Rents

Median Rents¹

<table>
<thead>
<tr>
<th></th>
<th>ONE BEDROOM</th>
<th>TWO BEDROOM</th>
<th>THREE BEDROOM</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 2022</td>
<td>$986</td>
<td>$1,200</td>
<td>$1,595</td>
</tr>
<tr>
<td>January 2021</td>
<td>$995</td>
<td>$1,200</td>
<td>$1,525</td>
</tr>
</tbody>
</table>

-1% Decrease YOY

0% No Change YOY

+5% Increase YOY

Income Required to Rent a Home in January 2022

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></th>
<th>ONE BEDROOM</th>
<th>TWO BEDROOM</th>
<th>THREE BEDROOM</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$2,465</td>
<td>$3,000</td>
<td>$3,988</td>
</tr>
</tbody>
</table>

0% No Change YOY

+5% Increase YOY

Vacancy Distribution by Building Type²

<table>
<thead>
<tr>
<th>Building Type</th>
<th>January 2022</th>
<th>January 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>APARTMENT</td>
<td>79%</td>
<td>78%</td>
</tr>
<tr>
<td>SINGLE FAMILY HOME</td>
<td>7%</td>
<td>10%</td>
</tr>
<tr>
<td>OTHER (Condo, Duplex, Townhome)</td>
<td>14%</td>
<td>12%</td>
</tr>
</tbody>
</table>

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 Rents¹

<table>
<thead>
<tr>
<th></th>
<th>JANUARY 2022</th>
<th>JANUARY 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Credit Properties</td>
<td>$1,059</td>
<td>$954</td>
</tr>
<tr>
<td>Market Rate Properties</td>
<td>$986</td>
<td>$955</td>
</tr>
<tr>
<td>Listed on HousingLink</td>
<td>$995</td>
<td>$940</td>
</tr>
</tbody>
</table>

¹ Source: HousingLink’s Market Rent Data.

#### 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>January 2022</td>
<td>221</td>
<td>152</td>
<td>34</td>
</tr>
<tr>
<td>January 2021</td>
<td>208</td>
<td>158</td>
<td>31</td>
</tr>
</tbody>
</table>

² Ibid. For purposes of this report, we define “NOAH” private market housing that is affordable to 60% of Area Median Income, including likely utility costs, depending on number of bedrooms and building type. To learn more about NOAH rental supply, watch this video.
Rental Housing Affordability

% of St. Paul Rental Vacancies Affordable by Income Level¹

<table>
<thead>
<tr>
<th>Income Level</th>
<th>January 2022</th>
<th>January 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% AMI*</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>50% AMI*</td>
<td>18%</td>
<td>23%</td>
</tr>
<tr>
<td>60% AMI*</td>
<td>64%</td>
<td>64%</td>
</tr>
<tr>
<td>80% AMI*</td>
<td>93%</td>
<td>91%</td>
</tr>
<tr>
<td>100% AMI*</td>
<td>97%</td>
<td>98%</td>
</tr>
</tbody>
</table>

¹To learn more about how HousingLink calculates affordability by area median income, watch this video.

*AMI (Area Median Income) is $73,500 for an individual and $104,900 for a family of four in the Twin Cities Metro (HUD, 2022).

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.
Subsidized Housing in St. Paul

January 2022 Vacancies Willing to Accept a Section 8 Housing Choice Voucher¹

<table>
<thead>
<tr>
<th></th>
<th>January 2022</th>
<th>January 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>ONE BEDROOM</td>
<td>31</td>
<td>21</td>
</tr>
<tr>
<td>TWO BEDROOM</td>
<td>28</td>
<td>27</td>
</tr>
<tr>
<td>THREE BEDROOM</td>
<td>10</td>
<td>12</td>
</tr>
</tbody>
</table>

¹ Source: HousingLink’s Market Rent Data.

5 January 2022 Waiting List Openings ²
↓ down from 14 last year.

22 January housing openings with one or more accessible features ³
↓ down from 25 last year.

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

³ Source: Advertised vacancies on HousingLink.org featuring one or more accessible features.
Rental Housing Stock

Rental Unit Inspections – Q4 2021¹

69,212
Certified units with a grade

+7.4% since 2020

2,729
Units in Class C and D properties

-27.0% since 2020

13,198
Units in 1 and 2 Unit properties

-4.9% since 2020

351
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: As of January 2022 we are obtaining this data from Insider AirBnB, an independent aggregator of AirBnB data at insideairbnb.com.
Apartment Sales & Development

Apartment Development as of Q4 2021¹

PROJECTS PROPOSED
w/Known Affordable Units 15
w/no Known Affordable Units 29

PROJECTS PERMITTED & UNDER CONSTRUCTION
w/Known Affordable Units 18
w/no Known Affordable Units 33

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 2021 – Q4 2021²

$117,376
Per unit

down 25% 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.
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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

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