



Tenant Hotline
Phone: 612-728-5767
Online: [homelinemn.org/email](https://www.homelinemn.org/email)

Landlord/Tenant Law & Rental Trends During the Pandemic

With special guest speaker Dan Hylton, Research Manager from
HousingLink

September 9, 2020 – 1:30-3:00pm

Hosted by:

Managing Attorney & Tenant Hotline Director Michael Vraa
Executive Director Eric Hauge

What is HOME Line?

- HOME Line is a statewide nonprofit organization providing free legal, educational, and advocacy services to Minnesota renters. We have advised approximately 250,000 renters since 1992.
- Our primary program is a free and confidential legal hotline any Minnesota renter can contact us to receive legal advice specific to their situation, in 4 languages.
- HOME Line has a staff of 19, including attorneys, tenant advocates, and tenant organizers. We also rely on volunteers and interns.



HOME Line COVID-19 Resources & Webinars

Webinars:

**Next week: Wednesday, September 16th, 90-minute webinar
1:30 – 3:00 pm for both tenants and landlords**

Resources:

- General COVID-19 issues
- Update on whether Governor's moratorium on evictions is extended

These resources and registration for next weeks webinar
on our website:

homelinemn.org — “COVID-19” tab at top right



When will MN evictions be filed again?

- Minnesota Moratorium
 - Governor's Executive Orders—Sept. 11, 2020 is current Peacetime Emergency Declaration End
 - Been renewed by Governor five times already
- Federal Prohibition
 - CARES Act
 - 30-day notice required as well, late August is the earliest case could theoretically be filed
- New Federal Prohibition
 - CDC order



CDC Order Federal Ban on Evictions

- Officially went into effect Sept. 4 through 12/31/20
- Direct result of Aug. 8th Executive Order
- Only protects tenants facing eviction for non-payment of rent
- Rent is still due--- NOT a “Rent Holiday”
 - Late fees allowed
- Only applies in states where there is no eviction moratorium---does NOT affect MN currently



CDC Order Federal Ban on Evictions Who's Covered

- Tenants earning under \$99,000 (\$198,000 for couple) for 2020
- Tenant has to provide a specific written statement that the tenant has an inability to pay rent is somehow COVID-19 related:
 - Job loss
 - Medical bills
- Tenant must also:
 - State they have tried to get government assistance
 - State they are trying to make partial payments, if possible
 - State that eviction would likely render Tenant homeless or doubled-up



CDC Order Federal Ban on Evictions Is this Constitutional?

- “CDC inserting itself into private rental contracts ...is possibly the most socialist action our government has taken in decades...”
 - Rep. Thomas Massie (Kentucky, R)
- Is this a ‘taking’?
- Private contract
- State law historically controls
- Up to \$100,000 and a year in prison if Landlord violates
- Does the CDC have this power?



Rental Trends During the Pandemic

Dan Hylton, Research Manager from HousingLink

September 9, 2020

Where do you want to rent in MN?
Eagan, MN, USA

Distance ▾
Rent ▾
Bedrooms ▾
Building Type ▾
Subsidized Housing ▾
Seniors/Disabled/Veterans ▾
Accessibility ▾
Pets ▾

[Advanced Search](#) [Show Listings](#)

Simplifying affordable housing



Welcome, Dan!
You have no saved searches.
[SAVE A SEARCH](#) ▶

Login or Create an Account

Search on the left. Account optional.

Email

Password [Forgot Password?](#)

Remember me

[Create an Account](#) [LOGIN](#)

Streams (Data through 12/31/2018)

About Streams

Search by Property Name or Address

Or Search by HUD, MN Housing, Public Housing, USDA/RD, or Tax Credit ID

Or filter by:

Funding Source

Federal

State

Local

Philanthropic

Funding Categories

Project-Based Subsidy

Public Housing

Tax Credit

Tax Credit (LIHTC 4%)

Tax Credit (LIHTC 9%)

Subsidized-Other

Groups Served

Family

Elderly

Disabled

Obligation End Year

Start Year

End Year

Last Finance Year

Start Year

End Year

First Finance Year

Start Year

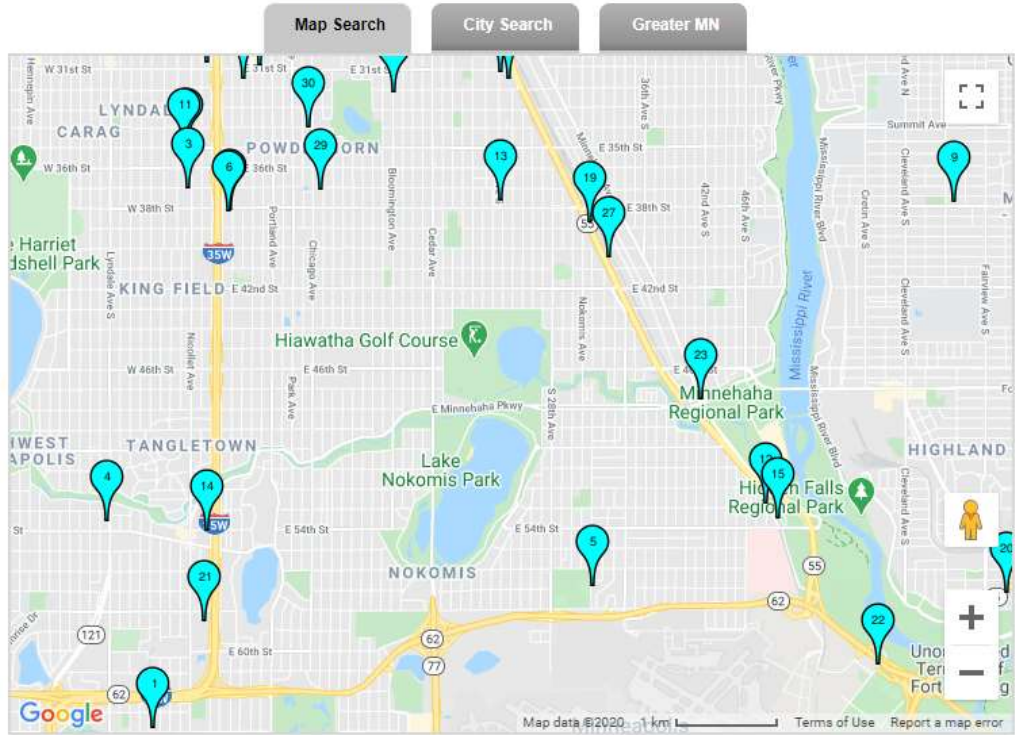
End Year

New Construction

Other

Show Results

Clear All



Properties found.

