City of Salisbury

MARYLAND

SALISBURY CITY COUNCIL
WORK SESSION AGENDA

OCTOBER 5, 2015
COUNCIL CHAMBERS
GOVERNMENT OFFICE BUILDING

4:00 p.m.	MOTION TO CONVENE IN CLOSED SESSION IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND §10-508(a)(14)
4:30 p.m.	Rent Stabilization Program – Mayor Ireton/Theo Williams
5:30 p.m.	Advance Telecommunications Systems Property Tax Credit – Theo Williams
5:50 p.m.	Malone/College Avenue & Snow Hill Road Annexation – William Holland
6:10 p.m.	Accepting Grant Funds for Protective Vests for Police Officers – Barbara Duncan
6:20 p.m.	Revisions to 15.24.270 Building/Housing Official – Susan Phillips
6:40 p.m.	ECV/False Alarms Billing – Tom Stevenson
7:00 p.m.	Public Works Robot Replacement – Michael Moulds
7:25 p.m.	Council discussion
7:30 p.m.	Adjournment

Times shown are approximate. Council reserves the right to adjust the agenda as circumstances warrant.
The Council reserves the right to convene in Closed Session as permitted under the Annotated Code of Maryland 10-508(a).

Posted: 9/30/15

INTER

OFFICE

MEMO

OFFICE OF THE MAYOR

To: City Council Members
From: Mayor James P. Ireton, Jr.
Subject: A Rent Stabilization Program for Salisbury
Date: 28th September, 2015

Salisbury finds itself at a precipitous point in its history. Our residents are increasingly faced with making harder and harder choices each month. Rents have become so burdensome for Salisbury residents, that as of 2013 over 2,700 households in Salisbury were paying over 50% of their income for rental costs. For each dollar that is going towards rental costs, households and families are spending one less dollar on food, transportation, clothing, and other necessities. On the second of each month, households are finding out the stark reality of renting in Salisbury: little money is left. In a community where median household income is only $37,000 and median renter household income is less than $29,000, why is gross rent nearly $1,000 a month? Salisbury does not suffer from an unusually low vacancy rate; the value of our homes are lower than most of the nation, particularly in comparison to metro areas; and monthly ownership costs are lower than most of the nation. Despite these facts, rents in Salisbury are as high as communities such as Hilton Head, South Carolina; the City of Chicago; and Cary, North Carolina. Nevertheless, rents show no sign of abating. According to data released by the census bureau on September 17th, median gross rent across Wicomico County rose by over $100 between 2013 and 2014, from $955 per month to $1,076. This means that as of 2014, half of all renters in Wicomico County are paying over $1,076 per month for rent and utilities. (1/3 of Wicomico Count Residents live within the City of Salisbury, and more than half of Wicomico County's rental stock is within Salisbury City limits.)

These are all irrefutable facts. But we don't know definitively why rents are so currently

so high. From 2000-2008, rents in Salisbury rose dramatically, overtaking the national average, as a result of increased energy costs and a doubling of the average home price. After the real estate crash of 2008, however, rents in Salisbury continued to rise while median household income fell—in real terms—by nearly $8,500; market economics simply does not explain this phenomenon. As of 2013, 59% of renting households in Salisbury are cost-burdened due to high rent, up from 36.5% in 2007. This cost burden has a quantifiable, negative effect on our local economy, as you will see in Mr. Williams' accompanied report, *Renting in Salisbury: Affordable for Whom?* It is thus my intention and my duty to present to you this Rent Stabilization legislation. I would like to reverse this trend of falling incomes and rising rents. The accompanying report concludes that if contract rent were to fall by 22% across the board, the necessary amount for median contract rent to be affordable for the median renting household, this would inject an additional $16 million dollars a year into the economy. The legislation before you only affects single-family dwelling units, duplexes, triplexes, and quadplexes. These units account for approximately half of all rental units in Salisbury. As can be seen in the accompanied attachments, this ordinance would drop rents by *at least* 22% and thus we expect an additional $8 million will be injected into the local economy through increased consumer spending.

The option to take up and pass this legislation is not much of an option at all. With the second lowest rate of homeownership in the state, and one of the lowest homeownership rates in the country, we, as a community, need to act *now*. Throughout my tenure as Mayor, I have worked tirelessly to support our neighborhoods and those who live within them. The most vulnerable among them, require our assistance too. My Community Development/Urban Renewal Initiative and the City's new receivership powers are a step in the right direction. By working with Salisbury Neighborhood Housing and Habitat for Humanity, we are working towards increasing homeownership in the City. This, however, is just one piece in the puzzle. We *must* act to lower and stabilize rents in our City. Without doing so, there simply will not be enough consumer spending to support our local businesses and households will be unable to save enough money to achieve homeownership. I look forward to our discussion of this most crucial topic on October 5th. I submit these materials for your review before then.

For your convenience, I have below a brief table of contents:

1. Mr. Williams' rental market analysis report, *Renting in Salisbury: Affordable for Whom?* There are also a number of appendixes attached to the report with relevant data for your review.
2. Three explanatory charts and graphs: A sample of single-family rentals in Salisbury across neighborhoods, with current asking price, stabilized rent, assessment data, and purchase information; a graph of Median Household Income to Gross Rents from 2000-2013; and a graph of the percentage of households severely cost burdened from 2000-2013.
3. The ordinance creating the Rent Stabilization Program for Salisbury.
4. The ordinance creating the Rent Stabilization Board for Salisbury.
5. The initial SAGE Policy Group report commissioned by College Park before their creation of their rent stabilization program.
6. A 2009 follow-up report from SAGE, supporting the continuation of College Park's program.
7. A 2012 follow-up report from SAGE, supporting the continuation of College Park's program.
8. The original ordinance from College Park.
9. The By-Laws of College Park's Rent Stabilization Board.
10. The Rules of Procedure for College Park's Rent Stabilization Board.

Renting in Salisbury: Affordable for Whom?

A Rental Market Analysis

Thelonious W. Williams

Executive Summary

Salisbury currently faces a crisis within its housing market. Salisbury's current homeownership stands at just 34%, compared to the national rate of 64%. Salisbury's median household income is just below $37,000, which is $15,000 *less* than the national average. And yet, it is on average nearly *a hundred dollars a month more expensive to rent in Salisbury than it is in half of the nation*. With a median monthly gross rent of $994, Salisbury has a higher median rent than the City of Chicago. The lack of affordability in Salisbury is putting a huge burden on Salisbury's renters, especially those who are low income and very low income. Over 4,300 Salisbury households are paying more than 30% of their income for rental housing costs; of those households over 2,700 households are paying *over 50% of their income for rental costs.*

The magnitude of this cost burden has a tremendous economic impact on our community. If median rent was affordable for Salisbury residents, the savings from lower rents would increase local consumer spending between *eight million dollars a year*. Without action, however, the share of cost-burdened households will only increase in the years ahead. Stagnant or declining wage and income growth has squeezed already struggling households. This report demonstrates just how important this issue is in Salisbury. The analysis of Salisbury's rental market is paired with a discussion of national housing market trends and a brief local economic analysis. It concludes with a list of possible solutions, the most effective of which is a city-wide rent stabilization program.

The key conclusions of this report are as follows:

- Current rents in Salisbury are dramatically higher than the national average and the economic conditions of the area do not explain why. Average values of homes, median household income, median renter income, average wage per job, and monthly ownership costs are all lower in Salisbury than the national average, but rents are nearly a hundred dollars higher.
- Salisbury has the second lowest rate of homeownership in the state of Maryland. The national average of homeownership is nearly double that of Salisbury's.
- Salisbury also has the fifth highest number of cost burdened rental households in the state.
- The lack of affordable housing in Salisbury has a quantifiably negative impact on our local economy. High cost burden means households are *spending less on food, transportation, health care, and apparel, while accruing little-to-no wealth***.** If housing was affordable for all renting households, an additional *eight million dollars a year* would make its way back into the local economy.

- While in 2000 rents in Salisbury were lower than the national average, they were abnormally high for the economic conditions of our area. *From 2000-2008 rents rose dramatically, over taking the national average, as a result of increased energy costs and a doubling of the average home price.*
- The continued rise of contract rents from 2008 to the present cannot be explained with the available evidence and data. An economic theory of high lease default rates putting upward pressure on rents, however, appears applicable to our area. Regardless of the cause of the rise in contract rents, rents in Salisbury continued to rise after the crash while median household income fell in real terms by nearly $8,500.
- All of these factors have led to Salisbury having a dramatically high level of cost burden, i.e. paying 30% or more of income towards housing. *59% of renting households are cost burdened, and 36% of households are severely cost burdened, i.e. paying 50% or more.*
- Although a common misconception, college rentals do not have an outsized effect on median rents in Salisbury. They put some upward pressure on rents, but even when college rentals are removed from the market, rents are still abnormally high.
- The outlook in both the national rental market and local economic conditions do not foretell that this problem will be resolved on its own. A "wait and see" approach simply will not work. Closing the gap between current household income and current rental prices is all but impossible. Even if Salisbury undergoes a dramatic economic transformation, rents would rise with income and negate the effect of the economic development.
- While numerous options exist to improve the quality and quantity of affordable housing (e.g., inclusionary zoning, aggressive code enforcement, housing subsidies), none of these tools will be effective enough to properly address these problems.
- Only a strong rent stabilization program, as modeled off of College Park's 2004 program, will effectively decrease rents and cost burden with it. By linking rents to a percentage of the assessable base of a property, between .6% - 1% monthly, rents will be lowered to affordable levels. The rent for a property assessed for $40,000 would be capped at between $240 and $400 a month.

I. Introduction

In most municipalities across the country, homeownership stands at roughly 50%; across the entire nation, 64% of Americans live in owner-occupied units. Traditional analyses of housing markets focus heavily on the homeownership side of the market, with the rental market taking a secondary role. Unfortunately, much of the recent literature on housing has focused on homeownership and the effect of the subprime mortgage meltdown on it.[2] Research on the effects of the 2008 financial crash on tenants has been less proliferous. While homeownership is a central part of the American Dream, adequate housing is a fundamental human right.[3] Ensuring that low-income households have access to affordable and high quality housing is critical to the economic wellbeing of a community and its people. This is particular true in communities with high percentages of rental units.

Table 1: The 15 MD Municipalities with Lowest Homeownership Rates[1]

#	Municipality	# of Occupied Units	% Owner Occupied	% Renter Occupied	Median Household Income
1	Bladensburg	3,744	20.1%	79.9%	$42,465
2	**Salisbury**	**11,572**	**33.9%**	**66.1%**	**$36,654**
3	Cambridge	5,209	37.4%	62.6%	$33,158
4	Hagerstown	16,631	38.4%	61.6%	$38,637
5	Princess Anne	1,535	41.8%	58.2%	$27,270
6	Greenbelt	9,207	42.0%	58.0%	$57,279
7	Frostburg	3,251	42.0%	58.0%	$25,964
8	Brentwood	919	44.5%	55.5%	$50,875
9	Riverdale Park	2,000	44.8%	55.2%	$56,763
10	Williamsport	982	46.0%	54.0%	$44,643
11	Crisfield	1,078	46.2%	53.8%	$29,797
12	College Park	6,347	46.3%	53.7%	$56,201
13	Chestertown	1,895	46.6%	53.4%	$31,956
14	Federalsburg	995	47.1%	52.9%	$34,802
15	Delmar	1,071	47.8%	52.2%	$45,938

Salisbury is one such community with a uniquely high percentage of rental units. With only 34% homeownership, Salisbury

[1] This excludes those municipalities whose number of occupied housing units fell below 900. Regardless, Salisbury still has the second lowest percentage of owner occupancy. Unless otherwise stated, all data presented in this report will be for 2013, the most current data available through the census bureau.

[2] For discussions of this phenomenon, see Ambrose, Brent W. and Moussa Diop, "Spillover Effects of Subprime Mortgage Originations: The Effects of Single Family Mortgage Credit Expansion on the Multifamily Rental Market," *Journal of Urban Economics* 81 (2014): 114-115; DiPasquale, Denise, "Rental Housing: Current Market Conditions and the Role of Federal Policy," *Cityscape: A Journal of Policy Development and Research* 13:2 (2011): 57; Rob Collinson, "Rental Housing Affordability Dynamics, 1990-2009," *Cityscape* 13:2 (2011): 77.

[3] Universal Declaration of Human Rights, Article 25(1), http://www.un.org/Overview/rights.html

has the second lowest rate of homeownership in Maryland.[4] Moreover, out of 250 principle cities of Metropolitan Statistical Areas (MSA), such as Salisbury, and with comparable population sizes, Salisbury has the 7th lowest rate of homeownership.[5] Together, these numbers demonstrate that Salisbury's current housing tenure is far from a normal trend, but a troubling outlier. Thus, the disproportionate size of our City's renting population precipitates that we analyze our housing market with a greater focus on renting as opposed to homeownership.

The problem of Salisbury's low homeownership rate, however, is further compounded by Salisbury's low median household income, which causes a high number of households to become cost burdened[6] by their rent. As opposed to homeowners whose monthly mortgage payments buy into the equity of their home, renting households are consistently paying over thirty percent of their household income with no return on their 'investment.' As rental prices rise, a phenomenon that will be explained later, and wages remain stagnant or depreciate, an increasing number of households are becoming cost burden. The housing market and financial crash has led to an exponential increase in this number. Whereas in 2007 only 36.5% of renting households in Salisbury were cost burden, by 2013 that number had risen to 59%.[7] The sheer number of cost burdened renters simply cannot be understated. By a raw count, Salisbury has the sixth highest number among municipalities in the state (Bowie is not even on the list, see Table 2). These trends do not foretell a positive economic forecast for Salisbury. An increasingly substantial section of our population is burdened by their rent, thereby decreasing the amount of income leftover for consumer spending, which in turn further stagnates growth and perpetuates this cycle. The 2008

Table 2: Top 10 MD Cities with Cost Burdened Rental Households

#	Municipality	# of Cost Burdened Rental Units	Population
1	Baltimore City	66,816	621,836
2	Frederick City	6,023	66,427
3	Gaithersburg	5,133	63,360
4	Hagerstown	4,908	40,563
5	**Salisbury**	**4,332**	**31,215**
6	Rockville	4,273	63,106
7	Annapolis	3,236	38,565
8	Laurel	2,457	25,607
9	Greenbelt	2,420	23,535
10	College Park	2,153	31,132

[4] Out of 157 census-definied municipalities in Maryland, i.e., cities, towns, and villages which are a "Place within a State," but not a "CDP: Census Designated Place." Determined using "DP04: Select Housing Characteristics," ACS 2011-2013 3-Year Estimates.
[5] See Appendix D.
[6] Cost burden is defined as paying 30% or more of household income towards a particular cost or group of costs. As defined by Harvard University's Joint Center for Housing Studies, see *America's Rental Housing: Evolving Markets and Needs* (Cambridge, MA: Harvard U., 2013): 6.
[7] 3-Year American Community Survey (ACS) Data, see Appendix B for precise survey.

crash redefined the way that we look at the national housing markets and risk associated with it. Unfortunately, the geographic remoteness of our locality, and its small population, has not led to much research on our local housing market.[8] This report is the first step in our own local housing market post-2008.

[8] The last HUD analysis of our Housing Market was from 2014, see Kane, Kevin P., "Analysis of Salisbury, Maryland Housing Market," *Comprehensive Market Analysis Reports* (U.S. Dept of Housing and Urban Development, Oct 2014), http://www.huduser.gov/portal/publications/pdf/CMAR_SalisburyMD.pdf.

II. The Current Rental Market in Salisbury

Where Do Salisbury's Rents Fall in Comparison to the Rest of the Nation?

Simply put, Salisbury's rents are exorbitantly high for the economic conditions of our area. Nationally, median monthly gross rent is $900,[9] with contract rent at $754 per month.[10] By comparison, Salisbury renters are paying $994 and $798 respectively.[11] Moreover, among the 50 largest Metropolitan Statistical Areas in the nation, Salisbury's median gross rent in 2009 surpassed 25 MSAs and by 2011 surpassed 33 MSAs.[12] This puts the City of Salisbury in the same bracket as the MSAs of Chicago, Houston, and Portland, OR.[13] Salisbury's median gross rent has even come to surpass the City of Chicago's: $994 and $938 respectively. That means it is *more* expensive to rent in Salisbury than in Chicago.

Counterintuitively, income differences do not explain the differences in rent. The median income of an area is often closely tied to rental prices, with one scholar noting that "median household income is a standard measure of demand for rental housing since landlords are able to charge rents based on a tenant's income." (213) As opposed to the national median household income of $52,176; Salisbury's median household income is only $36,954.[14]

Table 3: Median Household Income to Median Gross Rent (Adj. for Inflation, all in 2013 Dollars)

Salisbury			United States		
Year	MHI	MGR	Year	MHI	MGR
2013	$36,954	$994	2013	$52,176	$900
2012	$37,211	$964	2012	$52,529	$902
2011	$38,417	$990	2011	$53,319	$909
2010	$39,914	$960	2010	$54,722	$908
2009	$44,761	$992	2009	$55,780	$897
2008	$45,527	$1,000	2008	$56,453	$886
2007	$43,681	$939	2007	$56,185	$877
2000	$40,312	$777	2000	$56,811	$814

[9] "DP04: Select Housing Characteristics," United States: 2011-2013 3-Year ACS (U.S. Census Bureau); "gross rent" is defined as "the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment," see "ACS and Puerto Rico CS: 2013 Subject Definitions," U.S. Census Bureau, http://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2013_ACSSubjectDefinitions.pdf.

[10] "B25058: Median Contract Rent," United States: 2011-2013 3-Year ACS.

[11] See Appendix B.

[12] Flanagan, Christine and Mary Schwartz, "Rental Housing Market Condition Measures: A Comparison of U.S. Metropolitan Areas From 2009 to 2011," *American Community Survey Briefs* (DC: US Census Bureau, April 2013): 3.

[13] Whose median household incomes in 2009 were $60,092; $54,669; and $56,689 respectively, in comparison to Salisbury's median of $41,222; "DP03: Selected Economic Characteristics," 2007-2009 3-Yr ACS.

[14] The City of Chicago's is $46,014; all data "DP03: Selected Economic Characteristics," 2009-2013 5-Yr ACS.

Moreover, since the 2008 crash, Salisbury's real median household income has dropped by over $8,500, while rents have largely remained the same (see Table 3).[15] Salisbury's incomes do not come anywhere close to supporting or explaining the area's high rents, more or less the lack of downward pressure on rents after 2008.

While a similar trend has emerged nationwide, it has not occurred with such severity. Ironically, Salisbury's trend in real rental rates was a precise inverse of major U.S. metro areas. While real rents in metros fell 2007-2008, rose 2008-2009, and then fell again 2009-10, Salisbury had an inverse trend. Most strikingly between 2007 and 2008 real rents rose 6.5%, as opposed to a 1-5% drop across major metropolitan areas.[16] This appears to support the local supposition that there is a "lag" between economic occurrences nationally and their impact on the Eastern Shore.

When comparing Salisbury's rents to other cities of similar size, the disparity between our local economic conditions and the high costs of renting in Salisbury becomes even more apparent. Out of the nearly 400 principle cities of Metropolitan Statistical Areas across the country, 250 had populations between 30,000 and 150,000. These 250 cities can be considered roughly comparable to Salisbury, also the principle city of a MSA. In terms of Gross Rent, Salisbury ranks 19th, just behind Hilton Head, South Carolina, where the median value of owner-occupied homes are over $400,000. Salisbury's median contract rent ranks 33rd, and median estimated utility costs rank 13th. Again, comparative economic and housing indicators do not support Salisbury's high rental costs. Salisbury's median owner-occupied house values ranking 112th and its median household income ranks 163rd![17]

Moreover, the other traditional market conditions that factor into contract rent, and by extension gross rent, do not justify the artificially high rents in Salisbury. Salisbury's total vacancy rate of 15% is above the national average of 12.6%. The vacancy rate among rental units stood at 6.7%, on par with the national rate of 6.9%.[18] The importance of the vacancy rate cannot be underestimated: "The rental vacancy rate is the single best predictor of rent levels. A low vacancy rate indicates a shortage in rental housing, which reduces competition among landlords and thus causes rent to be higher. Conversely, areas with high vacancy rate have lower rents" (212 – 30 Yrs

[15] After adjusting for inflation; in order to adjust for inflation, the author utilized the US Bureau of Labor Statistics' CPI Inflation Calculator, available at http://www.bls.gov/data/inflation_calculator.htm.
[16] Collinson, "Rental Housing Affordability Dynamics": 95-6.
[17] For all of this data see Appendix D
[18] Salisbury city and United States, "DP04: Select Housing Characteristics" 2011-2013 3-YR ACS.

2007). Yet once again, Salisbury's vacancy rate does not lead to the conclusion that rents should be so high. The median value of owner-occupied homes is nearly $30,000 lower the national average.[19] Lastly, select monthly owner costs are $160 cheaper in Salisbury.[20] Furthermore, real wages have dropped across sectors in Wicomico County,[21] thus wages associated with property maintenance costs cannot account for high gross rent in Salisbury. All the traditional market factors that contribute to rent do not account for the higher rents in Salisbury; in fact, they lead to the conclusion that rents should be lower in Salisbury than the national average.

Table 4: Salisbury Gross Rents	
Total Units:	7,646
W/ Cash Rent	7,375
< $100	6
$100-$149	0
$150-$199	0
$200-$249	126
$250-$299	22
$300-$349	127
$350-$399	42
$400-$449	114
$450-$499	69
$500-$549	222
$550-$599	149
$600-$649	227
$650-$699	215
$700-$749	256
$750-$799	292
$800-$899	702
$900-$999	1,184
$1,000-$1,249	2,394
$1,250-$1,499	632
$1,500-$1,999	375
< $2,000	221
No Cash Rent	271

The Economic Impact of a Lack of Affordable Housing

The volume of affordably-priced rental units simply does not come anywhere close to the current need in Salisbury. Salisbury's median rental household income of $28,803 translates to an affordability level of $720/month, but only 20% of rental units offer such a rate. For very low-income renters, with household incomes of $15,000 or less, only 4% of units are considered affordable, which is even below the meager national average of 8%.[22] While this last group of renters grew nationally by an estimated 2.2 million households from 2000 to 2010,[23] the number of affordably priced units has failed to keep up. Ironically, Salisbury's current housing market conditions should put our supply of affordable housing much higher. Typically, weak housing markets with high vacancy rates, such as Salisbury's, have a larger supply of affordable housing.[24] The gap between need and availability, however, is abundantly clear. Even

[19] Salisbury: $143,300; United States: $173,200; the U.S. Census Bureau does not track the value of renter-occupied homes.
[20] Salisbury: $1,324/month; United States: $1,484; among owner-occupied units with mortgages only. Again the Census Bureau does not give ownership costs for rental units. For definition of "select monthly owner costs," see "2013 Subject Definitions," op. cit.
[21] See "State and County Wages," U.S. Bureau of Labor Statistics, available at http://www.bls.gov/data/.
[22] This excludes those units that do not pay cash rent, i.e. 4% of 7,375 units with cash rent. For Salisbury Data, see Table 4 or 3-Year ACS, "B2503: Gross Rent"; and for national data, Joint Center, *America's Rental Housing*: 19.
[23] "Preserving Affordable Rental Housing: A Snapshot of Growing Need, Current Threats, and Innovative Solutions," *Evidence Matters* (Summer 2013): 3.
[24] Ibid.: 1.

when subsidized housing is factored into this equation, there is still an incredible gap. The Wicomico Housing Authority manages only 383 Housing Choice Voucher units.[25] Even if all 383 HCVs went to assist households making $15,000 annually or less, that would only increase the total number of affordable units for very-low-income renters to 9.5%, far below the 26% of rental households that require such units.[26]

Beyond the moral concerns of a lack of affordable housing, there are direct economic impacts of low homeownership rates and a lack of affordable rental housing. A recent study concluded that "the transition from renting to owner-occupied status produces approximately $1,300 per year in external benefit in a typical neighborhood."[27] If 3400 rental units in Salisbury transitioned from rental units to owner-occupied units–the necessary number to change Salisbury's housing tenure to the national average–the city could see $4.4 million a year in "external benefits." Furthermore, other studies have found that that increases in local homeownership rates lead to substantial increases in property values.[28] There are a number of unquantifiable benefits to homeownership, such as increased civic involvement, increased tenure in the community, and other social capital benefits.[29]

There are also significant household costs to renting. Even when controlled for the variance in incomes, renters have substantially *less* wealth than homeowners. The Joint Center for Housing Studies at Harvard University came to the following conclusions:

> Among households in the upper middle income quartile, the median net worth of homeowners in 2010 was nearly *nine times* that of renters. The median for all owners was *34 times* that of renters.

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[25] "PHA 5-Year and Annual Plan: Wicomico Housing Authority," 4/30/2011 version available at http://cdn.affordablehousingonline.com/ha-plans/42467.pdf; and 8/30/2011 version available at http://www.wicomicocounty.org/DocumentCenter/View/2710. The number of HCVs has remained the same since 2011.

[26] I would go so far as to say that even with housing choice vouchers, the percentage of units available for very-low-income renters is even lower. According to *Affordable Housing Online*, only 76% of the Wicomico Housing Authority's public housing units were occupied by households earning $15,000 or less. So using this same distribution in the HCVs program, the actual percentage of available very-low-income units would be 8%. Moreover, the WHA's HCVs are for the entirety of Wicomico County. Although most of their units and HCVs are in Salisbury, some are distributed throughout the rest of the county. See http://affordablehousingonline.com/housing-authority/Maryland/Wicomico-Housing-Authority/MD014/. Nationally, 14% of units receive some form of public subsidy towards affordable housing.

