



RENTER STATISTICS



3,898 RENTERS
24% RENTERS

**MEDIAN RENT
2013**
\$589

12%

2013 vs 2018

**MEDIAN RENT
2018**
\$660

Median rent is an indicator of affordability. If rent is increasing greatly, that can be an indicator of lack of affordability. In district 27A, rent increased 12% between 2013 and 2018. The district saw the 16th highest rent increase out of 134 districts.

**MEDIAN RENTER
INCOME 2013**
\$27,445

17%

2013 vs 2018

**MEDIAN RENTER
INCOME 2018**
\$32,014

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 27A, renter income increased 17% between 2013 and 2018. The district ranked 44th of 134 in terms of renter income increase.

INCOME NEEDED TO AFFORD RENT:

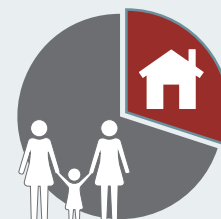
\$26,400

The income needed to afford rent -- \$26,400 -- is greater than the median renter income in the district. With a gap of \$-5,614, rent in District 27A is affordable.

COST BURDENED RENTERS
PERCENT COST BURDENED
CHANGE SINCE 2013

1,559
40%
5%

Cost-burdened renters pay 30% or more of their income on rent and an estimated 1,559 District 27A residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 88th.



COST BURDENED SENIORS
SENIOR COST BURDEN

460
54%

District 27A ranked 80th out of 134 for the percentage of seniors struggling to afford housing.

SEVERE COST BURDEN

18%

Severe cost burden means a family is paying 50% or more of their income on housing. District 27A was the 88th highest of 134.

% RENTERS THAT ARE POCI:

renters | **owners**
20% | **5%**

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



12,440 OWNERS
76% OWNERS

MEDIAN HOME VALUE 2013

\$113,076

-1%

2013 vs 2018

MEDIAN HOME VALUE 2018

\$111,600

In District 27A, median home values have decreased in the last 5 years. In terms of home value increase, 27A was ranked 109th out of 134.

MEDIAN OWNER INCOME 2013

\$59,036

4%

2013 vs 2018

MEDIAN OWNER INCOME 2018

\$61,205

Homeowner income has increased in the last 5 years. The district ranked 90th out of 134.

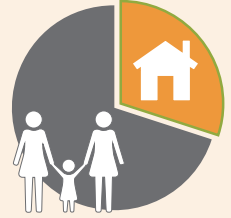
INCOME NEEDED TO AFFORD MEDIAN HOME:

\$33,480

COST BURDENED OWNERS
PERCENT COST BURDENED
CHANGE IN COST BURDEN

1,982
16%
-13%

Cost-burdened owners pay 30% or more of their income on housing and an estimated 1,982 residents of District 27A may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 112th.



COST BURDENED SENIORS
SENIOR COST BURDEN

718
17%

District 27A ranked 128th out of 134 for the percentage of seniors struggling to afford their homes.

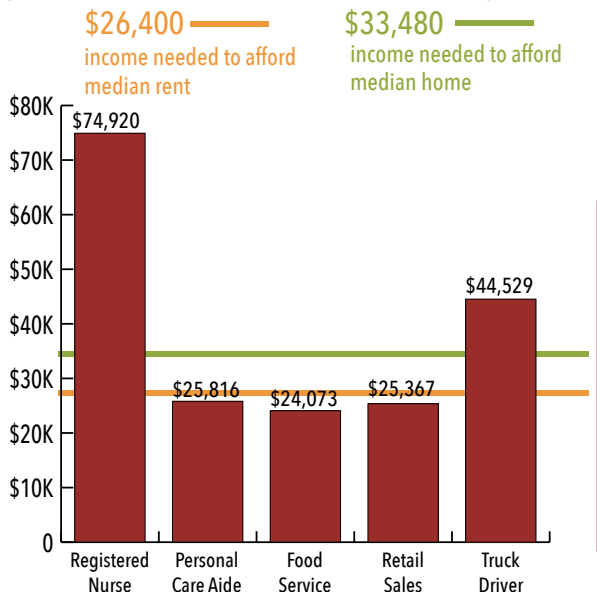
% OWNERS THAT ARE POCI

owners **5%** renters **20%**

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.