Rents

Median Rents

<table>
<thead>
<tr>
<th>One Bedroom</th>
<th>Two Bedroom</th>
<th>Three Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feb 2019 $1,090</td>
<td>Feb 2019 $1,550</td>
<td>Feb 2019 $1,590</td>
</tr>
<tr>
<td>Feb 2018 $995</td>
<td>Feb 2018 $1,395</td>
<td>Feb 2018 $1,450</td>
</tr>
<tr>
<td>+10% Increase YOY</td>
<td>+11% Increase YOY</td>
<td>+10% Increase YOY</td>
</tr>
</tbody>
</table>

Income Required to Rent a Home in February 2019

Figures are based on the common landlord screening requirement that an applicant must earn 2.5 times the rent in income.

<table>
<thead>
<tr>
<th>One Bedroom</th>
<th>Two Bedroom</th>
<th>Three Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,725</td>
<td>$3,875</td>
<td>$3,975</td>
</tr>
</tbody>
</table>

Vacancy Distribution by Building Type

<table>
<thead>
<tr>
<th>Apartment</th>
<th>Single Family Home</th>
<th>Other (Condo, Duplex, Townhome)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feb 2019 69%</td>
<td>Feb 2019 9%</td>
<td>Feb 2019 21%</td>
</tr>
<tr>
<td>Feb 2018 64%</td>
<td>Feb 2018 14%</td>
<td>Feb 2018 22%</td>
</tr>
</tbody>
</table>

1 Different than “vacancy rate,” we are saying is that OF the vacancy rate (around 3%), 69% of the vacancies are apartments, 9% are single family homes, and 21% are of another building type.

Source: HousingLink’s Twin Cities Rental Revue, based on an average of 811 rental vacancy rental listings a month for a variety of building types including multifamily apartments, single-family homes, duplexes, condominiums, and townhomes.
## Rental Housing Affordability

### Median One Bedroom Rents

<table>
<thead>
<tr>
<th></th>
<th>Feb 2019</th>
<th>Feb 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>$99</td>
<td>$1,092</td>
<td>$95</td>
</tr>
<tr>
<td>$95</td>
<td>$95</td>
<td>$95</td>
</tr>
</tbody>
</table>

- **Tax Credit Properties**
- **Market Rate Properties**
- **Listed on HousingLink**

### Number of NOAH Rental Vacancies

<table>
<thead>
<tr>
<th></th>
<th>One Bedroom</th>
<th>Two Bedroom</th>
<th>Three Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>February 2019</td>
<td>232</td>
<td>59</td>
<td>10</td>
</tr>
<tr>
<td>February 2018</td>
<td>251</td>
<td>95</td>
<td>32</td>
</tr>
</tbody>
</table>

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1. Source HousingLink’s Twin Cities Rental Revue, based on an average of 811 rental vacancy rental listings a month for a variety of building types including multifamily apartments, single-family homes, duplexes, condominiums, and townhomes.

2. Ibid. “NOAH” refers to “Naturally Occurring Affordable Housing” rental vacancies, defined in this report as those between $550 and $1,200 per month, a standard established by the locally-based NOAH Impact Fund: [https://noahimpactfund.com/impact-investing-affordable-housing-Minnesota/what-is-noah/](https://noahimpactfund.com/impact-investing-affordable-housing-Minnesota/what-is-noah/)
Rental Housing Affordability

% of Minneapolis Rental Vacancies Affordable by Income Level

<table>
<thead>
<tr>
<th>Income Level</th>
<th>February 2019</th>
<th>February 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% AMI ($27,120)</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>50% AMI ($45,200)</td>
<td>3%</td>
<td>10%</td>
</tr>
<tr>
<td>60% AMI ($54,240)</td>
<td>21%</td>
<td>34%</td>
</tr>
<tr>
<td>80% AMI ($72,320)</td>
<td>55%</td>
<td>66%</td>
</tr>
<tr>
<td>100% AMI ($90,400)</td>
<td>76%</td>
<td>83%</td>
</tr>
</tbody>
</table>

Source: HousingLink’s Twin Cities Rental Revue based on an average of 811 rental vacancy rental listings a month for a variety of building types including multifamily apartments, single-family homes, duplexes, condominiums, and townhomes. Household Income for a family of four based on HUD’s Income Limits data, published annually at https://www.huduser.gov. Affordability analysis based on a family paying no more than 30% of income on gross housing costs, accounting for household size, utility costs, and building type.
# Subsidized Housing in Minneapolis

