Many Minnesotans cannot afford a home.
Rent and home values continue to rise while incomes decline or remain stagnant, putting a modest apartment or homeownership out of reach.

- Median rent 2017: $687
- Median rent 2000: $682
- Median renter income 2000: $36,686
- Median renter income 2017: $27,320
- 1% RENT
- 15% VALUE
- Median home value 2017: $162,600
- Median home value 2000: $141,006
- Median owner income 2017: $27,320
- Median owner income 2000: $36,686
- Median home value 2000: $72,555
- Median home value 2017: $68,544
- % white households that are homeowners: 79%
- % people of color households that are homeowners: 46%

- 1,530 Extremely low-income (ELI) households
- 525 Available units affordable to ELI
- 153 EVICTIONS IN 2017
- 150 Evictions in 2015

Many Minnesotans are experiencing cost burden.
When housing costs require more than 30 percent of a household’s income each month, families are more likely to have insufficient resources to pay for basic needs, like food and medicine. Yet more than 572,000 Minnesota households are cost burdened.

- Cost burdened SENIOR renter households: 622
- SEVERELY cost burdened renter households: 1,138
- Cost burdened SENIOR owner households: 655
- SEVERELY cost burdened owner households: 1,026
In-demand jobs don’t cover housing costs.
The median earnings for most of the top in-demand and high-growth jobs throughout Minnesota do not cover housing costs for a two-bedroom apartment or the mortgage for a median-value home.

WAGES & HOUSING AFFORDABILITY IN BENTON COUNTY

<table>
<thead>
<tr>
<th>Job Category</th>
<th>Median Income</th>
<th>Increase (%)</th>
<th>Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Sales</td>
<td>$25,701</td>
<td>+13%</td>
<td>$48,780</td>
</tr>
<tr>
<td>Retail Supervisor</td>
<td>$31,760</td>
<td>+9%</td>
<td>$32,000</td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$24,623</td>
<td>+24%</td>
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</tr>
<tr>
<td>Cashier</td>
<td>$21,811</td>
<td>+5%</td>
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</tr>
<tr>
<td>Food Prep &amp; Serving</td>
<td>$21,449</td>
<td>+5%</td>
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<tr>
<td>Home Health Aide</td>
<td>$27,459</td>
<td>+37%</td>
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</tr>
<tr>
<td>Personal Care Aide</td>
<td>$26,395</td>
<td>+37%</td>
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</tr>
<tr>
<td>Customer Service</td>
<td>$35,172</td>
<td>+14%</td>
<td></td>
</tr>
</tbody>
</table>

**TOP IN-DEMAND JOBS, 2017**

- Hours per week minimum wage employee must work to afford 1-bedroom apartment: 52
- % of employees who live in county of workplace: 35%

**FAST GROWING JOBS BY 2026**

- New job growth in the Central Planning Area by 2026: 26,629

Our housing stock won’t meet the needs of a growing Minnesota.
Housing production is not keeping up with demand, undermining the economic development and prosperity of many communities, and worsening housing disparities for seniors and households of color.

- Total population growth by 2035: 3741
- Growth in # of people of color (POCI): 85%
- POCI % of overall population in 2035: 11%
- Total senior population by 2035: 10,261
- Growth in # of seniors by 2035: 84%
- Senior % of overall population in 2035: 24%

- % single family homes built before 1960: 23%
- % rental units built before 1960: 17%
- Single-family units permitted in 2017: 95
- Multi-family units permitted in 2015: 77


*Homeownership rates and growth estimates for POCI are regional*