Minnesota 2,115,337 Households

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

Mirroring the national trend, rent continues to rise while renter income declines — putting a modest two-bedroom apartment out of reach for the median-income renter.

Income for families who own their homes is also on the decline while home values are rising — and homeownership among young families is falling, as well.

Statewide, 546,000 households — more than 1 in 4 Minnesota households — pay more than 30 percent of their income on housing costs, putting them at risk of being unable to afford basic needs like food and medicine. This includes nearly 60 percent of seniors who rent, and 84% of renters and 78% of owners who earn less than $20,000 per year.

COST BURDEN

Percentage of households paying more than 30% of their income on housing

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Renters</th>
<th>Owners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $20,000</td>
<td>84%</td>
<td>69%</td>
</tr>
<tr>
<td>$20,000-$34,999</td>
<td>48%</td>
<td>36%</td>
</tr>
<tr>
<td>$35,000-$49,999</td>
<td>33%</td>
<td>36%</td>
</tr>
<tr>
<td>More than $50,000</td>
<td>8%</td>
<td>10%</td>
</tr>
<tr>
<td>Seniors</td>
<td>56%</td>
<td>25%</td>
</tr>
</tbody>
</table>

TOTAL NUMBER of cost burdened households 546,213

Total # cost burdened RENTER households 272,161
Total # cost burdened OWNER households 274,052
Total # cost burdened SENIOR households 151,932
WAGES: Housing remains a challenge even for Minnesotans who are fully employed. The median earnings for most of the top in-demand and high-growth jobs throughout Minnesota 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.

HOMINESSNESS: Across the state, homelessness has declined since 2012, but too many families, seniors and children 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:

- **$21,420** (Retail Sales): Annual median income with a +6% change in 2012-2015.
- **$18,895** (Food Prep & Serving): Annual median income with a +8% change in 2012-2015.
- **$23,420** (Personal Care Aide): Annual median income with a +26% change in 2012-2015.
- **$19,590** (Cashier): Annual median income with a +2% change in 2012-2015.
- **$41,890** (Truck Drivers): Annual median income with a +4% change in 2012-2015.

- **$72,710** (Registered Nurse): Salary needed to afford median-value home.
- **$55,000** (Salary needed to afford median-value home).
- **$33,000** (Salary needed to afford two-bedroom apartment).

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<th>Position</th>
<th>Annual Median Income</th>
<th>% Change in 2012-2015</th>
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<tr>
<td>Retail Sales</td>
<td>$21,420</td>
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<td>Registered Nurse</td>
<td>$72,710</td>
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- **$61,492** (State median household income).
- **53 hours/week minimum wage employee must work to afford a one-bedroom apartment**.

Population growth by 2035: **596,464**

New JOB OPENINGS by 2024: **866,970**

- **33%** single family homes built before 1960
- **10,900** single-family units permitted in 2015
- **29%** rental units built before 1960
- **8,547** multi-family units permitted in 2015

Available units affordable to ELI households: **62,850**

Number of extremely low-income (ELI)* households: **168,845**

* household of 4 earning less than $23,150 (30% state median income)

Seniors:

- **Total senior households by 2035**: **1,627,020**
- **Growth in number of individual seniors by 2035**: **93%**
- **Seniors % of overall population in 2035**: **27%**

Sources:

- Renter households: Rent and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2015, 5 year estimates
- Owner households: Home value and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2015, 5 year estimates
- Cost burden: U.S. Census Bureau, American Community Survey 2015, 5 year estimates
- Wages: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, June 2016; Employment Outlook, MN DEED
- Housing Stock: U.S. Census Bureau, American Community Survey 2015, 5 year estimates; U.S. Census Bureau, Building Permits Survey, 2015
- Seniors: Minnesota County Population Projections by Age and Gender, Minnesota State Demographic Center, March 2014
- Homelessness: Wilder Research Center, 2016