

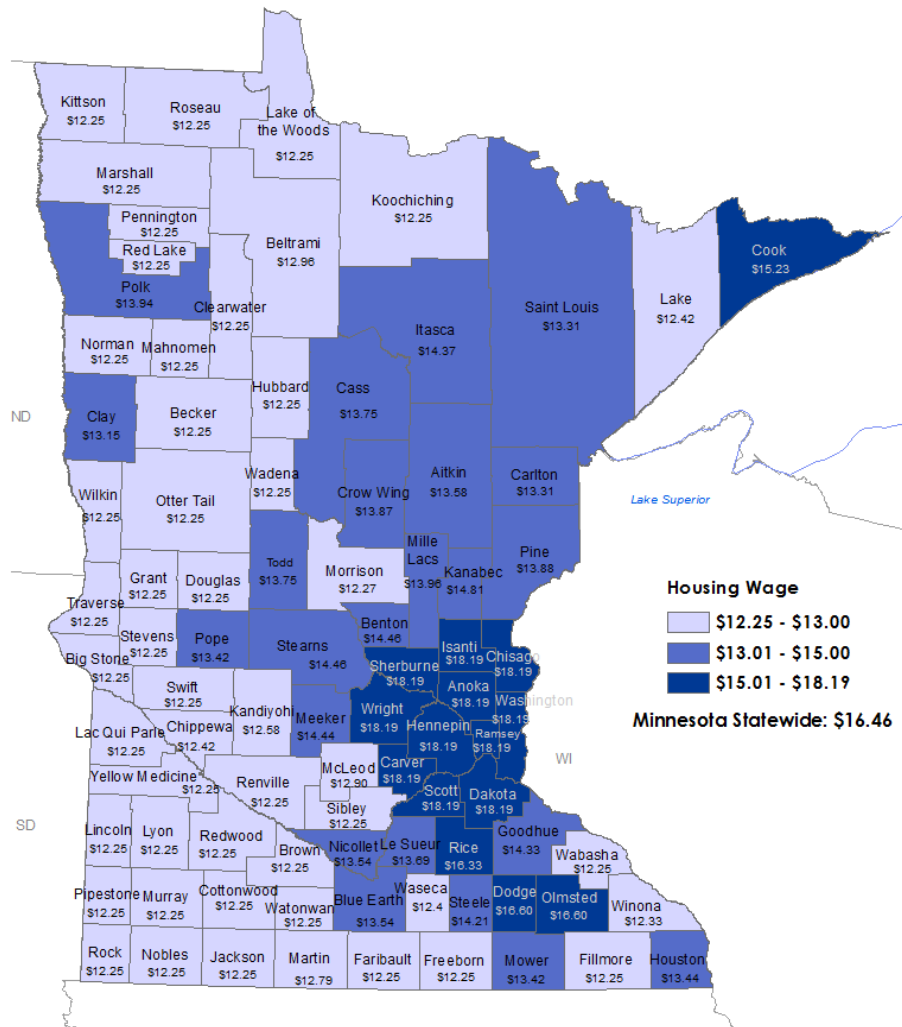
Out of Reach 2014 Minnesota

Affording a Modest Two-Bedroom Apartment in Minnesota

For 2014, the Fair Market Rent (FMR) for a two-bedroom apartment in Minnesota is \$856. In order to afford this level of rent and utilities – without paying more than 30% of their income for housing – a family must earn \$34,226 annually. Assuming a 40-hour work week, 52 weeks per year, this requires a **Housing Wage** of:

\$16.46

Yet the median household income for Minnesota renters is equivalent to a single worker earning only \$14.49 per hour, 40 hours per week, all year round, or an annual income of \$30,132. At this income level, a household could afford a rent of only \$753 per month without paying more than 30% of their income for housing.

