



Rent Stabilization Board

DATE: February 15, 2024
TO: Honorable Members of the Rent Stabilization Board
FROM: Lief Bursell, Senior Planner
SUBJECT: Status Update on Berkeley Demolition Ordinance Applications

Residential Dwelling Unit Demolition Application Update

At the request of Rent Board Chairperson Simon-Weisberg, staff has compiled an update on development applications proposing the demolition of existing multi-family, residential dwelling units, with information on whether the projects are proposing one-to-one replacement of rent-controlled units with new below-market-rate (BMR) units.

Beginning the calendar year 2022, there have been twelve development applications that propose the demolition of existing multi-family residential buildings that include dwelling units subject to rent control. These applications propose the removal of eighty-three residential units, forty-two of which were occupied by tenants at the time Rent Board staff reviewed the application. This update includes one additional project under review at 1330 Haskell Street. The 1330 Haskell Street project proposes to replace a golden duplex with no tenant rental history with two new detached single-family dwellings. Owner-occupied duplexes that are fully exempt from the Rent Stabilization Ordinance and have maintained that status for the previous five years (assuming they did not rent to a low-income tenant during that time) are not considered protected units under SB 330. This project does not propose any BMR replacement units, as they are not required under state law.

Project Status (As of 12/15/23)	# Projects	# Existing Units	Tenant Occupied	# BMR Units	Net Gain/Loss
ZAB Approved	4	30	13	24	-6
App. Complete	2	13	13	11	-2
Under Review	4	28	8	71	+43
Pre-Application	2	12	8	16	+4
Total	12	83	42	122	+39

Overall, if all projects were approved and moved forward to construction, they would result in a net gain of thirty-nine BMR units (beyond the for-one replacement of a BMR unit for each existing residential unit). Of the twelve proposed development applications, seven applications are currently proposing at least one-to-one replacement of rent-controlled units with BMR units.


Attachments:

- 1) Residential Dwelling Application Update Presentation Slides (Updated for February 15, 2024)
- 2) Residential Demolition 2-15-2024 Project Information

- 3) January 17, 2024 Status Update on Berkeley Demolition Ordinance Applications Memo to Planning Commission
- 4) December 21, 2023 Status Update on Berkeley Demolition to Rent Stabilization Board

Name and Telephone Number of Contact Person:

Lief Bursell, Senior Planner (510) 981-7368



Residential Dwelling Demolition Application Update

Projects involving demolition of
Rent-Controlled Dwellings

Updated for February 15, 2024



2022-2024 Development Applications Proposing Demolition of Rent-Controlled Units

Project Status <i>(As of 12/15/23)</i>	# Projects	Existing Units	Tenant Occupied	# BMR Units	Net Gain/Loss
ZAB Approved	4	30	13	24	-6
App. Complete	2	13	13	11	-2
Under Review	4	28	8	71	+43
Pre-Application	2	12	8	16	+4
Total	12	83	42	122	+39

Projects Proposing Less than 1-to-1 Replacement of Existing Residential Units with BMR Units

Project Status (As of 12/15/23)	# Projects	Less than 1 to 1 BMR replacement	# Existing Units	# BMR units	Net Gain/Loss
ZAB Approved	4	3	30	20	-10
App. Complete	2	1	13	10	-3
Under Review	4	2	30	24	-2
Pre-Application	2	0	12	12	0
Total	12	5	83	66	-15

Tenant Impacts



The 2538 Durant Project is the closest to construction (all tenants have moved out)



Three long-term tenants interested in temp. relocation & moving to new building, across all 12 projects.



Applicants to submit a signed temporary relocation agreement with each applicable tenant household interested in relocation prior to permit approval.



