

2024 LEGISLATIVE DISTRICT PROFILES

District 58B

14,900 Households



RENTERS in the DISTRICT



OWNERS in the DISTRICT

RENTER HOUSEHOLDS

1,685 | 11% of all households

Median Renter Income: **\$51,685** annually

Median Rent: **\$1,234** per month

OWNER HOUSEHOLDS

13,215 | 89% of all households

Median Owner Income: **\$123,120** annually

Median Home Value: **\$350,600**

Too many Minnesotans are cost burdened—paying more than they can afford for housing.



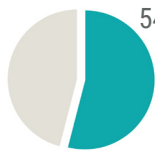
47%

Renters
722



20%

Renters with Severe
Cost Burden: 310



54%

Senior Renters
138

Cost burden=when a household spends more than 30% of income on housing costs.



17%

Owners
2,222



81%

Low-Income Owners
660



25%

Senior Owners
630

Severe CB=more than 50%. | Low-income=households earning under \$35,000/yr.

The cost of housing is out of reach for many hard-working renters and homeowners.

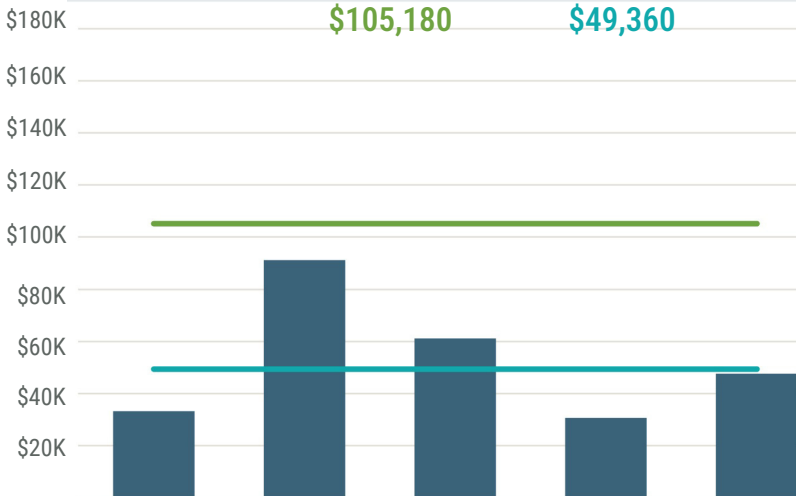
There are significant racial disparities in who owns a home in Minnesota.

THE WAGES OF HIGH-DEMAND JOBS FALL SHORT

Salary needed to afford: median-priced home / 2-bedroom apartment

\$105,180

\$49,360



Home Health Aides

Registered Nurses

Retail Salespersons

Cashiers

Customer Service

■ = Median wage. From left: The region's ranked 1-5 most in-demand jobs.

INEQUITABLE HOMEOWNERSHIP RATE

White* Homeowners: 12,199

89%

85%

BIPOC* Homeowners: 1,204

0% 100%

*White = non-Hispanic white | *BIPOC = Black, Indigenous, and people of color. Due to the small size of some districts, we have aggregated counts for BIPOC homeownership.

CONTACT US

For research inquiries:

Gabriela Norton, Research Manager

Gabriela.Norton@mhponline.org

mhponline.org/publications

©2024 Minnesota Housing Partnership



MINNESOTA STATE-LEVEL HOUSING DATA

Cost burden means facing the tough choice between paying for housing or other basic needs.

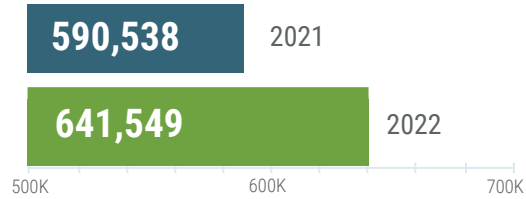
CHILDREN LIVING IN COST-BURDENED HOMES



281,000

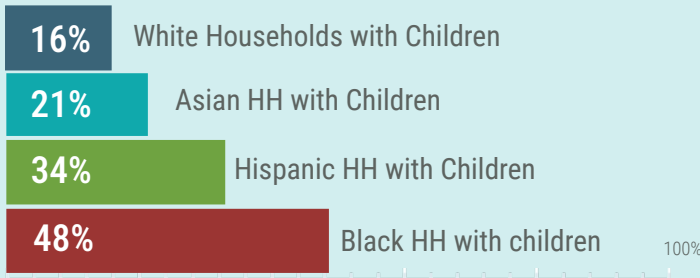
22% - or more than 1 out of every 5 children

RISE IN COST-BURDENED HOUSEHOLDS: **9%**



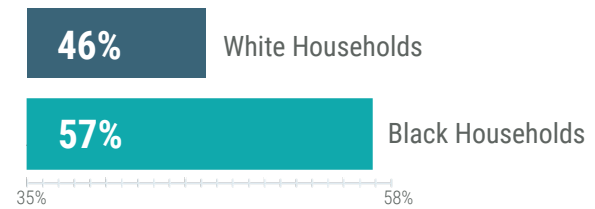
The impacts of cost burden are felt disproportionately.

RACIAL DISPARITIES IN COST-BURDENED HOUSEHOLDS with CHILDREN



Native HH counts were too small with too high a margin of error to include.

RACIAL DISPARITIES IN RENTER COST BURDEN



Throughout the state, there are Minnesotans without a roof over their heads.

ON ONE SAMPLED NIGHT IN MINNESOTA:

2,962 children with families struggled with homelessness.

2023 estimation. Children = under 18.



Minnesotans experiencing homelessness on one sampled night: **10,522**

Renters have few housing options available, and face instability even if they do find a home.

HOMES FOR PEOPLE WITH EXTREMELY LOW INCOMES (ELI) ARE SCARCE

Total ELI renter households in Minnesota: **173,025**



Those with **no** home options they can afford: **114,131** (67%)

ELI stands for "Extremely Low-Income," or households earning under \$30,190 annually.

EVICCTIONS ARE INCREASING



Filings rose **44%** relative to the pre-COVID average, jumping **8%** in one year alone to **24,211** evictions filed.

Data for 2022 - 2023 / Pre-COVID defined as historical average from 2012-2019.

Affordable Housing Definition and Sources

***Affordable housing** is defined as housing that costs an owner or renter no more than 30% of household income. A unit is affordable and available if that unit is both affordable and vacant or is currently occupied by a household at the defined income threshold or below.

Cost burden: U.S. Census Bureau, American Community Survey 2022, 5-year estimates | **Evictions:** Eviction Lab, Eviction Tracking System 2023 | **Homelessness:** Wilder Research Center, 2023 Minnesota Homeless Study | **ELI Units and Renters:** National Low Income Housing Coalition (NLIHC), *The Gap 2024* | **Homeownership:** U.S. Census Bureau, American Community Survey 2022, 1-year estimates | **In-demand jobs:** Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, 2023.