Median rent is an indicator of affordability. If rent is increasingly greatly, that can be an indicator of lack of affordability. In district 40B, rent increased 5% between 2013 and 2018. The district saw the 83rd 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 40B, renter income decreased -6% between 2013 and 2018. The district ranked 130th of 134 in terms of renter income increase.

The income needed to afford rent -- $39,960 -- is greater than the median renter income in the district. With a gap of $8,752, rent in District 40B is not affordable.

Cost-burdened renters pay 30% or more of their income on rent and an estimated 2,346 District 40B residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 10th.

District 40B ranked 5th 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 40B was the 9th 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.
In District 40B, median home values have increased in the last 5 years. In terms of home value increase, 40B was ranked 74th out of 134.

Homeowner income has increased in the last 5 years. The district ranked 42nd 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.