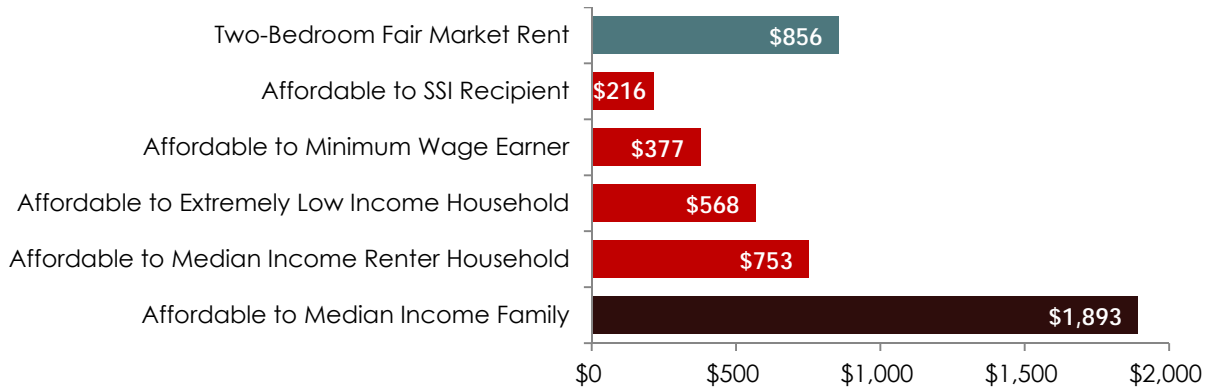


Within Minnesota, the fair market rent varies by county. **The Housing Wage, or wage required to afford a modest two-bedroom apartment, ranges from \$12.25 to \$18.19 per hour.**

The Twin Cities metro area requires the highest wages for rents to be affordable, with the Rochester area not far behind.

Rents Households Can Afford Compared to Two-Bedroom Fair Market Rent

The Minnesota chart below shows the two-bedroom fair market rent, compared to rents that are actually affordable to renters at various income levels, without paying over 30% of income for housing.

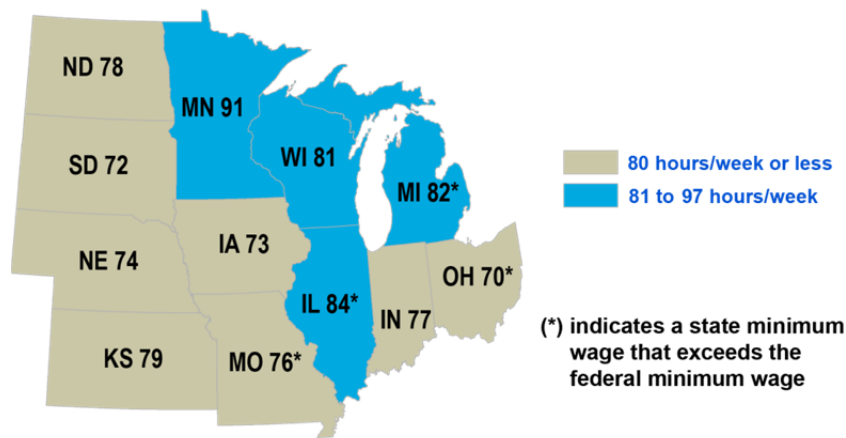


Even the median income renter household falls short of being able to afford a modest two-bedroom apartment, on average. People with disabilities living on SSI and other low income people are even further behind.

Minnesota Remains Least Affordable in Midwest to Minimum Wage Workers

In Minnesota, a minimum wage worker currently earns \$7.25 per hour, the federal minimum wage. In order to afford the fair market rent for a two-bedroom apartment, a **minimum wage earner must work 91 hours per week**, 52 weeks per year. Or a household must include 2.3 minimum wage earners working 40 hours per week year-round in order for the two-bedroom apartment to be affordable.

