



## 2023 COUNTY PROFILE

# Carver County

38,213 Households | Twin Cities Region

*For Minnesotans to be and stay well, for our children to grow and elders to flourish, we all need a place to live.*

Our existing homes are aging *and* increasingly unaffordable, with few new ones being built.



2021 RENTER HOUSEHOLDS  
6,618 | 17% of households

% of rental units built before 1970: 20%

2022 multi-family units permitted: 579

Median rent: \$1,242 = 13% over 5 years



2021 OWNER HOUSEHOLDS  
31,595 | 83% of households

% of houses built before 1970: 17%

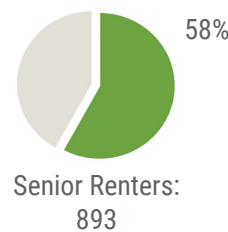
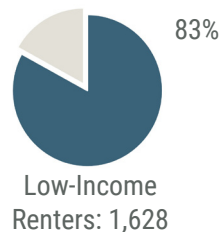
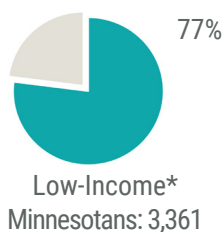
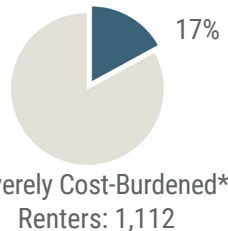
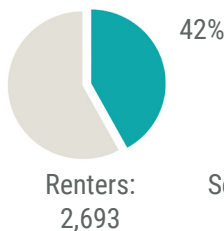
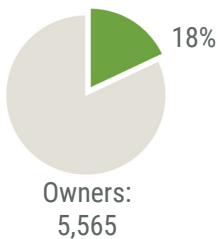
2022 single-family units permitted: 672

Median home value: \$353,300 = 13% over 5 years

\*Increases in rent or home value have been adjusted for inflation.

Too many Minnesotans experience cost burden, and the impacts are felt disproportionately.

### COST-BURDENED\* COUNTY HOUSEHOLDS



### RACIAL DISPARITIES IN RENTER COST BURDEN

\*in the Metro

45% White HH

58% Black HH

35% 40% 45% 50% 55%

8,258 in the county are “cost-burdened”—at-risk of being forced to choose between a home and other basic needs like food, clothing, and medicine.

\*Cost burden: spending 30% or more of household income on housing costs.

\*Severe cost burden: spending more than 50%.

\*Low-income: households earning under \$35,000 annually.

Such pressures can lead to eviction and homelessness, both on the rise in the state.



### EVICIONS IN THE COUNTY

2022 eviction filings: 152

Average pre-pandemic monthly filings (2012-19): 172



### HOMELESSNESS IN THE STATE

2022 homelessness: 19,600\*

66% were Black, Indigenous, or people of color  
Number of homeless children under 18:\* 8,891

\*on any given night in 2022

For renters struggling to make ends meet, finding an affordable home can be difficult.

Minnesota's racial homeownership disparity is among the worst in the nation.

**EXTREMELY LOW-INCOME HOUSEHOLDS (ELI)\***

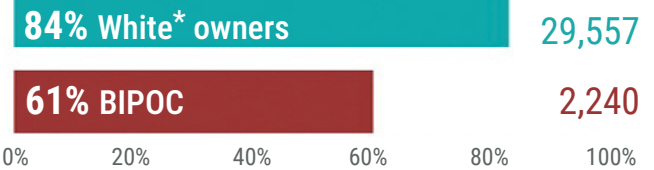
# of ELI renter households in the county: **1,525**

Homes affordable / available\* to the ELI: **720**

Shortage of affordable/available homes for ELI in the county: **805**

\*ELI: households earning under \$30,190 annually.

