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.

$689  Median rent 2017
$547  Median rent 2000
26%  RENT
$22,818  Median renter income 2000
$20,649  Median renter income 2017
INCOME -10%

$150,800  2017 median home value
$101,388  2000 median home value
49%  VALUE

$63,430  2000 median owner income
$79,241  2017 median owner income
25%  INCOME

485  Extremely low-income (ELI) households
290  Available units affordable to ELI

% white households that are homeowners 77%
% people of color households that are homeowners 46%

7 EVICTIONS IN 2017
8 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 634
OWNER households 268

128 Cost burdened SENIOR renter households
411 SEVERELY cost burdened renter households

Cost burdened SENIOR owner households 119
SEVERELY cost burdened owner households 78
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 STEVENS COUNTY

<table>
<thead>
<tr>
<th>Job Category</th>
<th>Income Needed to Afford Two-Bedroom Apartment</th>
<th>Income Needed to Afford Median-Value Home</th>
</tr>
</thead>
<tbody>
<tr>
<td>Truck Driver</td>
<td>$27,834</td>
<td>$43,715</td>
</tr>
<tr>
<td>Home Health Aide</td>
<td>$25,015</td>
<td>$45,240</td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$25,466</td>
<td>$45,240</td>
</tr>
<tr>
<td>Food Prep &amp; Serving</td>
<td>$22,190</td>
<td>$43,715</td>
</tr>
</tbody>
</table>

- **Salary needed to afford median-value home: $45,240**
- **Salary needed to afford two-bedroom apartment: $27,880**
- **Median annual income: $25,015**
- **Projected annual income growth by 2026: +13%**

### 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:** 111%
- **Growth in # of people of color (POCI):** 42%
- **POCI % of overall population in 2035:** 10%
- **Total senior population by 2035:** 2,099
- **Growth in # of seniors by 2035:** 28%
- **Senior % of overall population in 2035:** 21%

- **% rental units built before 1960:** 28%
- **Multi-family units permitted in 2017:** 6
- **Multi-family units permitted in 2015:** 0

- **% single family homes built before 1960:** 45%
- **Single-family units permitted in 2017:** 11
- **Single-family units permitted in 2015:** 8

### 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
- **Cost burden:** U.S. Census Bureau, American Community Survey 2017, 5 year estimates
- **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
- **Wages:** Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, July 2017; Employment Outlook, MN DEED
- **Housing Stock:** U.S. Census Bureau, American Community Survey 2017, 5 year estimates, U.S. Census Bureau, Building Permits Survey, 2018
- **Seniors:** Minnesota County Population Projections by Age and Gender, Minnesota State Demographic Center, March 2017
- **Population growth:** Minnesota State Demographic Center, March 2017

*Homeownership rates and growth estimates for POCI are regional.*