

# Population and Housing Trends for Minneapolis

Presentation to the Minneapolis Advisory Committee  
on Housing

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# Before we begin

- Ask questions!
- Census data
  - Helpful for telling us “who?” “where?” “how much/ how many?”
    - Who are renters?
    - Where are renters?
    - How many are renters?
    - How much do renters pay?
  - Not always helpful for answering “why”
    - Why do people rent vs own?
    - Why do people live where they live?
    - Why did someone move to Minneapolis?
    - Why did someone living elsewhere leave Minneapolis?



# More notes on data

- Data from the American Community Survey
- Census Bureau contacts about 1 in 38 U.S. households annually.
- Responses to the ACS are aggregated and published annually as estimates of the full population.
  - When I say “across 2013-2017” = the average number from five years of survey responses
  - When I compare to “2008-2012” = I’m comparing two different sets of five year survey estimates



# Summary

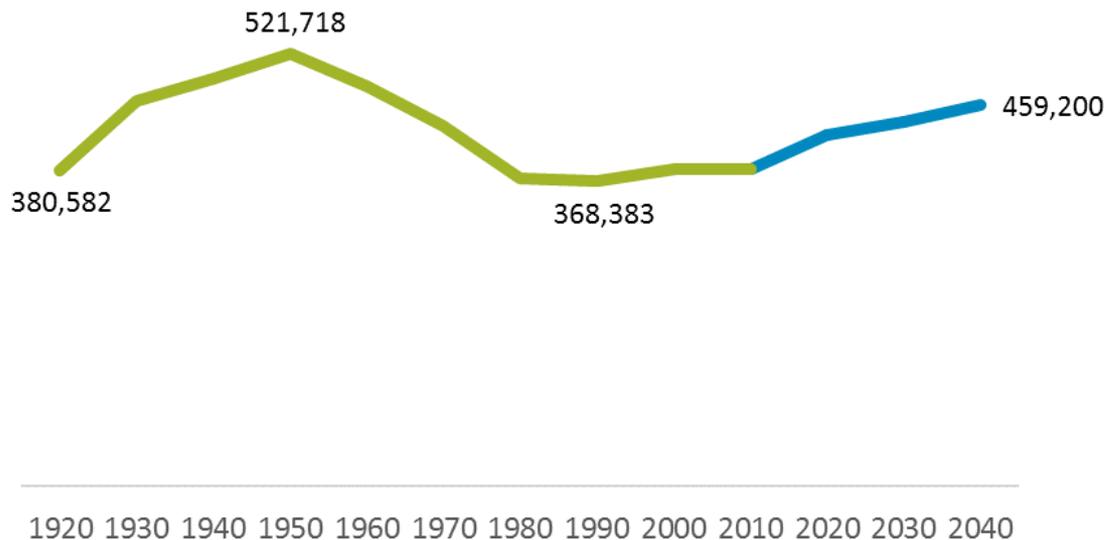
- Minneapolis is growing faster than it has since 1950
- The city's population of Color is growing faster than the population as a whole
- Most Minneapolis households are renters, and they've been the majority since 2010
- Renters face tougher economic conditions than owners
- Racial disparities persist in income and housing



