



RENTER STATISTICS



3,321 RENTERS
20% RENTERS

MEDIAN RENT 2013
\$634

5%
2013 vs 2018

MEDIAN RENT 2018
\$666

Median rent is an indicator of affordability. If rent is increasing greatly, that can be an indicator of lack of affordability. In district 28B, rent increased 5% between 2013 and 2018. The district saw the 80th highest rent increase out of 134 districts.

MEDIAN RENTER INCOME 2013
\$27,526

12%
2013 vs 2018

MEDIAN RENTER INCOME 2018
\$30,922

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 28B, renter income increased 12% between 2013 and 2018. The district ranked 64th of 134 in terms of renter income increase.

INCOME NEEDED TO AFFORD RENT:
\$26,640

The income needed to afford rent -- \$26,640 -- is greater than the median renter income in the district.
With a gap of \$-4,282, rent in District 28B is affordable.

COST BURDENED RENTERS | **1,157**
PERCENT COST BURDENED | **35%**
CHANGE SINCE 2013 | **-9%**

Cost-burdened renters pay 30% or more of their income on rent and an estimated 1,157 District 28B residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 116th.



COST BURDENED SENIORS | **339**
SENIOR COST BURDEN | **36%**

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

SEVERE COST BURDEN | **16%**

Severe cost burden means a family is paying 50% or more of their income on housing. District 28B was the 112th highest of 134.

% RENTERS THAT ARE POCI: | **7%** | **1%**
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



13,455 OWNERS
80% OWNERS

MEDIAN HOME VALUE 2013

\$158,436

1%

2013 vs 2018

MEDIAN HOME VALUE 2018

\$160,800

In District 28B, median home values have increased in the last 5 years. In terms of home value increase, 28B was ranked 92nd out of 134.

MEDIAN OWNER INCOME 2013

\$65,591

3%

2013 vs 2018

MEDIAN OWNER INCOME 2018

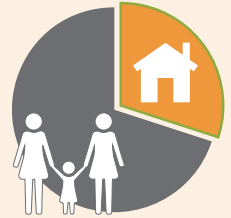
\$67,369

Homeowner income has increased in the last 5 years. The district ranked 97th out of 134.

COST BURDENED OWNERS
PERCENT COST BURDENED
CHANGE IN COST BURDEN

2,482
18%
-15%

Cost-burdened owners pay 30% or more of their income on housing and an estimated 2,482 residents of District 28B may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 85th.



COST BURDENED SENIORS
SENIOR COST BURDEN

870
22%

District 28B ranked 95th out of 134 for the percentage of seniors struggling to afford their homes.

% OWNERS THAT ARE POCI

owners **1%** renters **7%**

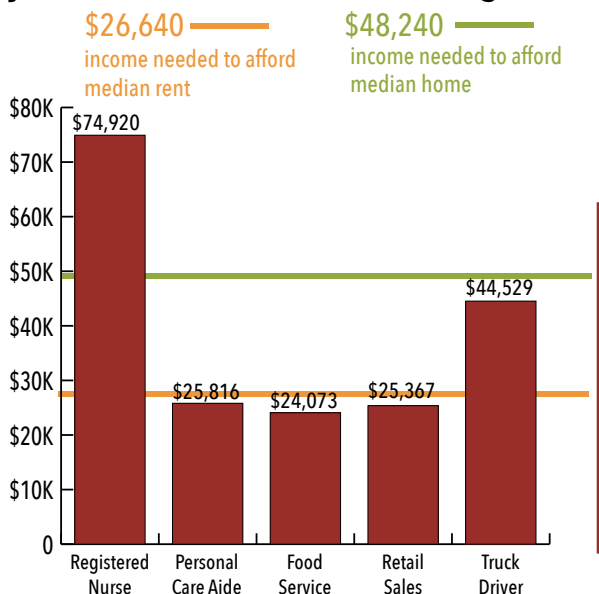
People of color and indigenous people are less likely to own their home, a key to building wealth.

INCOME NEEDED TO AFFORD MEDIAN HOME:

\$48,240

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.