Projections.

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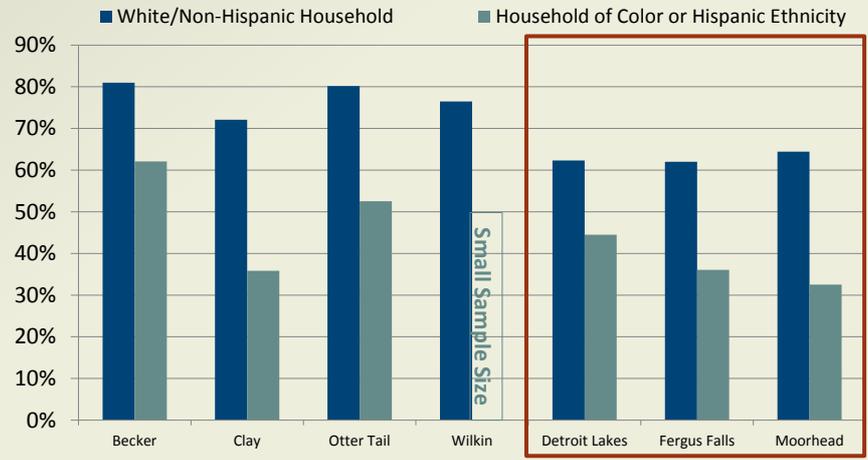
### Share of Population from Communities of Color or Hispanic Ethnicity



Region 4: Consists of Becker, Clay, Douglas, Grant, Otter Tail, Pope, Stevens, Traverse, and Wilkin Counties.

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# Homeowner Rates and Disparities



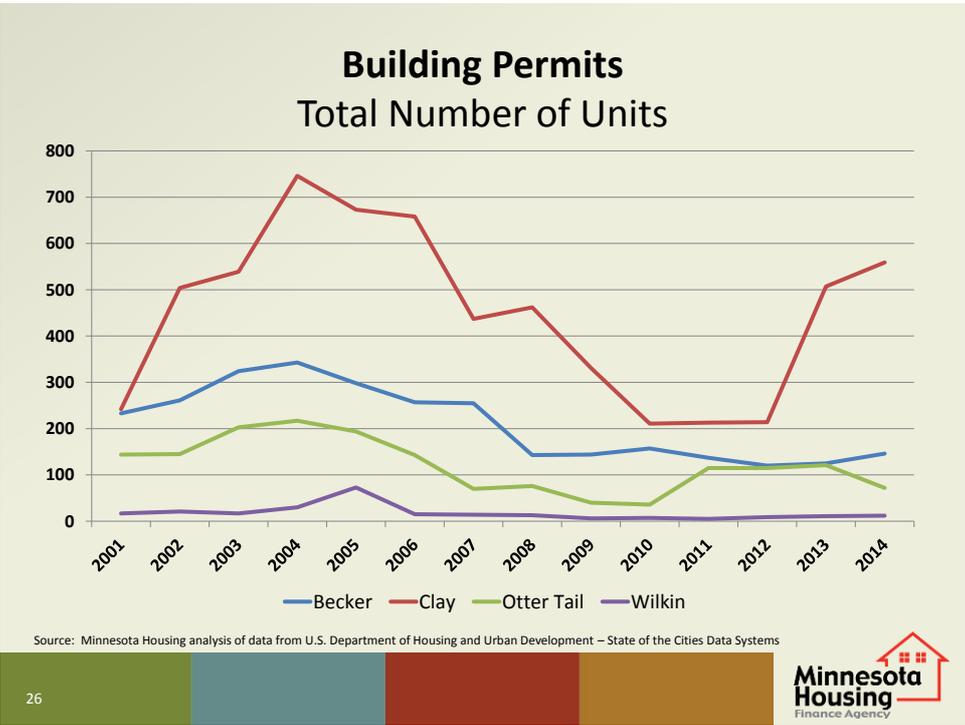
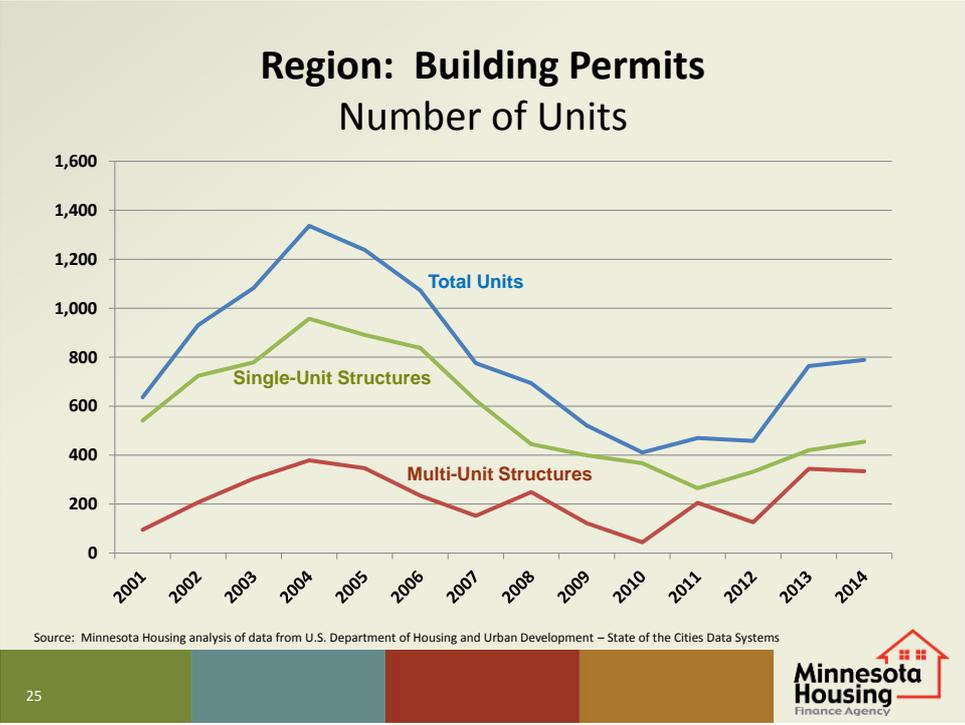
Source: Minnesota Housing analysis of data from U.S. Census Bureau American Community Survey.

