

DAKOTA COUNTY RENTER SNAPSHOT

Housing impacts every aspect of our lives, from the jobs we can access to the educational outcomes of our kids. But too many people in our community pay too much for housing, forcing hard-working families to choose between paying the rent or buying adequate groceries, covering healthcare and other critical needs. Across the Twin Cities region, even those employed full time in the most in-demand jobs can't make ends meet with rising rents and declining vacancy rates.

Housing is affordable when a household pays **no more than 30%** of its monthly income on rent or mortgage.



AVERAGE RENT IN DAKOTA COUNTY has increased 12% since 2010 to \$1,116 overall. In 2017, the average rent was \$996 for a one-bedroom and \$1,188 for a two-bedroom apartment.

VACANCY RATE IN DAKOTA COUNTY has declined since 2010 to just 4.8%, creating a challenging market for renters.

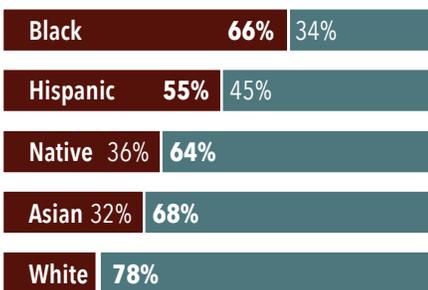
Working full time in many of the **region's most in-demand jobs** (see table right) doesn't pay enough to afford the median rent (\$1,003) or average two-bedroom rent (\$1,188)⁴ in Dakota County.



In Dakota County, **43% of renter households** – and 65% of senior renter households – pay more than they can afford on housing.



Housing is a racial equity issue, with far more households of color **RENTING** rather than **OWNING** a home in Dakota County.



IN-DEMAND JOBS in the Twin Cities	Median annual income	Affordable housing costs per month ¹	% income needed to pay median rent in Dakota County	% income needed to pay av 2-bd rent in Dakota County
Dakota County median renter	\$43,183	\$1,080	28%	33%
Minimum wage earner ²	\$20,060	\$502	60%	71%
Food Prep / Serving Workers	\$20,614	\$515	58%	69%
Cashiers	\$21,330	\$533	56%	67%
Retail Salespersons	\$22,731	\$568	53%	63%
Personal Care Aides	\$24,326	\$608	49%	59%
Stock Clerks / Order Fillers	\$26,437	\$661	46%	54%
Janitors	\$29,209	\$730	41%	49%
Landscapers / Groundskeepers	\$33,423	\$836	36%	43%
Food Prep / Serving Supervisors	\$34,133	\$853	35%	42%
Nursing Assistants	\$34,012	\$850	35%	42%
Customer Service Reps	\$39,274	\$982	31%	36%
Truck Drivers	\$47,514	\$1,188	25%	30%
Accountants and Auditors	\$67,343	\$1,684	18%	21%
Registered Nurses	\$81,737	\$2,043	15%	17%

SOURCES: Occupational Data for Twin Cities Economic Development Region by MN Department of Employment and Economic Development, July 2017, and American Community Survey, 2016 estimates. FOOTNOTES: 1- Housing is affordable when it consumes no more than 30% of a household's monthly income. 2- Based on current minimum wage for large employers in Minnesota (\$9.65). 3- Metropolitan Council staff analysis of U.S. Census Bureau, 2012-2016 American Community Survey Public Use Microdata Sample five-year data. 4- CoStar.