Mirroring the state trend, the cost of rent continues to rise, while, on average, income is declining, making it increasingly challenging for renters to make ends meet.

Income for families who own their homes is also on the decline while home values are rising, and ownership for young households has declined significantly since 2000.

Countywide, 39,133 households pay more than 30 percent of their income toward housing costs, putting them at risk of being unable to afford basic needs like groceries, clothes, prescriptions and transportation. This includes 64% of seniors who rent and more than 87% of owners and 92% of renters who earn less than $20,000 per year.
WAGES: Housing remains a challenge even for workers who are fully employed. The median earnings for most of the top in-demand and high-growth jobs do not cover housing costs at an affordable level. Those working at the median wage— and especially those earning the minimum wage— cannot afford a two-bedroom apartment or the mortgage for a median-value home.

Wages & housing affordability for top in-demand jobs in Dakota County

- Salary needed to afford median-value home: $66,120
- Salary needed to afford two-bedroom apartment: $36,972

New job openings in Twin Cities Planning Area by 2024: 517,530
County median household income: $75,567
Hours per week minimum wage employee must work to afford a two-bedroom apartment: 75

HoMELESSNESS: Across the state, homelessness has declined since 2012, but too many families, seniors and children in Dakota County are still suffering the devastating consequences of having no place to call home.

- # of homeless on given night in 2015: 296
- % change in homelessness 2012-2015: -10%

Number of homeless CHILDREN: 140
Number of homeless SENIORS: 18


HOUSING STOCK: While a significant portion of the rental and owner-occupied housing is aging (built before 1960), new construction is not keeping up with demand. Of particular concern is the gap between the number of available units for extremely low income households— and the number of people who need them.

- % single family homes built before 1960: 12%
- Single-family units permitted in 2015: 940
- % rental units built before 1960: 10%
- Multi-family units permitted in 2015: 366

Number of extremely low income (ELI)* households: 9,305
Available units affordable to ELI households: 2,774
* earning less than 30% of area median income

SENIORS: The number of seniors will rise dramatically over the next two decades, growing by more than 90% across the state— and making senior housing a critical need.

- Total senior households by 2035: 128,154
- Growth in number of individual seniors by 2035: 141%
- Seniors % of overall population by 2035: 27%