

B A E

Bay Area Economics

**BERKELEY RENT CONTROL 1998:  
TENANT AND HOUSING PROFILE**

Prepared for:  
Berkeley Rent Stabilization Board

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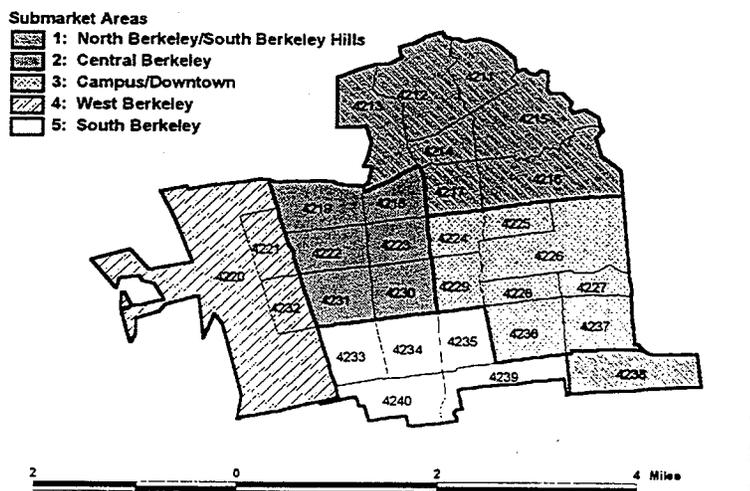
## SUMMARY OF FINDINGS

### Introduction

In April 1998, the Berkeley Rent Stabilization Board retained Bay Area Economics (BAE) to conduct a survey of tenants of rent-controlled units in Berkeley. This survey repeats a similar effort by BAE in 1988, and is used in this study to develop a current profile of tenants living in rent-controlled units in Berkeley. The results of the current and previous surveys are compared to show any changes over the last decade. In 1988, considerable effort was put into developing a comprehensive survey instrument and sound sampling frame that could be easily replicated; as a result, the 1998 survey repeats many of the same questions, and uses the same sampling technique as used ten years ago. This allows for easy comparison of the results of the two surveys and assists in measuring the ongoing effectiveness of Berkeley's Rent Stabilization and Eviction for Good Cause Ordinance.

Based on 1990 Census data, Berkeley has approximately 43,500 occupied housing units (excluding dormitories and other group quarters housing). Over half of these units (almost 24,500) are renter-occupied, housing 45,446 persons out of Berkeley's total 1990 population of 102,724. At the time of this survey in Spring 1998 there were approximately 19,300 units listed as covered by rent control in the Rent Board's Certified Rents Database. The survey was conducted by mailing a questionnaire to 2,000 households randomly selected from all the rental units in the Rent Board's Certified Rents Database. As with the 1988 survey, the sample was constructed with the City divided into five distinct "submarket areas," as shown below, to look at neighborhood areas in Berkeley individually.

### Tenant Survey Submarket Areas



The primary purpose of this survey is to provide detailed and statistically reliable information regarding tenants in rent-controlled units, the quality and condition of the housing units they live in, the rents paid for those units, the relationship between the tenants and their landlords and managers, and tenants' overall impression of the success of the Rent Control Ordinance in meeting its stated goals. Although there are

many conclusions regarding Rent Board policy that can be drawn from this work, this is not a policy document. No attempt has been made to use these results to systematically evaluate the Rent Stabilization and Eviction for Good Cause Ordinance or the operating regulations used to implement it. Moreover, no recommendations are made regarding the findings. Instead, this study seeks to present objective, factual information that may serve as the basis for future policy discussions.

### Methodology

Surveys were sent to 2,000 rental units, in the form of a stratified sample with 400 units randomly selected in each of the submarket areas. The goal was to receive at least 100 usable responses from each submarket area. A total of 752 usable responses were received, as shown below. For comparison purposes, the number of responses received in 1988 is also displayed.

| <u>Submarket Area</u>                   | <u>1998 # of Responses</u> | <u>1988 # of Responses</u> |
|---|----------------------------|----------------------------|
| 1 (North Berkeley/South Berkeley Hills) | 175                        | 184                        |
| 2 (Central Berkeley)                    | 166                        | 165                        |
| 3 (Campus/Downtown)                     | 156                        | 189                        |
| 4 (West Berkeley)                       | 118                        | 138                        |
| 5 (South Berkeley)                      | <u>137</u>                 | <u>150</u>                 |
| <b>Total</b>                            | <b>752</b>                 | <b>826</b>                 |

While the response rate this time was not quite as high as in 1988, the goal of at least 100 surveys per subarea was still comfortably exceeded for all subareas, for a total response rate of 38 percent. It should be noted that not all respondents answered all questions, so the response rate for any given question may be slightly lower than the overall rate.

As a result of the different total unit count for each submarket area, the responses from each submarket area must be weighted by the number of units in that area to provide citywide averages and distributions. In this report, all references to citywide averages or proportions refer to weighted data, not a simple compilation of all survey results. The results of this survey, as with all surveys, must be interpreted in light of the fact that the results compile only the responses of a sample and not the entire population. These responses are only an estimator of the characteristics of the entire population. Statistically, the quality of the estimate is based on the standard error and the confidence intervals selected; the possible error is a function of the sample size, the bias in the sample, and the distribution on the variable in the entire population.

### Demographic Characteristics of Tenants in Rent-Controlled Units

There is no such thing as a "typical" tenant in Berkeley; the city's rent-controlled units house a diverse mix of residents. Nevertheless, some generalizations can be made based on the survey results.

Berkeley rent-controlled households tend to be small, about half of them being single person households. The average citywide respondent household size is 1.76 persons per household. In comparison, for all

Berkeley households in 1990 (including owner and renter households), the average household size was 2.10 persons, while the Alameda County average household size in 1990 was 2.59 persons. This small household size is dictated in large part by the nature of the rent-controlled housing stock, which consists largely of studios and one-bedroom units, especially in the neighborhoods near the University. As a result most of the rental units are inappropriate for families and other large households.

The residents of rent-controlled housing are often young (although all age groups are represented), are often in households with or consisting of students, and when not living alone, are most often in households of unrelated persons other than couples. The majority of respondents are White, but almost one-fourth are Asian; there are also significant numbers of other groups. African American renters tend to be older, while Asians are younger than the citywide average.

The mean annual income of respondent households is slightly below \$30,000, in comparison to 1998 estimates for all households (owner and renter-occupied) in Berkeley and Alameda County of \$61,589 and \$66,688, respectively. White respondent households have a higher mean income than this, while the mean for African American and Asian respondent households is lower. Approximately half of the respondent households fit the U.S. Department of Housing and Urban Development (HUD) definition of very low income, with an additional 18 percent in the lower income category, indicating that Berkeley continues to have a large contingent of poor renter households.

While many of these low-income households are student households who may not have low incomes in the long-term, survey results show that there are still substantial numbers of non-student low-income households in Berkeley's rent-controlled housing stock. While the citywide 1997 mean income for non-student respondent households is just over \$35,000, over one-fourth of all non-student respondent households have incomes below \$20,000. Categorization by HUD income limits shows that even after excluding student households, over one-third of the respondent households report having very low incomes, and an additional 20 percent are in the lower income category.

Demographic characteristics vary by neighborhood, with proximity to the University being a key factor. Submarket Area 3, the Campus/Downtown subarea, is characterized by a high concentration of young adults, students, unrelated households, Asians, low-income households, and a low concentration of children. The North Berkeley/South Berkeley Hills subarea is distinguished by higher incomes and a high concentration of White renters. West Berkeley has low incomes, and is the most diverse racially. West Berkeley and South Berkeley are both home to a high concentration of African Americans, and to a lesser degree, Latinos.

Comparison with results of the 1988 Tenants survey reveals significant changes in the composition of rent-controlled households. The number of students, young adults, and households of unrelated persons has increased, while the number of households containing children and elderly has decreased, as has the number of married households with or without children. The number of White and African American households has declined, while the number of Asian households is up. There has also been an increase (from a negligible number) in the percentage of renters classified as "other" for race/ethnicity. Overall, household incomes have been relatively stable over the decade after adjusting for inflation, showing only a slight increase, but African American respondent households have shown a substantial increase in mean household income.

## **Characteristics of the Housing Stock**

The rent-controlled housing stock in Berkeley consists primarily of apartments (which make up almost 90 percent of the units). Two-thirds of units are in buildings of five or more units, and most of the units are two bedrooms or less, with one-bedroom units being the predominant rental type. Using a conventional standard of one person per room, there is very little overcrowding in rent-controlled units in Berkeley. Almost 97 percent of respondent housing units citywide report one person or less per room of unit, about the same as the 96 percent for all Berkeley housing units and higher than the 92 percent for all Alameda County units housing units reported in the 1990 Census.

The North Berkeley/South Berkeley Hills subarea has the highest percentage of single-family houses, while the highest proportion of apartments is found in the Campus/Downtown subarea. The Campus/Downtown submarket area also has the most units in larger buildings, and more small units as measured by both number of bedrooms and total number of rooms. While there is little overcrowding overall, West Berkeley shows the highest figure, with nine percent of the units having more than one person per room.

The housing stock data from the 1998 survey is very similar to that from the 1988 survey, indicating little change in the mix of units covered by rent control. Census information from 1990 provides the same overall picture of rental housing in Berkeley. It is worth noting that because of vacancy decontrol, the number of single-family houses covered by rent control is likely to decline over the next several years as units change tenants and become exempt from rent control. It is also noteworthy that in the face of substantial real rent increases between 1988 and 1998 (see discussion below), the average number of persons per room remains unchanged, indicating that tenants are not responding to increased rent burdens by "doubling up" or otherwise overcrowding units.

## **Housing Costs in Rent-Controlled Units**

Citywide median monthly contract rent for the respondent units is \$650. Most tenants pay gas and electric charges in addition to rent, while few pay additionally for water, off-street parking, or storage. Median monthly gross rent, as calculated by taking into account the additional charges, is \$692. Using the survey data for household income, it is also possible to determine the proportion of household income<sup>1</sup> spent on rent. Households that must devote a high percentage of their income to rent may face economic hardship because as a result they may have inadequate income available for other purposes (e.g., food, transportation, clothing, medical care). Almost one-third of the surveyed tenants pay over half their household income for housing costs (i.e., gross rent). More than half have rent burdens greater than 30 percent, a standard commonly used by current government programs as a threshold to indicate overpayment for shelter. An additional 10 percent have a rent burden of 25 to 30 percent.<sup>2</sup> The proportion of high rent burden citywide and the distribution by subarea is in part due to the nature of the Berkeley renter population, where a large proportion of renters are students with low incomes. When households consisting only of full-time students

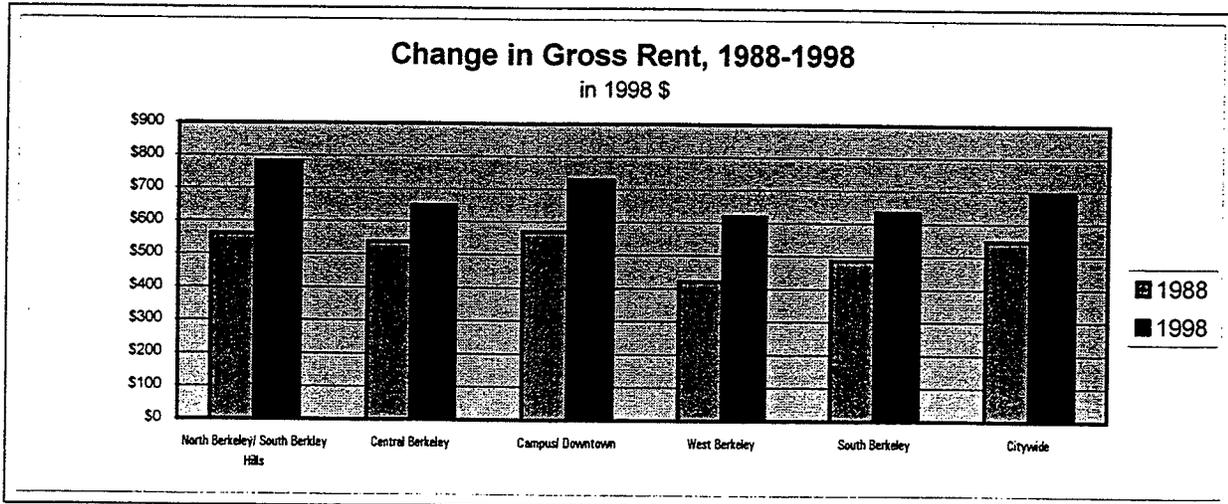
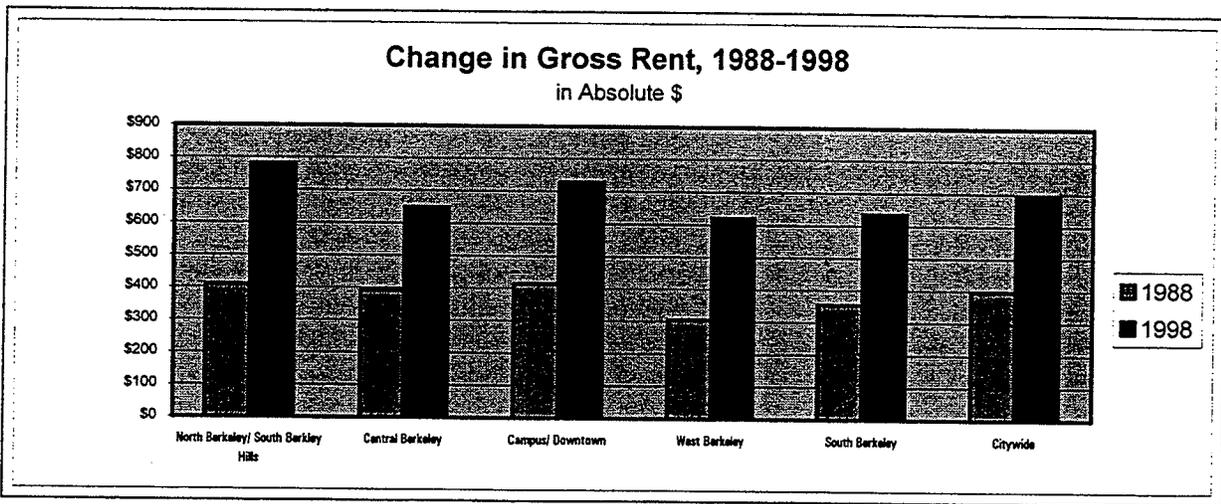
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<sup>1</sup> Household income is defined as all money income before taxes, not just take-home pay.

<sup>2</sup> Prior to 1982, 25 percent was considered a fair percentage of income to be paid for rent for U.S. Department of Housing and Urban Development (HUD) programs. In 1981, Congress raised the standard to 30 percent; HUD implemented the new standard the following year.

are excluded, the rent burden situation shown in 1998 is somewhat better, although there are still many non-student households with high rent burdens. The subareas showing the highest rent burdens for non-students are West Berkeley and South Berkeley.

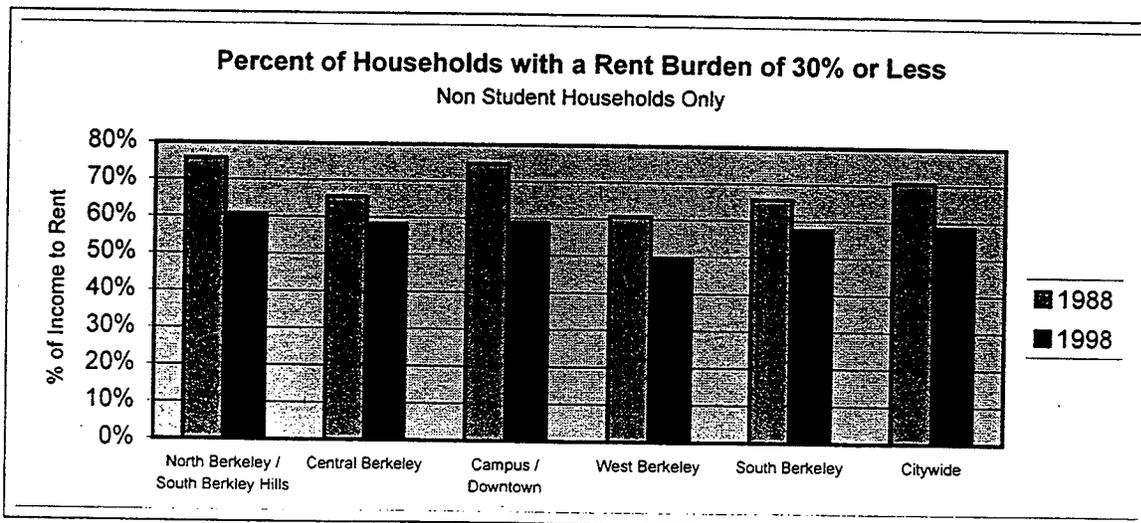
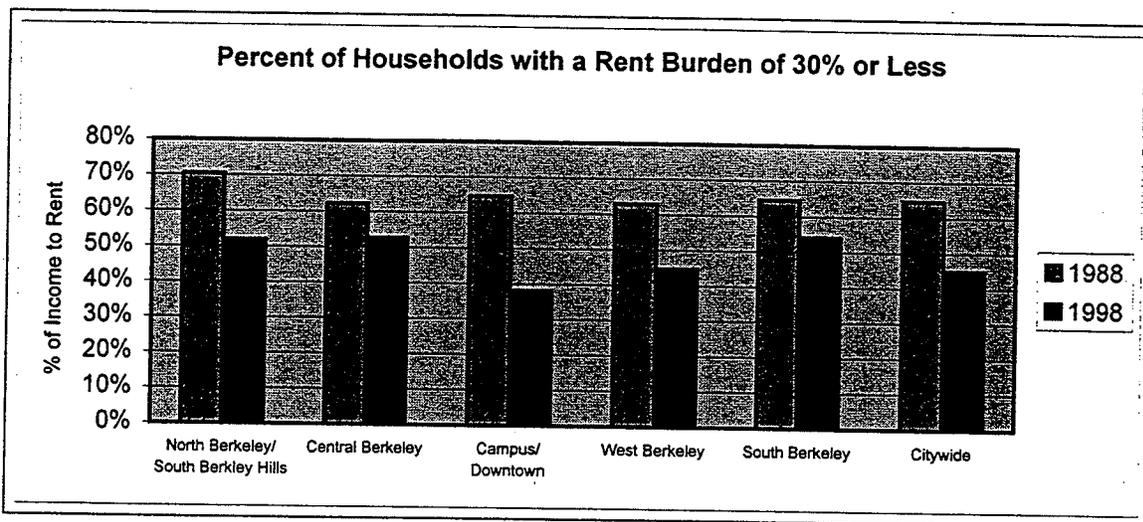
Rents and rent burdens for tenants in Berkeley's rent-controlled housing rose dramatically between 1988 and 1998. The citywide median gross monthly rent reported in 1988 was \$399; the 1998 figure of \$692 is almost 75 percent higher. In inflation-adjusted dollars, the citywide median gross monthly rent for 1988 respondent households was \$548. The current median of \$692 is an increase of over 25 percent even after adjustment for inflation. The citywide median gross rent for non-student households is only slightly below the overall median, at \$681.



In 1988, almost two-thirds of respondent households citywide reported a rent burden of 30 percent or less, a proportion that declined to less than half in 1998. The proportion of households with a rent burden of 50 percent or more climbed from 14 percent to 32 percent over the decade. The changes are especially dramatic in the Campus/Downtown subarea, where households with rent burdens of 50 percent or higher

climbed from 15 percent to 42 percent. This change is likely due to several factors, including the fact that inflation-adjusted incomes have remained about the same, while rents and utility expenses have increased. Additionally, the number of students (and thus student households) has increased, which may contribute to the especially high rent burden increases in the Campus/Downtown subarea.

Nevertheless, there are still many non-student households with high rent burdens. For the non-student subgroup of respondents, 41 percent show a rent burden greater than 30 percent. Just under 20 percent show a rent to income ratio of 50 percent or more. As with all respondent households, the situation deteriorated between 1988 and 1998. In 1988, over 71 percent of non-student households reported a rent burden of 30 percent or less; this proportion declined to 59 percent of households in 1998.



Further exploration of the data reveals that rent burden is associated with ethnicity, income, and date the household took occupancy of their unit. Approximately half of the White and African American respondents report rent burdens of 30 percent or less, but only about one-fourth of Asian respondents report

rent burdens this low. Conversely, over half of Asian respondents report rent burdens of 50 percent or more, compared with approximately one-quarter of Whites and African Americans. This may be a function of a high proportion of students among the Asian population.

Almost all respondent households with annual incomes below \$15,000 pay more than 30 percent of income to rent, and almost 90 percent pay 50 percent or more. Rent burden decreases with income; almost all households with incomes of \$50,000 or more pay 30 percent or less of their income to rent. Long-term tenants appear to have relatively low rent burdens. This pattern is likely a function in part of the high turnover of lower-income student households combined with the phasing in of vacancy decontrol. Also, longer-term tenants are likely to be older and thus have higher incomes.

### **Tenant Mobility Characteristics and Methods of Finding Housing**

Berkeley tenants show a high level of mobility. Citywide, approximately one-third of respondents have only been in their unit since April 1997 and slightly under three-fourths of respondents moved into their unit in the last five years. Young tenants tend to have shorter tenancies; over two-thirds of respondents aged 18 to 24 moved into their units in the last 16 months, while at the other end of the age scale, 61 percent of those 65 or older moved into their units more than 10 years ago. There are also variations in length of residence between the various major ethnic/racial groups. In general, African Americans show the longest tenure (in keeping with their more aged status), followed by Whites, with Asians showing the shortest length of residence.

Duration of occupancy of respondents bears a high degree of similarity to the 1988 survey and 1990 Census data for all renters in Berkeley. The 1998 survey data may indicate an increase in shorter-term tenancy, as well as a slight increase in the proportion of tenants with extremely long tenancies in their current units. Interestingly, both surveys and the 1990 Census data indicate that despite Berkeley's high student population, the main difference between Berkeley and all of Alameda County is the county's higher proportion of renters occupying their unit for 15 months or less. The Census data also shows how renter households for Berkeley and Alameda County are much more mobile than owner households.

Citywide, over half of the respondents moved from another location within Berkeley. Another 19 percent came from other locations within the East Bay Area, 12 percent came from other Bay Area locations, and 15 percent came from outside the Bay Area.

Informal methods, including referral from the previous tenant, knowing the landlord, or "word of mouth," are the predominant method of finding a rental unit in Berkeley, as reported by slightly under half of all respondents. Among more formal methods, almost one-third used a rental agency, less than 10 percent responded to a newspaper advertisement, and less than five percent used University housing services. Older respondents are more likely to know the landlord or use a rental advertisement, and less likely to know a former tenant or use a rental agency. The age group most likely to use University housing services is the 25 to 34 age group, perhaps indicating this is a more important resource for graduate-level students than undergraduates. While all three of the major ethnic/racial groups in rent-controlled units utilize informal networking to find a rental unit to a high degree, African Americans tend to use these methods more often. Asians are as likely to use a rental agency as informal networking. Slightly over eight percent

of all respondents report paying a finder's fee other than regular rental agency fees for their unit; the median fee for those paying is \$55.

The Campus/Downtown subarea, with its high percentage of students, has the highest proportion of recent movers (almost 40 percent have only been in their unit since April 1997), but at least one-fourth of the respondents in every other subarea were also recent movers. West Berkeley has the highest proportion of those who have lived in their units ten years or more, as well as the highest percentage who have lived in their units 20 years or more. Respondents in the Campus/Downtown subarea are most likely to have come from other Berkeley locations, but least likely to have come from other East Bay locations. There is little difference between the subareas in how tenants find their units.

### **Tenant Perceptions of Building and Unit Condition**

Based on this survey, tenants in Berkeley's rent-controlled units perceive their housing to be of middle quality. Only a small percentage of tenants rate their building and unit condition as either excellent or poor, while over three-fourths rate it as good or fair. Even though tenants rate their buildings and units as being of middle quality, when asked about specific problems in their building from a list of typical maintenance items such as mildew, paint, plumbing, heat, and security, over three fourths of respondents report at least one problem in their building. Mildew, doors/windows, paint, plumbing, and security/lighting were each mentioned as problems by at least one-third of the respondents citywide. Most respondents indicated no change in building condition since they moved in, with approximately 20 percent indicating that conditions had improved, and the same proportion indicating their building's condition had gotten worse. Long-term tenants are just about as likely to notice an improvement as a decline in building condition, which could be interpreted as indicating there is currently no general decline in the long-term condition of the rent-controlled housing stock.

There is some variation by subarea in perception of building condition; the highest proportion of excellent responses is in the North Berkeley/South Berkeley Hills subarea, and the lowest is in South Berkeley. The Campus/Downtown subarea has the highest proportion of buildings rated in poor condition. Central Berkeley has the lowest percentage of buildings rated in poor condition. The level of specific problems reported is fairly consistent by subarea, as are perceptions of change in building condition.

In summary, the data on building condition provides mixed signals regarding rent control's impacts on maintenance. First, there seems to be little relation between rent paid and tenant perception of building condition. While this could be interpreted as showing that maintenance levels are not necessarily related to the rental income generated by the property, it may merely indicate that along with higher rents come higher expectations regarding maintenance. Also, despite a decade of rent increases outstripping inflation, overall perceptions have not changed much, and the percentage of tenants reporting issues with maintenance has remained relatively constant. On the other hand, long-term tenants in 1988 were more likely to perceive a decline in building condition than an improvement, whereas in 1998 they were just as likely to perceive either an improvement or a decline.

## **Landlord-Tenant Relations**

Slightly less than half the respondents citywide report some kind of dispute with their landlord or manager. The most common source of disagreement is maintenance and repairs. Given that over three-fourths of the respondents also report some kind of maintenance or repair problem with their building, it is not surprising that these items are the source of many landlord-tenant disputes. Maintenance issues were also the most common source of disagreement 10 years ago.

Less than 10 percent of respondents have ever been asked to move out of a unit in Berkeley. Of this small number, less than two-thirds of those asked to move did so. No one reason dominated as the cause for eviction or move-out, but use of the unit by the landlord or relatives is listed by about one-fifth of those who actually moved from their unit.

There is little variation by subarea in the proportion of tenants having disagreements with their landlords or managers. Security and safety disagreements are less common in the North Berkeley/South Berkeley Hills subarea than citywide, but more common in West Berkeley. Disagreements regarding other tenants are also less of an issue in the North Berkeley/South Berkeley Hills subarea. By subarea, requests to vacate the unit are most common in the North Berkeley/South Berkeley Hills subarea, and least common in the Campus/Downtown subarea. Tenants in the North Berkeley/South Berkeley Hills subarea are also the most likely to have actually moved, and tenants in South Berkeley are the least likely to have actually moved.

## **Perceptions of Rent Control**

A majority of respondents feel that the Ordinance has been successful in meeting the objectives of preventing unfair rent increases and unfair evictions. Slightly less than half think it has been successful in maintaining affordable housing for low- and fixed-income people, minorities, students, the disabled and the elderly. Especially with respect to unfair evictions, many respondents do not have an opinion on these issues.

Over the last ten years, there has been a significant decline in the percentage of respondents that think the Ordinance has been successful in these areas. There also seems to be less concern about rent control overall, as indicated by the increase in respondents with no opinion on these issues.

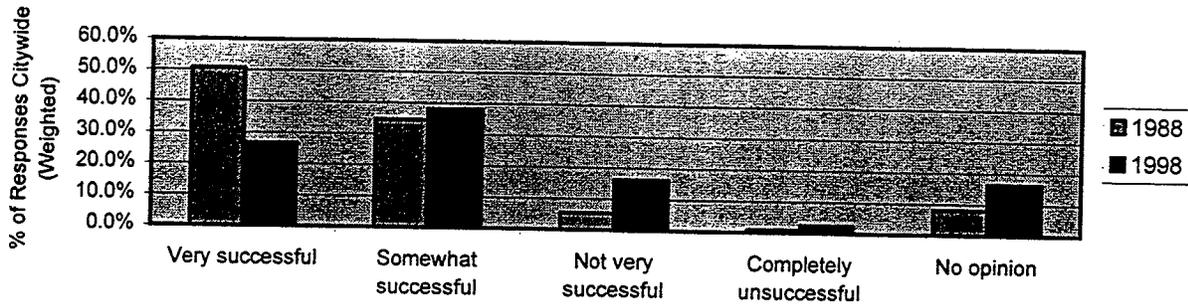
The decreased concern and awareness of rent control is also reflected in the increase in number of tenants that do not know the lawful rent for their unit. Today, almost two-thirds of the respondents do not know their legal maximum rent; in 1988, over half knew this figure.

While most respondents are at least aware of the Costa-Hawkins Vacancy Decontrol Law, many are still not that familiar with it, and over one-fourth are still not aware of the law. Nevertheless, over one-third of respondents felt it would cause them to stay in their current unit longer than originally planned. This could lead to an increase in the average length of residence for tenants in Berkeley.

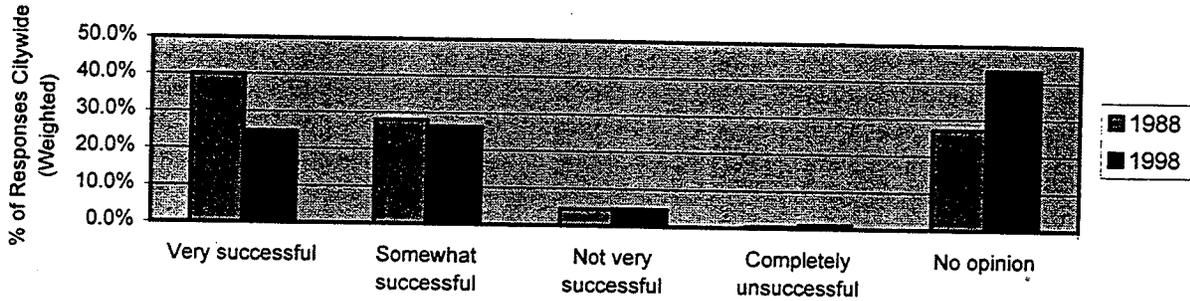
In summary, these trends indicate important changes in the tenant perception of rent control in Berkeley, with a decreased level of satisfaction with the Ordinance as well as a general decline in concern about its

impacts. These shifts in sentiment and awareness may well be the direct result of the significant changes in rent-control law in the last decade.

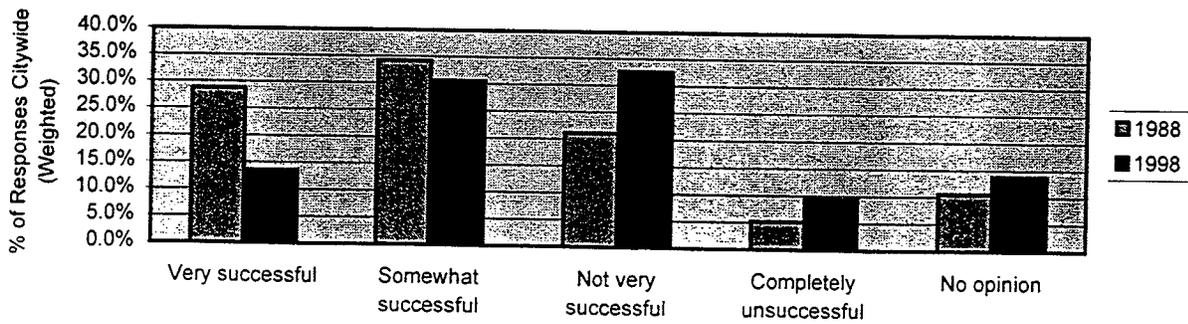
**Tenant Perceptions of Success of Ordinance in Preventing Unfair Rent Increases**



**Tenant Perceptions of Success of Ordinance in Preventing Unfair Evictions**



**Tenant Perceptions of the Success of the Ordinance in Maintaining Affordable Housing for Special Groups**



## INTRODUCTION

In April 1998, the Berkeley Rent Stabilization Board retained Bay Area Economics (BAE) to conduct a survey of tenants of rent-controlled units in Berkeley. This survey repeats a similar effort by BAE in 1988, and is used in this study to develop a current profile of tenants living in rent-controlled units in Berkeley. The results of the current and previous surveys are compared to show any changes over the last decade. Comparisons are also made to key Census variables.

In 1988, considerable effort was put into developing a comprehensive survey instrument and sound sampling frame that could be easily replicated; as a result, the 1998 survey includes many of the same questions, and uses the same sampling technique as used ten years ago. This allows for easy comparison of the results of the two surveys and assists in measuring the ongoing effectiveness of Berkeley's Rent Stabilization and Eviction for Good Cause Ordinance.

As in 1988, the survey was conducted by mailing a questionnaire to 2,000 households randomly selected from the approximately 19,300 rental units in the Rent Board's Certified Rents Database. This set of units represents only those units within Berkeley currently subject to the Rent Stabilization Ordinance and legally registered with the Rent Stabilization Board. The database, and therefore the tenant survey sample, does not include units exempt from rent control or units which should be covered by rent control that are unregistered. Units exempt from rent control include units where the tenant receives a HUD Section 8 rent subsidy, other publicly assisted housing, student cooperatives, the second unit in a duplex where the first unit was owner-occupied in 1979 and is still owner-occupied, and units constructed since 1980.

The primary purpose of this survey is to provide detailed and statistically reliable information regarding tenants in rent-controlled units, the quality and condition of the housing units they live in, the rents paid for those units, the relationship between the tenants and their landlords and managers, and tenants' overall impression of the success of the Rent Control Ordinance in meeting its stated goals. As with the 1988 survey, the sample was constructed to look at neighborhood areas in Berkeley individually. Although there are many conclusions regarding Rent Board policy that can be drawn from this work, this is not a policy document. No attempt has been made to use these results to systematically evaluate the Rent Stabilization and Eviction for Good Cause Ordinance or the operating regulations used to implement it. Moreover, no recommendations are made regarding the findings. Instead, this study seeks to present objective, factual information that may serve as the basis for future policy discussions.

The following chapters present and discuss the basic survey results, with comparisons of these results to the 1988 survey, and Census data regarding rental units in Berkeley. Where noteworthy, subgroup analysis is undertaken to examine how the basic frequency distributions are affected by intervening variables. Although comparisons to Census data are instructive, they must be considered in light of two facts: one, many Census results are based on the response of the householder, while the survey results are based simply on a respondent, who might be any individual in that household; two, the Census counts all rental households, including those in subsidized housing, cooperative housing, unregistered units, and all rental units in owner-occupied duplexes, while the survey considers only those rental units registered with the Rent Board. For some variables, particularly ethnicity, this distinction between the Census population (all renters) and rent-controlled population becomes important. The contrasts between the Census and the

survey may represent differences between two populations (which do overlap) rather than trends through time.

## METHODOLOGY

### Definition of Submarket Areas

As shown in Figure 1, groups of Census tracts were used to define five submarket areas to allow for comparability with Census data. With one exception, these submarket areas comprise contiguous Census tracts with similar demographic characteristics. The exception, a Census tract in southeast Berkeley, was combined with the North Berkeley submarket area due to its similarities with that submarket rather than surrounding Census tracts. As shown in Figure 1, Submarket Area 1 primarily consists of North Berkeley, but also includes Census Tract 4238 in southeast Berkeley. Central Berkeley north of Dwight Way constitutes Submarket Area 2. Submarket Area 3 includes Downtown and the neighborhoods surrounding the University. Submarket Area 4 constitutes what is generally thought of as West Berkeley. Submarket Area 5 includes the areas typically designated as South Berkeley.

There is a wide variation in the number of rent-controlled units by submarket area; in fact, over half of the units are near the University, in Submarket Area 3. Based on a database provided to BAE by the Rent Stabilization Board, the distribution of rent-controlled units at the time of the survey was as follows:

**Table 1: Number of Rent-Controlled Units by Submarket Area**

| <b><u>Submarket Area</u></b>            | <b><u>Number of<br/>Units</u></b> | <b><u>Percent<br/>of Total</u></b> |
|---|-----------------------------------|------------------------------------|
| 1 (North Berkeley/South Berkeley Hills) | 1,707                             | 8.8%                               |
| 2 (Central Berkeley)                    | 3,697                             | 19.1%                              |
| 3 (Campus/Downtown)                     | 9,783                             | 50.7%                              |
| 4 (West Berkeley)                       | 850                               | 4.4%                               |
| 5 (South Berkeley)                      | <u>3,271</u>                      | <u>16.9%</u>                       |
| <b>Total</b>                            | <b>19,308</b>                     | <b>100%</b>                        |

It should be noted that this only includes units currently rented or available for rent and covered by rent control, and excludes some units, such as owner-occupied units or units currently being held off the market, that would otherwise be covered by rent control. It also excludes unregistered units.

## Sampling Frame and Response Rate

Surveys were sent to 2,000 rental units, in the form of a stratified sample with 400 units randomly selected in each of the submarket areas. The goal was to receive at least 100 usable responses from each submarket area. A total of 752 usable responses were received, as shown below in Table 2. For comparison purposes, the number of responses received in 1988 is also displayed.

**Table 2: Responses by Submarket Area**

| <u>Submarket Area</u>                   | <u>1998 # of Responses</u> | <u>1988 # of Responses</u> |
|---|----------------------------|----------------------------|
| 1 (North Berkeley/South Berkeley Hills) | 175                        | 184                        |
| 2 (Central Berkeley)                    | 166                        | 165                        |
| 3 (Campus/Downtown)                     | 156                        | 189                        |
| 4 (West Berkeley)                       | 118                        | 138                        |
| 5 (South Berkeley)                      | <u>137</u>                 | <u>150</u>                 |
| <b>Total</b>                            | <b>752</b>                 | <b>826</b>                 |

There were an additional 93 unusable responses to the mailing, including vacant units, owner-occupied units, and surveys returned due to incorrect addresses. While the response rate this time was quite not as high as in 1988, the goal of at least 100 surveys per subarea was still comfortably exceeded in all cases, for a total response rate of 38 percent. It should be noted that not all respondents answered all questions, so the response rate for any given question may be slightly lower than the overall rate.

