

MINNESOTA

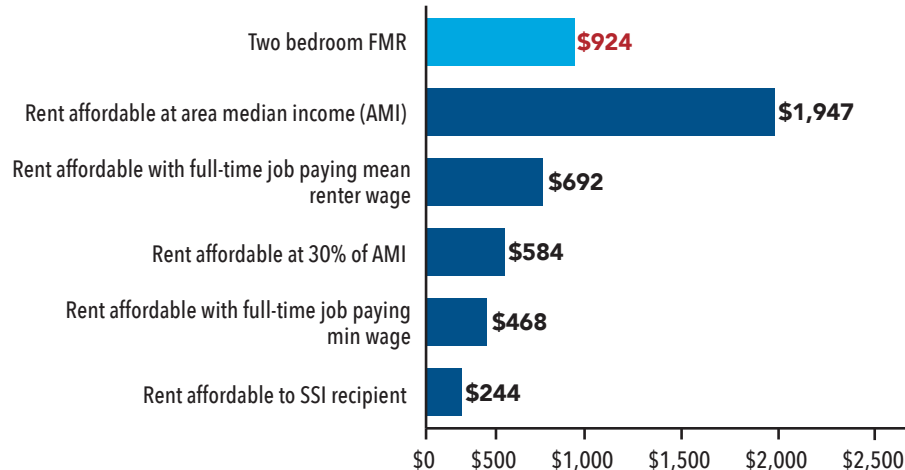


In Minnesota, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$924**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,078** monthly or **\$36,941** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

 **\$17.76** PER HOUR

STATE FACTS	
Minimum Wage	\$9.00
Average Renter Wage	\$13.32
2-Bedroom Housing Wage	\$17.76
Number of Renter Households	590,136
Percent Renters	28%

MOST EXPENSIVE AREAS	HOUSING WAGE*
Minneapolis-St. Paul-Bloomington HFMA	\$19.75
Rice County	\$17.48
Dodge County	\$17.46
Olmsted County	\$17.46
Lake County	\$16.10



