Rents

Median Rents

**ONE BEDROOM**

<table>
<thead>
<tr>
<th></th>
<th>Apr 2019</th>
<th>Apr 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income</td>
<td>$1,075</td>
<td>$1,010</td>
</tr>
</tbody>
</table>

+6% Increase YOY

**TWO BEDROOM**

<table>
<thead>
<tr>
<th></th>
<th>Apr 2019</th>
<th>Apr 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income</td>
<td>$1,573</td>
<td>$1,480</td>
</tr>
</tbody>
</table>

+6% Increase YOY

**THREE BEDROOM**

<table>
<thead>
<tr>
<th></th>
<th>Apr 2019</th>
<th>Apr 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income</td>
<td>$1,613</td>
<td>$1,595</td>
</tr>
</tbody>
</table>

+1% Increase YOY

Income Required to Rent a Home in April 2019

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

**ONE BEDROOM**

$2,688

**TWO BEDROOM**

$3,933

**THREE BEDROOM**

$4,033

Vacancy Distribution by Building Type

**APARTMENT**

<table>
<thead>
<tr>
<th></th>
<th>Apr 2019</th>
<th>Apr 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacancy</td>
<td>68%</td>
<td>73%</td>
</tr>
</tbody>
</table>

**SINGLE FAMILY HOME**

<table>
<thead>
<tr>
<th></th>
<th>Apr 2019</th>
<th>Apr 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacancy</td>
<td>9%</td>
<td>10%</td>
</tr>
</tbody>
</table>

**OTHER**

(Condo, Duplex, Townhome)

<table>
<thead>
<tr>
<th></th>
<th>Apr 2019</th>
<th>Apr 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacancy</td>
<td>23%</td>
<td>17%</td>
</tr>
</tbody>
</table>

1 Different than “vacancy rate,” we are saying that OF the vacancy rate (around 3%), 68% of the vacancies are apartments, 9% are single family homes, and 23% are of another building type.

Source: HousingLink’s Twin Cities Rental Revue, based on an average of 780 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\(^1\)

\[\begin{array}{c|c|c}
\text{APR 2019} & \text{APR 2018} \\
\hline
\$1,150 & \$1,013 \\
\$1,082 & \$943 \\
\$943 & \$759 \\
\end{array}\]

\(^1\) Source: HousingLink’s Twin Cities Rental Revue, based on an average of 780 rental vacancy rental listings a month for a variety of building types including multifamily apartments, single-family homes, duplexes, condominiums, and townhomes.

Number of NOAH Rental Vacancies\(^2\)

\(^2\) 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/
Rental Housing Affordability

% of Minneapolis Rental Vacancies Affordable by Income Level

<table>
<thead>
<tr>
<th>Income Level</th>
<th>April 2019</th>
<th>April 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>1%</td>
<td>8%</td>
</tr>
<tr>
<td>60% AMI ($54,240)</td>
<td>20%</td>
<td>30%</td>
</tr>
<tr>
<td>80% AMI ($72,320)</td>
<td>57%</td>
<td>64%</td>
</tr>
<tr>
<td>100% AMI ($90,400)</td>
<td>76%</td>
<td>84%</td>
</tr>
</tbody>
</table>

Source: HousingLink’s Twin Cities Rental Revue, based on an average of 780 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

April 2019 Vacancies Willing to Accept Section 8 Housing Choice Voucher

<table>
<thead>
<tr>
<th>ONE BEDROOM</th>
<th>Apr 2019</th>
<th>Apr 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>12</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TWO BEDROOM</th>
<th>Apr 2019</th>
<th>Apr 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>18</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>THREE BEDROOM</th>
<th>Apr 2019</th>
<th>Apr 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6</td>
<td></td>
</tr>
</tbody>
</table>

*Why am I seeing the "Have a Voucher" icon instead of last year's data? Watch [this video](#) to see why.*

**Housing Choice Vouchers forfeited from Q1 2019**

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 of, 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.

**April 2019 Waiting List Openings**

A 20% increase from last year.

---

1. Source: HousingLink’s Twin Cities Rental Revue, based on an average of 780 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 – Q1 2019¹

- **96,232** Licensed units (+1.0% since 2018)
- **1,911** “Tier 3” rental units (-5.9% since 2018)
- **24,927** Units in 1 and 2 Unit Licenses (+0.2% since 2018)

- **838** Units of Short-Term Rental Stock (new in 2018 – down 24% from 2018 peak)

---

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: April 31, 2019 search of “entire home” rentals on Airbnb.com.
Apartment Sales & Development

Apartment Development in Units as of Q1 2019

PROPOSED

Affordable 2,923
Mixed Income 2,298
Market Rate 7,464

UNDER CONSTRUCTION

Affordable 790
Mixed Income 637
Market Rate 2,022

Average Price-Per-Unit Apartment Sales

Q2 2018–Q1 2019

$197,070
Per unit

+48% over previous 12 months

---

1 Source: 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.

2 Source: 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.

HousingLink.org
Notable Housing Facts

47% of Minneapolis renters live in housing that is not affordable to them¹

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 year²

Minneapolis Public Schools tracks homeless and highly mobile students lacking a fixed, regular, and adequate nighttime residence (homelessness as defined by the McKinney-Vento Homeless Assistance Act). 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.

Availability of Housing for Special Populations April 2019³

- Housing openings with one or more accessible features (↓ down 78% from last year).
- Keys-for-Heroes (Veteran-Friendly) openings. (↑ up 18% from last year)

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/Housing/Planning/Housing-Policy-Plan-Dashboard/Housing-Cost-Burden.aspx

² Source: Minneapolis Public Schools.

³ Source: Advertised vacancies on HousingLink.org
Not currently receiving this report?
Join the email list

Questions about the data?
Dan Hylton
Research Manager
dhylton@housinglink.org

Media inquiries:
Sue Speakman-Gomez
President
sgomez@housinglink.org

Want a report like this for your community?
Josh Dye
Marketing Manager
jdye@housinglink.org

Visit HousingLink.org for additional research, plus affordable rental housing openings and information.