Median rent is an indicator of affordability. If rent is increasing greatly, that can be an indicator of a lack of affordability. In district 55B, rent decreased -6% between 2013 and 2018. The district saw the 130th 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 55B, renter income decreased -3% between 2013 and 2018. The district ranked 119th of 134 in terms of renter income increase.

The income needed to afford rent -- $44,080 -- is greater than the median renter income in the district. With a gap of $6,262, rent in District 55B is not affordable.

Cost-burdened renters pay 30% or more of their income on rent and an estimated 1,369 District 55B residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 11th.

District 55B ranked 11th 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 55B was the 17th 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.

**RENTER STATISTICS**

<table>
<thead>
<tr>
<th>MEDIAN RENT 2013</th>
<th>MEDIAN RENT 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,177</td>
<td>$1,102</td>
</tr>
</tbody>
</table>

**PERCENT COST BURDENED**

- 53% 8%

**MEDIAN RENTER INCOME 2013**

<table>
<thead>
<tr>
<th>MEDIAN RENTER INCOME 2013</th>
<th>MEDIAN RENTER INCOME 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>$38,957</td>
<td>$37,818</td>
</tr>
</tbody>
</table>

**SEVERE COST BURDEN**

- 27%

**% RENTERS THAT ARE POCI**

- renters: 14%
- owners: 7%


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.
**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.

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

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

**Income needed to afford median home**: $93,990

**Homeowner Statistics**

**Median Home Value**

- **2013**: $307,476
- **2018**: $313,300

In District 55B, median home values have increased in the last 5 years. In terms of home value increase, 55B was ranked 85th out of 134.

**Median Owner Income**

- **2013**: $110,474
- **2018**: $114,279

Homeowner income has increased in the last 5 years. The district ranked 95th out of 134.

**Income Needed to Afford Median Home**

- **$93,990**

**Cost Burdened Owners**

- **Percent Cost Burdened**: 23%
- **Change in Cost Burden**: -35%

Cost-burdened owners pay 30% or more of their income on housing and an estimated 2,989 residents of District 55B may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 18th.

**Cost Burdened Seniors**

- **Senior Cost Burden**: 28%

District 55B ranked 28th out of 134 for the percentage of seniors struggling to afford their homes.

**% Owners that are POCI**

- **Owners**: 7%
- **Renters**: 14%

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

**Regional Data**

- **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