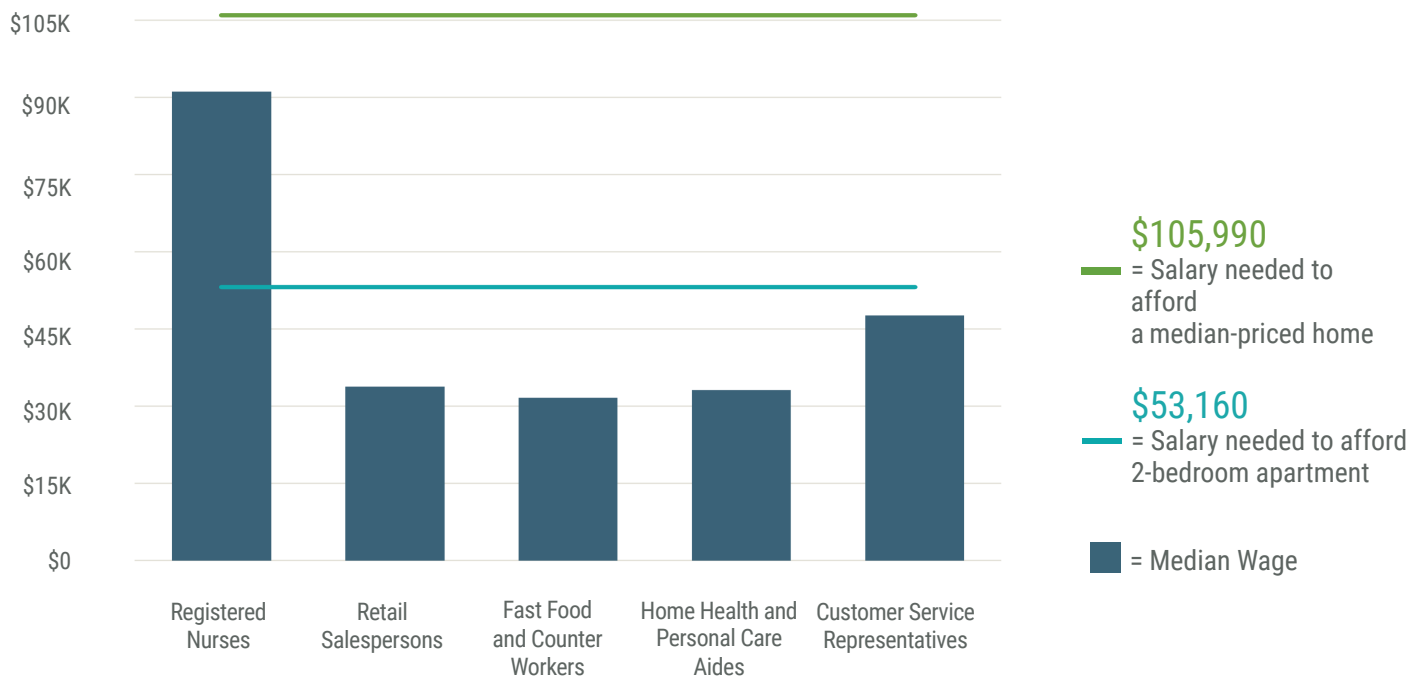
**COUNTY HOMEOWNERSHIP RATE**



\*non-Hispanic white

The cost of housing is out of reach for many working Minnesotans.

**THE REGION'S MOST IN-DEMAND JOBS vs CARVER'S COST OF HOUSING**



**Sources**

\*Affordable housing is defined as: Housing that costs an owner or renter no more than 30% of household income. A unit is affordable and available if that unit is both affordable and vacant or is currently occupied by a household at the defined income threshold or below.

Cost burden: U.S. Census Bureau, American Community Survey 2021, 1 year estimates | Evictions: Eviction Lab, Eviction Tracking System 2022  
 Homelessness: Wilder Research Center, 2018 Minnesota Homeless Study | ELI Units and Renters: National Low Income Housing Coalition (NLIHC), The Gap 2023 | Homeownership: U.S. Census Bureau, American Community Survey 2021, 1 year estimates | In-demand jobs: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, 2022

**FOR RESEARCH INQUIRIES**

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