Lyon County
SOUTHWEST REGION | 10,060 HOUSEHOLDS

RENTER HOUSEHOLDS
3,198 | 32% of households

OWNER HOUSEHOLDS
6,862 | 68% 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 income 2000
Median rent income 2017
MEDIAN RENT

Median rent 2017 $621
Median rent 2000 $632
-2%

Median renter income 2000
Median renter income 2017
MEDIAN INCOME

Median renter income 2017 $26,764
Median renter income 2000 $31,520
-15%

2017 median home value $135,900
2000 median home value $117,008
16%

2017 median owner income $66,555
2000 median owner income $72,978
10%

% white households that are homeowners 78%
% people of color households that are homeowners 46%

935 Extremely low-income (ELI) households
700 Available units affordable to ELI

50 EVICTIONS IN 2017
58 Evictions in 2015

FORECLOSURES IN 2017 15
Foreclosures in 2015 19

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 1,302
TOTAL cost-burdened households 2,351
OWNER households 1,049

354 Cost burdened SENIOR renter households
603 SEVERELY cost burdened renter households

Cost burdened SENIOR owner households 334
SEVERELY cost burdened owner households 383

Renters
Owners

<table>
<thead>
<tr>
<th>2000</th>
<th>2017</th>
<th>Less than $20,000</th>
<th>$20,000-$34,999</th>
<th>$35,000-$49,999</th>
<th>More than $50,000</th>
<th>Seniors</th>
</tr>
</thead>
<tbody>
<tr>
<td>11%</td>
<td>15%</td>
<td>33%</td>
<td>41%</td>
<td>52%</td>
<td>42%</td>
<td>53%</td>
</tr>
<tr>
<td>15%</td>
<td>19%</td>
<td>11%</td>
<td>15%</td>
<td>15%</td>
<td>24%</td>
<td>19%</td>
</tr>
<tr>
<td>41%</td>
<td>42%</td>
<td>15%</td>
<td>24%</td>
<td>15%</td>
<td>24%</td>
<td>19%</td>
</tr>
<tr>
<td>33%</td>
<td>38%</td>
<td>5%</td>
<td>3%</td>
<td>5%</td>
<td>3%</td>
<td>19%</td>
</tr>
<tr>
<td>71%</td>
<td>78%</td>
<td>10%</td>
<td>15%</td>
<td>15%</td>
<td>24%</td>
<td>19%</td>
</tr>
</tbody>
</table>
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 LYON COUNTY**

**TOP IN-DEMAND JOBS, 2017**

<table>
<thead>
<tr>
<th>Job</th>
<th>Median Earnings</th>
<th>Growth</th>
<th>POCI Earnings</th>
<th>Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Sales</td>
<td>$24,846</td>
<td>+7%</td>
<td>$32,100</td>
<td>+10%</td>
</tr>
<tr>
<td>Nursing Assistant</td>
<td>$25,508</td>
<td>+37%</td>
<td>$33,000</td>
<td>+10%</td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$30,016</td>
<td>+9%</td>
<td>$34,000</td>
<td>+10%</td>
</tr>
<tr>
<td>Teacher Assistant</td>
<td>$25,055</td>
<td>+37%</td>
<td>$33,000</td>
<td>+10%</td>
</tr>
<tr>
<td>Truck Driver</td>
<td>$25,508</td>
<td>+9%</td>
<td>$33,000</td>
<td>+10%</td>
</tr>
</tbody>
</table>

**FAST GROWING JOBS BY 2026**

<table>
<thead>
<tr>
<th>Job</th>
<th>Projected Growth</th>
<th>Median Earnings</th>
<th>Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Truck Driver</td>
<td>+9%</td>
<td>$40,770</td>
<td></td>
</tr>
<tr>
<td>Nursing Assistant</td>
<td>+8%</td>
<td>$40,888</td>
<td></td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>+37%</td>
<td>$40,888</td>
<td></td>
</tr>
<tr>
<td>Teacher Assistant</td>
<td>+5%</td>
<td>$25,055</td>
<td></td>
</tr>
<tr>
<td>Home Health Aide</td>
<td>+37%</td>
<td>$25,508</td>
<td></td>
</tr>
<tr>
<td>Truck Driver</td>
<td>+9%</td>
<td>$25,508</td>
<td></td>
</tr>
</tbody>
</table>

**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:** -798
- **Growth in # of people of color (POCI)**: 57%
- **POCI % of overall population in 2035:** 20%
- **Total senior population by 2035:** 5,853
- **Growth in # of seniors by 2035:** 54%
- **Senior % of overall population in 2035:** 24%

- **% rental units built before 1960:** 25%
- **Multi-family units permitted in 2017:** 18
- **Multi-family units permitted in 2015:** 5
- **% single family homes built before 1960:** 44%
- **Single-family units permitted in 2017:** 26
- **Single-family units permitted in 2015:** 16

**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 NLIHC 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*