For Minnesotans to be and stay well, for our children to grow and elders to flourish, we all need a place to live.

Our existing homes are aging and increasingly unaffordable, with few new ones being built.

2021 RENTER HOUSEHOLDS 193,242 | 37% of households
- % of rental units built before 1970: 42%
- 2022 multi-family units permitted: 8,044
- Median rent: $1,244 = 12% over 5 years

2021 OWNER HOUSEHOLDS 330,286 | 63% of households
- % of houses built before 1970: 52%
- 2022 single-family units permitted: 1,660
- Median home value: $309,200 = 16% over 5 years

*Increases in rent or home value have been adjusted for inflation.

Too many Minnesotans experience cost burden, and the impacts are felt disproportionately.

COST-BURDENED* COUNTY HOUSEHOLDS
- Owners: 62,410
- Renters: 84,654
- Severely Cost-Burdened* Renters: 40,163

RACIAL DISPARITIES IN RENTER COST BURDEN *in the Metro
- 45% White HH
- 58% Black HH

147,064 in the county are “cost-burdened”—at-risk of being forced to choose between a home and other basic needs like food, clothing, and medicine.

*Cost burden: spending 30% or more of household income on housing costs.
*Severe cost burden: spending more than 50%.
*Low-income: households earning under $35,000 annually.

Such pressures can lead to eviction and homelessness, both on the rise in the state.

EVICTIONS IN THE COUNTY
- 2022 eviction filings: 7,151
- Average pre-pandemic monthly filings (2012-19): 5,431

HOMELESSNESS IN THE STATE
- 2022 homelessness: 19,600*
- 66% were Black, Indigenous, or people of color
- Number of homeless children under 18: *8,891
*on any given night in 2022
For renters struggling to make ends meet, finding an affordable home can be difficult.

**COUNTY HOMEOWNERSHIP RATE**

<table>
<thead>
<tr>
<th><em><em>71% White</em> owners</em>*</th>
<th><strong>39% BIPOC</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>280,655</strong></td>
<td><strong>55,714</strong></td>
</tr>
</tbody>
</table>

*non-Hispanic white

**EXTREMELY LOW-INCOME HOUSEHOLDS (ELI)**

<table>
<thead>
<tr>
<th># of ELI renter households in the county:</th>
<th>54,150</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homes affordable / available* to the ELI:</td>
<td>20,090</td>
</tr>
<tr>
<td>Shortage of affordable/available homes for ELI in the county:</td>
<td>34,060</td>
</tr>
</tbody>
</table>

*ELI: households earning under $30,190 annually.

The cost of housing is out of reach for many working Minnesotans.

**THE REGION’S MOST IN- DEMAND JOBS vs HENNEPIN’S COST OF HOUSING**

<table>
<thead>
<tr>
<th>Job Category</th>
<th>Median Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Registered Nurses</td>
<td>$92,760</td>
</tr>
<tr>
<td>Retail Salespersons</td>
<td>$53,160</td>
</tr>
<tr>
<td>Fast Food and Counter Workers</td>
<td>$53,160</td>
</tr>
<tr>
<td>Home Health and Personal Care Aides</td>
<td>$53,160</td>
</tr>
<tr>
<td>Customer Service Representatives</td>
<td>$53,160</td>
</tr>
</tbody>
</table>

*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.

**Sources**

Cost burden: U.S. Census Bureau, American Community Survey 2021, 1 year estimates | Evictions: Eviction Lab, Eviction Tracking System 2022
Homelessness: Wilder Research Center, 2018 Minnesota Homeless Study | ELI Units and Renters: National Low Income Housing Coalition (NLIHC), The Gap 2023
Homeownership: U.S. Census Bureau, American Community Survey 2021, 1 year estimates | In-demand jobs: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, 2022

**FOR RESEARCH INQUIRIES**

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