Rent Board staff has proposed improvements to tenant notification process

Replacement Requirements Demolition Ordinance & SB 330

Demolition Ordinance Replacement Requirements

- Mitigation Fee or replacement affordable units
- Levels never set by Council
 - Planning not enforcing replacement requirements

SB 330 requirements

- Protected Units must be replaced by same or lower income category
- If incomes unknown, use HUD's Comprehensive Housing Affordability Strategy (CHAS) database.
- Only low-income (80% AMI), very-low income (50% AMI) and extremely low income (30% AMI) units require BMR replacement unit.

Continued Monitoring of Demolition Projects



Rent Board Staff review Use Permit applications involving rent-controlled units.



Staff will provide regular updates about these projects and will attend ZAB meetings with demolition projects



Staff is also monitoring progress of proposed revisions to Demolition Ordinance recommended to City Council by Planning Commission



Staff will continue to foster a collaborative and proactively responsive relationship with the Planning Department to stay apprised of any changes to the Demolition Projects

Demolition Project Application Details

Application Date	Project Address	Application Type	Application Status	Project Description	# Existing Residential Units Proposed for Demolition	# Tenant Occupied Units	# Replacement Units	One to One Replacement with BMR?	Total BMR Units	Council District
5/20/2023	1790 University	Use Permit	Application Complete (12/6/2023)	Construct a five-story mixed-use building containing 17 dwelling units and ground floor commercial space.	1	1	1 BMR	Yes	2	4
4/26/2023	2127-59 Dwight Way	Use Permit	Approved by ZAB (11/30/2023)	Construct a six-story multi-family building, with 58 new dwelling units	8	5	7 BMR	No	7	4
2/10/2023	2300-10 Ellsworth St.	Use Permit	Application Complete (9/21/2023)	Construct a seven-story residential building with 69 units.	12	12	9 BMR	No	9	7

Questions



Application Date	Project Address	Application Type	Application Status	Project Description	# Existing Residential Units Proposed for Demolition	# Tenant Occupied Units	# Replacement Units	One to One Replacement with BMR?	Total BMR Units	Council District
8/4/2023	1330 Haskell St.	Use Permit	Application under review	Construct two detached units in place of existing duplex.	2	0	0 BMR	No	0	2
6/22/2023	2733 San Pablo Ave (New Project)	Use Permit	Application under review	Construct a new 8-story mixed-use building with 152 dwelling units	2	0	2 BMR	Yes	16	2
5/20/2023	1790 University Ave	Use Permit	Application Complete (12/6/2023)	Construct a five-story mixed-use building containing 17 dwelling units and ground floor commercial space.	1	1	1 BMR	Yes	2	4
4/26/2023	2127-59 Dwight Way	Use Permit	Approved by ZAB (11/30/2023)	Construct a six-story multi-family building, with 58 new dwelling units	8	5	7 BMR	No	7	4
2/10/2023	2300-10 Ellsworth St.	Use Permit	Application Complete (9/21/2023)	Construct a seven-story residential building with 69 units.	12	12	9 BMR	No	9	7
1/23/2023	2601 San Pablo Avenue (1110-12 Parker and 2609 San Pablo)	SB 330 Pre-App	SB 330 Preliminary Application Complete (12/5/2023)	Merge six parcels and construct an eight-story mixed-use residential development with 242 dwelling units	4	2	4 BMR	Yes	4	2
12/2/2022	3030 Telegraph (aka 2330-36 Webster)	Use Permit	Approved by ZAB on 6/08	Construct 5-Story mixed-use building with 144 dwellings	4	0	4 BMR	Yes	8	8
11/14/2022	2538 Durant	Use Permit	Approved on consent by ZAB on 4/27/2023	Demolish 12 dwelling units & develop an eight-story residential building with 83 units	12	8	6 BMR	No	6	7
10/20/2022	2138 Center Street (aka 2128 Oxford)	Use Permit	Application under review	Merge two lots to construct a 17 story mixed-used building with 485 dwelling	16	0	16 BMR	Yes	47	4
9/22/2022	2427-33 San Pablo Avenue	Use Permit	Application under review	Construct a five-residential replacement apartment units and Group Living Accomodation (GLA)	8	8	8 BMR	Yes	8	2
5/10/2022	1827 & 1899 Oxford	SB 330 Pre-App	SB 330 Preliminary Application Under Review	Construct 118 new dwellings with 12 BMR	8	6	8 BMR	Yes	12	6
5/10/2022	1773 Oxford	Use Permit	Approved by ZAB on 1/12/2023	Demolish six units and develop a five-story residential building with 22 units	6	0	3 BMR	No	3	6