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# Housing Supply

- New Construction
- Vacancy Rate
- Home Sale Prices

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# Rental Vacancy Rates Overall or Market Rate Units

	Vacancy Rate	Context
Marshall	3.7%	May 2015
Jackson	3.9%	Jan-Feb 2013

Source: Various Local Housing Studies and Plans

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# Home Sales in 2015

County	Median Sales Price	Number of Sales	Change in Sales Price 2011-2015
Becker	\$166,000	335	8.6%
Clay	\$167,000	915	13.3%
Otter Tail	\$139,950	750	4.0%
Wilkin	\$111,250	48	22.8%

Source: Department of Revenue (arms-length transactions only)

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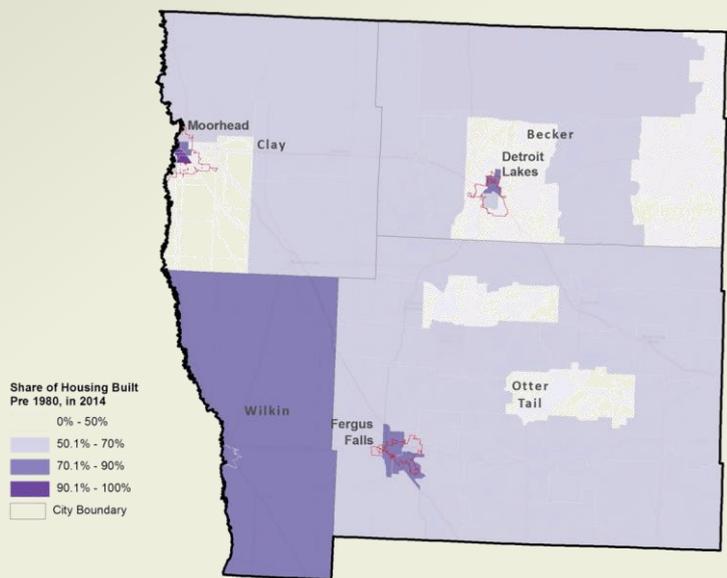
# Rehabilitating the Existing Stock