Property Search Summary

Properties	Total Units	30% AMI*	50% AMI*	60% AMI*	80% AMI*	Total Aff Units*
30	1,725	197	669	709	0	1,575

Twin Cities Metro

Shadow Market

Unit Type	Median Rent Q2 2020	Openings In Qtr	Median Rent Q2 2019	% Chg
0 BR	\$650	25	\$1,195	-46%
1 BR	\$1,100	290	\$1,100	0%
2 BR	\$1,325	619	\$1,445	-8%
3 BR	\$1,527	729	\$1,600	-5%
4+ BR	\$1,950	485	\$2,095	-7%

Apartment Market

Unit Type	Median Rent Q2 2020	Openings In Qtr	Median Rent Q2 2019	% Chg
0 BR	\$975	382	\$965	1%
1 BR	\$1,049	3,451	\$1,052	0%
2 BR	\$1,325	2,462	\$1,390	-5%
3 BR	\$1,567	672	\$1,500	4%
4+ BR	\$1,900	77	\$2,018	-6%

Security Deposit

Security Deposit	Apartment Market	Shadow Market
<1 x Rent	54%	5%
1 x Rent	34%	83%
1x to 2x Rent	1%	6%
≥2 x Rent	0%	6%
Unspecified	11%	0%

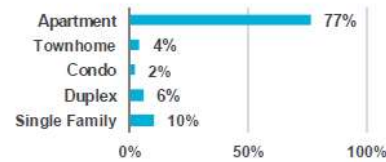
Avg Application Fee

Market	Cost
Shadow	\$42
Apartment	\$41

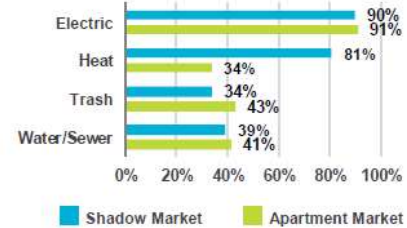
Searches by Market

Market	Searches
Shadow	39,817
Apartment	26,313

Openings by Building Type



Utilities Residents Pay*



Minneapolis Rental Housing Brief

July 2020



HousingLink

Rental Housing Affordability

Median One Bedroom Rents¹



Number of NOAH Rental Vacancies²



¹ Source: HousingLink's Market Rent Data.

² Note: 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.

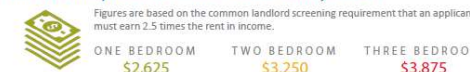
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Rents

Median Rents¹



Income Required to Rent a Home in July 2020



Vacancy Distribution by Building Type²



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%), 72% of the vacancies are apartments, 18% are single family homes, and 10% are of another building type.

Source: HousingLink's Market Rent Data.

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Rental Housing Affordability

% of Minneapolis Rental Vacancies Affordable by Income Level¹



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 \$102,400 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>. 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.

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Analysis

Apartment Rents Down and 'More Pain to Come'

"After years of strong fundamental performance, the COVID-19 pandemic injected a huge amount of uncertainty and volatility into multifamily," a team of Yardi Matrix researchers reported.

By **Katheryn Tucker** | August 05, 2020 at 06:48 AM

'Pandemic pricing' is here. Rents are dropping across the US



By [Anna Bahney, CNN Business](#)

Updated 9:13 AM ET, Wed June 17, 2020

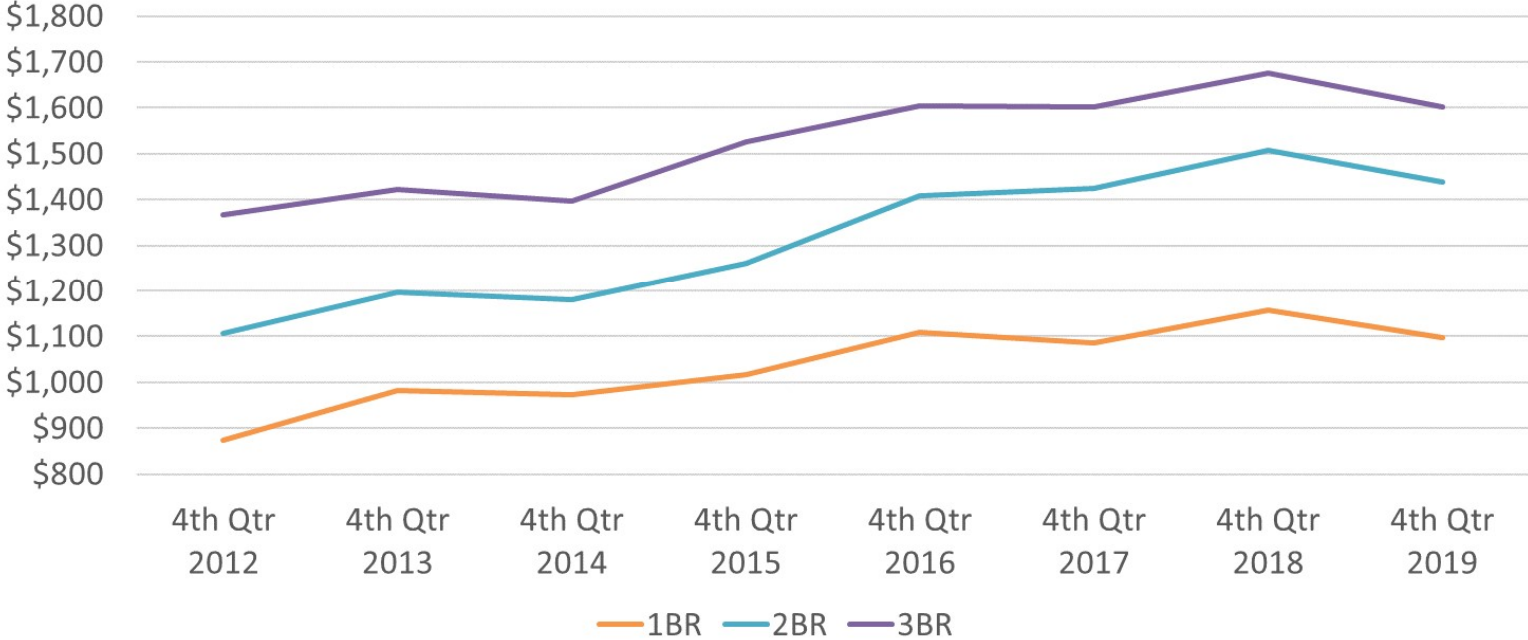
The Pandemic Ushered in a Dip in L.A. County Rent Prices