If a sample such as the one used in this survey is unbiased, the sample will accurately represent the total "population" from which the sample was taken. In other words, the distribution of sample responses for a variable can be assumed to represent the distribution on that variable for the entire population. This survey actually sampled five separate populations, the rent-controlled units in each of the five designated submarket areas of Berkeley. The distribution of responses for each of these submarket areas for any given question is presented here in the form of proportions (percentages), with the total of the proportions adding to 100 percent for each submarket area. Caution should be exercised when making comparisons across submarket areas: the number of units that constitute the total population of rent-controlled units varies greatly by submarket area. Therefore, when comparing for the same variable across submarket areas, equal proportions do not necessarily represent equal absolute numbers in the respective populations of the submarket areas being compared, and different proportions do not necessarily represent different numbers in the respective populations. For example, a proportion of 10 percent of the respondents in the Campus/Downtown subarea (Submarket Area 3), when extrapolated to the whole population of rent-controlled units in that area, would represent 978 units, while a proportion of 10 percent in West Berkeley (Submarket Area 4) would represent only 85 units. Also as a result of the different total unit count for each submarket area, the responses from each submarket area must be weighted by the number of units in that area to provide citywide averages and distributions. In this report, all references to citywide averages or proportions refer to weighted data, not a simple compilation of all survey results.

In the following presentation only the percentage distributions are given. In most cases the response rate for each question is very similar to the overall response rate. In cases where the number of responses is considerably lower, that number is provided in the table. The actual number of responses for each question is presented in the Appendices.

The results of this survey, as with all surveys, must be interpreted in light of the fact that the results compile only the responses of a sample and not the entire population. These responses are only an estimator of the characteristics of the entire population. Statistically, the quality of the estimate is based on the standard error and the confidence intervals selected; the possible error is a function of the sample size, the bias in the sample, and the distribution on the variable in the entire population. In ordinary parlance, this is commonly referred to as the "margin of error." For the purposes of this survey, given the number of the responses, a difference of a few percentage points does not necessarily represent a real difference in the population of all Berkeley rent-controlled units. This margin of error, however, varies for each possible response for each individual question. The standard error and confidence intervals for critical variables are shown in the Appendices.

The following sections present the responses to the survey, beginning with the basic demographics of the tenants in Berkeley's rent-controlled units.

## DEMOGRAPHIC CHARACTERISTICS OF TENANTS IN RENT-CONTROLLED UNITS

The survey asked respondents a variety of questions regarding basic demographic characteristics regarding both themselves and all the occupants of their housing unit. Respondents were asked to provide information regarding household size, household type, total household income, general occupational categories of all household members, and the ethnicity and age of all household members including themselves. Following is a discussion of these demographic variables, including comparisons with the 1988 Tenants Survey and 1990 Census data. It should be noted that while comparisons with 1990 Census data on all rental units provide context for the discussion of survey results, in some cases comparisons can be somewhat misleading, because many rental units in Berkeley (e.g., Section 8 units) are not covered by rent control. This is especially the case when looking at racial composition of renter households, since the Section 8 units not included in the survey are more likely to be occupied by minorities than rent-controlled units. This issue is discussed in more detail below in the section on ethnicity.

### Household Size

Household sizes are generally small in Berkeley's rent-controlled housing units, as shown in Table 3. The mean household size ranges from 1.69 persons in Submarket Area 3 (Campus/Downtown) to 2.03 persons in West Berkeley (Submarket Area 4), with a citywide weighted mean of 1.76 persons per household. In comparison, for all renter households in Berkeley in 1990, the average household size was 1.85 persons, and for all Berkeley households in 1990 (including owner and renter households), the average household size was 2.10 persons, while the Alameda County average household size in 1990 was 2.59 persons.

Citywide, approximately one-half of all surveyed households consist of a single person living alone. The lowest proportion of single persons living alone is found in West Berkeley (Submarket Area 4), where 41 percent of respondents are single-person households. The highest proportion of single person households, 52 percent, is found in Central Berkeley (Submarket Area 2). Citywide and in each submarket area, over 70 percent of households contain one or two persons.

Citywide, these numbers are relatively unchanged since the 1988 survey, when the mean household size for responding units was also 1.76 persons per household. There were some changes within submarket areas, however. Submarket Areas 1 and 5 (North Berkeley/South Berkeley Hills and South Berkeley) showed declines in the number of single-person households, while Submarket Area 2 (Central Berkeley) showed an increase in the number of single-person households. These changes led to a decrease in mean household size in Central Berkeley and an increase in mean household size in South Berkeley. The Campus/Downtown subarea, which represents approximately half of all rent-controlled units in Berkeley, is relatively unchanged.

The stability of renter household size, and the validity of the survey data, is confirmed by Census data for renter households in Berkeley (also shown in Table 3), where mean household size was 1.84 persons per household in 1980 and 1.85 persons per household in 1990. The distribution by household size from the Census parallels the pattern of small households in Berkeley rental units found by the two Tenants Surveys.

**Table 3: Distribution of Units by Household Size**

| 1998 Tenants Survey       |   |                  |                     |               |                |       |            |
|---------------------------|---|------------------|---------------------|---------------|----------------|-------|------------|
| Number of Persons in Unit | Submarket Area                          |                  |                     |               |                |       | Citywide * |
|                           | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |       |            |
| 1                         | 46.3%                                   | 52.1%            | 50.6%               | 41.4%         | 49.3%          | 49.9% |            |
| 2                         | 40.0%                                   | 33.7%            | 34.0%               | 32.8%         | 30.1%          | 33.8% |            |
| 3                         | 8.6%                                    | 8.0%             | 11.5%               | 13.8%         | 8.8%           | 10.2% |            |
| 4                         | 4.0%                                    | 4.3%             | 3.8%                | 7.8%          | 4.4%           | 4.2%  |            |
| 5                         | 1.1%                                    | 0.6%             | 0.0%                | 2.6%          | 3.7%           | 1.0%  |            |
| 6 or more                 | 0.0%                                    | 1.2%             | 0.0%                | 1.7%          | 3.7%           | 0.9%  |            |
| % Total by Area           | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%  |            |
| Mean                      | 1.74                                    | 1.71             | 1.69                | 2.03          | 1.95           | 1.76  |            |

| 1988 Tenants Survey       |   |                  |                     |               |                |       |            |
|---------------------------|---|------------------|---------------------|---------------|----------------|-------|------------|
| Number of Persons in Unit | Submarket Area                          |                  |                     |               |                |       | Citywide * |
|                           | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |       |            |
| 1                         | 54.7%                                   | 44.2%            | 49.7%               | 41.9%         | 56.0%          | 49.9% |            |
| 2                         | 30.4%                                   | 35.6%            | 36.9%               | 33.1%         | 31.3%          | 34.9% |            |
| 3                         | 8.3%                                    | 9.2%             | 10.2%               | 14.0%         | 8.7%           | 9.7%  |            |
| 4                         | 5.5%                                    | 7.4%             | 2.1%                | 5.9%          | 2.7%           | 3.7%  |            |
| 5                         | 1.1%                                    | 3.1%             | 0.0%                | 4.4%          | 1.3%           | 1.1%  |            |
| 6 or more                 | 0.0%                                    | 0.6%             | 1.1%                | 0.7%          | 0.0%           | 0.7%  |            |
| % Total by Area           | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%  |            |
| Mean                      | 1.68                                    | 1.93             | 1.73                | 2.00          | 1.62           | 1.76  |            |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

| U.S. Census               |                                |       |                             |                                   |
|---------------------------|--------------------------------|-------|-----------------------------|-----------------------------------|
| Number of Persons in Unit | Berkeley Renter-Occupied Units |       | Berkeley All Occupied Units | Alameda County All Occupied Units |
|                           | 1980                           | 1990  | 1990                        | 1990                              |
| 1                         | 49.9%                          | 50.2% | 39.8%                       | 26.8%                             |
| 2                         | 30.5%                          | 30.1% | 32.8%                       | 31.5%                             |
| 3                         | 11.0%                          | 10.6% | 13.7%                       | 17.1%                             |
| 4                         | 5.6%                           | 5.4%  | 8.3%                        | 13.8%                             |
| 5                         | 2.0%                           | 2.2%  | 3.2%                        | 6.1%                              |
| 6 or more                 | 0.9%                           | 1.6%  | 2.2%                        | 4.7%                              |
| % Total                   | 100%                           | 100%  | 100%                        | 100%                              |
| Mean                      | 1.84                           | 1.85  | 2.10                        | 2.59                              |

Source: 1980 and 1990 U.S. Census

## Age

**All Persons in Respondent Households.** The population of rent-controlled units in Berkeley reflects the high concentration of young adult age groups in the city, especially in areas near the University. Citywide, children under 18 years of age constitute only seven percent of the total population in responding households (see Table 4). Persons 18 to 24 are 36 percent of the population in responding households, persons 25 to 34 are 29 percent, persons 35 to 54 are 21 percent, persons 55 to 64 are three percent, and persons 65 and over are only four percent of the citywide population in respondent households.

There is considerable variation in the age distribution by subarea. The Campus/Downtown subarea, has a much higher concentration of young adults than the other areas, with persons 18 to 24 accounting for over half (53 percent) of the population of responding households; this age group does not exceed 30 percent of the total in any other submarket area. The Campus/Downtown subarea also has the lowest proportion of children, with only four percent of the respondent population under age 18, and the lowest proportion of those 35 or older, at 19 percent of the area's respondent population. The highest concentration of children is found in West Berkeley, where 18 percent of the respondent population is under 18. This area also has the lowest concentration of 18 to 24 year-olds, at only 15 percent of the area total. The highest concentration of elderly (ages 65 and older) is in South Berkeley, with five percent of the area's respondent population. No area, however, shows an elderly proportion of less than three percent of the total.

Comparison with 1988 Tenant Survey results indicates significant changes in the age distribution in rent-controlled households over the last decade, with a significant increase in the student-age population and decreases in most other categories. For the 18 to 24 age cohort citywide, the proportion increased from 23 percent in 1988 to 36 percent in 1998. The increase in this age group occurs in all submarket areas, with the Campus/Downtown subarea (Submarket Area 3) showing the largest increase, almost 20 percent (from 33 percent to 53 percent). Based on the survey responses, the number of children in rent-controlled units declined during the decade from 10 percent to seven percent of the total population, and the proportion of elderly declined from five percent to four percent. Aside from the student-age population, the only age cohort not showing a decline citywide is the 55 to 64 group, which is a very small proportion (three percent) in both surveys. The decline in children and elderly proportions holds across all areas, with the exception of the Campus/Downtown subarea, which shows a relatively unchanged proportion of elderly.

**Respondents Only.** In addition to the overall household age composition, the survey asked respondents their own age specifically, in part for comparison with Census data regarding householders. These data are presented in Table 5, and they reflect many of the same patterns and trends found with the overall age data. Unlike the overall respondent household population, though, the modal group (that with largest proportion of respondents) is older, with the citywide weighted average of 31 percent of respondents in the 25 to 34 age category, followed by 28 percent in the 18 to 24 age category, 17 percent in the 45 to 64 age category, 17 percent in the 35 to 44 age category, and seven percent in the 65 and older age category. The median respondent age citywide is 31 years of age.

By subarea, the Campus/Downtown subarea stands out due to the high proportion of respondents aged 18 to 24 (43 percent). The median respondent age in this subarea is 26.5, while it ranges between 35.0 and 39.0 in the four other submarket areas. South Berkeley is noteworthy for its high proportion of elderly

respondents; in this subarea they make up 11 percent of respondents. The proportion of respondents 65 and older does not exceed 8 percent in any other subarea.

Comparison with the 1988 survey affirms the trend toward younger residents, with the median age declining from 33.0 to 31.0 through the decade. As with the overall respondent household population, the area with the most noticeable change is the Campus/Downtown subarea, where the median respondent age declined from 30.0 in 1988 to 26.5 in 1998.

This shift to a younger population, if confirmed by the 2000 Census, reverses the trend indicated by 1980 and 1990 Census data, where the proportion of renter householders aged 15 to 24 declined during the 1980s. The 1990 Census data roughly matches the 1988 survey results, with the survey showing a slightly younger overall population. This may be due to slightly different universes (since the Census includes units not covered by rent control, e.g., elderly Section 8 units) as well as the fact that the survey respondent is not necessarily the same as the householder.

**Table 4: Distribution of All Persons in Respondent Households by Age Group**

| 1998 Tenants Survey |  |                  |                     |               |                |            |
|---------------------|--|------------------|---------------------|---------------|----------------|------------|
| Age Group           | Submarket Area                             |                  |                     |               |                | Citywide * |
|                     | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Under 5             | 3.3%                                       | 3.2%             | 0.0%                | 4.7%          | 2.9%           | 1.6%       |
| 5 to 17             | 2.3%                                       | 9.3%             | 3.9%                | 13.2%         | 5.3%           | 5.4%       |
| 18 to 24            | 17.0%                                      | 15.8%            | 52.7%               | 15.0%         | 26.1%          | 36.3%      |
| 25 to 34            | 37.0%                                      | 31.9%            | 24.4%               | 21.8%         | 35.1%          | 28.7%      |
| 35 to 54            | 32.3%                                      | 32.6%            | 13.2%               | 36.8%         | 21.2%          | 21.0%      |
| 55 to 64            | 3.7%                                       | 3.6%             | 2.3%                | 5.1%          | 4.1%           | 3.1%       |
| 65 and older        | 4.3%                                       | 3.6%             | 3.5%                | 3.4%          | 5.3%           | 3.9%       |
| % Total by Area     | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

| 1988 Tenants Survey |  |                  |                     |               |                |            |
|---------------------|--|------------------|---------------------|---------------|----------------|------------|
| Age Group           | Submarket Area                             |                  |                     |               |                | Citywide * |
|                     | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Under 5             | 5.3%                                       | 6.2%             | 3.4%                | 4.5%          | 3.3%           | 4.1%       |
| 5 to 17             | 1.7%                                       | 9.1%             | 2.7%                | 18.7%         | 12.0%          | 6.2%       |
| 18 to 24            | 13.9%                                      | 15.0%            | 32.9%               | 7.5%          | 13.6%          | 23.1%      |
| 25 to 34            | 39.4%                                      | 36.5%            | 31.1%               | 27.6%         | 28.5%          | 32.3%      |
| 35 to 54            | 28.5%                                      | 24.1%            | 25.0%               | 28.4%         | 31.0%          | 26.4%      |
| 55 to 64            | 3.0%                                       | 3.9%             | 2.1%                | 7.1%          | 4.1%           | 3.1%       |
| 65 and older        | 8.3%                                       | 5.2%             | 2.7%                | 6.3%          | 7.4%           | 4.7%       |
| % Total by Area     | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 5: Distribution of Units by Age of Respondent**

| 1998 Tenants Survey |  |                  |                     |               |                |            |
|---------------------|--|------------------|---------------------|---------------|----------------|------------|
| Age Group           | Submarket Area                             |                  |                     |               |                | Citywide * |
|                     | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Under 18            | 0.0%                                       | 0.0%             | 0.0%                | 0.0%          | 0.0%           | 0.0%       |
| 18 to 24            | 12.0%                                      | 10.1%            | 42.9%               | 13.0%         | 18.5%          | 28.4%      |
| 25 to 34            | 37.1%                                      | 34.0%            | 29.9%               | 20.9%         | 30.8%          | 31.1%      |
| 35 to 44            | 22.2%                                      | 26.4%            | 11.0%               | 33.0%         | 16.2%          | 16.8%      |
| 45 to 64            | 21.0%                                      | 22.6%            | 11.0%               | 27.8%         | 23.8%          | 17.0%      |
| 65 and Older        | 7.8%                                       | 6.9%             | 5.2%                | 5.2%          | 10.8%          | 6.7%       |
| % Total by Area     | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |
| Median Age          | 35.0                                       | 36.0             | 26.5                | 39.0          | 35.0           | 31.0       |

| 1988 Tenants Survey |  |                  |                     |               |                |            |
|---------------------|--|------------------|---------------------|---------------|----------------|------------|
| Age Group           | Submarket Area                             |                  |                     |               |                | Citywide * |
|                     | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Under 18            | 0.0%                                       | 0.0%             | 0.0%                | 0.0%          | 0.0%           | 0.0%       |
| 18 to 24            | 9.2%                                       | 11.3%            | 27.6%               | 4.5%          | 7.8%           | 18.2%      |
| 25 to 34            | 42.5%                                      | 42.8%            | 37.3%               | 36.1%         | 36.2%          | 38.6%      |
| 35 to 44            | 21.8%                                      | 28.9%            | 21.6%               | 28.6%         | 27.7%          | 24.4%      |
| 45 to 64            | 14.9%                                      | 13.2%            | 10.3%               | 20.3%         | 19.1%          | 13.3%      |
| 65 and Older        | 11.5%                                      | 3.8%             | 3.2%                | 10.5%         | 9.2%           | 5.5%       |
| % Total by Area     | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |
| Median Age          | 34.0                                       | 34.0             | 30.0                | 38.0          | 36.0           | 33.0       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

| Citywide from Census        |                           |       |
|-----------------------------|---------------------------|-------|
| Age Group<br>of Householder | All Berkeley Rental Units |       |
|                             | 1980                      | 1990  |
| 15 to 24                    | 23.5%                     | 19.9% |
| 25 to 34                    | 39.9%                     | 31.8% |
| 35 to 44                    | 14.9%                     | 23.2% |
| 45 to 64                    | 11.7%                     | 15.5% |
| 65 and Older                | 10.1%                     | 9.6%  |
| % Total                     | 100%                      | 100%  |

Source: 1980 and 1990 U.S. Census

## Ethnicity

**Respondents Only.** Whites and Asians make up approximately three-fourths of all survey respondents, as shown in Table 6. Citywide, 58 percent of respondents classified themselves as White, 23 percent as Asian, eight percent as African American, seven percent as Other<sup>1</sup>, four percent as Latino, and less than one percent as Native American. The mix varies by submarket area. Whites are the largest group of respondents in all subareas, ranging from 40 percent in South Berkeley to 80 percent in the North Berkeley/South Berkeley Hills subarea. Asians are concentrated in the Campus/Downtown subarea, where they constitute 33 percent of all respondents; in other areas they range from nine percent in the North Berkeley/South Berkeley Hills subarea to 17 percent in Central Berkeley. African Americans are concentrated in West and South Berkeley, making up 24 percent of the respondents in each of those subareas. The proportion of African American respondents is less than six percent in each of the other subareas. West Berkeley has the highest concentration of Latinos, where they comprise 12 percent of respondents; elsewhere, the proportion ranges from two percent (the North Berkeley/South Berkeley Hills subarea) to six percent (South Berkeley). Native Americans make up less than one percent of respondents in all subareas except West Berkeley, where they make up four percent of respondents. The Other race/ethnicity category constitutes between 10 and 11 percent of the respondents in Central and West Berkeley, nine percent in South Berkeley, and five percent in the North Berkeley/South Berkeley Hills and Campus/Downtown subareas.

Comparison with 1988 survey results once again reveals a shift in occupancy of rent-controlled units, with a lower proportion of White and African American respondents, and an increase in the other groups, especially Asian and Other respondents. The proportion of White respondents declined from 66 percent to 58 percent, and the proportion of African American respondents declined from 11 percent to eight percent. The Asian respondents' proportion increased from 18 percent to 23 percent, and Other respondents increased from one percent to seven percent. The percentage of Native Americans remained relatively stable at very low levels, and the percentage of Latinos increased slightly, from three percent to four percent. The different submarket areas generally followed these citywide trends, with a few noteworthy exceptions. Central Berkeley showed less overall change than the other areas, with little change during the decade in the proportions of most groups. The one exception is this area's decline in African American respondents and increase in Other respondents. The most dramatic shift in White and Asian populations is found in the Campus/Downtown subarea.

Echoing the 1988 survey, there are significant differences between the survey results for respondent ethnicity and Census data regarding ethnicity of head of household (Table 7). The 1988 BAE study stated that

At first glance, the survey results might be interpreted as showing that the loss of Black renter households has continued through the 1980s, since the survey shows only 11 percent Black households (as classified by ethnicity of respondent). However, rent-controlled units do not constitute all of Berkeley rental housing; a major component of the rental stock not covered by rent control is federally-assisted Section 8 units, and over 80 percent of these units contain Black households. When the rent-controlled units and Section 8 units are combined, the proportion of Black renter households increases to over 16 percent. Given the margins of error for the survey results (see Appendices) and the number of rental units unaccounted for (such as co-ops, other assisted housing, and unregistered units), it is not

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<sup>1</sup> Those who listed "Other" for the race/ethnicity questions were asked for a more detailed explanation. Most of those in this category described themselves as being of mixed race or ethnicity.

possible to state that a significant change in the proportion of Black renter households has occurred since 1980. In addition, the change since 1980 in the total count (rather than proportion) of Black rental households cannot be determined from comparison of the survey results and the 1980 Census.

In fact, the 1990 Census showed that the percentage of African American householders in all renter-occupied units in Berkeley remained about the same between 1980 and 1990; for the reasons stated, the survey was simply not a good indicator of change when compared to Census data. The current survey has the same limitations, and thus should also not be compared directly to Census data on race. However, to the extent that both the 1988 and 1998 surveys are from the same population (rent-controlled units), and likely subject to the same biases, the changes in ethnic mix indicated by the survey results (i.e., the decline in Whites and African Americans and the increase in Asians in rental units) probably highlight a real trend<sup>2</sup>. The actual proportions or size of the change for all rental housing, and the entire population, will be clarified when the results from the 2000 Census become available.

**All Persons in Respondent Households.** Respondents were also asked about the race/ethnicity of other members of their households, as well as specifically about themselves. As shown in Table 8, 53 percent of all persons in respondent households citywide are White, 26 percent are Asian, eight percent are Latino, six percent are African American, six percent are Other, and one percent are Native American. There are significant differences in this distribution pattern by submarket area. The North Berkeley/South Berkeley Hills subarea shows 79 percent of persons in respondent households as White, with Asians (11 percent) being the only other group making up more than 10 percent of the population. In Central Berkeley (Submarket Area 2), Whites constitute 57 percent of persons in respondent households; there is a sizable minority of Asians (19 percent), and African Americans and Latinos combine to make up another 13 percent of the population. In the Campus/Downtown subarea, the proportion of respondent household population that is White is slightly under half (49 percent), with Asians following with 37 percent of the subarea's population. West Berkeley (Submarket Area 4) is the most ethnically diverse area; only 38 percent of the population is White, 21 percent is African American, 14 percent is Latino, 11 percent is Other, 11 percent is Asian, and six percent is Native American. South Berkeley (Submarket Area 5) is also relatively diverse, with Whites comprising 50 percent of the total respondent household population, followed by 19 percent African American, 11 percent Asian, nine percent Latino, and nine percent Other. In summary, Whites are distributed throughout the city's rent-controlled housing, and Asians, while more concentrated in the Campus Downtown subarea, are also present in significant proportions throughout the city. African Americans are concentrated in South and West Berkeley, as are Latinos to a lesser degree. The percentage of Native Americans is negligible except in West Berkeley.

These results represent a substantial change since 1988. Citywide, the proportion of Whites in respondent households has declined from 62 to 53 percent, and the proportion of African Americans has declined from 13 to six percent. The proportions of Asians and Latinos have increased, with Asians rising from 19 to 26 percent, and Latinos rising from four to eight percent. The proportion of those classified as Other also rose substantially. In 1988 the proportion of the respondent population classified this way was negligible, at only one percent of the total; in 1998 the proportion has risen to six percent citywide. In part, this may

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<sup>2</sup> Based on the 1990 Census, it appears that the 1988 survey undercounted African Americans to some extent. Since the basic survey design and sampling technique has been replicated in this 1998 survey, this is probably true for the 1998 survey also. What is important here is the trend that is indicated, not the exact proportions in either year.

reflect an increased identification and awareness of mixed-race persons as a separate group in recent years. For instance, the 2000 U.S. Census will allow mixed-race identification for the first time.

**Average Household Size by Race/Ethnicity of Respondent.** Table 9 shows the mean household size by ethnicity for the three largest categories<sup>3</sup>. Citywide, White respondents appear to be in smaller households on average than Asians or African Americans, with little change since 1988. By submarket area, the average household size for White households ranges from 1.54 persons in Submarket Area 2 (Central Berkeley) to 1.91 persons in Submarket Area 4 (West Berkeley). African American respondent households range from an average size of 1.50 in Submarket Area 3 (Campus/Downtown subarea) to 2.20 in Submarket Area 5 (South Berkeley). For Asian respondents, average household size ranges from 1.76 persons in Submarket Area 3 to 2.27 persons in West Berkeley. It should be noted that for the non-White groups, especially African Americans, the sample size in some subareas is extremely small, and may not be statistically valid. For example, the mean household size for African Americans in the North Berkeley/South Berkeley Hills subarea is based on four responses.

**Median Age of Respondents by Ethnicity.** There are noteworthy differences between the major racial/ethnic groups in the age distribution of respondents, as shown by their median age (see Table 10). Citywide, the median age for African Americans is highest, at 40.0 years. Whites have a citywide median age of 34.0, and the citywide median age of Asian respondents is only 23.0. By submarket area, the lowest median age for all three groups is in the Campus/Downtown subarea, reflecting the high concentration of students in this subarea (see Table 15 below). Even in this subarea, though, the median age for Asians is lower than for African Americans or Whites. There has been little change in the Citywide respondent median age for Whites and African Americans since 1988, but the median age for Asians has declined from 26.0 to 23.0. By subarea, Campus/Downtown subarea stands out as the only area to show a decline in the median age for all three groups; the results for the other subareas are mixed, with no subarea having all three groups showing an increase in median age, and no subarea having all three groups showing a decrease in median age for all three groups.

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<sup>3</sup> For the smaller groups, sample size was not large enough for this crosstabulation. In fact, the proportion of African Americans is so small in some areas that the results here should be considered to have a wide margin of error.

**Table 6: Distribution of Respondents by Ethnicity**

| 1998 Tenants Survey |  |                  |                     |               |                |            |
|---------------------|--|------------------|---------------------|---------------|----------------|------------|
| Ethnicity**         | Submarket Area                             |                  |                     |               |                | Citywide * |
|                     | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| White               | 79.5%                                      | 63.2%            | 55.4%               | 40.2%         | 51.2%          | 57.6%      |
| African American    | 2.3%                                       | 5.5%             | 2.7%                | 24.1%         | 24.4%          | 7.8%       |
| Latino              | 2.3%                                       | 3.7%             | 3.4%                | 11.6%         | 5.5%           | 4.1%       |
| Asian               | 11.1%                                      | 16.6%            | 33.1%               | 9.8%          | 9.4%           | 23.0%      |
| Native American     | 0.0%                                       | 0.6%             | 0.7%                | 3.6%          | 0.0%           | 0.6%       |
| Other               | 4.7%                                       | 10.4%            | 4.7%                | 10.7%         | 9.4%           | 6.9%       |
| % Total by Area     | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

| 1988 Tenants Survey |  |                  |                     |               |                |            |
|---------------------|--|------------------|---------------------|---------------|----------------|------------|
| Ethnicity**         | Submarket Area                             |                  |                     |               |                | Citywide * |
|                     | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| White               | 83.4%                                      | 63.5%            | 68.9%               | 45.4%         | 57.4%          | 66.2%      |
| African American    | 0.0%                                       | 13.8%            | 2.2%                | 33.8%         | 33.8%          | 11.2%      |
| Latino              | 3.4%                                       | 4.4%             | 3.3%                | 9.2%          | 1.4%           | 3.4%       |
| Asian               | 13.1%                                      | 16.4%            | 25.1%               | 8.5%          | 6.8%           | 18.3%      |
| Native American     | 0.0%                                       | 1.3%             | 0.0%                | 0.8%          | 0.7%           | 0.4%       |
| Other               | 0.0%                                       | 0.6%             | 0.5%                | 2.3%          | 0.0%           | 0.5%       |
| % Total by Area     | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

\*\* This table is based on only rent-controlled housing, and not the entire rental housing stock of Berkeley. In order to estimate accurately the percentages for all rental housing in Berkeley (for comparison with Census data), other rental units, especially public and assisted housing, must be included.

Source: Bay Area Economics, 1988 and 1998.

**Table 7: Ethnicity of Respondent, Survey and Census Comparison**

| Citywide                  | % of Householders or Respondents<br>by Race or Ethnic Group |          |        |       |
|---------------------------|---|----------|--------|-------|
|                           | African   |          |        |       |
|                           | White   | American | Latino | Asian |
| 1970 Census               | 73%   | 21%      |        |       |
| 1980 Census               | 69%   | 19%      | 5%     | 8%    |
| Keating-LeGates (1984)    | 65%   | 14%      | 4%     | 13%   |
| BAE Tenants Survey (1988) | 66%   | 11%      | 3%     | 18%   |
| 1990 Census               | 58%   | 19%      | 7%     | 16%   |
| BAE Tenants Survey (1998) | 58%   | 8%       | 4%     | 23%   |

| North Berkeley/<br>South Berkeley Hills | % of Householders or Respondents<br>by Race or Ethnic Group |          |        |       |
|---|---|----------|--------|-------|
|   | African   |          |        |       |
|   | White   | American | Latino | Asian |
| 1970 Census                             | 94%   | 2%       |        |       |
| 1980 Census                             | 90%   | 2%       | 3%     | 5%    |
| BAE Tenants Survey (1988)               | 83%   | 0%       | 3%     | 13%   |
| 1990 Census                             | 83%   | 3%       | 3%     | 11%   |
| BAE Tenants Survey (1998)               | 80%   | 2%       | 2%     | 11%   |

| Central Berkeley          | % of Householders or Respondents<br>by Race or Ethnic Group |          |        |       |
|---------------------------|---|----------|--------|-------|
|                           | African   |          |        |       |
|                           | White   | American | Latino | Asian |
| 1970 Census               | 72%   | 21%      |        |       |
| 1980 Census               | 70%   | 17%      | 5%     | 8%    |
| BAE Tenants Survey (1988) | 64%   | 14%      | 4%     | 16%   |
| 1990 Census               | 60%   | 17%      | 8%     | 15%   |
| BAE Tenants Survey (1998) | 63%   | 6%       | 4%     | 17%   |

| Campus/Downtown           | % of Householders or Respondents<br>by Race or Ethnic Group |          |        |       |
|---------------------------|---|----------|--------|-------|
|                           | African   |          |        |       |
|                           | White   | American | Latino | Asian |
| 1970 Census               | 90%   | 3%       |        |       |
| 1980 Census               | 82%   | 3%       | 4%     | 12%   |
| BAE Tenants Survey (1988) | 69%   | 2%       | 3%     | 25%   |
| 1990 Census               | 66%   | 4%       | 7%     | 22%   |
| BAE Tenants Survey (1998) | 55%   | 3%       | 3%     | 33%   |

| West Berkeley             | % of Householders or Respondents<br>by Race or Ethnic Group |          |        |       |
|---------------------------|---|----------|--------|-------|
|                           | African   |          |        |       |
|                           | White   | American | Latino | Asian |
| 1970 Census               | 42%   | 54%      |        |       |
| 1980 Census               | 36%   | 50%      | 12%    | 5%    |
| BAE Tenants Survey (1988) | 45%   | 34%      | 9%     | 9%    |
| 1990 Census               | 32%   | 44%      | 14%    | 9%    |
| BAE Tenants Survey (1998) | 40%   | 24%      | 12%    | 10%   |

| South Berkeley            | % of Householders or Respondents<br>by Race or Ethnic Group |          |        |       |
|---------------------------|---|----------|--------|-------|
|                           | African   |          |        |       |
|                           | White   | American | Latino | Asian |
| 1970 Census               | 40%   | 57%      |        |       |
| 1980 Census               | 40%   | 54%      | 3%     | 4%    |
| BAE Tenants Survey (1988) | 57%   | 34%      | 1%     | 7%    |
| 1990 Census               | 34%   | 50%      | 6%     | 8%    |
| BAE Tenants Survey (1998) | 51%   | 24%      | 6%     | 9%    |

Note: 1980 Census counts include Hispanic as a category separate from race.

Note: Census includes rental units not covered by rent control.

Source: U.S. Census, Keating-LeGates 1984.

Bay Area Economics, 1988 and 1998.

**Table 8: Distribution of Respondent Household Population by Ethnicity**

| 1998 Tenants Survey |  |                  |                     |               |                |            |
|---------------------|--|------------------|---------------------|---------------|----------------|------------|
| Ethnicity           | Submarket Area                             |                  |                     |               |                | Citywide * |
|                     | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| White               | 79.0%                                      | 57.3%            | 49.0%               | 37.5%         | 50.2%          | 52.9%      |
| African-American    | 2.4%                                       | 5.7%             | 1.7%                | 20.7%         | 18.5%          | 6.2%       |
| Latino              | 3.4%                                       | 7.5%             | 7.1%                | 14.2%         | 9.4%           | 7.6%       |
| Asian               | 11.0%                                      | 18.6%            | 37.2%               | 10.8%         | 10.7%          | 25.7%      |
| Native American     | 0.0%                                       | 1.8%             | 0.8%                | 5.6%          | 2.1%           | 1.4%       |
| Other               | 4.1%                                       | 9.0%             | 4.2%                | 11.2%         | 9.0%           | 6.2%       |
| % Total by Area     | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

| 1988 Tenants Survey |  |                  |                     |               |                |            |
|---------------------|--|------------------|---------------------|---------------|----------------|------------|
| Ethnicity           | Submarket Area                             |                  |                     |               |                | Citywide * |
|                     | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| White               | 81.6%                                      | 50.0%            | 68.8%               | 33.7%         | 50.8%          | 61.7%      |
| African-American    | 0.7%                                       | 19.9%            | 2.5%                | 34.9%         | 36.4%          | 13.1%      |
| Latino              | 3.4%                                       | 4.9%             | 3.5%                | 14.6%         | 3.0%           | 4.1%       |
| Asian               | 13.6%                                      | 22.9%            | 23.7%               | 14.2%         | 7.2%           | 19.2%      |
| Native American     | 0.0%                                       | 1.3%             | 0.6%                | 0.8%          | 1.3%           | 0.8%       |
| Other               | 0.7%                                       | 1.0%             | 0.9%                | 1.9%          | 1.3%           | 1.0%       |
| % Total by Area     | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

\*\* This table is based on only rent-controlled housing, and not the entire rental housing stock of Berkeley. In order to estimate accurately the percentages for all rental housing in Berkeley, (for comparison with 1990 Census data), other rental units, especially public and assisted housing, must be included.

Source: Bay Area Economics, 1988 and 1998.

**Table 9: Mean Household Size by Ethnicity of Respondent**

| 1998 Tenants Survey |  |                  |                     |               |                |            |
|---------------------|--|------------------|---------------------|---------------|----------------|------------|
| Ethnicity           | Submarket Area                             |                  |                     |               |                | Citywide * |
|                     | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| White               | 1.74                                       | 1.54             | 1.61                | 1.91          | 1.89           | 1.66       |
| African American    | 2.00                                       | 1.67             | 1.50                | 1.65          | 2.20           | 1.93       |
| Asian               | 1.79                                       | 2.04             | 1.76                | 2.27          | 1.92           | 1.82       |
| All Households      | 1.74                                       | 1.71             | 1.69                | 2.03          | 1.95           | 1.76       |

| 1988 Tenants Survey |  |                  |                     |               |                |            |
|---------------------|--|------------------|---------------------|---------------|----------------|------------|
| Ethnicity           | Submarket Area                             |                  |                     |               |                | Citywide * |
|                     | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| White               | 1.66                                       | 1.65             | 1.77                | 1.72          | 1.51           | 1.69       |
| African American    |  | 2.41             | 1.25                | 1.95          | 1.78           | 1.90       |
| Asian               | 1.83                                       | 2.65             | 1.67                | 3.18          | 1.90           | 1.90       |
| All Households      | 1.68                                       | 1.93             | 1.73                | 2.00          | 1.62           | 1.76       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

\*\* This table is based on only rent-controlled housing, and not the entire rental housing stock of Berkeley. In order to estimate accurately the percentages for all rental housing in Berkeley (for comparison with Census data), other rental units, especially public and assisted housing, must be included.

Source: Bay Area Economics, 1988 and 1998.

**Table 10: Median Age by Ethnicity of Respondent**

| 1998 Tenants Survey |  |                  |                     |               |                |            |
|---------------------|--|------------------|---------------------|---------------|----------------|------------|
| Ethnicity           | Submarket Area                             |                  |                     |               |                | Citywide * |
|                     | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| White               | 35.0                                       | 36.0             | 29.0                | 35.0          | 37.0           | 34.0       |
| African American    | 52.0                                       | 40.0             | 30.5                | 49.0          | 44.0           | 40.0       |
| Asian               | 29.0                                       | 31.0             | 22.0                | 36.0          | 26.0           | 23.0       |
| All Households      | 35.0                                       | 36.0             | 26.5                | 39.0          | 35.0           | 31.0       |

| 1988 Tenants Survey |  |                  |                     |               |                |            |
|---------------------|--|------------------|---------------------|---------------|----------------|------------|
| Ethnicity           | Submarket Area                             |                  |                     |               |                | Citywide * |
|                     | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| White               | 36.0                                       | 33.0             | 33.0                | 35.0          | 35.0           | 34.0       |
| African American    |  | 35.5             | 34.0                | 52.0          | 45.0           | 41.0       |
| Asian               | 28.0                                       | 32.5             | 24.0                | 38.0          | 29.5           | 26.0       |
| All Households      | 34.0                                       | 34.0             | 30.0                | 38.0          | 36.0           | 33.0       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

\*\* This table is based on only rent-controlled housing, and not the entire rental housing stock of Berkeley. In order to estimate accurately the percentages for all rental housing in Berkeley (for comparison with Census data), other rental units, especially public and assisted housing, must be included.

Source: Bay Area Economics, 1988 and 1998.

## Household Type

Each respondent was asked to specify his or her household as shown in the following table:

**Table 11: Household Type**

| <u>Household Type</u>                             | <u>Citywide<br/>Weighted<br/>Average</u> |
|---|--|
| 1. Person living alone                            | 50.3%                                    |
| 2. Married couple without children                | 6.8%                                     |
| 3. Married couple with children                   | 3.2%                                     |
| 4. Unmarried couple without children              | 8.1%                                     |
| 5. Unmarried couple with children                 | 0.7%                                     |
| 6. Single mother with children                    | 4.0%                                     |
| 7. Single father with children                    | 1.3%                                     |
| 8. Related adults other than parents and children | 3.0%                                     |
| 9. Unrelated persons other than couples           | 21.4%                                    |
| 10. Other   | 1.2%                                     |
| Subtotal of households with children              | 9.2%                                     |
| <b>Total</b>                                      | <b>100.0%</b>                            |

A slight majority of respondent households consist of one person living alone. The second largest category, representing 21 percent of all respondent units, is unrelated persons other than couples. This category includes college students and others sharing rental units for economic or lifestyle-related reasons. No other category makes up even 10 percent of the respondent households. The combined proportion of households citywide with children is only nine percent.