79
Work Hours Per Week At Minimum Wage Needed To Afford a 2-Bedroom Unit (at FMR)

2
Number of Full-Time Jobs At Minimum Wage Needed To Afford a 2-Bedroom Unit (at FMR)

* Ranked from Highest to Lowest 2-Bedroom Housing Wage

Minnesota

	FY16 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²		2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2010-2014)	% of total households (2010-2014)	Estimated hourly mean renter wage (2016)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR
Minnesota	\$17.76		\$924	\$36,941	2.0	\$77,878	\$1,947	\$23,364	\$584	590,136	28%	\$13.32	\$692	1.3
Combined Nonmetro Areas	\$13.68		\$711	\$28,451	1.5	\$63,035	\$1,576	\$18,911	\$473	118,240	23%	\$8.87	\$461	1.5
<u>Metropolitan Areas</u>														
Duluth MSA	\$14.52		\$755	\$30,200	1.6	\$62,700	\$1,568	\$18,810	\$470	27,673	28%	\$9.22	\$479	1.6
Fargo MSA	\$14.83		\$771	\$30,840	1.6	\$73,200	\$1,830	\$21,960	\$549	6,888	31%	\$7.06	\$367	2.1
Fillmore County HMFA	\$12.65		\$658	\$26,320	1.4	\$66,100	\$1,653	\$19,830	\$496	1,776	21%	\$7.27	\$378	1.7
Grand Forks MSA	\$16.02		\$833	\$33,320	1.8	\$69,400	\$1,735	\$20,820	\$521	3,587	28%	\$7.48	\$389	2.1
La Crosse-Onalaska MSA	\$15.92		\$828	\$33,120	1.8	\$67,700	\$1,693	\$20,310	\$508	1,548	20%	\$6.20	\$323	2.6
Le Sueur County HMFA	\$13.65		\$710	\$28,400	1.5	\$72,300	\$1,808	\$21,690	\$542	2,042	19%	\$10.86	\$565	1.3
Mankato-North Mankato MSA	\$15.67		\$815	\$32,600	1.7	\$76,700	\$1,918	\$23,010	\$575	11,783	32%	\$9.12	\$474	1.7
Mille Lacs County HMFA	\$15.29		\$795	\$31,800	1.7	\$59,400	\$1,485	\$17,820	\$446	2,703	26%	\$8.04	\$418	1.9
Minneapolis-St. Paul-Bloomington HMFA	\$19.75		\$1,027	\$41,080	2.2	\$85,800	\$2,145	\$25,740	\$644	373,933	30%	\$15.26	\$794	1.3
Rochester HMFA	\$17.46		\$908	\$36,320	1.9	\$84,300	\$2,108	\$25,290	\$632	16,261	25%	\$13.22	\$687	1.3
Sibley County HMFA	\$12.65		\$658	\$26,320	1.4	\$66,500	\$1,663	\$19,950	\$499	1,251	21%	\$9.82	\$511	1.3
St. Cloud MSA	\$14.13		\$735	\$29,400	1.6	\$71,400	\$1,785	\$21,420	\$536	20,907	29%	\$10.25	\$533	1.4
Wabasha County HMFA	\$13.35		\$694	\$27,760	1.5	\$68,400	\$1,710	\$20,520	\$513	1,544	17%	\$8.63	\$449	1.5
<u>Counties</u>														
Aitkin County	\$13.40		\$697	\$27,880	1.5	\$52,000	\$1,300	\$15,600	\$390	1,326	17%	\$8.09	\$420	1.7
Anoka County	\$19.75		\$1,027	\$41,080	2.2	\$85,800	\$2,145	\$25,740	\$644	23,568	19%	\$12.03	\$625	1.6
Becker County	\$12.75		\$663	\$26,520	1.4	\$61,400	\$1,535	\$18,420	\$461	2,820	21%	\$8.52	\$443	1.5
Beltrami County	\$14.29		\$743	\$29,720	1.6	\$55,000	\$1,375	\$16,500	\$413	5,035	30%	\$8.64	\$449	1.7
Benton County	\$14.13		\$735	\$29,400	1.6	\$71,400	\$1,785	\$21,420	\$536	4,690	30%	\$8.15	\$424	1.7
Big Stone County	\$12.65		\$658	\$26,320	1.4	\$57,500	\$1,438	\$17,250	\$431	472	20%	\$7.69	\$400	1.6
Blue Earth County	\$15.67		\$815	\$32,600	1.7	\$76,700	\$1,918	\$23,010	\$575	8,460	34%	\$8.92	\$464	1.8
Brown County	\$12.65		\$658	\$26,320	1.4	\$67,500	\$1,688	\$20,250	\$506	2,396	22%	\$9.38	\$488	1.3

1: BR = Bedroom

2: FMR = Fiscal Year 2016 Fair Market Rent (HUD, 2016)

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix A.

