**DISTRICT 25B**

**2020 Legislative District Housing Profiles**

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### RENTER STATISTICS

**MEDIAN RENT**

<table>
<thead>
<tr>
<th>2013</th>
<th>$864</th>
<th>10%</th>
<th>2013 vs 2018</th>
<th>$954</th>
</tr>
</thead>
</table>

Median rent is an indicator of affordability. If rent is increasingly greatly, that can be an indicator of lack of affordability. In district 25B, rent increased 10% between 2013 and 2018. The district saw the 32nd highest rent increase out of 134 districts.

**MEDIAN RENTER INCOME**

<table>
<thead>
<tr>
<th>2013</th>
<th>$35,847</th>
<th>14%</th>
<th>2013 vs 2018</th>
<th>$41,042</th>
</tr>
</thead>
</table>

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 25B, renter income increased 14% between 2013 and 2018. The district ranked 54th of 134 in terms of renter income increase.

**INCOME NEEDED TO AFFORD RENT:**

$38,160

The income needed to afford rent -- $38,160 -- is greater than the median renter income in the district. With a gap of $-2,882, rent in District 25B is affordable.

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### Cost Burdened Renters

<table>
<thead>
<tr>
<th># COST BURDENED RENTERS</th>
<th>2,360</th>
</tr>
</thead>
<tbody>
<tr>
<td>PERCENT COST BURDENED</td>
<td>41%</td>
</tr>
<tr>
<td>CHANGE SINCE 2013</td>
<td>-6%</td>
</tr>
</tbody>
</table>

Cost-burdened renters pay 30% or more of their income on rent and an estimated 2,360 District 25B residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 81st.

### Senior Cost Burden

<table>
<thead>
<tr>
<th># COST BURDENED SENIORS</th>
<th>456</th>
</tr>
</thead>
<tbody>
<tr>
<td>SENIOR COST BURDEN</td>
<td>51%</td>
</tr>
</tbody>
</table>

District 25B ranked 91st out of 134 for the percentage of seniors struggling to afford housing.

### Severe Cost Burden

Severe cost burden means a family is paying 50% or more of their income on housing. District 25B was the 40th highest of 134.

### % Renters That Are POCI

| renters | 27% |
| owners | 11% |

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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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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HOMEOWNER STATISTICS

**MEDIAN HOME VALUE 2013**
$177,768

**MEDIAN HOME VALUE 2018**
$186,700

In District 25B, median home values have increased in the last 5 years. In terms of home value increase, 25B was ranked 38th out of 134.

**MEDIAN OWNER INCOME 2013**
$84,213

**MEDIAN OWNER INCOME 2018**
$85,397

Homeowner income has increased in the last 5 years. The district ranked 114th out of 134.

**INCOME NEEDED TO AFFORD MEDIAN HOME:**
$56,010

**REGIONAL DATA**

**Top jobs & income in the Southeast Region***

- **Registered Nurse:** $74,920
- **Personal Care Aide:** $56,010
- **Food Service:** $56,010
- **Retail Sales:** $56,010
- **Truck Driver:** $44,529

**Homelessness in the Southern Region***

- **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.