There are considerable differences between the subareas in household type (see Table 12). The North Berkeley/South Berkeley Hills subarea shows higher proportions of couples without children. Central Berkeley shows relatively more households with children, especially single mothers, and a low proportion of unrelated adults other than couples. The Campus/Downtown subarea is distinguished by the high percentage of unrelated adults other than couples and a low percentage of households with children. West Berkeley has the lowest proportion of single-person households (40 percent) and unrelated adults other than couples (eight percent), and the highest proportion of households with children (28 percent), with 12 percent of total households being single mothers with children. South Berkeley generally follows citywide patterns for household type.

Between 1988 and 1998, the citywide proportion of respondents living alone remained almost unchanged at approximately one-half of all households. Noteworthy trends include a decline in the proportion of households with children from 15 percent to nine percent, a decline in the proportion of married couples

(with or without children) from 18 percent to 10 percent, and an increase in the proportion of households consisting of unrelated adults other than couples from 16 percent to 21 percent.

**Household Type by Age of Respondent.** Citywide, household type varies considerably by age of respondent, as shown in Table 13. In the 18 to 24 year age bracket dominated by students, over half the households consist of unrelated persons other than couples, and slightly less than one-third live alone. Nearly half of the 25 to 34 households are respondents living alone. For respondents 35 and older, well over half the respondents live alone. The percentage is especially high for the elderly: 82 percent of the respondents live alone.

The 1998 survey shows some change from the 1988 survey, but overall patterns are similar, with single person households being the largest group for respondents 25 and older, and unrelated persons other than couples being the largest group for those 18 to 24. The overall decline in respondent households with children is present in all age groups, with the noteworthy exception of the 55 to 64 age group, where there has been a sharp increase in the proportion of single-parent households.

**Table 12: Distribution of Units by Household Type**

| 1998 Survey                                   |   |                     |                     |                  |                   |            |
|---|---|---------------------|---------------------|------------------|-------------------|------------|
| Household Type                                | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|   | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Person Living Alone                           | 47.4%   | 52.1%               | 51.0%               | 40.0%            | 50.4%             | 50.3%      |
| Married Couple Without Children               | 11.6%   | 7.4%                | 5.2%                | 7.8%             | 8.1%              | 6.8%       |
| Married Couple with Children                  | 4.6%  | 6.7%                | 0.6%                | 12.2%            | 3.7%              | 3.2%       |
| Unmarried Couple without Children             | 13.3%   | 12.3%               | 6.5%                | 10.4%            | 5.2%              | 8.1%       |
| Unmarried Couple with Children                | 1.2%  | 0.0%                | 0.6%                | 2.6%             | 0.7%              | 0.7%       |
| Single Mother with Children                   | 2.9%  | 8.0%                | 1.3%                | 12.2%            | 5.9%              | 4.0%       |
| Single Father with Children                   | 1.7%  | 1.2%                | 1.3%                | 0.9%             | 1.5%              | 1.3%       |
| Related Adults Other Than Parents and Childre | 2.3%  | 1.2%                | 3.2%                | 3.5%             | 4.4%              | 3.0%       |
| Unrelated Persons Other Than Couples          | 14.5%   | 10.4%               | 29.7%               | 7.8%             | 16.3%             | 21.4%      |
| Other   | 0.6%  | 0.6%                | 0.6%                | 2.6%             | 3.7%              | 1.2%       |
| % Total by Area                               | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

| 1988 Survey                                   |   |                     |                     |                  |                   |            |
|---|---|---------------------|---------------------|------------------|-------------------|------------|
| Household Type                                | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|   | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Person Living Alone                           | 55.9%   | 44.9%               | 50.0%               | 42.2%            | 59.5%             | 50.9%      |
| Married Couple Without Children               | 12.3%   | 14.1%               | 10.3%               | 9.6%             | 6.3%              | 10.5%      |
| Married Couple with Children                  | 7.8%  | 10.9%               | 7.1%                | 10.4%            | 2.4%              | 7.2%       |
| Unmarried Couple without Children             | 5.6%  | 8.3%                | 4.9%                | 5.2%             | 4.0%              | 5.5%       |
| Unmarried Couple with Children                | 1.1%  | 1.9%                | 1.6%                | 2.2%             | 0.8%              | 1.5%       |
| Single Mother with Children                   | 2.8%  | 5.1%                | 2.2%                | 20.7%            | 11.9%             | 5.3%       |
| Single Father with Children                   | 0.0%  | 2.6%                | 0.5%                | 0.7%             | 0.8%              | 0.9%       |
| Related Adults Other Than Parents and Childre | 1.7%  | 1.9%                | 1.1%                | 3.0%             | 0.8%              | 1.3%       |
| Unrelated Persons Other Than Couples          | 11.7%   | 9.6%                | 21.7%               | 5.9%             | 11.1%             | 15.8%      |
| Other   | 1.1%  | 0.6%                | 0.5%                | 0.0%             | 2.4%              | 0.9%       |
| % Total by Area                               | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 13: Household Type by Age of Respondent**

| 1998 Survey                                    |             |             |             |             |                 |
|--|-------------|-------------|-------------|-------------|-----------------|
| Citywide *                                     |             |             |             |             |                 |
| Household Type                                 | Age         |             |             |             |                 |
|  | 18 to<br>24 | 25 to<br>34 | 35 to<br>54 | 55 to<br>64 | 65 and<br>older |
| Person Living Alone                            | 32.4%       | 49.4%       | 58.4%       | 58.1%       | 81.7%           |
| Married Couple Without Children                | 1.8%        | 12.0%       | 5.3%        | 13.2%       | 7.5%            |
| Married Couple with Children                   | 0.3%        | 1.8%        | 8.9%        | 0.0%        | 0.0%            |
| Unmarried Couple without Children              | 5.1%        | 13.4%       | 8.4%        | 3.9%        | 0.0%            |
| Unmarried Couple with Children                 | 0.1%        | 0.5%        | 1.6%        | 0.0%        | 0.0%            |
| Single Mother with Children                    | 0.0%        | 0.7%        | 9.9%        | 16.7%       | 0.0%            |
| Single Father with Children                    | 0.0%        | 0.7%        | 1.7%        | 7.3%        | 4.9%            |
| Related Adults Other Than Parents and Children | 5.1%        | 3.6%        | 0.6%        | 0.0%        | 4.5%            |
| Unrelated Persons Other Than Couples           | 53.3%       | 16.0%       | 4.5%        | 0.9%        | 0.8%            |
| Other  | 1.8%        | 1.7%        | 0.7%        | 0.0%        | 0.6%            |
| Percent Down                                   | 100.0%      | 100.0%      | 100.0%      | 100.0%      | 100.0%          |
| Percents Across                                | 28.5%       | 31.1%       | 29.1%       | 4.5%        | 6.7%            |

| 1988 Survey                                    |             |             |             |             |                 |
|--|-------------|-------------|-------------|-------------|-----------------|
| Household Type by Age of Respondent            |             |             |             |             |                 |
| Citywide *                                     |             |             |             |             |                 |
| Household Type                                 | Age         |             |             |             |                 |
|  | 18 to<br>24 | 25 to<br>34 | 35 to<br>54 | 55 to<br>64 | 65 and<br>older |
| Person Living Alone                            | 36.7%       | 49.2%       | 52.4%       | 67.5%       | 69.8%           |
| Married Couple Without Children                | 3.5%        | 12.3%       | 10.9%       | 14.5%       | 21.0%           |
| Married Couple with Children                   | 0.2%        | 9.2%        | 9.6%        | 3.4%        | 1.8%            |
| Unmarried Couple without Children              | 6.8%        | 7.6%        | 3.5%        | 6.4%        | 0.0%            |
| Unmarried Couple with Children                 | 0.0%        | 1.4%        | 2.5%        | 2.7%        | 0.0%            |
| Single Mother with Children                    | 2.2%        | 2.4%        | 11.6%       | 2.8%        | 0.6%            |
| Single Father with Children                    | 0.0%        | 0.3%        | 2.7%        | 0.0%        | 0.6%            |
| Related Adults Other Than Parents and Children | 0.2%        | 2.7%        | 0.8%        | 0.0%        | 2.9%            |
| Unrelated Persons Other Than Couples           | 49.8%       | 13.5%       | 5.2%        | 2.7%        | 1.0%            |
| Other  | 0.7%        | 1.3%        | 0.8%        | 0.0%        | 2.3%            |
| Percent Down                                   | 100.0%      | 100.0%      | 100.0%      | 100.0%      | 100.0%          |
| Percents Across                                | 18.4%       | 38.3%       | 33.1%       | 4.7%        | 5.5%            |

\* Citywide percentages are weighted based on the total number of rent-controlled units in each Submarket Area.

Source: Bay Area Economics, 1988 and 1998.

## Employment Characteristics of Persons in Respondent Households

The survey asked respondents to categorize the occupational status of all members of their households. From this information it is possible to construct a distribution by employment status of all the persons in respondent households. The categories used, and the citywide percentage of people in responding households in each category are as follows:

**Table 14: Employment Status**

| <u>Employment Status</u>             | <u>Citywide<br/>Weighted<br/>Average</u> |
|--------------------------------------|--|
| 1. Employed full-time, not a student | 37.9%                                    |
| 2. Employed part-time, not a student | 9.0%                                     |
| 3. Unemployed, looking for work      | 4.5%                                     |
| 4. Retired                           | 3.5%                                     |
| 5. Full-time student with a job      | 25.9%                                    |
| 6. Full-time student without a job   | 13.4%                                    |
| 7. Homemaker                         | 1.5%                                     |
| 8. Part-time student with a job      | 4.1%                                     |
| 9. Part-time student without job     | <u>0.3%</u>                              |
| Subtotal of full-time students       | 39.3%                                    |
| <b>Total</b>                         | <b>100.0%</b>                            |

This distribution is presented by submarket area in Table 15.

Citywide, as might be expected, Berkeley shows a high percentage of students in the renter population, with full-time students making up slightly less than 40 percent of the population in respondent households. There are a similar percentage of non-student full-time workers. The students are concentrated in Submarket Area 3 near the University, where they make up 55 percent of the respondent household population. With the exception of the Campus/Downtown subarea, where they are only 28 percent of the respondent household population, full-time workers who are non-students are the largest single group, ranging from 44 to 52 percent of the total. As shown, retired persons make up a very small proportion of the respondent household population, with only 3.5 percent of the citywide total. The proportion of retired persons is highest in West Berkeley. There are also very few full-time homemakers in the respondent households.

The employment mix has changed slightly since the 1988 survey; the major trend is the increase in the proportion of full-time students, with a slight decline in many other categories. The proportion of full-time students increased from 34 percent to 39 percent of respondent household population citywide between 1988 and 1998. The increase was greatest in the Campus/Downtown subarea, where they increased from 43 percent to 55 percent of the total.

**Table 15: Distribution of Persons in Responding Households by Employment Status**

| 1998 Survey                   |   |                     |                     |                  |                   |            |
|-------------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Occupational Status           | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                               | North<br>Berkeley/<br>South Berkeley<br>Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Work Full Time, Not Student   | 44.3%   | 52.2%               | 27.9%               | 51.3%            | 44.5%             | 37.9%      |
| Work Part-Time, Not Student   | 9.2%  | 9.0%                | 7.3%                | 13.1%            | 12.8%             | 9.0%       |
| Unemployed & Looking          | 2.5%  | 4.3%                | 4.5%                | 3.1%             | 6.2%              | 4.5%       |
| Retired                       | 5.3%  | 3.1%                | 2.4%                | 6.3%             | 5.3%              | 3.5%       |
| Full-Time Student with Job    | 24.1%   | 12.9%               | 38.1%               | 7.9%             | 9.7%              | 25.9%      |
| Full-Time Student without Job | 10.6%   | 8.6%                | 16.6%               | 10.5%            | 11.5%             | 13.4%      |
| Homemaker                     | 2.1%  | 2.0%                | 1.2%                | 2.6%             | 1.3%              | 1.5%       |
| Part-Time Student with Job    | 1.4%  | 7.5%                | 2.0%                | 5.2%             | 7.5%              | 4.1%       |
| Part-Time Student without Job | 0.4%  | 0.4%                | 0.0%                | 0.0%             | 1.3%              | 0.3%       |
| Subtotal Full-Time Students   | 34.8%   | 21.6%               | 54.7%               | 18.3%            | 21.1%             | 39.3%      |
| % Total by Area               | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

| 1988 Survey                   |   |                     |                     |                  |                   |            |
|-------------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Occupational Status           | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                               | North<br>Berkeley/<br>South Berkeley<br>Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Work Full Time, Not Student   | 46.7%   | 41.3%               | 40.5%               | 44.6%            | 35.8%             | 40.6%      |
| Work Part-Time, Not Student   | 9.4%  | 9.4%                | 7.0%                | 14.5%            | 11.4%             | 8.8%       |
| Unemployed & Looking          | 5.1%  | 5.5%                | 2.3%                | 8.1%             | 7.8%              | 4.4%       |
| Retired                       | 9.1%  | 5.9%                | 3.7%                | 7.5%             | 10.4%             | 6.0%       |
| Full-Time Student with Job    | 15.9%   | 15.4%               | 27.8%               | 6.5%             | 16.6%             | 21.3%      |
| Full-Time Student without Job | 9.4%  | 12.6%               | 15.1%               | 6.5%             | 8.8%              | 12.6%      |
| Homemaker                     | 2.2%  | 5.5%                | 1.3%                | 4.8%             | 5.7%              | 3.2%       |
| Part-Time Student with Job    | 2.2%  | 3.9%                | 2.0%                | 5.9%             | 3.1%              | 2.8%       |
| Part-Time Student without Job | 0.0%  | 0.4%                | 0.3%                | 1.6%             | 0.5%              | 0.4%       |
| Subtotal Full-Time Students   | 25.4%   | 28.0%               | 42.8%               | 12.9%            | 25.4%             | 33.9%      |
| % Total by Area               | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

### **Non-Student and Student Households**

To analyze some aspects of rent-control in Berkeley, it is useful to separate student and non-student households. For example, student households may skew the income distribution downward, and make it difficult to discern the problems facing other low-income households, since student households often have low incomes but do not face the same long-term problems faced by working poor families, seniors, and others with low incomes. The occupational data discussed above can be used to separate out the student and non-student households. This analysis uses three types of households: households containing only full-time students, households containing no full-time students, and households containing a mix of full-time students and others. As shown in Table 16, households made up completely of non-students constitute more than half of the respondent households citywide at just over 55 percent of the total. Full-time student households make up about 30 percent of respondent households citywide, with the remaining 15 percent being mixed households. The proportion of student-only households is below 25 percent in all subareas except the Campus/Downtown subarea, where they constitute 44 percent of the population of respondent households.

The increase in students between 1988 and 1998 shown in the occupational data is also reflected here in the household analysis. Citywide, the proportion of student-only households increased from 21 percent to 30 percent, and the proportion of non-student households declined from over two-thirds to 55 percent. The proportion of student-only households increased in every subarea except Central Berkeley. Especially noteworthy is the Campus/Downtown subarea, where the proportion of student-only households increased from 28 percent in 1988 to 44 percent in 1998.

**Table 16: Distribution of Households by Presence of Full-Time Students**

| 1998 Survey                                      |  |                  |                     |               |                |            |
|--|--|------------------|---------------------|---------------|----------------|------------|
|  | Submarket Area                             |                  |                     |               |                | Citywide * |
|  | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Full-Time Students Only in Household             | 21.7%                                      | 12.7%            | 43.6%               | 10.1%         | 16.1%          | 29.6%      |
| Household includes Full-Time Students and Others | 14.9%                                      | 16.3%            | 14.7%               | 17.8%         | 13.1%          | 14.9%      |
| No Full-Time Students in Household               | 63.4%                                      | 71.1%            | 41.7%               | 72.1%         | 70.8%          | 55%        |
| % Total by Area                                  | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

| 1988 Survey                                      |  |                  |                     |               |                |            |
|--|--|------------------|---------------------|---------------|----------------|------------|
| Occupational Status                              | Submarket Area                             |                  |                     |               |                | Citywide * |
|  | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Full-Time Students Only in Household             | 14.2%                                      | 17.2%            | 27.9%               | 7.8%          | 12.3%          | 20.9%      |
| Household includes Full-Time Students and Others | 7.7%                                       | 14.6%            | 13.7%               | 10.9%         | 8.9%           | 12.3%      |
| No Full-Time Students in Household               | 78.1%                                      | 68.2%            | 58.5%               | 81.3%         | 78.8%          | 66.8%      |
| % Total by Area                                  | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

## Household Income

The citywide mean annual household income of respondent households is approximately \$29,500, as shown in Table 17. In comparison, the mean household income in 1998 for all households in Berkeley and Alameda County is estimated at \$61,589 and \$66,688, respectively.<sup>4</sup> By subarea, Submarket Area 1 (North Berkeley/South Berkeley Hills) has the highest mean household income, \$41,300, while the Campus/Downtown subarea has the lowest mean household income, \$26,200. The mean household income in West Berkeley, \$26,700, is also somewhat below the citywide figure.

When compared to the inflation-adjusted citywide mean for the 1988 survey, there has been a slight increase over the past ten years in respondent household income. By subarea, though, some important changes emerge. Mean respondent household income is up in every submarket area with the exception of the Campus/Downtown subarea, where it has declined. Most notable is the change in South Berkeley, where the subarea mean is now actually higher than the citywide mean; in 1988 it was well below the citywide number. The declining household income in the Campus/Downtown subarea corresponds with the decrease in median age and increase in students living in the area.

**Household Income by Ethnicity.** There are notable differences in citywide mean household income between the three groups with the most respondents citywide, as shown in Table 18. African American and Asian respondent household incomes lag the citywide mean, while mean household income for White respondents is higher than the citywide average. On an inflation-adjusted basis, all three groups show at least a slight increase in household income since 1988; African American respondent households show an increase of 34 percent.

**Household Income by Household Size Using HUD/HCD Income Limits.** California's Department of Housing and Community Development publishes income limits based on county of residence and household size, categorizing households as very low, lower, and moderate income, with the very low and lower income standards come from HUD.<sup>5</sup> Table 19 shows how the respondent households fit into these categories, and as shown, many of the respondent households have very low and low incomes by these standards. For all household sizes, 46 percent are very low income and 18 percent are lower income. An additional 25 percent are moderate income households. Larger households are more likely to be very low income, but over 40 percent of households every size category qualify as very low income.

**Income of Non-Student Households.** As discussed above, the presence of a large proportion of student households in Berkeley's rent-controlled housing makes it difficult to assess the presence and problems of "real" low-income households. The following discussion excludes respondent households that consist only of full-time students. As shown in Table 20, the citywide mean income for non-student respondent households, at \$35,400, is somewhat higher than for all respondents, \$29,500. The largest disparity between student and non-student household income is in the Campus/Downtown subarea, where non-student respondent households have a mean income of \$36,100 in comparison to only \$26,200 for all

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<sup>4</sup> Household income estimates for 1998 from Claritas, Inc. a private service providing current demographic estimates.

<sup>5</sup> HUD/HCD income levels are relative to median family income by number of persons in the family for a given county. Very low income households have incomes at or below 50 percent of median. lower income households range from 50.80 percent of median, and moderate income households range from 80 to 120 percent of median.

households. Even though non-student households have generally higher incomes, there are still substantial numbers of non-student low-income households in Berkeley's rent-controlled housing stock. Over one-fourth of all non-student households citywide have incomes below \$20,000; this proportion is over one-thirds in West Berkeley and South Berkeley.

Categorization by HUD/HCD income limits shows that even after excluding student households, over one-third of the respondents report having very low household incomes (see Table 21). An additional 20 percent are in the lower income category. This is another indication of a sizable number of households with limited incomes currently living in rent-controlled units.

**Table 17: Distribution of Units by Total 1997 Household Income**

| 1998 Survey          |   |                     |                     |                  |                   |            |
|----------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Income               | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                      | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Less Than \$5,000    | 2.5%  | 1.8%                | 18.1%               | 4.6%             | 4.7%              | 10.7%      |
| \$5,000 to \$9,999   | 4.3%  | 5.5%                | 10.4%               | 11.0%            | 9.4%              | 8.8%       |
| \$10,000 to \$14,999 | 6.8%  | 7.4%                | 13.2%               | 17.4%            | 11.7%             | 11.4%      |
| \$15,000 to \$19,999 | 7.4%  | 11.0%               | 6.9%                | 10.1%            | 14.1%             | 9.1%       |
| \$20,000 to \$24,999 | 11.7%   | 17.2%               | 9.7%                | 12.8%            | 10.9%             | 11.7%      |
| \$25,000 to \$29,999 | 13.0%   | 13.5%               | 9.7%                | 8.3%             | 9.4%              | 10.6%      |
| \$30,000 to \$39,999 | 16.7%   | 14.7%               | 8.3%                | 17.4%            | 16.4%             | 12.1%      |
| \$40,000 to \$49,999 | 11.7%   | 11.7%               | 11.1%               | 7.3%             | 8.6%              | 10.7%      |
| \$50,000 to \$59,999 | 6.2%  | 9.2%                | 5.6%                | 5.5%             | 5.5%              | 6.3%       |
| \$60,000 to \$74,999 | 9.9%  | 4.9%                | 3.5%                | 4.6%             | 3.9%              | 4.4%       |
| \$75,000 to \$99,999 | 4.3%  | 1.8%                | 2.1%                | 0.0%             | 4.7%              | 2.6%       |
| \$100,000 or more    | 5.6%  | 1.2%                | 1.4%                | 0.9%             | 0.8%              | 1.6%       |
| % Total by Area      | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |
| Mean **              | \$41,300                                      | \$32,800            | \$26,200            | \$26,700         | \$30,100          | \$29,500   |

| 1988 Survey (Uninflated \$) |   |                     |                     |                  |                   |            |
|-----------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Income                      | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                             | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Less Than \$5,000           | 3.4%  | 8.3%                | 12.5%               | 14.0%            | 14.3%             | 11.2%      |
| \$5,000 to \$9,999          | 9.1%  | 14.1%               | 17.0%               | 23.3%            | 22.1%             | 16.9%      |
| \$10,000 to \$14,999        | 13.6%   | 24.4%               | 15.9%               | 20.9%            | 15.0%             | 17.4%      |
| \$15,000 to \$19,999        | 10.8%   | 7.7%                | 9.1%                | 16.3%            | 12.1%             | 9.8%       |
| \$20,000 to \$24,999        | 13.6%   | 11.5%               | 14.8%               | 11.6%            | 10.7%             | 13.2%      |
| \$25,000 to \$29,999        | 13.6%   | 12.2%               | 6.8%                | 6.2%             | 7.9%              | 8.7%       |
| \$30,000 to \$39,999        | 17.0%   | 12.2%               | 13.6%               | 3.9%             | 11.4%             | 12.9%      |
| \$40,000 to \$49,999        | 8.5%  | 4.5%                | 6.8%                | 1.6%             | 4.3%              | 5.9%       |
| \$50,000 to \$59,999        | 5.1%  | 2.6%                | 1.1%                | 0.8%             | 2.1%              | 2.0%       |
| \$60,000 to \$74,999        | 2.3%  | 2.6%                | 2.3%                | 0.8%             | 0.0%              | 1.9%       |
| \$75,000 to \$99,999        | 2.3%  | 0.0%                | 0.0%                | 0.8%             | 0.0%              | 0.2%       |
| \$100,000 or more           | 0.6%  | 0.0%                | 0.0%                | 0.0%             | 0.0%              | 0.1%       |
| % Total by Area             | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |
| Mean **                     | \$28,000                                      | \$21,000            | \$20,400            | \$15,600         | \$17,700          | \$20,600   |

| Mean Income in Constant 1997 Dollars |   |                     |                     |                  |                   |            |
|--------------------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
|                                      | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                                      | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| 1988 BAE Tenants Survey              | \$38,900                                      | \$29,200            | \$28,400            | \$21,700         | \$24,600          | \$28,600   |
| 1998 BAE Tenants Survey              | \$41,300                                      | \$32,800            | \$26,200            | \$26,700         | \$30,100          | \$29,500   |

Note: Values for survey responses are derived from income interval questions; hence these numbers are approximations. BAE citywide income is a weighted average.

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

\*\* Means are derived assuming each response is at the midpoint of its income category. Rounded to nearest \$100.

Source: Bay Area Economics, 1988 and 1998.

**Table 18: Mean Household Income by Ethnicity of Respondent**

| 1998 Tenants Survey            |  |                  |                     |               |                |            |
|--------------------------------|--|------------------|---------------------|---------------|----------------|------------|
| Ethnicity**                    | Submarket Area                             |                  |                     |               |                | Citywide * |
|                                | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| White                          | \$41,800                                   | \$34,300         | \$30,500            | \$33,300      | \$36,400       | \$33,600   |
| African American               | \$66,300                                   | \$21,100         | \$37,500            | \$23,000      | \$23,100       | \$26,500   |
| Asian                          | \$33,800                                   | \$33,600         | \$20,400            | \$17,300      | \$24,400       | \$23,000   |
| Mean Income,<br>All Households | \$41,300                                   | \$32,800         | \$26,200            | \$26,700      | \$30,100       | \$29,500   |

| 1988 Tenants Survey (in Constant 1997 \$) |  |                  |                     |               |                |            |
|---|--|------------------|---------------------|---------------|----------------|------------|
| Ethnicity**                               | Submarket Area                             |                  |                     |               |                | Citywide * |
|   | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| White                                     | \$40,800                                   | \$31,600         | \$31,800            | \$23,800      | \$28,200       | \$32,100   |
| African American                          |  | \$23,100         | \$22,600            | \$17,400      | \$18,200       | \$19,700   |
| Asian                                     | \$29,100                                   | \$22,500         | \$19,200            | \$26,100      | \$30,000       | \$21,200   |
| Mean Income,<br>All Households            | \$38,900                                   | \$29,200         | \$28,400            | \$21,700      | \$24,600       | \$28,600   |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

\*\* This table is based on only rent-controlled housing, and not the entire rental housing stock of Berkeley. In order to estimate accurately the percentages for all rental housing in Berkeley (for comparison with Census data), other rental units, especially public and assisted housing, must be included.

Source: Bay Area Economics, 1988 and 1998.

**Table 19: Households Size by HCD/HUD Income Limits**

| 1998 Survey    |                    |                 |                    |                             |                          |
|----------------|--------------------|-----------------|--------------------|-----------------------------|--------------------------|
| Citywide *     | Income             |                 |                    |                             | % Total<br>by<br>HH Size |
|                | Very Low<br>Income | Lower<br>Income | Moderate<br>Income | Above<br>Moderate<br>Income |                          |
| Household Size |                    |                 |                    |                             |                          |
| 1              | 45.0%              | 25.1%           | 20.2%              | 9.7%                        | 100.0%                   |
| 2              | 42.2%              | 12.4%           | 32.6%              | 12.9%                       | 100.0%                   |
| 3              | 55.6%              | 9.7%            | 18.9%              | 15.7%                       | 100.0%                   |
| 4              | 50.4%              | 10.0%           | 33.6%              | 6.0%                        | 100.0%                   |
| 5              | 72.1%              | 3.8%            | 10.9%              | 13.1%                       | 100.0%                   |
| 6 or more      | 59.1%              | 0.0%            | 40.9%              | 0.0%                        | 100.0%                   |
| All Households | 45.8%              | 18.1%           | 25.0%              | 11.2%                       | 100.0%                   |

Respondents were asked to categorize their household income by a series of ranges. This table assumes the household income for each respondent was at the midpoint of that range; e.g., if the range was \$10,000 to \$14,999, household income was assumed to be \$12,500.

HUD income limits for a family of 6 were used for all households of 6 or more regardless of size.

1997 HCD/HUD Income Limits

|                 | Persons in Family |          |          |          |          |          |
|-----------------|-------------------|----------|----------|----------|----------|----------|
|                 | 1                 | 2        | 3        | 4        | 5        | 6        |
| Very Low Income | \$21,050          | \$24,050 | \$27,050 | \$30,050 | \$32,450 | \$34,850 |
| Lower Income    | \$30,450          | \$34,800 | \$39,150 | \$43,500 | \$47,000 | \$50,450 |
| Moderate Income | \$50,450          | \$57,700 | \$64,900 | \$72,100 | \$77,580 | \$83,650 |

HUD/HCD income limits are based on a percent of the estimated median family income by family size for either the county or metropolitan area (Alameda and Contra Costa Counties in the case of Berkeley). Very low income households have incomes of 50 percent or less of the median, lower income households range from 50 to 80 percent of median, and moderate income households range from 80 to 120 percent of the median.

\* Citywide percentages are weighted based on the total number of rent-controlled units in each submarket area.

Source: Bay Area Economics, 1998

**Table 20: Distribution of Non-Student Households by 1997 Household Income**

| 1998 Survey                         |  |                  |                     |               |                |            |
|-------------------------------------|--|------------------|---------------------|---------------|----------------|------------|
| Income                              | Submarket Area                             |                  |                     |               |                | Citywide * |
|                                     | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Less Than \$5,000                   | 0.8%                                       | 1.4%             | 9.4%                | 1.9%          | 3.6%           | 5.1%       |
| \$5,000 to \$9,999                  | 5.5%                                       | 4.9%             | 7.1%                | 11.0%         | 9.8%           | 7.2%       |
| \$10,000 to \$14,999                | 4.8%                                       | 4.2%             | 3.5%                | 16.0%         | 9.8%           | 5.8%       |
| \$15,000 to \$19,999                | 4.8%                                       | 9.7%             | 5.9%                | 9.0%          | 12.5%          | 8.2%       |
| \$20,000 to \$24,999                | 10.3%                                      | 17.4%            | 11.8%               | 14.0%         | 10.7%          | 12.9%      |
| \$25,000 to \$29,999                | 11.9%                                      | 14.6%            | 11.8%               | 9.0%          | 9.8%           | 11.9%      |
| \$30,000 to \$39,999                | 15.8%                                      | 15.3%            | 10.6%               | 19.0%         | 17.0%          | 14.0%      |
| \$40,000 to \$49,999                | 15.0%                                      | 13.2%            | 18.8%               | 8.1%          | 9.8%           | 14.7%      |
| \$50,000 to \$59,999                | 8.0%                                       | 10.4%            | 9.4%                | 6.0%          | 6.2%           | 8.7%       |
| \$60,000 to \$74,999                | 11.1%                                      | 5.5%             | 5.9%                | 5.0%          | 4.4%           | 6.0%       |
| \$75,000 to \$99,999                | 4.8%                                       | 2.1%             | 3.5%                | 0.0%          | 5.3%           | 3.5%       |
| \$100,000 or more                   | 7.1%                                       | 1.4%             | 2.4%                | 1.0%          | 0.9%           | 2.2%       |
| % Total by Area                     | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |
| Mean Income,<br>Non Student HH Only | \$45,600                                   | \$34,900         | \$36,100            | \$28,300      | \$32,000       | \$35,400   |
| All Households                      | \$41,300                                   | \$32,800         | \$26,200            | \$26,700      | \$30,100       | \$29,500   |

Excludes households that only include full-time students.

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 21: Households Size of Non-Student Households by HCD/HUD Income Limits**

| 1998 Survey    |                    |                 |                    |                             |                          |
|----------------|--------------------|-----------------|--------------------|-----------------------------|--------------------------|
| Citywide *     | Income             |                 |                    |                             | % Total<br>by<br>HH Size |
|                | Very Low<br>Income | Lower<br>Income | Moderate<br>Income | Above<br>Moderate<br>Income |                          |
| Household Size |                    |                 |                    |                             |                          |
| 1              | 32.4%              | 27.1%           | 27.2%              | 13.3%                       | 100.0%                   |
| 2              | 27.0%              | 13.8%           | 40.7%              | 18.5%                       | 100.0%                   |
| 3              | 46.5%              | 10.1%           | 23.7%              | 19.8%                       | 100.0%                   |
| 4              | 38.2%              | 13.2%           | 42.5%              | 6.1%                        | 100.0%                   |
| 5              | 72.1%              | 3.8%            | 10.9%              | 13.1%                       | 100.0%                   |
| 6 or more      | 59.1%              | 0.0%            | 40.9%              | 0.0%                        | 100.0%                   |
| All Households | 33.4%              | 19.6%           | 31.8%              | 15.2%                       | 100.0%                   |

Respondents were asked to categorize their household income by a series of ranges. This table assumes the household income for each respondent was at the midpoint of that range; e.g., if the range was \$10,000 to \$14,999, household income was assumed to be \$12,500.

HUD income limits for a family of 6 were used for all households of 6 or more regardless of size.

1997 HCD/HUD Income Limits

|                 | Persons in Family |          |          |          |          |          |
|-----------------|-------------------|----------|----------|----------|----------|----------|
|                 | 1                 | 2        | 3        | 4        | 5        | 6        |
| Very Low Income | \$21,050          | \$24,050 | \$27,050 | \$30,050 | \$32,450 | \$34,850 |
| Lower Income    | \$30,450          | \$34,800 | \$39,150 | \$43,500 | \$47,000 | \$50,450 |
| Moderate Income | \$50,450          | \$57,700 | \$64,900 | \$72,100 | \$77,580 | \$83,650 |

HUD/HCD income limits are based on a percent of the estimated median family income by family size for either the county or metropolitan area (Alameda and Contra Costa Counties in the case of Berkeley). Very low income households have incomes of 50 percent or less of the median, lower income households range from 50 to 80 percent of median, and moderate income households range from 80 to 120 percent of the median.

\* Citywide percentages are weighted based on the total number of rent-controlled units in each submarket area.

Source: Bay Area Economics, 1998

## Summary of Demographic Characteristics of Tenants in Rent-Controlled Units

There is no such thing as a "typical" tenant in Berkeley. As demonstrated by the previous analysis, Berkeley's rent-controlled units house a diverse mix of residents. Nevertheless, some generalizations can be made based on the survey results.

Berkeley rent-controlled households tend to be small, about half of them being single-person households. This characteristic is dictated in large part by the nature of the rent-controlled housing stock, which consists largely of studios and one-bedroom units, especially in the neighborhoods near the University (see following chapter on characteristics of the rent-controlled housing stock). As a result most of the rental units are inappropriate for families and other large households. The residents of rent-controlled housing are often young (although all age groups are represented), are often in households with or consisting of students, and when not living alone, are most often in households of unrelated persons other than couples. The majority of respondents are White, but almost one-fourth are Asian; there are also significant numbers of other groups. The proportion of African Americans in rent-controlled housing is lower than the percentage in all rental housing as shown in the 1990 Census, but some of this discrepancy results from the survey's exclusion of non-rent-controlled housing such as Section 8 units. African American renters tend to be older than the overall average, while Asians are younger.

The mean annual income of respondent households is slightly below \$30,000. White respondent households have a higher mean income than this, while the mean for African American and Asian respondent households is lower. Approximately half of the respondent households fit the HUD definition of very low income, with an additional 18 percent in the lower income category, indicating that Berkeley continues to have a large contingent of poor renter households. When all-student households are excluded from the analysis, the mean annual income of respondent households rises to over \$35,000, but over half of the households are still in the HUD very low and lower income categories.

Demographic characteristics vary by neighborhood, with proximity to the University being a key factor. Submarket Area 3, the Campus/Downtown subarea, is characterized by a high concentration of young adults, students, unrelated households, Asians, low income households, and a low concentration of children. The North Berkeley/South Berkeley Hills subarea is distinguished by higher incomes and a high concentration of White renters. West Berkeley has low incomes, and is the most diverse racially. West Berkeley and South Berkeley are both home to a high concentration of African Americans, and to a lesser degree, Latinos.

Comparison with results of the 1988 Tenants survey reveals significant changes in the composition of rent-controlled households. The number of students, young adults, and households of unrelated persons has increased, while the number of households containing children and elderly has decreased, as has the number of married households with or without children. The number of White and African American households has declined, while the number of Asian households is up. There has also been an increase (from a negligible number) in the percentage of renters classified as "other" for race/ethnicity, largely as a result of respondents identifying themselves as multiracial. Overall, household incomes have been relatively stable over the decade after adjusting for inflation, showing only a slight increase, but African American respondent households have shown a substantial increase in mean household income.

## CHARACTERISTICS OF THE RENT-CONTROLLED HOUSING STOCK

Respondents were asked a number of questions regarding the characteristics of their rental units. This included information on unit type, number of bedrooms, number of bathrooms, and other types of rooms in the unit. From these data the total number of rooms per unit is derived, giving a more accurate picture of total unit size, and the number of persons per room is calculated, giving a measure of the relative crowding of units. As with the previous section, comparisons are also made with the 1988 survey and with Census data.

### **Type of Unit**

The survey asked respondents to classify their housing unit as one of the following types: house, apartment, room in boarding house, room in residential hotel, or other. This information is presented in Table 22. Citywide, most respondents classify their unit as either an apartment (88 percent) or a house (seven percent). The other unit-type categories make up less than five percent of the responses.

The North Berkeley/South Berkeley Hills subarea has the highest proportion of houses, at 16 percent of the total; the lowest proportion of houses is in the Campus/Downtown subarea, at only three percent. The pattern for apartments is the reverse, with the North Berkeley/South Berkeley Hills subarea having the lowest percentage, 81 percent, and the Campus/Downtown subarea having the highest, 92 percent.

The rent-controlled housing stock in Berkeley is a relatively fixed set of units. Some units are removed through conversion to owner-occupancy, some units are left vacant, and a few units are added as they are brought into compliance with law or as owner-occupied units revert to rental, but the overall unit mix today is very similar to that in 1988. As a result, the unit mix shown by respondent units is also relatively unchanged since 1988. There is a slight decline in the proportion of houses, but also a slight decline in the proportion of apartments. The other unit types have increase slightly; but this change may simply represent changes in identification of units (e.g., house vs. cottage).

### **Distribution of Units by Size of Building**

The rent-controlled housing stock, as indicated by survey responses and shown in Table 23, is concentrated in larger multi-unit buildings; almost two thirds of the respondents citywide (64 percent) reside in buildings with five or more units. Nine percent live in single-unit structures, with the remainder (26 percent) in duplexes, triplexes, and fourplexes. The unit mix varies considerably by subarea; for example, only 38 percent of West Berkeley respondents live in buildings with five or more units, while in the Campus/Downtown subarea, the percentage climbs to 82 percent. All the submarket areas except the Campus/Downtown subarea have between 13 and 18 percent of their respondents in single-unit buildings, while only four percent of respondents in the Campus/Downtown subarea are in single-unit buildings.