One data tracker predicts the trend could continue throughout the year

By **Ian Spiegelman** - June 9, 2020

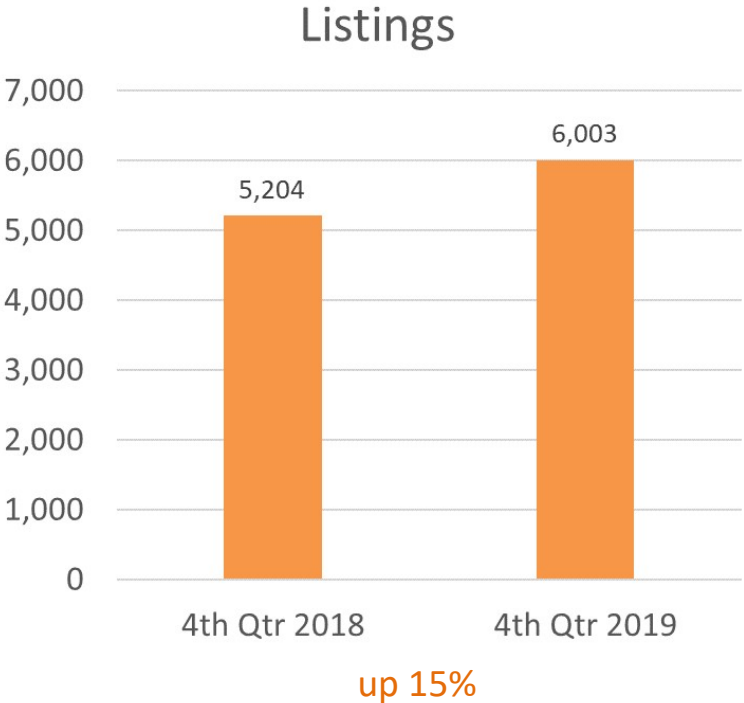
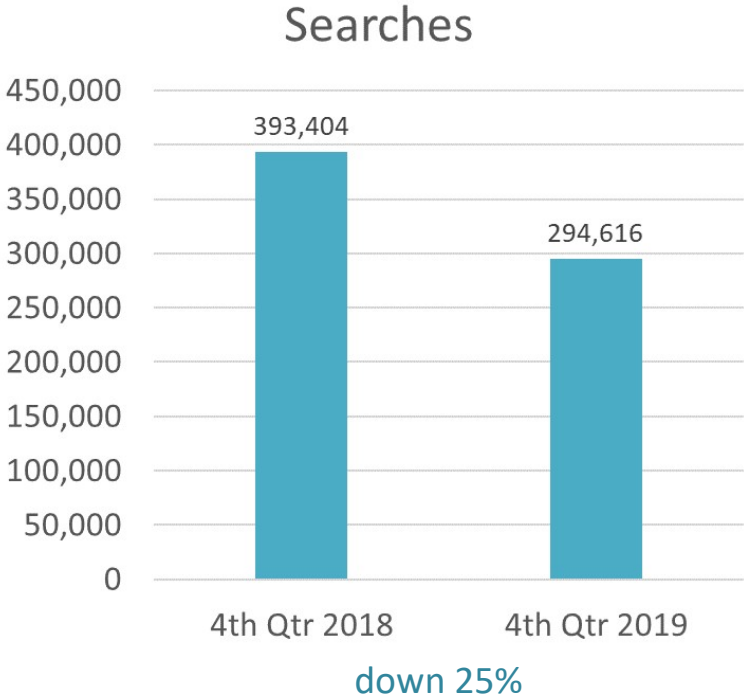
Rent change

