## Wilkin County

**WEST CENTRAL REGION | 2,852 HOUSEHOLDS**

### RENTER HOUSEHOLDS
- 684 | 24% of households

### OWNER HOUSEHOLDS
- 2,168 | 76% 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.

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<tr>
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<tbody>
<tr>
<td>$496</td>
<td>$481</td>
<td>3%</td>
<td>$114,400</td>
<td>$91,874</td>
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<tbody>
<tr>
<td>$24,455</td>
<td>$20,875</td>
<td>-15%</td>
<td>$61,824</td>
<td>$61,357</td>
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- 255 Extremely low-income (ELI) households
- 165 Available units affordable to ELI
- 4 EVICTIONS IN 2017
- 4 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.

### RENTER households
- 288

- 92 Cost burdened SENIOR renter households
- 108 SEVERELY cost burdened renter households

### OWNER households
- 321

- Cost burdened SENIOR owner households: 84
- SEVERELY cost burdened owner households: 95

<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>
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<tbody>
<tr>
<td>25%</td>
<td>29%</td>
<td>40%</td>
<td>36%</td>
<td>22%</td>
<td>0%</td>
<td>45%</td>
</tr>
<tr>
<td>11%</td>
<td>12%</td>
<td>42%</td>
<td>33%</td>
<td>25%</td>
<td>0%</td>
<td>15%</td>
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- 79% Renters
- 53% Seniors

Many Minnesotans are experiencing cost burden, putting a modest apartment or homeownership out of reach.
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 WILKIN COUNTY**

- **Retail Sales**: $25,015, +13%  
- **Home Health Aide**: $27,834, +25%  
- **Personal Care Aide**: $25,466, +24%  
- **Food Prep & Serving**: $22,190, +5%  
- **Truck Driver**: $43,715, +3%  
- **Home Health Aide**: $27,834, +25%  
- **Personal Care Aide**: $25,466, +24%  
- **Retail Sales**: $25,015, +13%

### TOP IN-DEMAND JOBS, 2017

- **Retail Sales**
- **Home Health Aide**
- **Personal Care Aide**
- **Food Prep & Serving**
- **Truck Driver**

### FAST GROWING JOBS BY 2026

- **Retail Sales**
- **Home Health Aide**
- **Personal Care Aide**

- **Salary needed to afford median-value home**: $34,320
- **Salary needed to afford two-bedroom apartment**: $27,880
- **Projected annual income**: Median
- **New job growth in the Northwest Planning Area by 2026**: 10,961

**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**: -493
- **Growth in # of people of color (POCI)**: 42%
- **POCI % of overall population in 2035**: 10%

- **Total senior population by 2035**: 1,774
- **Growth in # of seniors by 2035**: 47%
- **Senior % of overall population in 2035**: 30%

- **% rental units built before 1960**: 42%
- **Multi-family units permitted in 2017**: 24
- **Multi-family units permitted in 2015**: 0

- **% single family homes built before 1960**: 46%
- **Single-family units permitted in 2017**: 11
- **Single-family units permitted in 2015**: 13

**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  
- **Median annual income**: U.S. Census Bureau, American Community Survey 2017, 5 year estimates  
- **Evictions**: Minnesota State Court Administrator, Monthly Unlawful Detainers by County  
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*Homeownership rates and growth estimates for POCI are regional.*