There has been little change in the distribution of respondents by building size between the 1988 and 1998 surveys. Census results from 1990 are similar to the surveys, although the Census shows a higher proportion of stand-alone units (e.g., houses, cottages, attached townhouses). It may be that some of these units continue to remain unregistered and thus do not show up in the Rent Board's database.

**Table 22: Distribution of Units by Unit Type**

| 1998 Survey            |   |                     |                     |                  |                   |            |
|------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Type of Unit           | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                        | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| House                  | 16.0%   | 9.9%                | 2.6%                | 15.7%            | 11.2%             | 7.2%       |
| Apartment/flat         | 81.1%   | 84.6%               | 91.6%               | 80.9%            | 85.8%             | 87.8%      |
| Room-Hotels & Boarders | 0.0%  | 0.0%                | 4.5%                | 1.7%             | 0.0%              | 2.4%       |
| Other                  | 3.0%  | 5.6%                | 1.3%                | 1.7%             | 3.0%              | 2.6%       |
| % Total by Area        | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

| 1988 Survey            |   |                     |                     |                  |                   |            |
|------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Type of Unit           | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                        | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| House                  | 15.2%   | 12.2%               | 4.8%                | 20.4%            | 6.7%              | 8.3%       |
| Apartment/flat         | 78.8%   | 86.6%               | 93.6%               | 75.2%            | 90.6%             | 89.5%      |
| Room-Hotels & Boarders | 0.5%  | 0.0%                | 1.6%                | 0.7%             | 0.7%              | 1.0%       |
| Other                  | 5.4%  | 1.2%                | 0.0%                | 3.6%             | 2.0%              | 1.3%       |
| % Total by Area        | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 23: Distribution of Units by Building Size**

| 1998 Survey                    |   |                     |                     |                  |                   |            |
|--------------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Number of units<br>in building | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                                | North<br>Berkeley/<br>South Berkeley<br>Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| 1                              | 17.9%   | 13.7%               | 4.1%                | 15.3%            | 13.1%             | 9.2%       |
| 2                              | 12.5%   | 16.1%               | 4.8%                | 17.1%            | 12.3%             | 9.5%       |
| 3 to 4                         | 19.0%   | 22.4%               | 9.6%                | 29.7%            | 28.5%             | 17.0%      |
| 5 to 9                         | 20.8%   | 19.9%               | 15.8%               | 15.3%            | 22.3%             | 18.1%      |
| 10 to 24                       | 24.4%   | 18.6%               | 33.6%               | 14.4%            | 21.5%             | 27.0%      |
| 25 to 49                       | 5.4%  | 8.1%                | 19.9%               | 8.1%             | 1.5%              | 12.7%      |
| 50 and up                      | 0.0%  | 1.2%                | 12.3%               | 0.0%             | 0.8%              | 6.6%       |
| Subtotal - 5 or more           | 50.6%   | 47.8%               | 81.5%               | 37.8%            | 46.2%             | 64.4%      |
| % Total by Area                | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

| 1988 Survey                    |   |                     |                     |                  |                   |            |
|--------------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Number of units<br>in building | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                                | North<br>Berkeley/<br>South Berkeley<br>Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| 1                              | 18.4%   | 15.9%               | 7.4%                | 24.4%            | 10.1%             | 11.3%      |
| 2                              | 12.1%   | 17.2%               | 5.1%                | 16.3%            | 15.8%             | 10.5%      |
| 3 to 4                         | 19.5%   | 19.2%               | 8.6%                | 35.8%            | 34.5%             | 17.4%      |
| 5 to 9                         | 21.3%   | 21.9%               | 18.9%               | 14.6%            | 23.7%             | 20.3%      |
| 10 to 24                       | 23.0%   | 19.9%               | 42.9%               | 8.9%             | 13.7%             | 29.9%      |
| 25 to 49                       | 5.7%  | 6.0%                | 12.0%               | 0.0%             | 2.2%              | 8.0%       |
| 50 and up                      | 0.0%  | 0.0%                | 5.1%                | 0.0%             | 0.0%              | 2.5%       |
| Subtotal - 5 or more           | 50.0%   | 47.7%               | 78.9%               | 23.6%            | 39.6%             | 60.7%      |
| % Total by Area                | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998

| 1990 Census                    |   |                     |                     |                  |                   |          |
|--------------------------------|---|---------------------|---------------------|------------------|-------------------|----------|
| Number of units<br>in building | Submarket Area                                |                     |                     |                  |                   | Citywide |
|                                | North<br>Berkeley/<br>South Berkeley<br>Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |          |
| 1                              | 31.1%   | 19.1%               | 6.6%                | 19.2%            | 18.2%             | 14.8%    |
| 2                              | 12.7%   | 15.9%               | 5.1%                | 16.8%            | 19.0%             | 11.6%    |
| 3 to 4                         | 15.7%   | 19.7%               | 10.2%               | 25.9%            | 22.2%             | 16.2%    |
| 5 or more                      | 36.4%   | 43.6%               | 77.3%               | 36.3%            | 39.9%             | 56.1%    |
| Mobile Home & Other            | 4.1%  | 1.7%                | 0.8%                | 1.9%             | 0.7%              | 1.3%     |
| % Total by Area                | 100%  | 100%                | 100%                | 100%             | 100%              | 100%     |

Source: 1990 Census

### **Number of Bedrooms per Unit**

Table 24 shows the survey results for the distribution of respondent units by number of bedrooms per unit. Citywide, the mix shown in the sample shows a preponderance of units (94 percent) being of two bedrooms or less, with the largest proportion being one-bedroom units (42 percent). Only six percent of the units citywide have three or more bedrooms. The major difference between submarket areas is the higher proportion of smaller units in the Campus/Downtown subarea, particularly the much higher count of studio units. The higher percentage of studio units in this submarket area reflects the student-oriented rental housing market in the area near the University. The distribution of respondent units by number of bedrooms is very similar to that shown in 1988.

Information contained in the unit database obtained by BAE from the Rent Stabilization Board appears to contain more studio (zero-bedroom) units than the survey results. This parallels results from 1988, which showed a larger proportion of studios than the Rent Board's database at that time. However, the 1990 Census results (also shown in Table 24) are more in line with the survey results, indicating the database may be overstating the number of studio units, perhaps by showing zeroes instead of blanks where no bedroom information is available.

### **Total Rooms per Unit**

The survey also asked respondents about the presence of other types of rooms in their units, including the number and size of bathrooms, and whether they have a separate living room, dining room, kitchen, or den or study. The specific responses to these questions and others regarding unit amenities are presented in the Appendices. As presented in Table 25, the distribution of respondent units by total number of rooms gives a picture of the overall size of respondent units. The citywide average unit size is 3.20 rooms. By subarea, the mean size ranges from 3.03 rooms in the Campus/Downtown subarea to 3.68 rooms in the North Berkeley/South Berkeley Hills subarea. In all subareas, well over half the respondent units have either three or four rooms. As with the other data on respondent units, these findings exhibit limited change from the 1988 survey, when the citywide mean unit size was 3.24 rooms.

**Table 24: Distribution of Units by Number of Bedrooms**

| 1998 Survey        |   |                  |                     |               |                |            |
|--------------------|---|------------------|---------------------|---------------|----------------|------------|
| Number of bedrooms | Submarket Area                          |                  |                     |               |                | Citywide * |
|                    | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| 0 (Studio)         | 11.0%                                   | 16.0%            | 24.0%               | 12.2%         | 12.7%          | 18.9%      |
| 1                  | 37.8%                                   | 38.0%            | 44.2%               | 30.4%         | 44.0%          | 41.8%      |
| 2                  | 37.8%                                   | 43.6%            | 26.0%               | 50.4%         | 34.3%          | 32.9%      |
| 3                  | 10.5%                                   | 1.8%             | 3.9%                | 5.2%          | 5.2%           | 4.4%       |
| 4                  | 2.3%                                    | 0.6%             | 1.3%                | 0.9%          | 1.5%           | 1.3%       |
| 5 or more          | 0.6%                                    | 0.0%             | 0.6%                | 0.9%          | 2.2%           | 0.8%       |
| % Total by Area    | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%       |

| 1988 Survey        |   |                  |                     |               |                |            |
|--------------------|---|------------------|---------------------|---------------|----------------|------------|
| Number of bedrooms | Submarket Area                          |                  |                     |               |                | Citywide * |
|                    | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| 0 (Studio)         | 13.1%                                   | 13.0%            | 22.2%               | 10.1%         | 12.8%          | 17.3%      |
| 1                  | 37.2%                                   | 38.9%            | 42.2%               | 40.6%         | 46.6%          | 41.8%      |
| 2                  | 38.3%                                   | 43.2%            | 29.7%               | 40.6%         | 37.2%          | 34.9%      |
| 3                  | 8.7%                                    | 4.3%             | 3.8%                | 8.0%          | 2.7%           | 4.4%       |
| 4                  | 2.7%                                    | 0.6%             | 0.5%                | 0.7%          | 0.0%           | 0.7%       |
| 5 or more          | 0.0%                                    | 0.0%             | 1.6%                | 0.0%          | 0.7%           | 0.9%       |
| % Total by Area    | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%       |

| 1998 Certified Rents Database |   |                  |                     |               |                |          |
|-------------------------------|---|------------------|---------------------|---------------|----------------|----------|
| Number of bedrooms            | Submarket Area                          |                  |                     |               |                | Citywide |
|                               | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |          |
| 0 (Studio)                    | 21.4%                                   | 23.7%            | 33.4%               | 24.5%         | 24.4%          | 28.6%    |
| 1                             | 36.0%                                   | 39.1%            | 39.9%               | 33.5%         | 34.9%          | 38.3%    |
| 2                             | 29.5%                                   | 31.4%            | 22.6%               | 36.0%         | 33.2%          | 27.3%    |
| 3                             | 9.8%                                    | 4.6%             | 2.9%                | 4.9%          | 5.8%           | 4.4%     |
| 4                             | 2.5%                                    | 1.0%             | 0.8%                | 0.9%          | 1.1%           | 1.0%     |
| 5 or more                     | 0.8%                                    | 0.2%             | 0.5%                | 0.1%          | 0.6%           | 0.5%     |
| % Total by Area               | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%     |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998; Berkeley Rent Stabilization Board

| 1990 Census, All Renter-Occupied Units |   |                  |                     |               |                |          |
|--|---|------------------|---------------------|---------------|----------------|----------|
| Number of bedrooms                     | Submarket Area                          |                  |                     |               |                | Citywide |
|  | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |          |
| 0 (Studio)                             | 7.9%                                    | 13.1%            | 20.7%               | 6.8%          | 8.5%           | 14.5%    |
| 1                                      | 39.3%                                   | 43.6%            | 46.3%               | 28.1%         | 41.2%          | 42.8%    |
| 2                                      | 31.6%                                   | 34.9%            | 26.4%               | 55.3%         | 39.0%          | 33.1%    |
| 3                                      | 14.0%                                   | 7.0%             | 4.9%                | 9.8%          | 9.5%           | 7.5%     |
| 4                                      | 5.3%                                    | 0.9%             | 0.9%                | 0.0%          | 1.3%           | 1.4%     |
| 5 or more                              | 2.0%                                    | 0.5%             | 0.9%                | 0.0%          | 0.5%           | 0.8%     |
| % Total by Area                        | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%     |

Source: 1990 Census

**Table 25: Distribution of Units by Number of Rooms**

| 1998 Survey     |  |                  |                     |               |                |            |
|-----------------|--|------------------|---------------------|---------------|----------------|------------|
| Number of Rooms | Submarket Area                             |                  |                     |               |                | Citywide * |
|                 | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| 1               | 10.4%                                      | 16.0%            | 20.8%               | 14.2%         | 11.5%          | 17.1%      |
| 2               | 6.1%                                       | 5.8%             | 8.3%                | 3.8%          | 10.0%          | 7.7%       |
| 3               | 27.0%                                      | 33.3%            | 34.7%               | 28.3%         | 33.8%          | 33.3%      |
| 4               | 31.9%                                      | 32.7%            | 20.8%               | 41.5%         | 28.5%          | 26.3%      |
| 5               | 14.7%                                      | 8.3%             | 13.9%               | 9.4%          | 8.5%           | 11.8%      |
| 6 or more       | 9.8%                                       | 3.8%             | 1.4%                | 2.8%          | 7.7%           | 3.7%       |
| % Total by Area | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |
| Mean            | 3.68                                       | 3.24             | 3.03                | 3.38          | 3.39           | 3.20       |

| 1988 Survey     |  |                  |                     |               |                |            |
|-----------------|--|------------------|---------------------|---------------|----------------|------------|
| Number of Rooms | Submarket Area                             |                  |                     |               |                | Citywide * |
|                 | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| 1               | 11.7%                                      | 15.4%            | 19.9%               | 11.4%         | 12.4%          | 16.5%      |
| 2               | 6.1%                                       | 7.7%             | 11.0%               | 8.3%          | 9.0%           | 9.4%       |
| 3               | 19.6%                                      | 30.8%            | 29.8%               | 29.5%         | 36.6%          | 30.2%      |
| 4               | 33.0%                                      | 29.5%            | 23.8%               | 34.1%         | 26.2%          | 26.6%      |
| 5               | 19.6%                                      | 14.7%            | 12.2%               | 14.4%         | 13.1%          | 13.6%      |
| 6 or more       | 10.1%                                      | 1.9%             | 3.3%                | 2.3%          | 2.8%           | 3.5%       |
| % Total by Area | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |
| Mean            | 3.77                                       | 3.26             | 3.11                | 3.39          | 3.28           | 3.24       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

## **Persons per Room**

One standard measure of the relative crowding in living quarters is the number of persons per room in a unit, with more than one person per room being considered overcrowding. As shown in Table 26, respondent units are for the most part not overcrowded; over half the respondent units in each area have 0.5 persons or less per room. The citywide mean number of persons per room is 0.62, with the highest number being 0.70 in West Berkeley, and the lowest being 0.53 in the North Berkeley/South Berkeley Hills subarea. West Berkeley has the highest proportion of units with over one person per room (nine percent).

The data on persons per room changed little from the 1988 to the 1998 survey. The citywide average persons per room is almost unchanged, and the subareas show little change also. Most noteworthy is an apparent decline in overcrowding in Central Berkeley, and a similar increase in overcrowding in West Berkeley. The Census data for Berkeley rental units in 1980 and 1990 confirm that there is little overcrowding in Berkeley rental units. This is also confirmed by comparison to all units (owner and renter occupied) in Berkeley and Alameda County in the 1990 Census. The number of respondent units with one person or less per room, at about 97 percent, is similar to the figure of 96 percent for all Berkeley housing units and is actually higher than the 92 percent for all Alameda County housing units.

Overall, the survey and Census data indicate that the proportion of overcrowded rent-controlled units in Berkeley remains small. This is the case despite a substantial increase in rents and rent burdens (see below), showing that renters are not "doubling up" to decrease the impacts of these increased rents.

## **Summary of Survey Results Regarding Characteristics of the Housing Stock**

The rent-controlled housing stock in Berkeley consists primarily of apartments (which make up almost 90 percent of the units). Two-thirds of units are in buildings of five or more units, and most of the units are two bedrooms or less, with one-bedroom units being the predominant rental type. Using a standard of one person per room, there is very little overcrowding in rent-controlled units in Berkeley.

The North Berkeley/South Berkeley Hills subarea has the highest percentage of single-family houses, while the highest proportion of apartments is found in the Campus/Downtown subarea. This submarket area also has the most units in larger buildings, and more small units as measured by both number of bedrooms and total number of rooms. While there is little overcrowding overall, West Berkeley shows the highest figure, with nine percent of the units having more than one person per room.

The housing stock data from the 1998 survey is very similar to that from the 1988 survey. Census information from 1990 provides the same overall picture of rental housing in Berkeley. It is worth noting that because of vacancy decontrol, the number of single-family houses covered by rent control is likely to decline over the next several years as units change tenants and become exempt from rent control. It is also noteworthy that in the face of substantial rent increases between 1988 and 1998 (see discussion below), the average number of persons per room remains unchanged, indicating that tenants are not responding to increased rent burdens by "doubling up" or otherwise overcrowding units.

**Table 26: Distribution of Units by Number of Persons per Room**

| 1998 Survey                   |   |                     |                     |                  |                   |            |
|-------------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Number of Persons<br>per Room | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                               | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| 0 to 0.5                      | 69.3%   | 60.1%               | 50.7%               | 51.9%            | 57.4%             | 55.3%      |
| 0.51 to 1.00                  | 28.8%   | 35.3%               | 47.2%               | 39.4%            | 38.0%             | 41.4%      |
| 1.01 to 1.50                  | 0.0%  | 1.3%                | 0.0%                | 4.8%             | 0.8%              | 0.6%       |
| 1.51 or more                  | 1.8%  | 3.3%                | 2.1%                | 3.8%             | 3.9%              | 2.7%       |
| % Total by Area               | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |
| Mean                          | 0.53  | 0.61                | 0.63                | 0.70             | 0.62              | 0.62       |

| 1988 Survey                   |   |                     |                     |                  |                   |            |
|-------------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Number of Persons<br>per Room | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                               | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| 0 to 0.5                      | 67.6%   | 54.8%               | 53.3%               | 52.3%            | 65.5%             | 57.1%      |
| 0.51 to 1.00                  | 30.7%   | 35.5%               | 42.8%               | 43.8%            | 27.6%             | 37.6%      |
| 1.01 to 1.50                  | 0.6%  | 1.9%                | 1.7%                | 0.8%             | 1.4%              | 1.5%       |
| 1.51 or more                  | 1.1%  | 7.7%                | 2.2%                | 3.1%             | 5.5%              | 3.8%       |
| % Total by Area               | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |
| Mean                          | 0.51  | 0.75                | 0.64                | 0.66             | 0.62              | 0.65       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

| U.S. Census                   |                       |       |                          |                          |
|-------------------------------|-----------------------|-------|--------------------------|--------------------------|
| Number of Persons<br>per Room | Berkeley              |       |                          | Alameda<br>County        |
|                               | Renter-Occupied Units |       | All<br>Occupied<br>Units | All<br>Occupied<br>Units |
|                               | 1980                  | 1990  | 1990                     | 1990                     |
|                               | 1.00 or less          | 96.4% | 94.1%                    | 95.5%                    |
| 1.01 to 1.50                  | 1.9%                  | 2.7%  | 2.0%                     | 4.1%                     |
| 1.51 or more                  | 1.7%                  | 3.2%  | 2.6%                     | 4.1%                     |
| % Total by Area               | 100%                  | 100%  | 100.0%                   | 100.0%                   |

Source: 1980 and 1990 U.S. Census

## HOUSING COSTS IN RENT-CONTROLLED UNITS

The survey asked respondents to provide information regarding total payment for shelter, including contract rent and additional charges for services not covered under the base rent. In some cases, contract rent includes all services, but often the tenant pays separately for items such as utilities, parking, furniture, and storage. The survey obtained information regarding the presence and amount of any charges for these additional services. From the sum of contract rent and these additional charges a gross rent has been computed for each unit; since it includes all tenant expenses for a residence, gross rent is a better measure than contract rent for measuring the effective housing costs for a tenant household. For instance, gross rent rather than contract rent is used to compute rent burden, the rent-to-income ratio for a household.

### **Contract Rent**

The distribution of reported monthly contract rents is presented in Table 27. The median contract rent citywide for respondent units is \$650. By submarket area, the lowest median rent is \$550 in West Berkeley, and the highest is \$739 in the North Berkeley/South Berkeley Hills subarea. Nearly 70 percent of contract rents citywide fall between \$400 and \$800 per month. Well over half the respondent units in each subarea have rents falling in this range also.

The rent increases since 1988 have outstripped inflation, as rents have approached or reached market-rate levels due to a loosening of controls over rent levels brought about through litigation and state legislation. In 1988, the median monthly contract rent citywide was \$360; the current median of \$650 represents an increase of over eighty percent in ten years. Even on an inflation-adjusted basis, the citywide median monthly contract rent has increased by almost one-third from \$495 in 1988 (1998 dollars) to \$650 in 1998. This change is present in all subareas, with the smallest increase in Central Berkeley (20 percent) and the largest increase in West Berkeley (48 percent).

**Table 27: Distribution of Units by Contract Rent**

| 1998 Survey           |   |                  |                     |               |                |            |
|-----------------------|---|------------------|---------------------|---------------|----------------|------------|
| Monthly Contract Rent | Submarket Area                          |                  |                     |               |                | Citywide * |
|                       | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Less than \$399       | 1.8%                                    | 5.6%             | 4.6%                | 13.4%         | 11.9%          | 6.1%       |
| \$400 to \$599        | 21.1%                                   | 46.3%            | 27.6%               | 47.3%         | 43.0%          | 34.1%      |
| \$600 to \$799        | 37.4%                                   | 28.4%            | 40.1%               | 26.8%         | 28.1%          | 35.0%      |
| \$800 to \$999        | 18.1%                                   | 8.6%             | 19.1%               | 6.3%          | 7.4%           | 14.5%      |
| \$1,000 to \$1,249    | 9.4%                                    | 6.8%             | 5.9%                | 5.4%          | 4.4%           | 6.1%       |
| \$1,250 to \$1,499    | 4.1%                                    | 3.7%             | 0.7%                | 0.9%          | 2.2%           | 1.8%       |
| \$1,500 and higher    | 8.2%                                    | 0.6%             | 2.0%                | 0.0%          | 3.0%           | 2.3%       |
| % Total by Area       | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%       |
| Median Contract Rent  | \$739                                   | \$583            | \$688               | \$550         | \$575          | \$650      |
| Mean Contract Rent    | \$844                                   | \$655            | \$713               | \$581         | \$639          | \$695      |

| 1988 Survey with Rents Inflated to 1998 Dollars |   |                  |                     |               |                |            |
|---|---|------------------|---------------------|---------------|----------------|------------|
| Monthly Contract Rent                           | Submarket Area                          |                  |                     |               |                | Citywide * |
|   | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Less than \$399                                 | 19.0%                                   | 26.5%            | 23.0%               | 59.1%         | 45.9%          | 28.9%      |
| \$400 to \$599                                  | 41.4%                                   | 46.3%            | 43.9%               | 21.2%         | 32.9%          | 41.2%      |
| \$600 to \$799                                  | 17.2%                                   | 16.7%            | 20.9%               | 13.6%         | 14.4%          | 18.2%      |
| \$800 to \$999                                  | 9.2%                                    | 6.8%             | 7.5%                | 3.0%          | 4.8%           | 6.8%       |
| \$1,000 to \$1,249                              | 7.5%                                    | 1.2%             | 3.2%                | 3.0%          | 1.4%           | 2.9%       |
| \$1,250 to \$1,499                              | 2.3%                                    | 1.9%             | 0.0%                | 0.0%          | 0.7%           | 0.7%       |
| \$1,500 and higher                              | 3.4%                                    | 0.6%             | 1.6%                | 0.0%          | 0.0%           | 1.2%       |
| % Total by Area                                 | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%       |
| Median Contract Rent                            | \$531                                   | \$486            | \$520               | \$371         | \$418          | \$495      |
| Mean Contract Rent                              | \$646                                   | \$541            | \$583               | \$428         | \$459          | \$552      |

| 1988 Survey, Uninflated Rents |   |                  |                     |               |                |            |
|-------------------------------|---|------------------|---------------------|---------------|----------------|------------|
| Contract Rent                 | Submarket Area                          |                  |                     |               |                | Citywide * |
|                               | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Less than \$200               | 2.3%                                    | 1.9%             | 3.2%                | 22.0%         | 15.8%          | 5.9%       |
| \$200 to \$299                | 18.4%                                   | 28.4%            | 20.9%               | 39.4%         | 32.2%          | 24.9%      |
| \$300 to \$399                | 32.8%                                   | 35.2%            | 30.5%               | 11.4%         | 23.3%          | 29.5%      |
| \$400 to \$499                | 17.2%                                   | 14.8%            | 24.1%               | 17.4%         | 15.8%          | 19.9%      |
| \$500 to \$599                | 7.5%                                    | 11.1%            | 10.2%               | 3.8%          | 7.5%           | 9.4%       |
| \$600 and higher              | 21.8%                                   | 8.6%             | 11.2%               | 6.1%          | 5.5%           | 10.5%      |
| % Total by Area               | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%       |
| Median Contract Rent          | \$386                                   | \$353            | \$378               | \$270         | \$304          | \$360      |
| Mean Contract Rent            | \$469                                   | \$393            | \$424               | \$311         | \$334          | \$402      |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

## Additional Charges

The distribution of units by whether or not the tenant pays various charges is presented in Table 28. As shown, most tenants pay gas and electric charges, while few pay for water, parking, furniture, or storage. The gas and electric charges paid by the tenant may or may not include heating. Just over three-fourths of respondents citywide report paying a separate charge for gas, while over 86 percent pay additionally for electricity. It should be noted that while every unit almost certainly uses electricity, not all units require or have gas service. By subarea, gas appears least often as a separately charged utility in the Campus/Downtown subarea, where only 67 percent of respondents report paying additionally for gas. The proportion paying a separate charge for electricity is very consistent across subareas. The relatively low proportion of tenants in the Campus/Downtown subarea who pay gas or electric charges may be due to the presence of more large centrally-heated and centrally-metered buildings.

A low percentage of respondents report paying a separate charge for water, off-street parking, furniture, or storage. The presence of larger centrally-metered buildings is shown again in the Campus/Downtown subarea, where only eight percent of respondents report a separate fee for water, as compared with almost 20 percent citywide. Conversely, this subarea shows a relatively high proportion of 27 percent paying an additional fee for off-street parking, compared with only 18 percent citywide, showing the premium placed on off-street parking in this more densely populated area. There are no subareas where more than six percent of respondents reported a separated payment for furniture or storage space.

The patterns for payment of additional charges over and above contract rent have changed little since the 1988 survey, reflecting again the fact that the housing stock is relatively unchanged.

Table 29 shows the median amount charged for additional items to respondent households paying these charges. Gas and electric payments have been combined, since many respondents do not break down these charges, but give only a total combined amount. These numbers are presented with the caveat that with the exception of gas and electric, the medians are derived from very small samples, and thus there the survey results may not necessarily be representative of the whole population of rent-controlled units in Berkeley. (The actual number of responses for each type of charge is shown in the Table.) The citywide median gas and electric payment (for units paying these charges separately) is \$35 per month. The lowest median is in the Campus/Downtown subarea at \$30 and the highest is in West Berkeley at \$47. To some extent, this variation is probably a function of unit type; the Campus/Downtown subarea has the highest ratio of apartments to houses, and lowest average unit size. Off-street parking charges are highest in the Campus/Downtown subarea, where more respondents reported paying this type of charge, once again indicating that parking is a more valued commodity in this subarea.

As with contract rent, utility charges have increased more quickly than overall consumer prices in the Bay Area. Even after adjusting for inflation, the median gas and electric monthly charge has grown by over 25 percent, and the median water bill has increased by over 35 percent.

**Table 28: Distribution of Units by Payment of Utilities and Other Additional Charges**

| 1998 Survey<br>Utilities and Other Additional Charges, 1998 |                                      |          |          |          |          |            |
|---|--------------------------------------|----------|----------|----------|----------|------------|
| Gas   | Submarket Area                       |          |          |          |          | Citywide * |
|   | North                                | Central  | Campus/  | West     | South    |            |
|   | Berkeley/<br>South<br>Berkeley Hills | Berkeley | Downtown | Berkeley | Berkeley |            |
| No  | 20.2%                                | 16.0%    | 32.6%    | 17.3%    | 14.3%    | 24.6%      |
| Yes   | 79.8%                                | 84.0%    | 67.4%    | 82.7%    | 85.7%    | 75.4%      |
| % Total by Area   | 100%                                 | 100%     | 100%     | 100%     | 100%     | 100%       |

| 1988 Survey<br>Utilities and Other Additional Charges, 1988 |                                      |          |          |          |          |            |
|---|--------------------------------------|----------|----------|----------|----------|------------|
| Gas   | Submarket Area                       |          |          |          |          | Citywide * |
|   | North                                | Central  | Campus/  | West     | South    |            |
|   | Berkeley/<br>South<br>Berkeley Hills | Berkeley | Downtown | Berkeley | Berkeley |            |
| No  | 23.3%                                | 15.3%    | 33.0%    | 6.5%     | 13.2%    | 24.0%      |
| Yes   | 76.7%                                | 84.7%    | 67.0%    | 93.5%    | 86.8%    | 76.0%      |
| % Total by Area   | 100%                                 | 100%     | 100%     | 100%     | 100%     | 100%       |

| Electricity        |                                      |          |          |          |          |            |
|--------------------|--------------------------------------|----------|----------|----------|----------|------------|
| Electricity        | Submarket Area                       |          |          |          |          | Citywide * |
|                    | North                                | Central  | Campus/  | West     | South    |            |
|                    | Berkeley/<br>South<br>Berkeley Hills | Berkeley | Downtown | Berkeley | Berkeley |            |
| No                 | 11.0%                                | 11.5%    | 15.3%    | 14.5%    | 13.6%    | 13.9%      |
| Yes                | 89.0%                                | 88.5%    | 84.7%    | 85.5%    | 86.4%    | 86.1%      |
| % of Total by Area | 100%                                 | 100%     | 100%     | 100%     | 100%     | 100%       |

| Electricity        |                                      |          |          |          |          |            |
|--------------------|--------------------------------------|----------|----------|----------|----------|------------|
| Electricity        | Submarket Area                       |          |          |          |          | Citywide * |
|                    | North                                | Central  | Campus/  | West     | South    |            |
|                    | Berkeley/<br>South<br>Berkeley Hills | Berkeley | Downtown | Berkeley | Berkeley |            |
| No                 | 12.3%                                | 10.2%    | 17.7%    | 8.2%     | 10.3%    | 14.0%      |
| Yes                | 87.7%                                | 89.8%    | 82.3%    | 91.8%    | 89.7%    | 86.0%      |
| % of Total by Area | 100%                                 | 100%     | 100%     | 100%     | 100%     | 100%       |

| Water           |                                      |          |          |          |          |            |
|-----------------|--------------------------------------|----------|----------|----------|----------|------------|
| Water           | Submarket Area                       |          |          |          |          | Citywide * |
|                 | North                                | Central  | Campus/  | West     | South    |            |
|                 | Berkeley/<br>South<br>Berkeley Hills | Berkeley | Downtown | Berkeley | Berkeley |            |
| No              | 80.5%                                | 69.7%    | 91.7%    | 59.1%    | 63.6%    | 80.3%      |
| Yes             | 19.5%                                | 30.3%    | 8.3%     | 40.9%    | 36.4%    | 19.7%      |
| % Total by Area | 100%                                 | 100%     | 100%     | 100%     | 100%     | 100%       |

| Water           |                                      |          |          |          |          |            |
|-----------------|--------------------------------------|----------|----------|----------|----------|------------|
| Water           | Submarket Area                       |          |          |          |          | Citywide * |
|                 | North                                | Central  | Campus/  | West     | South    |            |
|                 | Berkeley/<br>South<br>Berkeley Hills | Berkeley | Downtown | Berkeley | Berkeley |            |
| No              | 79.7%                                | 76.1%    | 89.3%    | 61.1%    | 75.3%    | 82.1%      |
| Yes             | 20.3%                                | 23.9%    | 10.7%    | 38.9%    | 24.7%    | 17.9%      |
| % Total by Area | 100%                                 | 100%     | 100%     | 100%     | 100%     | 100%       |

| Off-Street Parking |                                      |          |          |          |          |            |
|--------------------|--------------------------------------|----------|----------|----------|----------|------------|
| Off-Street Parking | Submarket Area                       |          |          |          |          | Citywide * |
|                    | North                                | Central  | Campus/  | West     | South    |            |
|                    | Berkeley/<br>South<br>Berkeley Hills | Berkeley | Downtown | Berkeley | Berkeley |            |
| No                 | 87.6%                                | 92.9%    | 72.9%    | 97.3%    | 91.7%    | 82.3%      |
| Yes                | 12.4%                                | 7.1%     | 27.1%    | 2.7%     | 8.3%     | 17.7%      |
| % Total by Area    | 100%                                 | 100%     | 100%     | 100%     | 100%     | 100%       |

| Off-Street Parking |                                      |          |          |          |          |          |
|--------------------|--------------------------------------|----------|----------|----------|----------|----------|
| Off-Street Parking | Submarket Area                       |          |          |          |          | Citywide |
|                    | North                                | Central  | Campus/  | West     | South    |          |
|                    | Berkeley/<br>South<br>Berkeley Hills | Berkeley | Downtown | Berkeley | Berkeley |          |
| No                 | 92.1%                                | 95.6%    | 70.3%    | 99.2%    | 96.5%    | 83.2%    |
| Yes                | 7.9%                                 | 4.4%     | 29.7%    | 0.8%     | 3.5%     | 16.8%    |
| % Total by Area    | 100%                                 | 100%     | 100%     | 100%     | 100%     | 100%     |

| Furniture       |                                      |          |          |          |          |            |
|-----------------|--------------------------------------|----------|----------|----------|----------|------------|
| Furniture       | Submarket Area                       |          |          |          |          | Citywide * |
|                 | North                                | Central  | Campus/  | West     | South    |            |
|                 | Berkeley/<br>South<br>Berkeley Hills | Berkeley | Downtown | Berkeley | Berkeley |            |
| No              | 98.2%                                | 95.5%    | 97.2%    | 97.2%    | 97.0%    | 97.0%      |
| Yes             | 1.8%                                 | 4.5%     | 2.8%     | 2.8%     | 3.0%     | 3.0%       |
| % Total by Area | 100%                                 | 100%     | 100%     | 100%     | 100%     | 100%       |

| Furniture       |                                      |          |          |          |          |            |
|-----------------|--------------------------------------|----------|----------|----------|----------|------------|
| Furniture       | Submarket Area                       |          |          |          |          | Citywide * |
|                 | North                                | Central  | Campus/  | West     | South    |            |
|                 | Berkeley/<br>South<br>Berkeley Hills | Berkeley | Downtown | Berkeley | Berkeley |            |
| No              | 98.3%                                | 98.7%    | 95.7%    | 96.0%    | 93.8%    | 96.2%      |
| Yes             | 1.7%                                 | 1.3%     | 4.3%     | 4.0%     | 6.2%     | 3.8%       |
| % Total by Area | 100%                                 | 100%     | 100%     | 100%     | 100%     | 100%       |

| Storage         |                                      |          |          |          |          |            |
|-----------------|--------------------------------------|----------|----------|----------|----------|------------|
| Storage         | Submarket Area                       |          |          |          |          | Citywide * |
|                 | North                                | Central  | Campus/  | West     | South    |            |
|                 | Berkeley/<br>South<br>Berkeley Hills | Berkeley | Downtown | Berkeley | Berkeley |            |
| No              | 97.1%                                | 94.9%    | 96.6%    | 98.1%    | 94.7%    | 96.0%      |
| Yes             | 2.9%                                 | 5.1%     | 3.4%     | 1.9%     | 5.3%     | 4.0%       |
| % Total by Area | 100%                                 | 100%     | 100%     | 100%     | 100%     | 100%       |

| Storage         |                                      |          |          |          |          |            |
|-----------------|--------------------------------------|----------|----------|----------|----------|------------|
| Storage         | Submarket Area                       |          |          |          |          | Citywide * |
|                 | North                                | Central  | Campus/  | West     | South    |            |
|                 | Berkeley/<br>South<br>Berkeley Hills | Berkeley | Downtown | Berkeley | Berkeley |            |
| No              | 96.0%                                | 96.3%    | 97.9%    | 97.6%    | 100.0%   | 97.7%      |
| Yes             | 4.0%                                 | 3.8%     | 2.1%     | 2.4%     | 0.0%     | 2.3%       |
| % Total by Area | 100%                                 | 100%     | 100%     | 100%     | 100%     | 100%       |

Note: Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998

Table 29: Additional Monthly Housing Costs

| 1998 Survey               |                     |   |                  |                     |               |                |            |
|---------------------------|---------------------|---|------------------|---------------------|---------------|----------------|------------|
|                           |                     | Submarket Area                          |                  |                     |               |                | Citywide * |
|                           |                     | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Gas and Electric Combined | Median              | \$40                                    | \$40             | \$30                | \$47          | \$40           | \$35       |
|                           | Number of Responses | 155                                     | 143              | 124                 | 99            | 116            | 637        |
| Water                     | Median              | \$25                                    | \$20             | \$27                | \$30          | \$32           | \$28       |
|                           | Number of Responses | 33                                      | 47               | 12                  | 45            | 47             | 184        |
| Off-Street Parking        | Median              | \$25                                    | \$21             | \$40                | \$20          | \$25           | \$35       |
|                           | Number of Responses | 21                                      | 11               | 39                  | 3             | 11             | 85         |
| Furniture                 | Median              | \$30                                    | \$30             | \$30                | \$90          | \$18           | \$20       |
|                           | Number of Responses | 3                                       | 7                | 4                   | 3             | 4              | 21         |
| Storage                   | Median              | \$33                                    | \$62             | \$40                | \$63          | \$50           | \$50       |
|                           | Number of Responses | 5                                       | 8                | 5                   | 2             | 7              | 27         |

| 1988 Survey (in 1988 Dollars) |                     |   |                  |                     |               |                |            |
|-------------------------------|---------------------|---|------------------|---------------------|---------------|----------------|------------|
|                               |                     | Submarket Area                          |                  |                     |               |                | Citywide * |
|                               |                     | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Gas and Electric Combined     | Median              | \$25                                    | \$24             | \$18                | \$30          | \$25           | \$20       |
|                               | Number of Responses | 148                                     | 142              | 153                 | 109           | 126            | 678        |
| Water                         | Median              | \$15                                    | \$15             | \$11                | \$15          | \$15           | \$15       |
|                               | Number of Responses | 33                                      | 37               | 17                  | 43            | 32             | 162        |
| Off-Street Parking            | Median              | \$20                                    | \$20             | \$25                | \$16          | \$25           | \$25       |
|                               | Number of Responses | 13                                      | 7                | 54                  | 2             | 5              | 81         |
| Furniture                     | Median              | \$100                                   | \$30             | \$38                | \$32          | \$50           | \$50       |
|                               | Number of Responses | 2                                       | 3                | 8                   | 5             | 9              | 27         |
| Storage                       | Median              | \$40                                    | \$30             | \$58                | \$34          |                | \$50       |
|                               | Number of Responses | 5                                       | 6                | 4                   | 3             | 0              | 18         |

Means and medians are derived based on units that pay at least some charge for the item.