Rent Stabilization Board

DATE: January 17, 2024

TO: Members of the Planning Commission

FROM: Lief Bursell, Senior Planner

SUBJECT: One for One Replacement of Demolished Rent-Controlled Units with Below Market Rate (BMR) Units

One of the policy goals of City of Berkeley's existing Demolition Ordinance (BMC 23C.08) is to encourage the creation of below-market rate replacement units for approved demolition projects in order to mitigate the impact of the loss of older, more affordable residential units which are typically subject to rent control.

Rent Board staff reviewed development applications involving demolition of existing residential units that were applied for between calendar years 2022 and 2023, and found that four applications (three already approved by the Zoning Adjustments Board) did not propose one to one replacement of the existing rent-controlled units with an equal number of BMR units. (A report on this topic, prepared for the Rent Board's December 21, 2023 meeting is attached)

For three of these projects, this is due to the State Density Bonus Law (Gov. Code § 65915(c)(3)) method for calculating the affordability levels of replacement units when the income category of the current or last known occupant is not known. This calculation assumes that income levels of renter households are in the same proportion as other lower income renter households in Berkeley, as determined from the most recently available data from HUD's Comprehensive Housing Affordability Strategy (CHAS) database.

HUD's Comprehensive Housing Affordability Strategy (CHAS) database for Berkeley, CA		
CHAS Income Levels	Berkeley CHAS Renters, by income	% distribution
<30% AMI (Extremely Low Income)	8,550	32.6%
30-50% AMI (Very Low Income)	3,820	14.6%
50-80% AMI (Low Income)	3,675	14.0%
80-100% AMI (Moderate Income)	1,930	7.4%
<100% AMI (Above Moderate Income or Market Rate)	8,225	31.4%

Using the Berkeley CHAS calculations result in existing residential units being replaced by BMR units at a variety of income levels, from extremely low to market rate level. When the calculations result in an income level greater than 80% AMI, only market rate replacement units are required. This creates project outcomes where demolished rent-controlled units can be

replaced by market rate units, when the current or most recent tenant income level is unknown (as is often the case).

Berkeley’s CHAS numbers include newer buildings that are not as affordable to lower income tenants, which is why they are not a good measure for the income levels of tenant households in the rent-controlled housing stock. The Berkeley Rent Board’s 2022 Tenant Survey of Rent-Stabilized Units provided information on the income levels of tenants in rent-controlled housing. Income distributions of rent-controlled households were far higher than the CHAS Berkeley data, particularly in the categories of Very Low Income through Moderate Income, and a far lower rate of above market rate incomes.

CHAS Income Levels	Berkeley CHAS Distribution %	Short-Term Rent-Controlled Tenancy	Long-Term Rent-Controlled Tenancy
30-50% AMI (Very Low Income)	14.6%	29.0%	45.0%
50-80% AMI (Low Income)	14.0%	17.0%	22.0%
80-100% AMI (Moderate Income)	7.4%	23.0%	26.0%
<100% AMI (Above Moderate Income or Market Rate)	31.4%	15.0%	23.0%

The income distributions for rent-controlled units from the 2022 Tenant Survey clearly show that the CHAS income distribution data for Berkeley does not accurately reflect the incomes of tenants in rent-controlled units.

The Planning Commission should consider the ways that Demolition Ordinance can reach the policy goal of one to one replacement of rent-controlled units with BMR units and to avoid reliance on the income distributions from the HUD CHAS database and take advantage of the SB 330 language that provides the opportunity for locally adopted ordinances to provide greater number of units affordable to lower income households (Gov. Code § 66030.6 (c)).

