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**: $601
- **Median rent 2000**: $530
- **Median renter income 2000**: $33,258
- **Median renter income 2017**: $33,125
- **2017 median home value**: $107,700
- **2000 median home value**: $82,502
- **2000 median owner income**: $52,553
- **2017 median owner income**: $60,775
- **Median rent 2017**: $530
- **Median rent 2000**: $478
- **2017 median home value**: $81%
- **2000 median home value**: 80%

- **13% RENT**
- **31% VALUE**
- **16% INCOME**

- **160** Extremely low-income (ELI) households
- **80** Available units affordable to ELI
- **3** EVICTIONS IN 2017
- **5** Evictions in 2015

- **% white households that are homeowners**: 78%
- **% people of color households that are homeowners**: 46%

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.

- **TOTAL cost-burdened households**: 701
- **RENTER households**: 223
- **OWNER households**: 478
- **68** Cost burdened SENIOR renter households
- **123** SEVERELY cost burdened renter households
- **237** Cost burdened SENIOR owner households
- **183** SEVERELY cost burdened owner households

<table>
<thead>
<tr>
<th>Income Level</th>
<th>2000</th>
<th>2017</th>
<th>Less than $20,000</th>
<th>$20,000-$34,999</th>
<th>$35,000-$49,999</th>
<th>More than $50,000</th>
<th>Seniors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renters</td>
<td>23%</td>
<td>32%</td>
<td>31%</td>
<td>47%</td>
<td>15%</td>
<td>10%</td>
<td>0%</td>
</tr>
<tr>
<td>Owners</td>
<td>21%</td>
<td>15%</td>
<td>21%</td>
<td>38%</td>
<td>38%</td>
<td>38%</td>
<td>38%</td>
</tr>
</tbody>
</table>
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 MURRAY COUNTY

TOP IN-DEMAND JOBS, 2017

- Retail Sales: $24,846, +7%
- Nursing Assistant: $32,248, +8%
- Personal Care Aide: $25,508, +37%
- Teacher Assistant: $30,016, +5%
- Truck Driver: $40,888, +9%

FAST GROWING JOBS BY 2026

- Home Health Aide: $25,055, +37%
- Personal Care Aide: $25,088, +37%
- Truck Driver: $40,888, +9%

$32,310 Salary needed to afford median-value home
$27,880 Salary needed to afford two-bedroom apartment
Projected median income

Hours per week minimum wage employee must work to afford 1-bedroom apartment: 46
% of employees who live in county of workplace: 66%

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: -900
Growth in # of people of color (POCI)*: 57%
POCI % of overall population in 2035: 20%

Total senior population by 2035: 2,405
Growth in # of seniors by 2035: 17%
Senior % of overall population in 2035: 32%

41% % of rental units built before 1960
0 Multi-family units permitted in 2017
0 Multi-family units permitted in 2015

% single family homes built before 1960: 55%
Single-family units permitted in 2017: 20
Single-family units permitted in 2015: 18