

Brooklyn Center 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 BROOKLYN CENTER has increased 10% since 2010 to \$1,010 overall. In 2017, the average rent was \$939 for a 1-bedroom and \$1,060 for a 2-bedroom apartment. Since 2010, the vacancy rate has declined 47% to just 3.9% in 2017.⁴

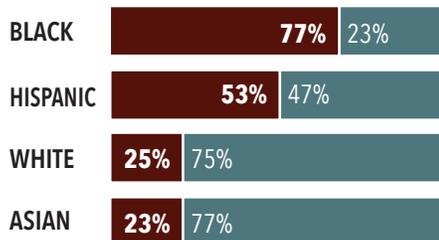
Working full time in many of the **region's most in-demand jobs** (see table right) doesn't pay enough to afford the median rent (\$930)³ or average two-bedroom rent (\$1,060)⁴ in Brooklyn Center.



In Brooklyn Center, **61% of renter households** – and 74% of senior renter households – pay more than they can afford on housing³.



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



IN-DEMAND JOBS in the Twin Cities	Median annual income	Affordable housing costs per month ¹	% income to afford median rent in Brooklyn Center	% income to afford average 2-bd rent in Brooklyn Center
Brooklyn Center median renter income	\$28,904	\$723	39%	44%
Minimum wage earner ²	\$20,060	\$502	56%	63%
Food Prep / Serving Workers	\$22,292	\$557	50%	57%
Cashiers	\$22,582	\$565	49%	56%
Retail Salespersons	\$24,398	\$610	46%	52%
Personal Care Aides	\$24,926	\$623	45%	51%
Stock Clerks / Order Fillers	\$27,789	\$695	40%	46%
Janitors	\$29,406	\$735	38%	43%
Landscapers / Groundskeepers	\$34,923	\$873	32%	36%
Nursing Assistants	\$35,128	\$873	32%	36%
Food Prep / Serving Supervisors	\$37,981	\$950	29%	33%
Customer Service Reps	\$39,345	\$984	28%	32%
Truck Drivers	\$49,601	\$1,240	22%	26%
Accountants and Auditors	\$67,955	\$1,699	16%	19%
Registered Nurses	\$83,214	\$2,080	13%	15%

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- American Community Survey, 2016 estimates. 4- CoStar. 5- Wilder Research, 2016