[27] Ambrose and Diop, "Spillover Effects," op. cit.: 115.

[28] Ibid.: 115.

[29] See, Di Pasquale, Denise, and Edward L. Glaser, "Incentives and Social Capital: Are Homeowners Better Citizens?," *Journal of Urban Economics* 45 (1999): 354-384.

> Home equity accounts for a significant share of the difference, but by no means all. Excluding housing wealth, homeowners still had a median net worth of $72,520 in 2010– more than *14 times* renters. (Emphasis Added)[30]

Not only does the dramatically lower net worth of renters in Salisbury mean that renting households have less economic security than owner-occupied households, but less wealth is invested in the local economy and specifically financial institutions. While large portions of wealth are invested nationally, some portion of wealth is ultimately invested locally, e.g., deposits in community banks, investments in local businesses. Regardless of where the wealth is invested, with 66% of Salisbury households renting, Salisbury lacks household wealth. Thus, most income that Salisbury residents earn are not invested, but spent. This, in turn, demands that we realize that our local economy is inherently consumption driven and not investment driven.

How do high levels of cost burden affect our local economy? When households are burdened by housing costs, the money to cover housing costs must be taken from somewhere else. Lacking household wealth, households frequently cut the amount of money they spend on food and transportation. Among very-low-income renters ($15,000 annual income or less) who are severally cost burden (50%), households spend an estimated $150 a month less on food than their fellow very-low-income renters in affordable housing units.[31] This plainly demonstrates that the lack of affordable housing has a ripple effect that causes hunger and decreases consumer spending. Since a quarter of all Salisbury renters are very-low-income, and severe cost burden stands at 36%, at a bare minimum of 715 households in Salisbury are spending, on average, $150 a month less on food. Thus, at least 715 households go hungry because of a lack of affordable housing, and the local economy loses $1.28 million in food-related consumer spending each year.

Those households, however, only representing a fraction of all renters (9.4%) and the $1.2 million a year that they are not spending on food is only a portion of household income that is going towards rent and *not* towards other expenditures, including transportation, health care, and retirement. This begs the question then, if all housing units were affordable, how much money would households be saving? At 30% of median renter household income ($28,803), the level of affordability for median gross monthly rent should be $720, a 27.5% drop from Salisbury current median of $994. A portion of gross rent, however, goes towards utilities and fuels; in Salisbury

[30] *America's Rental Housing*: 13.
[31] Ibid.: 32.

the difference between median gross rent and median contract rent is 20% (798/994=.803). That being the case, a 27.5% drop in median gross rent, would lead to a 5.5%
in gross rent less contract rent and a 22% drop in contract rent. Since the price of utilities and fuels are linked to the national energy markets and the energy efficiency of a home and its appliances, it is hard to calculate the effect on the local economy of a theoretical drop in gross rent. The effect of a drop in contract rent, however, is clearer to calculate. By taking the average of each of the price ranges in Table 5, i.e., $300 to $349 = $325, and multiplying that number by the number of units in Salisbury, we can calculate a rough monthly and yearly gross profit of the Salisbury rental industry. At $73 million a year, a 22% drop in median contract rent would yield an approximately $16 million a year total household increase in non-housing expenditures. As stated earlier, cost-burdened renting households cut back most on their consumer spending. Outside of retirement, which is the 4th largest non-housing expense of renting households, the overwhelming majority of that $16 million a year would be injected into the local economy through expenditures on food, transportation, health care, apparel, etc. The high number of cost-burdened rentals not only affects those individual households, but has a quantifiable negative effect on our local consumption-driven economy.

Table 5: Salisbury Monthly Contract Rents

Price Range	# of Units	Avg. Total
Total Units:	7,646	
W/ Cash Rent:	7,375	
> $100	17	$850
$100 to $149	14	$1,750
$150 to $199	67	$11,725
$200 to $249	89	$20,025
$250 to $299	85	$23,375
$300 to $349	147	$47,775
$350 to $399	161	$60,375
$400 to $449	237	$100,725
$450 to $499	99	$47,025
$500 to $549	308	$161,700
$550 to $599	302	$173,650
$600 to $649	370	$231,250
$650 to $699	666	$449,550
$700 to $749	519	$376,275
$750 to $799	633	$490,575
$800 to $899	1,217	$1,034,450
$900 to $999	932	$885,400
$1,000-$1,249	1,084	$1,219,500
$1,250-$1,499	129	$177,375
$1,500-$1,999	192	$336,000
< $2,000	107	$240,750
Total Monthly		$6,090,100
Total Yearly		$73,081,200

III. What is Causing This? The Economics Behind Renting in Salisbury

2000-2008

While it is difficult to fully explain the dramatic rise in both nominal and real rents in Salisbury from 2000 to 2008, national trends in the rental market over this period can be extrapolated to Salisbury. According to Census 2000 data, both median gross rents and contract rent in Salisbury were actually *below* the national average (Salisbury: $574/US: $602; $463/$519). Gross rents, however, as a percentage of median household income were unnaturally high: Salisbury – 24%; US – 17%.[32] Contract rents as a percentage of median owner-occupied house value do not equate either: Salisbury – 6.8%; US – 5.2%.[33] These costs translated to a higher cost burden among renters in Salisbury over the US aggregate: Salisbury – 45.2%; US – 36.8%.[34] Although both nominal and real rents (see Table 3) were lower in Salisbury than the national average, they were still unnaturally high for the economic health of the community.[35]

From 2000 until the 2008 crash, rents in all parts of the country, metro and non-metro alike, rose dramatically. In Salisbury, rents grew at such an exponential pace, rising nominally 61%, that they overtook the national average. Local inflationary effects can help to explain part of the rise: median household income rose 39% and the median values of owner-occupied homes rose 100%.[36] Interestingly, by 2008 the median household income of renters had come to be approximately equal between Salisbury and the national average.[37]

Although no definitive conclusion can be made, there are some possible explanations. Select monthly ownership costs, which as mentioned previously are only available for owner-occupied units, did rise seemingly dramatically from 2000-2008: $835 to $1,252, but when both numbers are put in 2008 dollars, the rise is less dramatic: $1,044 to $1,252. Although this 20% rise in real homeownership costs closely mirrors the 29% rise in real gross rents, this is not an

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[32] Salisbury - ($574*12)/$28,800 MHI; US - ($602*12)/$41,851 MHI
[33] Salisbury - ($463*12)/$81,700; US - ($519*12)/$119,600
[34] All data either "DP04: Select Housing Characteristics," "HCT048: Median Contract Rent," and "HCT036: Median Household Income 1999 By Tenure," Census 2000 SF4.
[35] The other traditional indicators of economic health demonstrate the relative weakness of Salisbury. Unemployment was 5.2%, as opposed to the national average of 3.7%; both Family and Individual Poverty rates were nearly double the national average: Salisbury 16.5%/23.8%, US 9.2%/12.4%. See "DP03: Profile of Select Economic Characteristics" Census 2000 SF4.
[36] See Appendix B. By comparison nationally these percentages were 36%, 24%, and 61%, see United States, "DP04: Select Housing Characteristics," ACS 3-Year Estimates 2005-2008 and 2000 SF4.
[37] In 2000 the incomes were US $27,362/SBY $22,415 and in 2008 US $31,697/ SBY $31,108.

appropriate comparison. While both monthly ownership costs and gross rents comprise utility and fuel payments, the large remainder of homeownership costs, property taxes and mortgage payments, are tied to the value of the property. Among rental properties, and this is especially true in Salisbury, the median value is dramatically lower. We cannot come to a definitive conclusion on why real contract rents rose by 8% over this period, but we can try to account for a portion of it at least.[38] As energy costs are largely stable across incomes,[39] we can assume that these costs rose by a fairly similar amount between renter-occupied and owner-occupied housing. When putting everything in 2008 dollars, real gross rent less real contract rent rose over this period by $104.[40] This change would represent the real increase in the cost of utilities and fuels in renter-occupied homes. Thus, we can assume with a measure of confidence, that half of the $208 real rise in ownership costs was a $104 real rise in utility and fuel costs. The remaining $104 real rise can be partially account for by a 25% increase in property taxes (.652 in 2001 to .819 in 2008), with any other real rises in ownership costs covering the remaining difference.[41] We can reasonably come to the conclusion that a majority of the 8% rise in contract rents can be accounted for by a 10% rise in non-utility and non-fuel ownership costs.[42]

2008-Present

While the rise in both gross and contract rents from the period 2000-2008 can be mostly explained, the continued rise in rents in Salisbury is more difficult to explain. Adjusting for inflation, real gross rents stood stable from 2008-2013.[43] A rise in utility and fuel prices represented a lot of the real growth in gross rents from 2000-2008, but from 2008-2013 the opposite was true. Gross rent less contract rent fell 25% over this period.[44] The rise in contract

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[38] Nominal contract rents were $463/month in 2000 and $629/month in 2008; in real terms (2008 dollars) these are $579 and $629.
[39] *America's Rental Housing*: 31.
[40] All in 2008 dollars: 2000 #s $718GR - $579CR = $139; 2008 #s $924GR – $681CR = $243. $243 - $139 = $104, i.e. the real change in fuel and utilities costs from 2000 to 2008.
[41] Interest rates, however, did not rise during this period; instead they fell from an annual average of 8.05% to 6.03%. See "30-Year Fixed-Rate Mortgages Since 1971," *Freddie Mac*, http://www.freddiemac.com/pmms/pmms30.htm.
[42] Since Census data does not offer information on the value of renter-occupied units or ownership costs of renter-occupied units, we simply cannot draw a definitive conclusion. But the $104 real rise in non-utility, non-fuel ownership costs is very close to the $102 real increase in contract rent.
[43] See Table 3.
[44] All in 2013 dollars: 2008 GR $1,000 – CR $737 = $263; 2013 GR $994 – CR $798 = $196; $263-$196=$67; 67/263=.254

rents, however, cannot be explained by ownership costs: real contract rent rose 8% and real ownership costs fell 2%.[45] Furthermore, when adjusted for inflation, the median value of an owner-occupied home fell by nearly $35,000. Nevertheless, real and nominal contract rents rose. So what could have caused this? The explosion of the subprime mortgage market and the eventual economic implosion that it caused has been explained numerous times. Brent Ambrose and Moussa Diop, however, are among the few researchers that have begun to examine the impacts of this crisis on the rental market. Specifically, they focused on what effect the increase in subprime mortgages had on rental risk. While a mortgage interest rate is, in part, a demonstration of the risk of default, no such comparable mechanism exists in renting. In order to cover for the risk of default, landlords must ensure that the aggregate rent of all their units covers the risk of default of any one unit. What, however, happens when the risk of default increases across the board?

Ambrose and Diop discovered that this is exactly what happened nation-wide from the period 2000 up until the crash. As can be seen in the adjacent figure, they created an economic model to demonstrate the distribution of risk in the rental market. The curve r(Φ) can best be described as the distribution of credit risk among the national population, where credit risk increases as the curve moves right. Before the expansion of the subprime mortgage market, most homeowners fell into the area X, with the conventional mortgage standard represented by line Φ^C. Thus, the conventional rental market consisted of areas N, Z, and M. Areas N and Z represents the more stable, i.e., less risky, portion of the rental market.[46] With the expansion of subprime lending (represented by Φ^S), the areas N and Z now had the opportunity to apply for a subprime mortgage. As area Z transitioned to homeownership, M, the riskier renters, became a much greater portion of the market. Moreover, area N, which represents those renters who did not apply for a subprime loan, but could have, does not balance out the loss of Z. Thus, the increase in

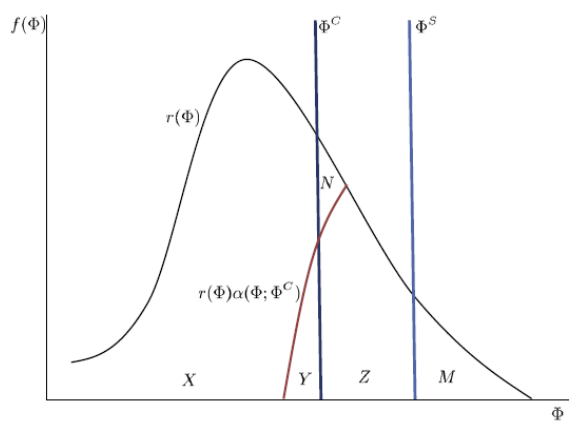

Fig. 6. The distribution of conventional, subprime, and rental households. *Note:* $r(\Phi)$ = marginal probability density function of the household credit risk; $\alpha(\Phi;\Phi^C)$ = share of households with credit risk Φ that apply for subprime mortgages given conventional underwriting standards (Φ^C). Φ^S = the subprime underwriting standards; N = conventional rejections (low-risk renters); M = subprime rejections (high-risk renters); X = conventional mortgage originations; $Y+Z$ = subprime mortgage originations; $N+M$ = the rental market.

[45] See Appendix B.
[46] I will be ignoring line $r(\Phi)\alpha(\Phi;\Phi^C)$ as it is not very relevant to our discussion.

the proportion of riskier renters led to higher default rates and thus higher rents. By comparing an area's rental default rate with subprime activity, the authors were able to come to a fairly definitive conclusion: "a 1% increase in an area's subprime activity corresponds to a 1.9% increase in the area's lease default index."[47] Through their examination of renter default, vacancy rates, and rents in 75 MSAs, they also concluded that an increase in default rates leads to an increase in average rents.[48]

When attempting to apply this model to Salisbury, however, there is one massive difference between their model and Salisbury: the distribution of the $r(\Phi)$ curve. While I do not have access to Salisbury City specific credit data, the low ownership rate in Salisbury would imply a low credit score. Additionally, the low median household income would also suppose a higher risk of default. Thus, $r(\Phi)$ should have a distribution whereby the height of the curve would be, at the very least, to the right of Φ^C, if not to the right of Φ^S. Tenure rates in Salisbury supports this distribution of $r(\Phi)$: the highest rate of homeownership that Salisbury had was 42% in, strangely, 2009. Furthermore, between 2000 and 2008, the number of owner-occupied units rose by only 395 units, raising the housing tenure from 37.8% owner-occupied in 2000 to 38.3% in 2008.[49] Thus, theoretically default rates should have remained more or less stable as area Z did not grow exponentially between 2000 and 2008. Then why did rents rise so exponentially?

If we adjust their model for Salisbury, it should look more like Figure 2. The low homeownership rate, which is conventionally a result of low wages and low credit, would dramatically increase the size of area M. Since the period 2000-2008 saw limited growth in homeownership, lines Φ^C and Φ^S were placed closer together, thereby shrinking area Z. Additionally, since the curve $r(\Phi)$ was skewed to the right, and assuming that curve $r(\Phi)\alpha(\Phi;\Phi^C)$ kept the same position, area N would be all but eliminated. Under this model, since M is such a

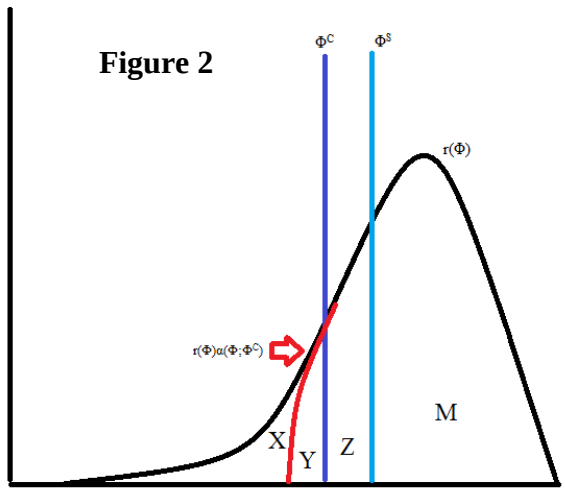

Figure 2

[47] Ambrose and Diop, "Spillover Effects,": 117-8.
[48] Ibid.: 130.
[49] It is not entirely clearly of the 395 units how many were new households and/or newly-built units, or converted units. Over this period, Salisbury added 915 new occupied units.

large area, any change in the default rate would cause a more dramatic increase in median rent. Moreover, since area Z was such a small population in Salisbury, those subprime homeowners who began to foreclose and reenter the rental market did not constitute a substantial portion of the rental market. What then would occur if real median household income fell by 19% and real median renter income fell by 14%? As real gross rents remained stable, and real incomes fell, an already struggling population of renters would begin to default on their payments. Unfortunately, I do not have access to default rates, but the 13% increase in cost-burdened rental households over this period would lead to such a conclusion.

If an increasing rate of default is causing an upward pressure on rents, and incomes stay stable or continue to fall, how then will this cycle every stop? As rents continue to rise, defaults will increase and rents will thus continue to increase as well. Furthermore, if the City of Salisbury undertook an expansive program to increase homeownership, thereby removing the more stable renters from the market, Ambrose and Diop's original model would lead to the conclusion that rents would continue to rise! How then can we hope to reverse this trend and decrease rents and increase the affordability of housing?

How Much is this a result of College Rentals?

There is one outstanding factor that could be skewing the census data: college rentals. Since college rentals are typically charged on a per person basis, the total rental cost of the unit can be quite high. Thus, if each college student in a 4-bedroom unit is paying $500 a month, the total cost of the unit would be $2,000. If enough of these units were included in the census data, it could artificially raise the median gross and contract rent in the city. Regardless of whether or not these college rentals "price out" families from single-family homes, these units need to be accounted for in order to come to an accurate picture of what the non-college student rental market is like. Although one would typically not consider college students "residents" of the City, under the definitions used by the census bureau anybody who lives in a housing unit for two months or more is considered a "resident."[50] Thus, college students are considered "residents."

[50] US Census Bureau, "Chapter 6: Survey Rules, Concepts, and Definitions," *American Community Survey Design and Methodology* Version 2.0 (January 2014): 2; http://www2.census.gov/programs-surveys/acs/methodology/design_and_methodology/acs_design_methodology_ch06_2014.pdf.

So how many college students are residents in the City of Salisbury? During the 2013-2014 school year, 3,153 Salisbury University students lived on-campus and 5,634 students lived off-campus. Unfortunately of the 5,634 off-campus students in 2013, we do not know what percentage of that number lives outside of Salisbury City limits and what percentage are "commuter students," i.e. living at home or with relatives; additionally, a portion of these students attend Salisbury University through the Universities at Shady Gove.[51] We can, however, get a general number of SU students based on age group. Of Salisbury's total population of 31,215 people, individuals between the age of 18 and 21, the typical age of college students, comes to 5,088 people.[52] To account for individuals 18-21 who grew up in Salisbury and remained, we can get a rough estimate from Wicomico County Board of Education enrolment data. Using enrollment numbers from 2009,[53] 4,263 students attended WCBOE high schools.[54] Of those students, 30%, which reflects the distribution of Wicomico County's population, would live in the City of Salisbury. Thus with some margin of error,[55] approximately 1,278 18-21 year olds in 2013 would be native Salisbury residents.[56] The remaining 3,810 18-21 year olds can be considered non-native Salisbury University students.

Of that number, representing 10% of Salisbury's population, how great of an impact do they have on the rental market? First, we need to eliminate those students living at University Park, who are not only considered "on-campus residents," but also considered part of the "group quarters" population and thus do not have any impact on either contract or gross rent.[57] Eliminating those 890 students, the remaining number of Salisbury University students directly impacting the rental market would be 2,920.[58] In order to account for the impact that these

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[51] A total of approximately 4,000 students attend the University at Shady Grove; Salisbury University is one of nine university represented at this site. See http://www.shadygrove.umd.edu/about/fact_sheet.
[52] "B01001: Sex by Age," Salisbury City: 2011-2013 ACS 3-Year.
[53] The year in which the 2013 cohort of 18-21 year olds would have been in WCBOE high schools.
[54] "Wicomico County: Enrollment for Grades 9-12," *2014 Maryland Report Card*, http://www.mdreportcard.org/Enrollment.aspx?PV=34:H:22:AAAA:1:N:0:13:1:2:1:1:1:1:3.
[55] As this does not account for those students who lived within corporate limits and then left Salisbury to go to universities elsewhere.
[56] This number is almost exactly the same as the number of 15-17 year olds (1048) and one-fifth of 10-14 year olds (1567/5=313), 1361 in 2009. See "B01001: Sex by Age," Salisbury City: 2007-2009 ACS 3-Year.
[57] EXPLAIN THIS "P42: Group Quarters Population by Group Quarters Type" 2010 SF 1
[58] The discrepancy between this number (2,920) and the total number of off-campus students (5,634) can be explained in numerous ways. First as mentioned previously, the total off-campus number does not account for commuters, who could be a part of the 1,278 native 18-21 year-olds. Additionally, non-traditional students, who would not fall in the 18-21 year-old range, would compose a portion of the 5,634. Moreover, some of the 5,634 could constitute 22 and 23 year olds, who either have early birthdays or stayed a fifth year. For this last category, however, I think that some of that number can be balanced out by the 18 year olds who are still in high school.

students have on rental prices, we must then translate this number into households. Since most college students live with non-relatives, college student rentals would constitute "non-family households not living alone." Out of the total 1,201 renting households which fall into this category, 941 have householders between the ages of 15-34.[59] To confirm that these 941 households are all or nearly all of Salisbury's college rentals, we need to translate this number back to a population number. Of the 3,069 "nonrelatives,"[60] 1,631 are "housemates or roommates."[61] We can come to the following conclusion:

2,950	Non-native 18-21 Year-Olds not in Uni. Park
-941	Non-family Householders Age 15-34
-1,631	Housemates or Roommates
378	Salisbury University Students remaining

Eliminating 13% of the 3,069 nonrelatives to account for owner-occupied units,[62] 1044 non-roommates[63] live in non-family rentals. [64] The remaining 378 SU students could easily fall into the remaining categories of nonrelatives. With the average non-family household size of 3.23, all other nonrelatives could reasonably live in the remaining 35+ householder non-family rentals.[65]

Assuming the inherent margin of error with Census estimates, the above calculations support the conclusion that in the 2011-2013 ACS 3-Year estimates for Salisbury City, 941 rental units are occupied solely by

Table 6: Monthly Contract Rents w/ & w/o SU Rentals

Price Range	# of Units	# of Units
Total Units:	7,375	6,434
> $100	17	17
$100 to $149	14	14
$150 to $199	67	67
$200 to $249	89	89
$250 to $299	85	85
$300 to $349	147	147
$350 to $399	161	161
$400 to $449	237	237
$450 to $499	99	99
$500 to $549	308	308
$550 to $599	302	302
$600 to $649	370	370
$650 to $699	666	666
$700 to $749	519	519
$750 to $799	633	633
Total Units to $799	**3,714**	
$800 to $899	1,217	1,217
$900 to $999	932	932
$1,000-$1,249	1,084	571
$1,250-$1,499	129	0
$1,500-$1,999	192	0
< $2,000	107	0
Median Unit:	**3,687**	**3,217**
Median Rent:	**$798**	**$761**

Lastly, a sizeable percentage of off-campus students do not live in Salisbury City limits, including in Fruitland, the "donut" to the east of the Princeton homes neighborhood, Hall and Francis Drives, the "flower" streets to the south of University Park, and to the west of Salisbury University's main campus.

[59] "B25011: Tenure by Household Type (Including Living Alone) and Age of Household," Salisbury City: 2011-2013 ACS 3-Year.

[60] Who are also not heads of household, i.e., "householders."

[61] B09019: Household Type (Including Living Alone) by Relationship," Salisbury City: 2011-2013 ACS 3-Year.

[62] 1378 total non-family households: 1201 renter-occupied and 177 owner occupied. 177/1378=.12845; 3069*.12845=394. 177+394 = 571; 571/177 = 3.23 average owner-occupied non-family household size.

[63] Again, who are also not householders.

[64] The other categories are "unmarried partner," "foster children," "roomer and boarder," and "other nonrelatives."

[65] 260 35&Up householders + 666 remaining nonrelatives = 926; 926/260 = 3.56 average household size. Renter households are on average larger than owner-occupied households, see "DP04: Select Housing Characteristics."

Salisbury University students. What effect then do these 941 rental units have on median contract rents? If we eliminate these 941 units from the upper price tiers of the rental housing stock (see Table 6), median contract rent only drops 4.6% to $761, which is still above the national median. Therefore, the argument that Salisbury University students are skewing the median contract rent significantly higher simply is not true. As stated in the beginning of this report, Salisbury's local economy and housing market are weaker than the rest of the nation and thus should cause our rents to be lower than the national median. Moreover, a median monthly contract rent of $761 is well above the affordability level of $623 for median rental households. The lack of affordability in Salisbury's rental market is not solely a result of Salisbury University students living in non-university housing. This misperception has fuelled the perception that Salisbury does not have a "real" affordability problem and that if only SU students were pushed out of single-family neighborhoods all of these problems would be solved.[66] The data consistently does not support these perspectives.

The stability of gross rents from 2008-2013 and rise in contract rents over this period cannot be attributed directly to Salisbury University students either. From 2010 to 2013 total enrollment at SU rose by only 244 students, but in August 2011, Seagull Square opened on Salisbury University's campus increasing their on-campus capacity by 600 students. Thus, from 2010-2013 a net 356 students *left* the off-campus rental market. Furthermore, the opening of University Orchard occurred during the summer of 2014 and would not have had an impact on 2013 median contract rents. As students leave the off-campus rental market, demand for rents drops, vacancy increases, and rents *should* fall. This, of course, was not what happened, further demonstrating that student rentals do not have an outsized effect on Salisbury's rental market.

