Median rent is an indicator of affordability. If rent is increasingly greatly, that can be an indicator of lack of affordability. In district 20B, rent increased 4% between 2013 and 2018. The district saw the 88th 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 20B, renter income increased 18% between 2013 and 2018. The district ranked 41st of 134 in terms of renter income increase.

The income needed to afford rent -- $33,480 -- is greater than the median renter income in the district. With a gap of $-1,408, rent in District 20B is affordable.

Severe cost burden means a family is paying 50% or more of their income on housing. District 20B was the 42nd highest of 134.

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.


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.
HOMEOWNER STATISTICS

**MEDIAN HOME VALUE 2013**
$225,288

**MEDIAN HOME VALUE 2018**
$232,200

In District 20B, median home values have increased in the last 5 years. In terms of home value increase, 20B was ranked 60th out of 134.

**MEDIAN OWNER INCOME 2013**
$81,799

**MEDIAN OWNER INCOME 2018**
$87,532

Homeowner income has increased in the last 5 years. The district ranked 54th out of 134.

**INCOME NEEDED TO AFFORD MEDIAN HOME:**
$69,660


cost-burdened owners pay 30% or more of their income on housing and an estimated 2,198 residents of District 20B may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 49th.

**COST BURDENED OWNERS**

**PERCENT COST BURDENED**

**CHANGE IN COST BURDEN**

2,198
20%
-20%

**COST BURDENED SENIORS**

**SENIOR COST BURDEN**

663
24%

District 20B ranked 67th out of 134 for the percentage of seniors struggling to afford their homes.

**% OWNERS THAT ARE POCI**

owners renters
4% 12%

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 Southeast Region***

<table>
<thead>
<tr>
<th>Job</th>
<th>Income Needed to Afford Median Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Registered Nurse</td>
<td>$33,480</td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$25,816</td>
</tr>
<tr>
<td>Food Service</td>
<td>$24,073</td>
</tr>
<tr>
<td>Retail Sales</td>
<td>$25,367</td>
</tr>
<tr>
<td>Truck Driver</td>
<td>$44,529</td>
</tr>
</tbody>
</table>

**Number of Homeless on a given night in 2018**
589

**Change in Homelessness 2015 to 2018**
3%

**# of homeless kids**
240

**# of homeless seniors**
41

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.

* MN DEED region and Wilder Foundation region boundaries differ.