HOURS NEEDED TO AFFORD 2-BEDROOM APARTMENT AT FAIR MARKET RENT AT MINIMUM WAGE

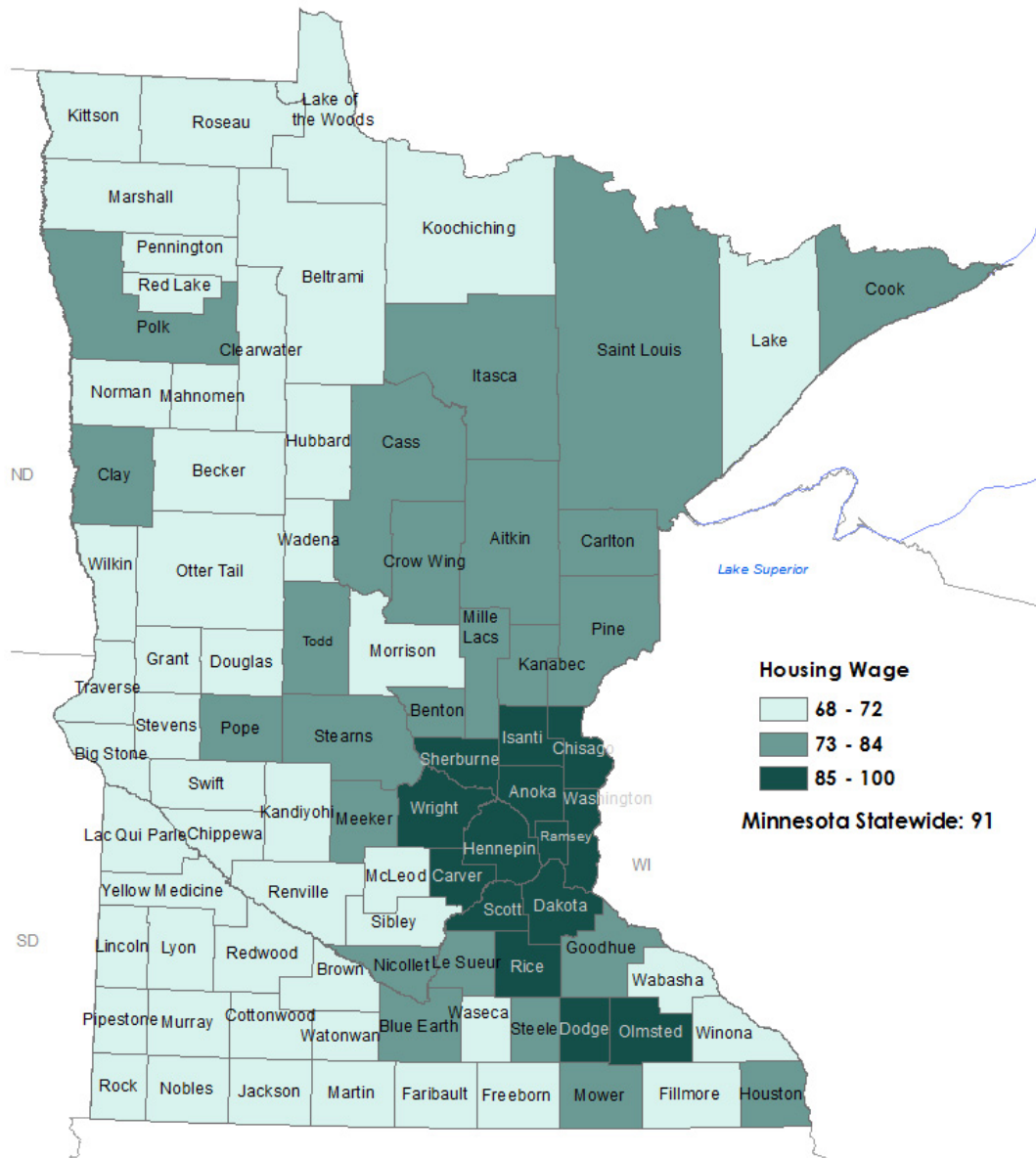


For several years running, Minnesota minimum wage workers have fared the worst in the Midwest when it comes to housing affordability. Minimum wage workers in other Midwestern states would need to work between 70 and 84 hours per week, compared to Minnesota's 91.