Twin Cities average rents by bedroom



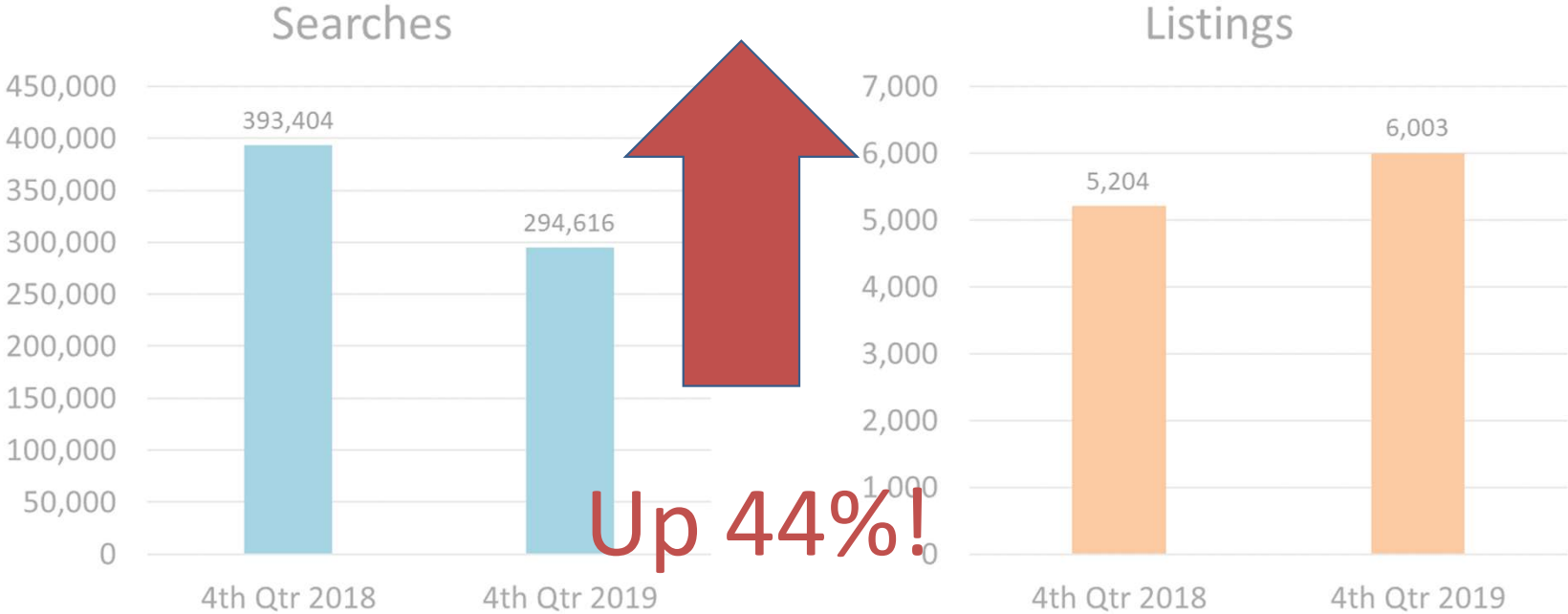
Source: HousingLink's Rental Revue database

Housing Search Activity on housinglink.org



Source: HousingLink internal evaluation

Housing Search Activity on housinglink.org Visits to HousingLink research pages



Source: HousingLink internal evaluation

Metro vacancy rate above 3.0%

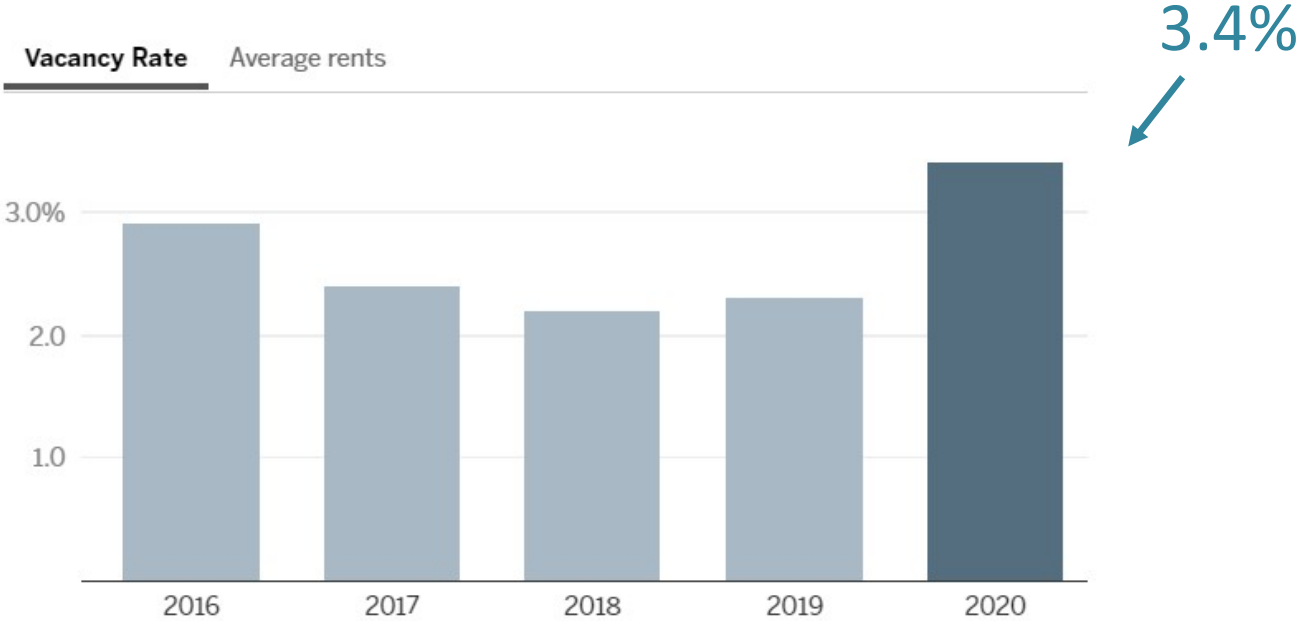
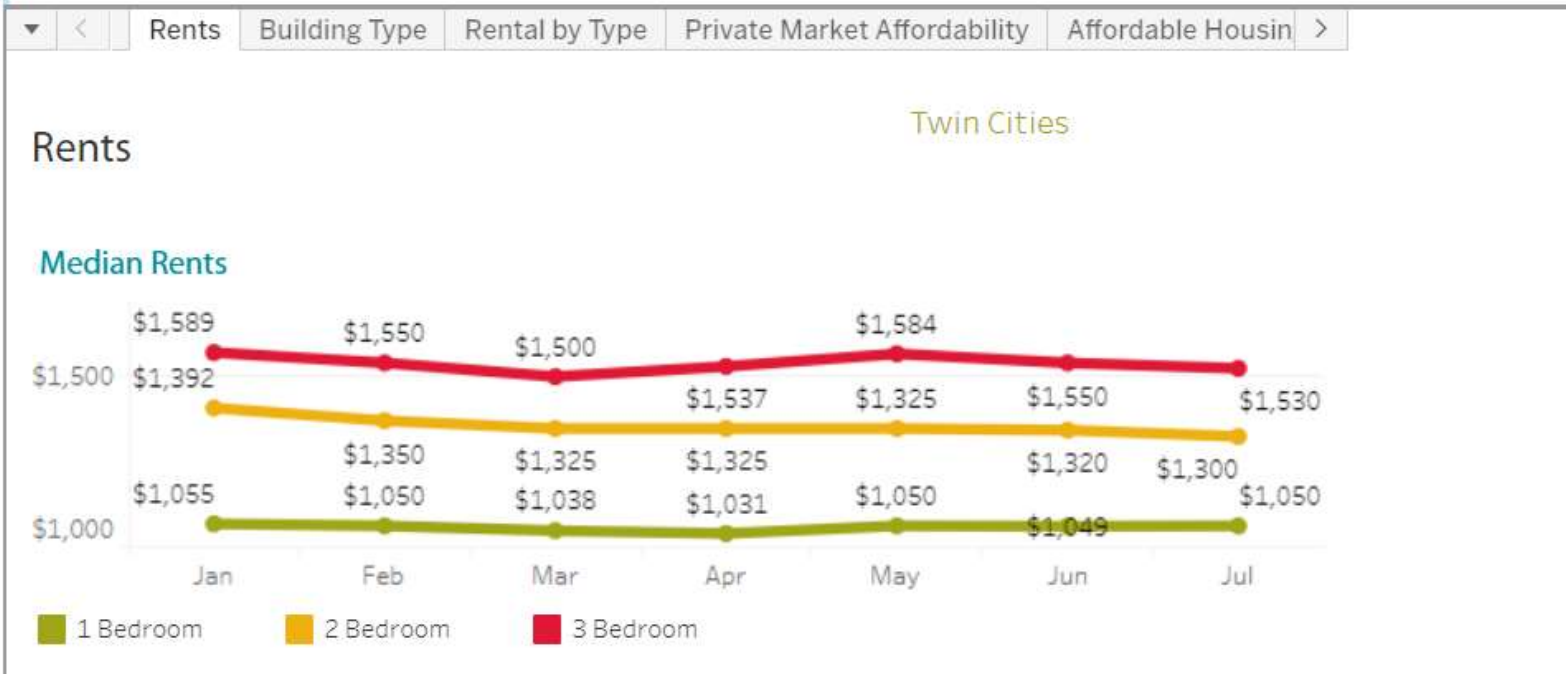


