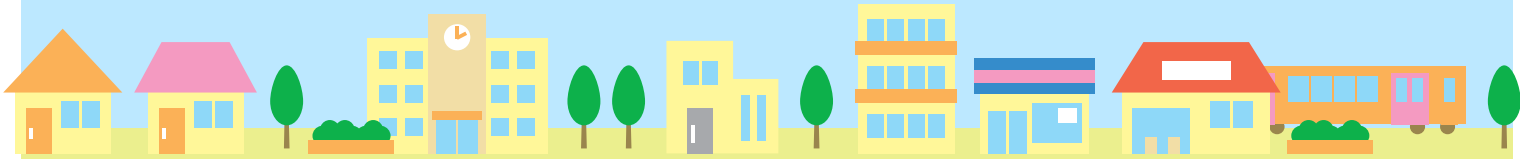
St. Paul Rental Housing Brief

July 2020



HousingLink

Rents

Median Rents[1]

ONE BEDROOM

July 2020 $949
July 2019 $1,014

-6% Decrease YOY

TWO BEDROOM

July 2020 $1,210
July 2019 $1,294

-6% Decrease YOY

THREE BEDROOM

July 2020 $1,502
July 2019 $1,425

+5% Increase YOY

Income Required to Rent a Home in July 2020

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

ONE BEDROOM	TWO BEDROOM	THREE BEDROOM
$2,373	$3,025	$3,755

Vacancy Distribution by Building Type[2]

APARTMENT

July 2020 73%
July 2019 65%

SINGLE FAMILY HOME

July 2020 12%
July 2019 15%

OTHER
(Condo, Duplex, Townhome)

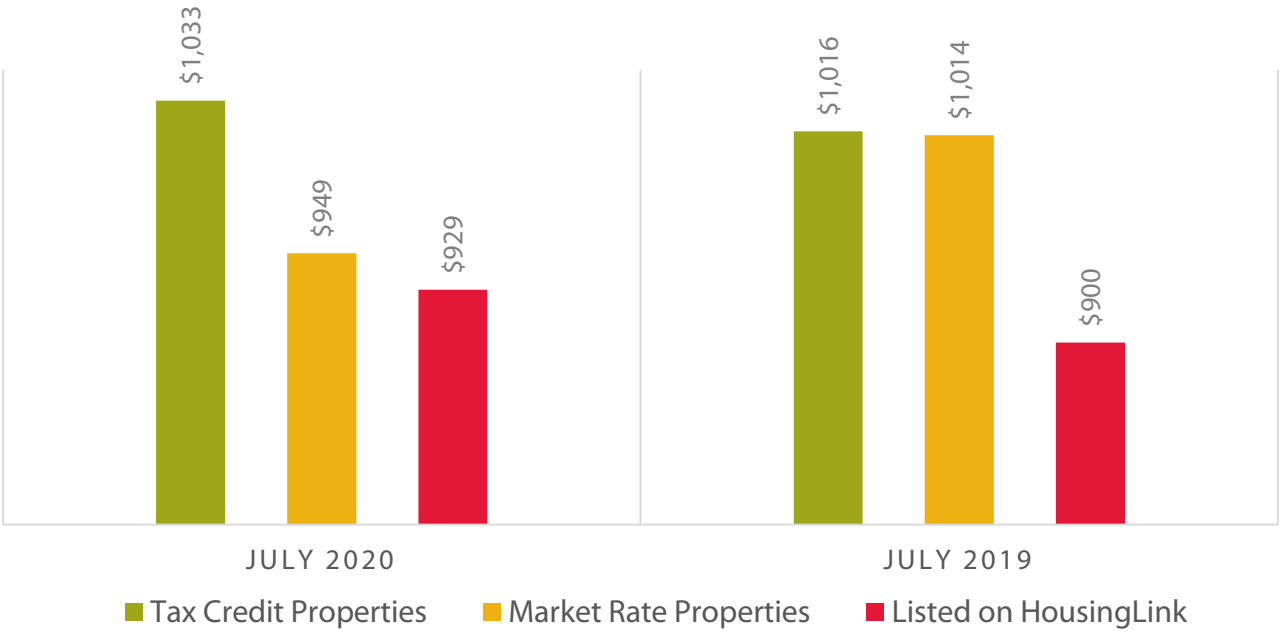
July 2020 14%
July 2019 20%

[1] To learn more about HousingLink rent data, watch this video.
[2] Different than "vacancy rate," we are saying that OF the vacancy rate (around 3%), xx% of the vacancies are apartments, xx% are single family homes, and xx% are of another building type.

Source: HousingLink's *Market Rent Data*.

Rental Housing Affordability

Median One Bedroom Rents[1]



Number of NOAH Rental Vacancies[2]

	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM
July 2020	102	77	26
July 2019	152	80	33

[1] Source: HousingLink's *Market Rent Data*.
[2] Ibid. As of the April 2020 report, we re-defined "NOAH" from a set rent range across all rental listings to a standard "affordable to 60% of Area Median Income" benchmark that accommodates changing incomes as well as number of bedrooms and likely utility costs by unit.