If proposed \$9.50 per hour minimum wage legislation were passed in Minnesota, a minimum wage worker would need to work 69 hours a week to afford the rent for a two-bedroom apartment. In this case, our state's minimum wage workers would fare the best of any state in the Midwest.

For Minnesota's counties, to afford a two-bedroom apartment at the fair market rent, minimum wage workers would need to work between 68 and 100 hours per week.

Weekly Hours a Renter Must Work to Afford a Two-Bedroom Apartment at the Minimum Wage, 2014

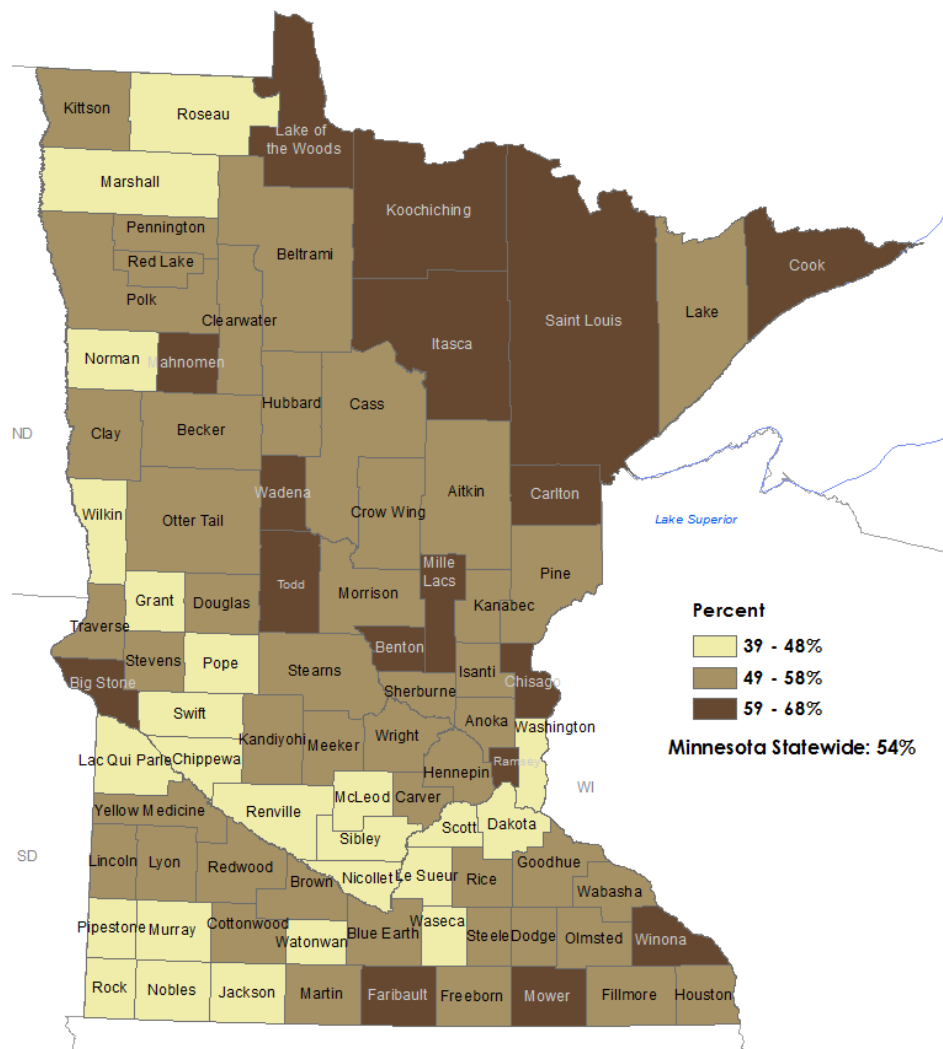


Produced by Minnesota Housing Partnership, with Out of Reach Data from the National Low Income Housing Coalition. Visit www.mhponline.org and www.nlihc.org/oor for more information.

