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.

Median rent 2017: $829  Median rent 2000: $693  20% RENT INCREASE
Median renter income 2000: $36,388  Median renter income 2017: $34,623  -5% INCOME DECREASE
Median home value 2000: $157,194  Median home value 2017: $178,000  13% VALUE INCREASE
Median owner income 2000: $76,032  Median owner income 2017: $74,876  -2% VALUE DECREASE

1,005 Extremely low-income (ELI) households
450 Available units affordable to ELI

% white households that are homeowners: 77%
% people of color households that are homeowners: 45%

44 EVICTIONS IN 2017
52 Evictions in 2015

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
1,378

TOTAL cost-burdened households
3,054

OWNER households
1,676

464 Cost burdened SENIOR renter households
743 SEVERELY cost burdened renter households

Cost burdened SENIOR owner households
477
SEVERELY cost burdened owner households
585

Less than $20,000: 28% 2000  40% 2017
$20,000-$34,999: 40% 2000  18% 2017
$35,000-$49,999: 32% 2000  4% 2017
More than $50,000: 3% 2000  0% 2017
Seniors: 59% 2000  20% 2017
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 NICOLLET COUNTY**

<table>
<thead>
<tr>
<th>Top In-Demand Jobs, 2017</th>
<th>Fast Growing Jobs by 2026</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hours per week minimum wage employee must work to afford 1-bedroom apartment</td>
<td>53</td>
</tr>
<tr>
<td>% of employees who live in county of workplace</td>
<td>46%</td>
</tr>
<tr>
<td>New job growth in the Southwest Planning Area by 2026</td>
<td>1,885</td>
</tr>
</tbody>
</table>

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**

| 1704 |
| 65% |
| 19% |

**Growth in # of people of color (POCI)**

| 25% |

**Total senior population by 2035**

| 8,680 |
| 80% |
| 25% |

**% rental units built before 1960**

| 25% |

**Multi-family units permitted in 2017**

| 8 |

**Multi-family units permitted in 2015**

| 17 |

**% single family homes built before 1960**

| 32% |

**Single-family units permitted in 2017**

| 84 |

**Single-family units permitted in 2015**

| 98 |

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**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.
- 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.
- Employment Outlook: MN DEED.
- Housing Stock: U.S. Census Bureau, American Community Survey 2017, 5 year estimates.
- 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.*