Chart: Jim Foster, Star Tribune • Source: Marquette Advisors

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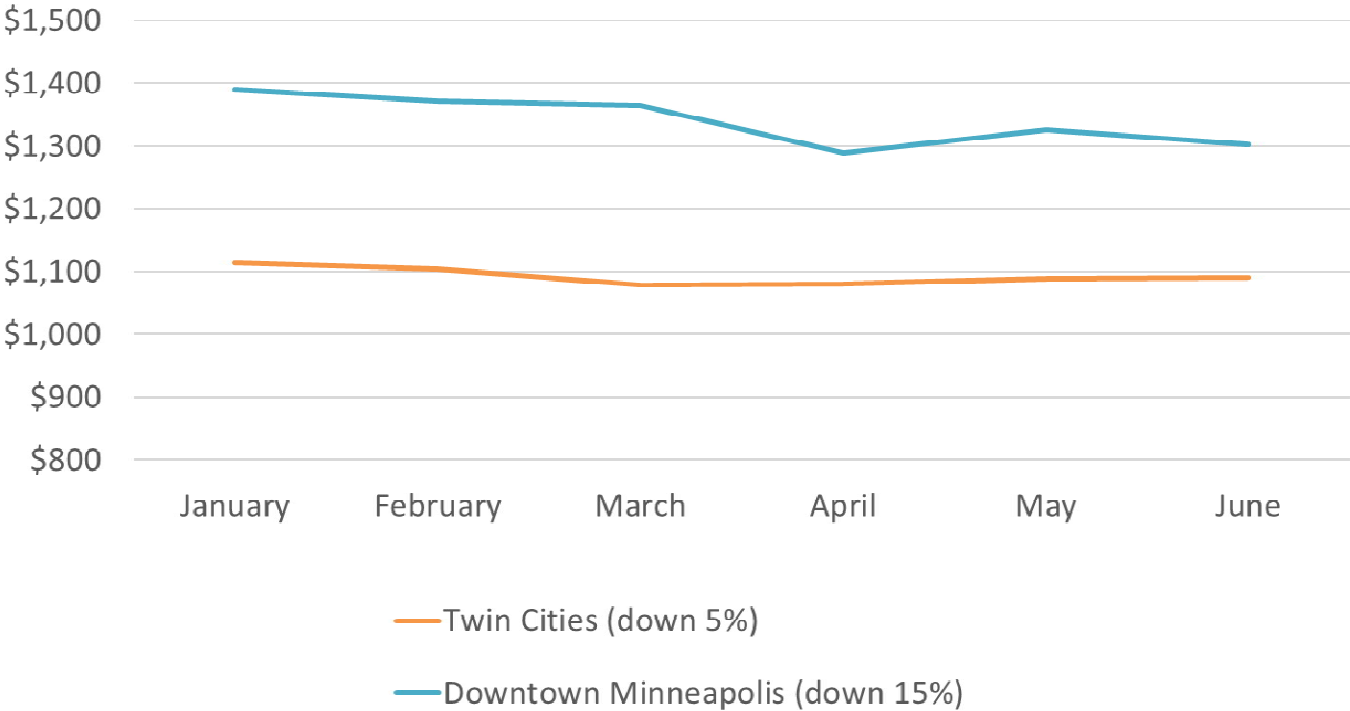
COVID-19 Rental Housing Trends

HousingLink is now tracking the impact of the COVID-19 crisis on rental housing in the Twin Cities. Drawing on our *Market Rent Database*, the new *COVID-19 Rental Trends* report will update each month to visualize a variety of rental trends starting prior and continuing into months of the pandemic.



