



RENTER STATISTICS



5,734 RENTERS
33% RENTERS

MEDIAN RENT 2013
\$864

10%
2013 vs 2018

MEDIAN RENT 2018
\$954

Median rent is an indicator of affordability. If rent is increasing greatly, that can be an indicator of lack of affordability. In district 25B, rent increased 10% between 2013 and 2018. The district saw the 32nd highest rent increase out of 134 districts.

MEDIAN RENTER INCOME 2013
\$35,847

14%
2013 vs 2018

MEDIAN RENTER INCOME 2018
\$41,042

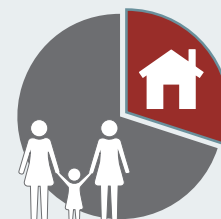
Median renter income is an indicator of what people can afford for rent. If incomes stay flat or decline, it can be an indication that cost burden is increasing. In District 25B, renter income increased 14% between 2013 and 2018. The district ranked 54th of 134 in terms of renter income increase.

INCOME NEEDED TO AFFORD RENT:
\$38,160

The income needed to afford rent -- \$38,160 -- is greater than the median renter income in the district.
With a gap of \$-2,882, rent in District 25B is affordable.

COST BURDENED RENTERS | **2,360**
PERCENT COST BURDENED | **41%**
CHANGE SINCE 2013 | **-6%**

Cost-burdened renters pay 30% or more of their income on rent and an estimated 2,360 District 25B residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 81st.



COST BURDENED SENIORS | **456**
SENIOR COST BURDEN | **51%**

District 25B ranked 91st out of 134 for the percentage of seniors struggling to afford housing.

SEVERE COST BURDEN | **23%**

Severe cost burden means a family is paying 50% or more of their income on housing. District 25B was the 40th highest of 134.

% RENTERS THAT ARE POCI: | **27%** | **11%**
renters | owners

People of color and indigenous people are more likely to be renters and less likely to own their own home. They are also much more likely to experience cost burden.

SOURCES – Renter households: Rent and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2018, 5 year estimates | Owner households: Home value and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2018, 5 year estimates | Cost burden: U.S. Census Bureau, American Community Survey 2018, 5 year estimates | Wages: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, July 2019 | Homelessness: Wilder Research Center, 2019

This report was published in February 2020, with data analysis by Gabriela Norton, Research Manager at Minnesota Housing Partnership, with graphics and design by Andy Birkey, MHP Director of Communications and Research. Questions? Contact MHP at info@mhponline.org or 651.925.5544.

HOMEOWNER STATISTICS



11,422 OWNERS
67% OWNERS

MEDIAN HOME VALUE 2013
\$177,768

5%
2013 vs 2018

MEDIAN HOME VALUE 2018
\$186,700

In District 25B, median home values have increased in the last 5 years. In terms of home value increase, 25B was ranked 38th out of 134.

MEDIAN OWNER INCOME 2013
\$84,213

1%
2013 vs 2018

MEDIAN OWNER INCOME 2018
\$85,397

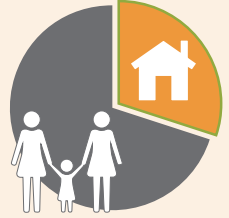
Homeowner income has increased in the last 5 years. The district ranked 114th out of 134.

INCOME NEEDED TO AFFORD MEDIAN HOME:
\$56,010

COST BURDENED OWNERS
PERCENT COST BURDENED
CHANGE IN COST BURDEN

1,662
15%
-28%

Cost-burdened owners pay 30% or more of their income on housing and an estimated 1,662 residents of District 25B may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 122nd.



COST BURDENED SENIORS
SENIOR COST BURDEN

583
19%

District 25B ranked 120th out of 134 for the percentage of seniors struggling to afford their homes.

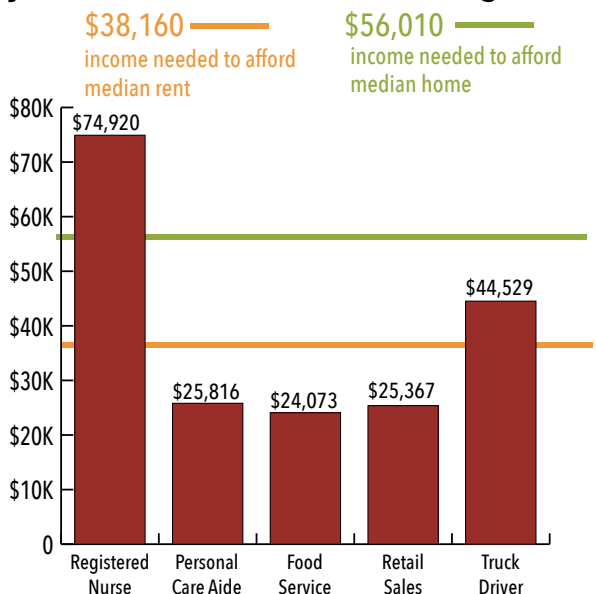
% OWNERS THAT ARE POCI

owners **11%** renters **27%**

People of color and indigenous people are less likely to own their home, a key to building wealth.

REGIONAL DATA

Top jobs & income in the Southeast Region*



Homelessness in the Southern Region*

Number of Homeless on a given night in 2018: **589**
Change in Homelessness 2015 to 2018: **3%**
of homeless kids: **240**
of homeless seniors: **41**



Without reliable shelter, productive work, progress at school and positive health outcomes are extremely difficult. Just a few decades ago, homelessness didn't exist – and Minnesota has made strides in recent years, with a 9% reduction from 2012 to 2015.

* MN DEED region and Wilder Foundation region boundaries differ.