



RENTER STATISTICS



4,794 RENTERS
32% RENTERS

**MEDIAN RENT
2013**
\$653

1%
2013 vs 2018

**MEDIAN RENT
2018**
\$658

Median rent is an indicator of affordability. If rent is increasing greatly, that can be an indicator of lack of affordability. In district 28A, rent increased 1% between 2013 and 2018. The district saw the 103rd highest rent increase out of 134 districts.

**MEDIAN RENTER
INCOME 2013**
\$18,499

34%
2013 vs 2018

**MEDIAN RENTER
INCOME 2018**
\$24,834

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 28A, renter income increased 34% between 2013 and 2018. The district ranked 8th of 134 in terms of renter income increase.

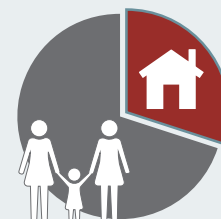
INCOME NEEDED TO AFFORD RENT:
\$26,320

The income needed to afford rent -- \$26,320 -- is greater than the median renter income in the district. With a gap of \$1,486, rent in District 28A is not affordable.

COST BURDENED RENTERS
PERCENT COST BURDENED
CHANGE SINCE 2013

2,351
49%
2%

Cost-burdened renters pay 30% or more of their income on rent and an estimated 2,351 District 28A residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 25th.



COST BURDENED SENIORS
SENIOR COST BURDEN

335
43%

District 28A ranked 118th out of 134 for the percentage of seniors struggling to afford housing.

SEVERE COST BURDEN

29%

Severe cost burden means a family is paying 50% or more of their income on housing. District 28A was the 7th highest of 134.

% RENTERS THAT ARE POCI:

renters | **owners**
7% | **2%**

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.

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HOMEOWNER STATISTICS



10,052 OWNERS
68% OWNERS

MEDIAN HOME VALUE 2013

\$167,832

-6%

2013 vs 2018

MEDIAN HOME VALUE 2018

\$158,600

In District 28A, median home values have decreased in the last 5 years. In terms of home value increase, 28A was ranked 132nd out of 134.

MEDIAN OWNER INCOME 2013

\$65,065

7%

2013 vs 2018

MEDIAN OWNER INCOME 2018

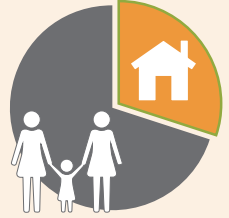
\$69,502

Homeowner income has increased in the last 5 years. The district ranked 63rd out of 134.

COST BURDENED OWNERS
PERCENT COST BURDENED
CHANGE IN COST BURDEN

1,703
17%
-25%

Cost-burdened owners pay 30% or more of their income on housing and an estimated 1,703 residents of District 28A may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 107th.



COST BURDENED SENIORS
SENIOR COST BURDEN

499
16%

District 28A ranked 133rd out of 134 for the percentage of seniors struggling to afford their homes.

% OWNERS THAT ARE POCI

owners **2%** renters **7%**

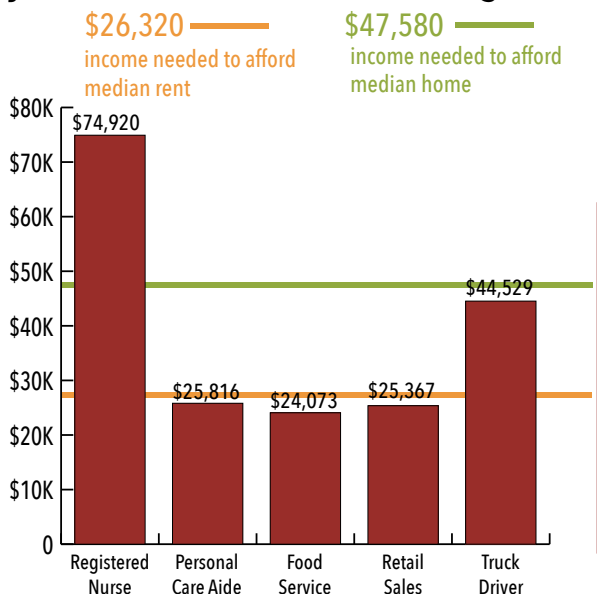
People of color and indigenous people are less likely to own their home, a key to building wealth.

INCOME NEEDED TO AFFORD MEDIAN HOME:

\$47,580

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.