

Key Findings

These are five key Minnesota housing trends identified in the 3rd edition of State of the State's Housing.



2021
State of the State's Housing

More affordable housing needed

In Minnesota, there is critical need for housing particularly for extremely low-income renters, or renter households that earn at or under 30% of area median income (AMI). There are approximately 169,585 renter households in the state fall into this category; yet, there are only 64,238 affordable and available units at this income level across the state.

of extremely low income households that cannot find homes they can afford.

105,347

of units are affordable and available to extremely low income households.

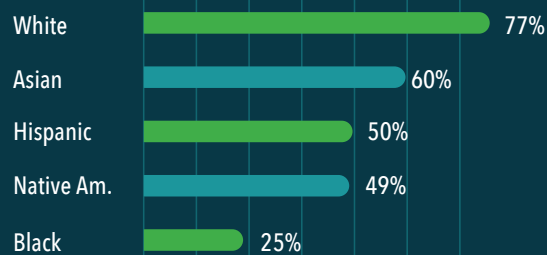
64,238

Total # of extremely low income households in Minnesota.

169,585

Homeownership disparities persist

Racial disparities in Minnesota are among the worst in the nation. While 77 percent of all white households own their home, 60 percent of Asian, 50 percent of Hispanic, 49 percent of Native American, and just 25 percent of Black households own their homes.



Housing costs are increasing

Housing costs continue to increase disproportionately to income. Between 2000 and 2019, the median renter income in Minnesota decreased by 1 percent, yet the median gross rent for the state increased by 14 percent.



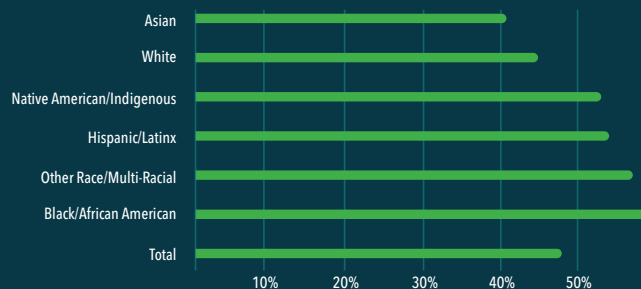
GROSS RENT INCREASE
+14%



MEDIAN RENTER INCOME DECREASE
1%

Cost-burden disparities magnified

The cost-burden disparity for renters and homeowners of color is stark. In Minnesota, 44 percent of white renters are cost burdened; in contrast, 58 percent of Black renters — 82,364 renter households — pay more than they can afford on housing.



Wages are not keeping up with housing costs

Of the top five in-demand jobs in the state, three do not earn enough for quality housing to be affordable. Relatively low-earning positions central to the healthcare industry, particularly home health and personal care aides and nursing assistants, are expected to see some of the largest increases in demand over the next ten years.