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

## Gross Rent

Using the respondent information on contract rent and additional charges, it was possible to generate a gross rent including all these items for respondent households. These responses are presented in Table 30. The distribution of gross rents closely parallels that of contract rents, but the amounts are slightly higher. The median gross rent citywide is \$692 per month (as compared to \$650 for contract rent). Almost two-thirds of all respondent households pay between \$400 and \$800 per month.

The responses to the survey indicate a considerable gross rent differential between the submarket areas. The median gross rents, by submarket area in ascending order, are \$620 in West Berkeley, \$636 in South Berkeley, \$650 in Central Berkeley, \$729 in the Campus/Downtown subarea, and \$782 in the North Berkeley/South Berkeley Hills subarea. The variation in gross rents appears to relate primarily to location rather than unit size or income; the highest rents are in the North Berkeley/South Berkeley Hills subarea, which also has the largest average unit size and highest mean income, but the second highest gross rents are found in the Campus/Downtown subarea, which has the smallest average unit size and lowest mean household income. The lowest median gross rent is found in West Berkeley, which is in the middle for average unit size and has the second-lowest mean household income level.

Gross rents, following the pattern of contract rents and utility charges, have grown at a faster pace than inflation since 1988. The citywide median gross monthly rent reported in 1988 was \$399; the 1998 figure of \$692 is almost 75 percent higher. In inflation-adjusted dollars, the citywide median gross monthly rent for 1988 respondent households was \$548. The current median is an increase of over 25 percent after adjustment for inflation.

**Gross Rents for Non-Student Households.** Non-student households are paying gross rents roughly equivalent to all households, as shown in Table 31. The citywide median gross rent for non-student households is \$681, which is slightly lower than the overall median gross rent of \$692. There is no consistent pattern by subarea; there are subareas where the non-student median gross rent is lower (North Berkeley/South Berkeley Hills and Campus/Downtown), while in the other areas there is little difference. This pattern may change following full vacancy decontrol, given the assumption that student-occupied units turn over more often than non-student units.

**Table 30: Distribution of Units by Gross Rent**

| 1998 Survey        |   |                     |                     |                  |                   |            |
|--------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Gross Rent         | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                    | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Less than \$399    | 1.2%  | 2.6%                | 3.6%                | 4.9%             | 7.9%              | 4.0%       |
| \$400 to \$599     | 17.3%   | 33.1%               | 21.4%               | 37.9%            | 31.7%             | 25.8%      |
| \$600 to \$799     | 36.4%   | 41.1%               | 39.3%               | 39.8%            | 39.7%             | 39.5%      |
| \$800 to \$999     | 21.6%   | 11.9%               | 25.0%               | 7.8%             | 7.9%              | 18.5%      |
| \$1,000 to \$1,249 | 10.5%   | 6.0%                | 7.9%                | 7.8%             | 7.1%              | 7.6%       |
| \$1,250 to \$1,499 | 3.7%  | 4.0%                | 1.4%                | 1.9%             | 1.6%              | 2.2%       |
| \$1,500 and higher | 9.3%  | 1.3%                | 1.4%                | 0.0%             | 4.0%              | 2.5%       |
| % Total by Area    | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |
| Median             | \$782   | \$650               | \$729               | \$620            | \$636             | \$692      |
| Mean               | \$885   | \$708               | \$754               | \$656            | \$700             | \$743      |

| 1988 Survey with Rents Inflated to 1998 Dollars |   |                     |                     |                  |                   |            |
|---|---|---------------------|---------------------|------------------|-------------------|------------|
| Gross Rent                                      | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|   | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Less than \$399                                 | 13.0%   | 16.8%               | 13.7%               | 38.0%            | 32.3%             | 18.6%      |
| \$400 to \$599                                  | 43.8%   | 48.3%               | 43.4%               | 37.0%            | 36.8%             | 43.0%      |
| \$600 to \$799                                  | 21.6%   | 20.1%               | 29.1%               | 16.7%            | 21.8%             | 24.8%      |
| \$800 to \$999                                  | 6.8%  | 10.7%               | 8.6%                | 3.7%             | 4.5%              | 7.9%       |
| \$1,000 to \$1,249                              | 8.6%  | 1.3%                | 2.3%                | 3.7%             | 3.8%              | 3.0%       |
| \$1,250 to \$1,499                              | 3.1%  | 2.0%                | 1.1%                | 0.9%             | 0.8%              | 1.4%       |
| \$1,500 and higher                              | 3.1%  | 0.7%                | 1.7%                | 0.0%             | 0.0%              | 1.3%       |
| % Total by Area                                 | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |
| Median  | \$562   | \$539               | \$571               | \$421            | \$488             | \$548      |
| Mean  | \$677   | \$588               | \$631               | \$490            | \$516             | \$600      |

| 1988 Survey, Uninflated Rents |   |                     |                     |                  |                   |            |
|-------------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Gross Rent                    | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                               | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Less than \$200               | 1.2%  | 1.3%                | 2.3%                | 13.0%            | 14.3%             | 4.6%       |
| \$200 to \$299                | 13.0%   | 22.1%               | 15.4%               | 30.6%            | 21.1%             | 18.2%      |
| \$300 to \$399                | 31.5%   | 28.2%               | 26.3%               | 24.1%            | 27.8%             | 27.3%      |
| \$400 to \$499                | 23.5%   | 24.2%               | 26.3%               | 16.7%            | 16.5%             | 23.5%      |
| \$500 to \$599                | 9.9%  | 11.4%               | 17.1%               | 7.4%             | 12.0%             | 14.0%      |
| \$600 and higher              | 21.0%   | 12.8%               | 12.6%               | 8.3%             | 8.3%              | 12.5%      |
| % Total by Area               | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |
| Median                        | \$409   | \$392               | \$415               | \$306            | \$355             | \$399      |
| Mean                          | \$492   | \$427               | \$458               | \$356            | \$375             | \$436      |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 31: Distribution of Non-Student Households by Gross Rent**

| 1998 Survey<br>Non-Student Households |   |                     |                     |                  |                   |            |
|---------------------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Gross Rent                            | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                                       | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Less than \$399                       | 1.6%  | 1.5%                | 3.7%                | 5.4%             | 4.7%              | 3.3%       |
| \$400 to \$599                        | 16.8%   | 33.1%               | 22.5%               | 38.0%            | 34.9%             | 27.8%      |
| \$600 to \$799                        | 40.0%   | 44.3%               | 41.2%               | 38.0%            | 39.6%             | 41.4%      |
| \$800 to \$999                        | 17.6%   | 10.5%               | 25.0%               | 8.7%             | 7.5%              | 16.4%      |
| \$1,000 to \$1,249                    | 9.6%  | 6.0%                | 5.0%                | 8.7%             | 6.6%              | 6.2%       |
| \$1,250 to \$1,499                    | 4.8%  | 3.0%                | 1.3%                | 1.1%             | 1.9%              | 2.1%       |
| \$1,500 and higher                    | 9.6%  | 1.5%                | 1.3%                | 0.0%             | 4.7%              | 2.8%       |
| % Total by Area                       | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |
| Median                                | \$764   | \$650               | \$742               | \$619            | \$639             | \$681      |
| Mean                                  | \$880   | \$704               | \$744               | \$654            | \$719             | \$738      |

| 1998 Survey<br>All Households |   |                     |                     |                  |                   |            |
|-------------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Gross Rent                    | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                               | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Less than \$399               | 1.2%  | 2.6%                | 3.6%                | 4.9%             | 7.9%              | 4.0%       |
| \$400 to \$599                | 17.3%   | 33.1%               | 21.4%               | 37.9%            | 31.7%             | 25.8%      |
| \$600 to \$799                | 36.4%   | 41.1%               | 39.3%               | 39.8%            | 39.7%             | 39.5%      |
| \$800 to \$999                | 21.6%   | 11.9%               | 25.0%               | 7.8%             | 7.9%              | 18.5%      |
| \$1,000 to \$1,249            | 10.5%   | 6.0%                | 7.9%                | 7.8%             | 7.1%              | 7.6%       |
| \$1,250 to \$1,499            | 3.7%  | 4.0%                | 1.4%                | 1.9%             | 1.6%              | 2.2%       |
| \$1,500 and higher            | 9.3%  | 1.3%                | 1.4%                | 0.0%             | 4.0%              | 2.5%       |
| % Total by Area               | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |
| Median                        | \$782   | \$650               | \$729               | \$620            | \$636             | \$692      |
| Mean                          | \$885   | \$708               | \$754               | \$656            | \$700             | \$743      |

Excludes households that only include full-time students.

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

## Rent Burden

A primary goal of rent control is to keep rental housing affordable (i.e., to prevent large increases in the percentage of total household income<sup>6</sup> that goes for shelter). A ratio of gross rent to household income (often referred to as "rent burden") of approximately 30 percent or less of total household income is used by many current government programs as an acceptable limit for expenditures for rental housing. Citywide, as shown in Table 32, less than half (45 percent) of respondent households have rent burdens of 30 percent or less. Of these, nearly ten percent fall in the 25 to 30 percent range. Nearly one-third (32 percent) of all respondent households pay over half their income for housing. The North Berkeley/South Berkeley Hills subarea and Central and South Berkeley show slightly over half of respondents with rent burdens of 30 percent or less; West Berkeley shows 45 percent with an acceptable rent burden, and in the Campus/Downtown subarea, only 38 percent of respondent households report an acceptable rent burden. The Campus/Downtown subarea also has the highest proportion of respondent households paying 50 percent or more of income to rent. The proportion of high rent burdens citywide and the distribution by subarea is in part due to the nature of the Berkeley renter population, where a large proportion of renters are students with low incomes.

The percentage of household income spent on rent shifted dramatically between the 1988 and 1998 surveys. In 1988, almost two-thirds of respondent households citywide reported a rent burden (the percentage of income spent on rent) of 30 percent or less; by 1998, only 45 percent of respondent households reported rent burdens of 30 percent or less. The proportion of households with a rent burden of 50 percent or more climbed from 14 percent to 32 percent over the decade. The changes are especially dramatic in the Campus/Downtown subarea, where the proportion of households with rent burdens of 50 percent or higher climbed from 15 percent to 42 percent. These increases in rent burden are likely due to a combination of several trends discussed above. Incomes have increased only slightly after adjustment for inflation, while rents and utility expenses have increased. Additionally, the number of students (and thus student households) has increased, which may result in the especially high rent burdens in the Campus/Downtown subarea.

When households consisting only of full-time students are excluded, the rent burden situation shown in 1998 is somewhat better, but there are still many non-student households with high rent burdens (see Table 33). For the non-student subgroup of respondents, 41 percent show a rent burden greater than 30 percent. An additional nine percent have a rent burden of 25 to 30 percent.<sup>7</sup> Just under 20 percent show a rent to income ratio of 50 percent or more. As with all respondent households, the situation deteriorated between 1988 and 1998; in 1988, only 29 percent of non-student households reported a rent burden greater than 30 percent, and 14 percent had a rent burden of 50 percent or more.

The subareas showing the highest rent burdens for non-student households are West Berkeley and South Berkeley; in West Berkeley only 50 percent of households show a rent burden of 30 percent or less, while South Berkeley, at 58 percent, is slightly below the citywide proportion. These two areas have the largest

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<sup>6</sup> Household income is defined as all money income before taxes, not just take-home pay.

<sup>7</sup> Prior to 1982, 25 percent was considered a fair percentage of income to be paid for rent for U.S. Department of Housing and Urban Development (HUD) programs. In 1981, Congress raised the standard to 30 percent; HUD implemented the new standard the following year.

shares of households with rent burdens of 50 percent or higher, with West Berkeley having 24 percent of all its non-student households in this category and South Berkeley having 25 percent.

Further exploration of the data reveals that rent burden is associated with ethnicity, income, and date the household took occupancy of their unit. Approximately half of the White and African American respondents (53 percent and 47 percent, respectively) report rent burdens of 30 percent or less, but only 28 percent of Asian respondents report rent burdens this low (see Table 34). Conversely, over half of Asian respondents report rent burdens of 50 percent or more, compared with approximately one-quarter of Whites and African Americans. This may be a function of the relatively high number of Asians in the student population.

Looking at non-student households by ethnicity, Table 35 compares gross rent burdens by ethnicity for non-student households only with gross rent burdens for all respondent households by ethnicity. Even with student households excluded, approximately half of the African American and Asian households still have rent burdens of 30 percent or higher, as do 38 percent of White households. The comparison of Asian non-student households to all households shows the greatest difference, likely due to the substantial proportion of Asian students in the surveyed units; only 49 percent of Asian non-student households have rent burdens greater than 30 percent, in contrast to over 72 percent of all Asian households.

As shown in Table 36, almost all respondent households with annual incomes below \$15,000 pay more than 30 percent of income to rent, and 89 percent pay 50 percent or more. Rent burden decreases with income; for households with incomes of \$50,000 or more, 97 percent pay 30 percent or less of their income to rent.

Long-term tenants appear to have relatively low rent burdens (Table 37). Over half (57 percent) of those in their units 10 years or more have rent burdens of 30 percent or less, and 70 percent of those whose households first occupied their unit between 1988 and 1992 have rent burdens in this range. The proportion with this rent burden level decreases to only 45 percent of respondent households taking occupancy between 1993 and 1996, and to 33 percent of those taking occupancy from 1997 to the present. This pattern is likely a function in part of the high turnover of lower-income student households combined with the phasing in of vacancy decontrol. Also, longer-term tenants are likely to be older and have higher incomes.

**Table 32: Distribution of Households by Rent Burden**

| 1998 Survey                     |   |                     |                     |                  |                   |            |
|---------------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Rent Burden                     | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                                 | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Less than 20 percent            | 25.7%   | 26.4%               | 19.8%               | 21.9%            | 23.3%             | 22.3%      |
| 20 to 24.9 percent              | 12.5%   | 12.8%               | 12.2%               | 13.5%            | 15.8%             | 13.0%      |
| 25 to 30 percent                | 13.8%   | 13.5%               | 6.1%                | 9.4%             | 15.0%             | 9.9%       |
| 30.1 to 34.9 percent            | 8.6%  | 14.2%               | 7.6%                | 12.5%            | 6.7%              | 9.0%       |
| 35 to 49.9 percent              | 21.7%   | 15.5%               | 12.2%               | 15.6%            | 11.7%             | 13.7%      |
| 50 percent or more              | 17.8%   | 17.6%               | 42.0%               | 27.1%            | 27.5%             | 32.1%      |
| Subtotal - 30 percent or less   | 52.0%   | 52.7%               | 38.2%               | 44.8%            | 54.2%             | 45.2%      |
| Subtotal - More than 30 percent | 48.0%   | 47.3%               | 61.8%               | 55.2%            | 45.8%             | 54.8%      |
| % Total by Area                 | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

| 1988 Survey                     |   |                     |                     |                  |                   |            |
|---------------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Rent Burden                     | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                                 | North<br>Berkeley/<br>South<br>Berkeley Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Less than 20 percent            | 44.7%   | 38.5%               | 38.8%               | 32.6%            | 36.3%             | 38.6%      |
| 20 to 24.9 percent              | 13.2%   | 8.5%                | 14.4%               | 12.0%            | 20.4%             | 14.1%      |
| 25 to 30 percent                | 12.5%   | 15.4%               | 11.5%               | 18.5%            | 8.0%              | 12.0%      |
| 30.1 to 34.9 percent            | 11.8%   | 7.7%                | 9.4%                | 6.5%             | 6.2%              | 8.6%       |
| 35 to 49.9 percent              | 9.2%  | 18.5%               | 10.8%               | 18.5%            | 10.6%             | 12.4%      |
| 50 percent or more              | 8.6%  | 11.5%               | 15.1%               | 12.0%            | 18.6%             | 14.3%      |
| Subtotal - 30 percent or less   | 70.4%   | 62.3%               | 64.7%               | 63.0%            | 64.6%             | 64.7%      |
| Subtotal - More than 30 percent | 29.6%   | 37.7%               | 35.3%               | 37.0%            | 35.4%             | 35.3%      |
| % Total by Area                 | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 33: Distribution of Non-Student Households by Rent Burden**

| 1998 Survey                     |   |                     |                     |                  |                   |            |
|---------------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Rent Burden                     | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                                 | North<br>Berkeley/<br>South Berkeley<br>Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Less than 20 percent            | 31.6%   | 29.6%               | 32.1%               | 24.1%            | 24.0%             | 30.5%      |
| 20 to 24.9 percent              | 14.5%   | 14.4%               | 20.5%               | 15.0%            | 17.3%             | 19.0%      |
| 25 to 30 percent                | 14.5%   | 14.4%               | 6.4%                | 10.4%            | 16.3%             | 9.1%       |
| 30.1 to 34.9 percent            | 6.8%  | 15.9%               | 10.3%               | 12.6%            | 5.8%              | 10.4%      |
| 35 to 49.9 percent              | 17.1%   | 13.6%               | 10.3%               | 13.7%            | 11.6%             | 11.1%      |
| 50 percent or more              | 15.4%   | 12.1%               | 20.5%               | 24.1%            | 25.0%             | 19.8%      |
| Subtotal - 30 percent or less   | 60.7%   | 58.3%               | 59.0%               | 49.5%            | 57.7%             | 58.7%      |
| Subtotal - More than 30 percent | 39.3%   | 41.7%               | 41.0%               | 50.5%            | 42.3%             | 41.3%      |
| % Total by Area                 | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

| 1988 Survey                     |   |                     |                     |                  |                   |            |
|---------------------------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Rent Burden                     | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                                 | North<br>Berkeley/<br>South Berkeley<br>Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Less than 20 percent            | 54.2%   | 42.6%               | 48.8%               | 38.3%            | 43.3%             | 46.6%      |
| 20 to 24.9 percent              | 11.8%   | 14.7%               | 13.4%               | 11.2%            | 15.8%             | 13.9%      |
| 25 to 30 percent                | 9.7%  | 8.2%                | 12.6%               | 11.2%            | 6.7%              | 10.2%      |
| 30.1 to 34.9 percent            | 12.5%   | 9.0%                | 3.9%                | 5.6%             | 2.5%              | 5.6%       |
| 35 to 49.9 percent              | 6.3%  | 12.3%               | 7.1%                | 14.9%            | 14.2%             | 9.8%       |
| 50 percent or more              | 5.5%  | 13.1%               | 14.2%               | 18.6%            | 17.5%             | 13.9%      |
| Subtotal - 30 percent or less   | 75.7%   | 65.6%               | 74.8%               | 60.8%            | 65.8%             | 70.6%      |
| Subtotal - More than 30 percent | 24.3%   | 34.4%               | 25.2%               | 39.2%            | 34.2%             | 29.4%      |
| % Total by Area                 | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

Excludes households that only include full-time students.

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1998.

**Table 34: Rent Burden by Ethnicity of Respondent**

| 1998 Survey          |           |                  |        |
|----------------------|-----------|------------------|--------|
| Citywide *           | Ethnicity |                  |        |
|                      | White     | African-American | Asian  |
| Rent Burden          |           |                  |        |
| 30 percent or less   | 53.3%     | 47.2%            | 27.5%  |
| 30.1 to 49.9 percent | 23.2%     | 28.0%            | 21.2%  |
| 50 percent or more   | 23.5%     | 24.7%            | 51.3%  |
| Percent Down         | 100.0%    | 100.0%           | 100.0% |
| Percent Across       | 58.3%     | 7.5%             | 22.3%  |

**Table 35: Rent Burden of Non-Student Households by Ethnicity of Respondent**

| 1998 Survey          |                        |                  |        |                |                  |        |
|----------------------|------------------------|------------------|--------|----------------|------------------|--------|
| Citywide *           | Non-Student Households |                  |        | All Households |                  |        |
|                      | Ethnicity              |                  |        | Ethnicity      |                  |        |
| Rent Burden          | White                  | African-American | Asian  | White          | African-American | Asian  |
| 30 percent or less   | 62.3%                  | 49.8%            | 50.7%  | 53.3%          | 47.2%            | 27.5%  |
| 30.1 to 49.9 percent | 23.7%                  | 24.1%            | 16.3%  | 23.2%          | 28.0%            | 21.2%  |
| 50 percent or more   | 14.0%                  | 26.1%            | 33.1%  | 23.5%          | 24.7%            | 51.3%  |
| Percent Down         | 100.0%                 | 100.0%           | 100.0% | 100.0%         | 100.0%           | 100.0% |
| Percent Across       | 65.5%                  | 9.7%             | 5.0%   | 58.3%          | 7.5%             | 22.3%  |

Excludes households that only include full-time students.

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1998.

**Table 36: Rent Burden by Household Income**

| 1998 Survey          |                    |                      |                      |                     |
|----------------------|--------------------|----------------------|----------------------|---------------------|
| Citywide *           | Income             |                      |                      |                     |
|                      | Less than \$15,000 | \$15,000 to \$29,999 | \$25,000 to \$49,999 | \$50,000 and higher |
| Rent Burden          |                    |                      |                      |                     |
| 30 percent or less   | 0.1%               | 32.5%                | 86.7%                | 97.2%               |
| 30.1 to 49.9 percent | 10.7%              | 54.1%                | 10.2%                | 2.4%                |
| 50 percent or more   | 89.2%              | 13.4%                | 3.1%                 | 0.4%                |
| Percent Down         | 100.0%             | 100.0%               | 100.0%               | 100.0%              |
| Percent Across       | 30.1%              | 31.2%                | 23.4%                | 15.3%               |

**Table 37: Rent Burden by Tenure of Household**

| 1998 Survey          |                   |              |              |              |
|----------------------|-------------------|--------------|--------------|--------------|
| Citywide *           | Date of Occupancy |              |              |              |
|                      | Before 1988       | 1988 to 1992 | 1993 to 1996 | 1997 to 1998 |
| Rent Burden          |                   |              |              |              |
| 30 percent or less   | 56.7%             | 70.1%        | 44.7%        | 33.3%        |
| 30.1 to 49.9 percent | 20.7%             | 16.5%        | 26.3%        | 21.1%        |
| 50 percent or more   | 22.6%             | 13.4%        | 29.0%        | 45.6%        |
| Percent Down         | 100.0%            | 100.0%       | 100.0%       | 100.0%       |
| Percent Across       | 13.6%             | 11.0%        | 42.7%        | 32.7%        |

\* Citywide percentages are weighted based on the total number of rent-controlled units in each submarket area.

Source: Bay Area Economics, 1998

## Summary of Housing Costs

Citywide median monthly contract rent for the respondent units is \$650. Most tenants pay gas and electric charges in addition to rent, while few pay additionally for water, off-street parking, or storage. Median monthly gross rent, as calculated by taking into account the additional charges, is \$692. Almost one-third of tenants pay over half their income for housing costs (i.e., gross rent). More than half have rent burdens of 30 percent or more, a standard commonly used as a threshold to indicate overpayment for shelter. The proportion of high rent burden citywide and the distribution by subarea is in part due to the nature of the Berkeley renter population, where a large proportion of renters are students with low incomes. When households consisting only of full-time students are excluded, the rent burden situation shown in 1998 is somewhat better, although there are still many non-student households with high rent burdens. The subareas showing the highest rent burdens for non-students are West Berkeley and South Berkeley.

Rents and rent burdens for tenants in Berkeley's rent-controlled housing rose dramatically between 1988 and 1998. In inflation-adjusted dollars, the citywide median gross monthly rent for 1988 respondent households was \$548. This rises to \$692 for 1998 survey respondents, a 25 percent increase after being adjusted for inflation. In 1988, almost two-thirds of respondent households citywide reported a rent burden of 30 percent or less, a percentage that declined to less than half in 1998. The proportion of households with a rent burden of 50 percent or more climbed from 14 percent to 32 percent over the decade. The changes are especially dramatic in the Campus/Downtown subarea, where households with rent burdens of 50 percent or higher climbed from 15 percent to 42 percent. This change is likely due to several factors, including the fact that inflation-adjusted incomes have remained relatively flat while rents and utility expenses have increased more than the overall inflation rate. Additionally, the number of students (and thus student households) has increased, which may contribute to the especially high rent burden increases in the Campus/Downtown subarea.

Further exploration of the data reveals that rent burden is associated with ethnicity, income, and date the household took occupancy of their unit. Approximately half of the White and African American respondents report rent burdens of 30 percent or less, but only about one-fourth of Asian respondents report rent burdens this low. Conversely, over half of Asian respondents report rent burdens of 50 percent or more, compared with approximately one-quarter of Whites and African Americans. This may be a function of a high proportion of students among the Asian population.

Almost all respondent households with annual incomes below \$15,000 pay more than 30 percent of income to rent, and almost 90 percent pay 50 percent or more. Rent burden decreases with income; almost all households with incomes of \$50,000 or more pay 30 percent or less of their income to rent. Long-term tenants appear to have relatively low rent burdens. This pattern is likely a function in part of the high turnover of lower-income student households combined with the phasing in of vacancy decontrol. Also, longer-term tenants are likely to be older and thus have higher incomes.

## TENANT MOBILITY AND METHODS OF FINDING HOUSING

From time to time, tenants have a need or desire to move due to changing lifestyles, household sizes, career changes, or a multitude of other reasons. The Berkeley Tenants Survey asked respondents a number of questions regarding mobility, including length of residence at their current address, their previous residence location, and the means used to find their current residence.

### Length of Residence

Survey results show a high level of tenant mobility in rent-controlled units in Berkeley. As shown in Table 38, slightly over one-third of respondents have only lived in their current unit since April 1997 or later. The Campus/Downtown subarea, with its large number of students, has the highest proportion of recent movers, with 40 percent moving into their units since April 1997. However, at least one-fourth of the respondents in each subarea were recent movers. Citywide, slightly under three-fourths of respondents moved into their unit in the last five years; only in West Berkeley does this proportion fall below 70 percent, and in even in that area 61 percent moved in the last five years. West Berkeley also has the highest proportion of those who have lived in their units ten years or more, at 23 percent as well as the highest percentage who have lived in their units 20 years or more (eight percent).

The survey responses reveal some changes in duration of occupancy patterns since the 1988 survey. Most notably, the proportion of respondents who are very-long-term residents (those in their unit for more than 20 years) has increased citywide, from two percent to five percent. In the North Berkeley/South Berkeley Hills subarea, this proportion increased from two percent to seven percent, and in Central Berkeley, from two percent to six percent. The Campus/Downtown subarea and South Berkeley show smaller increases, and West Berkeley shows a slight decrease. Interestingly, there has not been a corresponding decrease for short-term tenants; in fact, their proportions have also increased slightly. These increases appear to come at the expense of the group of respondents who have lived in their unit for five to 10 years. This group has declined from 18 percent of respondents to 11 percent of respondents.

Duration of occupancy of respondents bears a high degree of similarity to the 1990 Census data for all renters in Berkeley. As in the comparison with the 1988 survey, the 1998 survey data may indicate an increase in shorter-term tenancy. Interestingly, both surveys and the 1990 Census data indicate that despite Berkeley's high student population, the main difference between Berkeley and all of Alameda County is the county's higher proportion of renters occupying their unit for 15 months or less. The Census data also shows how renter households for Berkeley and Alameda County are much more mobile than owner households.

Length of residence shows a strong association with the age of respondent (see Table 39). Of respondents aged 18 to 24, over two-thirds moved into their units since April 1997. At the other end of the age scale, 61 percent of those 65 or older moved into their units more than 10 years ago. One major change from survey respondents in 1988 is the increase in length of residence in unit among the older population. In 1988, only 31 percent of respondents aged 55 to 64, and 53 percent of respondents aged 65 and over, had resided in their units for over 10 years. In 1998, those percentages have increased to 49 percent and 61 percent, respectively.

There are also variations in length of residence between the various major ethnic/racial groups, as shown in Table 40). In general, African Americans show the longest tenure (in keeping with their more aged status), followed by Whites, with Asians showing the shortest length of residence. For instance, almost half of the Asian respondents citywide (49 percent) moved into their units in the last sixteen months, while only 34 percent of Whites and 10 percent of African Americans did so. Compared to the 1988 survey results, the length of residence for Whites and African American respondents has increased, while the length of residence for Asians has decreased.

**Table 38: Distribution of Respondents by Length of Residence at Current Address**

| 1998 Survey              |   |                  |                     |               |                |            |
|--------------------------|---|------------------|---------------------|---------------|----------------|------------|
| Date of Occupancy        | Submarket Area                          |                  |                     |               |                | Citywide * |
|                          | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| March 1978 and earlier   | 7.1%                                    | 6.1%             | 2.6%                | 7.8%          | 6.0%           | 4.5%       |
| April 1978 to March 1988 | 8.3%                                    | 7.4%             | 10.5%               | 16.5%         | 7.5%           | 9.4%       |
| April 1988 to March 1993 | 12.4%                                   | 14.7%            | 9.2%                | 14.8%         | 12.0%          | 11.2%      |
| April 1993 to March 1997 | 42.0%                                   | 46.6%            | 37.9%               | 33.0%         | 45.9%          | 41.1%      |
| April 1997 to July 1998  | 30.2%                                   | 25.2%            | 39.9%               | 27.8%         | 28.6%          | 33.8%      |
| % Total by Area          | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%       |

| 1988 Survey                 |   |                  |                     |               |                |            |
|-----------------------------|---|------------------|---------------------|---------------|----------------|------------|
| Date of Occupancy           | Submarket Area                          |                  |                     |               |                | Citywide * |
|                             | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| May 1968 and earlier        | 1.8%                                    | 1.9%             | 0.6%                | 8.3%          | 3.6%           | 1.8%       |
| June 1968 to May 1978       | 13.2%                                   | 8.4%             | 8.3%                | 14.2%         | 10.0%          | 9.4%       |
| June 1978 to May 1983       | 29.9%                                   | 20.6%            | 14.4%               | 15.8%         | 21.4%          | 18.4%      |
| June 1983 to May 1987       | 31.7%                                   | 44.5%            | 41.1%               | 35.8%         | 38.6%          | 40.2%      |
| June 1987 to September 1988 | 23.4%                                   | 24.5%            | 35.6%               | 25.8%         | 26.4%          | 30.2%      |
| % Total by Area             | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%       |

| Comparison with 1990 Census |                       |                   |                   |                |                   |                |
|-----------------------------|-----------------------|-------------------|-------------------|----------------|-------------------|----------------|
| Survey (Citywide)           |                       | 1990 Census       |                   |                |                   |                |
| Date of Occupancy           | Rent-Controlled Units | Date of Occupancy | Berkeley          |                | Alameda County    |                |
|                             |                       |                   | Renter Households | All Households | Renter Households | All Households |
| March 1978 and earlier      | 4.5%                  | 1969 and earlier  | 4.2%              | 17.5%          | 2.9%              | 15.6%          |
| April 1978 to March 1988    | 9.4%                  | 1970-1979         | 11.9%             | 16.9%          | 8.5%              | 17.0%          |
| April 1988 to March 1993    | 11.2%                 | 1980-1984         | 16.9%             | 15.2%          | 12.6%             | 13.1%          |
| April 1993 to March 1997    | 41.1%                 | 1985-1988         | 35.9%             | 29.3%          | 36.3%             | 30.4%          |
| April 1997 to July 1998     | 33.8%                 | 1989-March 1990   | 31.1%             | 21.0%          | 39.7%             | 23.9%          |
| % Total                     | 100%                  |                   | 100%              | 100%           | 100%              | 100%           |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998; 1990 U.S. Census

**Table 39: Tenure of Respondent by Age**

| 1998 Survey |                          |                   |          |          |          |        |
|-------------|--------------------------|-------------------|----------|----------|----------|--------|
| Citywide *  | Date of Occupancy        | Age of Respondent |          |          |          |        |
|             |                          | 18 to 24          | 25 to 34 | 35 to 54 | 55 to 64 | 65+    |
|             | March 1978 and earlier   | 0.0%              | 0.0%     | 5.1%     | 22.2%    | 32.9%  |
|             | April 1978 to March 1988 | 0.0%              | 1.9%     | 21.1%    | 26.9%    | 28.2%  |
|             | April 1988 to March 1993 | 1.2%              | 9.1%     | 21.3%    | 21.8%    | 6.2%   |
|             | April 1993 to March 1997 | 30.9%             | 55.8%    | 40.8%    | 27.0%    | 29.2%  |
|             | April 1997 to July 1998  | 67.9%             | 33.2%    | 11.7%    | 2.1%     | 3.6%   |
|             | Percent Down             | 100.0%            | 100.0%   | 100.0%   | 100.0%   | 100.0% |
|             | Percent Across           | 28.8%             | 31.4%    | 29.2%    | 4.3%     | 6.2%   |

| 1988 Survey |                             |                   |          |          |          |        |
|-------------|-----------------------------|-------------------|----------|----------|----------|--------|
| Citywide *  | Date of Occupancy           | Age of Respondent |          |          |          |        |
|             |                             | 18 to 24          | 25 to 34 | 35 to 54 | 55 to 64 | 65+    |
|             | May 1968 and earlier        | 0.0%              | 0.0%     | 1.5%     | 9.8%     | 17.6%  |
|             | June 1968 to May 1978       | 0.7%              | 1.3%     | 18.2%    | 20.9%    | 35.6%  |
|             | June 1978 to May 1983       | 0.3%              | 17.2%    | 24.2%    | 29.8%    | 40.4%  |
|             | June 1983 to May 1987       | 44.7%             | 46.0%    | 39.6%    | 23.1%    | 3.5%   |
|             | June 1987 to September 1988 | 54.3%             | 35.6%    | 16.5%    | 16.4%    | 2.8%   |
|             | Percent Down                | 100.0%            | 100.0%   | 100.0%   | 100.0%   | 100.0% |
|             | Percent Across              | 18.7%             | 39.4%    | 32.8%    | 4.5%     | 4.7%   |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 40: Tenure of Respondent by Ethnicity**

| 1998 Survey              |           |                  |        |
|--------------------------|-----------|------------------|--------|
| Date of Occupancy        | Ethnicity |                  |        |
|                          | White     | African-American | Asian  |
| March 1978 and earlier   | 4.9%      | 15.4%            | 0.0%   |
| April 1978 to March 1988 | 11.7%     | 10.7%            | 1.0%   |
| April 1988 to March 1993 | 10.9%     | 12.5%            | 5.2%   |
| April 1993 to March 1997 | 39.0%     | 51.3%            | 45.0%  |
| April 1997 to July 1998  | 33.5%     | 10.1%            | 48.8%  |
| Percent Down             | 100.0%    | 100.0%           | 100.0% |
| Percent Across           | 58.0%     | 7.3%             | 23.0%  |

| 1988 Survey                 |           |                  |        |
|-----------------------------|-----------|------------------|--------|
| Date of Occupancy           | Ethnicity |                  |        |
|                             | White     | African-American | Asian  |
| May 1968 and earlier        | 0.9%      | 10.2%            | 0.0%   |
| June 1968 to May 1978       | 11.6%     | 10.7%            | 1.8%   |
| June 1978 to May 1983       | 21.5%     | 15.6%            | 9.4%   |
| June 1983 to May 1987       | 36.2%     | 38.0%            | 49.0%  |
| June 1987 to September 1988 | 29.8%     | 25.5%            | 39.8%  |
| Percent Down                | 100.0%    | 100.0%           | 100.0% |
| Percent Across              | 66.1%     | 11.0%            | 18.4%  |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

### **Prior Place of Residence**

Table 41 shows the distribution of respondents by place of residence prior to occupying their current unit. Citywide, over half of the respondents (54 percent) report that they moved from another location within Berkeley. Another 19 percent came from other locations within the East Bay Area, 12 percent came from other Bay Area locations, and 15 percent came from outside the Bay Area. The proportions are similar to those found in the 1988 survey. There are slightly more respondents moving from other locations in Berkeley in 1998, but slightly less from other East Bay locations, so that the total percentage from all East Bay locations is almost unchanged.

There are some differences between submarket areas in prior place of residence. Respondents in the Campus/Downtown subarea are most likely to have come from other Berkeley locations, but least likely to have come from other East Bay locations. This is probably related to the high proportion of students in this area who may move frequently within the same general neighborhood, and who may first come into the private rental market from campus housing also in the Campus/Downtown subarea. This is confirmed by looking at prior place of residence comparing student and non-student households (see Table 42). Citywide, 69 percent of respondents in households consisting of full-time students only moved from another location in Berkeley, while only 48 percent of the respondents in non-students households moved from another location in the city. Interestingly, respondents in student-only households in the Campus/Downtown subarea and South Berkeley show a much higher proportion moving from within Berkeley than student-only households in the other three submarket areas.

**Table 41: Distribution of Respondents by Prior Place of Residence**

| 1998 Survey      |  |                  |                     |               |                |            |
|------------------|--|------------------|---------------------|---------------|----------------|------------|
| Prior Residence  | Submarket Area                             |                  |                     |               |                | Citywide * |
|                  | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Berkeley         | 43.4%                                      | 44.8%            | 61.3%               | 41.4%         | 52.9%          | 54.3%      |
| Other East Bay   | 22.9%                                      | 23.0%            | 14.8%               | 29.3%         | 21.3%          | 18.9%      |
| Other Bay Area   | 10.9%                                      | 17.6%            | 9.0%                | 11.2%         | 12.5%          | 11.5%      |
| Outside Bay Area | 22.9%                                      | 14.5%            | 14.8%               | 18.1%         | 13.2%          | 15.4%      |
| % Total by Area  | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

| 1988 Survey      |  |                  |                     |               |                |            |
|------------------|--|------------------|---------------------|---------------|----------------|------------|
| Prior Residence  | Submarket Area                             |                  |                     |               |                | Citywide * |
|                  | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Berkeley         | 51.1%                                      | 43.6%            | 53.2%               | 50.4%         | 42.3%          | 49.1%      |
| Other East Bay   | 23.9%                                      | 33.1%            | 16.5%               | 26.3%         | 31.5%          | 23.5%      |
| Other Bay Area   | 9.4%                                       | 12.3%            | 10.1%               | 13.5%         | 12.8%          | 11.1%      |
| Outside Bay Area | 15.6%                                      | 11.0%            | 20.2%               | 9.8%          | 13.4%          | 16.3%      |
| % Total by Area  | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 42: Distribution of Respondents by Prior Place of Residence by Students in Household**

| 1998 Non-Student Households |  |                  |                     |               |                |            |
|-----------------------------|--|------------------|---------------------|---------------|----------------|------------|
| Prior Residence             | Submarket Area                             |                  |                     |               |                | Citywide * |
|                             | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Berkeley                    | 43.1%                                      | 43.7%            | 51.7%               | 41.4%         | 50.0%          | 48.0%      |
| Other East Bay              | 22.6%                                      | 25.0%            | 19.5%               | 28.8%         | 21.1%          | 22.0%      |
| Other Bay Area              | 10.9%                                      | 18.1%            | 8.0%                | 11.5%         | 14.0%          | 12.1%      |
| Outside Bay Area            | 23.4%                                      | 13.2%            | 20.7%               | 18.3%         | 14.9%          | 17.9%      |
| % Total by Area             | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

Excludes households that only include full-time students.

| 1998 Student-Only Households |  |                  |                     |               |                |            |
|------------------------------|--|------------------|---------------------|---------------|----------------|------------|
| Prior Residence              | Submarket Area                             |                  |                     |               |                | Citywide * |
|                              | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Berkeley                     | 44.7%                                      | 52.4%            | 73.5%               | 41.9%         | 68.2%          | 69.0%      |
| Other East Bay               | 23.7%                                      | 9.6%             | 8.8%                | 33.7%         | 22.7%          | 11.5%      |
| Other Bay Area               | 10.5%                                      | 14.3%            | 10.3%               | 8.1%          | 4.6%           | 10.1%      |
| Outside Bay Area             | 21.0%                                      | 23.7%            | 7.4%                | 16.3%         | 4.6%           | 9.5%       |
| % Total by Area              | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

Includes households consisting only of full-time students.