Percent of Renters Unable to Afford a 2-Bedroom Apartment at Fair Market Rent

About 54% of Minnesota renter households would not be able to afford a two-bedroom apartment at the Fair Market Rent (FMR) in the county they live in, according to the National Low Income Housing Coalition *Out of Reach* data. The FMR for each county represents the cost of rent and utilities for a safe, modest 2-bedroom apartment in the private housing market, as determined annually by HUD.

Estimated Percent of Renters Unable to Afford a Two-Bedroom Apartment



Within Minnesota's counties, between 39% and 68% of renters are unable to afford a two-bedroom apartment at the Fair Market Rent. Similar to last year, many of the counties least affordable to the renting families living there are located in Greater Minnesota.

Affording a Modest 2-Bedroom Apartment in Minnesota: *Out of Reach 2014*

	2BR Fair Market Rent (FMR)	Income needed to afford 2BR	Wage needed (Housing Wage)	Work hours/ week at min. wage needed	Estimated pct of renters unable to afford	Estimated renter median household income	Rent affordable at renter median income	Pct of median renter income needed for 2BR
STATE	\$856	\$34,226	\$16.46	91	54%	\$30,312	\$753	114%
NONMETRO	\$679	\$27,152	\$13.05	72	53%	\$24,257	\$606	112%
MN METRO AREAS								
Duluth MSA	\$692	\$27,680	\$13.31	73	59%	\$21,378	\$534	129%
Fargo MSA	\$684	\$27,360	\$13.15	73	54%	\$23,553	\$589	116%
Grand Forks MSA	\$725	\$29,000	\$13.94	77	57%	\$23,438	\$586	124%
La Crosse MSA	\$699	\$27,960	\$13.44	74	55%	\$23,963	\$599	117%
Mankato-North Mankato MSA	\$704	\$28,160	\$13.54	75	51%	\$26,435	\$661	107%
Minneapolis-St. Paul- Bloomington MSA	\$946	\$37,840	\$18.19	100	54%	\$33,353	\$834	113%
Rochester HMFA	\$863	\$34,520	\$16.60	92	52%	\$31,638	\$791	109%
St. Cloud MSA	\$752	\$30,080	\$14.46	80	54%	\$26,516	\$663	113%
Wabasha County HMFA	\$637	\$25,480	\$12.25	68	55%	\$21,847	\$546	117%
COUNTIES								
Aitkin County	\$706	\$28,240	\$13.58	75	55%	\$24,149	\$604	117%
Anoka County	\$946	\$37,840	\$18.19	100	50%	\$35,661	\$892	106%
Becker County	\$637	\$25,480	\$12.25	68	51%	\$23,460	\$586	109%
Beltrami County	\$674	\$26,960	\$12.96	72	52%	\$24,667	\$617	109%
Benton County	\$752	\$30,080	\$14.46	80	60%	\$22,844	\$571	132%