Concluding Remarks

Rents have steadily risen in both nominal and real terms from 2000 to 2013 for varying reasons. The dramatic rise in utility and fuel costs from 2000 until the crash, coupled with a rise in ownership costs, caused an exponential increase in median gross rent in Salisbury. The increase in wages over this period, however, largely mitigated the burden of the rise in housing costs. After the crash, however, the real rise in contract rent occurred at the same time that incomes dropped

[66] Moreover, eliminating college rentals from the housing stock does not increase ownership to even 50%; homeownership rises to only 39.5%.

dramatically and unemployment rose. These post-crash trends have increased rental default rates, which puts upward pressure on rents across the board; this, in turn, causes higher default rates. Furthermore, even when eliminating Salisbury University student rentals from the market, rents are unnaturally high. This supports the conclusion that high default rates are putting upward pressures on rents, which has not abated. Other than high default rates, an alternative explanation for these trends is an attempt by landlords to cover their loss of profits in the college student rental market by increasing rents in their non-student rentals. If this were a factor in the rise of contract rents, it could also cause higher default rates and feed into the above stated economic model. Regardless of the direct cause of this rise, it is undoubtedly occurring and rents in Salisbury are become increasingly burdensome for its citizens.

IV. The Future Outlook

National Rental Market Trends

Without a crystal ball, we simply cannot know what direction the rental market in Salisbury will go in. We can draw conclusions based on local trends, however, as was done in the previous section. But we also need to examine national trends in the rental market as they invariable have an impact on our local market. Unfortunately, the outlook in the national rental market does not inspire hope. Not only has the share of households, which rent, increased, but so has the number of cost burdened renters:

> The share of renters paying more than 30 percent of income for housing…rose 12 percentage points over the decade, reaching 50 percent in 2010. Much of the increase was among renters facing severe burdens (paying more than half of income for rent), boosting their share nearly 8 percentage points to 27 percent.[67]

Salisbury has been even more severely hit by these negative economic trends: 26% of 2010 renters faced severe burdens, a number that has risen to 36% by 2013.[68] Denise DiPasquale equates part of the affordability problem to a 5% fall in real renter household income and 9% increase in real rents between 2000 and 2005.[69] The market crash further reduced affordability: two-thirds of the 2000-2010 increase in cost-burdened households occurred post-2008.[70] Cost burdened rental households has continued to rise according to the most recent report of the Joint Center for Housing Studies.[71]

An even more distraught community of renters, dubbed "worst case" renters, grew exponentially. These renters are "'very low-income renters,'…not receiving housing assistance, and who 'paid more than half of their income for rent or lived in severely inadequate conditions' or both. Some 8.48 million households fell into this category by 2011, up 1.38 million from 2009."[72] Fortunately by 2013 these households had fallen to 7.72 million, but this number is still

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[67] *America's Rental Housing*: 6.
[68] "B25070: Gross Rent as a Percentage of Household Income in the Past 12 Months," Salisbury City, 3-Year ACS 2008-2010 & 2011-2013.
[69] DiPasquale, "Rental Housing,": 58.
[70] *America's Rental Housing*: 28.
[71] "Chapter 6: Housing Challenges," *The State of the Nation's Housing 2015* (Cambridge, MA: Harvard U., 2015): 30.
[72] "Preserving Affordable Rental Housing": 3.

9% higher than 2011 and 49% higher than in 2003.[73] Even as the economy recovers, we are from out of the woods, as HUD has warned:

> Formation of new households and changes of tenure from homeownership to renting continue to put upward pressure on worst case needs. Increases in tenant incomes and in the proportion of assisted households among the resulting population of very low-income renters, however, more than offset the factors that increased worse case needs. The decreasing prevalence among these households results from the moderate narrowing of the gap between demand for affordable rental housing and the supply of affordable units.[74]

The majority of the decrease (70%) in "worst case" renters was a result in demographic changes in the population, with only 30% a result of "the market response that reduced prevalence of such problems."[75] As renters' incomes rose from a point of "extremely low-income" to "very low-income" and "very low-income" to "low-income," the availability of units in the lower-income category may have increased, but that caused an increase demand in the upper income category, i.e., the total number of units available for low-income renters remained largely stable, just the categories in which low-income renters fall into changed.[76] Unfortunately the American Housing Survey is not as detailed as the American Communities Survey, so we cannot determine precisely how these trends were reflected in Salisbury. In looking at the distribution of contract rents between 2011 and 2013, however, there was a significant upward shift in the distribution of rental units: 755 units were rented for under $400 in 2011, which dropped to 580 by 2013.[77] Median renter household income, however, only grew 2.7%, which contributed to the increase in number of cost-burdened households.[78]

Larger demographic changes also foretell an increase in the number of households renting. As our population ages, an increasing number of current homeowners will transition to affordable senior housing.[79] The number of seniors entering the affordable housing market is projected to outstrip the growth in affordable units able to house them. Moreover, immigration to the United States is expected to remain steady throughout the next decade, with the majority of

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[73] Barry L. Steffen et al., *Worst Case Housing Needs: 2015 Report to Congress* (Department of Housing and Urban Development, April 2015): vii.
[74] Ibid.: 21
[75] Ibid.: 22.
[76] For instance, between 2011 and 2013 there was a 3.2% increase in affordable and available rental units for extremely low-income households, but a 2.9% and 4.3% decrease in the number for very low-income and low-income households respectively. See ibid.: 23.
[77]" B25056: Contract Rent," 3-Yr ACS.
[78] "B25119: Median Household Income the Past 12 Months by Tenure," 3-Yr ACS.
[79] "Preserving Affordable Rental Housing": 3; "Chapter 5: Rental Housing," *The State of the Nation's Housing 2015* (Cambridge, MA: Harvard U., 2015): 25.

such households entering the rental market. In total, the Joint Center for Housing Studies estimates that the number of renter households will increase between 4 and 4.7 million households from 2013-23.[80] These demographic changes are certainly at work in Wicomico County and by extension in Salisbury. While Wicomico County's total population grew by 2,806 people from April 2010 to July 2014, the breakdown of that net growth is very telling. A large portion of that population increase was a result of international migration to Wicomico County. The net increase of that international migration was actually hampered by a domestic *outmigration.* International migration was actually larger than the natural increase in Wicomico County. The prevalence for recent migrants to rent would foretell that Wicomico County and Salisbury will continue to see an increase in demand for rental housing, and with that affordable housing.

Table 7: WI Co. Pop. Change from 4/1/10 to 7/1/14	
Total Pop. Change	2,806
Natural Increase	1,386
--Births	5,216
--Deaths	3,830
Net Migration Total	1,384
--International	1,861
--Domestic	-477

The overwhelming growth in the number of very low-income and low-income renters has strained already under-resourced federal housing assistance programs. Between 2003 and 2013 "the number of very low-income renters qualifying for subsidies increased by 18%…to 18.5 million. At last measure in 2013, however, just over a quarter (26 percent) of eligible very low-income households received rental assistance."[81] Fortunately this is a slight increase over the 2009 percentage of 23%,[82] but quite obviously far below the extraordinary need for assistance. Wicomico County has also suffered from a dramatic deficit in our housing assistance programs. The Wicomico Housing Authority only has 660 public housing and housing choice voucher units for the entire county. This falls well below 1720 renting households whose annual income is less than $15,000 in Salisbury alone. If we go by HUD's income limits for the Salisbury MSA, which puts very low-income limit at $30,350 for a 2 person household, approximately 4,000 Salisbury households are eligible for assistance.[83]

The marginal recovery in the nation's economy has not translated to wage growth which outpaces rents and housing costs. Moreover, while certain sections of the renting households have

[80] *America's Rental Housing*: 14.
[81] "Chapter 6," *The State of the Nation's Housing 2015*: 33.
[82] "Rental Housing: Current Market Conditions": 67.
[83] For income limits see FY 2015 Income Limits Documentation System, http://www.huduser.org/portal/datasets/il/il2015/2015summary.odn. And for number of households, see "B25118: Tenure by Household Income in the Past 12 Months," Salisbury City, 3-Year ACS 2011-2013.

seen improvements, such as those with "worst case" needs, these improvements have not come anywhere close to bring us back to pre-crash levels; and few of these improvements have translated to an improvement for all income levels of renters. Regardless of income level, the national percentage of cost-burdened households has risen unabated since 2008. The available data does not lead us to the conclusion that the nation will be seeing a dramatic improvement for renting households and Salisbury does not appear to be an exception. The federal government has failed to keep up with the rising levels of cost burden. Future budgetary cuts will only decrease the level of assistance available to this vulnerable population.

The Chicken and the Egg: Will Economic Development Alleviate this Problem?

Of course affordable housing is determined by two variables: housing costs and income. Salisbury's median gross and contract rents would not be burdensome if median household income was higher. The prospect of rapid wage growth is an alluring prospect when discussing local economic development. If then the local community underwent a dramatic economic transformation, by how much would wages and household incomes have to rise and how long would that take? Table 8 charts nominal wage and job growth in Wicomico County since the crash and compares this to the national average wage over this period. Wicomico County was fortunate not to face a nominal drop in the average wage per job immediately following the crash, but at the same time has not seen as dramatic a rise in average wages since then. Moreover, Wicomico County lost nearly 3,000 jobs between 2008 and 2010; the job market even contracted by 39 jobs between 2012 and 2013. If, however, Wicomico County began to see a dramatic economic recovery, what would it take to increase affordability?

Table 8: Wicomico County Job and Wage Levels & Nat'l Averages

Year	2008	2009	2010	2011	2012	2013
# of Jobs	49,288	47,466	46,359	46,363	46,861	46,702
Average Wage per Job	37,112	37,601	38,473	38,915	39,067	39,676
Nominal Wage Growth	-	1.30%	2.30%	0.40%	0.40%	1.50%
Nat'l Avg. Wage per Job	41,335	40,712	41,674	42,980	44,322	44,888
Nat'l Wage Growth	-	-1.50%	2.40%	3.10%	3.10%	1.30%
Nat'l Annual Inflation	-	1.70%	1.00%	1.70%	2.10%	1.80%

First, average wage growth, regardless of the number of jobs, would have outstrip the rate of inflation. Unlike national wage growth, Wicomico County's wage growth failed to outpace inflation, which led to the dramatic drop in median household income in real terms, as reflected in

Table 3. At Salisbury's current median gross rent of $994 per month, median renter household income would have to rise to $39,760 to meet the threshold of affordability. This would require a 38% rise in median renter income from its current level of $28,803.[84] Simply put, this is all but impossible to foresee in the near future. In a theoretical world, assuming that housing tenure and income distribution by tenure remained the same, a 38% rise in median renter income would be paired with a proportional rise in homeowner income and median household income. With both rising by 38%, homeowner median household income would rise to $84,584 and median household income would rise to $50,997. If then, since we are dealing in the theoretical, Salisbury achieved 3% real income growth, but seasonally-adjusted inflation remained at the national ten-year average of approximately 2%, it would take 12 years for Salisbury to achieve rental affordability. As seen in Table 9, nominal median renter household income would have to rise to $51,726 and gross rent to $1,260 to achieve affordability in the rental market. Thus, for median rental household income to see a real rise of 38%, there would have to be at least a nominal rise of 80%. Simply put, this is all but impossible. From 2000 to 2012, only eight counties in the country saw their median household income rise nominally by 37% or higher, with highest change of 77%.[85] Seven of the eight counties were in North Dakota and directly affected by the fracking boom, with the eighth county in Texas, also benefiting from the fracking boom. Furthermore, the largest county had a population of only 22,398, the remaining seven counties had populations less than 10,000, and three of those counties had populations under 1,000. Regardless of the fracking boom, these dramatic rises in median household income are statistical anomalies.

Table 9: Theoretical Income and Rent Growth

Year	Nominal Renter Household Income Growth of 5%	Gross Rent Growth at 2% Inflation	Yearly Rent as % of Income
2013	$ 28,803.00	$ 994.00	41.4124
2014	$ 30,243.15	$ 1,013.88	40.2291
2015	$ 31,755.31	$ 1,034.16	39.0798
2016	$ 33,343.08	$ 1,054.84	37.9633
2017	$ 35,010.23	$ 1,075.94	36.8786
2018	$ 36,760.74	$ 1,097.46	35.8249
2019	$ 38,598.78	$ 1,119.41	34.8014
2020	$ 40,528.72	$ 1,141.80	33.8070
2021	$ 42,555.15	$ 1,164.63	32.8411
2022	$ 44,682.91	$ 1,187.92	31.9028
2023	$ 46,917.06	$ 1,211.68	30.9913
2024	$ 49,262.91	$ 1,235.92	30.1058
2025	$ 51,726.05	$ 1,260.64	29.2457

In looking at some more realistic growth rates, some examples do exist of strong median household income growth over this same period: D.C., 20.5%; St. Mary's County, MD, 15.3%;

[84] "B25119," op. cit.
[85] "Counties in Profile" is currently under reconstruction, but the data was available on http://statsamerica.org/.

New York, NY, 13.6%; Arlington County, VA, 13%; and Suffolk City, VA, 10.3%. Unfortunately these increases in median household income did not translate to lower cost burden in the rental market. Table 10 compares the percentage of rental households cost burdened between 2000 and 2012; only St. Mary's County saw a decrease of 1.6%. The simple fact of the matter is that income and wage growth struggles to outpace inflation. Inflation in and of itself is

Table 10: Median Household and Rental Cost Burden Increases

County	D.C.	St. Mary's, MD	New York, NY	Arlington, VA	Suffolk City, VA
% Income Incr.	20.5%	15.3%	13.6%	13.0%	10.3%
2000 % Cost Burden	35.2%	39.2%	35.3%	26.8%	41.0%
2012 % Cost Burden	49.3%	37.6%	46.4%	39.3%	56.9%
% Change	14.1%	-1.6%	11.1%	12.5%	15.9%

not a negative economic indicator, in fact moderate inflation is a sign of economic growth. When looking to raise income and wages in relation to a specific cost, however, inflation can have a negative effect. Although inflation, of course, is not the sole or even the major cause of an increase in cost-burdened rental households over this period, it was a contributing factor. In the case of Washington, D.C.'s income and wage growth over this period, local inflation decreased the real effect of that growth. From 2001 to 2014, average annual pay in the Washington-Baltimore-Arlington CBSA[86] rose from $44,388 to $63,747. This 43% increase in average wages most certainly contributed to the rise in median household increase in D.C. proper, St. Mary's County, and Arlington County. All of these communities, however, suffered from inflation rates that were higher than the national average. Seasonally unadjusted CPI data for the DC-MA-VA CBSA shows that the annual average inflation rate stood at approximately 2.64%, whereas nationally it only stood at 2.26%. While .38% may not seem like a large difference, that difference compounded over a long period of time create a noticeable gap in real wages. The DC-MA-VA CBSA's 2001 average wage of $44,388 adjusted by the national inflation rate translates to a value of $59,335 in 2014 dollars. Thus, wages appeared to have grown by a real value of $4,412 over this period. When adjusting by the regional inflation rate, however, the 2001 average wage is valued at $62,259,

[86] This CBSA is massive to say the least; it comprises much of Maryland, including three counties on the Eastern Shore, parts of northern Virginia, and a county in each West Virginia and Pennsylvania. The Wikipedia article actually gives a better explanation than the OMB distinction, see https://en.wikipedia.org/wiki/Baltimore%E2%80%93Washington_metropolitan_area. For OMB document, see "OMB Bulletin No. 15-01," *Office of Management and Budget* (July 2015): https://www.whitehouse.gov/sites/default/files/omb/bulletins/2015/15-01.pdf.

decreasing the real increase in wages to $1,488.[87] Although the area saw substantial economic improvement, prices rose accordingly and affordability continued to decrease.

Regardless of our area's economic forecast, relieving our area's high rate of cost burden among renting households is nearly impossible purely through economic development. The massive gap between the current median renter household income and the necessary level to achieve affordability precludes Salisbury from relieving households of cost burden anytime soon. If Salisbury did achieve rapid wage and household income growth, regional inflation would largely mitigate the effect of that economic growth on reducing cost burden. Housing costs would rise with income and potentially outpace wage growth. As housing costs are just one of the numerous items that comprise the consumer price index, the specific cost that we are looking at–housing–could rise at a higher rate than the average inflation rate. Edward Glaeser, an eminent Harvard professor in the field of housing studies, demonstrated the strong correlation between income per capita and house prices in pre-crash metro areas:

> For every extra dollar of income, prices increase by nearly ten dollars. This relationship means that higher housing costs exactly offset higher incomes if each extra dollar of housing cost is associated with 10 cents of annual expenses in interest payments, local taxes, and maintenance …[88]

If we return to the theoretically 5% annual growth projection to achieve affordability, median renter household income rose nominally by 80%. If housing tenure remained the same throughout this period, per capita income would rise by a similar percentage. Salisbury's current per capita income would rise from $21,382 to $38,488, a $17,106 increase.[89] If we apply Glaeser's findings to this increase, the average value of an owner-occupied home would rise by $171,060 to $314,360, an absurdly high value for our area. Even if we go with the more realistic growth of 20.5%, as in Washington, D.C., per capita income would rise to $25,765 and average home value to $187,130. Section III of this report demonstrated that between 2000 and 2008 the rise in home values in Salisbury and the accompanied rise in ownership costs translated to a rise in rents. Thus, regardless of the regional inflation rate or even the speed of income growth in Salisbury, any rise in incomes will lead to not only general inflationary effects, but will specific lead to a rise in home values and by extension rents.

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[87] See Appendix B.
[88] Edward Glaser and Joshua Gottlieb, "The Economics of Place-Making Policies," *Brookings Papers on Economic Activity* 2008 (Spring, 2008):163.
[89] "B19301: Per Capita Income in the Past 12 Months," 3-Yr ACS.

The Overall Outlook

No matter what direction you think that our area is heading, either economically or demographically, there is a very narrow possibility for our area's renters to see a reduction in their cost burden. If incomes and wages continue to drop or just stagnate, the cycle of default and upward pressure on rents will continue. Furthermore, as SU students continue to transition from single-family homes to student-only multifamily units, those landlords who exclusively operate single-family and low-unit multifamily units will have to raise rents on their non-student properties to cover their losses. If, on the other hand, our area undergoes a dramatic economic upturn, an increased inflation rate is likely to largely mitigate the effect of an increase in income. More, as demonstrated, the gap between current income and wages and what is needed to achieve affordability in the rental market is tremendous and next to impossible to close. A steady rate of international migration and the aging of the baby boom population will increase the demand for both renting and affordable housing. These demographic changes will only compound the economic woes of our area. We need to look at taking a dramatic step to change these trends as the "wait and see" approach is unlike to yield a positive outlook.

V. What Solutions Exist?

Quite clearly, a need exists for more affordably-priced rental units in Salisbury. Closing the gap between what Salisbury renters earn and pay can be extremely difficult, as demonstrated in the previous section. Moreover, the lack of affordable housing has a quantifiably negative impact on our local economy and our rental families. So what steps can our local community take? Communities across the country have taken various measures to try and address the lack of affordable housing. These include inclusionary zoning measures, homeownership programs, rental subsidies, and rent stabilization measures. This section will make a cursory review of some of these measures and help to demonstrate why a rent stabilization program is most appropriate for our community.

Increase Homeownership

The most obvious method to decrease cost burdened in the rental market is to remove households from the rental market all together. As stated in section II, there are numerous economic and social benefits to homeownership. Incentivizing homeownership has been a key component of our nation's housing policy. Various first-time homebuyer tax credits, down payment and closing cost assistance programs, and home mortgage interest tax deductions. Even with all of these incentives and the explosion of sub-prime mortgage lending, however, Salisbury's homeownership rate peaked in 2009 at 42%. Moreover, this period also saw some of the highest levels of median household income, and low unemployment, but the community still was unable to achieve 50% homeownership, more or less anything higher. This then begs the question, how then can homeownership be increased when median household incomes are desperately low, poverty rates are up, unemployment is up, and lending has become more restrictive?

There is, however, a way to achieve this, but it also leads to our community's second barrier to increasing homeownership. Reviewing land records for our County unveils that mortgages and single-family rental properties have inflated values as a result of their rental income. For the sake of acting as collateral for loans, and for selling properties between landlords, the value of the property is frequently calculated based upon the value of the property itself and the value of the income that is received from the property. While assessment data and sales that don't occur between landlords exclusively demonstrate that the value of these properties may be quite low,

they are sold to fellow landlords and backed by mortgages that greatly inflate the value of these properties. This creates an added barrier for those attempting to achieve homeownership. If properties were sold to renters at their actual value, homeownership could actually become affordable. For houses valued at $30,000, $40,000, or $50,000 a twenty-percent down payment is affordable for households earning the median household income, provided that they the financial education to properly save.

The high cost of rent, however, prevents many households from having the ability to save. With such high levels of cost burden in our community, saving money is all but impossible for many households. This is particularly true for those 2,700 households that are paying at least half their income for rental costs. As seen in section II, even when controlled for home equity, renting households wealth is dramatically lower than homeowners. That wealth disparity is even more acute in Salisbury, where median gross rent is higher and median renter household income is lower, thus even less income is converted into wealth. For those households which face eviction, the inability to save is even greater. The security deposit that is forfeited upon eviction may represent the only savings that a household is able to achieve. Upon eviction that meager savings vanishes. Furthermore, looking at eviction cases on Maryland Case Search reveals that for those evicted tenants who are fortunate enough to be employed face wage garnishment as result of their eviction case, further reducing their ability to save.

Even with Salisbury Neighborhood Housing Services giving out fifty to sixty down payment and closing cost assistance packages each year, this has had no dent on Salisbury's homeownership rates. Maryland Department of Housing and Community Development data reveals that foreclosure rates in Wicomico County have remained high, with foreclosures equaling or overtaking home sales during the first and into the second quarter of 2015.[90] If the City of Salisbury were begin assisting first-time homebuyers with down payment and closing cost assistance, high foreclosure rates demonstrate that households are frequently unable to remain in these homes even when they receive the necessary funds to buy the home. This does not take into account the sheer cost of an aggressive closing cost assistance program. To have a noticeable impact on the housing tenure, the City would have to distribute hundreds of these assistance packages each year. The City simply does not have the money or the staffing to do so.

[90] See Maryland Housing Beat available at http://blog.mdhousing.org/category/maryland-housing-beat/.

Increasing the Affordable Housing Stock through Inclusionary Zoning

One other method frequently employed by local governments to increase the stock of affordable housing is through "inclusionary zoning." Inclusionary Zoning or IZ ordinances are zoning provision that mandate a certain number of newly constructed housing units must be available to low and moderate-income households, either for rent or for homeownership.[91] Many local and state governments even incentivize these provisions by allowing for density bonus if a certain percentage of units are made into affordably-priced units. In conjunction with Low-Income Housing Tax Credits (LIHTC), IZ ordinances, particularly those that allow for incentives, have been among the most successful methods of increasing affordable housing across the country. By shifting the burden of construction of affordable housing onto the private sector, governments have successful avoided the mistakes of 1960s and 1970s of concentrating low-income housing in low-income neighborhoods. Furthermore, this enables local governments, with tight budgets, to provide affordable housing without directly paying for the cost.

These ordinances, however, have met with the most success in high-density areas of the country, where land values are already very high and there is a robust construction sector. The US Department of Housing and Urban Development's report on IZ highlighted two counties that fall precisely into these categories: Montgomery County, Maryland and Fairfax County, Virginia. The high property prices and dense development in these counties make IZ ordinances particularly effective. In an area such as Salisbury, however, this is not the case. While the construction sector has begun to rebound in other parts of the country, Salisbury's has had a slow recovery.

In looking at major residential construction projects in the last few years, and those proposed for the immediate years to come, they have fallen largely into two categories: student housing and low-income housing funded through LIHTCs. While the increase in student housing is important to pull students out of the traditional residential neighborhoods, thereby decreasing demand for single-family rentals, it does not have a direct or immediate effect on rental affordability. Moreover, the fact that the only major new or proposed residential construction in the City of Salisbury must be financed through the LIHTC program demonstrates the lack of

[91] For a very thorough study of inclusionary zoning ordinances, see The Urban Institute, *Expanding Housing Opportunities through Inclusionary Zoning, Lessons from Two Counties*, prepared for the U.S. Dept. of Housing and Urban Development (Washington, D.C., Dec. 2012); for another form of an IZ program and the usage of in-lieu fees in Berkley, California, see Barton, Stephen E., "The City's Wealth and the City's Limits: Progressive Housing Policy in Berkeley, California, 1976-2011," *Journal of Planning History* 11:2 (2012): 172-174.

profitability in constructing in Salisbury. While we are fortunate to have an increased supply of affordable housing units, they simply are not enough units to cover the current need in Salisbury. The Maryland Department of Housing and Community Development, which administers the LIHTCs in Maryland, caps the number of LIHTCs that any one development may receive at 64. So even if we are fortunate enough to have two developers in Salisbury receive LIHTCs, that only increases our affordable housing stock by 128 units a year. As shown in section II, the current deficit in affordable housing for households with incomes at $15,000 a year or less is around 1,500 units. Which means that just for this section of our renting population, it would take over a decade for the number of affordable units, provided that the city receives 128 LIHTCs per year all dedicated to this population.

While IZ ordinances may be an effective tool to increase affordable housing in the future, the current residential construction market simply would not support an IZ ordinance. Fortunately, LIHTC-funded units are still being constructed in Salisbury, they would quite obviously be exempt from the ordinance. Furthermore, with Salisbury University capping their enrollment for the foreseeable future, private student housing construction will soon slow down as the demand for new student housing decreases. Thus, IZ ordinances, even in conjunction with LIHTC construction, simply will not lead to an appropriate increase in affordable housing in the near future.