- Age of the housing stock
- Recent rehabilitation activity

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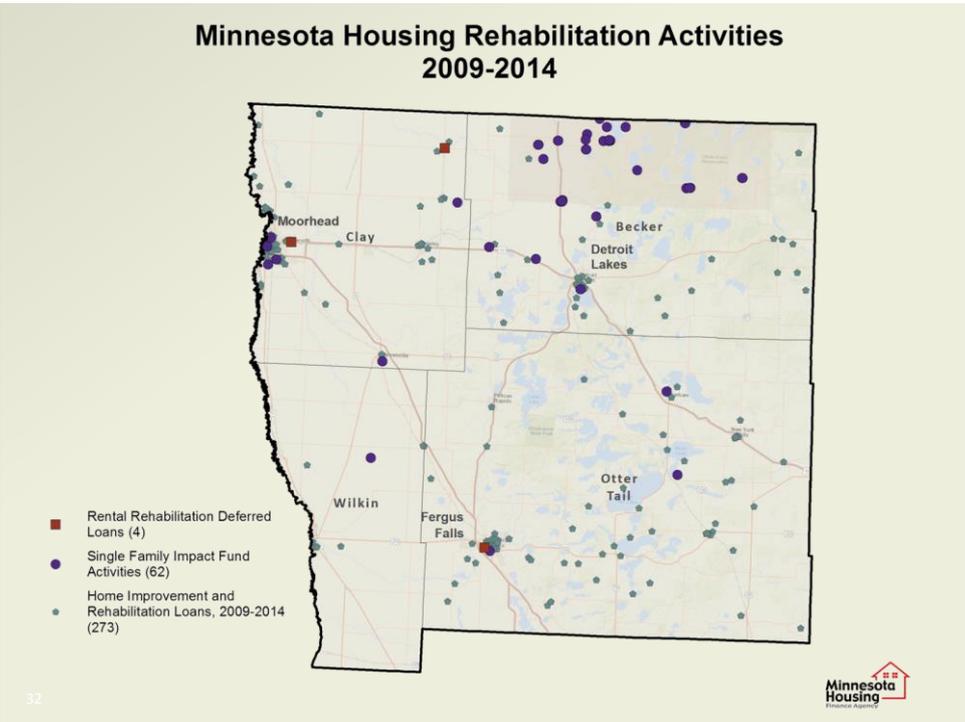
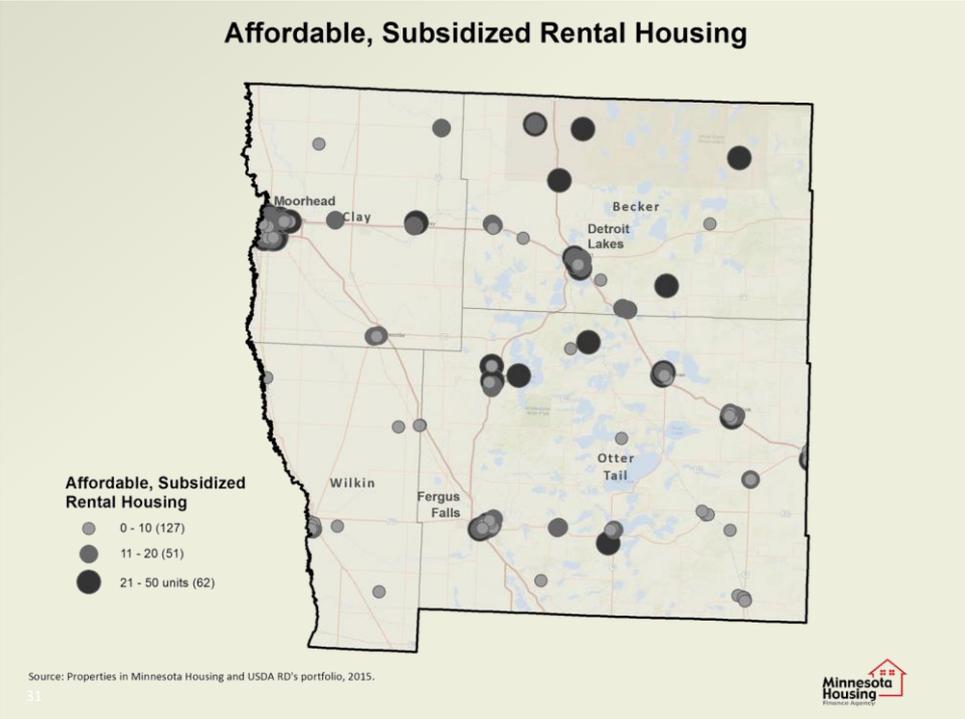
### Share of Housing Built Pre 1980, in 2014