# Population

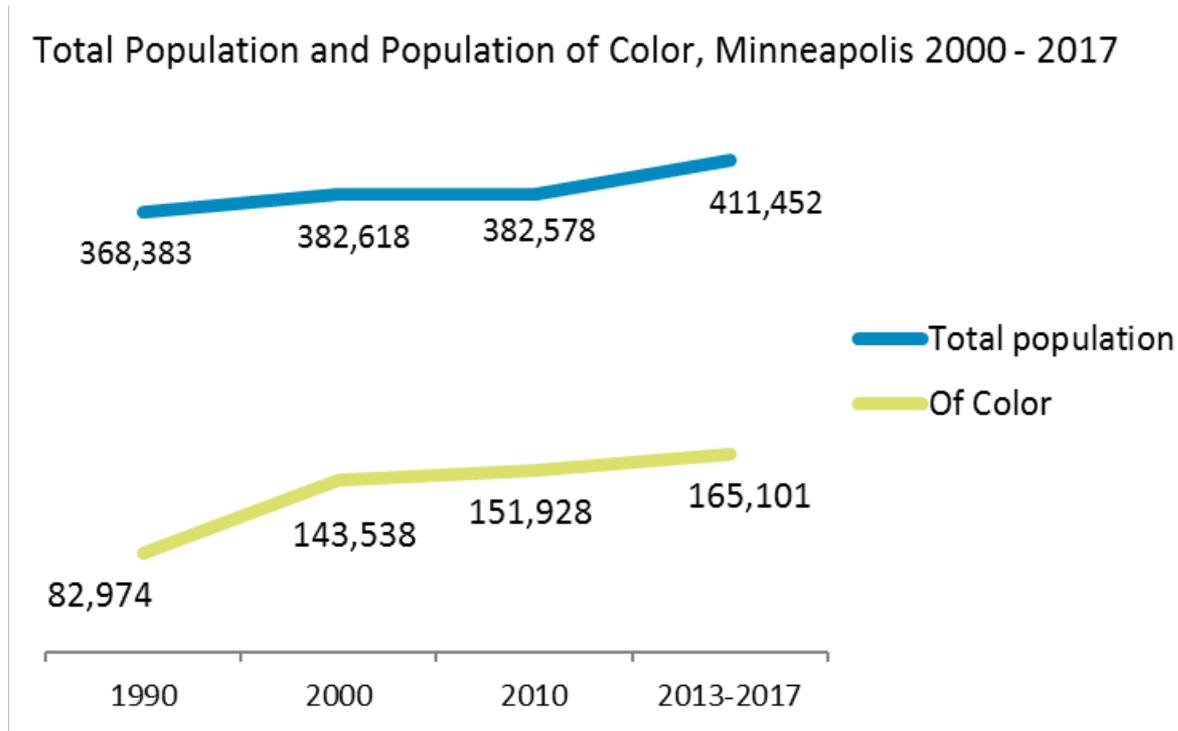
- Minneapolis is the largest city in the state with an estimated population of 422,331 in 2017
- Minneapolis has added an estimated 39,753 people since 2010, representing 16% of Twin Cities area growth.

Total Population for Minneapolis, 1920-2010;  
Projected Population for Minneapolis, 2020-2040



# Population

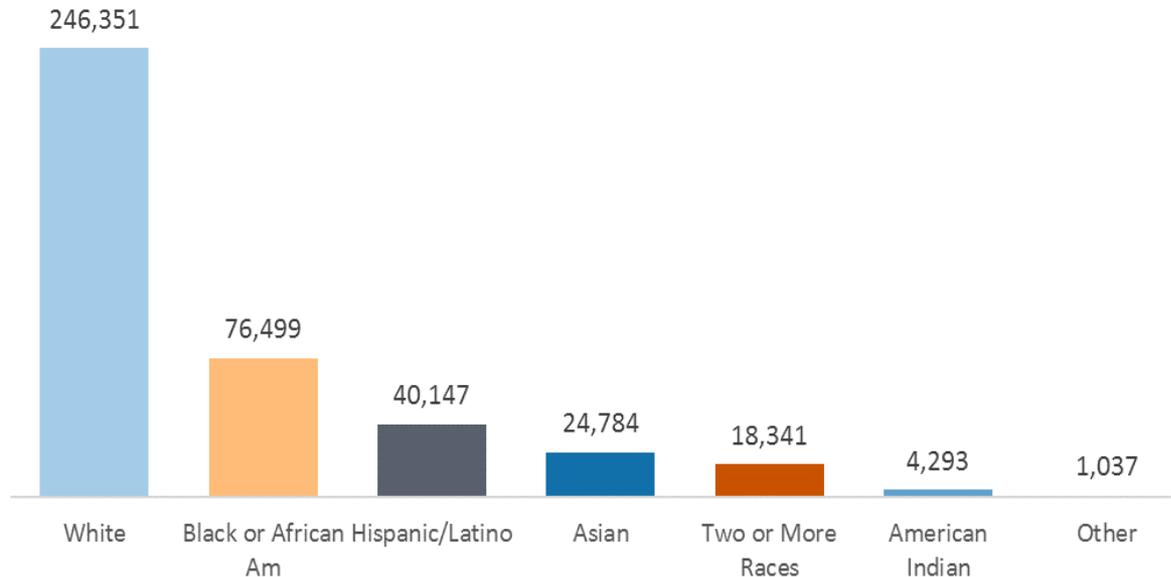
- The city's population of Color is growing faster than the population as whole
- Since 1990, the city's population has grown at an estimated rate of 12% while the population of Color has nearly doubled – a growth rate of 98%.