4: AMI = Fiscal Year 2016 Area Median Income

5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

Minnesota

	FY16 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2010-2014)	% of total households (2010-2014)	Estimated hourly mean renter wage (2016)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR
Carlton County	\$14.52	\$755	\$30,200	1.6	\$62,700	\$1,568	\$18,810	\$470	2,952	22%	\$8.86	\$461	1.6
Carver County	\$19.75	\$1,027	\$41,080	2.2	\$85,800	\$2,145	\$25,740	\$644	6,350	19%	\$11.13	\$579	1.8
Cass County	\$13.94	\$725	\$29,000	1.5	\$54,700	\$1,368	\$16,410	\$410	2,472	19%	\$6.40	\$333	2.2
Chippewa County	\$13.42	\$698	\$27,920	1.5	\$66,300	\$1,658	\$19,890	\$497	1,388	27%	\$10.09	\$525	1.3
Chisago County	\$19.75	\$1,027	\$41,080	2.2	\$85,800	\$2,145	\$25,740	\$644	3,046	15%	\$6.95	\$361	2.8
Clay County	\$14.83	\$771	\$30,840	1.6	\$73,200	\$1,830	\$21,960	\$549	6,888	31%	\$7.06	\$367	2.1
Clearwater County	\$12.65	\$658	\$26,320	1.4	\$54,000	\$1,350	\$16,200	\$405	710	20%	\$8.25	\$429	1.5
Cook County	\$14.63	\$761	\$30,440	1.6	\$61,200	\$1,530	\$18,360	\$459	701	27%	\$5.86	\$305	2.5
Cottonwood County	\$12.65	\$658	\$26,320	1.4	\$56,500	\$1,413	\$16,950	\$424	1,073	22%	\$7.14	\$371	1.8
Crow Wing County	\$15.33	\$797	\$31,880	1.7	\$59,500	\$1,488	\$17,850	\$446	6,685	25%	\$8.92	\$464	1.7
Dakota County	\$19.75	\$1,027	\$41,080	2.2	\$85,800	\$2,145	\$25,740	\$644	38,375	25%	\$12.97	\$674	1.5
Dodge County	\$17.46	\$908	\$36,320	1.9	\$84,300	\$2,108	\$25,290	\$632	1,185	16%	\$8.24	\$428	2.1
Douglas County	\$13.35	\$694	\$27,760	1.5	\$66,900	\$1,673	\$20,070	\$502	3,717	24%	\$8.50	\$442	1.6
Faribault County	\$12.65	\$658	\$26,320	1.4	\$58,300	\$1,458	\$17,490	\$437	1,441	23%	\$13.54	\$704	0.9
Fillmore County	\$12.65	\$658	\$26,320	1.4	\$66,100	\$1,653	\$19,830	\$496	1,776	21%	\$7.27	\$378	1.7
Freeborn County	\$12.65	\$658	\$26,320	1.4	\$59,800	\$1,495	\$17,940	\$449	3,142	24%	\$10.34	\$538	1.2
Goodhue County	\$15.04	\$782	\$31,280	1.7	\$75,000	\$1,875	\$22,500	\$563	4,479	24%	\$9.30	\$484	1.6
Grant County	\$12.65	\$658	\$26,320	1.4	\$63,100	\$1,578	\$18,930	\$473	492	19%	\$8.58	\$446	1.5
Hennepin County	\$19.75	\$1,027	\$41,080	2.2	\$85,800	\$2,145	\$25,740	\$644	178,580	37%	\$17.33	\$901	1.1
Houston County	\$15.92	\$828	\$33,120	1.8	\$67,700	\$1,693	\$20,310	\$508	1,548	20%	\$6.20	\$323	2.6
Hubbard County	\$12.65	\$658	\$26,320	1.4	\$57,200	\$1,430	\$17,160	\$429	1,637	19%	\$8.31	\$432	1.5
Isanti County	\$19.75	\$1,027	\$41,080	2.2	\$85,800	\$2,145	\$25,740	\$644	2,595	19%	\$9.48	\$493	2.1
Itasca County	\$14.00	\$728	\$29,120	1.6	\$58,200	\$1,455	\$17,460	\$437	3,742	20%	\$9.78	\$508	1.4
Jackson County	\$12.65	\$658	\$26,320	1.4	\$66,300	\$1,658	\$19,890	\$497	1,016	23%	\$9.51	\$494	1.3
Kanabec County	\$14.88	\$774	\$30,960	1.7	\$55,500	\$1,388	\$16,650	\$416	1,327	21%	\$8.83	\$459	1.7
Kandiyohi County	\$13.19	\$686	\$27,440	1.5	\$64,600	\$1,615	\$19,380	\$485	4,353	26%	\$7.96	\$414	1.7
Kittson County	\$12.65	\$658	\$26,320	1.4	\$66,000	\$1,650	\$19,800	\$495	360	19%	\$8.44	\$439	1.5
Koochiching County	\$12.65	\$658	\$26,320	1.4	\$57,500	\$1,438	\$17,250	\$431	1,419	24%	\$6.97	\$362	1.8
Lac qui Parle County	\$12.65	\$658	\$26,320	1.4	\$62,500	\$1,563	\$18,750	\$469	589	19%	\$9.67	\$503	1.3

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5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