Attachment:

- 1) 12-21-23 Status Report on Berkeley Demolition Ordinance Applications

Name and Telephone Number of Contact Person:

Lief Bursell, Senior Planner (510) 981-7368



Rent Stabilization Board

DATE: December 21, 2023

TO: Honorable Members of the Rent Stabilization Board

FROM: Lief Bursell, Senior Planner

SUBJECT: Status Report on Berkeley Demolition Ordinance Applications

Recommendation

That the Board review the attached list of residential demolition projects proposing the elimination of rent-control units and provide direction on staff's proposal to monitor this aspect of future applications and to update the Board on the details of any project that does not propose one to one replacement of rent-controlled units with an equal number of below market rate (BMR) units.

Residential Dwelling Unit Demolition Application Analysis

At the request of Rent Board Chairperson Simon-Weisberg, staff has prepared an update on recent development applications proposing the demolition of existing rent-controlled dwelling units that are either approved or under review. The focus of this update is to apprise the Board on the replacement of rent-controlled units and whether they include one to one replacement with new below-market rate (BMR) units.

As of the beginning of calendar year 2022, there have been ten development applications that propose the demolition of existing, multi-family residential buildings that include dwelling units subject to rent control. These applications propose the removal a total of ninety-one rent-controlled units, forty-two of which were occupied by tenants at the time Rent Board staff reviewed the application. Overall, if all projects were approved and moved forward to construction, they would result in a net gain of 27 BMR units when contrasted to the total number rent-controlled units that are proposed for replacement.

Project Status (As of 12/15/23)	# Projects	# Existing Units	Tenant Occupied	# BMR Units	Net Gain/Loss
ZAB Approved	4	30	13	24	-6
App. Complete	2	13	13	11	-2
Under Review	2	24	8	55	+31
Pre-Application	2	12	8	16	+4
Total	10	79	42	106	+27

Of the ten proposed developments applications, six applications are currently proposing at least one to one replacement of rent-controlled units with BMR units, and five are proposing additional BMR units. The largest of the proposed development projects (2138 Center Street) proposes to demolish and replace twelve rent-controlled units with forty-seven BMR units.

Of the four projects that propose less than one to one replacement, three have already been approved by Zoning Adjustments Board (ZAB), and one has a complete application that still requires a Public Hearing and ZAB decision. The table below looks at the number of existing rent-controlled units by application status, focusing are those applications that are proposing less than one to one replacement.

Project Status (As of 12/15/23)	# Projects	Less than 1 to 1 BMR replacement	# Existing Units	# BMR units	Difference
ZAB Approved	4	3	30	20	-10
App. Complete	2	1	13	10	-3
Under Review	2	0	24	24	0
Pre-Application	2	0	12	12	0
Total	10	4	79	66	-13

In total these projects propose replacing thirty-eight rent-controlled units with twenty-five BMR units, resulting in a total of thirteen rent-controlled units that are not proposed for one to one replacement with BMR units. Three of the projects in this category have already been approved by the ZAB.

The project at 2300-10 Ellsworth has a complete application that is still pending a Public Hearing in before the ZAB. This project proposes replacing twelve rent-controlled units with nine BMR units. All rent-controlled units are tenant occupied according to the Rent Board’s database. Staff has sent letters to all tenant households that would be displaced by demolition, and have been contacted by one tenant thus far.

A table with more detailed information on each of the above referenced demolition applications is attached to this report.

Continued Monitoring of Demolition Projects

The earliest Rent Board Staff learn of a new development application proposing the demolition of rent-controlled units is when an applicant submits a preliminary development project application. Under the Housing Crisis Act of 2019 (SB 330) projects that apply for a preliminary development application receive statutory vesting rights, meaning the application is only subject to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted. They are required submit a Use Permit application for the proposed project within the next 18 months in order to maintain these statutory vesting rights. Rent Board staff are typically asked to confirm whether or not the residential units are rent-controlled when these preliminary development applications are under review.

