Minneapolis Rental Housing Brief

March 2020
### Median Rents

<table>
<thead>
<tr>
<th></th>
<th>March 2020</th>
<th>March 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ONE BEDROOM</strong></td>
<td>$1,025</td>
<td>$1,100</td>
</tr>
<tr>
<td><strong>TWO BEDROOM</strong></td>
<td>$1,320</td>
<td>$1,530</td>
</tr>
<tr>
<td><strong>THREE BEDROOM</strong></td>
<td>$1,500</td>
<td>$1,550</td>
</tr>
</tbody>
</table>

**One Bedroom**
-7% Decrease YOY

**Two Bedroom**
-14% Decrease YOY

**Three Bedroom**
-3% Decrease YOY

### Income Required to Rent a Home in March 2020

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

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ONE BEDROOM</strong></td>
<td>$2,563</td>
</tr>
<tr>
<td><strong>TWO BEDROOM</strong></td>
<td>$3,300</td>
</tr>
<tr>
<td><strong>THREE BEDROOM</strong></td>
<td>$3,750</td>
</tr>
</tbody>
</table>

**Vacancy Distribution by Building Type¹**

<table>
<thead>
<tr>
<th>Building Type</th>
<th>March 2020</th>
<th>March 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>APARTMENT</strong></td>
<td>77%</td>
<td>69%</td>
</tr>
<tr>
<td><strong>SINGLE FAMILY HOME</strong></td>
<td>9%</td>
<td>10%</td>
</tr>
<tr>
<td><strong>OTHER</strong></td>
<td>14%</td>
<td>21%</td>
</tr>
</tbody>
</table>

¹Different than “vacancy rate,” we are saying that OF the vacancy rate (around 3%), 77% of the vacancies are apartments, 9% are single family homes, and 14% are of another building type.

Source: HousingLink’s Twin Cities Rental Revue, based on an average of 823 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>March 2020</th>
<th>March 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Credit Properties</td>
<td>$1,009</td>
<td>$1,100</td>
</tr>
<tr>
<td>Market Rate Properties</td>
<td>$1,025</td>
<td>$1,018</td>
</tr>
<tr>
<td>Listed on HousingLink</td>
<td>$985</td>
<td>$947</td>
</tr>
</tbody>
</table>

¹Source: HousingLink’s Twin Cities Rental Revue, based on an average of 823 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 Vacancies²

<table>
<thead>
<tr>
<th></th>
<th>March 2020</th>
<th>March 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ONE BEDROOM</td>
<td>TWO BEDROOM</td>
</tr>
<tr>
<td>March 2020</td>
<td>276</td>
<td>84</td>
</tr>
<tr>
<td>March 2019</td>
<td>196</td>
<td>45</td>
</tr>
</tbody>
</table>

²Ibid. “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

Want to learn more about this data point? Click here and watch this video!

<table>
<thead>
<tr>
<th>Income Level</th>
<th>March 2020</th>
<th>March 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% AMI*</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>50% AMI*</td>
<td>13%</td>
<td>4%</td>
</tr>
<tr>
<td>60% AMI*</td>
<td>47%</td>
<td>20%</td>
</tr>
<tr>
<td>80% AMI*</td>
<td>79%</td>
<td>56%</td>
</tr>
<tr>
<td>100% AMI*</td>
<td>93%</td>
<td>77%</td>
</tr>
</tbody>
</table>

*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 823 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](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

March 2020 Vacancies Willing to Accept a Section 8 Housing Choice Voucher¹

<table>
<thead>
<tr>
<th></th>
<th>March 2020</th>
<th>March 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ONE BEDROOM</strong></td>
<td>12</td>
<td>13</td>
</tr>
<tr>
<td><strong>TWO BEDROOM</strong></td>
<td>13</td>
<td>17</td>
</tr>
<tr>
<td><strong>THREE BEDROOM</strong></td>
<td>14</td>
<td>7</td>
</tr>
</tbody>
</table>

¹ Source: HousingLink’s Twin Cities Rental Revue, based on an average of 823 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.

Housing Choice Vouchers forfeited from Q1 2020²

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.

March 2020 Waiting List Openings ³ ↓ down from 16 last year.
Rental Housing Stock
Licensed Rental Units – Q1 2020¹

95,970
Licensed units
-0.3% since 2019

1,653
“Tier 3” rental units
-13.5% since 2019

24,375
Units in 1 and 2 Unit Licenses
-2.2% since 2019

1,064
Units of Short-Term Rental Stock
(↑ up 27% from 2019)

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).

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

Apartment Development as of the end of Q1 2020¹

PROJECTS PROPOSED

w/Known Affordable Units  49
w/no Known Affordable Units  15

PROJECTS PERMITTED & UNDER CONSTRUCTION

w/Known Affordable Units  25
w/no Known Affordable Units  24

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
Q2 2019– Q1 2020²

$169,349
Per unit

14% down from previous 12 months

¹ Source: As of the March 2020 Minneapolis 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.
Notable Housing Facts

46% 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
March 2020³

- 21 Housing openings with one or more accessible features (↑ up from 16 last year).
- 48 Keys-for-Heroes (Veteran-Friendly) openings. (↑ up from 44 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: Minneapolis Public Schools.

³ Source: Advertised vacancies on HousingLink.org.
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Marketing Manager  
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