St. Paul Rental Housing Brief

February 2020
Rents

Median Rents

<table>
<thead>
<tr>
<th>Type</th>
<th>February 2020</th>
<th>February 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>ONE BEDROOM</td>
<td>$980</td>
<td>$1,009</td>
</tr>
<tr>
<td>TWO BEDROOM</td>
<td>$1,200</td>
<td>$1,200</td>
</tr>
<tr>
<td>THREE BEDROOM</td>
<td>$1,495</td>
<td>$1,450</td>
</tr>
</tbody>
</table>

-3% Decrease YOY
0% No Change YOY
+3% Increase YOY

Income Required to Rent a Home in February 2020

- 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>Type</th>
<th>Required Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>ONE BEDROOM</td>
<td>$2,450</td>
</tr>
<tr>
<td>TWO BEDROOM</td>
<td>$3,000</td>
</tr>
<tr>
<td>THREE BEDROOM</td>
<td>$3,738</td>
</tr>
</tbody>
</table>

+3% Increase YOY

Vacancy Distribution by Building Type¹

<table>
<thead>
<tr>
<th>Type</th>
<th>February 2020</th>
<th>February 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>APARTMENT</td>
<td>73%</td>
<td>80%</td>
</tr>
<tr>
<td>SINGLE FAMILY HOME</td>
<td>13%</td>
<td>7%</td>
</tr>
<tr>
<td>OTHER</td>
<td>14%</td>
<td>13%</td>
</tr>
</tbody>
</table>

₁ Different than “vacancy rate,” we are saying that OF the vacancy rate (around 3%), 73% of the vacancies are apartments, 13% are single family homes, and 14% are of another building type.

Source: HousingLink’s Twin Cities Rental Revue, based on an average of 349 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 Rents¹

<table>
<thead>
<tr>
<th></th>
<th>FEBRUARY 2020</th>
<th>FEBRUARY 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Credit Properties</td>
<td>$1,006</td>
<td>$1,032</td>
</tr>
<tr>
<td>Market Rate Properties</td>
<td>$980</td>
<td>$930</td>
</tr>
<tr>
<td>Listed on HousingLink</td>
<td>$933</td>
<td>$930</td>
</tr>
</tbody>
</table>

Number of NOAH Rental Vacancies²

<table>
<thead>
<tr>
<th></th>
<th>ONE BEDROOM</th>
<th>TWO BEDROOM</th>
<th>THREE BEDROOM</th>
</tr>
</thead>
<tbody>
<tr>
<td>February 2020</td>
<td>130</td>
<td>59</td>
<td>13</td>
</tr>
<tr>
<td>February 2019</td>
<td>104</td>
<td>59</td>
<td>5</td>
</tr>
</tbody>
</table>

¹ Source: HousingLink’s Twin Cities Rental Revue, based on an average of 349 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/
Rental Housing Affordability

% of St. Paul Rental Vacancies Affordable by Income Level

30% AMI*
February 2020: 0%
February 2019: 0%

50% AMI*
February 2020: 16%
February 2019: 2%

60% AMI*
February 2020: 53%
February 2019: 29%

80% AMI*
February 2020: 76%
February 2019: 72%

100% AMI*
February 2020: 92%
February 2019: 92%

*AMI (Area Median Income) is $70,000 for an individual and $100,000 for a family of four in the Twin Cities Metro (HUD, 2020).

Source: HousingLink’s Twin Cities Rental Revue, based on an average of 349 rental vacancy rental listings a month for a variety of building types including multifamily apartments, single-family homes, duplexes, condominiums, and townhomes. AMI 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 St. Paul

February 2020 Vacancies Willing to Accept Section 8 Housing Choice Voucher¹

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>ONE BEDROOM</td>
<td>19</td>
<td>12</td>
</tr>
<tr>
<td>TWO BEDROOM</td>
<td>12</td>
<td>19</td>
</tr>
<tr>
<td>THREE BEDROOM</td>
<td>7</td>
<td>2</td>
</tr>
</tbody>
</table>

¹ Source: HousingLink’s Twin Cities Rental Revue, based on an average of 349 rental vacancy rental listings a month for a variety of building types including multifamily apartments, single-family homes, duplexes, condominiums, and townhomes.

² Source: Waiting list openings advertised on HousingLink. May include Public Housing, Project Based Section 8, Tax Credit, and more.

February 2020 Waiting List Openings² ↑ up from 6 last year.
Rental Housing Stock
Rental Unit Inspections – Q4 2019¹

65,926
Certified units with a grade

3,632
Units in Class C and D properties

14,018
Units in 1 and 2 Unit properties

300+
entire home rentals listed²

¹ Source: Analysis of City of St. Paul Department of Safety and Inspections Fire Certificate of Occupancy data. Note: The City of St. Paul requires inspections of non-owner occupied housing units on a regular basis. Class C and Class D properties are those that are least compliant with all state and local safety codes, triggering re-inspection every two years (Class C) or one year (Class D). Reported units only include those which receive a Fire Certificate of Occupancy grade, a practice which is only required for single family homes and duplexes that are not owner-occupied, and for rental properties of three or more units, and excludes units that mix residential with other uses.

² Source: February 2020 search of “entire home” rentals on AirBnB.com.
Apartment Sales & Development

Apartment Development as of Q4 2019¹

**PROJECTS PROPOSED**
- w/Known Affordable Units: 13
- w/no Known Affordable Units: 35

**PROJECTS PERMITTED & UNDER CONSTRUCTION**
- w/Known Affordable Units: 12
- w/no Known Affordable Units: 27

Presence of affordable units is not always known when information is gathered for this metric and thus it is most accurate to simply refer to projects “w/Known Affordable Units” and projects “w/no Known Affordable Units.”

**Average Price-Per-Unit Apartment Sales**
**Q1 2019 – Q4 2019²**

$136,239
Per unit

+28% over previous 12 months

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¹ Source: As of the February 2020 St Paul Rental Housing Brief, this analysis is based on development monitoring by the Metropolitan Council, and consists of selected proposed, permitted, and under construction place-level residential and nonresidential projects, as opposed to individual units. Data on residential and nonresidential projects are obtained on an on-going basis from daily, weekly, monthly and quarterly publications such as Finance & Commerce, Mpls./St. Paul Business Journal, Pioneer Press, Star Tribune, Twin Cities Business Magazine, and Minneapolis Trends Reports, as well as a multitude of other sources such as school district updates, developer websites and television news reports, among others. Complete attribute data for all entries may not be available and for purposes of this report, projects in a withdrawn, on hold, or complete status are not reported.

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](http://finance-commerce.com).
Notable Housing Facts

47% of St. Paul 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.

5.1% of St. Paul Public Schools students experienced homelessness in the past year²

St. Paul 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
February 2020³

22 Housing openings with one or more accessible features (↓ down from 27 last year).

42 Keys-for-Heroes (Veteran-Friendly) openings. (↑ up from 29 last year)

¹ Source: Analysis of 2018 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: St. Paul Public Schools, based on 2017-2019 school year.

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.