**District 13A**

**2020 Legislative District Housing Profiles**

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### Renter Statistics

<table>
<thead>
<tr>
<th>Category</th>
<th>2013</th>
<th>2018</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Rent (2013)</td>
<td>$724</td>
<td>$728</td>
<td>1%</td>
</tr>
<tr>
<td>Median Renter Income (2013)</td>
<td>$29,274</td>
<td>$30,505</td>
<td>4%</td>
</tr>
</tbody>
</table>

Median rent is an indicator of affordability. If rent is increasingly greatly, that can be an indicator of lack of affordability. In district 13A, rent increased 1% between 2013 and 2018. The district saw the 101st highest rent increase out of 134 districts.

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 13A, renter income increased 4% between 2013 and 2018. The district ranked 100th of 134 in terms of renter income increase.

**Income Needed to Afford Rent:**

- $29,120

The income needed to afford rent -- $29,120 -- is greater than the median renter income in the district.

With a gap of $-1,385, rent in District 13A is affordable.

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### Cost Burdened Renters

- **Number of Cost Burdened Renters:** 978
- **Percentage Cost Burdened:** 44%
- **Change Since 2013:** 8%

Cost-burdened renters pay 30% or more of their income on rent and an estimated 978 District 13A residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 53rd.

### Cost Burdened Seniors

- **Number of Cost Burdened Seniors:** 209
- **Senior Cost Burden:** 47%

District 13A ranked 104th out of 134 for the percentage of seniors struggling to afford housing.

### Severe Cost Burden

- **Severe Cost Burden Rate:** 18%

Severe cost burden means a family is paying 50% or more of their income on housing. District 13A was the 86th highest of 134.

<table>
<thead>
<tr>
<th>Category</th>
<th>Renters</th>
<th>Owners</th>
</tr>
</thead>
<tbody>
<tr>
<td>% Renters That Are POCI</td>
<td>9%</td>
<td>1%</td>
</tr>
</tbody>
</table>

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.

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**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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Homelessness in the Central Region

Number of Homeless on a given night in 2018: 944
Change in Homelessness 2015 to 2018: 20%
# of homeless kids: 347
# of homeless seniors: 78

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.