

TABLE 7 TABULATION OF AGE/INCOME-QUALIFIED HOUSEHOLDS AFFORDABLE SENIOR HOUSING MINNESOTA November 2014		
	Estimate 2014	Forecast 2020
Renter Households 55+		
1 Person w/income \$30K or less	81,795	97,406
2 Person w/income \$30K or less	13,448	17,626
Owner Households 55+		
1 Person w/income of \$20K or less	50,955	78,307
2 Person w/income of \$20K or less	26,997	50,290
Number of Renter Households Assisted**		
Section 8	13,600	13,600
Non-Section 8 (MN Housing)	6,200	6,400
Rural Development	3,672	3,750
Total Renter Households Assisted (Est.)	23,472	23,750
Increase in Assisted Stock	1.2%	
Total Potential Age/Income-Qualified Base	149,723	219,879
Short-Term Capture Rate (5%)	10.0%	10.0%
Total Potential Demand for Affordable Sr. Housing	14,972	21,988
Increase in Age/Income Qualified Base	46.9%	
400 units per year over five years (2,000 units)	0.3%	0.9%
<p>**Number of HHs Assisted Through Section 8 programs expected to remain stable; those assisted by MN Housing expected to increase modestly; those assisted by Rural Development expected to remain stable.; Excludes households assisted with services through Elderly Waivers or Alternative Care Grants.</p> <p>Income threshold is \$30,000 or less for renter households and \$20,000 or less for owner households 55+ (1PP and 2PP)</p>		
<p>Sources: MN Housing; Rural Development; Ribbon Demographics Maxfield Research Inc.</p>		

From: https://dk-media.s3.amazonaws.com/AA/AV/micah-org/downloads/301846/Senior_Housing_Demand_Report_1-2015_Part_II.pdf