Big Stone County	\$637	\$25,480	\$12.25	68	62%	\$18,912	\$473	135%
Blue Earth County	\$704	\$28,160	\$13.54	75	56%	\$23,382	\$585	120%
Brown County	\$637	\$25,480	\$12.25	68	49%	\$24,917	\$623	102%
Carlton County	\$692	\$27,680	\$13.31	73	62%	\$20,772	\$519	133%
Carver County	\$946	\$37,840	\$18.19	100	53%	\$33,570	\$839	113%
Cass County	\$715	\$28,600	\$13.75	76	56%	\$24,172	\$604	118%
Chippewa County	\$646	\$25,840	\$12.42	69	43%	\$28,893	\$722	89%
Chisago County	\$946	\$37,840	\$18.19	100	60%	\$28,744	\$719	132%
Clay County	\$684	\$27,360	\$13.15	73	54%	\$23,553	\$589	116%
Clearwater County	\$637	\$25,480	\$12.25	68	57%	\$20,755	\$519	123%
Cook County	\$792	\$31,680	\$15.23	84	59%	\$24,589	\$615	129%
Cottonwood County	\$637	\$25,480	\$12.25	68	51%	\$23,491	\$587	108%
Crow Wing County	\$721	\$28,840	\$13.87	76	53%	\$25,639	\$641	112%
Dakota County	\$946	\$37,840	\$18.19	100	47%	\$38,176	\$954	99%
Dodge County	\$863	\$34,520	\$16.60	92	57%	\$28,193	\$705	122%
Douglas County	\$637	\$25,480	\$12.25	68	50%	\$24,480	\$612	104%
Faribault County	\$637	\$25,480	\$12.25	68	59%	\$19,922	\$498	128%
Fillmore County	\$637	\$25,480	\$12.25	68	49%	\$24,956	\$624	102%
Freeborn County	\$637	\$25,480	\$12.25	68	49%	\$25,101	\$628	102%
Goodhue County	\$745	\$29,800	\$14.33	79	56%	\$24,899	\$622	120%
Grant County	\$637	\$25,480	\$12.25	68	43%	\$28,496	\$712	89%
Hennepin County	\$946	\$37,840	\$18.19	100	54%	\$33,343	\$834	113%
Houston County	\$699	\$27,960	\$13.44	74	55%	\$23,963	\$599	117%
Hubbard County	\$637	\$25,480	\$12.25	68	54%	\$22,451	\$561	113%
Isanti County	\$946	\$37,840	\$18.19	100	57%	\$30,726	\$768	123%
Itasca County	\$747	\$29,880	\$14.37	79	64%	\$21,087	\$527	142%
Jackson County	\$637	\$25,480	\$12.25	68	39%	\$31,854	\$796	80%
Kanabec County	\$770	\$30,800	\$14.81	82	54%	\$27,171	\$679	113%
Kandiyohi County	\$654	\$26,160	\$12.58	69	55%	\$22,159	\$554	118%
Kittson County	\$637	\$25,480	\$12.25	68	49%	\$24,767	\$619	103%
Koochiching County	\$637	\$25,480	\$12.25	68	62%	\$18,898	\$472	135%
Lac qui Parle County	\$637	\$25,480	\$12.25	68	41%	\$30,197	\$755	84%
Lake County	\$646	\$25,840	\$12.42	69	52%	\$23,387	\$585	110%
Lake of the Woods Cou	\$637	\$25,480	\$12.25	68	62%	\$18,924	\$473	135%
Le Sueur County	\$712	\$28,480	\$13.69	76	46%	\$29,541	\$739	96%