Within the preliminary development application, applicants must indicate if they are proposing to demolish any existing residential units, and whether or not the proposed development includes

the construction of any new BMR units. With this information, staff can determine whether or not the preliminary development application proposes one to one replacement at the outset and inform the Board of any applications that do not.

If no preliminary application is submitted, the earliest staff learn about the details of the proposed application is after the projects Use Permit application is submitted. Staff propose to inform the Board of any projects that do not propose one to one replacement of rent-controlled units with BMR units going forward after either the preliminary application or Use Permit application has been submitted.

In addition to informing the Board of any demolition applications that propose less than one to one replacement of rent-controlled units with BMR units, staff is committed to attending Zoning Adjustments Board meetings involving projects with rent-controlled units going forward. Staff has also been attending the Planning Commission meetings that include discussion of the proposed revisions to Demolition Ordinance. The revised Demolition Ordinance is tentatively scheduled to go in front of the Planning Commission again at its February 7th, 2023 meeting.

Demolition Project Status and Tenant Impacts

As of December 2023, none of the approved demolition projects have moved to the construction phase but the closest is the project at 2538 Durant Avenue, which has its building permit under review. This project proposes to demolish twelve rent-controlled units, eight of which were occupied when Rent Board staff reviewed the project, and replace them with six BMR units and six market rate units. Staff sent letters to all eight tenant households informing them of their rights. Staff was contacted by one tenant and assisted them by both ensuring they were aware of the applicable tenant protections and referred them to the East Bay Community Law Center for legal advice. This tenant was able to negotiate temporary relocation to another unit managed by the applicant. The tenant told Rent Board staff that they intended to finish their last semester of school at UC Berkeley before graduation and then move away from Berkeley. Staff have confirmed all other tenants have since moved out of the property.

Staff have also been contacted by three long-term tenants who are interested in the possibility of taking advantage of their rights to temporarily relocate and move back to a replacement unit once construction is complete. Planning and Rent Board staff have agreed to require the applicants submit signed relocation agreements with each tenant prior to receiving approval for their building permits.

Staff are also working with Planning staff to improve the tenant notification process when demolition applications involving tenant occupied units are submitted. Staff will share more details once we have an agreement with Planning on an improved notification process.

Background Information

The City of Berkeley's Demolition Ordinance (BMC 23C.08) seeks to maintain and increase affordable housing, provide protections to existing tenants, and further the City's policy to increase the housing supply through the creation of new, larger housing projects. The Ordinance was most recently revised by the City Council in March of 2016. The Ordinance currently

allows for demolitions of rent-controlled units, but requires the applicant to mitigate the impact of the loss of these older, more affordable residential units. The 2016 revision clarified what conditions are required to mitigate the loss of affordability when rental-controlled units are demolished, and provided the option of either the payment of a mitigation fee or the creation of below-market rate (BMR) replacement units. The 2016 revisions also added a five-year prohibition on demolition if a building was removed from the rental market under the Ellis Act, and a three-year prohibition on demolition if there are any verified cases of tenant harassment, threatened illegal eviction, or actual illegal eviction.

The 2016 Ordinance revisions were never fully implemented because they reference a City Council adopted resolution setting both the mitigation fee level, and the required affordability level for BMR replacement units. A resolution setting these levels was never adopted by City Council. The Demolition's Ordinance lack of a specific mitigation fee amount, and a below market-rate replacement unit requirement with no set affordability level (or process for calculating it), has caused confusion for potential applicants and unfortunately led to outcomes where applicants electing the mitigation fee option have paid a lower than anticipated fee or no fee at all.

SB 330: The Housing Crisis Act of 2019

SB 330 created a number of state laws regarding the production, preservation, and planning for housing. It was effective January 1, 2020 and applies to all housing development projects submitted before January 1, 2025. However, Governor Gavin Newsom signed SB 8 into law in September of 2021, which modified and extended the Housing Crisis Act of 2019 until 2030.

