## RENTER STATISTICS

<table>
<thead>
<tr>
<th>MEDIAN RENT 2013</th>
<th>MEDIAN RENT 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,082</td>
<td>$1,312</td>
</tr>
</tbody>
</table>

**Percent Change:** 21%

Median rent is an indicator of affordability. If rent is increasingly greatly, that can be an indicator of lack of affordability. In district 58A, rent increased 21% between 2013 and 2018. The district saw the 4th highest rent increase out of 134 districts.

<table>
<thead>
<tr>
<th>MEDIAN RENTER INCOME 2013</th>
<th>MEDIAN RENTER INCOME 2018</th>
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<tbody>
<tr>
<td>$41,086</td>
<td>$54,295</td>
</tr>
</tbody>
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**Percent Change:** 32%

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 58A, renter income increased 32% between 2013 and 2018. The district ranked 12th of 134 in terms of renter income increase.

### INCOME NEEDED TO AFFORD RENT:

**$52,480**

The income needed to afford rent -- $52,480 -- is less than the median renter income in the district.

With a gap of $-1,815, rent in District 58A is affordable.

## 2,198 RENTERS 15% RENTERS

<table>
<thead>
<tr>
<th># COST BURDENED RENTERS</th>
<th>951</th>
</tr>
</thead>
<tbody>
<tr>
<td>PERCENT COST BURDENED</td>
<td>43%</td>
</tr>
<tr>
<td>CHANGE SINCE 2013</td>
<td>-2%</td>
</tr>
</tbody>
</table>

Cost-burdened renters pay 30% or more of their income on rent and an estimated 951 District 58A residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 64th.

**MEDIAN RENTER INCOME 2013** | **MEDIAN RENTER INCOME 2018**
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**Percent Change:** 32%

**% RENTERS THAT ARE POCI:** 23% | 7%

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.

## SOURCES

- Renter households: Rent and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2018, 5 year estimates
- Owner households: Home value and income adjusted for inflation. U.S. Census Bureau, American Community Survey 2018, 5 year estimates
- Cost burden: U.S. Census Bureau, American Community Survey 2018, 5 year estimates
- Wages: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, July 2019
- Homelessness: Wilder Research Center, 2019

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 58A, median home values have increased in the last 5 years. In terms of home value increase, 58A was ranked 6th out of 134.

Homeowner income has increased in the last 5 years. The district ranked 81st out of 134.

**INCOME NEEDED TO AFFORD MEDIAN HOME:** $88,830

**REGIONAL DATA**

**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

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.