One Bedroom Rent Change

Average Rents - January through July



Source: HousingLink's Rental Revue database

On-Time Rent, August 2020

Class A	Class B	Class C
94%	93%	88%

Source: Minnesota Multi Housing Association (MHA) data as reported in, “Vacancies expected to increase in Twin Cities apartment market”, *Star Tribune*, August 14 2020

Twin Cities Metro low-income job losses due to COVID-19

87,502

(Source: <https://www.urban.org/features/where-low-income-jobs-are-being-lost-covid-19>, data retrieved Sept 4)

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% of Twin Cities Households with Income <\$45k/year

Owners	Class B
18%	53%

*(Source: Economic and Market Analysis Division of HUD,
Special Tabulation of 2018 ACS 5-Year Survey Data)*

June 2020 Survey
926 renters with active user profiles on
HousingLink.org.

PRIOR TO THE PANDEMIC, were you generally able to pay your rent?

YES: 91%

(includes 44% that are often unable to pay other bills)

Have you remained current on your rent since the beginning of the pandemic?

YES: 72%

Of those already employed,
70% either lost their job or had their hours reduced.

Of those with loss of job or hours, as of July 31:

20% expect to be back to full employment.

35% expect to be working, but at reduced hours or wages.

45% do not expect to be working again.

For those who have stayed current through the pandemic:

“How important has your stimulus check or unemployment assistance been in helping you to pay your rent since April of this year?”

35% couldn't have paid rent without it

an additional **53%** would have been able to pay rent, but with difficulty.
only **9%** say *“It would not have been a problem so far.”*

“Knowing that the Federal Government’s \$600/week unemployment insurance ends on July 31, how do things look for you after that if there is not more assistance provided?”

26% will not be able to continue paying rent
an additional **54%** will be able to pay rent, but with difficulty.
only **21%** say “It will not be a problem.”

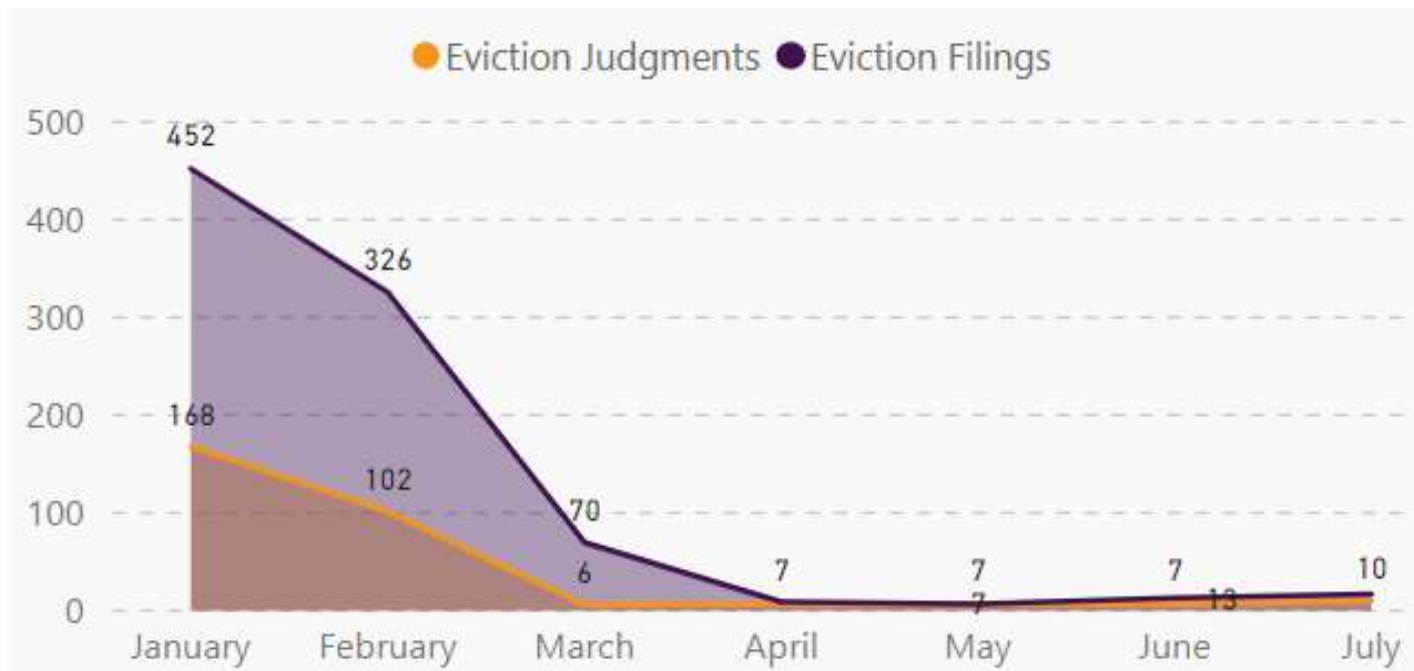
It's September 9!

Protections and Mitigations

Protections and Mitigations

- *Eviction moratorium through end of year.*

Hennepin County eviction filings and judgements



Source: Screenshot from Hennepin County's "Evictions in Hennepin County" data dashboard, retrieved on 9/8/20

Protections and Mitigations

- *Eviction moratorium through end of year.*

therefore...

vacancy rate artificially low?

Protections and Mitigations

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- *Stimulus Round 2 checks: status, uncertain.*

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 - *State, through end of year.*