Affording a Modest 2-Bedroom Apartment in Minnesota: *Out of Reach* 2014

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Lincoln County	\$637	\$25,480	\$12.25	68	52%	\$23,258	\$581	110%
Lyon County	\$637	\$25,480	\$12.25	68	52%	\$23,016	\$575	111%
Mahnomen County	\$637	\$25,480	\$12.25	68	64%	\$18,075	\$452	141%
Marshall County	\$637	\$25,480	\$12.25	68	41%	\$30,546	\$764	83%
Martin County	\$665	\$26,600	\$12.79	71	56%	\$21,985	\$550	121%
McLeod County	\$671	\$26,840	\$12.90	71	46%	\$27,758	\$694	97%
Meeker County	\$751	\$30,040	\$14.44	80	51%	\$28,193	\$705	107%
Mille Lacs County	\$726	\$29,040	\$13.96	77	63%	\$21,154	\$529	137%
Morrison County	\$638	\$25,520	\$12.27	68	53%	\$22,775	\$569	112%
Mower County	\$698	\$27,920	\$13.42	74	64%	\$19,767	\$494	141%
Murray County	\$637	\$25,480	\$12.25	68	39%	\$30,810	\$770	83%
Nicollet County	\$704	\$28,160	\$13.54	75	39%	\$34,495	\$862	82%
Nobles County	\$637	\$25,480	\$12.25	68	48%	\$25,558	\$639	100%
Norman County	\$637	\$25,480	\$12.25	68	45%	\$27,064	\$677	94%
Olmsted County	\$863	\$34,520	\$16.60	92	51%	\$31,886	\$797	108%
Otter Tail County	\$637	\$25,480	\$12.25	68	54%	\$21,921	\$548	116%
Pennington County	\$637	\$25,480	\$12.25	68	58%	\$20,181	\$505	126%
Pine County	\$722	\$28,880	\$13.88	77	53%	\$25,721	\$643	112%
Pipestone County	\$637	\$25,480	\$12.25	68	46%	\$25,896	\$647	98%
Polk County	\$725	\$29,000	\$13.94	77	57%	\$23,438	\$586	124%
Pope County	\$698	\$27,920	\$13.42	74	46%	\$28,233	\$706	99%
Ramsey County	\$946	\$37,840	\$18.19	100	59%	\$29,264	\$732	129%
Red Lake County	\$637	\$25,480	\$12.25	68	54%	\$21,965	\$549	116%
Redwood County	\$637	\$25,480	\$12.25	68	49%	\$25,033	\$626	102%
Renville County	\$637	\$25,480	\$12.25	68	46%	\$25,942	\$649	98%
Rice County	\$849	\$33,960	\$16.33	90	55%	\$28,791	\$720	118%
Rock County	\$637	\$25,480	\$12.25	68	47%	\$25,651	\$641	99%
Roseau County	\$637	\$25,480	\$12.25	68	44%	\$28,331	\$708	90%
Scott County	\$946	\$37,840	\$18.19	100	45%	\$40,216	\$1,005	94%
Sherburne County	\$946	\$37,840	\$18.19	100	55%	\$32,071	\$802	118%
Sibley County	\$637	\$25,480	\$12.25	68	42%	\$29,051	\$726	88%
St. Louis County	\$692	\$27,680	\$13.31	73	59%	\$21,451	\$536	129%
Stearns County	\$752	\$30,080	\$14.46	80	52%	\$27,571	\$689	109%
Steele County	\$739	\$29,560	\$14.21	78	50%	\$27,961	\$699	106%
Stevens County	\$637	\$25,480	\$12.25	68	51%	\$23,565	\$589	108%
Swift County	\$637	\$25,480	\$12.25	68	44%	\$27,892	\$697	91%
Todd County	\$715	\$28,600	\$13.75	76	66%	\$19,493	\$487	147%
Traverse County	\$637	\$25,480	\$12.25	68	54%	\$22,095	\$552	115%
Wabasha County	\$637	\$25,480	\$12.25	68	55%	\$21,847	\$546	117%
Wadena County	\$637	\$25,480	\$12.25	68	68%	\$16,587	\$415	154%
Waseca County	\$645	\$25,800	\$12.40	68	43%	\$28,763	\$719	90%
Washington County	\$946	\$37,840	\$18.19	100	45%	\$40,183	\$1,005	94%
Watsonwan County	\$637	\$25,480	\$12.25	68	44%	\$27,657	\$691	92%
Wilkin County	\$637	\$25,480	\$12.25	68	44%	\$28,165	\$704	90%
Winona County	\$641	\$25,640	\$12.33	68	64%	\$18,286	\$457	140%
Wright County	\$946	\$37,840	\$18.19	100	57%	\$31,117	\$778	122%
Yellow Medicine County	\$637	\$25,480	\$12.25	68	50%	\$24,151	\$604	106%

For more information and data notes, contact Leigh Rosenberg, Minnesota Housing Partnership, 651-925-5543 or lrosenberg@mhponline.org, or see "How to Use the Numbers/Where the Numbers Come From" on the National Low Income Housing Coalition (NLIHC) 2014 *Out of Reach* page at <http://nlihc.org/oor/2014>.

