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.

**IN-DEMAND JOBS** in the Twin Cities

<table>
<thead>
<tr>
<th>Job Description</th>
<th>Median Annual Income</th>
<th>Affordable Housing Costs per Month¹</th>
<th>% Income Needed to Pay Median Rent in Edina</th>
<th>% Income Needed to Pay Average 2-bd Rent in Edina</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edina Median Renter Income</td>
<td>$57,568</td>
<td>$1,439</td>
<td>27%</td>
<td>33%</td>
</tr>
<tr>
<td>Minimum Wage Earner</td>
<td>$20,600</td>
<td>$502</td>
<td>77%</td>
<td>96%</td>
</tr>
<tr>
<td>Food Prep / Serving Workers</td>
<td>$20,614</td>
<td>$515</td>
<td>75%</td>
<td>93%</td>
</tr>
<tr>
<td>Cashiers</td>
<td>$21,330</td>
<td>$533</td>
<td>72%</td>
<td>90%</td>
</tr>
<tr>
<td>Retail Salespersons</td>
<td>$22,731</td>
<td>$568</td>
<td>68%</td>
<td>85%</td>
</tr>
<tr>
<td>Personal Care Aides</td>
<td>$24,326</td>
<td>$608</td>
<td>63%</td>
<td>79%</td>
</tr>
<tr>
<td>Stock Clerks / Order Fillers</td>
<td>$26,437</td>
<td>$661</td>
<td>58%</td>
<td>73%</td>
</tr>
<tr>
<td>Janitors</td>
<td>$29,209</td>
<td>$730</td>
<td>53%</td>
<td>66%</td>
</tr>
<tr>
<td>Landscapers / Groundskeepers</td>
<td>$33,423</td>
<td>$836</td>
<td>46%</td>
<td>58%</td>
</tr>
<tr>
<td>Nursing Assistants</td>
<td>$34,012</td>
<td>$850</td>
<td>45%</td>
<td>57%</td>
</tr>
<tr>
<td>Food Prep / Serving Supervisors</td>
<td>$34,133</td>
<td>$853</td>
<td>45%</td>
<td>56%</td>
</tr>
<tr>
<td>Customer Service Reps</td>
<td>$39,274</td>
<td>$982</td>
<td>39%</td>
<td>49%</td>
</tr>
<tr>
<td>Truck Drivers</td>
<td>$47,514</td>
<td>$1,188</td>
<td>32%</td>
<td>41%</td>
</tr>
<tr>
<td>Accountants and Auditors</td>
<td>$67,343</td>
<td>$1,684</td>
<td>23%</td>
<td>29%</td>
</tr>
<tr>
<td>Registered Nurses</td>
<td>$81,737</td>
<td>$2,043</td>
<td>19%</td>
<td>24%</td>
</tr>
</tbody>
</table>

**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.

**AVERAGE RENT IN EDINA** has increased 25% since 2010 to $1,534 overall. In 2017, the average rent was $1,359 for a one-bedroom and $1,605 for a two-bedroom apartment. Since 2010, the vacancy rate has risen 13% to 6.2% in 2017.

**EDINA 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.**

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 ($1,280) or average two-bedroom rent ($1,605) in Edina.

In Edina, **38% of renter households** – and 69% 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 Edina.**

<table>
<thead>
<tr>
<th>Race</th>
<th>Renting</th>
<th>Owning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Native</td>
<td>95%</td>
<td>5%</td>
</tr>
<tr>
<td>Black</td>
<td>71%</td>
<td>29%</td>
</tr>
<tr>
<td>Asian</td>
<td>67%</td>
<td>33%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>58%</td>
<td>42%</td>
</tr>
<tr>
<td>White</td>
<td>76%</td>
<td>24%</td>
</tr>
</tbody>
</table>

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