# Population – broad racial groups

- Compared with the 2008-2012 average, Minneapolis added an estimated 7,000 White residents
- Growth among people of Color has been driven by an increase in Black (+10,000) and Asian (+3,500) residents.

Population in broad racial groups - Minneapolis, 2013-2017



# Population – disaggregated racial groups

- “Disaggregation” = splitting general categories into more specific groups

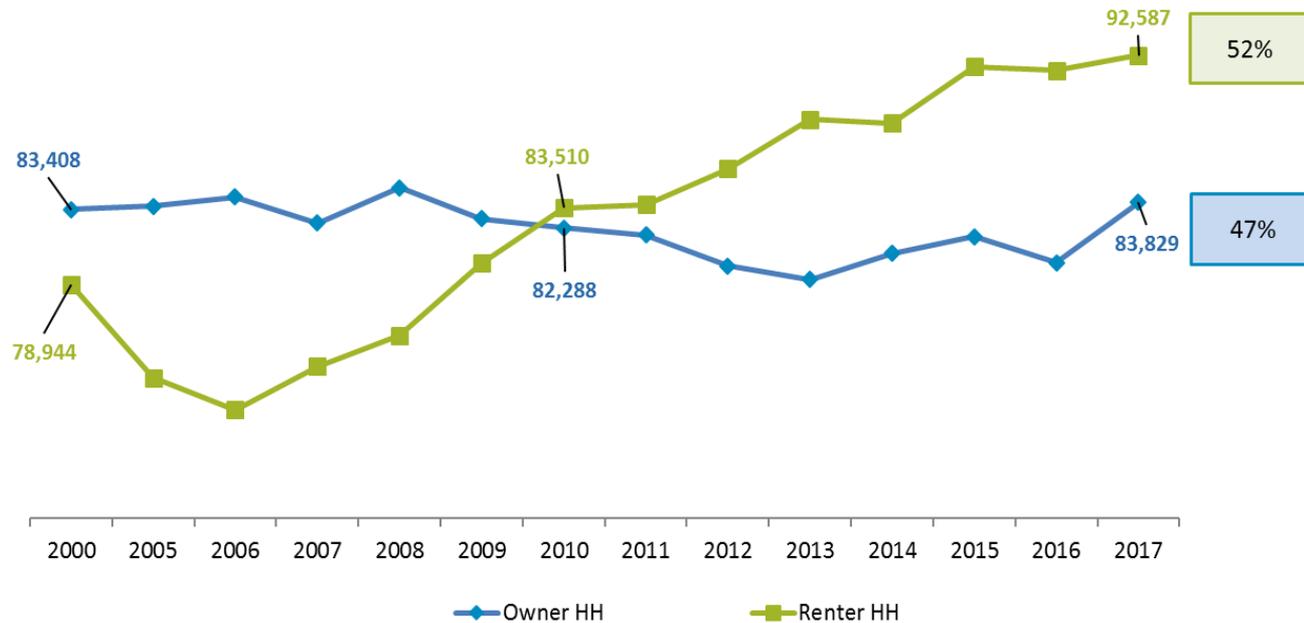
<b>American Indian and Alaska Native</b>	
Chippewa tribal grouping	2,452
<b>Asian</b>	
Other Asian	11,611
Chinese	3,996
Asian Indian	3,640
Korean	2,614
Vietnamese	1,693
Filipino	810
Japanese	528
<b>Hispanic or Latino (of any race)</b>	
Mexican	25,089
Other Hispanic or Latino	12,578
Puerto Rican	1,856
Cuban	624
<b>Two or more races</b>	
White and Black or African American	7,402
White and Asian	4,164
White and American Indian and Alaska Native	3,371
Black or African American and American Indian and Alaska Native	984



# Growth of Renter Households

- Renter households are the majority in Minneapolis, growing by nearly 14,000 households (a 17% increase) between 2000 and 2017.