Rent Stabilization

Acknowledging that many traditional methods of addressing the lack of affordable rental housing in Salisbury, the City must examine other ways of increasing affordability in Salisbury. One controversial method of doing so is rent control or rent stabilization programs. Many rent stabilization or rent control programs are primarily fall into two categories. The first of these, known frequently as rent control measures, as opposed to rent stabilization, cap or froze rents at a certain level. Most of these programs were initially created as temporary measures in the 1940s to address the lack of housing during World War II. While some of these types of measures gained prominence again in the late 1960s and 1970s, they have begun to be phased out. The restrictiveness of these ordinances, by not allowing for increased adjustments to rents, has met the

ire of many economists.[92] These programs are those most frequently criticized because they increase disinvestment since there is no way to increase the rate of return. Since these ordinances have been around the longest, their effects have been most frequently studied and criticized. Even pro-rent stabilization activists and economists have noted the detrimental effects of this style of rent control.[93] One such example of this occurred in Cambridge, Massachusetts: "Because Cambridge's Rent Control Board was unlikely to grant rent increases following property improvements, it was widely perceived that rent control muted owners' incentives to maintain and improve controlled properties."[94] This disinvestment, most widely cited by economists as the negative result of rent control, is the result of restrictive rent control ordinance, such as those employed in Cambridge. These programs, do however, dramatically lower the median contract rent.[95]

The second generation of rent stabilization, is the broad class of "moderate" rent stabilization programs which allows for increases in rents for a variety of different reasons. These programs do not lead to disinvestment or reduce in quality of the housing stock. In a survey of the effect of seventy moderate rent stabilization programs over the course of thirty years in New Jersey, the researchers came to the following conclusion:

> The results indicate that moderate rent control had no significant impact on the quantity (measured by new constructions between 1990 and 2000) and quality (measured by the percentage of rental units' lack of plumbing) of the rental housing market. The nonrestrictive nature of moderate rent control often provides a fair return for the landlord on investment, and the construction of new residential buildings continues because builders are exempt and reluctant to leave a familiar community (Gilderbloom, 1981a, 1981b; Gilderbloom & Appelbaum, 1988)…. While traditional literature tends to agree that restrictive rent controls appear to have a negative impact on the quality and quantity of the

[92] Ambrosius, Joshua D., John I. Gilderbloom, et al., "Forty Years of Rent Control: Reexamining New Jersey's Moderate Local Policies after the Great Recession," *Cities* 49 (2015): 122.
[93] See for instance, Jenkins, Blair, "Rent Control: Do Economists Agree?," *Econ Journal Watch* 6:1 (Jan 2009): 75-76.
[94] David H. Autor, Christopher Palmer, and Parag A. Pathak, "Housing Market Spillovers: Evidence from the End of Rent Control in Cambridge, Massachusetts," *Journal of Political Economy* 122:3 (2014): 664.
[95] See Autor, et al., op. cit., 666; and Barton, op. cit., 168.

> rental housing stock, due to its nonrestricted ordinances and fair considerations for both tenants and landlords, moderate rent control appears to have avoided these problems. [96]

Even economists have come to the conclusion that these second-generation moderate rent stabilization programs are completely different from "traditional" rent control programs:

> [S]econd-generation rent controls are so different that they should be judged largely independently of the experience with first-generation controls … [T]he case against second-generation rent controls is so weak that economists should at least soften their opposition to them. A degree of revisionism is certainly in order. (Arnott 1995, 118)[97]

They do however, have less ability to lower rents since these rents can increase from their already inflated levels. The latitude that these measures give to landlords in order to raise rents, frequently mitigates the impact of the ordinance. In 2007, rent-stabilized New Jersey cities had median contract rents that were $36 lower than other cities; and after the recession, the difference was still only $63.[98] Vacancy decontrol measures, which decontrol units upon their vacancy, have a substantial impact on mitigating the effect of rent stabilization programs. Attempting to achieve a balance between these two differing types of rent stabilization is the key to a successful program.

Thus, we turn to one of the most recent stabilization programs: College Park's 2005 program. The uniqueness of College Park's ordinance is that it allows for annual increases in the rent, as per the CPI, and for return on investments. But the ordinance does not start from the inflated rental prices; instead the ordinance ties rents to assessable base thereby ensuring that rents are at levels appropriate for the value of the home, but also allow for profitable increases for investment into the property. This ordinance thus strikes the right balance between the first-generation and second-generation rent stabilization programs.

Conclusion

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[96] Gilderbloom and Ye, op. cit., 214.
[97] Cited in Blair, "Rent Control," op. cit., 76-77.
[98] Gilderbloom and Ye, op. cit., 211; Ambrosius, et al., op. cit., 129.

The City of Salisbury is at a precipitous point in its history. All of the economic factors of Salisbury do not support the unnaturally high rents of our community. Furthermore, with one of the lowest rates of homeownership in the country, Salisbury must immediately address these rent levels. The options laid out in this report are only the beginning of this discussion. No single solution exists, but in tandem we can revitalize our community. The first step, however, is bringing rents in line with our local economy conditions. By lowering rents in Salisbury, while ensuring that landlords receive a fair return on investment, the City can hope to increase its local consumer spending and enable households to save for homeownership. These measures will help support our local economy, which will increase median household income and further reduce cost burden in our community. As our local economy grows, we can expect an increase in our residential construction sector, at which point the City may begin considering IZ ordinances. We must take some action *now*, however. The path that Salisbury's housing market has taken is not sustainable. Unless we are willing to accept the fact that cost burden will increase, rents will continue to rise, and thus homelessness will increase, we must take steps to mitigate this problem.

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Appendix A: Rent Stabilization Q&A

Why is rent stabilization necessary for Salisbury?

Current rents are dramatically higher than the value of property in Salisbury, housing costs, income levels, and average wages. All of these values are lower in Salisbury than the national average, but rents are *higher* in Salisbury than over half of the nation. Although Maryland's median household income ($72,000) and average value of homes ($282,400) are *twice* Salisbury's averages ($37,000/$140,000), Salisbury's median contract rent of $800 is only $240 lower than Maryland's. Furthermore, only 34% of Salisbury households are homeowners, as opposed to the national rate of 64%.

How much of disparity is there?

While median contract rent is $800, and median gross rent, which includes utilities, is nearly $1,000, median household income in Salisbury is only $37,000 and median rental household income is $28,800. Salisbury has an individual poverty rate of 31% and unemployment rate of 8.3%. Sixty percent of rental households are cost burdened, i.e. paying 30% or more of their income for housing costs.

What does the rent stabilization program do?

Rent stabilization ties monthly contract rents to a percentage of assessable value as used for tax purposes. The program lowers the percentage allowed over several years. When first begun, rents are capped at 1% of assessable base per month. The second year, the number drops to .8% and for the third and following years the rates are capped at .6%. For a home with a value of $140,000, this legislation would not have a dramatic impact on rents. Assuming that a home with a market value of $140,000 is assessed for $110,000, then rents would be capped initially to $1,100 per month, and drop down to $660/month. This would effectively stabilize rents at their current levels and lower rents over the following years.

Do we know how much rents would be capped at for rental properties?

Unfortunately, the census bureau does not keep track of the value of renter-occupied homes. In searching rental properties in MD's State Department of Assessment and Taxation property search database, which tracks assessed value, most non-college student rental homes in

Salisbury are assessed at between $20,000 and $70,000, with most college student rentals typically assessed at between $50,000 and $90,000. Thus rents in most houses could fall to between $120 and $420 a month, and college student rentals could fall to between $300 and $540 a month.

Where did 1% and .6% of assessable base come from?

Salisbury's proposed rent stabilization program is modeled off of College Park's 2005 rent stabilization program, which was created by then councilman and retired economist, Robert Catlin. In speaking with Mr. Catlin over the phone, the percentages were created to reflect the realities of renting in College Park in 2005. The closest available census data is from 2007, which gave the average value of owner-occupied homes at $347,900 and median contract rent at $1,160. Mr. Catlin explained that most renter-occupied homes were in the range of $200,000 to $250,000 homes. Thus rents were capped at a far higher rate than the median. By the time that rents were capped at .6% of assessable base, rents would fall to between $1,200 and $1,500 a month. For the value of the homes that were being rented, these monthly rents were reasonable. The same concept applies to Salisbury; a house that is assessed at $30,000, and may be valued at $40,000 *should not* be rented for $400, $500 or $600 a month. Families cannot afford to pay that and they do not reflect the value of the homes. At 1%, the value of the home can be paid off in less than eight and a half years; at .8% that rises to ten and a half years; and at .6%, a little less than fourteen years. All of these levels still allow for landlords to pay off the mortgage and make a profit over the course of a thirty year mortgage.

Will there be ways for landlords to appeal or adjust the rents set?

Yes and yes. The legislation creates a rent stabilization board that sets rents on individual properties under the guidelines of the ordinance. If a landlord substantially improves the property before the next assessment cycle, then the landlord can go to the board and ask for an adjustment based on the new value of the home. Moreover, if property taxes are raised, national interest rates hiked substantially, or any other financial burden is placed on landlords, rents will be adjusted accordingly. Between assessment years, rents can also be adjusted for inflation according to the seasonally unadjusted Consumer Price Index – All Cities, as published by the US Bureau of Labor Statistics. Additionally, if a property is substantially undervalued by the assessable base, and the landlord can prove it, the board may make such an adjustment.

Appendix B: Salisbury City ACS Data

Year	Median Household Income[1]	Income (adj., in 2013 $)	Avg. Wage Per Job (adj.)[2]	Housing Tenure (O/R)	Vacancy Rate	Vacancy By Tenure (O/R)	Median Gross Rent	MGR Adj.	Median Contract Rent	MCR Adj.	GRAPI[3] (30%+)	Median Owner House Value	SMOC w/ Mortgage*	SMOCAPI[4] (30%+)
2013 [5]	$36,954	$36,954	$38,015	33.9%/66.1%	15.0%	7.1%/6.7%	$994	$994	$798	$798	59.00%	$143,300	$1,324	34.20%
2012 [5]	$36,674	$37,211	$37,929	36.9%/63.1%	16.0%	6.5%/10.0%	$950	$964	$762	$773	58.70%	$152,000	$1,349	37.20%
2011 [5]	$37,095	$38,417	$38,529	39.7%/60.3%	13.7%	6.7%/7.9%	$956	$990	$761	$788	58.90%	$169,000	$1,438	48.90%
2010 [5]	$37,361	$39,914	$39,450	39.9%/60.1%	12.5%	4.5%/9.1%	$899	$960	$709	$757	59.30%	$172,600	$1,405	55.20%
2009 [5]	$41,222	$44,761	$39,456	42.0%/58.0%	10.8%	4.4%/4.9%	$914	$992	$717	$779	48.70%	$181,200	$1,365	47.80%
2008 [6]	$40,521	$45,527	$38,800	38.3%/61.7%	14.2%	3.5%/7.3%	$924	$1,000	$681	$737	46.60%	$163,400	$1,252	43.00%
2007 [6]	$38,878	$43,681	$39,079	37.5%/62.5%	12.2%	0.4%/5.5%	$836	$939	$629	$707	36.50%	$150,000	$1,211	29.40%
2006-2001[7]	Unavail.	Unavail.	**	Unavail.	Unavail.	Unavail.	Unavail.	N/A	Unavail	N/A	Unavail.	Unavail.	Unavail.	Unavail.
2000 [8]	$29,191 [9]	$40,312	Unavail.	37.8%/62.2%[11]	5.64%[10]	Unavial.	$574	$777	$463.00	$626	45.20%	$81,700	$835	22.20%

** $38,481 ('06); $38,617 ('05); $38,485 ('04); $38,413 ('03); $38,013 ('02); $37,197 ('01)

* Owner Occupied Only

1 Unless otherwise noted, I utilized available ACS (DP03: Selected Economic Characteristics)

2 In 2013 $, for Wicomico County, source Bureau of Labor Statistics

3 Gross Rent as a Percentage of Household Income

4 Select Monthly Owner Costs as a Percentage of Household Income

5 3-YR ACS (DP04: Selected Housing Characteristics '11-'13, '10-'12, '09-'11, '08-'10, '07-'09)

6 3-YR ACS (DP04: Selected Housing Characteristics 2006-2008, 2005-2007)

7 1-YR ACS not available for Salisbury City, see Wicomico County

8 2000 SF4 (DP04: Profile of Selected Housing Characteristics), unless otherwise noted

9 2000 SF4 (DP03: Selected Economic Characteristics)

10 2000 SF1 100% Data (H005: Vacancy): 551/9,772 units

11 2000 SF1 100% Data (H004: Tenure): 3,427/9,061 units; 5,634/9,061 units

Appendix C: Washington-Baltimore-Arlington, DC-MD-VA-WV-PA CSA Wage Growth and Regional Inflation Rate

Year	Average Wage Per Job	Year on Year Nominal % Incr. in Wage	Nat'l Inflation Rate	DC-Balt. CSA Regional Inflation
2001	$44,388			
2002	$45,366	2.203%	1.556%	2.355%
2003	$46,986	3.571%	2.228%	2.832%
2004	$49,412	5.163%	2.663%	2.840%
2005	$51,590	4.408%	3.388%	4.017%
2006	$53,849	4.379%	3.226%	3.620%
2007	$56,284	4.522%	2.848%	3.621%
2008	$58,035	3.111%	3.840%	4.522%
2009	$59,298	2.176%	-0.356%	0.226%
2010	$61,121	3.074%	1.640%	1.719%
2011	$62,378	2.057%	3.157%	3.345%
2012	$63,424	1.677%	2.069%	2.202%
2013	$62,367	-1.667%	1.465%	1.523%
2014	$63,747	2.213%	1.622%	1.539%
Avg.	N/A	2.837%	2.257%	2.643%

Appendix D1: Housing and Economic Data from 250 Principle Cities
Population Between 30k and 150k - Sorted by Gross Rent

Rank	City	% Renter Occupied	Median House Value	Median Gross Rent	Median Contract Rent	Median Utility Costs	Median Income	Population
1	Santa Cruz, California	57.80%	$632,600	$1,511	$1,418	$93	$62,580	62,082
2	Napa, California	47.00%	$391,700	$1,321	$1,215	$106	$62,500	78,352
3	San Luis Obispo, California	63.30%	$522,700	$1,225	$1,137	$88	$45,530	45,867
4	Fairbanks, Alaska	63.30%	$195,400	$1,224	$1,127	$97	$53,299	32,193
5	Vallejo, California	43.10%	$206,300	$1,183	$1,078	$105	$55,459	117,844
6	Egg Harbor Township, NJ	15.70%	$231,600	$1,179	$1,001	$178	$70,906	43,689
7	Boulder, Colorado	51.20%	$487,400	$1,173	$1,109	$64	$57,012	101,871
8	Santa Maria, California	50.30%	$241,000	$1,136	$1,054	$82	$47,112	101,229
9	Hamilton Township, NJ	27.20%	$250,600	$1,083	$965	$118	$69,861	88,727
10	Deltona, Florida	20.70%	$101,100	$1,076	$857	$219	$43,620	85,694
11	New Haven, Connecticut	70.30%	$193,800	$1,074	$899	$175	$36,423	130,794
12	Barsntable, Massachusetts	25.70%	$345,200	$1,066	$897	$169	$54,087	44,737
13	Flagstaff, Arizona	56.10%	$257,300	$1,033	$919	$114	$47,232	67,418
14	Ann Arbor, Michigan	54.80%	$227,800	$1,022	$937	$85	$53,458	116,173
15	Ithaca, New York	74.30%	$207,300	$1,017	$975	$42	$28,208	30,354
16	Vineland, New Jersey	34.50%	$165,500	$1,011	$808	$203	$47,750	60,994
17	Jacksonville, North Carolina	63.00%	$159,500	$1,008	$868	$140	$41,443	68,987
18	Hilton Head, South Carolina	26.40%	$421,000	$1,005	$863	$142	$67,643	38,503
19	**Salisbury, Maryland**	**66.10%**	**$143,300**	**$994**	**$798**	**$196**	**$36,954**	**31,215**
20	Midland, Texas	36.60%	$159,000	$991	$826	$165	$63,819	119,171
21	Manchester, New Hampshire	53.30%	$208,500	$989	$872	$117	$52,462	110,168
22	Burlington, Vermont	59.80%	$262,200	$987	$903	$84	$43,620	42,323
23	Cary, North Carolina	31.80%	$307,600	$986	$861	$125	$88,853	146,161
24	Charleston, South Carolina	46.00%	$242,200	$975	$822	$153	$52,066	123,267
25	Charlottesville, Virginia	58.00%	$288,200	$971	$848	$123	$44,215	43,902
26	Redding, California	47.70%	$209,400	$952	$773	$179	$41,579	90,713
27	Sparks, Nevada	41.90%	$162,900	$945	$818	$127	$51,350	92,145
28	Visalia, California	42.90%	$166,500	$941	$790	$151	$51,099	126,700
29	Olympia, Washington	49.30%	$237,200	$937	$798	$139	$52,393	47,860
30	Santa Fe, New Mexico	40.20%	$274,200	$928	$820	$108	$49,305	69,374

31	**Bend, Oregon**	43.00%	$239,900	$928	$781	$147	$51,041	79,278
32	**Hanford, California**	44.70%	$165,900	$924	$750	$174	$51,014	54,461
33	**Sierra Vista, Arizona**	46.20%	$183,900	$921	$810	$111	$58,040	45,814
34	**State College, Pennsylvania**	80.80%	$269,500	$920	$870	$50	$26,529	41,885
35	**Dover, Delaware**	49.50%	$177,400	$920	$778	$142	$44,135	37,108
36	**Norwich, Connecticut**	47.70%	$183,200	$913	$762	$151	$45,876	40,413
37	**Port Charlotte, Florida**	22.80%	$106,100	$905	$741	$164	$40,425	54,081
38	**Portland, Maine**	56.30%	$230,200	$902	$837	$65	$42,757	66,230
39	**Yuba City, California**	42.70%	$171,100	$899	$793	$106	$47,400	65,052
40	**Blacksburg, Virginia**	71.40%	$276,000	$898	$825	$73	$30,883	43,044
41	**Bellingham, Washington**	54.70%	$272,800	$893	$800	$93	$41,109	82,128
42	**Chico, California**	57.20%	$256,300	$893	$812	$81	$39,582	87,372
43	**Yuma, Arizona**	41.00%	$118,400	$891	$747	$144	$43,465	92,902
44	**College Station, Texas**	65.40%	$177,100	$890	$727	$163	$30,947	97,885
45	**North Port, Florida**	25.00%	$116,200	$889	$782	$107	$47,510	57,554
46	**Palm Bay, Florida**	24.90%	$96,600	$888	$756	$132	$41,540	104,180
47	**Savannah, Georgia**	54.60%	$142,000	$884	$697	$187	$36,144	141,786
48	**Mount Vernon, Washington**	44.70%	$205,800	$880	$773	$107	$46,390	32,317
49	**Hinesville, Georgia**	52.60%	$124,500	$878	$722	$156	$41,883	34,517
50	**Bremerton, Washington**	57.90%	$181,900	$874	$759	$115	$43,240	39,197
51	**Allentown, Pennsylvania**	52.70%	$125,900	$873	$741	$132	$36,022	118,285
52	**Richland, Washington**	32.90%	$203,300	$872	$759	$113	$68,825	51,430
53	**Madera, California**	53.20%	$140,500	$870	$780	$90	$40,975	62,581
54	**Medford, Oregon**	49.30%	$194,200	$870	$750	$120	$41,257	76,666
55	**Odessa, Texas**	38.90%	$105,600	$866	$721	$145	$54,009	107,279
56	**Hartford, Connecticut**	77.00%	$161,900	$861	$722	$139	$28,592	125,188
57	**Lake Havasu City, Arizona**	32.80%	$187,900	$859	$683	$176	$41,533	52,834
58	**Killeen, Texas**	52.00%	$119,200	$859	$673	$186	$45,575	134,483
59	**St. George, Utah**	35.30%	$198,900	$858	$724	$134	$46,493	75,361
60	**Clarksville, Tennessee**	47.20%	$137,500	$857	$683	$174	$46,100	140,628
61	**New Bern, North Carolina**	48.60%	$143,100	$855	$628	$227	$42,691	30,278
62	**Lawrence, Kansas**	53.40%	$177,900	$854	$683	$171	$46,755	89,825
63	**Lakeland, Florida**	45.50%	$105,700	$852	$687	$165	$38,483	98,970
64	**Harrisonburg, Virginia**	65.30%	$197,800	$850	$722	$128	$36,157	50,759

65	**Wilmington, North Carolina**	55.20%	$209,300	$849	$704	$145	$41,724	110,079
66	**Manhattan, Kansas**	60.60%	$181,700	$848	$731	$117	$42,512	55,483
67	**Panama City, Florida**	51.50%	$124,500	$838	$669	$169	$36,818	36,285
68	**Asheville, North Carolina**	49.60%	$197,500	$836	$723	$113	$42,218	86,009
69	**Champaign, Illinois**	52.60%	$144,500	$833	$719	$114	$39,399	82,641
70	**Iowa City, Iowa**	53.20%	$183,400	$831	$739	$92	$40,996	70,304
71	**Grants Pass, Oregon**	50.70%	$170,700	$829	$685	$144	$31,384	34,860
72	**Pensacola, Florida**	41.00%	$144,000	$829	$675	$154	$44,702	52,367
73	**Warner Robins, Georgia**	43.80%	$111,600	$828	$665	$163	$43,683	71,683
74	**Gulfport, Mississippi**	47.40%	$118,700	$828	$654	$174	$36,777	69,960
75	**Corvallis, Oregon**	54.80%	$270,800	$825	$755	$70	$39,483	54,963
76	**Gainesville, Florida**	63.80%	$139,700	$825	$677	$148	$31,584	126,653
77	**Albany, New York**	60.50%	$176,900	$825	$731	$94	$40,416	98,261
78	**Merced, California**	57.30%	$140,100	$821	$715	$106	$36,585	80,459
79	**Carson, Nevada**	44.70%	$174,800	$819	$712	$107	$50,223	54,481
80	**Grand Junction, Colorado**	40.70%	$207,100	$817	$713	$104	$44,409	59,778
81	**Hagerstown, Maryland**	61.60%	$147,300	$815	$689	$126	$38,637	40,563
82	**Casper, Wyoming**	34.50%	$176,100	$814	$714	$100	$56,756	57,913
83	**Columbia, South Carolina**	52.90%	$161,300	$814	$651	$163	$41,263	131,004
84	**Tyler, Texas**	47.00%	$129,300	$810	$675	$135	$43,239	99,404
85	**Columbus, Indiana**	36.60%	$139,000	$796	$639	$157	$54,877	45,928
86	**Myrtle Beach, South Carolina**	47.90%	$167,800	$795	$651	$144	$34,621	28,406
87	**Wenatchee, Washington**	45.50%	$199,900	$794	$758	$36	$47,780	32,564
88	**Watertown, New York**	60.90%	$117,600	$793	$678	$115	$38,736	27,789
89	**Sherman, Texas**	46.30%	$100,200	$791	$632	$159	$41,279	39,095
90	**Auburn, Alabama**	55.20%	$202,500	$791	$651	$140	$39,378	56,849
91	**Kennewick, Washington**	39.20%	$166,600	$789	$682	$107	$51,170	76,115
92	**Bloomington, Indiana**	67.10%	$172,800	$788	$684	$104	$27,393	80,385
93	**Lafayette, Louisiana**	43.30%	$170,400	$787	$653	$134	$45,317	122,997
94	**Fort Myers, Florida**	52.30%	$114,400	$787	$651	$136	$36,250	64,488
95	**Ocala, Florida**	52.10%	$117,800	$786	$600	$186	$33,426	57,104
96	**Columbia, Missouri**	52.40%	$170,800	$785	$625	$160	$42,945	113,216
97	**Rochester, Minnesota**	30.30%	$162,000	$782	$695	$87	$62,105	109,324
98	**Albany, Oregon**	39.60%	$176,000	$776	$658	$118	$47,390	51,449

