# Brown County

**SOUTHERN REGION | 10,668 HOUSEHOLDS**

<table>
<thead>
<tr>
<th><strong>RENTER HOUSEHOLDS</strong></th>
<th><strong>OWNER HOUSEHOLDS</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>2,364</td>
<td>[22% of households]</td>
</tr>
</tbody>
</table>

### 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: $592
  - 2000: $567
  - Increase: 4%
- **Median renter income**
  - 2000: $31,875
  - 2017: $26,988
  - Decrease: 15%
- **Median home value**
  - 2017: $135,300
  - 2000: $120,984
  - Increase: 12%
- **Median owner income**
  - 2000: $63,751
  - 2017: $66,689
  - Increase: 5%

- **Extremely low-income (ELI) households**: 565
- **Available units affordable to ELI**: 345
- **% white households that are homeowners**: 77%
- **% people of color households that are homeowners**: 45%
- **Evictions in 2017**: 38
  - Evictions in 2015: 33
- **Foreclosures in 2017**: 21
  - Foreclosures in 2015: 28

### 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.

- **RENTER households**: 832
  - Cost burdened SENIOR renter households: 317
  - SEVERELY cost burdened renter households: 363
- **OWNER households**: 1,188
  - Cost burdened SENIOR owner households: 438
  - SEVERELY cost burdened owner households: 419

### Graphs

- **Cost burdened households by income group**
  - 2000:
    - Less than $20,000: 32%
    - $20,000-$34,999: 12%
    - $35,000-$49,999: 5%
    - More than $50,000: 4%
  - 2017:
    - Less than $20,000: 35%
    - $20,000-$34,999: 28%
    - $35,000-$49,999: 24%
    - More than $50,000: 5%
- **Seniors**
  - 2000: 18%
  - 2017: 47%
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 BROWN COUNTY

<table>
<thead>
<tr>
<th>Job Description</th>
<th>Median Earnings</th>
<th>Growth Rate</th>
<th>% of Employees in County of Workplace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Sales</td>
<td>$23,250</td>
<td>-3%</td>
<td>85%</td>
</tr>
<tr>
<td>Registered Nurse</td>
<td>$65,800</td>
<td>+9%</td>
<td>85%</td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$24,029</td>
<td>+25%</td>
<td>85%</td>
</tr>
<tr>
<td>Food Prep &amp; Serving</td>
<td>$21,796</td>
<td>+2%</td>
<td>85%</td>
</tr>
<tr>
<td>Cashier</td>
<td>$22,516</td>
<td>-2%</td>
<td>85%</td>
</tr>
<tr>
<td>Home Health Aide</td>
<td>$26,093</td>
<td>+28%</td>
<td>85%</td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$24,029</td>
<td>+25%</td>
<td>85%</td>
</tr>
<tr>
<td>Registered Nurse</td>
<td>$65,800</td>
<td>+9%</td>
<td>85%</td>
</tr>
</tbody>
</table>

Salary needed to afford median-value home: $40,590
Salary needed to afford two-bedroom apartment: $27,880
Projected median income growth by 2026: 1,885

Top In-Demand Jobs, 2017

-1970 Total population growth by 2035
65% Growth in # of people of color (POCI)
19% POCI % of overall population in 2035

Total Senior Population by 2035
6,778
32% Growth in # of seniors by 2035
29% Senior % of overall population in 2035

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.

-1970 Total population growth by 2035
65% Growth in # of people of color (POCI)
19% POCI % of overall population in 2035

-1970 Total population growth by 2035
65% Growth in # of people of color (POCI)
19% POCI % of overall population in 2035

Sources:
- Renter households: Rent and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2017, 5 year estimates
- Owner households: Home value and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2017, 5 year estimates
- Evictions: Minnesota State Court Administrator, Monthly Unlawful Detainers by County
- Foreclosures: Minnesota Homeownership Center, County Sheriff’s Data
- ELI Units and Renters: MHP Analysis of HUD’s CHAS Portal Data using the NLIHC methodology
- Wages: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, July 2017
- Housing Stock: U.S. Census Bureau, American Community Survey 2017, 5 year estimates, U.S. Census Bureau, Building Permits Survey, 2018
- Seniors: Minnesota County Population Projections by Age and Gender, Minnesota State Demographic Center, March 2017

*Homeownership rates and growth estimates for POCI are regional.