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 Renter Income 2000**: $38,461
- **Median Renter Income 2017**: $40,577
- **Median Rent 2000**: $747
- **Median Rent 2017**: $924

- **Median Home Value 2000**: $84,844
- **Median Home Value 2017**: $211,500

- **2,200** Extremely low-income (ELI) households
- **805** Available units affordable to ELI
- **268** EVICTIONS IN 2017
- **306** 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.

- **Total Cost-Burdened Households**: 10,823
  - **Renter Households**: 3,235
    - **Cost Burdened Renter Households**: 1,057
      - **Cost Burdened SENIOR Renter Households**: 1,057
    - ** Severely Cost Burdened Renter Households**: 1,320
    - **Seniors**: 1320
  - **Owner Households**: 7,588
    - **Cost Burdened Owner Households**: 2,031
      - **Cost Burdened SENIOR Owner Households**: 2,031

- **Less than $20,000**: 30%
- **$20,000-$34,999**: 40%
- **$35,000-$49,999**: 20%
- **More than $50,000**: 10%

- **Seniors**: 60%

82% of households are cost burdened.
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 WRIGHT COUNTY

<table>
<thead>
<tr>
<th>Job</th>
<th>Salary needed to afford median-value home</th>
<th>Salary needed to afford two-bedroom apartment</th>
<th>Annual median income</th>
<th>Projected job growth by 2026</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Sales</td>
<td>$25,701</td>
<td>$27,459</td>
<td>$31,760</td>
<td>$63,450</td>
</tr>
<tr>
<td>Retail Supervisor</td>
<td>$24,623</td>
<td>$26,395</td>
<td>$24,623</td>
<td>$43,560</td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$21,811</td>
<td>$21,449</td>
<td>$21,811</td>
<td></td>
</tr>
<tr>
<td>Cashier</td>
<td>$21,449</td>
<td>$21,449</td>
<td>$21,449</td>
<td></td>
</tr>
<tr>
<td>Food Prep &amp; Serving</td>
<td>$27,459</td>
<td>$27,459</td>
<td>$27,459</td>
<td></td>
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<tr>
<td>Home Health Aide</td>
<td>$27,459</td>
<td>$27,459</td>
<td>$27,459</td>
<td></td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$26,395</td>
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<td></td>
</tr>
</tbody>
</table>

TOP IN-DEMAND JOBS, 2017

- Retail Sales: $25,701 (+13%)
- Retail Supervisor: $31,760 (+9%)
- Personal Care Aide: $24,623 (+24%)
- Cashier: $21,811 (+5%)
- Food Prep & Serving: $21,449 (+5%)
- Home Health Aide: $27,459 (+37%)
- Personal Care Aide: $26,395 (+37%)
- Customer Service: $35,172 (+14%)

Hours per week minimum wage employee must work to afford 1-bedroom apartment: 69

% of employees who live in county of workplace: 43%

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: 18,185 (85%)
- Growth in # of people of color (POCI): 16% (11%)
- Total senior population by 2035: 34,907 (126%)
- Growth in # of seniors by 2035: 34,907 (23%)

- % rental units built before 1960: 16%
- Multi-family units permitted in 2017: 4
- Multi-family units permitted in 2015: 0
- % single family homes built before 1960: 13%
- Single-family units permitted in 2017: 727
- Single-family units permitted in 2015: 533


*Homeownership rates and growth estimates for POCI are regional