99	**Lawton, Oklahoma**	51.10%	$105,300	$775	$619	$156	$42,326	97,965
100	**Gainesville, Georgia**	62.90%	$143,700	$775	$640	$135	$37,914	34,913
101	**Longview, Texas**	45.30%	$125,500	$772	$633	$139	$41,365	81,647
102	**Prescott, Arizona**	36.60%	$255,500	$772	$676	$96	$42,181	40,307
103	**Coeur d'Alene, Idaho**	41.40%	$162,800	$771	$662	$109	$40,400	45,682
104	**Lancaster, Pennsylvania**	56.40%	$109,100	$770	$632	$138	$32,661	59,354
105	**Victoria, Texas**	41.20%	$113,600	$769	$609	$160	$46,851	64,246
106	**Farmington, New Mexico**	29.80%	$168,800	$767	$657	$110	$48,891	45,639
107	**Yakima, Washington**	47.70%	$156,700	$763	$625	$138	$39,268	92,995
108	**Cheyenne, Wyoming**	36.80%	$179,600	$759	$670	$89	$57,173	61,417
109	**Houma, Louisiana**	30.90%	$158,400	$756	$631	$125	$50,028	33,817
110	**Rapid City, South Dakota**	41.90%	$155,200	$755	$671	$84	$46,244	69,815
111	**Tuscaloosa, Alabama**	50.80%	$162,300	$755	$577	$178	$37,901	93,757
112	**Pasco, Washington**	34.80%	$160,300	$755	$646	$109	$53,473	66,289
113	**High Point, North Carolina**	44.00%	$141,200	$755	$566	$189	$42,194	105,723
114	**Abilene, Texas**	44.00%	$90,500	$751	$570	$181	$41,470	121,508
115	**Missoula, Montana**	54.70%	$237,300	$748	$670	$78	$41,319	68,425
116	**Pittsfield, Massachusets**	38.50%	$172,600	$748	$626	$122	$42,460	44,235
117	**Ames, Iowa**	58.50%	$172,400	$747	$653	$94	$40,097	61,035
118	**Athens, Georgia**	57.90%	$152,600	$747	$605	$142	$31,884	118,711
119	**Harrisburg, Pennsylvania**	60.20%	$89,700	$747	$607	$140	$34,068	49,287
120	**Alexandria, Louisiana**	45.90%	$132,300	$745	$512	$233	$34,197	48,135
121	**Bloomington, Illinois**	37.80%	$161,300	$745	$629	$116	$61,836	77,901
122	**Greenville, South Carolina**	57.80%	$197,300	$745	$611	$134	$39,591	60,697
123	**Lafayette, Indiana**	51.70%	$101,300	$744	$614	$130	$40,153	70,156
124	**Rocky Mount, North Carolina**	46.20%	$101,800	$742	$484	$258	$36,308	57,267
125	**Tangipahoa, Louisiana**	31.00%	$136,500	$740	$573	$167	$40,642	123,918
126	**Greeley, Colorado**	45.20%	$164,900	$740	$645	$95	$46,209	95,338
127	**Jackson, Tennessee**	43.10%	$119,900	$736	$506	$230	$36,332	67,238
128	**Valdosta, Georgia**	64.20%	$126,700	$736	$562	$174	$28,140	56,757
129	**Beaumont, Texas**	41.00%	$98,400	$734	$568	$166	$38,049	117,494
130	**Walla Walla, Washington**	41.50%	$171,900	$729	$611	$118	$40,697	31,884
131	**Bangor, Maine**	58.60%	$140,400	$728	$687	$41	$33,820	32,820
132	**Lynchburg, Virginia**	48.80%	$146,800	$728	$566	$162	$38,568	77,157

133	**Janesville, Wisconsin**	34.90%	$126,400	$727	$619	$108	$45,877	63,614
134	**El Centro, California**	49.50%	$139,500	$727	$616	$111	$39,798	43,144
135	**Midland, Michigan**	36.00%	$140,400	$726	$624	$102	$50,723	42,104
136	**Wichita Falls, Texas**	42.70%	$90,900	$725	$576	$149	$43,903	104,440
137	**Lake Charles, Louisiana**	45.40%	$128,600	$723	$577	$146	$35,610	73,437
138	**Provo, Utah**	59.40%	$187,800	$723	$652	$71	$38,542	115,427
139	**San Angelo, Texas**	42.40%	$102,400	$722	$590	$132	$42,958	96,093
140	**Ogden, Utah**	44.60%	$126,400	$722	$615	$107	$40,110	83,830
141	**McAllen, Texas**	39.50%	$112,600	$722	$568	$154	$40,651	135,132
142	**Williamsport, Pennsylvania**	57.10%	$95,800	$721	$554	$167	$35,096	29,443
143	**Reading, Pennsylvania**	57.80%	$66,300	$720	$588	$132	$25,507	87,987
144	**Lansing, Michigan**	50.60%	$78,000	$720	$598	$122	$33,769	113,629
145	**Waco, Texas**	53.00%	$95,300	$719	$575	$144	$32,705	127,808
146	**Pueblo, Colorado**	43.70%	$114,000	$718	$569	$149	$34,152	107,931
147	**Billings, Montana**	37.90%	$183,100	$718	$651	$67	$47,196	107,208
148	**Racine, Wisconsin**	45.70%	$116,500	$718	$583	$135	$40,174	78,287
149	**Springfield, Illinois**	37.30%	$117,600	$717	$563	$154	$47,571	117,008
150	**Greenville, North Carolina**	64.60%	$152,000	$716	$546	$170	$34,295	87,771
151	**Rockford, Illinois**	45.00%	$97,400	$715	$577	$138	$37,127	151,272
152	**Goldsboro, North Carolina**	63.00%	$112,200	$714	$514	$200	$33,403	36,152
153	**Eau Claire, Wisconsin**	45.80%	$139,300	$713	$602	$111	$42,711	66,824
154	**Sumter, South Carolina**	48.30%	$132,500	$706	$543	$163	$38,825	40,995
155	**St. Cloud, Minnesota**	47.20%	$142,700	$706	$636	$70	$44,715	65,789
156	**Syracuse, New York**	61.10%	$86,700	$706	$589	$117	$30,391	144,742
157	**La Crosse, Wisconsin**	50.00%	$128,000	$705	$596	$109	$41,090	51,448
158	**Fayetteville, Arkansas**	59.80%	$177,700	$703	$570	$133	$36,619	77,201
159	**Bismark, North Dakota**	34.00%	$167,500	$701	$656	$45	$56,266	64,878
160	**Longview, Washington**	44.80%	$165,700	$700	$595	$105	$36,229	36,620
161	**Roanoke, Virginia**	45.20%	$130,900	$700	$550	$150	$37,710	97,654
162	**Burlington, North Carolina**	44.60%	$124,000	$696	$522	$174	$36,357	51,890
163	**Elizabethtown, Kentucky**	51.40%	$149,700	$694	$570	$124	$40,874	29,529
164	**Kalamazoo, Michigan**	55.00%	$96,100	$694	$597	$97	$32,361	75,122
165	**York, Pennsylvania**	57.80%	$82,900	$694	$559	$135	$28,447	43,760
166	**Evansville, Indiana**	46.10%	$88,500	$693	$527	$166	$35,013	120,250

167	**Michigan City, Indiana**	46.20%	$90,900	$692	$567	$125	$35,145	30,627
168	**Topeka, Kansas**	44.00%	$94,300	$692	$528	$164	$40,323	127,911
169	**Duluth, Minnesota**	39.50%	$147,500	$691	$635	$56	$42,759	86,191
170	**Dubuque, Iowa**	36.90%	$130,800	$690	$565	$125	$44,415	58,032
171	**Grand Forks, North Dakota**	53.50%	$159,000	$690	$633	$57	$43,647	53,725
172	**Peoria, Illinois**	46.10%	$121,200	$690	$562	$128	$42,214	115,814
173	**Kankakee, Illinois**	49.80%	$97,100	$689	$561	$128	$30,406	27,185
174	**Las Cruces, New Mexico**	43.60%	$147,600	$689	$575	$114	$39,155	100,818
175	**Scranton, Pennsylvania**	49.10%	$108,000	$689	$562	$127	$37,212	75,943
176	**Davenport, Iowa**	39.70%	$120,600	$687	$576	$111	$45,323	101,321
177	**South Bend, Indiana**	40.00%	$82,100	$685	$550	$135	$33,820	100,157
178	**St. Joseph, Missouri**	40.40%	$98,600	$684	$530	$154	$41,077	77,140
179	**Dothan, Alabama**	40.80%	$138,700	$682	$514	$168	$42,140	67,370
180	**Texarkana, Texas**	46.00%	$97,300	$681	$546	$135	$38,826	37,163
181	**Mankato, Minnesota**	45.40%	$147,100	$677	$616	$61	$41,032	40,086
182	**Fargo, North Dakota**	55.60%	$161,600	$677	$616	$61	$45,227	110,474
183	**Charleston, West Virginia**	41.70%	$149,300	$676	$524	$152	$48,427	50,984
184	**Battle Creek, Michigan**	40.20%	$80,900	$675	$544	$131	$36,112	51,938
185	**Fond du Lac, Wisconsin**	43.00%	$122,100	$674	$590	$84	$46,389	43,025
186	**Albany, Georgia**	60.60%	$96,700	$674	$473	$201	$29,111	77,006
187	**Macon, Georgia**	58.10%	$84,500	$673	$486	$187	$25,063	91,043
188	**Cedar Rapids, Iowa**	31.10%	$136,500	$672	$567	$105	$51,338	128,122
189	**Hot Springs, Arkansas**	47.80%	$116,600	$670	$503	$167	$29,853	35,570
190	**Hattiesburg, Mississippi**	63.20%	$103,100	$669	$531	$138	$25,991	47,046
191	**Hickory, North Carolina**	46.50%	$157,600	$669	$537	$132	$42,334	40,213
192	**Lewiston, Maine**	55.90%	$143,300	$668	$611	$57	$34,767	36,469
193	**Idaho Falls, Idaho**	34.00%	$138,300	$666	$540	$126	$44,195	57,992
194	**Florence, South Carolina**	41.20%	$149,700	$666	$514	$152	$41,271	37,596
195	**Munice, Indiana**	50.50%	$71,300	$665	$538	$127	$27,848	69,868
196	**Decatur, Illinois**	38.90%	$79,600	$664	$507	$157	$39,898	75,297
197	**Cleveland, Tennessee**	52.10%	$154,100	$662	$504	$158	$32,489	42,397
198	**Terre Haute, Indiana**	45.50%	$77,200	$660	$512	$148	$31,597	60,763
199	**Elkhart, Indiana**	49.10%	$83,100	$660	$572	$88	$33,547	51,640
200	**Spartanburg, South Carolina**	51.00%	$124,800	$660	$515	$145	$33,381	37,473

201	**Flint, Michigan**	43.00%	$34,200	$658	$455	$203	$24,537	100,513
202	**Saginaw, Michigan**	41.00%	$45,200	$657	$448	$209	$27,188	50,701
203	**Jonesboro, Arkansas**	46.50%	$139,900	$656	$546	$110	$41,886	70,378
204	**Oshkosh, Wisconsin**	46.30%	$114,000	$656	$562	$94	$41,493	66,526
205	**Johnson City, Tennesse**	45.10%	$147,900	$655	$534	$121	$38,337	64,466
206	**Sioux City, Iowa**	35.30%	$94,400	$653	$532	$121	$41,759	82,658
207	**Pine Bluff, Arkansas**	44.90%	$77,400	$652	$453	$199	$30,820	47,069
208	**Waterloo, Iowa**	35.70%	$101,100	$652	$536	$116	$40,466	68,341
209	**Cape Girardeau, Missouri**	46.60%	$126,000	$650	$501	$149	$38,128	38,588
210	**Logan, Utah**	57.20%	$162,500	$650	$526	$124	$35,770	48,988
211	**Bowling Green, Kentucky**	62.10%	$139,300	$649	$521	$128	$32,202	60,515
212	**Joplin, Missouri**	43.90%	$103,000	$648	$475	$173	$35,781	51,188
213	**Appleton, Wisconsin**	31.80%	$137,400	$648	$543	$105	$52,391	72,693
214	**Morristown, Tennessee**	48.90%	$110,500	$646	$474	$172	$29,563	29,188
215	**Green Bay, Wisconsin**	42.10%	$125,100	$646	$551	$95	$42,088	104,623
216	**Morgantown, West Virginia**	57.90%	$140,200	$645	$569	$76	$31,408	30,254
217	**Daneville, Illinois**	38.40%	$65,200	$644	$446	$198	$34,460	32,637
218	**Wausau, Wisconsin**	41.60%	$114,000	$642	$540	$102	$40,132	39,218
219	**Jackson, Michigan**	50.50%	$62,700	$642	$527	$115	$27,181	33,435
220	**Binghamton, New York**	55.00%	$86,300	$642	$551	$91	$30,075	46,695
221	**Grand Island, Nebraska**	38.30%	$108,600	$637	$509	$128	$44,747	50,002
222	**Dalton, Georgia**	53.30%	$119,400	$636	$524	$112	$32,995	33,390
223	**Elmira, New York**	54.40%	$68,700	$635	$536	$99	$29,019	29,097
224	**Owensboro, Kentucky**	40.70%	$104,700	$634	$490	$144	$39,415	58,082
225	**Springfield, Ohio**	49.30%	$79,700	$633	$493	$140	$30,508	59,930
226	**Erie, Pennsylvania**	48.70%	$84,600	$631	$499	$132	$32,676	101,083
227	**Lewiston, Idaho**	31.90%	$166,400	$628	$544	$84	$43,460	32,067
228	**Dayton, Ohio**	52.30%	$67,200	$620	$472	$148	$27,304	143,446
229	**Utica, New York**	53.00%	$89,600	$619	$515	$104	$30,016	61,915
230	**Kokomo, Indiana**	37.60%	$80,100	$614	$493	$121	$35,555	56,195
231	**Fort Smith, Arkansas**	48.20%	$112,000	$614	$485	$129	$35,566	87,476
232	**Lima, Ohio**	54.40%	$68,600	$613	$446	$167	$28,421	38,425
233	**Muskegon, Michigan**	48.70%	$61,300	$613	$496	$117	$25,890	37,108
234	**Sheboygan, Wisconsin**	39.80%	$110,200	$611	$515	$96	$42,362	48,873

235	**Rome, Georgia**	51.60%	$114,900	$609	$453	$156	$32,321	36,138
236	**Great Falls, Montana**	38.40%	$157,800	$608	$527	$81	$42,487	59,091
237	**Pocatello, Idaho**	39.10%	$132,900	$598	$510	$88	$40,434	54,542
238	**Canton, Ohio**	47.00%	$75,000	$593	$471	$122	$29,574	72,782
239	**Youngstown, Ohio**	43.50%	$44,100	$590	$434	$156	$24,012	65,724
240	**Huntington, West Virigina**	47.20%	$88,000	$588	$464	$124	$29,753	49,387
241	**Parkersburg, West Virginia**	39.40%	$83,600	$585	$440	$145	$29,985	31,263
242	**Decatur, Alabama**	38.60%	$120,300	$574	$449	$125	$41,051	55,801
243	**Gadsden, Alabama**	40.50%	$69,700	$572	$389	$183	$27,368	36,682
244	**Jefferson City, Missouri**	42.20%	$137,100	$570	$437	$133	$45,947	43,290
245	**Kingsport, Tennessee**	36.10%	$138,800	$570	$477	$93	$38,140	52,990
246	**Monroe, Louisiana**	55.70%	$118,500	$568	$418	$150	$26,630	49,569
247	**Bay City, Michigan**	31.80%	$66,500	$564	$455	$109	$33,067	34,553
248	**Mansfield, Ohio**	44.20%	$80,600	$563	$431	$132	$31,575	46,913
249	**Florence, Alabama**	43.20%	$132,300	$556	$390	$166	$36,688	39,735
250	**Altoona, Pennsylvania**	34.30%	$82,000	$554	$432	$122	$35,290	46,059
251	**Wheeling, West Virginia**	37.70%	$94,500	$523	$406	$117	$35,702	28,128

Appendix D2: Housing and Economic Data from 250 Principle Cities
Population Between 30k and 150k - Sorted by Contract Rent

Rank	City	% Renter Occupied	Median House Value	Median Gross Rent	Median Contract Rent	Median Utility Costs	Median Income	Population
1	Santa Cruz, California	57.80%	$632,600	$1,511	$1,418	$93	$62,580	62,082
2	Napa, California	47.00%	$391,700	$1,321	$1,215	$106	$62,500	78,352
3	San Luis Obispo, California	63.30%	$522,700	$1,225	$1,137	$88	$45,530	45,867
4	Fairbanks, Alaska	63.30%	$195,400	$1,224	$1,127	$97	$53,299	32,193
5	Boulder, Colorado	51.20%	$487,400	$1,173	$1,109	$64	$57,012	101,871
6	Vallejo, California	43.10%	$206,300	$1,183	$1,078	$105	$55,459	117,844
7	Santa Maria, California	50.30%	$241,000	$1,136	$1,054	$82	$47,112	101,229
8	Egg Harbor Township, NJ	15.70%	$231,600	$1,179	$1,001	$178	$70,906	43,689
9	Ithaca, New York	74.30%	$207,300	$1,017	$975	$42	$28,208	30,354
10	Hamilton Township, NJ	27.20%	$250,600	$1,083	$965	$118	$69,861	88,727
11	Ann Arbor, Michigan	54.80%	$227,800	$1,022	$937	$85	$53,458	116,173
12	Flagstaff, Arizona	56.10%	$257,300	$1,033	$919	$114	$47,232	67,418
13	Burlington, Vermont	59.80%	$262,200	$987	$903	$84	$43,620	42,323
14	New Haven, Connecticut	70.30%	$193,800	$1,074	$899	$175	$36,423	130,794
15	Barsntable, Massachusetts	25.70%	$345,200	$1,066	$897	$169	$54,087	44,737
16	Manchester, New Hampshire	53.30%	$208,500	$989	$872	$117	$52,462	110,168
17	State College, Pennsylvania	80.80%	$269,500	$920	$870	$50	$26,529	41,885
18	Jacksonville, North Carolina	63.00%	$159,500	$1,008	$868	$140	$41,443	68,987
19	Hilton Head, South Carolina	26.40%	$421,000	$1,005	$863	$142	$67,643	38,503
20	Cary, North Carolina	31.80%	$307,600	$986	$861	$125	$88,853	146,161
21	Deltona, Florida	20.70%	$101,100	$1,076	$857	$219	$43,620	85,694
22	Charlottesville, Virginia	58.00%	$288,200	$971	$848	$123	$44,215	43,902
23	Portland, Maine	56.30%	$230,200	$902	$837	$65	$42,757	66,230
24	Midland, Texas	36.60%	$159,000	$991	$826	$165	$63,819	119,171
25	Blacksburg, Virginia	71.40%	$276,000	$898	$825	$73	$30,883	43,044
26	Charleston, South Carolina	46.00%	$242,200	$975	$822	$153	$52,066	123,267
27	Santa Fe, New Mexico	40.20%	$274,200	$928	$820	$108	$49,305	69,374
28	Sparks, Nevada	41.90%	$162,900	$945	$818	$127	$51,350	92,145
29	Chico, California	57.20%	$256,300	$893	$812	$81	$39,582	87,372
30	Sierra Vista, Arizona	46.20%	$183,900	$921	$810	$111	$58,040	45,814

31	**Vineland, New Jersey**	34.50%	$165,500	$1,011	$808	$203	$47,750	60,994
32	**Bellingham, Washington**	54.70%	$272,800	$893	$800	$93	$41,109	82,128
33	**Salisbury, Maryland**	**66.10%**	**$143,300**	**$994**	**$798**	**$196**	**$36,954**	**31,215**
34	**Olympia, Washington**	49.30%	$237,200	$937	$798	$139	$52,393	47,860
35	**Yuba City, California**	42.70%	$171,100	$899	$793	$106	$47,400	65,052
36	**Visalia, California**	42.90%	$166,500	$941	$790	$151	$51,099	126,700
37	**North Port, Florida**	25.00%	$116,200	$889	$782	$107	$47,510	57,554
38	**Bend, Oregon**	43.00%	$239,900	$928	$781	$147	$51,041	79,278
39	**Madera, California**	53.20%	$140,500	$870	$780	$90	$40,975	62,581
40	**Dover, Delaware**	49.50%	$177,400	$920	$778	$142	$44,135	37,108
41	**Redding, California**	47.70%	$209,400	$952	$773	$179	$41,579	90,713
42	**Mount Vernon, Washington**	44.70%	$205,800	$880	$773	$107	$46,390	32,317
43	**Norwich, Connecticut**	47.70%	$183,200	$913	$762	$151	$45,876	40,413
44	**Bremerton, Washington**	57.90%	$181,900	$874	$759	$115	$43,240	39,197
45	**Richland, Washington**	32.90%	$203,300	$872	$759	$113	$68,825	51,430
46	**Wenatchee, Washington**	45.50%	$199,900	$794	$758	$36	$47,780	32,564
47	**Palm Bay, Florida**	24.90%	$96,600	$888	$756	$132	$41,540	104,180
48	**Corvallis, Oregon**	54.80%	$270,800	$825	$755	$70	$39,483	54,963
49	**Hanford, California**	44.70%	$165,900	$924	$750	$174	$51,014	54,461
50	**Medford, Oregon**	49.30%	$194,200	$870	$750	$120	$41,257	76,666
51	**Yuma, Arizona**	41.00%	$118,400	$891	$747	$144	$43,465	92,902
52	**Port Charlotte, Florida**	22.80%	$106,100	$905	$741	$164	$40,425	54,081
53	**Allentown, Pennsylvania**	52.70%	$125,900	$873	$741	$132	$36,022	118,285
54	**Iowa City, Iowa**	53.20%	$183,400	$831	$739	$92	$40,996	70,304
55	**Manhattan, Kansas**	60.60%	$181,700	$848	$731	$117	$42,512	55,483
56	**Albany, New York**	60.50%	$176,900	$825	$731	$94	$40,416	98,261
57	**College Station, Texas**	65.40%	$177,100	$890	$727	$163	$30,947	97,885
58	**St. George, Utah**	35.30%	$198,900	$858	$724	$134	$46,493	75,361
59	**Asheville, North Carolina**	49.60%	$197,500	$836	$723	$113	$42,218	86,009
60	**Hinesville, Georgia**	52.60%	$124,500	$878	$722	$156	$41,883	34,517
61	**Hartford, Connecticut**	77.00%	$161,900	$861	$722	$139	$28,592	125,188
62	**Harrisonburg, Virginia**	65.30%	$197,800	$850	$722	$128	$36,157	50,759
63	**Odessa, Texas**	38.90%	$105,600	$866	$721	$145	$54,009	107,279
64	**Champaign, Illinois**	52.60%	$144,500	$833	$719	$114	$39,399	82,641

65	**Merced, California**	57.30%	$140,100	$821	$715	$106	$36,585	80,459
66	**Casper, Wyoming**	34.50%	$176,100	$814	$714	$100	$56,756	57,913
67	**Grand Junction, Colorado**	40.70%	$207,100	$817	$713	$104	$44,409	59,778
68	**Carson, Nevada**	44.70%	$174,800	$819	$712	$107	$50,223	54,481
69	**Wilmington, North Carolina**	55.20%	$209,300	$849	$704	$145	$41,724	110,079
70	**Savannah, Georgia**	54.60%	$142,000	$884	$697	$187	$36,144	141,786
71	**Rochester, Minnesota**	30.30%	$162,000	$782	$695	$87	$62,105	109,324
72	**Hagerstown, Maryland**	61.60%	$147,300	$815	$689	$126	$38,637	40,563
73	**Lakeland, Florida**	45.50%	$105,700	$852	$687	$165	$38,483	98,970
74	**Bangor, Maine**	58.60%	$140,400	$728	$687	$41	$33,820	32,820
75	**Grants Pass, Oregon**	50.70%	$170,700	$829	$685	$144	$31,384	34,860
76	**Bloomington, Indiana**	67.10%	$172,800	$788	$684	$104	$27,393	80,385
77	**Lake Havasu City, Arizona**	32.80%	$187,900	$859	$683	$176	$41,533	52,834
78	**Clarksville, Tennessee**	47.20%	$137,500	$857	$683	$174	$46,100	140,628
79	**Lawrence, Kansas**	53.40%	$177,900	$854	$683	$171	$46,755	89,825
80	**Kennewick, Washington**	39.20%	$166,600	$789	$682	$107	$51,170	76,115
81	**Watertown, New York**	60.90%	$117,600	$793	$678	$115	$38,736	27,789
82	**Gainesville, Florida**	63.80%	$139,700	$825	$677	$148	$31,584	126,653
83	**Prescott, Arizona**	36.60%	$255,500	$772	$676	$96	$42,181	40,307
84	**Pensacola, Florida**	41.00%	$144,000	$829	$675	$154	$44,702	52,367
85	**Tyler, Texas**	47.00%	$129,300	$810	$675	$135	$43,239	99,404
86	**Killeen, Texas**	52.00%	$119,200	$859	$673	$186	$45,575	134,483
87	**Rapid City, South Dakota**	41.90%	$155,200	$755	$671	$84	$46,244	69,815
88	**Cheyenne, Wyoming**	36.80%	$179,600	$759	$670	$89	$57,173	61,417
89	**Missoula, Montana**	54.70%	$237,300	$748	$670	$78	$41,319	68,425
90	**Panama City, Florida**	51.50%	$124,500	$838	$669	$169	$36,818	36,285
91	**Warner Robins, Georgia**	43.80%	$111,600	$828	$665	$163	$43,683	71,683
92	**Coeur d'Alene, Idaho**	41.40%	$162,800	$771	$662	$109	$40,400	45,682
93	**Albany, Oregon**	39.60%	$176,000	$776	$658	$118	$47,390	51,449
94	**Farmington, New Mexico**	29.80%	$168,800	$767	$657	$110	$48,891	45,639
95	**Bismark, North Dakota**	34.00%	$167,500	$701	$656	$45	$56,266	64,878
96	**Gulfport, Mississippi**	47.40%	$118,700	$828	$654	$174	$36,777	69,960
97	**Lafayette, Louisiana**	43.30%	$170,400	$787	$653	$134	$45,317	122,997
98	**Ames, Iowa**	58.50%	$172,400	$747	$653	$94	$40,097	61,035