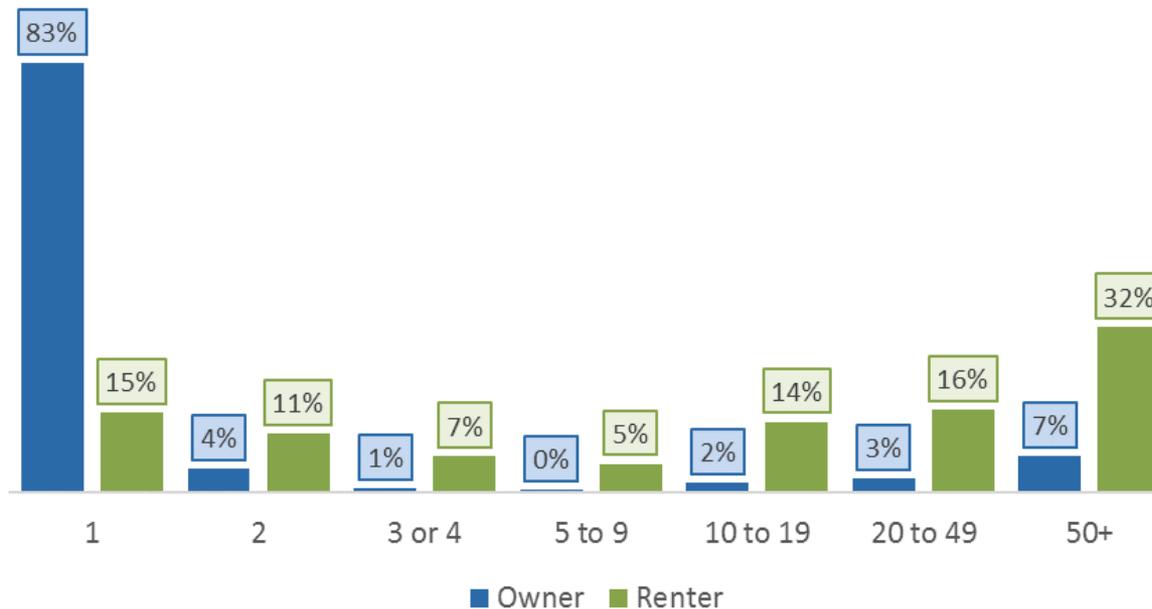
Tenure (Owner/Renter Status) for Minneapolis, 2000-2017



# Renters more likely to live alone, in larger buildings

- Half of renters live alone compared to one-third of people living in owner households.
- Large majority of owner households live in buildings with one housing unit, compared with 15% of renters
- About one-third of renters live in buildings with 50 or more units.

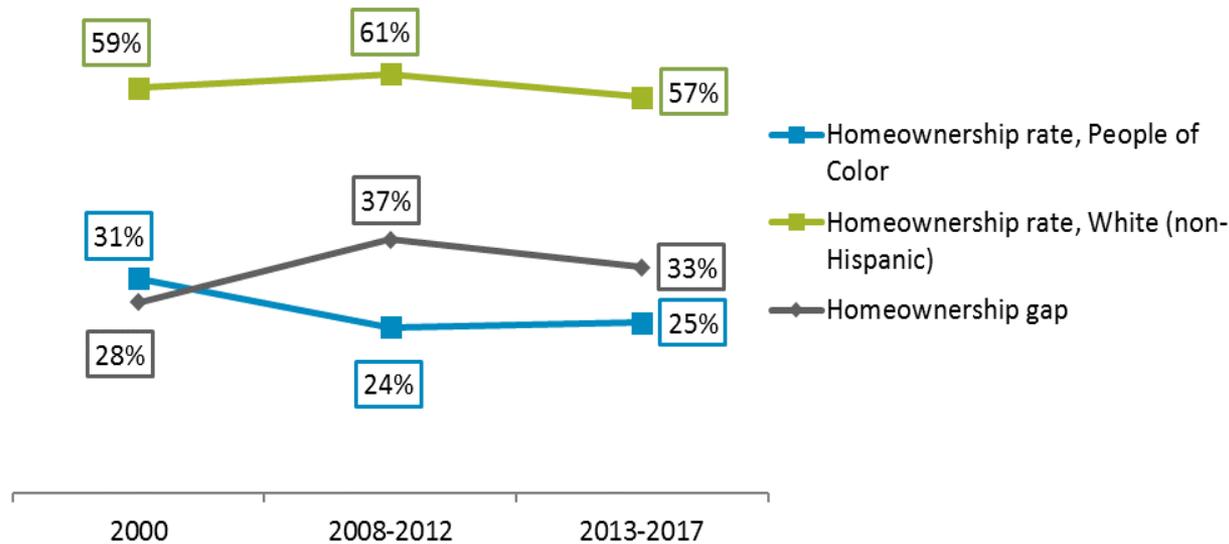
Tenure by Number of Units in Building - Minneapolis, 2017



