



RENTER STATISTICS



11,404 RENTERS
57% RENTERS

**MEDIAN RENT
2013**

\$1,045

7%

2013 vs 2018

**MEDIAN RENT
2018**

\$1,123

Median rent is an indicator of affordability. If rent is increasing greatly, that can be an indicator of lack of affordability. In district 46B, rent increased 7% between 2013 and 2018. The district saw the 62nd highest rent increase out of 134 districts.

**MEDIAN RENTER
INCOME 2013**

\$46,904

4%

2013 vs 2018

**MEDIAN RENTER
INCOME 2018**

\$48,554

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 46B, renter income increased 4% between 2013 and 2018. The district ranked 99th of 134 in terms of renter income increase.

INCOME NEEDED TO AFFORD RENT:

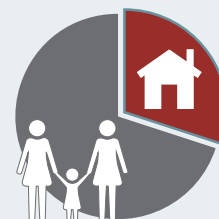
\$44,920

The income needed to afford rent -- \$44,920 -- is greater than the median renter income in the district. With a gap of \$-3,634, rent in District 46B is affordable.

**# COST BURDENED RENTERS
PERCENT COST BURDENED
CHANGE SINCE 2013**

**4,898
43%
14%**

Cost-burdened renters pay 30% or more of their income on rent and an estimated 4,898 District 46B residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 66th.



**# COST BURDENED SENIORS
SENIOR COST BURDEN**

**1,293
70%**

District 46B ranked 19th out of 134 for the percentage of seniors struggling to afford housing.

SEVERE COST BURDEN

19%

Severe cost burden means a family is paying 50% or more of their income on housing. District 46B was the 79th highest of 134.

% RENTERS THAT ARE POCI:

renters 34% | owners 6%

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



8,589 OWNERS
43% OWNERS

MEDIAN HOME VALUE 2013

\$251,100

-1%

2013 vs 2018

MEDIAN HOME VALUE 2018

\$248,800

In District 46B, median home values have decreased in the last 5 years. In terms of home value increase, 46B was ranked 111th out of 134.

MEDIAN OWNER INCOME 2013

\$91,162

3%

2013 vs 2018

MEDIAN OWNER INCOME 2018

\$93,462

Homeowner income has increased in the last 5 years. The district ranked 101st out of 134.

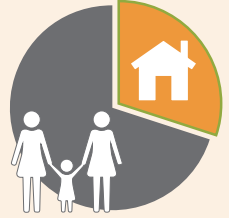
INCOME NEEDED TO AFFORD MEDIAN HOME:

\$74,640

COST BURDENED OWNERS
PERCENT COST BURDENED
CHANGE IN COST BURDEN

1,809
21%
-22%

Cost-burdened owners pay 30% or more of their income on housing and an estimated 1,809 residents of District 46B may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 35th.



COST BURDENED SENIORS
SENIOR COST BURDEN

640
31%

District 46B ranked 12th out of 134 for the percentage of seniors struggling to afford their homes.

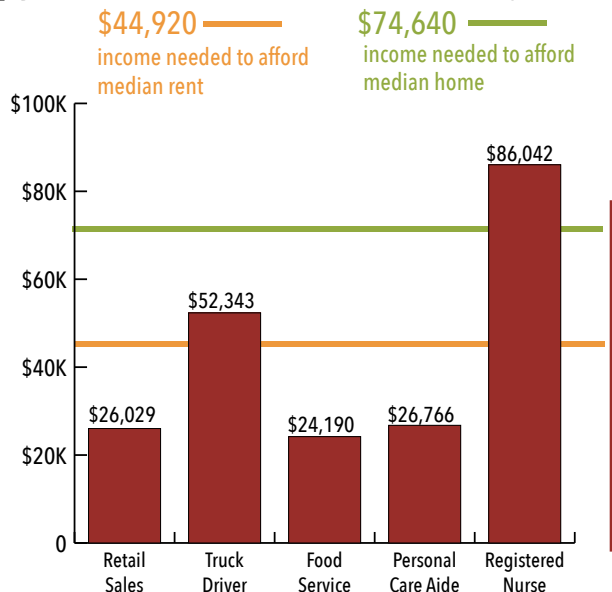
% OWNERS THAT ARE POCI

owners **6%** renters **34%**

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 Twin Cities 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.