99	**Provo, Utah**	59.40%	$187,800	$723	$652	$71	$38,542	115,427
100	**Columbia, South Carolina**	52.90%	$161,300	$814	$651	$163	$41,263	131,004
101	**Myrtle Beach, South Carolina**	47.90%	$167,800	$795	$651	$144	$34,621	28,406
102	**Auburn, Alabama**	55.20%	$202,500	$791	$651	$140	$39,378	56,849
103	**Fort Myers, Florida**	52.30%	$114,400	$787	$651	$136	$36,250	64,488
104	**Billings, Montana**	37.90%	$183,100	$718	$651	$67	$47,196	107,208
105	**Pasco, Washington**	34.80%	$160,300	$755	$646	$109	$53,473	66,289
106	**Greeley, Colorado**	45.20%	$164,900	$740	$645	$95	$46,209	95,338
107	**Gainesville, Georgia**	62.90%	$143,700	$775	$640	$135	$37,914	34,913
108	**Columbus, Indiana**	36.60%	$139,000	$796	$639	$157	$54,877	45,928
109	**St. Cloud, Minnesota**	47.20%	$142,700	$706	$636	$70	$44,715	65,789
110	**Duluth, Minnesota**	39.50%	$147,500	$691	$635	$56	$42,759	86,191
111	**Longview, Texas**	45.30%	$125,500	$772	$633	$139	$41,365	81,647
112	**Grand Forks, North Dakota**	53.50%	$159,000	$690	$633	$57	$43,647	53,725
113	**Sherman, Texas**	46.30%	$100,200	$791	$632	$159	$41,279	39,095
114	**Lancaster, Pennsylvania**	56.40%	$109,100	$770	$632	$138	$32,661	59,354
115	**Houma, Louisiana**	30.90%	$158,400	$756	$631	$125	$50,028	33,817
116	**Bloomington, Illinois**	37.80%	$161,300	$745	$629	$116	$61,836	77,901
117	**New Bern, North Carolina**	48.60%	$143,100	$855	$628	$227	$42,691	30,278
118	**Pittsfield, Massachusets**	38.50%	$172,600	$748	$626	$122	$42,460	44,235
119	**Columbia, Missouri**	52.40%	$170,800	$785	$625	$160	$42,945	113,216
120	**Yakima, Washington**	47.70%	$156,700	$763	$625	$138	$39,268	92,995
121	**Midland, Michigan**	36.00%	$140,400	$726	$624	$102	$50,723	42,104
122	**Lawton, Oklahoma**	51.10%	$105,300	$775	$619	$156	$42,326	97,965
123	**Janesville, Wisconsin**	34.90%	$126,400	$727	$619	$108	$45,877	63,614
124	**El Centro, California**	49.50%	$139,500	$727	$616	$111	$39,798	43,144
125	**Mankato, Minnesota**	45.40%	$147,100	$677	$616	$61	$41,032	40,086
126	**Fargo, North Dakota**	55.60%	$161,600	$677	$616	$61	$45,227	110,474
127	**Ogden, Utah**	44.60%	$126,400	$722	$615	$107	$40,110	83,830
128	**Lafayette, Indiana**	51.70%	$101,300	$744	$614	$130	$40,153	70,156
129	**Greenville, South Carolina**	57.80%	$197,300	$745	$611	$134	$39,591	60,697
130	**Walla Walla, Washington**	41.50%	$171,900	$729	$611	$118	$40,697	31,884
131	**Lewiston, Maine**	55.90%	$143,300	$668	$611	$57	$34,767	36,469
132	**Victoria, Texas**	41.20%	$113,600	$769	$609	$160	$46,851	64,246

133	**Harrisburg, Pennsylvania**	60.20%	$89,700	$747	$607	$140	$34,068	49,287
134	**Athens, Georgia**	57.90%	$152,600	$747	$605	$142	$31,884	118,711
135	**Eau Claire, Wisconsin**	45.80%	$139,300	$713	$602	$111	$42,711	66,824
136	**Ocala, Florida**	52.10%	$117,800	$786	$600	$186	$33,426	57,104
137	**Lansing, Michigan**	50.60%	$78,000	$720	$598	$122	$33,769	113,629
138	**Kalamazoo, Michigan**	55.00%	$96,100	$694	$597	$97	$32,361	75,122
139	**La Crosse, Wisconsin**	50.00%	$128,000	$705	$596	$109	$41,090	51,448
140	**Longview, Washington**	44.80%	$165,700	$700	$595	$105	$36,229	36,620
141	**San Angelo, Texas**	42.40%	$102,400	$722	$590	$132	$42,958	96,093
142	**Fond du Lac, Wisconsin**	43.00%	$122,100	$674	$590	$84	$46,389	43,025
143	**Syracuse, New York**	61.10%	$86,700	$706	$589	$117	$30,391	144,742
144	**Reading, Pennsylvania**	57.80%	$66,300	$720	$588	$132	$25,507	87,987
145	**Racine, Wisconsin**	45.70%	$116,500	$718	$583	$135	$40,174	78,287
146	**Tuscaloosa, Alabama**	50.80%	$162,300	$755	$577	$178	$37,901	93,757
147	**Lake Charles, Louisiana**	45.40%	$128,600	$723	$577	$146	$35,610	73,437
148	**Rockford, Illinois**	45.00%	$97,400	$715	$577	$138	$37,127	151,272
149	**Wichita Falls, Texas**	42.70%	$90,900	$725	$576	$149	$43,903	104,440
150	**Davenport, Iowa**	39.70%	$120,600	$687	$576	$111	$45,323	101,321
151	**Waco, Texas**	53.00%	$95,300	$719	$575	$144	$32,705	127,808
152	**Las Cruces, New Mexico**	43.60%	$147,600	$689	$575	$114	$39,155	100,818
153	**Tangipahoa, Louisiana**	31.00%	$136,500	$740	$573	$167	$40,642	123,918
154	**Elkhart, Indiana**	49.10%	$83,100	$660	$572	$88	$33,547	51,640
155	**Abilene, Texas**	44.00%	$90,500	$751	$570	$181	$41,470	121,508
156	**Fayetteville, Arkansas**	59.80%	$177,700	$703	$570	$133	$36,619	77,201
157	**Elizabethtown, Kentucky**	51.40%	$149,700	$694	$570	$124	$40,874	29,529
158	**Pueblo, Colorado**	43.70%	$114,000	$718	$569	$149	$34,152	107,931
159	**Morgantown, West Virginia**	57.90%	$140,200	$645	$569	$76	$31,408	30,254
160	**Beaumont, Texas**	41.00%	$98,400	$734	$568	$166	$38,049	117,494
161	**McAllen, Texas**	39.50%	$112,600	$722	$568	$154	$40,651	135,132
162	**Michigan City, Indiana**	46.20%	$90,900	$692	$567	$125	$35,145	30,627
163	**Cedar Rapids, Iowa**	31.10%	$136,500	$672	$567	$105	$51,338	128,122
164	**High Point, North Carolina**	44.00%	$141,200	$755	$566	$189	$42,194	105,723
165	**Lynchburg, Virginia**	48.80%	$146,800	$728	$566	$162	$38,568	77,157
166	**Dubuque, Iowa**	36.90%	$130,800	$690	$565	$125	$44,415	58,032

167	**Springfield, Illinois**	37.30%	$117,600	$717	$563	$154	$47,571	117,008
168	**Valdosta, Georgia**	64.20%	$126,700	$736	$562	$174	$28,140	56,757
169	**Peoria, Illinois**	46.10%	$121,200	$690	$562	$128	$42,214	115,814
170	**Scranton, Pennsylvania**	49.10%	$108,000	$689	$562	$127	$37,212	75,943
171	**Oshkosh, Wisconsin**	46.30%	$114,000	$656	$562	$94	$41,493	66,526
172	**Kankakee, Illinois**	49.80%	$97,100	$689	$561	$128	$30,406	27,185
173	**York, Pennsylvania**	57.80%	$82,900	$694	$559	$135	$28,447	43,760
174	**Williamsport, Pennsylvania**	57.10%	$95,800	$721	$554	$167	$35,096	29,443
175	**Green Bay, Wisconsin**	42.10%	$125,100	$646	$551	$95	$42,088	104,623
176	**Binghamton, New York**	55.00%	$86,300	$642	$551	$91	$30,075	46,695
177	**Roanoke, Virginia**	45.20%	$130,900	$700	$550	$150	$37,710	97,654
178	**South Bend, Indiana**	40.00%	$82,100	$685	$550	$135	$33,820	100,157
179	**Greenville, North Carolina**	64.60%	$152,000	$716	$546	$170	$34,295	87,771
180	**Texarkana, Texas**	46.00%	$97,300	$681	$546	$135	$38,826	37,163
181	**Jonesboro, Arkansas**	46.50%	$139,900	$656	$546	$110	$41,886	70,378
182	**Battle Creek, Michigan**	40.20%	$80,900	$675	$544	$131	$36,112	51,938
183	**Lewiston, Idaho**	31.90%	$166,400	$628	$544	$84	$43,460	32,067
184	**Sumter, South Carolina**	48.30%	$132,500	$706	$543	$163	$38,825	40,995
185	**Appleton, Wisconsin**	31.80%	$137,400	$648	$543	$105	$52,391	72,693
186	**Idaho Falls, Idaho**	34.00%	$138,300	$666	$540	$126	$44,195	57,992
187	**Wausau, Wisconsin**	41.60%	$114,000	$642	$540	$102	$40,132	39,218
188	**Munice, Indiana**	50.50%	$71,300	$665	$538	$127	$27,848	69,868
189	**Hickory, North Carolina**	46.50%	$157,600	$669	$537	$132	$42,334	40,213
190	**Waterloo, Iowa**	35.70%	$101,100	$652	$536	$116	$40,466	68,341
191	**Elmira, New York**	54.40%	$68,700	$635	$536	$99	$29,019	29,097
192	**Johnson City, Tennesse**	45.10%	$147,900	$655	$534	$121	$38,337	64,466
193	**Sioux City, Iowa**	35.30%	$94,400	$653	$532	$121	$41,759	82,658
194	**Hattiesburg, Mississippi**	63.20%	$103,100	$669	$531	$138	$25,991	47,046
195	**St. Joseph, Missouri**	40.40%	$98,600	$684	$530	$154	$41,077	77,140
196	**Topeka, Kansas**	44.00%	$94,300	$692	$528	$164	$40,323	127,911
197	**Evansville, Indiana**	46.10%	$88,500	$693	$527	$166	$35,013	120,250
198	**Jackson, Michigan**	50.50%	$62,700	$642	$527	$115	$27,181	33,435
199	**Great Falls, Montana**	38.40%	$157,800	$608	$527	$81	$42,487	59,091
200	**Logan, Utah**	57.20%	$162,500	$650	$526	$124	$35,770	48,988

201	**Charleston, West Virginia**	41.70%	$149,300	$676	$524	$152	$48,427	50,984
202	**Dalton, Georgia**	53.30%	$119,400	$636	$524	$112	$32,995	33,390
203	**Burlington, North Carolina**	44.60%	$124,000	$696	$522	$174	$36,357	51,890
204	**Bowling Green, Kentucky**	62.10%	$139,300	$649	$521	$128	$32,202	60,515
205	**Spartanburg, South Carolina**	51.00%	$124,800	$660	$515	$145	$33,381	37,473
206	**Utica, New York**	53.00%	$89,600	$619	$515	$104	$30,016	61,915
207	**Sheboygan, Wisconsin**	39.80%	$110,200	$611	$515	$96	$42,362	48,873
208	**Goldsboro, North Carolina**	63.00%	$112,200	$714	$514	$200	$33,403	36,152
209	**Dothan, Alabama**	40.80%	$138,700	$682	$514	$168	$42,140	67,370
210	**Florence, South Carolina**	41.20%	$149,700	$666	$514	$152	$41,271	37,596
211	**Alexandria, Louisiana**	45.90%	$132,300	$745	$512	$233	$34,197	48,135
212	**Terre Haute, Indiana**	45.50%	$77,200	$660	$512	$148	$31,597	60,763
213	**Pocatello, Idaho**	39.10%	$132,900	$598	$510	$88	$40,434	54,542
214	**Grand Island, Nebraska**	38.30%	$108,600	$637	$509	$128	$44,747	50,002
215	**Decatur, Illinois**	38.90%	$79,600	$664	$507	$157	$39,898	75,297
216	**Jackson, Tennessee**	43.10%	$119,900	$736	$506	$230	$36,332	67,238
217	**Cleveland, Tennessee**	52.10%	$154,100	$662	$504	$158	$32,489	42,397
218	**Hot Springs, Arkansas**	47.80%	$116,600	$670	$503	$167	$29,853	35,570
219	**Cape Girardeau, Missouri**	46.60%	$126,000	$650	$501	$149	$38,128	38,588
220	**Erie, Pennsylvania**	48.70%	$84,600	$631	$499	$132	$32,676	101,083
221	**Muskegon, Michigan**	48.70%	$61,300	$613	$496	$117	$25,890	37,108
222	**Springfield, Ohio**	49.30%	$79,700	$633	$493	$140	$30,508	59,930
223	**Kokomo, Indiana**	37.60%	$80,100	$614	$493	$121	$35,555	56,195
224	**Owensboro, Kentucky**	40.70%	$104,700	$634	$490	$144	$39,415	58,082
225	**Macon, Georgia**	58.10%	$84,500	$673	$486	$187	$25,063	91,043
226	**Fort Smith, Arkansas**	48.20%	$112,000	$614	$485	$129	$35,566	87,476
227	**Rocky Mount, North Carolina**	46.20%	$101,800	$742	$484	$258	$36,308	57,267
228	**Kingsport, Tennessee**	36.10%	$138,800	$570	$477	$93	$38,140	52,990
229	**Joplin, Missouri**	43.90%	$103,000	$648	$475	$173	$35,781	51,188
230	**Morristown, Tennessee**	48.90%	$110,500	$646	$474	$172	$29,563	29,188
231	**Albany, Georgia**	60.60%	$96,700	$674	$473	$201	$29,111	77,006
232	**Dayton, Ohio**	52.30%	$67,200	$620	$472	$148	$27,304	143,446
233	**Canton, Ohio**	47.00%	$75,000	$593	$471	$122	$29,574	72,782
234	**Huntington, West Virigina**	47.20%	$88,000	$588	$464	$124	$29,753	49,387

235	**Flint, Michigan**	43.00%	$34,200	$658	$455	$203	$24,537	100,513
236	**Bay City, Michigan**	31.80%	$66,500	$564	$455	$109	$33,067	34,553
237	**Pine Bluff, Arkansas**	44.90%	$77,400	$652	$453	$199	$30,820	47,069
238	**Rome, Georgia**	51.60%	$114,900	$609	$453	$156	$32,321	36,138
239	**Decatur, Alabama**	38.60%	$120,300	$574	$449	$125	$41,051	55,801
240	**Saginaw, Michigan**	41.00%	$45,200	$657	$448	$209	$27,188	50,701
241	**Daneville, Illinois**	38.40%	$65,200	$644	$446	$198	$34,460	32,637
242	**Lima, Ohio**	54.40%	$68,600	$613	$446	$167	$28,421	38,425
243	**Parkersburg, West Virginia**	39.40%	$83,600	$585	$440	$145	$29,985	31,263
244	**Jefferson City, Missouri**	42.20%	$137,100	$570	$437	$133	$45,947	43,290
245	**Youngstown, Ohio**	43.50%	$44,100	$590	$434	$156	$24,012	65,724
246	**Altoona, Pennsylvania**	34.30%	$82,000	$554	$432	$122	$35,290	46,059
247	**Mansfield, Ohio**	44.20%	$80,600	$563	$431	$132	$31,575	46,913
248	**Monroe, Louisiana**	55.70%	$118,500	$568	$418	$150	$26,630	49,569
249	**Wheeling, West Virginia**	37.70%	$94,500	$523	$406	$117	$35,702	28,128
250	**Florence, Alabama**	43.20%	$132,300	$556	$390	$166	$36,688	39,735
251	**Gadsden, Alabama**	40.50%	$69,700	$572	$389	$183	$27,368	36,682

Appendix D3: Housing and Economic Data from 250 Principle Cities
Population Between 30k and 150k - Sorted by Utility Costs

Rank	City	% Renter Occupied	Median House Value	Median Gross Rent	Median Contract Rent	Median Utility Costs	Median Income	Population
1	Rocky Mount, North Carolina	46.20%	$101,800	$742	$484	$258	$36,308	57,267
2	Alexandria, Louisiana	45.90%	$132,300	$745	$512	$233	$34,197	48,135
3	Jackson, Tennessee	43.10%	$119,900	$736	$506	$230	$36,332	67,238
4	New Bern, North Carolina	48.60%	$143,100	$855	$628	$227	$42,691	30,278
5	Deltona, Florida	20.70%	$101,100	$1,076	$857	$219	$43,620	85,694
6	Saginaw, Michigan	41.00%	$45,200	$657	$448	$209	$27,188	50,701
7	Flint, Michigan	43.00%	$34,200	$658	$455	$203	$24,537	100,513
8	Vineland, New Jersey	34.50%	$165,500	$1,011	$808	$203	$47,750	60,994
9	Albany, Georgia	60.60%	$96,700	$674	$473	$201	$29,111	77,006
10	Goldsboro, North Carolina	63.00%	$112,200	$714	$514	$200	$33,403	36,152
11	Pine Bluff, Arkansas	44.90%	$77,400	$652	$453	$199	$30,820	47,069
12	Daneville, Illinois	38.40%	$65,200	$644	$446	$198	$34,460	32,637
13	**Salisbury, Maryland**	**66.10%**	**$143,300**	**$994**	**$798**	**$196**	**$36,954**	**31,215**
14	High Point, North Carolina	44.00%	$141,200	$755	$566	$189	$42,194	105,723
15	Macon, Georgia	58.10%	$84,500	$673	$486	$187	$25,063	91,043
16	Savannah, Georgia	54.60%	$142,000	$884	$697	$187	$36,144	141,786
17	Ocala, Florida	52.10%	$117,800	$786	$600	$186	$33,426	57,104
18	Killeen, Texas	52.00%	$119,200	$859	$673	$186	$45,575	134,483
19	Gadsden, Alabama	40.50%	$69,700	$572	$389	$183	$27,368	36,682
20	Abilene, Texas	44.00%	$90,500	$751	$570	$181	$41,470	121,508
21	Redding, California	47.70%	$209,400	$952	$773	$179	$41,579	90,713
22	Tuscaloosa, Alabama	50.80%	$162,300	$755	$577	$178	$37,901	93,757
23	Egg Harbor Township, NJ	15.70%	$231,600	$1,179	$1,001	$178	$70,906	43,689
24	Lake Havasu City, Arizona	32.80%	$187,900	$859	$683	$176	$41,533	52,834
25	New Haven, Connecticut	70.30%	$193,800	$1,074	$899	$175	$36,423	130,794
26	Valdosta, Georgia	64.20%	$126,700	$736	$562	$174	$28,140	56,757
27	Gulfport, Mississippi	47.40%	$118,700	$828	$654	$174	$36,777	69,960
28	Clarksville, Tennessee	47.20%	$137,500	$857	$683	$174	$46,100	140,628
29	Hanford, California	44.70%	$165,900	$924	$750	$174	$51,014	54,461
30	Burlington, North Carolina	44.60%	$124,000	$696	$522	$174	$36,357	51,890

31	**Joplin, Missouri**	43.90%	$103,000	$648	$475	$173	$35,781	51,188
32	**Morristown, Tennessee**	48.90%	$110,500	$646	$474	$172	$29,563	29,188
33	**Lawrence, Kansas**	53.40%	$177,900	$854	$683	$171	$46,755	89,825
34	**Greenville, North Carolina**	64.60%	$152,000	$716	$546	$170	$34,295	87,771
35	**Panama City, Florida**	51.50%	$124,500	$838	$669	$169	$36,818	36,285
36	**Barsntable, Massachusetts**	25.70%	$345,200	$1,066	$897	$169	$54,087	44,737
37	**Dothan, Alabama**	40.80%	$138,700	$682	$514	$168	$42,140	67,370
38	**Williamsport, Pennsylvania**	57.10%	$95,800	$721	$554	$167	$35,096	29,443
39	**Lima, Ohio**	54.40%	$68,600	$613	$446	$167	$28,421	38,425
40	**Hot Springs, Arkansas**	47.80%	$116,600	$670	$503	$167	$29,853	35,570
41	**Tangipahoa, Louisiana**	31.00%	$136,500	$740	$573	$167	$40,642	123,918
42	**Evansville, Indiana**	46.10%	$88,500	$693	$527	$166	$35,013	120,250
43	**Florence, Alabama**	43.20%	$132,300	$556	$390	$166	$36,688	39,735
44	**Beaumont, Texas**	41.00%	$98,400	$734	$568	$166	$38,049	117,494
45	**Lakeland, Florida**	45.50%	$105,700	$852	$687	$165	$38,483	98,970
46	**Midland, Texas**	36.60%	$159,000	$991	$826	$165	$63,819	119,171
47	**Topeka, Kansas**	44.00%	$94,300	$692	$528	$164	$40,323	127,911
48	**Port Charlotte, Florida**	22.80%	$106,100	$905	$741	$164	$40,425	54,081
49	**College Station, Texas**	65.40%	$177,100	$890	$727	$163	$30,947	97,885
50	**Columbia, South Carolina**	52.90%	$161,300	$814	$651	$163	$41,263	131,004
51	**Sumter, South Carolina**	48.30%	$132,500	$706	$543	$163	$38,825	40,995
52	**Warner Robins, Georgia**	43.80%	$111,600	$828	$665	$163	$43,683	71,683
53	**Lynchburg, Virginia**	48.80%	$146,800	$728	$566	$162	$38,568	77,157
54	**Columbia, Missouri**	52.40%	$170,800	$785	$625	$160	$42,945	113,216
55	**Victoria, Texas**	41.20%	$113,600	$769	$609	$160	$46,851	64,246
56	**Sherman, Texas**	46.30%	$100,200	$791	$632	$159	$41,279	39,095
57	**Cleveland, Tennessee**	52.10%	$154,100	$662	$504	$158	$32,489	42,397
58	**Decatur, Illinois**	38.90%	$79,600	$664	$507	$157	$39,898	75,297
59	**Columbus, Indiana**	36.60%	$139,000	$796	$639	$157	$54,877	45,928
60	**Hinesville, Georgia**	52.60%	$124,500	$878	$722	$156	$41,883	34,517
61	**Rome, Georgia**	51.60%	$114,900	$609	$453	$156	$32,321	36,138
62	**Lawton, Oklahoma**	51.10%	$105,300	$775	$619	$156	$42,326	97,965
63	**Youngstown, Ohio**	43.50%	$44,100	$590	$434	$156	$24,012	65,724
64	**Pensacola, Florida**	41.00%	$144,000	$829	$675	$154	$44,702	52,367

65	**St. Joseph, Missouri**	40.40%	$98,600	$684	$530	$154	$41,077	77,140
66	**McAllen, Texas**	39.50%	$112,600	$722	$568	$154	$40,651	135,132
67	**Springfield, Illinois**	37.30%	$117,600	$717	$563	$154	$47,571	117,008
68	**Charleston, South Carolina**	46.00%	$242,200	$975	$822	$153	$52,066	123,267
69	**Charleston, West Virginia**	41.70%	$149,300	$676	$524	$152	$48,427	50,984
70	**Florence, South Carolina**	41.20%	$149,700	$666	$514	$152	$41,271	37,596
71	**Norwich, Connecticut**	47.70%	$183,200	$913	$762	$151	$45,876	40,413
72	**Visalia, California**	42.90%	$166,500	$941	$790	$151	$51,099	126,700
73	**Monroe, Louisiana**	55.70%	$118,500	$568	$418	$150	$26,630	49,569
74	**Roanoke, Virginia**	45.20%	$130,900	$700	$550	$150	$37,710	97,654
75	**Cape Girardeau, Missouri**	46.60%	$126,000	$650	$501	$149	$38,128	38,588
76	**Pueblo, Colorado**	43.70%	$114,000	$718	$569	$149	$34,152	107,931
77	**Wichita Falls, Texas**	42.70%	$90,900	$725	$576	$149	$43,903	104,440
78	**Gainesville, Florida**	63.80%	$139,700	$825	$677	$148	$31,584	126,653
79	**Dayton, Ohio**	52.30%	$67,200	$620	$472	$148	$27,304	143,446
80	**Terre Haute, Indiana**	45.50%	$77,200	$660	$512	$148	$31,597	60,763
81	**Bend, Oregon**	43.00%	$239,900	$928	$781	$147	$51,041	79,278
82	**Lake Charles, Louisiana**	45.40%	$128,600	$723	$577	$146	$35,610	73,437
83	**Wilmington, North Carolina**	55.20%	$209,300	$849	$704	$145	$41,724	110,079
84	**Spartanburg, South Carolina**	51.00%	$124,800	$660	$515	$145	$33,381	37,473
85	**Parkersburg, West Virginia**	39.40%	$83,600	$585	$440	$145	$29,985	31,263
86	**Odessa, Texas**	38.90%	$105,600	$866	$721	$145	$54,009	107,279
87	**Waco, Texas**	53.00%	$95,300	$719	$575	$144	$32,705	127,808
88	**Grants Pass, Oregon**	50.70%	$170,700	$829	$685	$144	$31,384	34,860
89	**Myrtle Beach, South Carolina**	47.90%	$167,800	$795	$651	$144	$34,621	28,406
90	**Yuma, Arizona**	41.00%	$118,400	$891	$747	$144	$43,465	92,902
91	**Owensboro, Kentucky**	40.70%	$104,700	$634	$490	$144	$39,415	58,082
92	**Athens, Georgia**	57.90%	$152,600	$747	$605	$142	$31,884	118,711
93	**Dover, Delaware**	49.50%	$177,400	$920	$778	$142	$44,135	37,108
94	**Hilton Head, South Carolina**	26.40%	$421,000	$1,005	$863	$142	$67,643	38,503
95	**Jacksonville, North Carolina**	63.00%	$159,500	$1,008	$868	$140	$41,443	68,987
96	**Harrisburg, Pennsylvania**	60.20%	$89,700	$747	$607	$140	$34,068	49,287
97	**Auburn, Alabama**	55.20%	$202,500	$791	$651	$140	$39,378	56,849
98	**Springfield, Ohio**	49.30%	$79,700	$633	$493	$140	$30,508	59,930