Protections and Mitigations

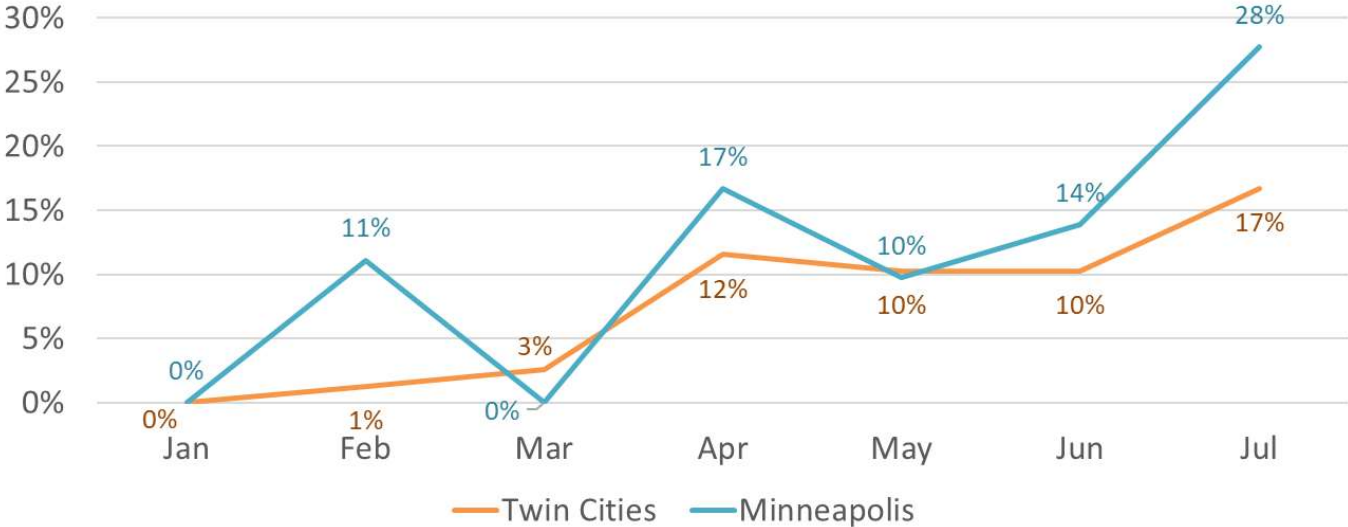
- *Eviction moratorium through end of year.*
- *Stimulus Round 2 checks: status, uncertain.*
- *Unemployment:*
 - *Federal boost: \$300 (ends Aug 29).*
 - *State, through end of year.*
- *State of MN's COVID Housing Assistance Program (CHAP): \$100 million (through end of year or when money runs out). United Way 2-1-1.*

Other market stuff

Other market stuff

- *Section 8 acceptance.*

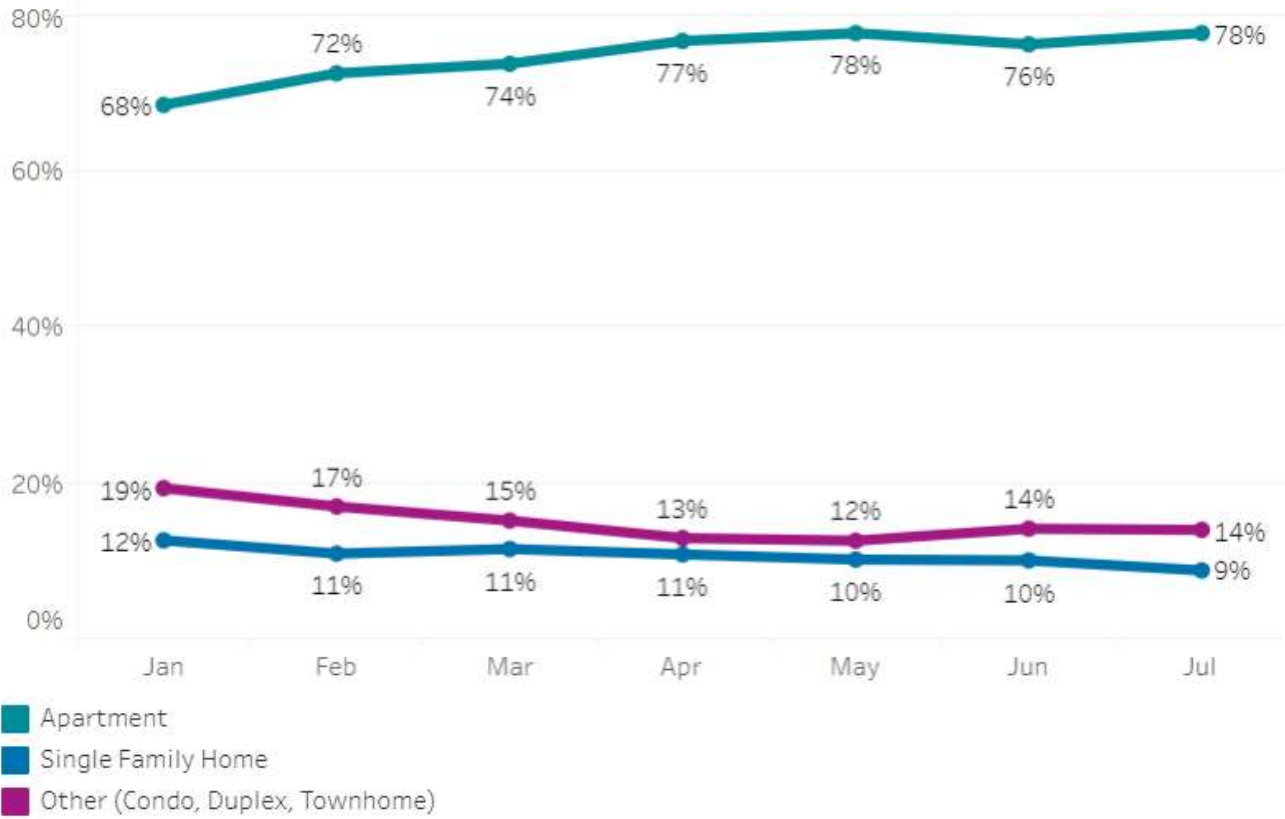
change in % of listings on housinglink.org accepting Section 8 since beginning of year



