**DISTRICT 59A**

**2020 Minnesota Housing Partnership Legislative District Housing Profiles**

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### RENTER STATISTICS

<table>
<thead>
<tr>
<th>MEDIAN RENT 2013</th>
<th>MEDIAN RENT 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,083</td>
<td>$1,067</td>
</tr>
</tbody>
</table>

**MEDIAN RENT 2018 CHANGE SINCE 2013** -1%

Median rent is an indicator of affordability. If rent is increasingly greatly, that can be an indicator of lack of affordability. In district 59A, rent decreased -1% between 2013 and 2018. The district saw the 116th highest rent increase out of 134 districts.

<table>
<thead>
<tr>
<th>MEDIAN RENTER INCOME 2013</th>
<th>MEDIAN RENTER INCOME 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>$23,560</td>
<td>$26,689</td>
</tr>
</tbody>
</table>

**MEDIAN RENTER INCOME 2018 CHANGE SINCE 2013** 13%

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 59A, renter income increased 13% between 2013 and 2018. The district ranked 61st of 134 in terms of renter income increase.

**INCOME NEEDED TO AFFORD RENT:**

$42,680

The income needed to afford rent -- $42,680 -- is greater than the median renter income in the district. With a gap of $15,991, rent in District 59A is not affordable.

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**# COST BURDENED RENTERS**

<table>
<thead>
<tr>
<th># COST BURDENED RENTERS</th>
<th>PERCENT COST BURDENED</th>
<th>CHANGE SINCE 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,633</td>
<td>60%</td>
<td>-8%</td>
</tr>
</tbody>
</table>

Cost-burdened renters pay 30% or more of their income on rent and an estimated 3,633 District 59A residents may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 1st.

**# COST BURDENED SENIORS**

<table>
<thead>
<tr>
<th># COST BURDENED SENIORS</th>
<th>SENIOR COST BURDEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>302</td>
<td>59%</td>
</tr>
</tbody>
</table>

District 59A ranked 62nd out of 134 for the percentage of seniors struggling to afford housing.

**SEVERE COST BURDEN**

35%

Severe cost burden means a family is paying 50% or more of their income on housing. District 59A was the 1st highest of 134.

**% RENTERS THAT ARE POCI:**

<table>
<thead>
<tr>
<th>renters</th>
<th>owners</th>
</tr>
</thead>
<tbody>
<tr>
<td>77%</td>
<td>37%</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.

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**SOURCES**


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 59A, median home values have increased in the last 5 years. In terms of home value increase, 59A was ranked 79th out of 134.

Homeowner income has increased in the last 5 years. The district ranked 57th out of 134.

INCOME NEEDED TO AFFORD MEDIAN HOME: $41,040

Cost-burdened owners pay 30% or more of their income on housing and an estimated 2,196 residents of District 59A may have to sacrifice education, food, and medicine to afford a place to live. For highest cost burden, the district ranked 5th.

8,523 OWNERS 58% OWNERS

COST BURDENED OWNERS PERCENT COST BURDENED CHANGE IN COST BURDEN

2,196 26% -33%

COST BURDENED SENIORS SENIOR COST BURDEN

481 30%

% OWNERS THAT ARE POCI

owners renters

37% 77%

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.