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

## Method of Finding Housing Unit

As indicated in Table 43, 43 percent of the respondents found their unit through informal means, including referral from the previous tenant, knowing the landlord, or "word of mouth." Some of the "other" responses (e.g., knowing a current tenant), are also in this category of informal networking. Among more formal methods, 32 percent used a rental agency, eight percent responded to a newspaper advertisement, and five percent used University housing services. With some slight variation, this distribution of methods of finding a unit holds across all subareas.

There has been a significant change in the last ten years, however, in the way Berkeley renters are finding their units. In 1988, 62 percent of respondents found their unit through informal means (compared to only 43 percent today), and only 14 percent used a rental agency (compared to 32 percent today). One possible explanation is that as rents have risen nearer to or reached market rate (especially in light of Costa-Hawkins), the tendency to refer the unit on to a friend or acquaintance has decreased.

Differences emerge in method of finding a rental unit when the respondents are separated by age, ethnicity, income, and student status (Tables 44, 45, 46, and 47). By age, older respondents are more likely to know the landlord or use a rental advertisement, and less likely to know a former tenant or use a rental agency. The age group most likely to use University housing services is the 25 to 34 age group, perhaps indicating this is a more important resource for graduate-level students than undergraduates. In comparison to 1988 survey results, younger age groups especially are less likely to use informal means or the University and more likely to use a rental agency than in 1988.

Survey results indicate that all three of the major ethnic/racial groups in rent-controlled units utilize informal networking to find a rental unit to a high degree, but African Americans tend to use these methods more often. African Americans are much more likely to find a unit through knowing the landlord or University housing services, and less likely to use a rental agency than the overall respondent population. Asians are as likely to use a rental agency as informal networking. There are important differences between these survey results and the findings in 1988. Asians in 1988 were the least likely group to use rental agencies, and now they are the most likely, and they have shown the greatest decline in the use of informal means of finding a unit. African Americans were the least likely to use the University in 1988, and now are the most likely, and also are more likely to use newspaper advertising. They have decreased their reliance on rental agencies and knowing the landlord.

There are a few patterns that emerge when the method of finding a unit is crosstabulated by income. Utilization of informal means of finding a unit, especially through a former tenant, decreases with income, while use of newspaper advertisements increases. The use of rental agencies is highest in the middle categories. Patterns were less consistent in 1988, but knowing the landlord has become more important in 1998 for higher income renters, and rental agencies are being utilized by more low-income renters. The latter is probably related to the increase in student residents in respondent units.

Surprisingly, respondents in non-student households are more likely to have found their housing through the University than respondents overall; among non-student households, 14 percent report finding their unit through the University, while among all respondents (including those in student households) only five percent found their unit through the University. When respondents in non-student households are separated

by ethnicity, the patterns are similar to those by ethnicity for all respondents. African Americans are less likely to have found their unit through a rental agency than Whites or Asians, and more likely to have used the University. Asian respondent usage of rental agencies is relatively high in comparison to Whites or African Americans, as is the percentage of Asian respondents finding their units through a former tenant.

### **Finder's Fee**

Citywide, slightly over eight percent of respondents report paying a finder's fee other than regular rental agency fees for their unit (see Table 48). The percentage is highest in the Campus/Downtown subarea, at 11 percent, and lowest in Central Berkeley, at four percent, a median fee citywide of \$55.

The payment of finder's fees appears to have increased since 1988, when only four percent of respondents citywide reported paying a fee. The proportion of respondents paying this fee more than doubled in all subareas. Once again, it should be noted that these results are based on an extremely small number of responses, and should be interpreted with caution.

**Table 43: Distribution of Respondents by Method of Finding Current Unit**

| 1998 Survey            |  |                  |                     |               |                |            |
|------------------------|--|------------------|---------------------|---------------|----------------|------------|
| Method of Finding Unit | Submarket Area                             |                  |                     |               |                | Citywide * |
|                        | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Former Tenant          | 20.6%                                      | 21.8%            | 27.3%               | 22.4%         | 16.9%          | 23.7%      |
| Knowing the Landlord   | 8.0%                                       | 9.1%             | 9.1%                | 6.9%          | 11.8%          | 9.4%       |
| Word of Mouth          | 11.4%                                      | 7.9%             | 8.4%                | 12.1%         | 15.4%          | 9.9%       |
| Newspaper Ad           | 10.9%                                      | 10.9%            | 3.9%                | 10.3%         | 11.8%          | 7.5%       |
| Rental Agency          | 25.7%                                      | 33.9%            | 33.1%               | 28.4%         | 28.7%          | 31.7%      |
| Through University     | 8.0%                                       | 3.0%             | 5.2%                | 4.3%          | 2.2%           | 4.5%       |
| Other                  | 15.4%                                      | 13.3%            | 13.0%               | 15.5%         | 13.2%          | 13.4%      |
| % Total by Area        | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

| 1988 Survey            |  |                  |                     |               |                |            |
|------------------------|--|------------------|---------------------|---------------|----------------|------------|
| Method of Finding Unit | Submarket Area                             |                  |                     |               |                | Citywide * |
|                        | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Former Tenant          | 27.4%                                      | 29.6%            | 36.4%               | 22.4%         | 25.7%          | 31.7%      |
| Knowing the Landlord   | 16.2%                                      | 12.3%            | 16.0%               | 12.7%         | 16.9%          | 15.3%      |
| Word of Mouth          | 16.2%                                      | 13.0%            | 13.4%               | 27.6%         | 16.2%          | 14.7%      |
| Newspaper Ad           | 9.5%                                       | 6.8%             | 4.3%                | 6.0%          | 8.8%           | 6.1%       |
| Rental Agency          | 14.5%                                      | 18.5%            | 10.7%               | 17.2%         | 15.5%          | 13.7%      |
| Through University     | 5.6%                                       | 7.4%             | 7.5%                | 3.0%          | 4.1%           | 6.5%       |
| Other                  | 10.6%                                      | 12.3%            | 11.8%               | 11.2%         | 12.8%          | 11.9%      |
| % Total by Area        | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 44: Method of Finding Unit by Age of Respondent**

| 1998 Survey                          |                   |          |          |          |           |
|--------------------------------------|-------------------|----------|----------|----------|-----------|
| Citywide *<br>Method of Finding Unit | Age of Respondent |          |          |          |           |
|                                      | 18 to 24          | 25 to 34 | 35 to 54 | 55 to 64 | 65 and up |
|                                      | Former Tenant     | 25.7%    | 19.8%    | 27.8%    | 14.0%     |
| Knowing the Landlord                 | 6.1%              | 3.9%     | 14.7%    | 22.0%    | 22.0%     |
| Word of Mouth                        | 9.0%              | 11.1%    | 7.7%     | 20.8%    | 12.2%     |
| Newspaper Ad                         | 3.0%              | 8.7%     | 9.3%     | 11.5%    | 12.7%     |
| Rental Agency                        | 35.3%             | 40.5%    | 23.8%    | 15.3%    | 14.6%     |
| Through University                   | 3.1%              | 9.4%     | 2.3%     | 0.0%     | 1.8%      |
| Other                                | 17.7%             | 6.6%     | 14.6%    | 16.5%    | 18.3%     |
| Percent Down                         | 100.0%            | 100.0%   | 100.0%   | 100.0%   | 100.0%    |
| Percent Across                       | 28.9%             | 31.2%    | 29.0%    | 4.1%     | 6.7%      |

| 1988 Survey                          |                   |          |          |          |           |
|--------------------------------------|-------------------|----------|----------|----------|-----------|
| Citywide *<br>Method of Finding Unit | Age of Respondent |          |          |          |           |
|                                      | 18 to 24          | 25 to 34 | 35 to 54 | 55 to 64 | 65 and up |
|                                      | Former Tenant     | 37.3%    | 40.1%    | 24.4%    | 21.9%     |
| Knowing the Landlord                 | 16.0%             | 14.3%    | 12.4%    | 16.0%    | 36.3%     |
| Word of Mouth                        | 10.2%             | 12.1%    | 16.9%    | 23.5%    | 17.4%     |
| Newspaper Ad                         | 1.4%              | 3.0%     | 11.4%    | 6.1%     | 13.7%     |
| Rental Agency                        | 10.3%             | 14.4%    | 15.2%    | 19.2%    | 8.6%      |
| Through University                   | 17.1%             | 5.8%     | 3.2%     | 2.7%     | 0.0%      |
| Other                                | 7.7%              | 10.4%    | 16.5%    | 10.6%    | 14.3%     |
| Percent Down                         | 100.0%            | 100.0%   | 100.0%   | 100.0%   | 100.0%    |
| Percent Across                       | 18.3%             | 38.4%    | 33.2%    | 4.7%     | 5.4%      |

\* Citywide percentages are weighted based on the total number of rent-controlled units in each submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 45: Method of Finding Unit by Ethnicity of Respondent**

| 1998 Survey                          |                   |                  |        |
|--------------------------------------|-------------------|------------------|--------|
| Citywide *<br>Method of Finding Unit | Race or ethnicity |                  |        |
|                                      | White             | African-American | Asian  |
| Former Tenant                        | 22.5%             | 17.8%            | 21.5%  |
| Knowing the Landlord                 | 9.1%              | 18.4%            | 6.1%   |
| Word of Mouth                        | 8.4%              | 12.6%            | 12.6%  |
| Newspaper Ad                         | 8.8%              | 10.6%            | 3.2%   |
| Rental Agency                        | 33.3%             | 12.2%            | 40.1%  |
| Through University                   | 5.2%              | 9.0%             | 3.7%   |
| Other                                | 12.8%             | 19.4%            | 12.7%  |
| Percent Down                         | 100.0%            | 100.0%           | 100.0% |
| Percent Across                       | 57.6%             | 7.6%             | 23.0%  |

| 1988 Survey                          |                   |                  |        |
|--------------------------------------|-------------------|------------------|--------|
| Citywide *<br>Method of Finding Unit | Race or ethnicity |                  |        |
|                                      | White             | African-American | Asian  |
| Former Tenant                        | 30.5%             | 15.3%            | 41.6%  |
| Knowing the Landlord                 | 13.8%             | 26.5%            | 15.1%  |
| Word of Mouth                        | 12.5%             | 17.5%            | 21.9%  |
| Newspaper Ad                         | 8.1%              | 2.8%             | 1.6%   |
| Rental Agency                        | 15.6%             | 16.7%            | 7.5%   |
| Through University                   | 6.2%              | 2.5%             | 7.9%   |
| Other                                | 13.3%             | 18.7%            | 4.4%   |
| Percent Down                         | 100.0%            | 100.0%           | 100.0% |
| Percent Across                       | 65.9%             | 11.2%            | 18.5%  |

\* Citywide percentages are weighted based on the total number of rent-controlled units in each submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 46: Method of Finding Unit by Household Income**

| 1998 Survey          |                    |                      |                      |                     |
|----------------------|--------------------|----------------------|----------------------|---------------------|
| Citywide *           | Income             |                      |                      |                     |
|                      | Less than \$15,000 | \$15,000 to \$29,999 | \$25,000 to \$49,999 | \$50,000 and higher |
|                      | Former Tenant      | 28.8%                | 24.9%                | 19.7%               |
| Knowing the Landlord | 12.8%              | 6.5%                 | 6.9%                 | 11.5%               |
| Word of Mouth        | 10.7%              | 9.3%                 | 11.7%                | 8.2%                |
| Newspaper Ad         | 3.7%               | 4.9%                 | 9.1%                 | 19.2%               |
| Rental Agency        | 25.3%              | 32.7%                | 39.5%                | 25.5%               |
| Through University   | 0.6%               | 8.9%                 | 4.3%                 | 5.5%                |
| Other                | 18.1%              | 12.9%                | 8.7%                 | 13.3%               |
| Percent Down         | 100.0%             | 100.0%               | 100.0%               | 100.0%              |
| Percent Across       | 30.8%              | 31.6%                | 22.6%                | 15.1%               |

| 1988 Survey          |                    |                      |                      |                      |                      |                     |
|----------------------|--------------------|----------------------|----------------------|----------------------|----------------------|---------------------|
| Citywide *           | Income             |                      |                      |                      |                      |                     |
|                      | Less than \$10,000 | \$10,000 to \$19,999 | \$20,000 to \$29,999 | \$30,000 to \$39,999 | \$40,000 to \$49,999 | \$50,000 and higher |
|                      | Former Tenant      | 31.8%                | 30.8%                | 29.7%                | 33.2%                | 32.9%               |
| Knowing the Landlord | 17.5%              | 18.4%                | 13.1%                | 14.9%                | 12.1%                | 3.6%                |
| Word of Mouth        | 17.6%              | 17.0%                | 13.1%                | 9.6%                 | 17.2%                | 9.8%                |
| Newspaper Ad         | 2.6%               | 7.5%                 | 7.1%                 | 7.2%                 | 0.9%                 | 14.1%               |
| Rental Agency        | 9.4%               | 7.5%                 | 20.3%                | 14.9%                | 28.1%                | 33.2%               |
| Through University   | 8.3%               | 7.5%                 | 3.5%                 | 5.4%                 | 7.8%                 | 2.3%                |
| Other                | 12.9%              | 11.2%                | 13.3%                | 14.8%                | 0.9%                 | 8.4%                |
| Percent Down         | 100.0%             | 100.0%               | 100.0%               | 100.0%               | 100.0%               | 100.0%              |
| Percent Across       | 28.2%              | 27.5%                | 21.6%                | 12.8%                | 5.9%                 | 4.0%                |

\* Citywide percentages are weighted based on the total number of rent-controlled units in each submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 47: Method of Finding Unit by Ethnicity of Respondent, Non-Student Households**

| 1998 Survey          |                                  |                   |                      |        |
|----------------------|----------------------------------|-------------------|----------------------|--------|
| Citywide *           | All<br>Non-Student<br>Households | Race or ethnicity |                      |        |
|                      |                                  | White             | African-<br>American | Asian  |
| Former Tenant        | 22.8%                            | 20.5%             | 20.0%                | 28.1%  |
| Knowing the Landlord | 10.5%                            | 9.4%              | 20.8%                | 7.3%   |
| Word of Mouth        | 9.4%                             | 8.7%              | 12.2%                | 8.7%   |
| Newspaper Ad         | 9.6%                             | 10.6%             | 10.0%                | 4.0%   |
| Rental Agency        | 29.8%                            | 32.8%             | 10.0%                | 36.7%  |
| Through University   | 13.8%                            | 13.0%             | 21.9%                | 13.9%  |
| Other                | 4.0%                             | 5.0%              | 5.1%                 | 1.3%   |
| Percent Down         | 100.0%                           | 100.0%            | 100.0%               | 100.0% |
| Percent Across       | 100.0%                           | 65.6%             | 9.5%                 | 14.1%  |

Excludes households that only include full-time students.

\* Citywide percentages are weighted based on the total number of rent-controlled units in each submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 48: Distribution of Respondents by Payment of Finder's Fee**

| 1998 Survey                                  |                                     |                  |                 |               |                |            |
|--|-------------------------------------|------------------|-----------------|---------------|----------------|------------|
| Did Respondent Pay Fee to Find Current Unit? | Submarket Area                      |                  |                 |               |                | Citywide * |
|  | North Berkeley/South Berkeley Hills | Central Berkeley | Campus/Downtown | West Berkeley | South Berkeley |            |
| No   | 93.1%                               | 96.4%            | 89.0%           | 93.2%         | 93.4%          | 91.7%      |
| Yes  | 6.9%                                | 3.6%             | 11.0%           | 6.8%          | 6.6%           | 8.3%       |
| % Total by Area                              | 100%                                | 100%             | 100%            | 100%          | 100%           | 100%       |
| Number Paying Fee                            | 12                                  | 6                | 17              | 8             | 9              |            |
| Median Fee                                   | \$60                                | \$420            | \$53            | \$50          | \$50           | \$55       |

| 1988 Survey                                  |                                     |                  |                 |               |                |            |
|--|-------------------------------------|------------------|-----------------|---------------|----------------|------------|
| Did Respondent Pay Fee to Find Current Unit? | Submarket Area                      |                  |                 |               |                | Citywide * |
|  | North Berkeley/South Berkeley Hills | Central Berkeley | Campus/Downtown | West Berkeley | South Berkeley |            |
| No   | 96.7%                               | 98.8%            | 94.1%           | 98.5%         | 97.2%          | 96.0%      |
| Yes  | 3.3%                                | 1.2%             | 5.9%            | 1.5%          | 2.8%           | 4.0%       |
| % Total by Area                              | 100%                                | 100%             | 100%            | 100%          | 100%           | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

## Summary of Tenant Mobility Characteristics and Methods of Finding Housing

Berkeley tenants show a high level of mobility. Citywide, approximately one-third of respondents have only been in their unit since April 1997 and slightly under three-fourths of respondents moved into their unit in the last five years. Young tenants tend to have shorter tenancies; over two-thirds of respondents aged 18 to 24 moved into their units in the last 16 months, while at the other end of the age scale, 61 percent of those 65 or older moved into their units more than 10 years ago. There are also variations in length of residence between the various major ethnic/racial groups. In general, African Americans show the longest tenure (in keeping with their more aged status), followed by Whites, with Asians showing the shortest length of residence.

Citywide, over half of the respondents moved from another location within Berkeley. Another 19 percent came from other locations within the East Bay Area, 12 percent came from other Bay Area locations, and 15 percent came from outside the Bay Area. Respondents in student households are more likely than those in non-student households to have come from locations elsewhere in Berkeley.

Informal methods, including referral from the previous tenant, knowing the landlord, or "word of mouth," are the predominant method of finding a rental unit in Berkeley, as reported by slightly under half of all respondents. Among more formal methods, almost one-third used a rental agency, less than 10 percent responded to a newspaper advertisement, and less than five percent used University housing services. Older respondents are more likely to know the landlord or use a rental advertisement, and less likely to know a former tenant or use a rental agency. The age group most likely to use University housing services is the 25 to 34 age group, perhaps indicating this is a more important resource for graduate-level students than undergraduates. Surprisingly, finding a unit through the University is more common among respondents in non-student households than those in student households. While all of the three largest ethnic/racial groups in rent-controlled units utilize informal networking to find a rental unit to a high degree, African Americans tend to use these methods more often. Asians are as likely to use a rental agency as informal networking. Slightly over eight percent of those surveyed report paying a finder's fee other than regular rental agency fees for their unit; the median fee for those paying is \$55.

The Campus/Downtown subarea, with its high percentage of students, has the highest proportion of recent movers (since April 1997), but at least one-fourth of the respondents in every other subarea were also recent movers. West Berkeley has the highest proportion of those who have lived in their units ten years or more as well as the highest percentage who have lived in their units 20 years or more. Respondents in the Campus/Downtown subarea are most likely to have come from other Berkeley locations, but least likely to have come from other East Bay locations. There is little difference between the subareas in how tenants find their units.

Based on comparison of the two surveys, today's Berkeley tenants come from the same geographic areas as tenants ten years ago. In comparison to 1988 survey results, younger age groups especially are less likely to use informal means or the University and more likely to use a rental agency than in 1988. Asians in 1988 were the least likely group to use rental agencies, and now they are the most likely, and they have shown the greatest decline in the use of informal means of finding a unit. African Americans were the least likely to use the University in 1988, and now are the most likely, and also are more likely to use newspaper advertising. They have decreased their reliance on rental agencies and knowing the landlord.

## TENANT PERCEPTIONS OF BUILDING AND UNIT CONDITION

One of the goals of the Berkeley Rent Stabilization Ordinance is to maintain quality housing for renters. Some critics of rent control maintain that by restricting income to property owners, rent control provides a disincentive to maintain rental properties. This study addresses this issue through the collection of data regarding tenant perception of the conditions in their residences, and changes in those conditions. Although this does not directly answer questions about the effects of rent control on the quality of the rent-controlled housing stock, it does give a picture of the state of that housing stock from the viewpoint of the tenants. Furthermore, comparison of the results of this survey with the baseline data from the 1988 survey may show whether there has been any positive effect due to the loosening of restrictions on rent increases in recent years that has culminated in the Costa-Hawkins vacancy decontrol law. The survey asked tenants questions regarding the current condition of both their building and unit, changes in the condition of their building, and problems with a list of specific items, including heat, security, paint, and other maintenance-related areas.

### **Building Condition**

Citywide, over three-fourths of respondents rate their buildings as in good or fair condition, the two middle categories (see Table 49). Only six percent of citywide respondents rate their building condition as excellent, while 14 percent rate it as poor. The highest proportion of excellent responses is in the North Berkeley/South Berkeley Hills subarea, and the lowest is in South Berkeley. The Campus/Downtown subarea has the highest proportion of buildings rated in poor condition, with Central Berkeley having the lowest percentage of buildings rated in poor conditions.

Between 1988 and 1998, there has been a slight decline in buildings rated in excellent condition, from eight percent to six percent, but this has been countered by an increase in buildings rated in good condition from 36 percent to 40 percent. Noteworthy at the subarea level are an increase in buildings rated poor in the North Berkeley/South Berkeley Hills subarea from eight percent to 15 percent, and a decline in buildings rated good in the same subarea from 47 percent to 37 percent. In all other subareas, the proportion of buildings rated in poor condition either declined or stayed about the same, and the proportion of buildings rated in good condition increased. In general, it does not appear that there has been any impact on tenant perception of building condition related to the upward pattern of rents during the decade.

Citywide, rent levels do not appear to be a factor in tenant perception of building condition (see Table 50); there is no significant difference between the responses of the low-rent and high-rent groups. In fact, for both groups, approximately half rate their building as excellent or good, with the other half rating their building as fair or poor. To control for the relation between unit size and rent, only one-bedroom units (the most prevalent unit type) are used for the 1998 table. The 1988 data, which is for all units, shows the same pattern of no difference in building quality with respect to rent.

**Table 49: Distribution of Units by Building Condition**

| 1998 Survey        |  |                  |                     |               |                |            |
|--------------------|--|------------------|---------------------|---------------|----------------|------------|
| Building Condition | Submarket Area                             |                  |                     |               |                | Citywide * |
|                    | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Excellent          | 13.1%                                      | 7.4%             | 5.2%                | 7.8%          | 3.7%           | 6.2%       |
| Good               | 36.6%                                      | 38.7%            | 39.6%               | 35.7%         | 45.6%          | 40.0%      |
| Fair               | 35.4%                                      | 46.0%            | 38.3%               | 45.2%         | 36.0%          | 39.4%      |
| Poor               | 14.9%                                      | 8.0%             | 16.9%               | 11.3%         | 14.7%          | 14.4%      |
| % Total by Area    | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

| 1988 Survey        |  |                  |                     |               |                |            |
|--------------------|--|------------------|---------------------|---------------|----------------|------------|
| Building Condition | Submarket Area                             |                  |                     |               |                | Citywide * |
|                    | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Excellent          | 12.8%                                      | 9.8%             | 8.5%                | 8.7%          | 4.0%           | 8.4%       |
| Good               | 47.2%                                      | 37.4%            | 33.5%               | 30.4%         | 34.2%          | 35.6%      |
| Fair               | 32.2%                                      | 41.1%            | 41.0%               | 39.9%         | 42.3%          | 40.3%      |
| Poor               | 7.8%                                       | 11.7%            | 17.0%               | 21.0%         | 19.5%          | 15.7%      |
| % Total by Area    | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 50: Building Condition by Gross Rent**

| <b>1998 Survey<br/>One Bedroom Apartment Units</b> |                 |               |
|--|-----------------|---------------|
| Citywide *<br>Building Condition                   | Gross Rent      |               |
|  | Less than \$600 | \$600 or More |
| Excellent or Good                                  | 51.9%           | 50.4%         |
| Fair or Poor                                       | 48.1%           | 49.6%         |
| Percent Down                                       | 100.0%          | 100.0%        |
| Percents Across                                    | 34.3%           | 65.7%         |

| <b>1988 Survey<br/>All Units</b> |                 |               |
|----------------------------------|-----------------|---------------|
| Citywide *<br>Building Condition | Gross Rent      |               |
|                                  | Less than \$300 | \$300 or More |
| Excellent or Good                | 42.5%           | 44.2%         |
| Fair or Poor                     | 57.5%           | 55.8%         |
| Percent Down                     | 100.0%          | 100.0%        |
| Percents Across                  | 22.9%           | 77.1%         |

\* Citywide percentages are weighted based on the total number of rent-controlled units in each submarket area.

Source: Bay Area Economics, 1988 and 1998.

## **Unit Condition**

The responses regarding unit condition, shown in Table 51, mirror those for building condition. Citywide and in each subarea, 82 percent of respondents rate their unit condition as either fair or good. The results were similar in 1988.

## **Specific Problems in Building**

The survey also questions respondents regarding problems with specific maintenance-related aspects of their building. The items listed are heat, plumbing, doors or windows, roof, stairs or porches, security or lighting, mildew, paint, appliances, and pest control. As shown in Table 52, 83 percent of the respondents citywide report a problem with one or more of the items listed. This level of problems is fairly consistent by subarea, where the proportion ranges from 79 percent to 85 percent. These percentages are all similar to 1988, when the citywide proportion reporting one or more problem was slightly lower at 81 percent. Each subarea also showed a slight increase.

Table 53 shows, by rank order, the distribution of respondents reporting problems with one of the listed items. In order by percentage mentioning a problem, the items where more than one-third of respondents report a problem are mildew, doors and windows, paint, plumbing, and security and lighting. For most of the listed items, there is little variation between subareas. The exception is security and lighting, which is mentioned by approximately 40 percent of respondents in the Campus/Downtown subarea and South Berkeley, but by less than 30 percent of respondents in the other three submarket areas.

Changes in the rate of problems with specific items since the 1988 survey are mixed, with four of 10 items being reported more often as a problem, and the other six being reported less often. While the overall ranking shifts somewhat, the five most reported problems in 1988 are still the five most reported problems 10 years later. The dramatic increase in the percentage of respondents reporting mildew problems may be a function of the recent El Niño winter.

## **Changes in Building Condition**

Most respondents citywide (62 percent) feel that the condition of their building of residence has stayed the same since they moved into their current unit (see Table 54). The percentage reporting a decline in condition (21 percent) is slightly larger than the percentage reporting an improvement (17 percent). By subarea, the general pattern found citywide holds, with over half of respondent in all areas reporting no change in their building's condition. These data are little changed since 1988 when most respondents citywide (59 percent) and in each subarea reported no change in their building's condition.

To get a more meaningful picture of the perception of change in building condition, the following analysis was undertaken looking at changes in building condition while controlling for length of tenure of the respondents. Many tenants have been in their units for a short time, and longer-term tenants might be more likely to perceive change. In fact, as Table 55 shows, long-term tenants are more likely to notice a change in the condition of their building. Less than 10 percent of respondents in their units only since April of 1997 note a change for the better in their building, but over one-fourth of those in their units for ten years or more note an improvement in their building's condition. However, the same trend holds for those

perceiving a decline in their building's condition; nine percent of respondents in their units only since April 1997 feel their building's condition has gotten worse, but over one-fourth of those in their units for ten years or more note a decline also. This indicates that currently, there is no overall trend indicating long-term decline in the condition of the rent-controlled housing stock, since long-term tenants are just about as likely to notice an improvement as a decline in building condition.

This pattern has changed somewhat since 1988. In 1988, long-term tenants were more likely to note a decline in their building's condition than in 1998, whereas the very short-term tenants in 1988 were more likely to notice an improvement than short-term tenants in 1998. Furthermore, in 1988, duration of occupancy had no bearing on the percentage of respondents reporting an improvement in building condition, while in 1998, long-term tenants were much more likely to note an improvement in condition than short-term tenants. Counter to the previous paragraph regarding the 1998 survey results, this indicates that in 1988 there may have been more of a long-term trend of decline in building condition.

**Table 51: Distribution of Units by Unit Condition**

| 1998 Survey     |   |                     |                     |                  |                   |            |
|-----------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Unit Condition  | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                 | North<br>Berkeley/<br>South Berkeley<br>Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Excellent       | 16.1%   | 9.9%                | 7.2%                | 7.9%             | 7.4%              | 8.5%       |
| Good            | 43.7%   | 37.7%               | 37.9%               | 37.7%            | 39.0%             | 38.5%      |
| Fair            | 33.3%   | 45.1%               | 45.1%               | 46.5%            | 41.9%             | 43.6%      |
| Poor            | 6.9%  | 7.4%                | 9.8%                | 7.9%             | 11.8%             | 9.3%       |
| % Total by Area | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

| 1988 Survey     |   |                     |                     |                  |                   |            |
|-----------------|---|---------------------|---------------------|------------------|-------------------|------------|
| Unit Condition  | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|                 | North<br>Berkeley/<br>South Berkeley<br>Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Excellent       | 13.9%   | 11.0%               | 11.8%               | 7.4%             | 3.4%              | 10.2%      |
| Good            | 51.7%   | 40.5%               | 39.2%               | 33.3%            | 44.5%             | 41.3%      |
| Fair            | 27.8%   | 36.2%               | 37.1%               | 43.0%            | 41.8%             | 37.1%      |
| Poor            | 6.7%  | 12.3%               | 11.8%               | 16.3%            | 10.3%             | 11.3%      |
| % Total by Area | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 52: Distribution of Respondents by Problems within Building**

| 1998 Survey          |  |                  |                     |               |                |            |
|----------------------|--|------------------|---------------------|---------------|----------------|------------|
|                      | Submarket Area                             |                  |                     |               |                | Citywide * |
|                      | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| No Problems Reported | 19.4%                                      | 18.1%            | 15.4%               | 21.2%         | 16.8%          | 16.7%      |
| One or More Problems | 80.6%                                      | 81.9%            | 84.6%               | 78.8%         | 83.2%          | 83.3%      |
| % Total by Area      | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

| 1988 Survey          |  |                  |                     |               |                |            |
|----------------------|--|------------------|---------------------|---------------|----------------|------------|
|                      | Submarket Area                             |                  |                     |               |                | Citywide * |
|                      | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| No Problems Reported | 23.4%                                      | 21.8%            | 16.4%               | 23.9%         | 20.0%          | 19.1%      |
| One or More Problems | 76.6%                                      | 78.2%            | 83.6%               | 76.1%         | 80.0%          | 80.9%      |
| % Total by Area      | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 53: Problems Reported in Building**

Ranked by Citywide Percentage Reporting Problem in 1998 Survey

| Type of Problem     | Percent Reporting Problem                  |                     |                     |                  |                   |            |  |                     |                     |                  |                   |            |
|---------------------|--|---------------------|---------------------|------------------|-------------------|------------|--|---------------------|---------------------|------------------|-------------------|------------|
|                     | 1998 Survey Submarket Area                 |                     |                     |                  |                   | Citywide * | 1988 Survey Submarket Area                 |                     |                     |                  |                   | Citywide * |
|                     | North Berkeley/<br>South Berkeley<br>Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            | North Berkeley/<br>South Berkeley<br>Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Mildew              | 45.2%                                      | 48.4%               | 44.0%               | 49.1%            | 47.0%             | 45.7%      | 30.5%                                      | 39.1%               | 33.5%               | 43.8%            | 38.9%             | 35.7%      |
| Doors / Windows     | 41.4%                                      | 45.3%               | 44.7%               | 46.8%            | 45.9%             | 44.8%      | 40.2%                                      | 37.5%               | 41.9%               | 44.4%            | 45.5%             | 41.6%      |
| Paint               | 42.5%                                      | 41.1%               | 34.9%               | 37.6%            | 43.2%             | 38.3%      | 44.5%                                      | 40.7%               | 49.5%               | 54.5%            | 50.0%             | 47.6%      |
| Plumbing            | 34.1%                                      | 33.3%               | 37.7%               | 30.0%            | 39.8%             | 36.6%      | 38.1%                                      | 38.3%               | 41.8%               | 33.6%            | 43.5%             | 40.7%      |
| Security / Lighting | 28.0%                                      | 28.3%               | 40.8%               | 22.0%            | 38.3%             | 36.0%      | 23.2%                                      | 25.5%               | 38.0%               | 25.8%            | 28.8%             | 32.0%      |
| Heat                | 26.6%                                      | 18.8%               | 29.6%               | 21.1%            | 29.1%             | 26.8%      | 21.5%                                      | 19.8%               | 24.1%               | 18.8%            | 20.1%             | 22.1%      |
| Appliances          | 24.1%                                      | 22.5%               | 23.8%               | 24.8%            | 24.2%             | 23.7%      | 23.0%                                      | 30.0%               | 27.6%               | 24.2%            | 22.8%             | 26.6%      |
| Pest Control        | 24.1%                                      | 19.0%               | 18.8%               | 24.3%            | 24.6%             | 20.5%      | 20.2%                                      | 23.5%               | 26.7%               | 39.4%            | 25.9%             | 25.9%      |
| Roof                | 21.6%                                      | 22.0%               | 18.4%               | 19.3%            | 23.3%             | 20.3%      | 15.1%                                      | 17.4%               | 22.8%               | 17.8%            | 23.8%             | 21.0%      |
| Stairs / Porches    | 17.5%                                      | 17.5%               | 15.2%               | 15.6%            | 15.7%             | 16.0%      | 18.7%                                      | 14.3%               | 16.8%               | 15.2%            | 22.6%             | 17.5%      |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

**Table 54: Distribution of Units by Change in Building Condition**

| 1998 Survey        |  |                  |                     |               |                |            |
|--------------------|--|------------------|---------------------|---------------|----------------|------------|
| Building Condition | Submarket Area                             |                  |                     |               |                | Citywide * |
|                    | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Better             | 16.0%                                      | 22.7%            | 14.5%               | 22.6%         | 19.3%          | 17.4%      |
| Same               | 65.7%                                      | 54.0%            | 65.1%               | 56.5%         | 58.5%          | 61.5%      |
| Worse              | 18.3%                                      | 23.3%            | 20.4%               | 20.9%         | 22.2%          | 21.1%      |
| % Total by Area    | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

| 1988 Survey        |  |                  |                     |               |                |            |
|--------------------|--|------------------|---------------------|---------------|----------------|------------|
| Building Condition | Submarket Area                             |                  |                     |               |                | Citywide * |
|                    | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Better             | 17.7%                                      | 24.2%            | 13.4%               | 21.7%         | 18.8%          | 17.2%      |
| Same               | 60.8%                                      | 56.5%            | 62.6%               | 50.7%         | 54.9%          | 59.3%      |
| Worse              | 21.5%                                      | 19.3%            | 24.1%               | 27.5%         | 26.4%          | 23.4%      |
| % Total by Area    | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 55: Change in Building Condition by Tenure of Respondent**

| 1998 Survey                  |                        |                          |                          |                         |
|------------------------------|------------------------|--------------------------|--------------------------|-------------------------|
| Citywide *                   | Date of Occupancy      |                          |                          |                         |
|                              | March 1988 and earlier | April 1988 to March 1993 | April 1993 to March 1997 | April 1997 to July 1998 |
| Change in Building Condition |                        |                          |                          |                         |
| Better                       | 25.6%                  | 26.1%                    | 18.6%                    | 9.2%                    |
| Same                         | 45.5%                  | 42.4%                    | 55.1%                    | 81.8%                   |
| Worse                        | 28.9%                  | 31.5%                    | 26.2%                    | 9.0%                    |
| Percent Down                 | 100.0%                 | 100.0%                   | 100.0%                   | 100.0%                  |
| Percents Across              | 13.9%                  | 11.2%                    | 41.3%                    | 33.6%                   |

| 1988 Survey  |                      |                       |                       |                         |
|--|----------------------|-----------------------|-----------------------|-------------------------|
| Change in Building Condition by Tenure of Respondent |                      |                       |                       |                         |
| Citywide *   | Date of Occupancy    |                       |                       |                         |
|  | May 1978 and earlier | June 1978 to May 1984 | June 1983 to May 1987 | June 1987 to Sept. 1988 |
| Change in Building Condition                         |                      |                       |                       |                         |
| Better   | 15.6%                | 17.5%                 | 19.6%                 | 16.4%                   |
| Same   | 45.7%                | 54.6%                 | 53.6%                 | 75.2%                   |
| Worse  | 38.8%                | 27.9%                 | 26.8%                 | 8.4%                    |
| Percent Down   | 100.0%               | 100.0%                | 100.0%                | 100.0%                  |
| Percents Across                                      | 10.9%                | 18.6%                 | 40.7%                 | 29.9%                   |

\*Citywide percentages are weighted based on the total number of rent-controlled units in each submarket area.

Source: Bay Area Economics, 1988 and 1998.

## Summary of Perceptions of Building and Unit Condition

Based on this survey, tenants in Berkeley's rent-controlled units perceive their housing to be of middle quality. Only a small percentage of tenants rate their building and unit condition as either excellent or poor, while over three fourths rate it as good or fair. Even though tenants rate their buildings and units as being of middle quality, when asked about specific problems in their building with a list of typical maintenance items such as mildew, paint, plumbing, heat, and security, over three fourths of respondents report at least one problem in their building. Mildew, doors/windows, paint, plumbing, and security/lighting were each mentioned as problems by at least one-third of the respondents citywide. Most respondents indicated no change in building condition since they moved in, with approximately 20 percent indicating that conditions had improved, and the same proportion indicating their building's condition had gotten worse. Long-term tenants are just about as likely to notice an improvement as a decline in building condition, which could be interpreted as indicating there is currently no general decline in the long-term condition of the rent-controlled housing stock.

