**RENTER STATISTICS**

**MEDIAN RENT**

**2013** $1,263  
**2018** $1,369  
(8% 2013 vs 2018)

**MEDIAN RENTER INCOME**

**2013** $68,783  
**2018** $65,827  
(-4% 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 48B, rent increased 8% between 2013 and 2018. The district saw the 52nd 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 48B, renter income decreased -4% between 2013 and 2018. The district ranked 123rd of 134 in terms of renter income increase.

**INCOME NEEDED TO AFFORD RENT:** $54,760

The income needed to afford rent -- $54,760 -- is less than the median renter income in the district. With a gap of $-11,067, rent in District 48B is affordable.

**# COST BURDENED RENTERS**

**PERCENT COST BURDENED**

**CHANGE SINCE 2013**

| 1,737 | 37% | 10% |

Cost-burdened renters pay 30% or more of their income on rent and an estimated 1,737 District 48B residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 111th.

**# COST BURDENED SENIORS**

**SENIOR COST BURDEN**

| 384 | 64% |

District 48B ranked 42nd out of 134 for the percentage of seniors struggling to afford housing.

**SEVERE COST BURDEN**

| 20% |

Severe cost burden means a family is paying 50% or more of their income on housing. District 48B was the 69th highest of 134.

**% RENTERS THAT ARE POCI:**

<table>
<thead>
<tr>
<th>renters</th>
<th>owners</th>
</tr>
</thead>
<tbody>
<tr>
<td>50%</td>
<td>13%</td>
</tr>
</tbody>
</table>

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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**REGIONAL DATA**

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

<table>
<thead>
<tr>
<th>Job</th>
<th>2013 Income Needed to Afford</th>
<th>2018 Income Needed to Afford</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Sales</td>
<td>$26,029</td>
<td>$26,029</td>
</tr>
<tr>
<td>Truck Driver</td>
<td>$52,343</td>
<td>$52,343</td>
</tr>
<tr>
<td>Food Service</td>
<td>$24,190</td>
<td>$26,766</td>
</tr>
<tr>
<td>Personal Care Aide</td>
<td>$24,190</td>
<td>$26,766</td>
</tr>
<tr>
<td>Registered Nurse</td>
<td>$86,042</td>
<td>$86,042</td>
</tr>
</tbody>
</table>

**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.

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**HOMEOWNER STATISTICS**

**Median Home Value**

<table>
<thead>
<tr>
<th>Year</th>
<th>Value 2013</th>
<th>Change 2013 vs 2018</th>
<th>Value 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>$335,340</td>
<td>13%</td>
<td>$377,300</td>
</tr>
<tr>
<td>2018</td>
<td>$377,300</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

In District 48B, median home values have increased in the last 5 years. In terms of home value increase, 48B was ranked 5th out of 134.

**Median Owner Income**

<table>
<thead>
<tr>
<th>Year</th>
<th>Income 2013</th>
<th>Change 2013 vs 2018</th>
<th>Income 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>$128,426</td>
<td>6%</td>
<td>$136,599</td>
</tr>
<tr>
<td>2018</td>
<td>$136,599</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Homeowner income has increased in the last 5 years. The district ranked 65th out of 134.

**Income Needed to Afford Median Home**

$113,190

**COST BURDENED OWNERS**

Percent Cost Burdened: 13%

Change in Cost Burden: -10%

Cost-burdened owners pay 30% or more of their income on housing and an estimated 1,670 residents of District 48B may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 125th.

**COST BURDENED SENIORS**

Senior Cost Burden: 26%

% Owners that are POCI

owners: 13%

renters: 50%

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