Carver County
TWIN CITIES REGION | 35,342 HOUSEHOLDS

RENTER HOUSEHOLDS | 6,647 | 19% of households

OWNER HOUSEHOLDS | 28,695 | 81% of households

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.

$1,003 Median rent 2017
$905 Median rent 2000

$44,687 Median renter income 2000
$47,360 Median renter income 2017

$287,200 2017 median home value
$239,554 2000 median home value

1,395 Extremely low-income (ELI) households
555 Available units affordable to ELI

% white households that are homeowners | 75%
% people of color households that are homeowners | 39%

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 | 2,479
TOTAL cost-burdened households | 7,490

849 Cost burdened SENIOR renter households
1,108 SEVERELY cost burdened renter households

86% 2000
85% 2017

66% $20,000-$34,999
59% $35,000-$49,999

44% More than $50,000
37% 10% 10% 52% 27%

Seniors

Renters
Owners

Cost burdened SENIOR owner households | 1,333
SEVERELY cost burdened owner households | 1,940
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 CARVER COUNTY

<table>
<thead>
<tr>
<th>Job Title</th>
<th>Median Earnings 2017</th>
<th>Projected % growth by 2026</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Sales</td>
<td>$24,296</td>
<td>+13%</td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$24,926</td>
<td>+25%</td>
</tr>
<tr>
<td>Registered Nurse</td>
<td>$22,292</td>
<td>+10%</td>
</tr>
<tr>
<td>Food Prep &amp; Serving</td>
<td>$28,807</td>
<td>+31%</td>
</tr>
<tr>
<td>Food Service Supervisor</td>
<td>$37,981</td>
<td>+9%</td>
</tr>
<tr>
<td>Home Health Aide</td>
<td>$24,926</td>
<td>+25%</td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$24,296</td>
<td>+13%</td>
</tr>
<tr>
<td>Physical Therapist</td>
<td>$83,034</td>
<td>+24%</td>
</tr>
</tbody>
</table>

Salary needed to afford median-value home $86,160
Salary needed to afford two-bedroom apartment $43,560

Annual median income
Projected % growth by 2026

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 30485
Growth in # of people of color (POCI)* 47%
POCI % of overall population in 2035 35%

Total senior population by 2035 25,082
Growth in # of seniors by 2035 144%
Senior % of overall population in 2035 19%

% rental units built before 1960 19%
Multi-family units permitted in 2017 12
Multi-family units permitted in 2015 206

% single family homes built before 1960 11%
Single-family units permitted in 2017 626
Single-family units permitted in 2015 517


*Homeownership rates and growth estimates for POCI are regional