Under SB 330, as modified by SB 8, any existing unit that is classified as a "protected unit" must be replaced after demolition. This includes units that were rented by lower or very low-income households and units that "are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years." This replacement requirement had the effect of preempting Berkeley's Demolition Ordinance mitigation fee option. Any protected units must be replaced in the same or lower income category as the most recent tenant households that occupied the unit within the five-year period preceding application.

If the incomes of the last households in occupancy are unknown, it is presumed that lower income renter households occupied the units in the same proportion as other lower income renter households in Berkeley, as determined from the most recently available data from HUD's Comprehensive Housing Affordability Strategy (CHAS) database. The CHAS calculations result in existing residential units being replaced by BMR units at a variety of income levels, from extremely low to low income level. When the calculations result in an income level greater than 80% AMI, only market rate replacement units are required. The CHAS dataset for Berkeley is attached.

SB 330 also offers relocation assistance, a right of first refusal to return to a comparable unit at an affordable rent upon project completion, and the right to remain in their unit until six months prior to the start of construction.

Rent Board Application Review

Rent Board staff review development applications that include demolition of residential units and assist the Planning Department by providing a report to the Planning Department that covers the following:

1. Rental unit occupancy status
2. Property or buildings history under rent control
3. Information on any recent Ellis Act evictions
4. Information on verified cases of harassment, or actual illegal eviction from Rent Board records.
5. Proposed conditions of approval to mitigate projects impact to existing tenants

Rent Board staff also work to ensure existing tenants of buildings with demolition applications are informed of their rights, including the applicable tenant protections under the Demolition Ordinance and the Rent Stabilization Ordinance.

Attachments:

- 1) 2022-2023 Demolition Project Information
- 2) HUD CHAS Database for Berkeley
- 3) Anti-Eviction Mapping Project Report: Densifying Berkeley: Potential Impacts on Berkeley

Name and Telephone Number of Contact Person:

Lief Bursell, Senior Planner (510) 981-7368

Application Date	Project Address	Application Type	Application Status	Project Description	# Existing Residential Units Proposed for Demolition	# Tenant Occupied Units	# Replacement Units	One to One Replacement with BMR?	Total BMR Units	Council District
5/20/2023	1790 University	Use Permit	Application Complete (12/6/2023)	Construct a five-story mixed-use building containing 17 dwelling units and ground floor commercial space.	1	1	1 BMR	Yes	2	4
4/26/2023	2127-59 Dwight Way	Use Permit	Approved by ZAB (11/30/2023)	Construct a six-story multi-family building, with 58 new dwelling units	8	5	7 BMR	No	7	4
2/10/2023	2300-10 Ellsworth St.	Use Permit	Application Complete (9/21/2023)	Construct a seven-story residential building with 69 units.	12	12	9 BMR	No	9	7
1/23/2023	2601 San Pablo Avenue (1110-12 Parker and 2609 San Pablo)	SB 330 Pre-App	SB 330 Preliminary Application Complete (12/5/2023)	Merge six parcels and construct an eight-story mixed-use residential development with 242 dwelling units	4	2	4 BMR	Yes	4	2
12/2/2022	3030 Telegraph (aka 2330-36 Webster)	Use Permit	Approved by ZAB on 6/08	Construct 5-Story mixed-use building with 144 dwellings	4	0	4 BMR	Yes	8	8
11/14/2022	2538 Durant	Use Permit	Approved on consent by ZAB on 4/27/2023	Demolish 12 dwelling units & develop an eight-story residential building with 83 units	12	8	6 BMR	No	6	7
10/20/2022	2138 Center Street (aka 2128 Oxford)	Use Permit	Application under review	Merge two lots to construct a 17 story mixed-used building with 485 dwelling	16	0	16 BMR	Yes	47	4
9/22/2022	2427-33 San Pablo Avenue	Use Permit	Application under review	Construct a five-residential replacement apartment units and Group Living Accommodation (GLA)	8	8	8 BMR	Yes	8	2
5/10/2022	1827 & 1899 Oxford	SB 330 Pre-App	SB 330 Preliminary Application Under Review	Construct 118 new dwellings with 12 BMR	8	6	8 BMR	Yes	12	6