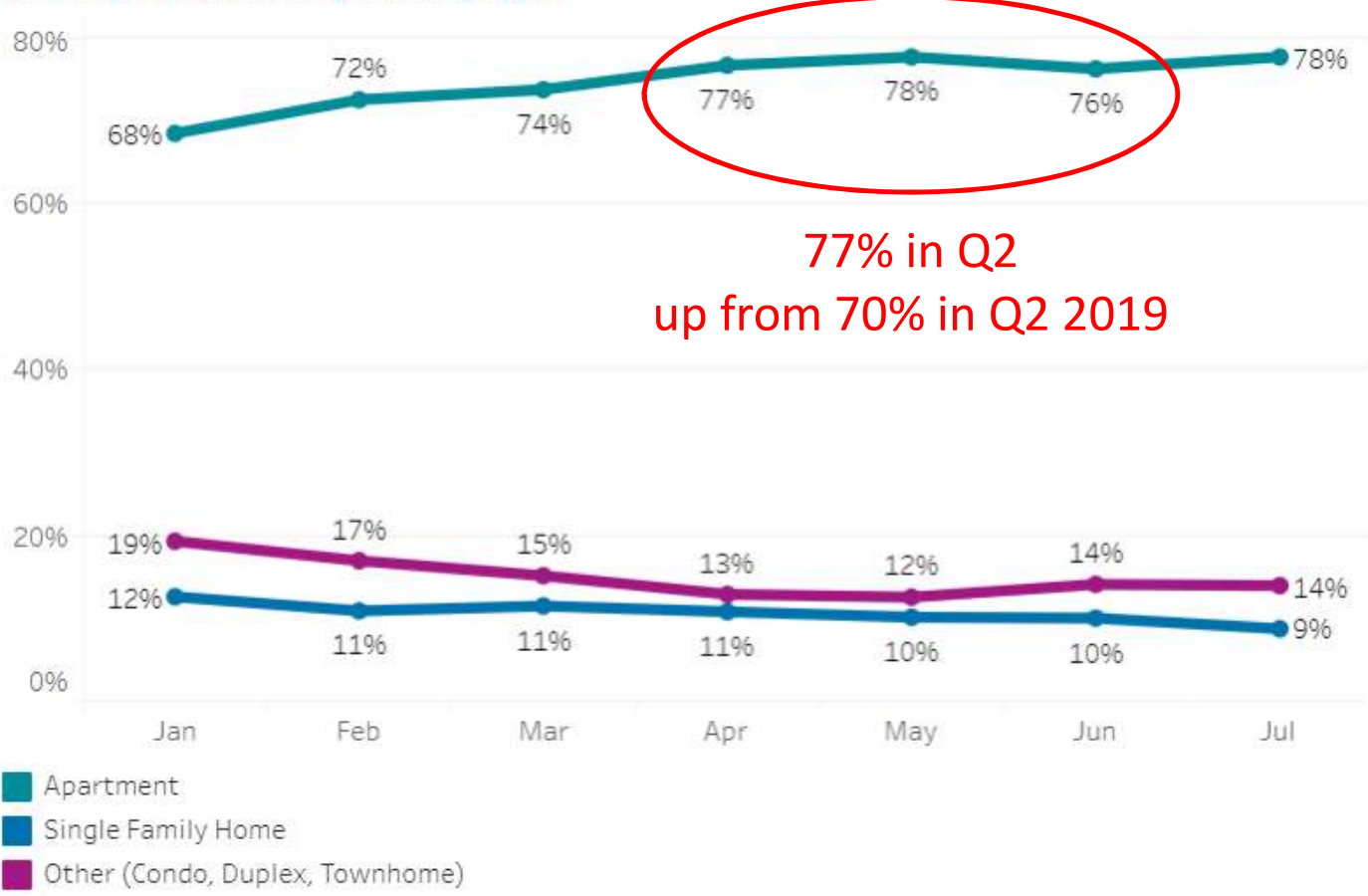
Other market stuff

- *Section 8 acceptance.*
- *Multifamily apartments as % of all vacancies.*

Vacancy Distribution by Building Type¹



Vacancy Distribution by Building Type¹




Other market stuff

- *Section 8 acceptance.*
- *Multifamily apartments as % of all vacancies.*
- *NOAH vacancies.*

Number of NOAH Vacancies by Bedroom²



Subsidized Housing ▾
Property Owners & Managers ▾
Housing Resources ▾
Beyond Backgrounds
Data & Research ▾
About Us ▾



HousingLink Data & Research

HousingLink provides research, data, analytics and expertise to Minnesota's affordable housing sector. As experts in both subsidized and private market rental housing supply, HousingLink has contributed data and expertise for numerous multi-agency collaborative efforts. Our research offerings are driven from two primary aspects of the rental housing market: Market Rent data and Publicly-Assisted/Subsidized data.

Market Rent Data

HousingLink's *Market Rent Data* is a unique policy and analysis resource featuring thousands of public-facing vacancy listings per quarter in the state of Minnesota.

The *Market Rent Data* consists of two components:

1. A larger set of private market rents with address-level records containing advertised rent amount, number of bedrooms, and building type (including both multifamily and the "shadow market" or single family home, duplex, condo, and townhome).
2. A smaller subset of data derived from HousingLink's own *Housing Search* service, with an expanded array of vacancy listing attributes (background checks, application fees, amenities, etc) as well as availability of affordable homes (subsidized housing wait lists, Section 8 acceptance, etc).

Individually or in concert the two components of our *Market Rent Data* set have contributed to a number of [regional policy and community development collaborations](#) as well as specific custom research needs related to market analyses, rent reasonableness projects, and housing studies.

In addition, our *Market Rent Data* drives many of HousingLink's proprietary research products, including:

- **COVID-19 Rental Housing Trends:** An interactive report that updates each month to visualize a variety of rental trends starting prior and continuing into months of the COVID-19 pandemic.

Data Inquiries

To discuss HousingLink's data and research offerings for your organization's needs, please contact Sue Speakman-Gomez, President, at sgomez@housinglink.org.

Media Inquiries

Please contact Sue Speakman-Gomez, President, at sgomez@housinglink.org.

Subscribe to the Research Email List

Get announcements of updates and new releases!

* indicates required

Email Address *

First Name

<https://housinglink.org/Research>

Dan Hylton
Research Manager
dhylton@housinglink.org



Q & A

Tenant Hotline:

Phone: 612-728-5767

Online: homelinemn.org/email

- HOME Line ofrece servicios en español. Para Español, llame al 612-255-8870.
- HOME Line waxay bixisaa adeeg ku baxa Afka-Soomaaliga. Af- Soomaali wac 612-255-8860.
- Peb lub koom haum HOME Line muaj neeg txhais lus Hmoob. Hais lus Hmoob, Hu 612-255-7104.

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Thank You