**District 31B**

2020 Legislative District Housing Profiles

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### Renter Statistics

**Median Rent**
- **2013**: $1,164
- **2018**: $1,045

**Median rent**: $1,045 (-10% 2013 vs 2018)

Median rent is an indicator of affordability. If rent is increasingly greatly, that can be an indicator of lack of affordability. In District 31B, rent decreased -10% between 2013 and 2018. The district saw the 132nd highest rent increase out of 134 districts.

**Median Renter Income**
- **2013**: $51,167
- **2018**: $55,290

**Median renter income**: $55,290 (8% 2013 vs 2018)

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 31B, renter income increased 8% between 2013 and 2018. The district ranked 86th of 134 in terms of renter income increase.

**Income Needed to Afford Rent:**

- $41,800

The income needed to afford rent -- $41,800 -- is less than the median renter income in the district. With a gap of $-13,490, rent in District 31B is affordable.

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### Renters

**870 Renters**

**6% Renters**

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### Cost Burdened Renters

**# Cost Burdened Renters**

- **2013**: 249
- **2018**: 29%

**Percent Cost Burdened Change Since 2013**

- **2013**: 13%
- **2018**: 13%

Cost-burdened renters pay 30% or more of their income on rent and an estimated 249 District 31B residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 133rd.

### Senior Cost Burden

**# Cost Burdened Seniors**

- **2013**: 91
- **2018**: 52%

**Senior Cost Burden**

District 31B ranked 86th out of 134 for the percentage of seniors struggling to afford housing.

### Severe Cost Burden

**Severe Cost Burden**

- **2013**: 16%

Severe cost burden means a family is paying 50% or more of their income on housing. District 31B was the 113th highest of 134.

### Renters That Are POCI

**% Renters That Are POCI**

- **2013**: 3%
- **2018**: 5%

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**


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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In District 31B, median home values have increased in the last 5 years. In terms of home value increase, 31B was ranked 82nd out of 134.

Homeowner income has increased in the last 5 years. The district ranked 44th out of 134.

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

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.