Median rent is an indicator of affordability. If rent is increasingly greatly, that can be an indicator of lack of affordability. In district 40A, rent increased 9% between 2013 and 2018. The district saw the 41st 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 40A, renter income increased 5% between 2013 and 2018. The district ranked 95th of 134 in terms of renter income increase.

The income needed to afford rent -- $39,320 -- is greater than the median renter income in the district. With a gap of $6,478, rent in District 40A is not affordable.

Severe cost burden means a family is paying 50% or more of their income on housing. District 40A was the 4th 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:** $176,688
- **2018:** $177,500

0% 2013 vs 2018

In District 40A, median home values have stayed flat in the last 5 years. In terms of home value increase, 40A was ranked 104th out of 134.

**MEDIAN OWNER INCOME**
- **2013:** $74,866
- **2018:** $75,728

1% 2013 vs 2018

Homeowner income has increased in the last 5 years. The district ranked 117th out of 134.

**INCOME NEEDED TO AFFORD MEDIAN HOME:**
- **$53,250**

REGIONAL DATA

**Top jobs & income in the Twin Cities Region**

- **Retail Sales:** $26,029
- **Truck Driver:** $24,190
- **Food Service:** $26,766
- **Personal Care Aide:** $52,343
- **Registered Nurse:** $86,042

**Homelessness in the Twin Cities Region**

- **Number of Homeless on a given night in 2018:** 6,763
- **Change in Homelessness 2015 to 2018:** 9%
- **# of homeless kids:** 2,277
- **# of homeless seniors:** 798

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.