## February 2019 Vacancies Willing to Accept Section 8 Housing Choice Voucher

<table>
<thead>
<tr>
<th></th>
<th>Feb 2019</th>
<th>Feb 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>15</td>
<td>28</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>19</td>
<td>21</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>12</td>
<td>29</td>
</tr>
</tbody>
</table>

## Housing Choice Vouchers forfeited from September to December 2018

This figure refers to vouchers families were unable to place in service. This can result from rent exceeding the Public Housing Authority’s ability to adequately subsidize the voucher holder’s portion, or a landlord’s unwillingness to participate in the Section 8 Housing Choice Voucher program. Periods of low vacancy, such as Minneapolis is currently experiencing, typically exacerbate both of these constraints.

## February 2019 Waiting List Openings

A 25% decrease from last year.

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1. Source: HousingLink’s Twin Cities Rental Revue, based on an average of 811 rental vacancy rental listings a month for a variety of building types including multifamily apartments, single-family homes, duplexes, condominiums, and townhomes.

2. Source: Minneapolis Public Housing Authority.

3. Source: Waiting list openings advertised on HousingLink. May include Public Housing, Project Based Section 8, Tax Credit, and more.
Rental Housing Stock
Licensed Rental Units – Q4 2018¹

95,252
0.7% since last year

2,030
“Tier 3” rental units
27% since last year

24,887
Units in 1 and 2 Unit Licenses
0.3% since last year

1,103
Units of Short-Term Rental Stock
(new in 2018 – up 80% from previous quarter)

airbnb 300+
entire home rentals listed²

¹ Source: Analysis of City of Minneapolis Regulatory Services rental license data. Note: The City of Minneapolis uses a tiered rating system as part of their rental process. Tier 3 rentals are those which require excessive city services, are poorly maintained or managed, and may be at a higher risk for fire damage. Tier 3 rentals are additionally on the most frequent inspection cycle (one-year).

² Source: December 31 Search of “entire home” rentals on Airbnb.com.
Apartment Sales & Development

Apartment Development in Units as of Q4 2018

**PROPOSED**
- Affordable
- Mixed Income
- Market Rate

**UNDER CONSTRUCTION**
- Affordable
- Mixed Income
- Market Rate

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Average Price-Per-Unit Apartment Sales through Q4 2018

$-  
Q1 2017  Q2 2017  Q3 2017  Q4 2017  Q1 2018  Q2 2018  Q3 2018  Q4 2018

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1Source: This analysis is based on research conducted since 2011 exclusively on projects vetted or written about by Finance & Commerce publication for its Twin Cities Apartment Development Tracker, available at [finance-commerce.com](http://finance-commerce.com).

2Source: This analysis is based on research conducted since 2011 exclusively on projects vetted or written about by Finance & Commerce publication for its Twin Cities Apartment Sales Tracker, available at [finance-commerce.com](http://finance-commerce.com).
Notable Housing Facts

47% of Minneapolis renters live in housing that is not affordable to them\(^1\)

Affordability is defined as paying no more than 30% of pre-tax household income on gross housing costs (which includes rent and utilities). Those paying more than 30% of their income on housing are considered cost-burdened, a figure that is typically much higher among renters than homeowners.

7.3% of Minneapolis Public Schools students experienced homelessness in the past year\(^2\)

Minneapolis Public Schools tracks “homeless and highly mobile” students “…who lack a fixed, regular, and adequate nighttime residence.” This includes children who live in shelters and transitional housing; those living in motels, hotels, and weekly-rate residences; those doubled-up with friends or non-immediate family; those living in abandoned buildings, public space, or cars; and those awaiting foster care placement. Source: Minneapolis Public Schools.

Availability of Housing for Special Populations
February 2019\(^3\)

- Housing openings with one or more accessible features (↓ down 54% from last year).
- Keys-for-Heroes (Veteran-Friendly) openings. (↓ down 40% from last year)

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1 Source Analysis of 2017 1-year American Community Survey data from the US Census. For more discussion of this topic, including figures on “severe cost burden” (those paying more than 50% of their income on housing costs), visit: https://metrocouncil.org/HousingPlanning/HousingPolicyPlan-Dashboard/Housing-Cost-Burden.aspx

2 Source: Minneapolis Public Schools.

3 Source: Advertised vacancies on HousingLink.org
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Marketing Manager
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Visit HousingLink.org for additional research, plus affordable rental housing openings and information.