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: December 20, 2023

Data for: Berkeley city, California

Year Selected: 2016-2020 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	1,485	8,550	10,035	
Household Income >30% to less-than or= 50% HAMFI	1,170	3,820	4,990	
Household Income >50% to less-than or= 80% HAMFI	2,035	3,675	5,710	
Household Income >80% to less-than or=100% HAMFI	1,435	1,930	3,365	
Household Income >100% HAMFI	13,555	8,225	21,780	
Total	19,680	26,205	45,885	
Housing Problems Overview 1	Owner	Renter	Total	
Household has at least 1 of 4 Housing Problems	5,485	13,850	19,335	
Household has none of 4 Housing Problems	14,195	12,355	26,550	
Cost burden not available, no other problems				
Total	19,680	26,205	45,885	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has at least 1 of 4 Severe Housing Problems	2,700	9,125	11,825	
Household has none of 4 Severe Housing Problems	16,980	17,080	34,060	
Cost burden not available, no other problems				
Total	19,680	26,205	45,885	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	14,350	12,325	26,675	
Cost Burden >30% to less-than or= 50%	2,815	4,990	7,805	
Cost Burden >50%	2,355	8,085	10,440	
Cost Burden not available	150	810	960	
Total	19,680	26,205	45,885	
Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	8,290	1,745		10,035

Household Income >30% to less-than or= 50% HAMFI	4,105	885		4,990
Household Income >50% to less-than or= 80% HAMFI	2,850	2,860		5,710
Household Income >80% to less-than or= 100% HAMFI	1,345	2,020		3,365
Household Income >100% HAMFI	2,735	19,045		
Total	19,335	26,550		45,885
Income by Housing Problems (Renters only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	7,050	1,500		8,550
Household Income >30% to less-than or= 50% HAMFI	3,335	490		3,820
Household Income >50% to less-than or= 80% HAMFI	1,900	1,775		3,675
Household Income >80% to less-than or= 100% HAMFI	755	1,175		1,930
Household Income >100% HAMFI	805	7,420		8,225
Total	13,850	12,355		26,205
Income by Housing Problems (Owners only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	1,240	245		1,485
Household Income >30% to less-than or= 50% HAMFI	770	395		1,170
Household Income >50% to less-than or= 80% HAMFI	950	1,085		2,035
Household Income >80% to less-than or= 100% HAMFI	590	845		1,435
Household Income >100% HAMFI	1,930	11,625		13,555
Total	5,485	14,195		19,680
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	8,080	6,820	10,035	
Household Income >30% to less-than or= 50% HAMFI	4,010	2,115	4,990	
Household Income >50% to less-than or= 80% HAMFI	2,545	990	5,710	

Household Income >80% to less-than or= 100% HAMFI	1,255	190	3,365	
Household Income >100% HAMFI	2,360	325	21,780	
Total	18,250	10,440	45,885	
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	6,855	5,895	8,550	
Household Income >30% to less-than or= 50% HAMFI	3,290	1,695	3,820	
Household Income >50% to less-than or= 80% HAMFI	1,640	445	3,675	
Household Income >80% to less-than or= 100% HAMFI	710	15	1,930	
Household Income >100% HAMFI	580	35	8,225	
Total	13,075	8,085	26,205	
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	1,225	925	1,485	
Household Income >30% to less-than or= 50% HAMFI	720	420	1,170	
Household Income >50% to less-than or= 80% HAMFI	905	545	2,035	
Household Income >80% to less-than or= 100% HAMFI	540	175	1,435	
Household Income >100% HAMFI	1,780	290	13,555	
Total	5,170	2,355	19,680	

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.