



## MEMORANDUM

**DATE:** August 17, 2017  
**TO:** Emily Carr, Development Project Coordinator  
**FROM:** Sean Hayford Oleary, Economic Development & Housing Intern  
**SUBJECT:** Apartment Vacancy Survey Results for 2017

---

### Introduction and Key Findings

The City of Brooklyn Park has surveyed all multifamily rentals since 2011, asking about vacancy rates, amenities, and rents for different unit types. The key findings are:

1. Median vacancy is low, at 2.8%
2. The median rent has increased, largely due to the addition of 610 West
3. Other communities' rent increases were modest, but still pose a financial burden to lower-income households

### Methods and Response

Paper copies of surveys were sent to all apartment communities (one to on-site offices, and one to owner/manager known for the property). For all apartment managers for whom the City had an email address, an email copy was provided. Approximately half of the responses were received from the emailed survey, and half were either returned by mail or faxed in. Those who did not respond after one month received follow-up notifications

30 of 38 communities surveyed returned a response, yielding a 78% response rate.

### Results

Responding apartment managers reported very low vacancy, almost universally, indicating a strong rental market, and that there is likely unmet demand for apartment.

**The median vacancy for apartment communities was 2.8%**, and the citywide vacancy for all units is approximately 4.8%. This number is higher in large part because of ongoing renovations at Autumn Ridge and Fairways at Edinburgh.

### Median rent and changes from 2016

Rent increased for all unit types between 2016 and 2017, with the most dramatic increases in studio apartments. The degree of increase is not dramatic, but the rent cost is still likely to be burdensome to many households. A rule of thumb for affordability is that households should not spend more than 30% of their income on housing costs. Even a studio requires an income nearly double the minimum wage for a single-earner household.

The results below are the median rent by **community**, not by unit.

Table 1: Price changes, including all units

Type of unit	Median price in 2017	% change from 2016	Hourly wage needed	Annual salary needed
Studio	\$931	19%	\$16.11	\$33,500
1 bedroom	\$949	3.2%	\$16.43	\$34,175
2 bedroom	\$1173	4.4%	\$20.30	\$42,224
3 bedroom	\$1699	7.8%	\$29.41	\$61,172

Although some of these are significant increases, much of this difference is accounted for in the addition of 610 West. Although this does increase the median rent for apartments in Brooklyn Park, no existing affordable units were removed. This simply provides additional options at the higher end of the market.

When considering our median rent without 610 West, the changes are more modest, especially for the most common unit type: the 1-bedroom apartment.

Table 2: Price changes, not including 610 West.

Type of unit	Median price in 2017	% change from 2016	Hourly wage needed	Annual salary needed
Studio	\$848	8%	\$14.68	\$30,535
1 bedroom	\$926	0.6%	\$16.03	\$33,350
2 bedroom	\$1135	1%	\$19.64	\$40,850
3 bedroom	\$1616	2.51%	\$27.97	\$58,100

## Changes since 2011

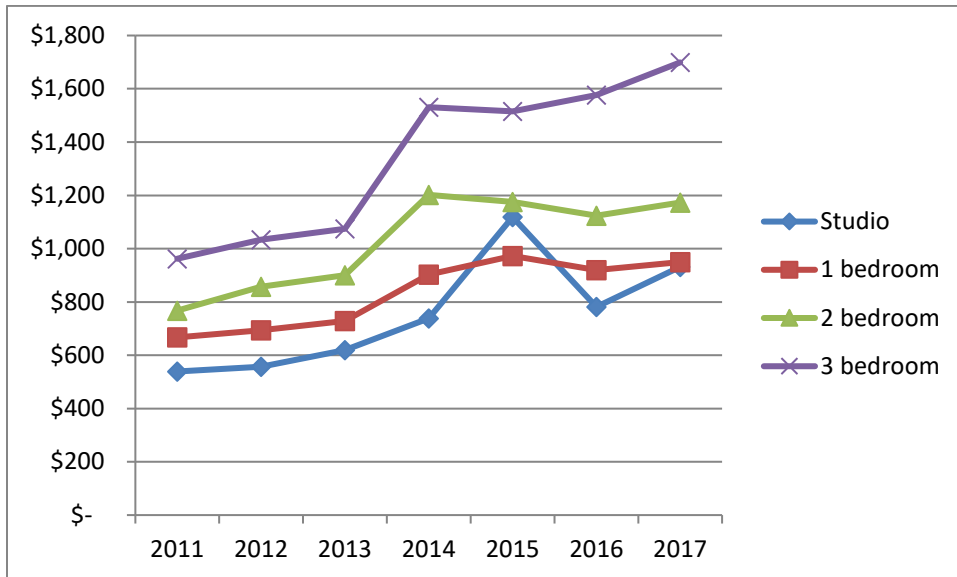


Figure 3: Price increases since 2011 in dollars (not adjusted for inflation).

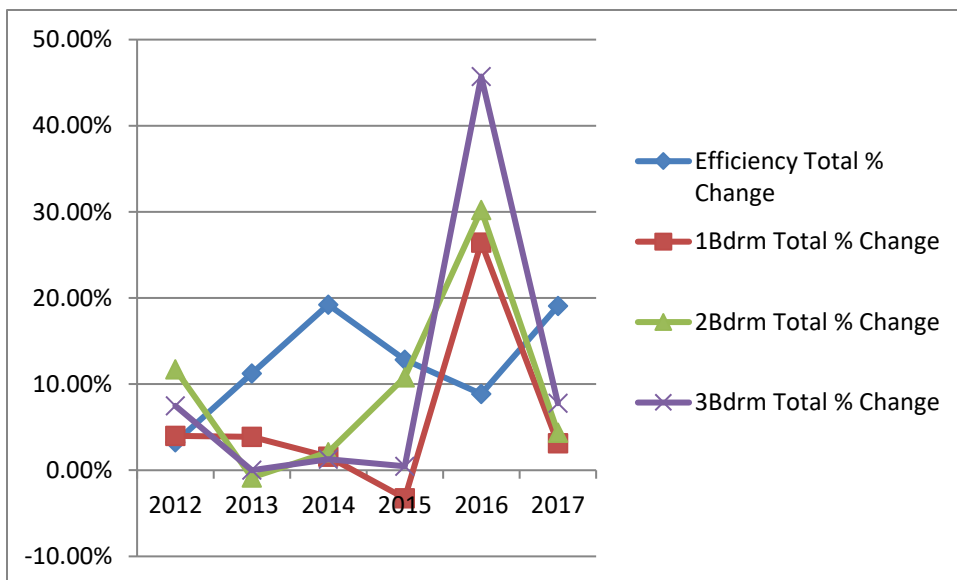


Figure 4: Percentage change increases since 2011. Nearly every year has seen an increase, but growth has been more modest in 2017 than in 2016.