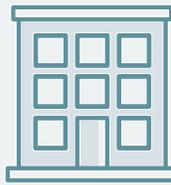


EDINA RENTER SNAPSHOT

Housing impacts every aspect of our lives, from the jobs we can access to the educational outcomes of our kids. But too many people in our community pay too much for housing, forcing hard-working families to choose between paying the rent or buying adequate groceries, covering healthcare and other critical needs. Across the Twin Cities region, even those employed full time in the most in-demand jobs can't make ends meet with rising rents and declining vacancy rates.

Housing is affordable when a household pays **no more than 30%** of its monthly income on rent or mortgage.

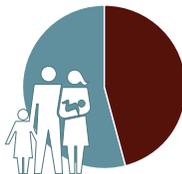


AVERAGE RENT IN EDINA has increased 25% since 2010 to \$1,534 overall. In 2017, the average rent was \$1,359 for a one-bedroom and \$1,605 for a two-bedroom apartment. Since 2010, the vacancy rate has risen 13% to 6.2% in 2017.

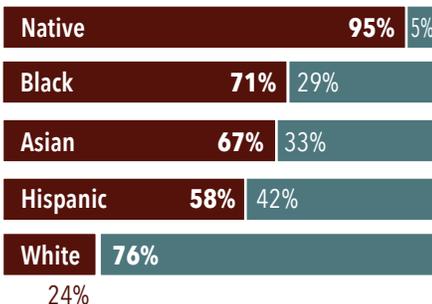
Working full time in many of the **region's most in-demand jobs** (see table right) doesn't pay enough to afford the median rent (\$1,280) or average two-bedroom rent (\$1,605)⁴ in Edina.



In Edina, **38% of renter households** – and 69% of senior renter households – pay more than they can afford on housing.



Housing is a racial equity issue, with far more households of color **RENTING** rather than **OWNING** a home in Edina.



IN-DEMAND JOBS in the Twin Cities	Median annual income	Affordable housing costs per month ¹	% income needed to pay median rent in Edina	% income needed to pay average 2-bd rent in Edina
Edina median renter income	\$57,568	\$1,439	27%	33%
Minimum wage earner ²	\$20,060	\$502	77%	96%
Food Prep / Serving Workers	\$20,614	\$515	75%	93%
Cashiers	\$21,330	\$533	72%	90%
Retail Salespersons	\$22,731	\$568	68%	85%
Personal Care Aides	\$24,326	\$608	63%	79%
Stock Clerks / Order Fillers	\$26,437	\$661	58%	73%
Janitors	\$29,209	\$730	53%	66%
Landscapers / Groundskeepers	\$33,423	\$836	46%	58%
Nursing Assistants	\$34,012	\$850	45%	57%
Food Prep / Serving Supervisors	\$34,133	\$853	45%	56%
Customer Service Reps	\$39,274	\$982	39%	49%
Truck Drivers	\$47,514	\$1,188	32%	41%
Accountants and Auditors	\$67,343	\$1,684	23%	29%
Registered Nurses	\$81,737	\$2,043	19%	24%

SOURCES: Occupational Data for Twin Cities Economic Development Region by MN Department of Employment and Economic Development, July 2017, and American Community Survey, 2016 estimates. FOOTNOTES: 1- Housing is affordable when it consumes no more than 30% of a household's monthly income. 2- Based on current minimum wage for large employers in Minnesota (\$9.65). 3- Metropolitan Council staff analysis of U.S. Census Bureau, 2012-2016 American Community Survey Public Use Microdata Sample five-year data. 4- CoStar.