



## RENTER STATISTICS



**1,436 RENTERS**  
**10% RENTERS**

**MEDIAN RENT 2013**  
**\$1,118**

**10%**  
2013 vs 2018

**MEDIAN RENT 2018**  
**\$1,233**

Median rent is an indicator of affordability. If rent is increasing greatly, that can be an indicator of lack of affordability. In district 31A, rent increased 10% between 2013 and 2018. The district saw the 29th highest rent increase out of 134 districts.

**MEDIAN RENTER INCOME 2013**  
**\$33,750**

**63%**  
2013 vs 2018

**MEDIAN RENTER INCOME 2018**  
**\$55,000**

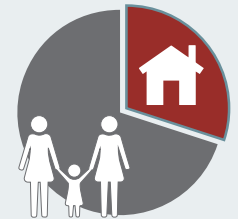
Median renter income is an indicator of what people can afford for rent. If incomes stay flat or decline, it can be an indication that cost burden is increasing. In District 31A, renter income increased 63% between 2013 and 2018. The district ranked 2nd of 134 in terms of renter income increase.

**INCOME NEEDED TO AFFORD RENT:**  
**\$49,320**

The income needed to afford rent -- \$49,320 -- is less than the median renter income in the district.  
With a gap of \$-5,680, rent in District 31A is affordable.

**# COST BURDENED RENTERS** | **530**  
**PERCENT COST BURDENED** | **37%**  
**CHANGE SINCE 2013** | **-30%**

Cost-burdened renters pay 30% or more of their income on rent and an estimated 530 District 31A residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 108th.



**# COST BURDENED SENIORS** | **101**  
**SENIOR COST BURDEN** | **54%**

District 31A ranked 82nd 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 31A was the 91st highest of 134.

**% RENTERS THAT ARE POCI:** | **11%** **renters** | **3%** **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](mailto:info@mhponline.org) or 651.925.5544.

# HOMEOWNER STATISTICS



**12,463 OWNERS**  
**90% OWNERS**

**MEDIAN HOME VALUE 2013**

**\$212,868**

**7%**

2013 vs 2018

**MEDIAN HOME VALUE 2018**

**\$227,700**

In District 31A, median home values have increased in the last 5 years. In terms of home value increase, 31A was ranked 20th out of 134.

**MEDIAN OWNER INCOME 2013**

**\$85,382**

**10%**

2013 vs 2018

**MEDIAN OWNER INCOME 2018**

**\$93,906**

Homeowner income has increased in the last 5 years. The district ranked 22nd out of 134.

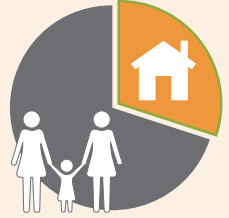
**INCOME NEEDED TO AFFORD MEDIAN HOME:**

**\$68,310**

**COST BURDENED OWNERS**  
**PERCENT COST BURDENED**  
**CHANGE IN COST BURDEN**

**2,437**  
**20%**  
**-3%**

Cost-burdened owners pay 30% or more of their income on housing and an estimated 2,437 residents of District 31A may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 45th.



**COST BURDENED SENIORS**  
**SENIOR COST BURDEN**

**595**  
**27%**

District 31A ranked 41st out of 134 for the percentage of seniors struggling to afford their homes.

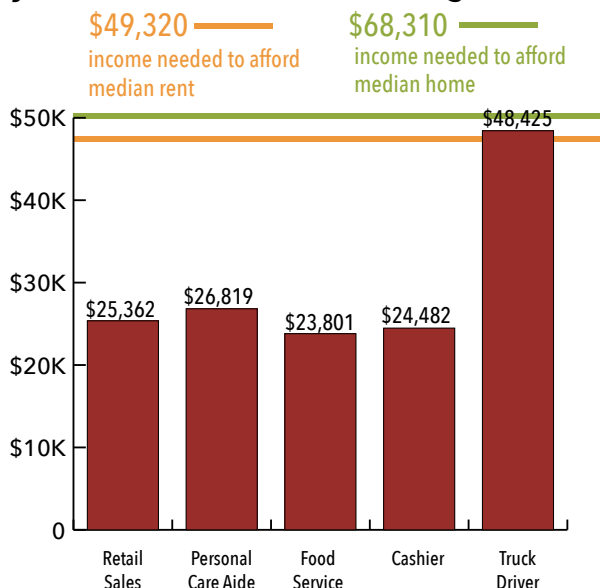
**% OWNERS THAT ARE POCI**

owners **3%** renters **11%**

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 Central Region\*



### Homelessness in the Twin Cities Region\*

Number of Homeless on a given night in 2018 **6,763**  
Change in Homelessness 2015 to 2018 **9%**  
# of homeless kids **2,277**  
# of homeless seniors **798**



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.