99	**Hartford, Connecticut**	77.00%	$161,900	$861	$722	$139	$28,592	125,188
100	**Olympia, Washington**	49.30%	$237,200	$937	$798	$139	$52,393	47,860
101	**Longview, Texas**	45.30%	$125,500	$772	$633	$139	$41,365	81,647
102	**Hattiesburg, Mississippi**	63.20%	$103,100	$669	$531	$138	$25,991	47,046
103	**Lancaster, Pennsylvania**	56.40%	$109,100	$770	$632	$138	$32,661	59,354
104	**Yakima, Washington**	47.70%	$156,700	$763	$625	$138	$39,268	92,995
105	**Rockford, Illinois**	45.00%	$97,400	$715	$577	$138	$37,127	151,272
106	**Fort Myers, Florida**	52.30%	$114,400	$787	$651	$136	$36,250	64,488
107	**Gainesville, Georgia**	62.90%	$143,700	$775	$640	$135	$37,914	34,913
108	**York, Pennsylvania**	57.80%	$82,900	$694	$559	$135	$28,447	43,760
109	**Tyler, Texas**	47.00%	$129,300	$810	$675	$135	$43,239	99,404
110	**Texarkana, Texas**	46.00%	$97,300	$681	$546	$135	$38,826	37,163
111	**Racine, Wisconsin**	45.70%	$116,500	$718	$583	$135	$40,174	78,287
112	**South Bend, Indiana**	40.00%	$82,100	$685	$550	$135	$33,820	100,157
113	**Greenville, South Carolina**	57.80%	$197,300	$745	$611	$134	$39,591	60,697
114	**Lafayette, Louisiana**	43.30%	$170,400	$787	$653	$134	$45,317	122,997
115	**St. George, Utah**	35.30%	$198,900	$858	$724	$134	$46,493	75,361
116	**Fayetteville, Arkansas**	59.80%	$177,700	$703	$570	$133	$36,619	77,201
117	**Jefferson City, Missouri**	42.20%	$137,100	$570	$437	$133	$45,947	43,290
118	**Reading, Pennsylvania**	57.80%	$66,300	$720	$588	$132	$25,507	87,987
119	**Allentown, Pennsylvania**	52.70%	$125,900	$873	$741	$132	$36,022	118,285
120	**Erie, Pennsylvania**	48.70%	$84,600	$631	$499	$132	$32,676	101,083
121	**Hickory, North Carolina**	46.50%	$157,600	$669	$537	$132	$42,334	40,213
122	**Mansfield, Ohio**	44.20%	$80,600	$563	$431	$132	$31,575	46,913
123	**San Angelo, Texas**	42.40%	$102,400	$722	$590	$132	$42,958	96,093
124	**Palm Bay, Florida**	24.90%	$96,600	$888	$756	$132	$41,540	104,180
125	**Battle Creek, Michigan**	40.20%	$80,900	$675	$544	$131	$36,112	51,938
126	**Lafayette, Indiana**	51.70%	$101,300	$744	$614	$130	$40,153	70,156
127	**Fort Smith, Arkansas**	48.20%	$112,000	$614	$485	$129	$35,566	87,476
128	**Harrisonburg, Virginia**	65.30%	$197,800	$850	$722	$128	$36,157	50,759
129	**Bowling Green, Kentucky**	62.10%	$139,300	$649	$521	$128	$32,202	60,515
130	**Kankakee, Illinois**	49.80%	$97,100	$689	$561	$128	$30,406	27,185
131	**Peoria, Illinois**	46.10%	$121,200	$690	$562	$128	$42,214	115,814
132	**Grand Island, Nebraska**	38.30%	$108,600	$637	$509	$128	$44,747	50,002

133	**Munice, Indiana**	50.50%	$71,300	$665	$538	$127	$27,848	69,868
134	**Scranton, Pennsylvania**	49.10%	$108,000	$689	$562	$127	$37,212	75,943
135	**Sparks, Nevada**	41.90%	$162,900	$945	$818	$127	$51,350	92,145
136	**Hagerstown, Maryland**	61.60%	$147,300	$815	$689	$126	$38,637	40,563
137	**Idaho Falls, Idaho**	34.00%	$138,300	$666	$540	$126	$44,195	57,992
138	**Michigan City, Indiana**	46.20%	$90,900	$692	$567	$125	$35,145	30,627
139	**Decatur, Alabama**	38.60%	$120,300	$574	$449	$125	$41,051	55,801
140	**Dubuque, Iowa**	36.90%	$130,800	$690	$565	$125	$44,415	58,032
141	**Cary, North Carolina**	31.80%	$307,600	$986	$861	$125	$88,853	146,161
142	**Houma, Louisiana**	30.90%	$158,400	$756	$631	$125	$50,028	33,817
143	**Logan, Utah**	57.20%	$162,500	$650	$526	$124	$35,770	48,988
144	**Elizabethtown, Kentucky**	51.40%	$149,700	$694	$570	$124	$40,874	29,529
145	**Huntington, West Virigina**	47.20%	$88,000	$588	$464	$124	$29,753	49,387
146	**Charlottesville, Virginia**	58.00%	$288,200	$971	$848	$123	$44,215	43,902
147	**Lansing, Michigan**	50.60%	$78,000	$720	$598	$122	$33,769	113,629
148	**Canton, Ohio**	47.00%	$75,000	$593	$471	$122	$29,574	72,782
149	**Pittsfield, Massachusets**	38.50%	$172,600	$748	$626	$122	$42,460	44,235
150	**Altoona, Pennsylvania**	34.30%	$82,000	$554	$432	$122	$35,290	46,059
151	**Johnson City, Tennesse**	45.10%	$147,900	$655	$534	$121	$38,337	64,466
152	**Kokomo, Indiana**	37.60%	$80,100	$614	$493	$121	$35,555	56,195
153	**Sioux City, Iowa**	35.30%	$94,400	$653	$532	$121	$41,759	82,658
154	**Medford, Oregon**	49.30%	$194,200	$870	$750	$120	$41,257	76,666
155	**Walla Walla, Washington**	41.50%	$171,900	$729	$611	$118	$40,697	31,884
156	**Albany, Oregon**	39.60%	$176,000	$776	$658	$118	$47,390	51,449
157	**Hamilton Township, NJ**	27.20%	$250,600	$1,083	$965	$118	$69,861	88,727
158	**Syracuse, New York**	61.10%	$86,700	$706	$589	$117	$30,391	144,742
159	**Manhattan, Kansas**	60.60%	$181,700	$848	$731	$117	$42,512	55,483
160	**Manchester, New Hampshire**	53.30%	$208,500	$989	$872	$117	$52,462	110,168
161	**Muskegon, Michigan**	48.70%	$61,300	$613	$496	$117	$25,890	37,108
162	**Wheeling, West Virginia**	37.70%	$94,500	$523	$406	$117	$35,702	28,128
163	**Bloomington, Illinois**	37.80%	$161,300	$745	$629	$116	$61,836	77,901
164	**Waterloo, Iowa**	35.70%	$101,100	$652	$536	$116	$40,466	68,341
165	**Watertown, New York**	60.90%	$117,600	$793	$678	$115	$38,736	27,789
166	**Bremerton, Washington**	57.90%	$181,900	$874	$759	$115	$43,240	39,197

167	**Jackson, Michigan**	50.50%	$62,700	$642	$527	$115	$27,181	33,435
168	**Flagstaff, Arizona**	56.10%	$257,300	$1,033	$919	$114	$47,232	67,418
169	**Champaign, Illinois**	52.60%	$144,500	$833	$719	$114	$39,399	82,641
170	**Las Cruces, New Mexico**	43.60%	$147,600	$689	$575	$114	$39,155	100,818
171	**Asheville, North Carolina**	49.60%	$197,500	$836	$723	$113	$42,218	86,009
172	**Richland, Washington**	32.90%	$203,300	$872	$759	$113	$68,825	51,430
173	**Dalton, Georgia**	53.30%	$119,400	$636	$524	$112	$32,995	33,390
174	**El Centro, California**	49.50%	$139,500	$727	$616	$111	$39,798	43,144
175	**Sierra Vista, Arizona**	46.20%	$183,900	$921	$810	$111	$58,040	45,814
176	**Eau Claire, Wisconsin**	45.80%	$139,300	$713	$602	$111	$42,711	66,824
177	**Davenport, Iowa**	39.70%	$120,600	$687	$576	$111	$45,323	101,321
178	**Jonesboro, Arkansas**	46.50%	$139,900	$656	$546	$110	$41,886	70,378
179	**Farmington, New Mexico**	29.80%	$168,800	$767	$657	$110	$48,891	45,639
180	**La Crosse, Wisconsin**	50.00%	$128,000	$705	$596	$109	$41,090	51,448
181	**Coeur d'Alene, Idaho**	41.40%	$162,800	$771	$662	$109	$40,400	45,682
182	**Pasco, Washington**	34.80%	$160,300	$755	$646	$109	$53,473	66,289
183	**Bay City, Michigan**	31.80%	$66,500	$564	$455	$109	$33,067	34,553
184	**Santa Fe, New Mexico**	40.20%	$274,200	$928	$820	$108	$49,305	69,374
185	**Janesville, Wisconsin**	34.90%	$126,400	$727	$619	$108	$45,877	63,614
186	**Mount Vernon, Washington**	44.70%	$205,800	$880	$773	$107	$46,390	32,317
187	**Carson, Nevada**	44.70%	$174,800	$819	$712	$107	$50,223	54,481
188	**Ogden, Utah**	44.60%	$126,400	$722	$615	$107	$40,110	83,830
189	**Kennewick, Washington**	39.20%	$166,600	$789	$682	$107	$51,170	76,115
190	**North Port, Florida**	25.00%	$116,200	$889	$782	$107	$47,510	57,554
191	**Merced, California**	57.30%	$140,100	$821	$715	$106	$36,585	80,459
192	**Napa, California**	47.00%	$391,700	$1,321	$1,215	$106	$62,500	78,352
193	**Yuba City, California**	42.70%	$171,100	$899	$793	$106	$47,400	65,052
194	**Longview, Washington**	44.80%	$165,700	$700	$595	$105	$36,229	36,620
195	**Vallejo, California**	43.10%	$206,300	$1,183	$1,078	$105	$55,459	117,844
196	**Appleton, Wisconsin**	31.80%	$137,400	$648	$543	$105	$52,391	72,693
197	**Cedar Rapids, Iowa**	31.10%	$136,500	$672	$567	$105	$51,338	128,122
198	**Bloomington, Indiana**	67.10%	$172,800	$788	$684	$104	$27,393	80,385
199	**Utica, New York**	53.00%	$89,600	$619	$515	$104	$30,016	61,915
200	**Grand Junction, Colorado**	40.70%	$207,100	$817	$713	$104	$44,409	59,778

201	**Wausau, Wisconsin**	41.60%	$114,000	$642	$540	$102	$40,132	39,218
202	**Midland, Michigan**	36.00%	$140,400	$726	$624	$102	$50,723	42,104
203	**Casper, Wyoming**	34.50%	$176,100	$814	$714	$100	$56,756	57,913
204	**Elmira, New York**	54.40%	$68,700	$635	$536	$99	$29,019	29,097
205	**Fairbanks, Alaska**	63.30%	$195,400	$1,224	$1,127	$97	$53,299	32,193
206	**Kalamazoo, Michigan**	55.00%	$96,100	$694	$597	$97	$32,361	75,122
207	**Sheboygan, Wisconsin**	39.80%	$110,200	$611	$515	$96	$42,362	48,873
208	**Prescott, Arizona**	36.60%	$255,500	$772	$676	$96	$42,181	40,307
209	**Greeley, Colorado**	45.20%	$164,900	$740	$645	$95	$46,209	95,338
210	**Green Bay, Wisconsin**	42.10%	$125,100	$646	$551	$95	$42,088	104,623
211	**Albany, New York**	60.50%	$176,900	$825	$731	$94	$40,416	98,261
212	**Ames, Iowa**	58.50%	$172,400	$747	$653	$94	$40,097	61,035
213	**Oshkosh, Wisconsin**	46.30%	$114,000	$656	$562	$94	$41,493	66,526
214	**Santa Cruz, California**	57.80%	$632,600	$1,511	$1,418	$93	$62,580	62,082
215	**Bellingham, Washington**	54.70%	$272,800	$893	$800	$93	$41,109	82,128
216	**Kingsport, Tennessee**	36.10%	$138,800	$570	$477	$93	$38,140	52,990
217	**Iowa City, Iowa**	53.20%	$183,400	$831	$739	$92	$40,996	70,304
218	**Binghamton, New York**	55.00%	$86,300	$642	$551	$91	$30,075	46,695
219	**Madera, California**	53.20%	$140,500	$870	$780	$90	$40,975	62,581
220	**Cheyenne, Wyoming**	36.80%	$179,600	$759	$670	$89	$57,173	61,417
221	**San Luis Obispo, California**	63.30%	$522,700	$1,225	$1,137	$88	$45,530	45,867
222	**Elkhart, Indiana**	49.10%	$83,100	$660	$572	$88	$33,547	51,640
223	**Pocatello, Idaho**	39.10%	$132,900	$598	$510	$88	$40,434	54,542
224	**Rochester, Minnesota**	30.30%	$162,000	$782	$695	$87	$62,105	109,324
225	**Ann Arbor, Michigan**	54.80%	$227,800	$1,022	$937	$85	$53,458	116,173
226	**Burlington, Vermont**	59.80%	$262,200	$987	$903	$84	$43,620	42,323
227	**Fond du Lac, Wisconsin**	43.00%	$122,100	$674	$590	$84	$46,389	43,025
228	**Rapid City, South Dakota**	41.90%	$155,200	$755	$671	$84	$46,244	69,815
229	**Lewiston, Idaho**	31.90%	$166,400	$628	$544	$84	$43,460	32,067
230	**Santa Maria, California**	50.30%	$241,000	$1,136	$1,054	$82	$47,112	101,229
231	**Chico, California**	57.20%	$256,300	$893	$812	$81	$39,582	87,372
232	**Great Falls, Montana**	38.40%	$157,800	$608	$527	$81	$42,487	59,091
233	**Missoula, Montana**	54.70%	$237,300	$748	$670	$78	$41,319	68,425
234	**Morgantown, West Virginia**	57.90%	$140,200	$645	$569	$76	$31,408	30,254

235	**Blacksburg, Virginia**	71.40%	$276,000	$898	$825	$73	$30,883	43,044
236	**Provo, Utah**	59.40%	$187,800	$723	$652	$71	$38,542	115,427
237	**Corvallis, Oregon**	54.80%	$270,800	$825	$755	$70	$39,483	54,963
238	**St. Cloud, Minnesota**	47.20%	$142,700	$706	$636	$70	$44,715	65,789
239	**Billings, Montana**	37.90%	$183,100	$718	$651	$67	$47,196	107,208
240	**Portland, Maine**	56.30%	$230,200	$902	$837	$65	$42,757	66,230
241	**Boulder, Colorado**	51.20%	$487,400	$1,173	$1,109	$64	$57,012	101,871
242	**Fargo, North Dakota**	55.60%	$161,600	$677	$616	$61	$45,227	110,474
243	**Mankato, Minnesota**	45.40%	$147,100	$677	$616	$61	$41,032	40,086
244	**Lewiston, Maine**	55.90%	$143,300	$668	$611	$57	$34,767	36,469
245	**Grand Forks, North Dakota**	53.50%	$159,000	$690	$633	$57	$43,647	53,725
246	**Duluth, Minnesota**	39.50%	$147,500	$691	$635	$56	$42,759	86,191
247	**State College, Pennsylvania**	80.80%	$269,500	$920	$870	$50	$26,529	41,885
248	**Bismark, North Dakota**	34.00%	$167,500	$701	$656	$45	$56,266	64,878
249	**Ithaca, New York**	74.30%	$207,300	$1,017	$975	$42	$28,208	30,354
250	**Bangor, Maine**	58.60%	$140,400	$728	$687	$41	$33,820	32,820
251	**Wenatchee, Washington**	45.50%	$199,900	$794	$758	$36	$47,780	32,564

Appendix D4: Housing and Economic Data from 250 Principle Cities
Population Between 30k and 150k - Sorted by Percentage Renter Occupied

Rank	City	% Renter Occupied	Median House Value	Median Gross Rent	Median Contract Rent	Median Utility Costs	Median Income	Population
1	State College, Pennsylvania	80.80%	$269,500	$920	$870	$50	$26,529	41,885
2	Hartford, Connecticut	77.00%	$161,900	$861	$722	$139	$28,592	125,188
3	Ithaca, New York	74.30%	$207,300	$1,017	$975	$42	$28,208	30,354
4	Blacksburg, Virginia	71.40%	$276,000	$898	$825	$73	$30,883	43,044
5	New Haven, Connecticut	70.30%	$193,800	$1,074	$899	$175	$36,423	130,794
6	Bloomington, Indiana	67.10%	$172,800	$788	$684	$104	$27,393	80,385
7	**Salisbury, Maryland**	**66.10%**	**$143,300**	**$994**	**$798**	**$196**	**$36,954**	**31,215**
8	College Station, Texas	65.40%	$177,100	$890	$727	$163	$30,947	97,885
9	Harrisonburg, Virginia	65.30%	$197,800	$850	$722	$128	$36,157	50,759
10	Greenville, North Carolina	64.60%	$152,000	$716	$546	$170	$34,295	87,771
11	Valdosta, Georgia	64.20%	$126,700	$736	$562	$174	$28,140	56,757
12	Gainesville, Florida	63.80%	$139,700	$825	$677	$148	$31,584	126,653
13	San Luis Obispo, California	63.30%	$522,700	$1,225	$1,137	$88	$45,530	45,867
14	Fairbanks, Alaska	63.30%	$195,400	$1,224	$1,127	$97	$53,299	32,193
15	Hattiesburg, Mississippi	63.20%	$103,100	$669	$531	$138	$25,991	47,046
16	Jacksonville, North Carolina	63.00%	$159,500	$1,008	$868	$140	$41,443	68,987
17	Goldsboro, North Carolina	63.00%	$112,200	$714	$514	$200	$33,403	36,152
18	Gainesville, Georgia	62.90%	$143,700	$775	$640	$135	$37,914	34,913
19	Bowling Green, Kentucky	62.10%	$139,300	$649	$521	$128	$32,202	60,515
20	Hagerstown, Maryland	61.60%	$147,300	$815	$689	$126	$38,637	40,563
21	Syracuse, New York	61.10%	$86,700	$706	$589	$117	$30,391	144,742
22	Watertown, New York	60.90%	$117,600	$793	$678	$115	$38,736	27,789
23	Manhattan, Kansas	60.60%	$181,700	$848	$731	$117	$42,512	55,483
24	Albany, Georgia	60.60%	$96,700	$674	$473	$201	$29,111	77,006
25	Albany, New York	60.50%	$176,900	$825	$731	$94	$40,416	98,261
26	Harrisburg, Pennsylvania	60.20%	$89,700	$747	$607	$140	$34,068	49,287
27	Burlington, Vermont	59.80%	$262,200	$987	$903	$84	$43,620	42,323
28	Fayetteville, Arkansas	59.80%	$177,700	$703	$570	$133	$36,619	77,201
29	Provo, Utah	59.40%	$187,800	$723	$652	$71	$38,542	115,427
30	Bangor, Maine	58.60%	$140,400	$728	$687	$41	$33,820	32,820

31	**Ames, Iowa**	58.50%	$172,400	$747	$653	$94	$40,097	61,035
32	**Macon, Georgia**	58.10%	$84,500	$673	$486	$187	$25,063	91,043
33	**Charlottesville, Virginia**	58.00%	$288,200	$971	$848	$123	$44,215	43,902
34	**Bremerton, Washington**	57.90%	$181,900	$874	$759	$115	$43,240	39,197
35	**Athens, Georgia**	57.90%	$152,600	$747	$605	$142	$31,884	118,711
36	**Morgantown, West Virginia**	57.90%	$140,200	$645	$569	$76	$31,408	30,254
37	**Santa Cruz, California**	57.80%	$632,600	$1,511	$1,418	$93	$62,580	62,082
38	**Greenville, South Carolina**	57.80%	$197,300	$745	$611	$134	$39,591	60,697
39	**Reading, Pennsylvania**	57.80%	$66,300	$720	$588	$132	$25,507	87,987
40	**York, Pennsylvania**	57.80%	$82,900	$694	$559	$135	$28,447	43,760
41	**Merced, California**	57.30%	$140,100	$821	$715	$106	$36,585	80,459
42	**Chico, California**	57.20%	$256,300	$893	$812	$81	$39,582	87,372
43	**Logan, Utah**	57.20%	$162,500	$650	$526	$124	$35,770	48,988
44	**Williamsport, Pennsylvania**	57.10%	$95,800	$721	$554	$167	$35,096	29,443
45	**Lancaster, Pennsylvania**	56.40%	$109,100	$770	$632	$138	$32,661	59,354
46	**Portland, Maine**	56.30%	$230,200	$902	$837	$65	$42,757	66,230
47	**Flagstaff, Arizona**	56.10%	$257,300	$1,033	$919	$114	$47,232	67,418
48	**Lewiston, Maine**	55.90%	$143,300	$668	$611	$57	$34,767	36,469
49	**Monroe, Louisiana**	55.70%	$118,500	$568	$418	$150	$26,630	49,569
50	**Fargo, North Dakota**	55.60%	$161,600	$677	$616	$61	$45,227	110,474
51	**Wilmington, North Carolina**	55.20%	$209,300	$849	$704	$145	$41,724	110,079
52	**Auburn, Alabama**	55.20%	$202,500	$791	$651	$140	$39,378	56,849
53	**Kalamazoo, Michigan**	55.00%	$96,100	$694	$597	$97	$32,361	75,122
54	**Binghamton, New York**	55.00%	$86,300	$642	$551	$91	$30,075	46,695
55	**Ann Arbor, Michigan**	54.80%	$227,800	$1,022	$937	$85	$53,458	116,173
56	**Corvallis, Oregon**	54.80%	$270,800	$825	$755	$70	$39,483	54,963
57	**Bellingham, Washington**	54.70%	$272,800	$893	$800	$93	$41,109	82,128
58	**Missoula, Montana**	54.70%	$237,300	$748	$670	$78	$41,319	68,425
59	**Savannah, Georgia**	54.60%	$142,000	$884	$697	$187	$36,144	141,786
60	**Elmira, New York**	54.40%	$68,700	$635	$536	$99	$29,019	29,097
61	**Lima, Ohio**	54.40%	$68,600	$613	$446	$167	$28,421	38,425
62	**Grand Forks, North Dakota**	53.50%	$159,000	$690	$633	$57	$43,647	53,725
63	**Lawrence, Kansas**	53.40%	$177,900	$854	$683	$171	$46,755	89,825
64	**Manchester, New Hampshire**	53.30%	$208,500	$989	$872	$117	$52,462	110,168

65	**Dalton, Georgia**	53.30%	$119,400	$636	$524	$112	$32,995	33,390
66	**Madera, California**	53.20%	$140,500	$870	$780	$90	$40,975	62,581
67	**Iowa City, Iowa**	53.20%	$183,400	$831	$739	$92	$40,996	70,304
68	**Waco, Texas**	53.00%	$95,300	$719	$575	$144	$32,705	127,808
69	**Utica, New York**	53.00%	$89,600	$619	$515	$104	$30,016	61,915
70	**Columbia, South Carolina**	52.90%	$161,300	$814	$651	$163	$41,263	131,004
71	**Allentown, Pennsylvania**	52.70%	$125,900	$873	$741	$132	$36,022	118,285
72	**Hinesville, Georgia**	52.60%	$124,500	$878	$722	$156	$41,883	34,517
73	**Champaign, Illinois**	52.60%	$144,500	$833	$719	$114	$39,399	82,641
74	**Columbia, Missouri**	52.40%	$170,800	$785	$625	$160	$42,945	113,216
75	**Fort Myers, Florida**	52.30%	$114,400	$787	$651	$136	$36,250	64,488
76	**Dayton, Ohio**	52.30%	$67,200	$620	$472	$148	$27,304	143,446
77	**Ocala, Florida**	52.10%	$117,800	$786	$600	$186	$33,426	57,104
78	**Cleveland, Tennessee**	52.10%	$154,100	$662	$504	$158	$32,489	42,397
79	**Killeen, Texas**	52.00%	$119,200	$859	$673	$186	$45,575	134,483
80	**Lafayette, Indiana**	51.70%	$101,300	$744	$614	$130	$40,153	70,156
81	**Rome, Georgia**	51.60%	$114,900	$609	$453	$156	$32,321	36,138
82	**Panama City, Florida**	51.50%	$124,500	$838	$669	$169	$36,818	36,285
83	**Elizabethtown, Kentucky**	51.40%	$149,700	$694	$570	$124	$40,874	29,529
84	**Boulder, Colorado**	51.20%	$487,400	$1,173	$1,109	$64	$57,012	101,871
85	**Lawton, Oklahoma**	51.10%	$105,300	$775	$619	$156	$42,326	97,965
86	**Spartanburg, South Carolina**	51.00%	$124,800	$660	$515	$145	$33,381	37,473
87	**Tuscaloosa, Alabama**	50.80%	$162,300	$755	$577	$178	$37,901	93,757
88	**Grants Pass, Oregon**	50.70%	$170,700	$829	$685	$144	$31,384	34,860
89	**Lansing, Michigan**	50.60%	$78,000	$720	$598	$122	$33,769	113,629
90	**Munice, Indiana**	50.50%	$71,300	$665	$538	$127	$27,848	69,868
91	**Jackson, Michigan**	50.50%	$62,700	$642	$527	$115	$27,181	33,435
92	**Santa Maria, California**	50.30%	$241,000	$1,136	$1,054	$82	$47,112	101,229
93	**La Crosse, Wisconsin**	50.00%	$128,000	$705	$596	$109	$41,090	51,448
94	**Kankakee, Illinois**	49.80%	$97,100	$689	$561	$128	$30,406	27,185
95	**Asheville, North Carolina**	49.60%	$197,500	$836	$723	$113	$42,218	86,009
96	**Dover, Delaware**	49.50%	$177,400	$920	$778	$142	$44,135	37,108
97	**El Centro, California**	49.50%	$139,500	$727	$616	$111	$39,798	43,144
98	**Olympia, Washington**	49.30%	$237,200	$937	$798	$139	$52,393	47,860

