

Recent Greater Minnesota Housing Studies: Vacancy Rates

Rental vacancy rates below draws from 24 recent housing studies that were completed in the last 4-5 years for Greater MN places outside the 7-county metro.

	0% vacancy	1 to 3% vacancy	4 to 5% vacancy	6% and over vacancy	Total study areas	% of study areas with vacancy rates of 5% or less
Market-rate rentals	7 study areas	10	8	7	32	78%
Subsidized rentals	13 study areas	14	3	3	33	91%

Study areas represented include:

Aitkin	Greenbush	New York Mills
Austin	Howard Lake	Northfield
Badger	Isanti County	Olmsted County
Baudette (for Lake of the Woods County)	Jackson	Olmsted County - East
Beltrami County	Kanabec County	Olmsted County - North
Byron	Lonsdale	Perham
Carlton County	Mankato Area (Mankato, N. Mankato, Eagle Lake, some MSA data)	Pine County
Cloquet/Scanlon	Mille Lacs County	Red Wing
Crow Wing County	Moorhead (city only)	Rochester
Duluth	Moorhead (Fargo-Moorhead metro area)	Roseau (city)
East Central Region	Mora	Roseau County
Faribault	Morristown	St. Cloud
Grand Rapids (inside city)	New Prague	Stewartville
Grand Rapids (metro area excluding city)		Thief River Falls
		Warroad
		Worthington

Notes:

- Large study areas plus submarkets when reported (such as Olmsted County, N. Olmsted County, and Rochester) are all included separately.
- Rental vacancy rate data from three communities were excluded because of data quality concerns. Each used the American Community Survey or 2010 Census as the sole vacancy rate source.
- Typically data exclude senior housing.

Recent Greater Minnesota Housing Studies: Housing Demand

21 recent housing studies completed in the last 4-5 years for Greater Minnesota places outside the 7-county metro found a need for **34,000 housing units, including**

- 40% ownership (13,500 units)
- 60% rental (20,500 units)

Studies vary in time frame for predictions, ranging from 2017 up to 2025. The studies included do not include overlapping geographies to avoid double counting units.

Rental demand

- Demand for new 20,500* rental units includes:
 - 7,925* income restricted/affordable units
 - 5,551 non-income restricted (market rate) units
 - 6,911 senior units (some may be for senior, affordable units)
 - 140 student units
- For 13,500 non-student/non-senior rental housing, demand is for
 - 59% income restricted/affordable units
 - 41% non-income restricted (market rate) units

**One study suggests 30 rental assistance vouchers instead of affordable units; these units are included.*

Ownership demand

- For studies that specify single vs. multi-family units for ownership, the demand is for 76% single family and 24% multi-family (twin home/townhome/condo) units.
- Most studies do not give affordability breakouts.

Areas included in the 21 studies:

Regions	Counties	Cities
<i>East Central Region includes:</i>	Beltrami	Austin
Five counties:	Crow Wing	Duluth & small cities nearby
Carlton	Lake of the Woods	Grand Rapids
Mille Lacs	Olmsted	Howard Lake
Kanabec	Rice	Jackson
Pine	Roseau	Luverne
Isanti		Mankato area
Baldwin Township in Sherburne County		Moorhead
Parts of Aitkin County		New York Mills
		Perham
		Red Wing
		St. Cloud
		Thief River Falls
		Worthington