# Fewer White households owning

- The homeownership gap between White households and households of Color was 33% in 2013-2017, a decrease from the 2008-2012 average.
- Decrease was driven by fewer White households owning rather than an increase in ownership for households of Color.
- Around 71K White owner households in 2008-2012 → down to 68K across 2013-2017.
- White renter households increased from 46,000 to 50,500 during this timeframe.

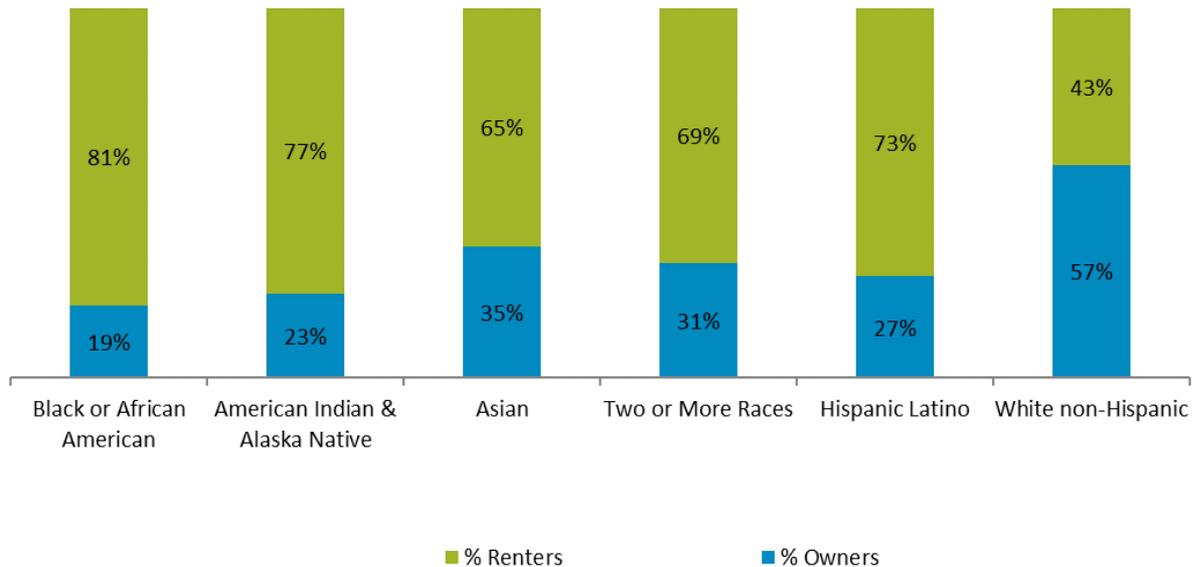
Homeownership Gap, Minneapolis



# Majority of White households own

- White households are the only majority-owner racial group
- Most renter households are White, but large majorities of householders from every other racial group rent their home.
- Black households are the only other racial group to see recent change in their homeownership rate - In 2000, 32% of Black householders owned their home, but that number has remained around 20% since the 2008-2012 average.

