District 43B

**RENTER STATISTICS**

<table>
<thead>
<tr>
<th>Median Rent 2013</th>
<th><strong>$908</strong></th>
<th><strong>11%</strong></th>
<th>Median Rent 2018</th>
<th><strong>$1,010</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2013 vs 2018</strong></td>
<td></td>
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<td><strong>2013 vs 2018</strong></td>
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</table>

Median rent is an indicator of affordability. If rent is increasingly greatly, that can be an indicator of lack of affordability. In district 43B, rent increased 11% between 2013 and 2018. The district saw the 22nd highest rent increase out of 134 districts.

<table>
<thead>
<tr>
<th>Median Renter Income 2013</th>
<th><strong>$32,970</strong></th>
<th><strong>-1%</strong></th>
<th>Median Renter Income 2018</th>
<th><strong>$32,596</strong></th>
</tr>
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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 43B, renter income decreased -1% between 2013 and 2018. The district ranked 114th of 134 in terms of renter income increase.

**INCOME NEEDED TO AFFORD RENT:**

**$40,400**

The income needed to afford rent -- $40,400 -- is greater than the median renter income in the district. With a gap of $7,804, rent in District 43B is not affordable.

**# COST BURDENED RENTERS**

**2,558**

**28% RENTERS**

**PERCENT COST BURDENED CHANGE SINCE 2013**

**56%**

**6%**

Cost-burdened renters pay 30% or more of their income on rent and an estimated 2,558 District 43B residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 5th.

**# COST BURDENED SENIORS**

**639**

**26%**

District 43B ranked 10th out of 134 for the percentage of seniors struggling to afford housing.

**SEVERE COST BURDEN**

**26%**

Severe cost burden means a family is paying 50% or more of their income on housing. District 43B was the 22nd highest of 134.

**% RENTERS THAT ARE POCI:**

**42%**

**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.


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:** $208,980
- **2018:** $209,300
- **Change:** 0%

**Median Owner Income**
- **2013:** $82,471
- **2018:** $85,568
- **Change:** 4%

In District 43B, median home values have stayed flat in the last 5 years. In terms of home value increase, 43B was ranked 106th out of 134.

Homeowner income has increased in the last 5 years. The district ranked 89th out of 134.

**Income Needed to Afford Median Home:**

**$62,790**

**Regional Data**

**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.