

# HOUSING

Red Wing still needs more housing so everyone can live in a safe, healthy place and our community can thrive.

## Monthly Housing Costs

**\$1,359: Red Wing's median monthly gross mortgage\***

(mortgage + taxes, utilities, and fuel)

\$1,495: Goodhue County; \$1,606: Minnesota; \$1,621: U.S.

**\$881: RW's median monthly gross rent** (rent + utilities and fuel)

\$825: Goodhue County; \$1,010: Minnesota; \$1,096: U.S.

**Median monthly gross rent in Red Wing by room**

\* 1 bedroom = \$735

\* 3 bedrooms = \$1,138

\* 2 bedrooms = \$896



\* Homeowner data is calculated for those with a mortgage.

Source: U.S. Census American Community Survey 5-Year Estimates 2016-2020.

## Rental Vacancy Rates



**The rental vacancy rates we have:**

-Affordable & subsidized rental properties: **1.4%**

-Market-rate rental properties: **3.6%**

**The vacancy rate we want: 5%**

**WHY WE CARE:** Low vacancy rates means we don't have enough housing to meet demand. With more units, businesses can attract more employees, people will be healthier, and Red Wing can grow economically stronger.

Source: Comprehensive Housing Needs Analysis for Goodhue County - 2020

## Homeownership & Renting

**69% of us own. 31% of us rent.**

Homeownership climbed slightly in Red Wing, but decreased in the county and state over the past five years.

Goodhue County: 75% own. 25% rent.

Minnesota: 72% own. 28% rent.

U.S.: 64% own. 36% rent.

Red Wing's homeownership was 76% in 2006-2010, then dipped to 66% in 2011-2015 before climbing to 69% in 2016-2020.



Source: U.S. Census American Community Survey 5-Year Estimates 2016-2020

See 2040 Progress Projects at [red-wing.org](http://red-wing.org)

## In Real Life

Based on the overall median gross rent, a household **renting** in Red Wing needs to make roughly **\$35,500 per year** to avoid being cost-burdened by housing payments.

Based on the overall median gross mortgage, a household **owning a home** in Red Wing needs to make roughly **\$54,500** to avoid being cost-burdened by housing payments.



Source: U.S. Census American Community Survey 5-Year Estimates 2016-2020

## Who Is Cost-Burdened?

People are considered cost-burdened when they spend more than 30% of their income on housing costs.

**53% of our tenants are cost-burdened** ● **23% of our homeowners are cost-burdened**

Goodhue County: 44% of tenants and 23% of homeowners. MN: 45% of tenants and 22% of homeowners

U.S.: 49% tenants and 27% of homeowners

**WHY WE CARE:** Rents and mortgages have increased faster than incomes and earnings. Red Wing's success depends on a varied workforce with wages and housing costs that make living here affordable.

\* Homeowner data is calculated for those with a mortgage. Source: U.S. Census American Community Survey 5-Year Estimates 2016-2020



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## How Much Housing Do We Need?

**Red Wing needs 932 more housing units to meet demand over the next 5 years.**

### 403 more general-occupancy units

- 295 owner-occupied units  
(139 single-family units and 156 multifamily units)
- 108 deeply affordable rental units  
(including 20+ rapid-rehousing and 15+ supportive housing units)

### 529 more senior-living units

- 238 service-enhanced units
- 210 subsidized units
- 81 market-rate, active-adult units  
(45 rental and 36 owner-occupied)

Sources:  
Comprehensive Housing Needs Analysis for Goodhue County-2020, Red Wing's Plan to Increase Housing Stability and Reduce Homelessness-2021, and City of Red Wing-2022

## Homelessness

The homeless are often our neighbors and classmates-- folks who live here in Red Wing, not far away.



In 2020, **123 people** in Goodhue County did not have stable housing and were placed on a waiting list,

Red Wing's Hope & Harbor shelter served **50 people**, and

**56 households (114 people)** received vouchers through HOPE Coalition to stay in motels short-term.

Source: Study of Homelessness for the City of Red Wing - 2021

## Median Resale Price of a Single-Family Home\*

<b>\$215,000 in 2019</b>	\$145,000 in 2013	*Goodhue County
\$170,000 in 2016	\$129,000 in 2011	

2019 price is 27% lower than that of Mpls./St. Paul at \$295,000.

Source: Comprehensive Housing Needs Analysis for Goodhue County - 2020

## New Housing in Red Wing



**2019**

Apartments: 108 new units  
Townhomes: 13 new units  
Single-family: 6 new units



**2020**

Apartments: 4 new units\*  
Townhomes: 84 new units\*\*  
Single-family: 5 new units



**2021**

Apartments: 0 new units  
Townhomes: 8 new units  
Single-family: 9 new units

\*These 4 apartments were built above Josephson's downtown.

\*\*66 of these 2020 townhomes are rental units (not owner-occupied).

Source: City of Red Wing-2022

## Median Valuation of an Owner-Occupied House

**Red Wing: \$179,900**

Goodhue County: \$216,600  
Minnesota: \$245,100  
U.S. \$251,700

Red Wing's value has steadily increased since 2014, when the amount was \$157,500.

**Property taxes in Red Wing are based on valuations designated by Goodhue County—not sale prices.** The

"median" valuation is the price assigned to a house exactly in the middle of all owner-occupied homes in our city. There is an equal number of housing units valued above this amount, and an equal number valued below.

Source: U.S. Census American Community Survey 5-Year Estimates 2016-2020

## Additional 2022 Priorities from Community Members

- Create incentives for landlords and developers to upgrade dilapidated housing.
- Provide and promote more housing education for tenants, landlords, and prospective homeowners.
- Make it easier for people to find affordable and/or supportive housing quickly.
- Help decrease discrimination in housing practices.
- Work with mobile home owners, managers, and residents to increase structural safety.
- Create a single location where the homeless and community members can get to resources.

Source: City of Red Wing Advisory Team - Late 2021; and Housing Engagement Teams - Late 2021