Minnesota

	FY16 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2010-2014)	% of total households (2010-2014)	Estimated hourly mean renter wage (2016)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR
Lake County	\$16.10	\$837	\$33,480	1.8	\$63,200	\$1,580	\$18,960	\$474	895	18%	\$10.16	\$528	1.6
Lake of the Woods County	\$12.65	\$658	\$26,320	1.4	\$51,100	\$1,278	\$15,330	\$383	220	13%	\$7.00	\$364	1.8
Le Sueur County	\$13.65	\$710	\$28,400	1.5	\$72,300	\$1,808	\$21,690	\$542	2,042	19%	\$10.86	\$565	1.3
Lincoln County	\$12.65	\$658	\$26,320	1.4	\$64,900	\$1,623	\$19,470	\$487	470	19%	\$7.69	\$400	1.6
Lyon County	\$12.65	\$658	\$26,320	1.4	\$71,900	\$1,798	\$21,570	\$539	3,271	32%	\$9.25	\$481	1.4
McLeod County	\$13.35	\$694	\$27,760	1.5	\$69,800	\$1,745	\$20,940	\$524	3,516	24%	\$10.03	\$521	1.3
Mahnomen County	\$12.65	\$658	\$26,320	1.4	\$49,000	\$1,225	\$14,700	\$368	552	27%	\$7.43	\$386	1.7
Marshall County	\$12.65	\$658	\$26,320	1.4	\$66,800	\$1,670	\$20,040	\$501	783	19%	\$11.01	\$573	1.1
Martin County	\$12.65	\$658	\$26,320	1.4	\$62,800	\$1,570	\$18,840	\$471	2,082	24%	\$8.28	\$431	1.5
Meeker County	\$14.37	\$747	\$29,880	1.6	\$65,600	\$1,640	\$19,680	\$492	1,955	21%	\$8.57	\$446	1.7
Mille Lacs County	\$15.29	\$795	\$31,800	1.7	\$59,400	\$1,485	\$17,820	\$446	2,703	26%	\$8.04	\$418	1.9
Morrison County	\$12.67	\$659	\$26,360	1.4	\$61,700	\$1,543	\$18,510	\$463	2,650	20%	\$6.40	\$333	2.0
Mower County	\$14.15	\$736	\$29,440	1.6	\$62,700	\$1,568	\$18,810	\$470	4,356	28%	\$9.80	\$509	1.4
Murray County	\$12.65	\$658	\$26,320	1.4	\$65,200	\$1,630	\$19,560	\$489	670	18%	\$9.50	\$494	1.3
Nicollet County	\$15.67	\$815	\$32,600	1.7	\$76,700	\$1,918	\$23,010	\$575	3,323	27%	\$9.70	\$504	1.6
Nobles County	\$13.29	\$691	\$27,640	1.5	\$56,600	\$1,415	\$16,980	\$425	2,214	28%	\$9.78	\$509	1.4
Norman County	\$12.65	\$658	\$26,320	1.4	\$60,700	\$1,518	\$18,210	\$455	553	20%	\$10.24	\$532	1.2
Olmsted County	\$17.46	\$908	\$36,320	1.9	\$84,300	\$2,108	\$25,290	\$632	15,076	26%	\$13.48	\$701	1.3
Otter Tail County	\$12.65	\$658	\$26,320	1.4	\$63,300	\$1,583	\$18,990	\$475	5,046	21%	\$7.07	\$368	1.8
Pennington County	\$12.65	\$658	\$26,320	1.4	\$63,100	\$1,578	\$18,930	\$473	1,477	25%	\$10.21	\$531	1.2
Pine County	\$14.88	\$774	\$30,960	1.7	\$55,300	\$1,383	\$16,590	\$415	2,466	21%	\$6.77	\$352	2.2
Pipestone County	\$12.65	\$658	\$26,320	1.4	\$57,500	\$1,438	\$17,250	\$431	1,044	26%	\$7.78	\$405	1.6
Polk County	\$16.02	\$833	\$33,320	1.8	\$69,400	\$1,735	\$20,820	\$521	3,587	28%	\$7.48	\$389	2.1
Pope County	\$14.10	\$733	\$29,320	1.6	\$66,400	\$1,660	\$19,920	\$498	1,002	21%	\$9.70	\$504	1.5
Ramsey County	\$19.75	\$1,027	\$41,080	2.2	\$85,800	\$2,145	\$25,740	\$644	83,900	41%	\$15.77	\$820	1.3
Red Lake County	\$12.65	\$658	\$26,320	1.4	\$61,200	\$1,530	\$18,360	\$459	326	19%	\$6.63	\$345	1.9
Redwood County	\$12.65	\$658	\$26,320	1.4	\$62,300	\$1,558	\$18,690	\$467	1,372	21%	\$9.11	\$474	1.4
Renville County	\$12.65	\$658	\$26,320	1.4	\$60,100	\$1,503	\$18,030	\$451	1,352	21%	\$10.26	\$533	1.2
Rice County	\$17.48	\$909	\$36,360	1.9	\$73,200	\$1,830	\$21,960	\$549	5,526	25%	\$8.66	\$450	2.0

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3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix A.

