## 2017 County Housing Profile

**Wright County**

45,064 households  |  Central region

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

### RENTER HOUSEHOLDS

- **7,106 | 16% of all households**
- Median rent, 2000: $724
- Median rent, 2015: $899
- Median renter income, 2000: $37,280
- Median renter income, 2015: $36,985

Fair market rent for 2-bedroom apartment: **$1,027**

Median-income renter can afford: **$925**

### OWNER HOUSEHOLDS

- **37,958 | 84% of all households**
- Median home value, 2000: $185,126
- Median home value, 2015: $193,100
- Median owner income, 2000: $82,239
- Median owner income, 2015: $81,735

Change in homeownership rate for households younger than 35 years old, 2000-2015: **-18%**

### COST BURDEN

Percentage of households paying more than 30% of their income toward housing:

- Renters: **83%**
- Owners: **85%**

- Less than $20,000: **8%**
- $20,000-$34,999: **47%**
- $35,000-$49,999: **38%**
- More than $50,000: **12%**
- Seniors: **28%**

**Total number of cost burdened households: 10,569**

**Total # cost burdened RENTER households: 3,389**

**Total # cost burdened OWNER households: 7,180**

**Total # cost burdened SENIOR households: 2,907**

Countywide, 10,569 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 60% of seniors who rent and more than 85% of owners and 83% of renters who earn less than $20,000 per year.

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.

While home values are up, income for families who own their homes is down – and homeownership among young families is declining.
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 Wright County

<table>
<thead>
<tr>
<th>Annual median income</th>
<th>Food prep &amp; serving</th>
<th>Cashier</th>
<th>Retail sales</th>
<th>Personal care aide</th>
<th>Nursing assistant</th>
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<td>$20K</td>
<td>$18,688</td>
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</tbody>
</table>

Salary needed to afford median-value home $57,930
Salary needed to afford two-bedroom apartment $36,972

New job openings in Central Planning Area by 2024 97,320
County median household income $73,557
Hours / week minimum wage employee must work to afford a two-bedroom apartment 75

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.

Number of extremely low income (ELI)* households 2,025
Available units affordable to ELI households 770
* 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 40,565
Growth in number of individual seniors by 2035 143%
Seniors % of overall population by 2035: 22%

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

# of homeless on given night in 2015 787
% change in homelessness 2012-2015 30%
Number of homeless CHILDREN 272
homeless SENIORS 61