There is some variation by subarea in perceptions of building condition; the highest proportion of excellent responses is in the North Berkeley/South Berkeley Hills subarea, and the lowest is in South Berkeley. The Campus/Downtown subarea has the highest proportion of buildings rated in poor condition, with Central Berkeley having the lowest percentage of buildings rated in poor condition. The level of specific problems reported is fairly consistent by subarea, as are perceptions of change in building condition.

Between 1988 and 1998, there has been a slight decline in buildings rated in excellent condition citywide, but this has been countered by an increase in buildings rated in good condition. Noteworthy at the subarea level are an increase in buildings rated poor in the North Berkeley/South Berkeley Hills subarea and a decline in buildings rated good in the same subarea. In all other subareas, the proportion of buildings rated in poor condition either declined or stayed about the same, and the proportion of buildings rated in good condition increased. In general, it does not appear that there has been any impact on tenant perception of building condition related to the upward pattern of rents during the decade. The percentage of respondents reporting some kind of problem with their building is similar to 1988, with a very slight increase both citywide and at the subarea level.

Overall, there is little difference between the 1988 and 1998 in the proportion of tenants reporting a change in their building condition. A pattern emerges, however, when respondents are categorized by length of residence: the percentage of long-term tenants noticing a decline in building condition has dropped, and the percentage noticing an improvement in building condition has risen.

In summary, the data regarding building conditions provides mixed signals regarding rent control's impacts on maintenance. First, there seems to be little relation between rent paid and tenant perception of building condition. While this could be interpreted as showing that maintenance levels are not necessarily related to the rental income generated by the property, it may merely indicate that along with higher rents come higher expectations regarding maintenance. Also, despite a decade of rent increases outstripping inflation, overall perceptions have not changed much, and the percentage of tenants reporting issues with maintenance has remained relatively constant. On the other hand, long-term tenants in 1988 were more likely to perceive a decline in building condition than an improvement, whereas in 1998 they were just as likely to perceive either an improvement or a decline.

## LANDLORD-TENANT RELATIONS

Good landlord-tenant relations are key factors in the quality of renters' lives. Conflict with an owner or manager may indicate problems with the property itself, or may lead to a request from the landlord or manager for a tenant to vacate a unit, through either an informal request or in the form of a legal or illegal eviction. The Rent Stabilization Ordinance and its Regulations tightly restrict the reasons for which a landlord can legally evict a tenant and limit harassment by owners or managers of tenants who are exercising their legal rights under the Ordinance. This survey requested information from the respondents regarding reasons for disagreements with landlords and building managers, as well as information about evictions and other requests to move.

### Reasons for Landlord-Tenant Disputes

The survey asked respondents whether they have had a disagreement with their current landlord or manager, and listed several possible causes for the disagreement: rent, maintenance or repairs, another tenant, being asked or told to move, security or safety, parking, and other. Slightly less than half the respondents citywide (46 percent) report some kind of dispute with their landlord or manager (see Table 56). There was not much variation by subarea; the lowest proportion having had a dispute was 42 percent in West Berkeley, and the highest was 50 percent in South Berkeley. Citywide, the 1998 survey showed little change from 1988. By submarket area, the proportion of tenants having a disagreement has increased in the North Berkeley/South Berkeley Hills subarea and decreased in the Campus/Downtown subarea and South Berkeley.

Listed by 34 percent of respondents citywide, the most common source of disagreement is maintenance and repairs (see Table 57). No other reason for disagreement garnered even half that percentage. Security and safety, other tenants, rent, and parking are each only listed by between 11 and 14 percent of respondents as a cause of dispute with their current landlord or manager. The other listed category, being asked or told to move is mentioned by only four percent of citywide respondents. Other reasons for disputes are given by 14 percent of respondents, but these are for a broad variety of reasons, many of them related to maintenance issues. At the subarea level, most of the reasons for disagreements show a similar pattern of occurrence as citywide, but there are a few noteworthy exceptions. Security and safety disagreements are less common in the North Berkeley/South Berkeley Hills subarea than citywide, but more common in West Berkeley. Disagreements regarding other tenants are also less of an issue in the North Berkeley/South Berkeley Hills subarea.

In the 1988 survey results, maintenance and repairs were also the top cause for disagreement with landlords and managers, with about one-third of citywide respondents reporting such a dispute. Security and safety, other tenants, and parking disputes show as causes for disputes in 1988 much as they do in 1998. Rent and being asked or told to move, however, were more common reasons for tenant-landlord conflict in 1988 than they are today.

**Table 56: Distribution of Units by Respondent Dispute with Landlord or Manager**

| 1998 Survey                               |  |                  |                     |               |                |            |
|---|--|------------------|---------------------|---------------|----------------|------------|
| Regarding Disagreements Over Listed Items |  |                  |                     |               |                |            |
|   | Submarket Area                             |                  |                     |               |                | Citywide * |
|   | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| No Disputes                               | 55.4%                                      | 54.8%            | 55.1%               | 57.6%         | 50.4%          | 54.4%      |
| Dispute over One or More Items            | 44.6%                                      | 45.2%            | 44.9%               | 42.4%         | 49.6%          | 45.6%      |
| % Total by Area                           | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

| 1988 Survey                               |  |                  |                     |               |                |            |
|---|--|------------------|---------------------|---------------|----------------|------------|
| Regarding Disagreements Over Listed Items |  |                  |                     |               |                |            |
|   | Submarket Area                             |                  |                     |               |                | Citywide * |
|   | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| No Disputes                               | 63.6%                                      | 56.4%            | 48.7%               | 54.3%         | 57.3%          | 53.4%      |
| Dispute over One or More Items            | 36.4%                                      | 43.6%            | 51.3%               | 45.7%         | 42.7%          | 46.6%      |
| % Total by Area                           | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 57: Causes of Disagreements with Landlords and Managers**

Ranked by Citywide Percentage of Respondents Reporting Disagreement in 1998 Survey (Except for Other Category)

| Type of Problem          | Percent Reporting Problem           |                  |                 |               |                |            |                                     |                  |                 |               |                |            |
|--------------------------|-------------------------------------|------------------|-----------------|---------------|----------------|------------|-------------------------------------|------------------|-----------------|---------------|----------------|------------|
|                          | 1998 Survey                         |                  |                 |               |                |            | 1988 Survey                         |                  |                 |               |                |            |
|                          | Submarket Area                      |                  |                 |               |                | Citywide * | Submarket Area                      |                  |                 |               |                | Citywide * |
|                          | North Berkeley/South Berkeley Hills | Central Berkeley | Campus/Downtown | West Berkeley | South Berkeley |            | North Berkeley/South Berkeley Hills | Central Berkeley | Campus/Downtown | West Berkeley | South Berkeley |            |
| Maintenance/Repairs      | 34.3%                               | 31.1%            | 34.4%           | 32.8%         | 36.6%          | 34.1%      | 29.6%                               | 31.9%            | 33.5%           | 34.9%         | 35.7%          | 33.3%      |
| Security/Safety          | 8.5%                                | 11.7%            | 14.9%           | 19.6%         | 13.9%          | 13.8%      | 9.1%                                | 15.4%            | 15.7%           | 15.3%         | 13.7%          | 14.6%      |
| Another Tenant           | 7.2%                                | 16.3%            | 11.8%           | 15.0%         | 13.7%          | 12.7%      | 4.5%                                | 15.3%            | 11.4%           | 18.9%         | 12.9%          | 12.1%      |
| Rent                     | 15.0%                               | 11.1%            | 11.0%           | 15.8%         | 16.4%          | 12.5%      | 18.2%                               | 16.6%            | 19.4%           | 18.8%         | 13.4%          | 17.6%      |
| Parking                  | 9.6%                                | 9.3%             | 12.4%           | 13.3%         | 10.9%          | 11.4%      | 6.2%                                | 12.9%            | 15.1%           | 13.7%         | 10.8%          | 13.0%      |
| Being Asked/Told to Move | 3.0%                                | 6.8%             | 1.9%            | 6.1%          | 6.9%           | 4.0%       | 6.8%                                | 8.0%             | 5.9%            | 12.0%         | 8.6%           | 7.1%       |
| Other                    | 17.2%                               | 14.2%            | 11.8%           | 12.1%         | 18.3%          | 13.8%      | 8.8%                                | 11.4%            | 17.1%           | 11.5%         | 9.9%           | 13.7%      |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

## **Experience with Evictions and Other Requests to Move**

Tenants are not always well-informed about their legal rights when they are asked to vacate a rental unit, so are unable to distinguish between legal evictions and other requests from landlords or managers to move. In order to gauge the full extent of the eviction issue and to prevent confusion on the part of respondents, the survey did not ask specifically if respondents had been evicted, but only if they were ever asked to move out of a rental unit in Berkeley (not necessarily their current unit) by a landlord or manager. If they answered yes, they were then asked if they had actually moved and the reasons given for being asked to move. As shown in Table 50, seven percent of respondents citywide had been asked to move out of a unit in Berkeley. This is a slight decline from 1988 when the citywide percentage was 13 percent. By subarea in 1998, the percentage asked to move out ranges from five percent in the Campus/Downtown subarea to 12 percent in the North Berkeley/South Berkeley Hills subarea.

Not all those asked to move did so. For the whole city, 60 percent of those who were asked to move did so, an increase from the 1988 survey. The percentage varies widely from subarea to subarea; nearly three-fourths of the respondents in the North Berkeley/South Berkeley Hills subarea actually moved, but only about one-third in did so in South Berkeley. It should be noted that the sample size for this question is very small, ranging from eight responses in the Campus/Downtown subarea to 19 in the North Berkeley/South Berkeley Hills subarea. Of the small number who actually did move, 21 percent did so because the owner wanted the unit for personal use. There were a broad range of other reasons cited for moving out, including problems with other tenants, noise, maintenance, security deposits, management, sale of the property, and pets. It is not clear to what extent many of these reasons were legal grounds for eviction.

## **Summary of Landlord-Tenant Relations**

Slightly less than half the respondents citywide report some kind of dispute with their landlord or manager. The most common source of disagreement is maintenance and repairs. Given that over three-fourths of the respondents also report some kind of maintenance or repair problem with their building, it is not surprising that these items are the source of many landlord-tenant disputes. Maintenance issues were also the most common source of disagreement 10 years ago.

Less than 10 percent of respondents have ever been asked to move out of a unit in Berkeley. Of this small number, less than two-thirds of those asked to move did so. No one reason dominated as the cause for eviction or move-out, but use of the unit by the landlord or relatives is listed by about one-fifth of those who actually moved from their unit.

There is little variation by subarea in the proportion of tenants having disagreements with their landlords or managers. Security and safety disagreements are less common in the North Berkeley/South Berkeley Hills subarea than citywide, but more common in West Berkeley. Disagreements regarding other tenants are also less of an issue in the North Berkeley/South Berkeley Hills subarea. By subarea, requests to vacate the unit are most common in the North Berkeley/South Berkeley Hills subarea, and least common in the Campus/Downtown subarea. Tenants in the North Berkeley/South Berkeley Hills subarea are also the most likely to have actually moved, and tenants in South Berkeley are the least likely to have actually moved.

**Table 58: Responses to Eviction-Related Questions**

| 1998 Survey                       |   |                  |                     |               |                |            |
|-----------------------------------|---|------------------|---------------------|---------------|----------------|------------|
| Have you ever been asked to move? | Submarket Area                          |                  |                     |               |                | Citywide * |
|                                   | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| No                                | 88.5%                                   | 91.5%            | 94.8%               | 88.9%         | 91.7%          | 92.8%      |
| Yes                               | 11.5%                                   | 8.5%             | 5.2%                | 11.1%         | 8.3%           | 7.2%       |
| % Total by Area                   | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%       |

| If so, did you move? | Submarket Area                          |                  |                     |               |                | Citywide * |
|----------------------|---|------------------|---------------------|---------------|----------------|------------|
|                      | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| No                   | 26.3%                                   | 28.6%            | 37.5%               | 46.2%         | 63.6%          | 39.6%      |
| Yes                  | 73.7%                                   | 71.4%            | 62.5%               | 53.8%         | 36.4%          | 60.4%      |
| % Total by Area      | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%       |
| Number of Responses  | 19                                      | 14               | 8                   | 13            | 11             |            |

| If so, why did you move?           | Submarket Area                          |                  |                     |               |                | Citywide * |
|------------------------------------|---|------------------|---------------------|---------------|----------------|------------|
|                                    | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Owner wanted unit for personal use | 50.0%                                   | 40.0%            | 0.0%                | 14.3%         | 50.0%          | 21.2%      |
| Other reasons                      | 50.0%                                   | 60.0%            | 100.0%              | 85.7%         | 50.0%          | 78.8%      |
| % Total by Area                    | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%       |
| Number of Responses                | 14                                      | 10               | 5                   | 7             | 4              |            |

| 1988 Survey                       |   |                  |                     |               |                |            |
|-----------------------------------|---|------------------|---------------------|---------------|----------------|------------|
| Have you ever been asked to move? | Submarket Area                          |                  |                     |               |                | Citywide * |
|                                   | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| No                                | 89.0%                                   | 86.0%            | 90.4%               | 84.1%         | 80.5%          | 87.4%      |
| Yes                               | 11.0%                                   | 14.0%            | 9.6%                | 15.9%         | 19.5%          | 12.6%      |
| % Total by Area                   | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%       |

| If so, did you move? | Submarket Area                          |                  |                     |               |                | Citywide * |
|----------------------|---|------------------|---------------------|---------------|----------------|------------|
|                      | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| No                   | 52.6%                                   | 45.8%            | 61.1%               | 61.9%         | 46.4%          | 54.8%      |
| Yes                  | 47.4%                                   | 54.2%            | 38.9%               | 38.1%         | 53.6%          | 45.2%      |
| % Total by Area      | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%       |
| Number of Responses  | 19                                      | 24               | 18                  | 21            | 28             |            |

| If so, why did you move?           | Submarket Area                          |                  |                     |               |                | Citywide * |
|------------------------------------|---|------------------|---------------------|---------------|----------------|------------|
|                                    | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Owner wanted unit for personal use | 66.7%                                   | 53.8%            | 0.0%                | 30.0%         | 44.4%          | 26.0%      |
| Other reasons                      | 33.3%                                   | 46.2%            | 100.0%              | 70.0%         | 55.6%          | 74.0%      |
| % Total by Area                    | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%       |
| Number of Responses                | 12                                      | 13               | 7                   | 10            | 18             |            |

\* Citywide Average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

## TENANT PERCEPTIONS OF RENT CONTROL

The survey included three questions regarding opinions on the effectiveness of rent control in Berkeley: success of the Ordinance in preventing unfair rent increases; success of the Ordinance in preventing unfair evictions; and effectiveness of the Ordinance in providing housing for special groups such as low and fixed income persons, minorities, students, the disabled, and the elderly. There was also a question regarding awareness of legal maximum rents, and about familiarity with the Costa-Hawkins Vacancy Decontrol Bill and possible impacts of its implementation.

### **Success of Ordinance in Preventing Unfair Rent Increases**

Slightly over one-fourth of respondents citywide believe rent control is very successful in preventing unfair rent increases, and another 38 percent feel it is somewhat successful, as shown in Table 59. Approximately 19 percent of the respondents feel that the Ordinance is not very successful or completely unsuccessful in achieving this goal. Sixteen percent report having no opinion. There is some variation in opinion from subarea to subarea. In the North Berkeley/South Berkeley Hills subarea, over one-third of respondents rate the Ordinance very successful in preventing unfair rent increases, while in the Campus/Downtown subarea, only 21 percent rate it very successful. Conversely, 22 percent of respondents in the Campus/Downtown subarea rate rent control as not very successful; this number is below 13 percent in all the other subareas.

In 1988, more survey respondents believed the Ordinance was effective in preventing unfair rent increases. Over half citywide felt the law was very successful, with another 35 percent rating it as somewhat successful. Only six percent stated that the Ordinance was not very successful or completely unsuccessful. There also has been a doubling of the percentage of respondents having no opinion; from eight percent in 1988 to 16 percent in 1998.

These changes probably result in part from the real changes in rent control since 1988, since rents are not as tightly controlled today and have in fact increased substantially since 1988. As a result, it is not surprising that more tenants feel the law is not as effective in preventing unfair rent increases and that an increased number of tenants do not even have an opinion about the law's effectiveness in this area.

**Table 59: Success of Ordinance in Preventing Unfair Rent Increases**

| <b>1998 Survey</b>   |  |                  |                     |               |                |            |
|--|--|------------------|---------------------|---------------|----------------|------------|
| <b>Distribution within Submarket Areas of Responses to Survey Question 1:</b>                                      |  |                  |                     |               |                |            |
| <b>How successful do you think the rent and eviction control law has been in preventing unfair rent increases?</b> |  |                  |                     |               |                |            |
| Response   | Submarket Area                             |                  |                     |               |                | Citywide * |
|  | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Very successful  | 36.7%                                      | 34.8%            | 21.4%               | 32.7%         | 26.2%          | 26.6%      |
| Somewhat successful  | 32.0%                                      | 36.6%            | 40.3%               | 33.6%         | 38.5%          | 38.2%      |
| Not very successful  | 12.4%                                      | 9.8%             | 22.1%               | 9.7%          | 10.0%          | 16.3%      |
| Completely unsuccessful  | 1.8%                                       | 3.7%             | 1.9%                | 1.8%          | 3.1%           | 2.4%       |
| No opinion   | 17.2%                                      | 15.2%            | 14.3%               | 22.1%         | 22.3%          | 16.4%      |
| % Total by Area  | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

| <b>1988 Survey</b>   |  |                  |                     |               |                |            |
|--|--|------------------|---------------------|---------------|----------------|------------|
| <b>Distribution within Submarket Areas of Responses to Survey Question 1:</b>                                      |  |                  |                     |               |                |            |
| <b>How successful do you think the rent and eviction control law has been in preventing unfair rent increases?</b> |  |                  |                     |               |                |            |
| Response   | Submarket Area                             |                  |                     |               |                | Citywide * |
|  | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Very successful  | 52.8%                                      | 54.1%            | 50.8%               | 47.8%         | 46.2%          | 50.7%      |
| Somewhat successful  | 34.1%                                      | 32.7%            | 34.1%               | 31.3%         | 40.0%          | 34.7%      |
| Not very successful  | 3.4%                                       | 4.4%             | 7.0%                | 8.2%          | 2.8%           | 5.5%       |
| Completely unsuccessful  | 1.7%                                       | 0.6%             | 1.1%                | 0.7%          | 0.7%           | 1.0%       |
| No opinion   | 8.0%                                       | 8.2%             | 7.0%                | 11.9%         | 10.3%          | 8.1%       |
| % Total by Area  | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

### **Success of Ordinance in Preventing Unfair Evictions**

Approximately one-fourth of respondents citywide feel that the Ordinance is very successful in preventing unfair evictions, with an additional one-fourth believing that it is somewhat successful (see Table 60). Only six percent rate the law as not very successful or completely unsuccessful. Forty-three percent of respondents have no opinion on this question. The results by subarea are similar to those for question on unfair rent increases. The North Berkeley/South Berkeley Hills subarea shows the highest proportion of respondents rating the law as very successful, with the lowest proportion found in the Campus/Downtown subarea.

As for the previous question, between 1988 and 1998, survey respondents show some decline in their belief in the effectiveness of the law. In 1988, 40 percent of respondents felt the law was very successful in this area. Interestingly, the percentage of those rating the law unsuccessful has not changed much; instead, many more respondents have no opinion about the Ordinance's effectiveness regarding unfair evictions. This decreased awareness may be in part due to a decline in eviction requests between 1988 and 1998, as indicated in the discussion above regarding tenant experiences with requests to vacate units.

### **Success of Ordinance in Protecting Special Groups**

Survey results show a lower level of satisfaction with the Ordinance with respect to its success in maintaining affordable housing for low and fixed income people, minorities, students, the disabled and the elderly (Table 61). Only 14 percent feel the law is very successful in this area, with another 31 percent rating it as somewhat successful. Forty-two percent of respondents think the law is either not very successful or completely unsuccessful in this area. Almost 14 percent of respondents have no opinion. This general pattern holds across all submarket areas.

Once again, respondents in 1998 are less likely to rate the Ordinance as successful than respondents to the 1988 survey. The citywide percentage rating the law as very successful or somewhat successful declined from 63 percent in 1988 to 44 percent in 1998, and the percentage rating the law as not very successful or completely unsuccessful rose from 26 percent to 42 percent. Unlike the previous two questions regarding the ordinance's effectiveness, however, the percentage of respondents with no opinion is relatively unchanged.

### **Knowledge of Lawful Rent on Unit**

The rent control ordinance provides for a maximum legal rent on all rent-controlled units in Berkeley. One measure of tenant awareness of rent control is whether they know the lawful rent on their residence. Based on the survey responses (shown in Table 62), only 39 percent of respondents citywide knew their lawful rent. This pattern holds across all subareas, with no subarea showing a majority knowing their lawful rent. This is a significant change from 1988, when 57 percent of citywide respondents did know the legal maximum rent for their unit.

**Table 60: Success of Ordinance in Preventing Unfair Evictions**

| <b>1998 Survey</b>  |  |                  |                     |               |                |            |
|---|--|------------------|---------------------|---------------|----------------|------------|
| <b>Distribution within Submarket Areas of Responses to Survey Question 2:</b>                                 |  |                  |                     |               |                |            |
| <b>How successful do you think the rent and eviction control law has been in preventing unfair evictions?</b> |  |                  |                     |               |                |            |
| Response  | Submarket Area                             |                  |                     |               |                | Citywide * |
|   | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Very successful   | 35.1%                                      | 25.2%            | 22.6%               | 31.3%         | 22.9%          | 24.6%      |
| Somewhat successful   | 17.9%                                      | 31.9%            | 26.5%               | 31.3%         | 22.9%          | 26.3%      |
| Not very successful   | 5.4%                                       | 1.8%             | 5.2%                | 4.5%          | 6.1%           | 4.7%       |
| Completely unsuccessful   | 0.0%                                       | 2.5%             | 0.6%                | 0.0%          | 1.5%           | 1.1%       |
| No opinion  | 41.7%                                      | 38.7%            | 45.2%               | 33.0%         | 46.6%          | 43.3%      |
| % Total by Area   | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

| <b>1988 Survey</b>  |  |                  |                     |               |                |            |
|---|--|------------------|---------------------|---------------|----------------|------------|
| <b>Distribution within Submarket Areas of Responses to Survey Question 2:</b>                                 |  |                  |                     |               |                |            |
| <b>How successful do you think the rent and eviction control law has been in preventing unfair evictions?</b> |  |                  |                     |               |                |            |
| Response  | Submarket Area                             |                  |                     |               |                | Citywide * |
|   | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Very successful   | 36.7%                                      | 44.3%            | 38.6%               | 40.3%         | 41.0%          | 40.0%      |
| Somewhat successful   | 31.1%                                      | 20.9%            | 28.8%               | 30.6%         | 31.3%          | 28.0%      |
| Not very successful   | 2.3%                                       | 3.8%             | 5.4%                | 4.5%          | 3.5%           | 4.4%       |
| Completely unsuccessful   | 1.1%                                       | 0.0%             | 0.5%                | 0.7%          | 0.0%           | 0.4%       |
| No opinion  | 28.8%                                      | 31.0%            | 26.6%               | 23.9%         | 24.3%          | 27.2%      |
| % Total by Area   | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 61: Success of Ordinance in Protecting Special Groups**

| <b>1998 Survey</b>  |   |                     |                     |                  |                   |            |
|---|---|---------------------|---------------------|------------------|-------------------|------------|
| <b>Distribution within Submarket Areas of Responses to Survey Question 3:<br/>How successful do you think the law has been in maintaining affordable housing<br/>for low &amp; fixed income people, minorities, students, the disabled and the elderly?</b> |   |                     |                     |                  |                   |            |
| Response  | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|   | North<br>Berkeley/<br>South Berkeley<br>Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Very successful   | 13.0%   | 15.3%               | 10.4%               | 14.0%            | 21.2%             | 13.6%      |
| Somewhat successful   | 33.1%   | 42.9%               | 27.9%               | 37.7%            | 21.2%             | 30.6%      |
| Not very successful   | 27.8%   | 20.2%               | 39.0%               | 21.1%            | 33.3%             | 32.6%      |
| Completely unsuccessful   | 8.3%  | 6.1%                | 11.0%               | 7.9%             | 9.1%              | 9.4%       |
| No opinion  | 17.8%   | 15.3%               | 11.7%               | 19.3%            | 15.2%             | 13.8%      |
| % Total by Area   | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

| <b>1988 Survey</b>  |   |                     |                     |                  |                   |            |
|---|---|---------------------|---------------------|------------------|-------------------|------------|
| <b>Distribution within Submarket Areas of Responses to Survey Question 3:<br/>How successful do you think the law has been in maintaining affordable housing<br/>for low &amp; fixed income people, minorities, students, the disabled and the elderly?</b> |   |                     |                     |                  |                   |            |
| Response  | Submarket Area                                |                     |                     |                  |                   | Citywide * |
|   | North<br>Berkeley/<br>South Berkeley<br>Hills | Central<br>Berkeley | Campus/<br>Downtown | West<br>Berkeley | South<br>Berkeley |            |
| Very successful   | 23.2%   | 32.1%               | 28.8%               | 30.1%            | 28.0%             | 28.8%      |
| Somewhat successful   | 37.3%   | 31.4%               | 33.2%               | 40.6%            | 37.1%             | 34.2%      |
| Not very successful   | 26.0%   | 21.8%               | 21.7%               | 12.8%            | 18.2%             | 21.1%      |
| Completely unsuccessful   | 6.2%  | 1.3%                | 7.6%                | 3.8%             | 2.8%              | 5.2%       |
| No opinion  | 7.3%  | 13.5%               | 8.7%                | 12.8%            | 14.0%             | 10.6%      |
| % Total by Area   | 100%  | 100%                | 100%                | 100%             | 100%              | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

**Table 62: Knowledge of Lawful Rent of Unit**

| <b>1998 Survey</b>   |  |                  |                     |               |                |            |
|--|--|------------------|---------------------|---------------|----------------|------------|
| <b>Distribution within Submarket Areas of Responses to Survey Question 18: Do you know the lawful rent on your unit?</b> |  |                  |                     |               |                |            |
|  | Submarket Area                             |                  |                     |               |                | Citywide * |
|  | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| No   | 52.3%                                      | 59.9%            | 62.7%               | 63.8%         | 63.7%          | 61.5%      |
| Yes  | 47.7%                                      | 40.1%            | 37.3%               | 36.2%         | 36.3%          | 38.5%      |
| % Total by Area  | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

| <b>1988 Survey</b>   |  |                  |                     |               |                |            |
|--|--|------------------|---------------------|---------------|----------------|------------|
| <b>Distribution within Submarket Areas of Responses to Survey Question 18: Do you know the lawful rent on your unit?</b> |  |                  |                     |               |                |            |
|  | Submarket Area                             |                  |                     |               |                | Citywide * |
|  | North Berkeley/<br>South Berkeley<br>Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| No   | 30.5%                                      | 37.8%            | 44.1%               | 53.0%         | 50.0%          | 43.0%      |
| Yes  | 69.5%                                      | 62.2%            | 55.9%               | 47.0%         | 50.0%          | 57.0%      |
| % Total by Area  | 100%                                       | 100%             | 100%                | 100%          | 100%           | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1998.

## **Vacancy Decontrol**

The 1998 survey added two questions regarding SB 1164, the Costa Hawkins Vacancy Decontrol Bill, which eliminates all caps on rent increases for new tenants beginning January 1, 1999, following a phase-in period that began in 1996. First, tenants were asked about their familiarity with the new law, and then they were asked about possible changes in their plans as a result of the new law.

**Awareness of Vacancy Decontrol Law.** For the whole city, 40 percent of respondents reported general familiarity with the new law (see Table 63). An additional 32 percent had heard of the law, but did not fully understand it. Over one-fourth (28 percent) were not aware of the law. Respondents from the Campus/Downtown subarea showed the greatest awareness of the new law, while those in West and South Berkeley showed the lowest level of awareness.

**Changes in Plans Due to Vacancy Decontrol.** Slightly more than one-third of respondents citywide state that they would stay in their current unit longer than originally planned as a result of the new law (also on Table 63). Another third indicate that it would have no impact on their moving plans, and 24 percent do not know if it will affect their plans. Nine percent gave "other" as their response; many of these respondents indicated that they were moving out of the area, or that they were already planning to move (because of graduation or other plans).

**Table 63: Vacancy Decontrol Issues**

| Level of Awareness of Costa-Hawkins Vacancy Decontrol Bill |   |                  |                     |               |                |            |
|--|---|------------------|---------------------|---------------|----------------|------------|
| Response   | Submarket Area                          |                  |                     |               |                | Citywide * |
|  | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Generally familiar with the new law                        | 43.0%                                   | 37.0%            | 45.5%               | 31.6%         | 28.7%          | 40.2%      |
| Have heard of law, but don't fully understand it           | 29.1%                                   | 32.1%            | 29.5%               | 30.7%         | 38.2%          | 31.5%      |
| Not aware of law   | 27.9%                                   | 30.9%            | 25.0%               | 37.7%         | 33.1%          | 28.3%      |
| % Total by Area  | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%       |

| Changes in Plans due to Costa-Hawkins Vacancy Decontrol Bill |   |                  |                     |               |                |            |
|--|---|------------------|---------------------|---------------|----------------|------------|
| Response   | Submarket Area                          |                  |                     |               |                | Citywide * |
|  | North Berkeley/<br>South Berkeley Hills | Central Berkeley | Campus/<br>Downtown | West Berkeley | South Berkeley |            |
| Will stay in unit longer than planned                        | 31.0%                                   | 34.8%            | 33.5%               | 25.7%         | 36.6%          | 33.7%      |
| No effect on decision of when to move                        | 40.4%                                   | 31.1%            | 34.8%               | 27.4%         | 29.1%          | 33.3%      |
| Don't know   | 21.1%                                   | 28.0%            | 20.0%               | 32.7%         | 30.6%          | 24.0%      |
| Other  | 7.6%                                    | 6.1%             | 11.6%               | 14.2%         | 3.7%           | 9.0%       |
| % Total by Area  | 100%                                    | 100%             | 100%                | 100%          | 100%           | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1998.

## **Summary of Perceptions of Rent Control**

A majority of respondents feel that the Ordinance has been successful in meeting the objectives of preventing unfair rent increases and unfair evictions. Slightly less than half think it has been successful in maintaining affordable housing for low- and fixed-income people, minorities, students, the disabled and the elderly. Especially with respect to unfair evictions, many respondents do not have an opinion on these issues.

Over the last ten years, there has been a significant decline in the percentage of respondents that think the Ordinance has been successful in these areas. There also seems to be less concern about rent control overall, as indicated by the increase in respondents with no opinion on these issues.

The decreased concern and awareness of rent control is also reflected in the increase in number of tenants that do not know the lawful rent for their unit. Today, almost two-thirds of the respondents do not know their legal maximum rent; in 1988, over half knew this figure.

While most respondents are at least aware of the Costa-Hawkins Vacancy Decontrol Law, many are still not that familiar with it, and over one-fourth are still not aware of the law. Nevertheless, over one-third of respondents felt it would cause them to stay in their current unit longer than originally planned. This could lead to an increase in the average length of residence for tenants in Berkeley.

In summary, these trends indicate important changes in the tenant perception of rent control in Berkeley, with a decreased level of satisfaction with the Ordinance as well as a general lack of knowledge of its provisions. These shifts in sentiment and awareness may well be the direct result of the significant changes in rent-control law in the last decade.

## APPENDICES

**APPENDIX A: SURVEY INSTRUMENT**

# Berkeley Tenants Survey



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*Bay Area Economics, 2560 Ninth Street, Suite 211, Berkeley, CA 94710, 510/549-4301*

*☞ The first thing we are interested in knowing is how well you think Berkeley's rent and eviction control law is working for renters.*

**1. Berkeley's rent and eviction control law is meant to protect tenants from unfair rent increases. How successful do you think the law has been in preventing unfair rent increases? (CIRCLE ONE ANSWER)**

- A. VERY SUCCESSFUL
- B. SOMEWHAT SUCCESSFUL
- C. NOT VERY SUCCESSFUL
- D. COMPLETELY UNSUCCESSFUL
- E. NO OPINION

**2. The rent and eviction control law is meant to protect tenants from unfair evictions. How successful do you think the law has been in preventing unfair evictions? (CIRCLE ONE ANSWER)**

- A. VERY SUCCESSFUL
- B. SOMEWHAT SUCCESSFUL
- C. NOT VERY SUCCESSFUL
- D. COMPLETELY UNSUCCESSFUL
- E. NO OPINION

**3. The rent and eviction control law is meant to help maintain affordable housing in Berkeley for low and fixed income people, minorities, students, the disabled, and the elderly. How successful do you think the law has been in maintaining affordable housing for people in these groups? (CIRCLE ONE ANSWER)**

- A. VERY SUCCESSFUL
- B. SOMEWHAT SUCCESSFUL
- C. NOT VERY SUCCESSFUL
- D. COMPLETELY UNSUCCESSFUL
- E. NO OPINION

4. Are you aware of a new state law that, beginning January 1, 1996, allows Berkeley landlords to raise rents up to 15 percent when a unit becomes vacant, and then eliminates all caps on rent increases for vacant units by 1999? (This is the Vacancy Decontrol Bill, SB 1164, Costa Hawkins)  
(CIRCLE ONE ANSWER)

- A. Yes, I am generally familiar with the new law.
- B. Yes, I have heard about it, but don't fully understand it.
- C. No.

5. Has this new state law altered your plans about moving out of your unit?  
(CIRCLE ONE ANSWER)

- A. It will cause me to stay in my unit longer than I'd planned.
- B. It will not have any effect on my decision about when to move.
- C. Don't know
- D. Other (specify): \_\_\_\_\_

*☞ We are interested in finding out something about the types and conditions of rental units in Berkeley. We also want to be able to compare rents among similar types of units; so, in the next section we would like to ask you about your unit and the rent you pay for it.*

6. What kind of housing unit are you renting? (CIRCLE ONE ANSWER)

- A. HOUSE
- B. APARTMENT/FLAT
- C. ROOM IN BOARDING HOUSE
- D. ROOM IN RESIDENTIAL HOTEL
- E. OTHER (SPECIFY): \_\_\_\_\_

→ 6a. How many units are in your building?

\_\_\_\_\_ UNITS

7. How many bedrooms are in your housing unit?  
(A STUDIO HAS ZERO BEDROOMS)

\_\_\_\_\_ BEDROOMS

8. How many full bathrooms are in your housing unit? (A FULL BATHROOM HAS A TOILET, SINK, AND A BATHTUB OR SHOWER)

\_\_\_\_\_ FULL BATHROOMS

9. How many half-bathrooms are in your unit? (A HALF-BATHROOM HAS A TOILET AND EITHER A SINK, OR A BATHTUB, OR A SHOWER.)

\_\_\_\_\_ HALF-BATHROOMS

10. Does your unit have any of the following: (CIRCLE "YES" OR "NO" FOR EACH ITEM)

|  |     |    |
|--|-----|----|
| A. A SEPARATE LIVING ROOM              | YES | NO |
| B. A SEPARATE DINING ROOM              | YES | NO |
| C. A SEPARATE KITCHEN                  | YES | NO |
| D. A DEN OR STUDY                      | YES | NO |
| E. FIREPLACE                           | YES | NO |
| F. DECK/BALCONY                        | YES | NO |
| G. BAY VIEW                            | YES | NO |
| H. OTHER TYPE OF ROOM (SPECIFY): _____ |     |    |

11. How would you rate the overall condition of your building? (CIRCLE ONE ANSWER)

- A. EXCELLENT
- B. GOOD
- C. FAIR
- D. POOR

12. Since you moved into your current unit, has the condition of the building: (CIRCLE ONE ANSWER)

- A. GOTTEN BETTER
- B. STAYED THE SAME
- C. GOTTEN WORSE

13. Are there problems within your building with any of the following:  
(Circle "Yes" or "No" for each item.)

|                           |     |    |
|---------------------------|-----|----|
| A. HEAT                   | YES | NO |
| B. PLUMBING               | YES | NO |
| C. DOORS/WINDOWS          | YES | NO |
| D. ROOF                   | YES | NO |
| E. STAIRS/PORCHES         | YES | NO |
| F. SECURITY/LIGHTING      | YES | NO |
| G. MILDEW                 | YES | NO |
| H. PAINT                  | YES | NO |
| I. APPLIANCES             | YES | NO |
| J. PEST CONTROL           | YES | NO |
| K. OTHER (SPECIFY): _____ |     |    |

14. How would you rate the overall condition of your unit? (Circle one answer.)

- A. EXCELLENT
- B. GOOD
- C. FAIR
- D. POOR

15. What is the total monthly rent for your housing unit (not including any additional charges)?

\$ \_\_\_\_\_

16. On average, how much does your household pay every month for each of the following services or items: (If you do not pay for this service or item, put a "0" on the line.)

- A. GAS \$ \_\_\_\_\_
- B. ELECTRICITY \$ \_\_\_\_\_
- C. WATER \$ \_\_\_\_\_
- D. OFF-STREET PARKING \$ \_\_\_\_\_
- E. FURNITURE \$ \_\_\_\_\_
- F. STORAGE \$ \_\_\_\_\_
- G. OTHER (SPECIFY): \_\_\_\_\_ \$ \_\_\_\_\_

17. Which of the following services or items are provided for your use?  
(CIRCLE "YES" OR "NO" FOR EACH ITEM)

|                       |     |    |
|-----------------------|-----|----|
| A. HEAT               | YES | NO |
| B. REFRIGERATOR       | YES | NO |
| C. STOVE              | YES | NO |
| D. CARPET             | YES | NO |
| E. DRAPES             | YES | NO |
| F. DISHWASHER         | YES | NO |
| G. SWIMMING POOL      | YES | NO |
| H. LAUNDRY FACILITIES | YES | NO |
| I. FURNITURE          | YES | NO |
| J. OFF-STREET PARKING | YES | NO |
| K. STORAGE SPACE      | YES | NO |

18. Do you know the lawful rent on your unit? (CIRCLE ONE ANSWER.)

- A. NO
- B. YES
- C. DON'T KNOW

☞ Next we would like to ask you some questions about how long you have lived in your unit, how you found your unit, and where you lived before. Some questions ask about "your household" and some ask about "you." "Your household" includes all of the people who live in your unit. The questions about "you" refer only to the person filling out the questionnaire.