4: AMI = Fiscal Year 2016 Area Median Income

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	FY16 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2010-2014)	% of total households (2010-2014)	Estimated hourly mean renter wage (2016)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR
Rock County	\$12.65	\$658	\$26,320	1.4	\$60,400	\$1,510	\$18,120	\$453	963	24%	\$8.72	\$454	1.5
Roseau County	\$12.65	\$658	\$26,320	1.4	\$60,800	\$1,520	\$18,240	\$456	1,406	22%	\$11.82	\$615	1.1
St. Louis County	\$14.52	\$755	\$30,200	1.6	\$62,700	\$1,568	\$18,810	\$470	24,721	29%	\$9.26	\$481	1.6
Scott County	\$19.75	\$1,027	\$41,080	2.2	\$85,800	\$2,145	\$25,740	\$644	7,439	16%	\$10.98	\$571	1.8
Sherburne County	\$19.75	\$1,027	\$41,080	2.2	\$85,800	\$2,145	\$25,740	\$644	5,616	19%	\$10.23	\$532	1.9
Sibley County	\$12.65	\$658	\$26,320	1.4	\$66,500	\$1,663	\$19,950	\$499	1,251	21%	\$9.82	\$511	1.3
Stearns County	\$14.13	\$735	\$29,400	1.6	\$71,400	\$1,785	\$21,420	\$536	16,217	29%	\$10.71	\$557	1.3
Steele County	\$14.85	\$772	\$30,880	1.6	\$73,500	\$1,838	\$22,050	\$551	3,328	23%	\$8.87	\$461	1.7
Stevens County	\$12.65	\$658	\$26,320	1.4	\$73,500	\$1,838	\$22,050	\$551	1,179	32%	\$8.90	\$463	1.4
Swift County	\$12.65	\$658	\$26,320	1.4	\$65,900	\$1,648	\$19,770	\$494	1,101	26%	\$10.07	\$524	1.3
Todd County	\$12.65	\$658	\$26,320	1.4	\$55,300	\$1,383	\$16,590	\$415	1,859	19%	\$7.65	\$398	1.7
Traverse County	\$12.65	\$658	\$26,320	1.4	\$63,900	\$1,598	\$19,170	\$479	296	19%	\$7.43	\$386	1.7
Wabasha County	\$13.35	\$694	\$27,760	1.5	\$68,400	\$1,710	\$20,520	\$513	1,544	17%	\$8.63	\$449	1.5
Wadena County	\$12.65	\$658	\$26,320	1.4	\$51,700	\$1,293	\$15,510	\$388	1,465	26%	\$9.25	\$481	1.4
Waseca County	\$12.65	\$658	\$26,320	1.4	\$67,900	\$1,698	\$20,370	\$509	1,634	22%	\$10.51	\$547	1.2
Washington County	\$19.75	\$1,027	\$41,080	2.2	\$85,800	\$2,145	\$25,740	\$644	17,358	19%	\$10.62	\$552	1.9
Watsonwan County	\$12.65	\$658	\$26,320	1.4	\$62,700	\$1,568	\$18,810	\$470	1,200	27%	\$8.22	\$427	1.5
Wilkin County	\$12.65	\$658	\$26,320	1.4	\$64,500	\$1,613	\$19,350	\$484	644	23%	\$6.82	\$355	1.9
Winona County	\$13.85	\$720	\$28,800	1.5	\$69,700	\$1,743	\$20,910	\$523	5,674	30%	\$8.19	\$426	1.7
Wright County	\$19.75	\$1,027	\$41,080	2.2	\$85,800	\$2,145	\$25,740	\$644	7,106	16%	\$8.60	\$447	2.3
Yellow Medicine County	\$12.65	\$658	\$26,320	1.4	\$63,000	\$1,575	\$18,900	\$473	901	21%	\$9.64	\$501	1.3

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