Policy Showcase Data Trends

January 30, 2015
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1 in 8 Minnesota households now pay more than half of their income for housing. From 2000-2010, Minnesota was the state with the fastest increase in households paying more than half their income for housing.

Lower income households are far more likely to live in unaffordable housing.
Rental Vacancies

- 5% is considered “balanced”
- Metro area: under 3% for four years running
- Low in Greater MN communities
Indicates apartments priced low enough so that extremely low income households would spend no more than 30% of their income on the unit.

In 2014, a ELI household earning $24,870 annually could afford a monthly rent of $622, but only 2.9% of units were for rent at or below this amount.

Based on survey of market-rate apartments with 10+ units for the third quarter of each year.

Data Source: MHP tabulation of data from Marquette Advisors.
Minnesotans Experiencing Homeless on a Given Night in January, HUD PIT Counts

Source: MHP tabulation of HUD Point-in-Time counts.

Alternative: The last Wilder Research study, which includes more outreach, estimated 14,000 on a given October night in 2012.
Many older adults live in poverty

And we’ll have more older adults

Sources:
Minnesota State Demographic Center and U.S. Census Bureau, Decennial Census and Population Estimates.
3) Median Distance to Work (in miles)

The distance to work that workers who live in this tract travel to their primary employment.

Source: Minnesota Housing analysis of Local Employment Dynamics data from the US Census (2010)
2014 County Profiles: Home is the foundation

Percent of Housing Units Built in 1959 or Before

Map showing the percentage of housing units built in 1959 or before for each county in Minnesota. The map highlights counties in different shades indicating the percentage range:
- 10 - 23%
- 24 - 37%
- 38 - 51%
- 52 - 66%

Minnesota Housing Partnership, Aug. 2014

Data: American Community Survey 5-year estimates, 2008-12, US Census Bureau.
**Chance of being an extremely low-income (ELI) renter in Minnesota if you are:**

White, non-Hispanic/Latino: 1 in 18

Non-white or Hispanic/Latino: 1 in 5

ELI renters have incomes at or below 30% of the area median income.

Approximately 80% of ELI renter households in Minnesota experience housing cost burden, overcrowding, or incomplete kitchen or plumbing facilities.

Source: MHP tabulation of CHAS 2007-2011 data.
Minnesota’s youth are much more diverse than its seniors.

Percent People of Color by Age, 2010

Source: U.S. Census Bureau.

Source: PolicyLink
More at www.mhponline.org

• These slides and more to download and use (coming soon)
• Homes for All
• MHP Connect & Capitol Connect blogs
• 2x4 Report
• County Profiles
• Housing Trends
Homes for All Online

http://mhponline.org/homes-for-all
Basic Message

Homes for All supports $39 million for housing and services across Minnesota

- Everything starts at home.
- Home is the foundation for stable families and strong communities.
- Stable housing is the foundation for better health, educational, and economic outcomes.
Legislative District Profiles

District 12A & Minnesota Housing Profile

30% of Income & Housing

The high cost of housing hurts the families who cannot afford it and threatens Minnesota's long-term viability. Families that must spend 30% or more of their income just on housing are forced to make many tough choices with their remaining dollars: food vs. medicine, clothes vs. savings, etc. This bend is a reality for 1 in 3 Minnesota households today, and 3 in 5 households with an annual income below $59,080.1

Housing Affordability by Occupation, Minneapolis, 2012

For communities to be strong and stable, housing must be affordable. Workers often face serious challenges finding a home that fits their budget, as the chart above shows. Often, when homes are affordable, working people must travel long distances to get to work. When this happens, transportation costs can offset savings on housing.

The Rental Market

Finding affordable housing is hard for many renters in Minnesota. Vacancy rates have been extremely low for several years, and rents have been rising.

Renter Households in District 12A: 2008-2012

<table>
<thead>
<tr>
<th>Renters</th>
<th>Median household income</th>
<th>Median monthly rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>All</td>
<td>$5,000,000</td>
<td>$5,000</td>
</tr>
<tr>
<td>Renters earning below $50,000 per year</td>
<td>$4,000,000</td>
<td>$4,000</td>
</tr>
</tbody>
</table>

In the Twin Cities area, rents are the highest in the state, leaving most low-income renters unable to find decent, safe housing they can afford. Of the new apartments approved by the cities of Minneapolis and St. Paul since 2011, 90% are for the higher-end market, rather than for lower-income renters.3

Since 2000, the median rent in Minnesota rose 48%, while the median renter’s income fell by 4%.4

Percent Change in Median Rent and Renter Income, 2000-2012, Minnesota (2012 dollars)

<table>
<thead>
<tr>
<th>Renters +48%</th>
<th>Inflation -14%</th>
</tr>
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For renters from 2000 to 2012, inflation-adjusted rents rose from $700 to $812, but real incomes for renter households fell from $54,000 to $43,000.

Unique resource for DISTRICT SPECIFIC and Minnesota data for legislators

Created by Minnesota Housing Partnership, February 2014.

www.mhpassets.org/hoare14-cd
MHP Housing Research and Data

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