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, the cost of rent continues to rise while renter income is declining, 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 homeownership among young families has barely increased since 2000.

Countywide, 1,659 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 67% of seniors who rent and more than 64% of owners and 78% 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.

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

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.

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

<table>
<thead>
<tr>
<th>Annual median income</th>
<th>Food prep &amp; serving</th>
<th>Personal care aide</th>
<th>Nursing assistant</th>
<th>Truck driver</th>
<th>Registered nurse</th>
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<td>$60K</td>
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</table>

Salary needed to afford median-valued home $31,620
Salary needed to afford two-bedroom apartment $23,688

New job openings in Southwest Planning Area by 2024 55,090
County median household income $51,391
Hours / week minimum wage employee must work to afford a two-bedroom apartment 48

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 6,961
Growth in number of individual seniors by 2035 48%
Seniors % of overall population by 2035 31%