Goodhue County

SOUTHERN REGION | 19,345 HOUSEHOLDS

RENTER HOUSEHOLDS 4,910 | 25% of households

OWNER HOUSEHOLDS 14,435 | 75% of households

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 $779
- Median rent 2000 $677
- Median renter income 2000 $36,426
- Median renter income 2017 $31,682
- Median home value 2017 $191,400
- Median home value 2000 $169,406
- Median rent 2017 $677
- Median rent 2000 $31,682

1,270 Extremely low-income (ELI) households
685 Available units affordable to ELI

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 RENTER households 2,022
- Cost burdened SENIOR renter households 560
- SEVERELY cost burdened renter households 1,008

- Cost burdened OWNER households 2,886
- Cost burdened SENIOR owner households 961
- SEVERELY cost burdened owner households 1,075

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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 GOODHUE COUNTY**

<table>
<thead>
<tr>
<th>Job</th>
<th>2017 Median Earnings</th>
<th>% Growth 2017</th>
<th>2026 Projected Median Earnings</th>
<th>% Growth 2026</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Sales</td>
<td>$23,250</td>
<td>-3%</td>
<td>$24,029</td>
<td>+25%</td>
</tr>
<tr>
<td>Registered Nurse</td>
<td>$24,029</td>
<td>+9%</td>
<td>$21,796</td>
<td>+2%</td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$21,796</td>
<td>+2%</td>
<td>$22,516</td>
<td>-2%</td>
</tr>
<tr>
<td>Food Prep &amp; Serving</td>
<td>$22,516</td>
<td>-2%</td>
<td>$26,093</td>
<td>+28%</td>
</tr>
<tr>
<td>Cashier</td>
<td>$26,093</td>
<td>+25%</td>
<td>$24,029</td>
<td>+25%</td>
</tr>
<tr>
<td>Home Health Aide</td>
<td>$24,029</td>
<td>+9%</td>
<td>$65,800</td>
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</tr>
</tbody>
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**TOP IN-DEMAND JOBS, 2017**

- Retail Sales: $23,250 (−3%)
- Registered Nurse: $24,029 (+9%)
- Personal Care Aide: $21,796 (+2%)
- Food Prep & Serving: $22,516 (−2%)
- Cashier: $26,093 (+28%)
- Home Health Aide: $24,029 (+25%)
- Registered Nurse: $65,800 (+9%)

**TOTAL POPULATION GROWTH BY 2035**

- Total population: −1,363
- Growth in # of people of color (POCI): 65%
- POCI % of overall population in 2035: 19%

**TOTAL SENIOR POPULATION BY 2035**

- Total senior population: 13,423
- Growth in % of seniors by 2035: 51%
- Senior % of overall population in 2035: 30%

**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.

**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 2017
- ELI Units and Renters: MHP Analysis of HUD’s CHAS Portal Data using the NLHIC methodology
- Wages: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, July 2017, Employment Outlook, MN DEED
- Housing Stock: U.S. Census Bureau, American Community Survey 2017, 5 year estimates, U.S. Census Bureau, Building Permits Survey, 2018
- Seniors / Population growth: Minnesota County Population Projections by Age and Gender, Minnesota State Demographic Center, March 2017

*Homeownership rates and growth estimates for POCI are regional.*