Median rent is an indicator of affordability. If rent is increasingly greatly, that can be an indicator of lack of affordability. In district 26B, rent increased 3% between 2013 and 2018. The district saw the 94th 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 26B, renter income decreased -12% between 2013 and 2018. The district ranked 133rd of 134 in terms of renter income increase.

The income needed to afford rent -- $37,320 -- is greater than the median renter income in the district. With a gap of $144, rent in District 26B is not affordable.

Cost-burdened renters pay 30% or more of their income on rent and an estimated 709 District 26B residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 103rd.

District 26B ranked 20th out of 134 for the percentage of seniors struggling to afford housing.

Severe cost burden means a family is paying 50% or more of their income on housing. District 26B was the 30th 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.
**REGIONAL DATA**

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

- Registered Nurse: $74,920
- Personal Care Aide: $25,816
- Food Service: $24,073
- Retail Sales: $25,367
- Truck Driver: $44,529

- Income needed to afford median rent
- Income needed to afford median home

**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.

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**HOMEOWNER STATISTICS**

**MEDIAN HOME VALUE 2013:** $212,868
  - **14%**
  - **2013 vs 2018:** $243,400

In District 26B, median home values have increased in the last 5 years. In terms of home value increase, 26B was ranked 3rd out of 134.

**MEDIAN OWNER INCOME 2013:** $93,014
  - **8%**
  - **2013 vs 2018:** $100,871

Homeowner income has increased in the last 5 years. The district ranked 37th out of 134.

**INCOME NEEDED TO AFFORD MEDIAN HOME:**

- $73,020

**COST BURDENED OWNERS**

- PERCENT COST BURDENED: 2,276
  - 16%
  - **CHANGE IN COST BURDEN:** -19%

Cost-burdened owners pay 30% or more of their income on housing and an estimated 2,276 residents of District 26B may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 117th.

**COST BURDENED SENIORS**

- SENIOR COST BURDEN: 807
  - 22%

District 26B ranked 101st out of 134 for the percentage of seniors struggling to afford their homes.

**% OWNERS THAT ARE POCI**

- **owners**: 6%
- **renters**: 9%

People of color and indigenous people are less likely to own their home, a key to building wealth.

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* MN DEED region and Wilder Foundation region boundaries differ.