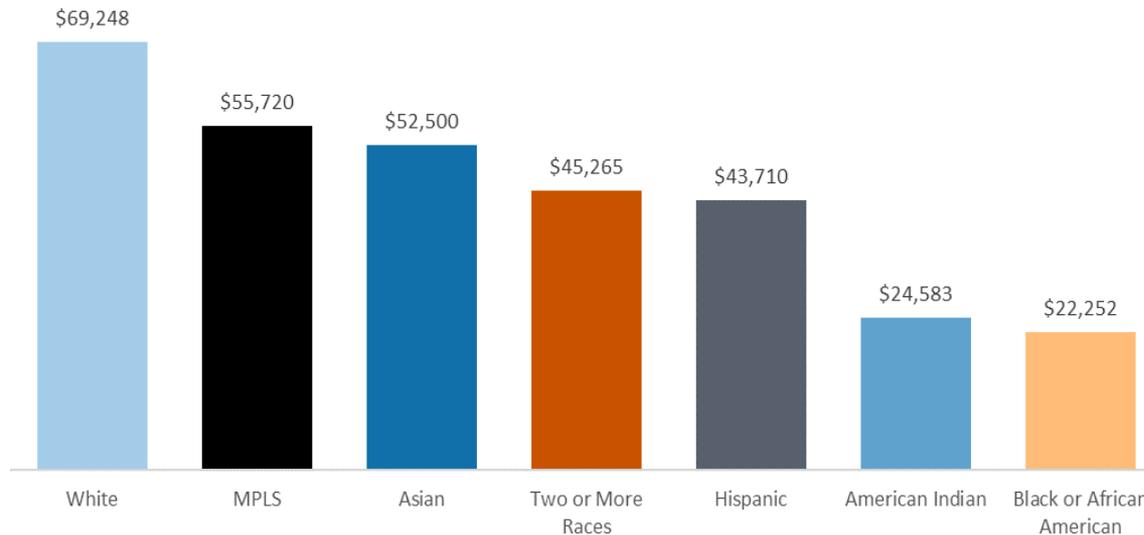
Owner/Renter Status by Racial Group for Minneapolis, 2013-2017



# Income

- Income for White households remains higher than city-wide measure
- Median income for White, Asian, and Hispanic households increased since the 2008-2012 five year period
- The typical American Indian and Black households make about 1/3 of the typical White household

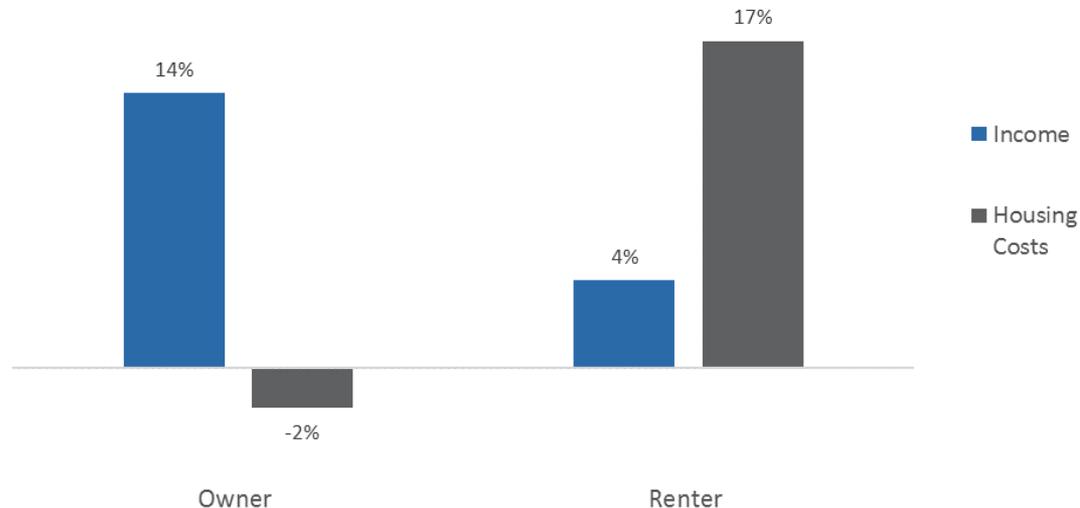
Median Household Income for Broad Racial Groups  
Minneapolis 2013 - 2017 (2017 inflation-adjusted dollars)



# Renters facing higher rents, slow income growth

- In 2014, owner incomes were up from 2000 and housing costs had stabilized post-recession.
- Renters showed higher housing costs and lower incomes post-recession than renters did in 2000.
- Renter incomes have increased somewhat since that time but housing costs (rent) have continued to increase.

Change in Median Income and Median Housing Costs by Owner/Renter Status, 2000 and 2013-2017



# Cost Burden

- A household is considered housing cost burdened when 30 percent or more of its monthly income is spent on housing. Cost-burdened households are likely struggle to pay for other basic needs.
- Overall rate of housing cost burden has decreased slightly
  - 42% cost burden rate in 2006-2010 compared to 36% in 2011-2015.
  - Driven by substantial decrease among owners (34% → 25%)
- Cost burden for renters 50% → 47% but the number of cost burdened renter households remains around 40K
  - Decrease driven by more renters overall
  - 35K are low income renters



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# Many thanks!

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