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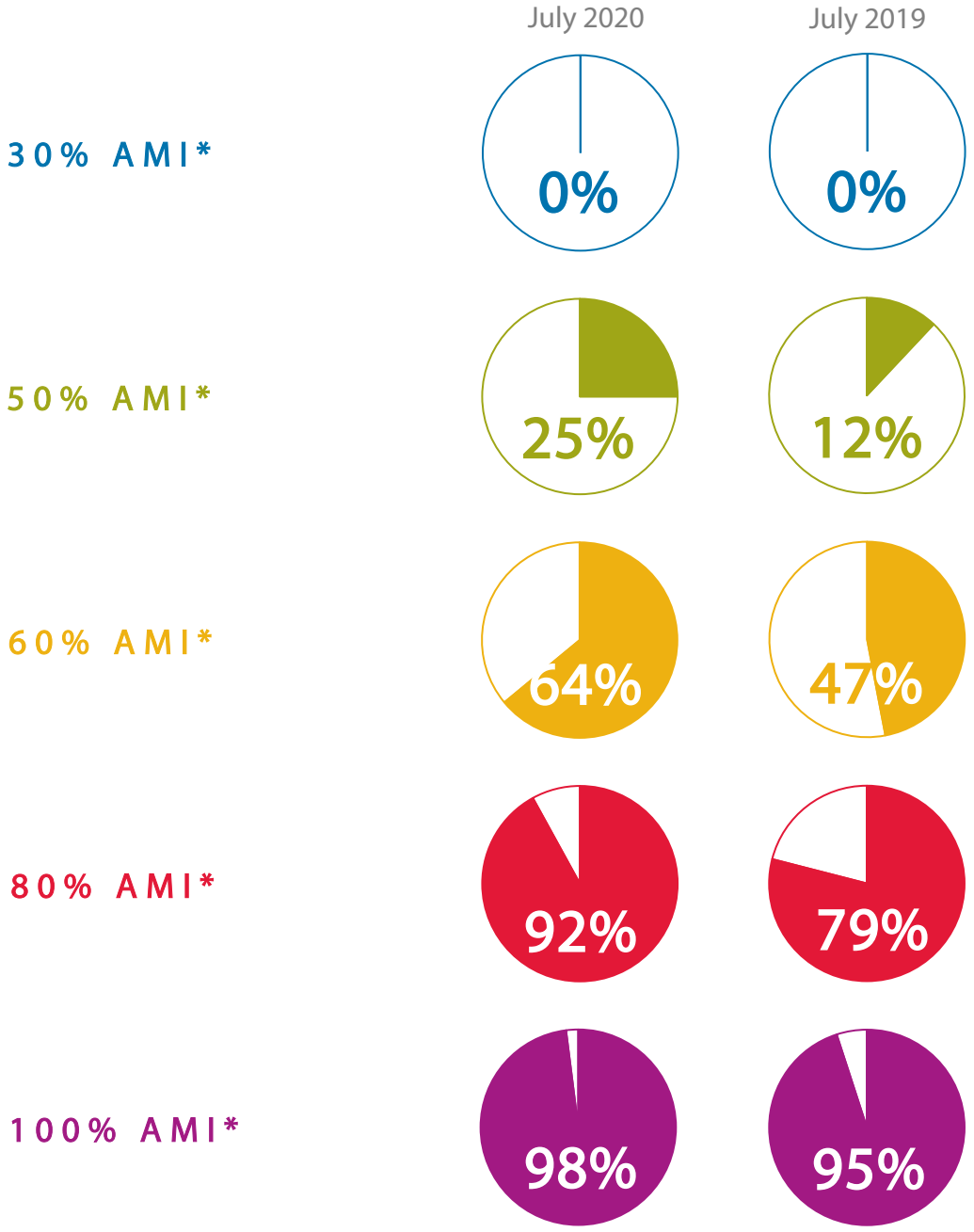
Rental Housing Affordability

% of St. Paul Rental Vacancies Affordable by Income Level[1]



[1] To learn more about how HousingLink calculates affordability by area median income, watch this video.
*AMI (Area Median Income) is $72,400 for an individual and $103,400 for a family of four in the Twin Cities Metro (HUD, 2020).

Source: HousingLink's *Market Rent Data*. 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.

HousingLink

Subsidized Housing in St. Paul

July 2020 Vacancies Willing to Accept a Section 8 Housing Choice Voucher[1]

	July 2020	July 2019
ONE BEDROOM	14	11
TWO BEDROOM	13	21
THREE BEDROOM	15	11

9 July 2020 Waiting List Openings[2] ↑ up from 5 last year.

[1] Source: HousingLink's *Market Rent Data*.

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

Rental Housing Stock

Rental Unit Inspections – Q2 2020[1]

64,416
Certified units with a grade

-1.1 % since 2019

3,736
Units in Class C and D properties

-6.9% since 2019

13,885
Units in 1 and 2 Unit properties

-2.5% since 2019

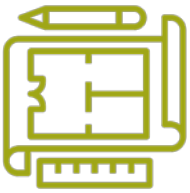
airbnb **300+**
entire home rentals listed[2]

[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: July 2020 search of "entire home" rentals on AirBnB.com.

Apartment Sales & Development

Apartment Development as of Q2 2020[1]



PROJECTS PROPOSED

w/Known Affordable Units	14
w/no Known Affordable Units	33

PROJECTS PERMITTED & UNDER CONSTRUCTION

w/Known Affordable Units	16
w/no Known Affordable Units	32

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 Q3 2019 – Q2 2020[2]

$180,574
Per unit

+64% over previous 12 months

[1] Source: 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.

Notable Housing Facts

47% of St. Paul 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.

5.1% of St. Paul Public Schools students experienced homelessness in the past year[2]

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 July 2020[3]

32 Housing openings with one or more accessible features (↑ up from 29 last year).

52 Keys-for-Heroes (Veteran-Friendly) openings. (↑ up from 50 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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