19. In what year did the first member of your household move into your unit?

\_\_\_\_\_ YEAR

20. What month and year did you move into this unit?

\_\_\_\_\_ MONTH \_\_\_\_\_ YEAR

21. How did you find this housing unit? (CIRCLE ONLY ONE ANSWER)

- A. FROM A FORMER TENANT IN THIS UNIT
- B. KNOWING THE LANDLORD
- C. WORD OF MOUTH
- D. A NEWSPAPER AD
- E. A RENTAL AGENCY
- F. OTHER (SPECIFY): \_\_\_\_\_

22. Did you pay a finder's fee to someone (other than a rental agency fee)?

- A. NO
- B. YES 

22a. If yes, how much was the fee?

\$ \_\_\_\_\_

23. Where did you live just before moving into this unit? (CIRCLE ONE ANSWER)

- A. BERKELEY
- B. OTHER EAST BAY
- C. OTHER BAY AREA
- D. OUTSIDE BAY AREA (SPECIFY): \_\_\_\_\_

24. Is your entire household subletting your unit from someone else?

- A. NO
- B. YES 

24a. If yes, for how many months are you subletting the unit?

\_\_\_\_\_ MONTHS

*☞ One of the main reasons for doing this study is to get information about people who are renters in Berkeley. This next group of questions asks you about your household and yourself.*

25. Including yourself, how many people live in your unit?

\_\_\_\_\_ PEOPLE

26. What type of household are you? (CIRCLE ONE ANSWER)

- A. PERSON LIVING ALONE
- B. MARRIED COUPLE WITHOUT CHILDREN
- C. MARRIED COUPLE WITH CHILDREN
- D. UNMARRIED COUPLE WITHOUT CHILDREN
- E. UNMARRIED COUPLE WITH CHILDREN
- F. SINGLE MOTHER WITH CHILDREN
- G. SINGLE FATHER WITH CHILDREN
- H. RELATED ADULTS OTHER THAN PARENTS AND CHILDREN
- I. UNRELATED PERSONS OTHER THAN COUPLES
- J. OTHER (SPECIFY): \_\_\_\_\_

27. Including yourself, does a person with a chronic illness or disability live in your household?

A. NO

B. YES  

27a. What kind of illness/disability does this person have?

\_\_\_\_\_

28. Including yourself, how many people in your household are in the following age categories: (WRITE THE NUMBER OF PEOPLE IN EACH CATEGORY ON THE LINE; IF NONE, WRITE 0)

- \_\_\_\_\_ UNDER 5 YEARS OLD
- \_\_\_\_\_ 5 TO 17
- \_\_\_\_\_ 18 TO 24
- \_\_\_\_\_ 25 TO 34
- \_\_\_\_\_ 35 TO 54
- \_\_\_\_\_ 55 TO 64
- \_\_\_\_\_ 65 AND OVER

29. What was the approximate total income for your entire household before taxes in 1997? (CIRCLE ONE ANSWER)

- A. LESS THAN \$5,000
- B. \$5,000 TO \$9,999
- C. \$10,000 TO \$14,999
- D. \$15,000 TO \$19,999
- E. \$20,000 TO \$24,999
- F. \$25,000 TO \$29,999
- G. \$30,000 TO \$39,999
- H. \$40,000 TO \$49,999
- I. \$50,000 TO \$59,999
- J. \$60,000 TO \$74,999
- K. \$75,000 TO \$99,999
- L. \$100,000 TO \$149,000
- M. \$150,000 OR MORE

30. Including yourself, how many people in your household are currently: (PLEASE INDICATE ONLY ONE CATEGORY FOR EACH PERSON IN YOUR HOUSEHOLD)

- WORKING FULL-TIME (NOT A STUDENT)
- WORKING PART-TIME (NOT A STUDENT)
- UNEMPLOYED, LOOKING FOR WORK
- RETIRED
- FULL-TIME STUDENT (WITH EITHER FULL OR PART-TIME JOB)
- FULL-TIME STUDENT (WITH NO JOB)
- HOMEMAKER
- PART-TIME STUDENT (WITH EITHER FULL OR PART-TIME JOB)
- PART-TIME STUDENT (WITH NO JOB)

31. What do you think best describes your ethnic background or heritage?

- WHITE
- AFRICAN-AMERICAN
- HISPANIC
- ASIAN
- NATIVE AMERICAN
- OTHER: \_\_\_\_\_

32. Including yourself, how many members of your household have the following ethnic background or heritage? (WRITE THE NUMBER OF PEOPLE IN EACH CATEGORY ON THE LINE; IF NONE, WRITE 0)

\_\_\_\_\_ WHITE  
\_\_\_\_\_ BLACK  
\_\_\_\_\_ HISPANIC  
\_\_\_\_\_ ASIAN  
\_\_\_\_\_ NATIVE AMERICAN  
\_\_\_\_\_ OTHER: \_\_\_\_\_

33. What sex are you?

- A. FEMALE
- B. MALE

34. How old are you?

\_\_\_\_\_ YEARS OLD

35. Are you any of the following? (CIRCLE ONE ANSWER)

- A. OWNER OF THIS BUILDING
- B. MANAGER OF THIS BUILDING
- C. CHILD/PARENT/SPOUSE OF THE BUILDING OWNER
- D. NONE OF THE ABOVE

☞ Finally, we want to ask you a few questions about the landlord or manager of your building.

**36. Have you ever been told by a landlord or building manager to move out of a rental unit in Berkeley?**

A. NO

B. YES

36a. If yes, did you move?

A. NO

B. YES

36b. If yes, for what reason(s) were you told to move?

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**37. Has anybody in your household had a disagreement with your current landlord/manager about any of the following: (CIRCLE "YES" OR "NO" FOR EACH ITEM)**

|                                |     |    |
|--------------------------------|-----|----|
| A. THE RENT                    | YES | NO |
| B. MAINTENANCE/REPAIRS         | YES | NO |
| C. ANOTHER TENANT              | YES | NO |
| D. BEING ASKED OR TOLD TO MOVE | YES | NO |
| E. SECURITY/SAFETY             | YES | NO |
| F. PARKING                     | YES | NO |
| G. SOMETHING ELSE              | YES | NO |

SPECIFY: \_\_\_\_\_

**What do you like and/or dislike about the rent and eviction control law in Berkeley?**

**What, if any, additional services would you like the Berkeley Rent Board to provide?**

**Are there any additional comments you would like to make?**

☞ Thank you very much for contributing to our study. If you would like a copy of the results, please print your name and address on the back of the return envelope (NOT ON THIS QUESTIONNAIRE).

APPENDIX B: COVER LETTER FOR FIRST MAILING

# B · A · E

Bay Area Economics

May 15, 1998

Tenant  
Street Address  
Berkeley, CA Zipcode

Berkeley has had a rent and eviction control law for almost twenty years. How well is this law, the Rent Stabilization and Eviction for Good Cause Ordinance, working for tenants like you? Your household, by taking a few minutes to complete and return the enclosed survey, will be one of a small number helping us answer this question.

Your address was selected randomly from a list of rental units in Berkeley. Your answers will be kept strictly confidential. At no time will your answers be connected with you or anyone in your household. The Berkeley Rent Stabilization Board has hired Bay Area Economics to conduct this survey to ensure that the results are objective and that all answers are confidential.

2560 9<sup>th</sup> Street  
Suite 211  
Berkeley  
CA 94710  
510.549.4301

We at Bay Area Economics would be happy to answer any questions you may have about this study. Please write to us, or call us at 549-4301 between the hours of 10:00 a.m. and 5:00 p.m.

## **PARA USTEDES QUE HABLAN ESPAÑOL:**

Este formulario se le ha enviado para solicitar su opinión tocante a que bien la ley de Estabilización de Rentas y Control de Desalojamientos le está sirviendo a un inquilino como usted. Su domicilio ha sido escogido por casualidad al azar de una lista de inquilinos de la Ciudad de Berkeley. Todas sus respuestas serán mantenidas bajo estricta confianza y no serán identificadas con usted ni con ningún miembro de su familia o con su hogar. En tal caso que usted desee un formulario traducido al Español, háganos el favor de devolver este formulario en el sobre adjunto con franqueo e incluya una nota breve indicando su dirección. En caso de que usted tenga alguna pregunta, se le podrán contestar por teléfono en Español llamando al numero 644-6128 y comunicandose con el Señor Carlos Rios.

Thank you for your assistance.

Sincerely,

Dena Belzer  
Project Manager

## APPENDIX C: REMINDER POSTCARD

Last week a questionnaire was mailed to you seeking your opinion about how well Berkeley's Rent Stabilization & Eviction for Good Cause Ordinance is working for renters. Your unit was drawn in a random sample of rental units in Berkeley.

If you have already completed and returned it to us please accept our sincere thanks. If not, please do so today. Because it has been sent to only a small, but representative, sample of Berkeley tenants it is extremely important that yours also be included in the study if the results are to accurately represent the opinions of all Berkeley tenants.

If by some chance you did not receive the questionnaire, or it got misplaced, please call us right now, (510) 549-4301, and we will get another one in the mail to you today.

Sincerely,

Dena Belzer  
Project Manager

**APPENDIX D: FOLLOW-UP LETTER**

# B · A · E

Bay Area Economics

May 29, 1998

Tenant  
Street Address  
Berkeley, CA Zipcode

About three weeks ago I sent you a questionnaire seeking information about rent control in Berkeley. As of May 27, we had not received your completed questionnaire.

I am writing you again to ask that you take a few minutes to complete and return the enclosed questionnaire to us if you have not done so already. Your unit was drawn through a scientific sampling process in which every rent controlled unit in your neighborhood had an equal chance of being selected. Only one out of every ten rent controlled units in Berkeley was selected to be a part of this study. The purpose of this study is to develop a general profile of Berkeley tenants, determine the overall quality of rent controlled units and obtain opinions about how well rent control is working. To make the results truly representative of all Berkeley tenants in rent controlled units, it is essential that each household in the sample return the questionnaire. At no time will your answers be connected with you or anyone in your household.

2560 9<sup>th</sup> Street  
Suite 211  
Berkeley  
CA 94710  
510.549.4301

We at Bay Area Economics would be happy to answer any questions you may have about this study. Please write us, or call us at 549-4301 between the hours of 10:00 a.m. and 5:00 p.m.

## PARA USTEDES QUE HABLAN ESPAÑOL:

Este formulario se le ha enviado para solicitar su opinión tocante a que bien la ley de Estabilización de Rentas y Control de Desalojamientos le está sirviendo a un inquilino como usted. Su domicilio ha sido escojido por casualidad al azar de una lista de inquilinos de la Ciudad de Berkeley. Todas sus respuestas serán mantenidas bajo estricta confianza y no serán identificadas con usted ni con ningún miembro de su familia o con su hogar. En tal caso que usted desee un formulario traducido al Español, háganos el favor de devolver este formulario en el sobre adjunto con franqueo e incluya una nota breve indicando su dirección. En caso de que usted tenga alguna pregunta, se le podrán contestar por teléfono en Español llamando al numero 644-6128 y comunicandose con el Señor Carlos Rios.

Thank you for your assistance.

Sincerely,

Dena Belzer  
Project Manager

## Appendix E: Standard Errors and Confidence Intervals for Key Variables

| Standard Error               |                |         |         |         |         |
|------------------------------|----------------|---------|---------|---------|---------|
| Variable                     | Submarket Area |         |         |         |         |
|                              | 1              | 2       | 3       | 4       | 5       |
| Gross Rent                   | \$12           | \$21    | \$20    | \$21    | \$30    |
| Contract Rent                | \$11           | \$19    | \$19    | \$19    | \$26    |
| Household Income             | \$935          | \$1,595 | \$2,083 | \$1,824 | \$1,955 |
| Rent Burden                  | 3.7%           | 3.4%    | 12.7%   | 7.1%    | 5.3%    |
| White Respondents            | 3.1%           | 3.8%    | 4.1%    | 4.6%    | 4.4%    |
| African-American Respondents | 1.2%           | 1.8%    | 1.3%    | 4.0%    | 3.8%    |
| Asian Respondents            | 2.4%           | 2.9%    | 3.9%    | 2.8%    | 2.6%    |
| Latino Respondents           | 1.2%           | 1.5%    | 1.5%    | 3.0%    | 2.0%    |

| 90% Confidence Interval      |                |          |          |          |          |
|------------------------------|----------------|----------|----------|----------|----------|
| Variable                     | Submarket Area |          |          |          |          |
|                              | 1              | 2        | 3        | 4        | 5        |
| Gross Rent                   |                |          |          |          |          |
| Low                          | \$865          | \$674    | \$721    | \$621    | \$651    |
| High                         | \$904          | \$742    | \$786    | \$691    | \$749    |
| Contract Rent                |                |          |          |          |          |
| Low                          | \$826          | \$624    | \$682    | \$550    | \$597    |
| High                         | \$862          | \$685    | \$743    | \$612    | \$682    |
| Household Income             |                |          |          |          |          |
| Low                          | \$39,717       | \$30,190 | \$22,765 | \$23,730 | \$26,911 |
| High                         | \$42,783       | \$35,423 | \$29,596 | \$29,711 | \$33,324 |
| Rent Burden                  |                |          |          |          |          |
| Low                          | 44.6%          | 32.9%    | 80.4%    | 41.6%    | 36.9%    |
| High                         | 56.8%          | 44.2%    | 121.9%   | 64.8%    | 54.1%    |
| White Respondents            |                |          |          |          |          |
| Low                          | 74.5%          | 57.0%    | 48.7%    | 32.6%    | 43.9%    |
| High                         | 84.6%          | 69.4%    | 62.1%    | 47.8%    | 58.5%    |
| African-American Respondents |                |          |          |          |          |
| Low                          | 0.4%           | 2.6%     | 0.5%     | 17.5%    | 18.2%    |
| High                         | 4.2%           | 8.5%     | 4.9%     | 30.7%    | 30.7%    |
| Asian Respondents            |                |          |          |          |          |
| Low                          | 7.2%           | 11.8%    | 26.8%    | 5.2%     | 5.2%     |
| High                         | 15.1%          | 21.3%    | 39.5%    | 14.4%    | 13.7%    |
| Latino Respondents           |                |          |          |          |          |
| Low                          | 0.4%           | 1.3%     | 0.9%     | 6.6%     | 2.2%     |
| High                         | 4.2%           | 6.1%     | 5.8%     | 16.6%    | 8.8%     |

Source: Bay Area Economics, 1998.

Appendix F: Number of Survey Responses by Question Number

| Question Number  | Submarket Area |     |     |     |     |
|--|----------------|-----|-----|-----|-----|
|  | 1              | 2   | 3   | 4   | 5   |
| Q1 Success of law in preventing unfair rent increases                  | 169            | 164 | 154 | 113 | 130 |
| Q2 Success of law in preventing unfair evictions                       | 168            | 163 | 155 | 112 | 131 |
| Q3 Success of law in maintaining affordable housing for various groups | 169            | 163 | 154 | 114 | 132 |
| Q4 Familiarity with Costa-Hawkins law                                  | 172            | 162 | 156 | 114 | 136 |
| Q5 Has new law altered plans regarding moving out of unit?             | 171            | 164 | 155 | 113 | 134 |
| Q6 Type of housing unit  | 169            | 162 | 154 | 115 | 134 |
| Q6A Number of units in building  | 168            | 161 | 146 | 111 | 130 |
| Q7 Number of bedrooms in housing unit                                  | 172            | 163 | 154 | 115 | 134 |
| Q8 Number of full bathrooms in housing unit                            | 174            | 162 | 151 | 109 | 134 |
| Q9 Number of half baths in housing unit                                | 161            | 152 | 148 | 102 | 129 |
| Q10A Does unit have separate living room?                              | 171            | 160 | 150 | 113 | 134 |
| Q10B Does unit have separate dining room?                              | 171            | 159 | 151 | 113 | 134 |
| Q10C Does unit have separate kitchen?                                  | 171            | 161 | 150 | 113 | 134 |
| Q10D Does unit have a den or study?                                    | 170            | 160 | 149 | 110 | 133 |
| Q10E Does unit have a fireplace?                                       | 170            | 160 | 151 | 112 | 133 |
| Q10F Does unit have a deck or balcony?                                 | 170            | 160 | 151 | 111 | 132 |
| Q10G Does unit have a Bay view?  | 169            | 160 | 149 | 108 | 133 |
| Q10H Other type of room in unit  | 175            | 166 | 156 | 118 | 137 |
| Q11 Overall condition of building                                      | 175            | 163 | 154 | 115 | 136 |
| Q12 Since moving into unit, what is change in condition of building?   | 175            | 163 | 152 | 115 | 135 |
| Q13A Problems with heat in building?                                   | 169            | 160 | 152 | 109 | 134 |
| Q13B Problems with plumbing in building?                               | 170            | 159 | 151 | 110 | 133 |
| Q13C Problems with doors/windows in building?                          | 169            | 159 | 152 | 109 | 133 |
| Q13D Problems with roof in building?                                   | 167            | 159 | 152 | 109 | 133 |
| Q13E Problems with stairs/porches in building?                         | 166            | 160 | 151 | 109 | 134 |
| Q13F Problems with security/lighting in building?                      | 168            | 159 | 152 | 109 | 133 |
| Q13G Problems with mildew in building?                                 | 168            | 159 | 150 | 110 | 132 |
| Q13H Problems with paint in building?                                  | 167            | 163 | 152 | 109 | 132 |
| Q13I Problems with appliances in building?                             | 166            | 160 | 151 | 109 | 132 |
| Q13J Problems with pest control in building?                           | 166            | 158 | 149 | 107 | 130 |
| Q13K Other types of problems in building                               | 175            | 166 | 156 | 118 | 137 |
| Q14 Overall condition of unit  | 174            | 162 | 153 | 114 | 136 |
| Q15 Total monthly rent for unit  | 171            | 162 | 152 | 112 | 135 |
| Q16A Average monthly charge for gas                                    | 173            | 156 | 144 | 110 | 133 |
| Q16B Average monthly charge for electricity                            | 173            | 156 | 144 | 110 | 132 |
| Q16C Average monthly charge for water                                  | 169            | 155 | 145 | 110 | 129 |
| Q16D Average monthly charge for off-street parking                     | 170            | 156 | 144 | 111 | 132 |
| Q16E Average monthly charge for furniture                              | 169            | 156 | 145 | 109 | 132 |
| Q16F Average monthly charge for storage                                | 170            | 156 | 145 | 108 | 133 |
| Q16GA Other item with monthly fee                                      | 175            | 166 | 156 | 118 | 137 |
| Q17A Heat provided for your use  | 174            | 160 | 153 | 112 | 133 |
| Q17B Refrigerator provided for your use                                | 175            | 163 | 155 | 116 | 134 |
| Q17C Stove provided for your use                                       | 175            | 163 | 155 | 117 | 134 |
| Q17D Carpet provided for your use                                      | 173            | 162 | 155 | 116 | 134 |
| Q17E Drapes provided for your use                                      | 172            | 159 | 153 | 116 | 134 |
| Q17F Dishwasher provided for your use                                  | 174            | 162 | 153 | 115 | 134 |
| Q17G Swimming pool provided for your use                               | 172            | 162 | 153 | 115 | 134 |
| Q17H Laundry facilities provided for your use                          | 173            | 162 | 155 | 115 | 133 |
| Q17I Furniture provided for your use                                   | 172            | 161 | 152 | 114 | 134 |
| Q17J Off-street parking provided for your use                          | 174            | 162 | 153 | 114 | 134 |
| Q17K Storage space provided for your use                               | 175            | 161 | 152 | 113 | 135 |

Appendix F: Number of Survey Responses by Question Number

| Question Number  | Submarket Area |     |     |     |     |
|--|----------------|-----|-----|-----|-----|
|  | 1              | 2   | 3   | 4   | 5   |
| Q18 Do you know the lawful rent on your unit?  | 174            | 162 | 153 | 116 | 135 |
| Q19 In what year did 1st member of your household move into your unit?                   | 165            | 162 | 151 | 111 | 127 |
| Q20 What month & year did you move into your unit?                                       | 169            | 164 | 153 | 115 | 133 |
| Q21 How did you find this housing unit?  | 175            | 165 | 154 | 116 | 136 |
| Q22 Did you pay a finder's fee (other than rental agency fee)?                           | 175            | 165 | 155 | 117 | 136 |
| Q22A Amount of finder's fee paid   | 11             | 5   | 16  | 7   | 9   |
| Q23 Where did you live before moving into this unit?                                     | 175            | 165 | 155 | 116 | 136 |
| Q24 Is your household subletting from someone else?                                      | 172            | 164 | 155 | 111 | 136 |
| Q24B How many months is sublease for (in months)?  | 0              | 0   | 0   | 0   | 0   |
| Q25 Number of persons in housing unit  | 175            | 163 | 156 | 116 | 136 |
| Q26 Type of household  | 173            | 163 | 155 | 115 | 135 |
| Q27 Any persons in household with chronic illness/disability?                            | 173            | 164 | 153 | 114 | 135 |
| Q27A Type of illness/disability specified  | 175            | 166 | 156 | 118 | 137 |
| Q28A Number of persons under 5   | 162            | 147 | 146 | 111 | 122 |
| Q28B Number of persons 5 to 17   | 160            | 151 | 146 | 111 | 123 |
| Q28C Number of persons 18 to 24  | 163            | 147 | 153 | 110 | 123 |
| Q28D Number of persons 25 to 34  | 168            | 154 | 147 | 111 | 127 |
| Q28E Number of persons 35 to 54  | 165            | 157 | 146 | 114 | 125 |
| Q28F Number of persons 55 to 64  | 162            | 146 | 147 | 110 | 123 |
| Q28G Number of persons 65 and older  | 160            | 149 | 146 | 110 | 123 |
| Q29 1997 household income  | 162            | 163 | 144 | 109 | 128 |
| Q30A Persons working full-time (not students)  | 113            | 111 | 60  | 80  | 75  |
| Q30B Persons working part-time (not students)  | 27             | 24  | 23  | 27  | 29  |
| Q30C Persons unemployed, looking for work  | 11             | 13  | 15  | 11  | 14  |
| Q30D Persons retired   | 17             | 10  | 10  | 14  | 16  |
| Q30E Full time students (with either part- or full-time job)                             | 47             | 30  | 66  | 19  | 19  |
| Q30F Full-time students (with no job)  | 26             | 20  | 39  | 23  | 23  |
| Q30G Homemakers  | 10             | 8   | 8   | 11  | 7   |
| Q30H Part-time students (with either full or part-time job)                              | 8              | 21  | 10  | 16  | 18  |
| Q30I Part-time students (with no job)  | 5              | 4   | 5   | 6   | 7   |
| Q31 Ethnic background/race   | 171            | 163 | 148 | 112 | 127 |
| Q32A Number of white persons in HH   | 161            | 152 | 144 | 109 | 119 |
| Q32B Number of African-Americans in HH   | 156            | 143 | 141 | 110 | 113 |
| Q32C Number of Hispanic persons in HH  | 154            | 143 | 142 | 109 | 111 |
| Q32D Number of Asian persons in HH   | 156            | 145 | 145 | 108 | 113 |
| Q32E Number of Native Americans in HH  | 154            | 143 | 141 | 108 | 112 |
| Q32F Number of other ethnicity/race in HH  | 155            | 143 | 140 | 110 | 114 |
| Q33 Gender of respondent   | 171            | 163 | 155 | 117 | 132 |
| Q34 Age of respondent  | 167            | 159 | 154 | 115 | 130 |
| Q35 Are you any of the following?  | 172            | 164 | 155 | 116 | 135 |
| Q36 Have you ever been told by a landlord/manager to move out of a Berkeley rental unit? | 174            | 165 | 153 | 117 | 133 |
| Q36A If asked to move out, did you move?   | 19             | 14  | 8   | 13  | 11  |
| Q36B Reason told to move out of unit   | 175            | 166 | 156 | 118 | 137 |
| Q37A Disagreement about rent   | 167            | 162 | 154 | 114 | 134 |
| Q37B Disagreement about maintenance/repairs  | 169            | 161 | 154 | 113 | 131 |
| Q37C Disagreement about another tenant   | 167            | 160 | 152 | 113 | 131 |
| Q37D Disagreement about being asked or told to move                                      | 165            | 162 | 154 | 113 | 131 |
| Q37E Disagreement about security/safety  | 166            | 162 | 154 | 112 | 130 |
| Q37F Disagreement about parking  | 166            | 161 | 153 | 113 | 128 |
| Q37G Disagreement about something else   | 163            | 155 | 153 | 108 | 126 |

Source: Bay Area Economics, 1998.

## Appendix G: Distribution of Units by Number of Full and Half Bathrooms

| Full Bathrooms  | Submarket Area |       |       |       |       | Citywide * |
|-----------------|----------------|-------|-------|-------|-------|------------|
|                 | 1              | 2     | 3     | 4     | 5     |            |
| None            | 1.7%           | 0.0%  | 0.7%  | 3.7%  | 1.5%  | 0.9%       |
| One             | 88.5%          | 96.3% | 91.4% | 93.6% | 93.3% | 92.5%      |
| Two             | 9.2%           | 3.7%  | 5.3%  | 1.8%  | 5.2%  | 5.2%       |
| Three or more   | 0.6%           | 0.0%  | 2.6%  | 0.9%  | 0.0%  | 1.4%       |
| % Total by Area | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

| Half Bathrooms  | Submarket Area |       |       |       |       | Citywide * |
|-----------------|----------------|-------|-------|-------|-------|------------|
|                 | 1              | 2     | 3     | 4     | 5     |            |
| None            | 91.9%          | 98.0% | 94.6% | 92.2% | 94.6% | 94.9%      |
| One             | 8.1%           | 2.0%  | 3.4%  | 6.9%  | 5.4%  | 4.0%       |
| Two             | 0.0%           | 0.0%  | 0.0%  | 1.0%  | 0.0%  | 0.0%       |
| Three or more   | 0.0%           | 0.0%  | 2.0%  | 0.0%  | 0.0%  | 1.0%       |
| % Total by Area | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1998.

## Appendix H: Distribution of Units by Other Rooms and Amenities

| Percent of Responding Units Reporting Presence of Room/Amenity |                |       |       |       |       |            |
|--|----------------|-------|-------|-------|-------|------------|
|  | Submarket Area |       |       |       |       | Citywide * |
|  | 1              | 2     | 3     | 4     | 5     |            |
| Living Room  | 81.3%          | 77.5% | 71.3% | 79.6% | 77.6% | 74.8%      |
| Dining Room  | 24.6%          | 17.0% | 23.2% | 15.9% | 23.1% | 21.8%      |
| Kitchen  | 92.4%          | 90.1% | 90.7% | 91.2% | 91.0% | 90.8%      |
| Den or Study   | 8.8%           | 5.6%  | 3.4%  | 2.7%  | 2.3%  | 4.1%       |
| Fireplace  | 29.4%          | 13.1% | 13.9% | 6.3%  | 13.5% | 14.7%      |
| Deck or Balcony  | 48.8%          | 25.6% | 29.8% | 19.8% | 18.9% | 28.4%      |
| Bay View   | 20.7%          | 3.8%  | 8.7%  | 1.9%  | 5.3%  | 7.9%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1998.

**Appendix I: Distribution of Units by One or More Disabled Persons in Household\*\***

| 1998 Survey                  |                |       |       |       |       |            |
|------------------------------|----------------|-------|-------|-------|-------|------------|
|                              | Submarket Area |       |       |       |       | Citywide * |
|                              | 1              | 2     | 3     | 4     | 5     |            |
| No disabled person           | 93.6%          | 90.9% | 92.8% | 83.3% | 90.4% | 91.7%      |
| One or more disabled persons | 6.4%           | 9.1%  | 7.2%  | 16.7% | 9.6%  | 8.3%       |
| % Total by Area              | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

| 1988 Survey     |                |       |       |       |       |            |
|-----------------|----------------|-------|-------|-------|-------|------------|
|                 | Submarket Area |       |       |       |       | Citywide * |
|                 | One            | Two   | Three | Four  | Five  |            |
| No              | 91.7%          | 93.7% | 95.2% | 87.9% | 86.4% | 92.7%      |
| Yes             | 8.3%           | 6.3%  | 4.8%  | 12.1% | 13.6% | 7.3%       |
| % Total by Area | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

\*\* Respondents were not given a specific list of disabilities, instead deciding themselves if anyone in the household fit the definition of disabled. They were then asked to list the disability. Many responses included conditions not generally considered a major disability. Since responses were so inconsistent, it was decided that no further discussion would be included in the report. The percentage shown here is almost certainly an overrepresentation of those with major disabilities.

Source: Bay Area Economics, 1998.

Appendix J: Distribution of Units by Services or Items Provided for Use, 1998

| Heat            | Submarket Area |       |       |       |       | Citywide * |
|-----------------|----------------|-------|-------|-------|-------|------------|
|                 | One            | Two   | Three | Four  | Five  |            |
| Yes             | 70.7%          | 75.0% | 78.4% | 66.1% | 68.4% | 74.8%      |
| No              | 29.3%          | 25.0% | 21.6% | 33.9% | 31.6% | 25.2%      |
| % Total by Area | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

| Refrigerator    | Submarket Area |       |       |       |       | Citywide * |
|-----------------|----------------|-------|-------|-------|-------|------------|
|                 | One            | Two   | Three | Four  | Five  |            |
| Yes             | 98.3%          | 92.6% | 93.5% | 74.1% | 87.3% | 91.9%      |
| No              | 1.7%           | 7.4%  | 6.5%  | 25.9% | 12.7% | 8.1%       |
| % Total by Area | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

| Stove           | Submarket Area |       |       |       |       | Citywide * |
|-----------------|----------------|-------|-------|-------|-------|------------|
|                 | One            | Two   | Three | Four  | Five  |            |
| Yes             | 98.3%          | 95.7% | 92.9% | 88.0% | 90.3% | 93.3%      |
| No              | 1.7%           | 4.3%  | 7.1%  | 12.0% | 9.7%  | 6.7%       |
| % Total by Area | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

| Carpet          | Submarket Area |       |       |       |       | Citywide * |
|-----------------|----------------|-------|-------|-------|-------|------------|
|                 | One            | Two   | Three | Four  | Five  |            |
| Yes             | 46.2%          | 48.1% | 61.9% | 57.8% | 47.8% | 55.3%      |
| No              | 53.8%          | 51.9% | 38.1% | 42.2% | 52.2% | 44.7%      |
| % Total by Area | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

| Drapes          | Submarket Area |       |       |       |       | Citywide * |
|-----------------|----------------|-------|-------|-------|-------|------------|
|                 | One            | Two   | Three | Four  | Five  |            |
| Yes             | 48.3%          | 33.3% | 52.9% | 33.6% | 38.8% | 45.5%      |
| No              | 51.7%          | 66.7% | 47.1% | 66.4% | 61.2% | 54.5%      |
| % Total by Area | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

| Dishwasher      | Submarket Area |       |       |       |       | Citywide * |
|-----------------|----------------|-------|-------|-------|-------|------------|
|                 | One            | Two   | Three | Four  | Five  |            |
| Yes             | 20.7%          | 9.9%  | 5.2%  | 3.5%  | 6.0%  | 7.5%       |
| No              | 79.3%          | 90.1% | 94.8% | 96.5% | 94.0% | 92.5%      |
| % Total by Area | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

| Swimming Pool   | Submarket Area |       |       |        |       | Citywide * |
|-----------------|----------------|-------|-------|--------|-------|------------|
|                 | One            | Two   | Three | Four   | Five  |            |
| Yes             | 0.0%           | 2.5%  | 6.5%  | 0.0%   | 1.5%  | 4.0%       |
| No              | 100.0%         | 97.5% | 93.5% | 100.0% | 98.5% | 96.0%      |
| % Total by Area | 100%           | 100%  | 100%  | 100%   | 100%  | 100%       |

| Laundry Facilities | Submarket Area |       |       |       |       | Citywide * |
|--------------------|----------------|-------|-------|-------|-------|------------|
|                    | One            | Two   | Three | Four  | Five  |            |
| Yes                | 63.0%          | 57.4% | 72.9% | 38.3% | 42.1% | 62.3%      |
| No                 | 37.0%          | 42.6% | 27.1% | 61.7% | 57.9% | 37.7%      |
| % Total by Area    | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

| Furniture       | Submarket Area |       |       |       |       | Citywide * |
|-----------------|----------------|-------|-------|-------|-------|------------|
|                 | One            | Two   | Three | Four  | Five  |            |
| Yes             | 8.1%           | 4.3%  | 12.5% | 5.3%  | 3.7%  | 8.7%       |
| No              | 91.9%          | 95.7% | 87.5% | 94.7% | 96.3% | 91.3%      |
| % Total by Area | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

| Off-Street Parking | Submarket Area |       |       |       |       | Citywide * |
|--------------------|----------------|-------|-------|-------|-------|------------|
|                    | One            | Two   | Three | Four  | Five  |            |
| Yes                | 56.3%          | 60.5% | 41.8% | 58.8% | 49.3% | 48.7%      |
| No                 | 43.7%          | 39.5% | 58.2% | 41.2% | 50.7% | 51.3%      |
| % Total by Area    | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

| Storage Space   | Submarket Area |       |       |       |       | Citywide * |
|-----------------|----------------|-------|-------|-------|-------|------------|
|                 | One            | Two   | Three | Four  | Five  |            |
| Yes             | 50.9%          | 36.0% | 20.4% | 24.8% | 30.4% | 28.0%      |
| No              | 49.1%          | 64.0% | 79.6% | 75.2% | 69.6% | 72.0%      |
| % Total by Area | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1998.

## Appendix K: Distribution of Units by Date First Person in HH Moved In

| 1998 Survey          |                |       |       |       |       |            |
|----------------------|----------------|-------|-------|-------|-------|------------|
| Date of Occupancy    | Submarket Area |       |       |       |       | Citywide * |
|                      | One            | Two   | Three | Four  | Five  |            |
| 1967 and earlier     | 0.6%           | 1.9%  | 0.7%  | 0.9%  | 0.8%  | 0.9%       |
| 1968-1977            | 6.7%           | 4.3%  | 2.0%  | 4.5%  | 3.9%  | 3.3%       |
| 1978-1987            | 8.5%           | 8.6%  | 9.9%  | 16.2% | 7.9%  | 9.5%       |
| 1988-1992            | 12.7%          | 11.1% | 9.3%  | 10.8% | 10.2% | 10.2%      |
| 1993-1996            | 39.4%          | 45.1% | 40.4% | 37.8% | 47.2% | 42.2%      |
| 1997-1998            | 32.1%          | 29.0% | 37.7% | 29.7% | 29.9% | 33.9%      |
| % Total by Area      | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |
| Median Year Moved In | 1995           | 1995  | 1996  | 1995  | 1996  |            |
| Mean Year Moved In   | 1992           | 1992  | 1993  | 1991  | 1993  | 1992       |

| 1988 Survey          |                |       |       |       |       |            |
|----------------------|----------------|-------|-------|-------|-------|------------|
| Date of Occupancy    | Submarket Area |       |       |       |       | Citywide * |
|                      | One            | Two   | Three | Four  | Five  |            |
| 1957 and earlier     | 0.6%           | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 0.1%       |
| 1958-1967            | 2.9%           | 1.9%  | 0.5%  | 7.8%  | 3.4%  | 1.9%       |
| 1968-1977            | 13.9%          | 10.8% | 8.2%  | 14.8% | 11.0% | 10.0%      |
| 1978-1982            | 28.9%          | 21.5% | 15.3% | 18.0% | 19.3% | 18.6%      |
| 1983-1986            | 30.1%          | 38.6% | 40.4% | 34.4% | 34.5% | 37.8%      |
| 1987-1988            | 23.7%          | 27.2% | 35.5% | 25.0% | 31.7% | 31.7%      |
| % Total by Area      | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |
| Median Year Moved In | 1983           | 1985  | 1986  | 1984  | 1985  |            |
| Mean Year Moved In   | 1981           | 1982  | 1984  | 1981  | 1982  | 1982       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

## Appendix L: Distribution of Units by Sublet

| 1998 Survey **                       |                |       |        |        |        |            |
|--------------------------------------|----------------|-------|--------|--------|--------|------------|
| Is unit sublet<br>by the respondent? | Submarket Area |       |        |        |        | Citywide * |
|                                      | One            | Two   | Three  | Four   | Five   |            |
| No                                   | 99.4%          | 99.4% | 100.0% | 100.0% | 100.0% | 99.8%      |
| Yes                                  | 0.6%           | 0.6%  | 0.0%   | 0.0%   | 0.0%   | 0.2%       |
| % Total by Area                      | 100%           | 100%  | 100%   | 100%   | 100%   | 100%       |

| 1988 Survey                          |                |       |       |       |       |            |
|--------------------------------------|----------------|-------|-------|-------|-------|------------|
| Is unit sublet<br>by the respondent? | Submarket Area |       |       |       |       | Citywide * |
|                                      | One            | Two   | Three | Four  | Five  |            |
| No                                   | 98.3%          | 98.1% | 97.9% | 99.2% | 98.6% | 98.1%      |
| Yes                                  | 1.7%           | 1.9%  | 2.1%  | 0.8%  | 1.4%  | 1.9%       |
| % Total by Area                      | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

\*\* 1998 data represents two respondents subletting

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.

## Appendix M: Distribution of Respondents by Gender

| 1998 Survey     |                |       |       |       |       |            |
|-----------------|----------------|-------|-------|-------|-------|------------|
|                 | Submarket Area |       |       |       |       | Citywide * |
|                 | One            | Two   | Three | Four  | Five  |            |
| Female          | 58.5%          | 53.4% | 54.2% | 63.2% | 54.5% | 54.9%      |
| Male            | 41.5%          | 46.6% | 45.8% | 36.8% | 45.5% | 45.1%      |
| % Total by Area | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

| 1998 Survey     |                |       |       |       |       |            |
|-----------------|----------------|-------|-------|-------|-------|------------|
|                 | Submarket Area |       |       |       |       | Citywide * |
|                 | One            | Two   | Three | Four  | Five  |            |
| Female          | 57.3%          | 52.5% | 54.3% | 62.4% | 62.2% | 56.0%      |
| Male            | 42.7%          | 47.5% | 45.7% | 37.6% | 37.8% | 44.0%      |
| % Total by Area | 100%           | 100%  | 100%  | 100%  | 100%  | 100%       |

\* Citywide average is a weighted mean based on the total number of rent-controlled units per submarket area.

Source: Bay Area Economics, 1988 and 1998.