Access to safe, affordable homes builds a strong foundation for families and communities. But too many Minnesotans lack good housing options.

Mirroring the state trend, renter income is declining far more quickly than the cost of rent, making it increasingly challenging for renters to make ends meet. Income for families who own their homes is not rising nearly as quickly as home values – and home ownership among young families has declined since 2000.

**RENTER HOUSEHOLDS**
3,271 | 32% of all households

- Median rent, 2000: $612
- Median rent, 2015: $605 (rent down -1%)
- Median renter income, 2000: $30,552
- Median renter income, 2015: $26,695 (income down -13%)

- Fair market rent for 2-bedroom apartment: $658
- Median-income renter can afford: $667

**OWNER HOUSEHOLDS**
6,805 | 68% of all households

- Median home value, 2000: $113,415
- Median home value, 2015: $133,700 (home value up 18%)
- Median owner income, 2000: $64,512
- Median owner income, 2015: $69,571 (income up 8%)

- Change in homeownership rate for households younger than 35 years old, 2000-2015: -13%

Countywide, 1,973 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 46% of seniors who rent and more than 79% of owners and 71% of renters who earn less than $20,000 per year.

**COST BURDEN**

<table>
<thead>
<tr>
<th>Income Bracket</th>
<th>RENTER Households</th>
<th>OWNER Households</th>
<th>SENIOR Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $20,000</td>
<td>71%</td>
<td>50%</td>
<td>71%</td>
</tr>
<tr>
<td>$20,000-$34,999</td>
<td>20%</td>
<td>35%</td>
<td>19%</td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>7%</td>
<td>2%</td>
<td>4%</td>
</tr>
<tr>
<td>More than $50,000</td>
<td>2%</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>Seniors</td>
<td>19%</td>
<td>4%</td>
<td>4%</td>
</tr>
</tbody>
</table>

**TOTAL NUMBER of cost burdened households** 1,973

- Total # cost burdened RENTER households: 1,202
- Total # cost burdened OWNER households: 771
- Total # cost burdened SENIOR households: 587
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.

HOMES: 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.

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

<table>
<thead>
<tr>
<th>Annual median income</th>
<th>Cashier</th>
<th>Food prep &amp; serving</th>
<th>Personal care aide</th>
<th>Nursing assistant</th>
<th>Truck driver</th>
</tr>
</thead>
<tbody>
<tr>
<td>$20K</td>
<td>$18,813</td>
<td>$18,994</td>
<td>$23,202</td>
<td>$25,426</td>
<td>$36,656</td>
</tr>
<tr>
<td>$40K</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$60K</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Salary needed to afford median-value home: $40,110
- Salary needed to afford two-bedroom apartment: $23,688

New job openings in Southwest Planning Area by 2024: 55,090
County median household income: $51,600
Hours / week minimum wage employee must work to afford a two-bedroom apartment: 48

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

# of homeless on given night in 2015: 179
% change in homelessness 2012-2015: -10%

Number of homeless CHILDREN: 88
homeless SENIORS: 5