Source: Minnesota Housing analysis of American Community Survey 2010-2014 data.

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# Community Profiles

## For More Information www.mnhousing.gov

The screenshot shows the Minnesota Housing Finance Agency website. The navigation menu includes: HOME, ABOUT US, JOBS, NEWS, POLICY & RESEARCH (circled in red), PARTNER LOGIN, and INVESTORS. A search bar is located to the right of the menu. The main content area features a news article titled "Just announced: \$92.4 million statewide investment in affordable housing" with a sub-headline "We are pleased to announce with our funding partners an investment of \$92.4 million for developments that will create and preserve 1,420 units of affordable housing statewide." Below the article are four columns of links categorized by audience: Homebuyers & Homeowners, Help with Housing & Rent Assistance, Lenders & Homeownership Partners, and Multifamily Rental Partners.



# For More Information



HOME ABOUT US JOBS NEWS POLICY & RESEARCH PARTNER LOGIN INVESTORS
Mortgage rates starting at: [View all interest rates](#)





Policy
Community Development
Research & Reports
Plans for Federal Funds
Community Profiles



Home > Policy & Research > Policy

## Minnesota Housing Policy

Legislative Updates

[2015 Legislative Summary](#)

[+ Previous Legislative Updates](#)

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# For More Information



HOME ABOUT US JOBS NEWS POLICY & RESEARCH PARTNER LOGIN INVESTORS
Mortgage rates starting at: **3.250%** [View all interest rates](#)





Policy
Community Development
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Plans for Federal Funds
Community Profiles



Community Profiles Overview ▾ Scoring ▾ Planning

Home > Policy & Research > Community Profiles > Community Profiles Overview

## Community Profiles

- [Community Profiles for Planning](#)
- [Community Profiles for Scoring](#)
  - Use for 2018 HTC/2017 RFP Applications
  - Use for 2017 HTC/2016 RFP Applications

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# For More Information

[Select: View Interactive Map](#)

Percentage of Population from Communities of Color (2013) details

**Legend** Hide Legend

- Insufficient Data
- 0-20th Percentile
- 20-40th Percentile
- 40-60th Percentile
- 60-80th Percentile
- 80-100th Percentile

Shaded by:  
  
Source: MN Housing analysis of various sources

[Clear Data Layer](#)

27131070901 (Census Tract)			
Indicator	Value	Rank	Notes
Total Jobs (2015)	7,973	60-80th Percentile	Total low and moderate wage jobs within 5 miles of census tract - 2010
Distance to Work (2015)	13.78	40-60th Percentile	Median distance to work (in miles) for workers in census tract in 2010
Unemployment Rate (2015)	5.1%	80-100th Percentile	Unemployment rate for City of Faribault December 2014

[Download Data](#)  
[See Minnesota Community Report](#)

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# For More Information

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# Study Area