99	**Medford, Oregon**	49.30%	$194,200	$870	$750	$120	$41,257	76,666
100	**Springfield, Ohio**	49.30%	$79,700	$633	$493	$140	$30,508	59,930
101	**Elkhart, Indiana**	49.10%	$83,100	$660	$572	$88	$33,547	51,640
102	**Scranton, Pennsylvania**	49.10%	$108,000	$689	$562	$127	$37,212	75,943
103	**Morristown, Tennessee**	48.90%	$110,500	$646	$474	$172	$29,563	29,188
104	**Lynchburg, Virginia**	48.80%	$146,800	$728	$566	$162	$38,568	77,157
105	**Erie, Pennsylvania**	48.70%	$84,600	$631	$499	$132	$32,676	101,083
106	**Muskegon, Michigan**	48.70%	$61,300	$613	$496	$117	$25,890	37,108
107	**New Bern, North Carolina**	48.60%	$143,100	$855	$628	$227	$42,691	30,278
108	**Sumter, South Carolina**	48.30%	$132,500	$706	$543	$163	$38,825	40,995
109	**Fort Smith, Arkansas**	48.20%	$112,000	$614	$485	$129	$35,566	87,476
110	**Myrtle Beach, South Carolina**	47.90%	$167,800	$795	$651	$144	$34,621	28,406
111	**Hot Springs, Arkansas**	47.80%	$116,600	$670	$503	$167	$29,853	35,570
112	**Redding, California**	47.70%	$209,400	$952	$773	$179	$41,579	90,713
113	**Norwich, Connecticut**	47.70%	$183,200	$913	$762	$151	$45,876	40,413
114	**Yakima, Washington**	47.70%	$156,700	$763	$625	$138	$39,268	92,995
115	**Gulfport, Mississippi**	47.40%	$118,700	$828	$654	$174	$36,777	69,960
116	**Clarksville, Tennessee**	47.20%	$137,500	$857	$683	$174	$46,100	140,628
117	**St. Cloud, Minnesota**	47.20%	$142,700	$706	$636	$70	$44,715	65,789
118	**Huntington, West Virigina**	47.20%	$88,000	$588	$464	$124	$29,753	49,387
119	**Napa, California**	47.00%	$391,700	$1,321	$1,215	$106	$62,500	78,352
120	**Tyler, Texas**	47.00%	$129,300	$810	$675	$135	$43,239	99,404
121	**Canton, Ohio**	47.00%	$75,000	$593	$471	$122	$29,574	72,782
122	**Cape Girardeau, Missouri**	46.60%	$126,000	$650	$501	$149	$38,128	38,588
123	**Jonesboro, Arkansas**	46.50%	$139,900	$656	$546	$110	$41,886	70,378
124	**Hickory, North Carolina**	46.50%	$157,600	$669	$537	$132	$42,334	40,213
125	**Sherman, Texas**	46.30%	$100,200	$791	$632	$159	$41,279	39,095
126	**Oshkosh, Wisconsin**	46.30%	$114,000	$656	$562	$94	$41,493	66,526
127	**Sierra Vista, Arizona**	46.20%	$183,900	$921	$810	$111	$58,040	45,814
128	**Michigan City, Indiana**	46.20%	$90,900	$692	$567	$125	$35,145	30,627
129	**Rocky Mount, North Carolina**	46.20%	$101,800	$742	$484	$258	$36,308	57,267
130	**Peoria, Illinois**	46.10%	$121,200	$690	$562	$128	$42,214	115,814
131	**Evansville, Indiana**	46.10%	$88,500	$693	$527	$166	$35,013	120,250
132	**Charleston, South Carolina**	46.00%	$242,200	$975	$822	$153	$52,066	123,267

133	**Texarkana, Texas**	46.00%	$97,300	$681	$546	$135	$38,826	37,163
134	**Alexandria, Louisiana**	45.90%	$132,300	$745	$512	$233	$34,197	48,135
135	**Eau Claire, Wisconsin**	45.80%	$139,300	$713	$602	$111	$42,711	66,824
136	**Racine, Wisconsin**	45.70%	$116,500	$718	$583	$135	$40,174	78,287
137	**Wenatchee, Washington**	45.50%	$199,900	$794	$758	$36	$47,780	32,564
138	**Lakeland, Florida**	45.50%	$105,700	$852	$687	$165	$38,483	98,970
139	**Terre Haute, Indiana**	45.50%	$77,200	$660	$512	$148	$31,597	60,763
140	**Mankato, Minnesota**	45.40%	$147,100	$677	$616	$61	$41,032	40,086
141	**Lake Charles, Louisiana**	45.40%	$128,600	$723	$577	$146	$35,610	73,437
142	**Longview, Texas**	45.30%	$125,500	$772	$633	$139	$41,365	81,647
143	**Greeley, Colorado**	45.20%	$164,900	$740	$645	$95	$46,209	95,338
144	**Roanoke, Virginia**	45.20%	$130,900	$700	$550	$150	$37,710	97,654
145	**Johnson City, Tennesse**	45.10%	$147,900	$655	$534	$121	$38,337	64,466
146	**Rockford, Illinois**	45.00%	$97,400	$715	$577	$138	$37,127	151,272
147	**Pine Bluff, Arkansas**	44.90%	$77,400	$652	$453	$199	$30,820	47,069
148	**Longview, Washington**	44.80%	$165,700	$700	$595	$105	$36,229	36,620
149	**Mount Vernon, Washington**	44.70%	$205,800	$880	$773	$107	$46,390	32,317
150	**Hanford, California**	44.70%	$165,900	$924	$750	$174	$51,014	54,461
151	**Carson, Nevada**	44.70%	$174,800	$819	$712	$107	$50,223	54,481
152	**Ogden, Utah**	44.60%	$126,400	$722	$615	$107	$40,110	83,830
153	**Burlington, North Carolina**	44.60%	$124,000	$696	$522	$174	$36,357	51,890
154	**Mansfield, Ohio**	44.20%	$80,600	$563	$431	$132	$31,575	46,913
155	**Abilene, Texas**	44.00%	$90,500	$751	$570	$181	$41,470	121,508
156	**High Point, North Carolina**	44.00%	$141,200	$755	$566	$189	$42,194	105,723
157	**Topeka, Kansas**	44.00%	$94,300	$692	$528	$164	$40,323	127,911
158	**Joplin, Missouri**	43.90%	$103,000	$648	$475	$173	$35,781	51,188
159	**Warner Robins, Georgia**	43.80%	$111,600	$828	$665	$163	$43,683	71,683
160	**Pueblo, Colorado**	43.70%	$114,000	$718	$569	$149	$34,152	107,931
161	**Las Cruces, New Mexico**	43.60%	$147,600	$689	$575	$114	$39,155	100,818
162	**Youngstown, Ohio**	43.50%	$44,100	$590	$434	$156	$24,012	65,724
163	**Lafayette, Louisiana**	43.30%	$170,400	$787	$653	$134	$45,317	122,997
164	**Florence, Alabama**	43.20%	$132,300	$556	$390	$166	$36,688	39,735
165	**Vallejo, California**	43.10%	$206,300	$1,183	$1,078	$105	$55,459	117,844
166	**Jackson, Tennessee**	43.10%	$119,900	$736	$506	$230	$36,332	67,238

167	**Bend, Oregon**	43.00%	$239,900	$928	$781	$147	$51,041	79,278
168	**Fond du Lac, Wisconsin**	43.00%	$122,100	$674	$590	$84	$46,389	43,025
169	**Flint, Michigan**	43.00%	$34,200	$658	$455	$203	$24,537	100,513
170	**Visalia, California**	42.90%	$166,500	$941	$790	$151	$51,099	126,700
171	**Yuba City, California**	42.70%	$171,100	$899	$793	$106	$47,400	65,052
172	**Wichita Falls, Texas**	42.70%	$90,900	$725	$576	$149	$43,903	104,440
173	**San Angelo, Texas**	42.40%	$102,400	$722	$590	$132	$42,958	96,093
174	**Jefferson City, Missouri**	42.20%	$137,100	$570	$437	$133	$45,947	43,290
175	**Green Bay, Wisconsin**	42.10%	$125,100	$646	$551	$95	$42,088	104,623
176	**Sparks, Nevada**	41.90%	$162,900	$945	$818	$127	$51,350	92,145
177	**Rapid City, South Dakota**	41.90%	$155,200	$755	$671	$84	$46,244	69,815
178	**Charleston, West Virginia**	41.70%	$149,300	$676	$524	$152	$48,427	50,984
179	**Wausau, Wisconsin**	41.60%	$114,000	$642	$540	$102	$40,132	39,218
180	**Walla Walla, Washington**	41.50%	$171,900	$729	$611	$118	$40,697	31,884
181	**Coeur d'Alene, Idaho**	41.40%	$162,800	$771	$662	$109	$40,400	45,682
182	**Victoria, Texas**	41.20%	$113,600	$769	$609	$160	$46,851	64,246
183	**Florence, South Carolina**	41.20%	$149,700	$666	$514	$152	$41,271	37,596
184	**Yuma, Arizona**	41.00%	$118,400	$891	$747	$144	$43,465	92,902
185	**Pensacola, Florida**	41.00%	$144,000	$829	$675	$154	$44,702	52,367
186	**Beaumont, Texas**	41.00%	$98,400	$734	$568	$166	$38,049	117,494
187	**Saginaw, Michigan**	41.00%	$45,200	$657	$448	$209	$27,188	50,701
188	**Dothan, Alabama**	40.80%	$138,700	$682	$514	$168	$42,140	67,370
189	**Grand Junction, Colorado**	40.70%	$207,100	$817	$713	$104	$44,409	59,778
190	**Owensboro, Kentucky**	40.70%	$104,700	$634	$490	$144	$39,415	58,082
191	**Gadsden, Alabama**	40.50%	$69,700	$572	$389	$183	$27,368	36,682
192	**St. Joseph, Missouri**	40.40%	$98,600	$684	$530	$154	$41,077	77,140
193	**Santa Fe, New Mexico**	40.20%	$274,200	$928	$820	$108	$49,305	69,374
194	**Battle Creek, Michigan**	40.20%	$80,900	$675	$544	$131	$36,112	51,938
195	**South Bend, Indiana**	40.00%	$82,100	$685	$550	$135	$33,820	100,157
196	**Sheboygan, Wisconsin**	39.80%	$110,200	$611	$515	$96	$42,362	48,873
197	**Davenport, Iowa**	39.70%	$120,600	$687	$576	$111	$45,323	101,321
198	**Albany, Oregon**	39.60%	$176,000	$776	$658	$118	$47,390	51,449
199	**Duluth, Minnesota**	39.50%	$147,500	$691	$635	$56	$42,759	86,191
200	**McAllen, Texas**	39.50%	$112,600	$722	$568	$154	$40,651	135,132

201	**Parkersburg, West Virginia**	39.40%	$83,600	$585	$440	$145	$29,985	31,263
202	**Kennewick, Washington**	39.20%	$166,600	$789	$682	$107	$51,170	76,115
203	**Pocatello, Idaho**	39.10%	$132,900	$598	$510	$88	$40,434	54,542
204	**Odessa, Texas**	38.90%	$105,600	$866	$721	$145	$54,009	107,279
205	**Decatur, Illinois**	38.90%	$79,600	$664	$507	$157	$39,898	75,297
206	**Decatur, Alabama**	38.60%	$120,300	$574	$449	$125	$41,051	55,801
207	**Pittsfield, Massachusets**	38.50%	$172,600	$748	$626	$122	$42,460	44,235
208	**Great Falls, Montana**	38.40%	$157,800	$608	$527	$81	$42,487	59,091
209	**Daneville, Illinois**	38.40%	$65,200	$644	$446	$198	$34,460	32,637
210	**Grand Island, Nebraska**	38.30%	$108,600	$637	$509	$128	$44,747	50,002
211	**Billings, Montana**	37.90%	$183,100	$718	$651	$67	$47,196	107,208
212	**Bloomington, Illinois**	37.80%	$161,300	$745	$629	$116	$61,836	77,901
213	**Wheeling, West Virginia**	37.70%	$94,500	$523	$406	$117	$35,702	28,128
214	**Kokomo, Indiana**	37.60%	$80,100	$614	$493	$121	$35,555	56,195
215	**Springfield, Illinois**	37.30%	$117,600	$717	$563	$154	$47,571	117,008
216	**Dubuque, Iowa**	36.90%	$130,800	$690	$565	$125	$44,415	58,032
217	**Cheyenne, Wyoming**	36.80%	$179,600	$759	$670	$89	$57,173	61,417
218	**Midland, Texas**	36.60%	$159,000	$991	$826	$165	$63,819	119,171
219	**Prescott, Arizona**	36.60%	$255,500	$772	$676	$96	$42,181	40,307
220	**Columbus, Indiana**	36.60%	$139,000	$796	$639	$157	$54,877	45,928
221	**Kingsport, Tennessee**	36.10%	$138,800	$570	$477	$93	$38,140	52,990
222	**Midland, Michigan**	36.00%	$140,400	$726	$624	$102	$50,723	42,104
223	**Waterloo, Iowa**	35.70%	$101,100	$652	$536	$116	$40,466	68,341
224	**St. George, Utah**	35.30%	$198,900	$858	$724	$134	$46,493	75,361
225	**Sioux City, Iowa**	35.30%	$94,400	$653	$532	$121	$41,759	82,658
226	**Janesville, Wisconsin**	34.90%	$126,400	$727	$619	$108	$45,877	63,614
227	**Pasco, Washington**	34.80%	$160,300	$755	$646	$109	$53,473	66,289
228	**Vineland, New Jersey**	34.50%	$165,500	$1,011	$808	$203	$47,750	60,994
229	**Casper, Wyoming**	34.50%	$176,100	$814	$714	$100	$56,756	57,913
230	**Altoona, Pennsylvania**	34.30%	$82,000	$554	$432	$122	$35,290	46,059
231	**Bismark, North Dakota**	34.00%	$167,500	$701	$656	$45	$56,266	64,878
232	**Idaho Falls, Idaho**	34.00%	$138,300	$666	$540	$126	$44,195	57,992
233	**Richland, Washington**	32.90%	$203,300	$872	$759	$113	$68,825	51,430
234	**Lake Havasu City, Arizona**	32.80%	$187,900	$859	$683	$176	$41,533	52,834

235	**Lewiston, Idaho**	31.90%	$166,400	$628	$544	$84	$43,460	32,067
236	**Cary, North Carolina**	31.80%	$307,600	$986	$861	$125	$88,853	146,161
237	**Appleton, Wisconsin**	31.80%	$137,400	$648	$543	$105	$52,391	72,693
238	**Bay City, Michigan**	31.80%	$66,500	$564	$455	$109	$33,067	34,553
239	**Cedar Rapids, Iowa**	31.10%	$136,500	$672	$567	$105	$51,338	128,122
240	**Tangipahoa, Louisiana**	31.00%	$136,500	$740	$573	$167	$40,642	123,918
241	**Houma, Louisiana**	30.90%	$158,400	$756	$631	$125	$50,028	33,817
242	**Rochester, Minnesota**	30.30%	$162,000	$782	$695	$87	$62,105	109,324
243	**Farmington, New Mexico**	29.80%	$168,800	$767	$657	$110	$48,891	45,639
244	**Hamilton Township, NJ**	27.20%	$250,600	$1,083	$965	$118	$69,861	88,727
245	**Hilton Head, South Carolina**	26.40%	$421,000	$1,005	$863	$142	$67,643	38,503
246	**Barsntable, Massachusetts**	25.70%	$345,200	$1,066	$897	$169	$54,087	44,737
247	**North Port, Florida**	25.00%	$116,200	$889	$782	$107	$47,510	57,554
248	**Palm Bay, Florida**	24.90%	$96,600	$888	$756	$132	$41,540	104,180
249	**Port Charlotte, Florida**	22.80%	$106,100	$905	$741	$164	$40,425	54,081
250	**Deltona, Florida**	20.70%	$101,100	$1,076	$857	$219	$43,620	85,694
251	**Egg Harbor Township, NJ**	15.70%	$231,600	$1,179	$1,001	$178	$70,906	43,689

Appendix D5: Housing and Economic Data from 250 Principle Cities
Population Between 30k and 150k - Sorted by Household Income

Rank	City	% Renter Occupied	Median House Value	Median Gross Rent	Median Contract Rent	Median Utility Costs	Median Income	Population
1	**Cary, North Carolina**	31.80%	$307,600	$986	$861	$125	$88,853	146,161
2	**Egg Harbor Township, NJ**	15.70%	$231,600	$1,179	$1,001	$178	$70,906	43,689
3	**Hamilton Township, NJ**	27.20%	$250,600	$1,083	$965	$118	$69,861	88,727
4	**Richland, Washington**	32.90%	$203,300	$872	$759	$113	$68,825	51,430
5	**Hilton Head, South Carolina**	26.40%	$421,000	$1,005	$863	$142	$67,643	38,503
6	**Midland, Texas**	36.60%	$159,000	$991	$826	$165	$63,819	119,171
7	**Santa Cruz, California**	57.80%	$632,600	$1,511	$1,418	$93	$62,580	62,082
8	**Napa, California**	47.00%	$391,700	$1,321	$1,215	$106	$62,500	78,352
9	**Rochester, Minnesota**	30.30%	$162,000	$782	$695	$87	$62,105	109,324
10	**Bloomington, Illinois**	37.80%	$161,300	$745	$629	$116	$61,836	77,901
11	**Sierra Vista, Arizona**	46.20%	$183,900	$921	$810	$111	$58,040	45,814
12	**Cheyenne, Wyoming**	36.80%	$179,600	$759	$670	$89	$57,173	61,417
13	**Boulder, Colorado**	51.20%	$487,400	$1,173	$1,109	$64	$57,012	101,871
14	**Casper, Wyoming**	34.50%	$176,100	$814	$714	$100	$56,756	57,913
15	**Bismark, North Dakota**	34.00%	$167,500	$701	$656	$45	$56,266	64,878
16	**Vallejo, California**	43.10%	$206,300	$1,183	$1,078	$105	$55,459	117,844
17	**Columbus, Indiana**	36.60%	$139,000	$796	$639	$157	$54,877	45,928
18	**Barsntable, Massachusetts**	25.70%	$345,200	$1,066	$897	$169	$54,087	44,737
19	**Odessa, Texas**	38.90%	$105,600	$866	$721	$145	$54,009	107,279
20	**Pasco, Washington**	34.80%	$160,300	$755	$646	$109	$53,473	66,289
21	**Ann Arbor, Michigan**	54.80%	$227,800	$1,022	$937	$85	$53,458	116,173
22	**Fairbanks, Alaska**	63.30%	$195,400	$1,224	$1,127	$97	$53,299	32,193
23	**Manchester, New Hampshire**	53.30%	$208,500	$989	$872	$117	$52,462	110,168
24	**Olympia, Washington**	49.30%	$237,200	$937	$798	$139	$52,393	47,860
25	**Appleton, Wisconsin**	31.80%	$137,400	$648	$543	$105	$52,391	72,693
26	**Charleston, South Carolina**	46.00%	$242,200	$975	$822	$153	$52,066	123,267
27	**Sparks, Nevada**	41.90%	$162,900	$945	$818	$127	$51,350	92,145
28	**Cedar Rapids, Iowa**	31.10%	$136,500	$672	$567	$105	$51,338	128,122
29	**Kennewick, Washington**	39.20%	$166,600	$789	$682	$107	$51,170	76,115
30	**Visalia, California**	42.90%	$166,500	$941	$790	$151	$51,099	126,700

31	**Bend, Oregon**	43.00%	$239,900	$928	$781	$147	$51,041	79,278
32	**Hanford, California**	44.70%	$165,900	$924	$750	$174	$51,014	54,461
33	**Midland, Michigan**	36.00%	$140,400	$726	$624	$102	$50,723	42,104
34	**Carson, Nevada**	44.70%	$174,800	$819	$712	$107	$50,223	54,481
35	**Houma, Louisiana**	30.90%	$158,400	$756	$631	$125	$50,028	33,817
36	**Santa Fe, New Mexico**	40.20%	$274,200	$928	$820	$108	$49,305	69,374
37	**Farmington, New Mexico**	29.80%	$168,800	$767	$657	$110	$48,891	45,639
38	**Charleston, West Virginia**	41.70%	$149,300	$676	$524	$152	$48,427	50,984
39	**Wenatchee, Washington**	45.50%	$199,900	$794	$758	$36	$47,780	32,564
40	**Vineland, New Jersey**	34.50%	$165,500	$1,011	$808	$203	$47,750	60,994
41	**Springfield, Illinois**	37.30%	$117,600	$717	$563	$154	$47,571	117,008
42	**North Port, Florida**	25.00%	$116,200	$889	$782	$107	$47,510	57,554
43	**Yuba City, California**	42.70%	$171,100	$899	$793	$106	$47,400	65,052
44	**Albany, Oregon**	39.60%	$176,000	$776	$658	$118	$47,390	51,449
45	**Flagstaff, Arizona**	56.10%	$257,300	$1,033	$919	$114	$47,232	67,418
46	**Billings, Montana**	37.90%	$183,100	$718	$651	$67	$47,196	107,208
47	**Santa Maria, California**	50.30%	$241,000	$1,136	$1,054	$82	$47,112	101,229
48	**Victoria, Texas**	41.20%	$113,600	$769	$609	$160	$46,851	64,246
49	**Lawrence, Kansas**	53.40%	$177,900	$854	$683	$171	$46,755	89,825
50	**St. George, Utah**	35.30%	$198,900	$858	$724	$134	$46,493	75,361
51	**Mount Vernon, Washington**	44.70%	$205,800	$880	$773	$107	$46,390	32,317
52	**Fond du Lac, Wisconsin**	43.00%	$122,100	$674	$590	$84	$46,389	43,025
53	**Rapid City, South Dakota**	41.90%	$155,200	$755	$671	$84	$46,244	69,815
54	**Greeley, Colorado**	45.20%	$164,900	$740	$645	$95	$46,209	95,338
55	**Clarksville, Tennessee**	47.20%	$137,500	$857	$683	$174	$46,100	140,628
56	**Jefferson City, Missouri**	42.20%	$137,100	$570	$437	$133	$45,947	43,290
57	**Janesville, Wisconsin**	34.90%	$126,400	$727	$619	$108	$45,877	63,614
58	**Norwich, Connecticut**	47.70%	$183,200	$913	$762	$151	$45,876	40,413
59	**Killeen, Texas**	52.00%	$119,200	$859	$673	$186	$45,575	134,483
60	**San Luis Obispo, California**	63.30%	$522,700	$1,225	$1,137	$88	$45,530	45,867
61	**Davenport, Iowa**	39.70%	$120,600	$687	$576	$111	$45,323	101,321
62	**Lafayette, Louisiana**	43.30%	$170,400	$787	$653	$134	$45,317	122,997
63	**Fargo, North Dakota**	55.60%	$161,600	$677	$616	$61	$45,227	110,474
64	**Grand Island, Nebraska**	38.30%	$108,600	$637	$509	$128	$44,747	50,002

65	**St. Cloud, Minnesota**	47.20%	$142,700	$706	$636	$70	$44,715	65,789
66	**Pensacola, Florida**	41.00%	$144,000	$829	$675	$154	$44,702	52,367
67	**Dubuque, Iowa**	36.90%	$130,800	$690	$565	$125	$44,415	58,032
68	**Grand Junction, Colorado**	40.70%	$207,100	$817	$713	$104	$44,409	59,778
69	**Charlottesville, Virginia**	58.00%	$288,200	$971	$848	$123	$44,215	43,902
70	**Idaho Falls, Idaho**	34.00%	$138,300	$666	$540	$126	$44,195	57,992
71	**Dover, Delaware**	49.50%	$177,400	$920	$778	$142	$44,135	37,108
72	**Wichita Falls, Texas**	42.70%	$90,900	$725	$576	$149	$43,903	104,440
73	**Warner Robins, Georgia**	43.80%	$111,600	$828	$665	$163	$43,683	71,683
74	**Grand Forks, North Dakota**	53.50%	$159,000	$690	$633	$57	$43,647	53,725
75	**Burlington, Vermont**	59.80%	$262,200	$987	$903	$84	$43,620	42,323
76	**Deltona, Florida**	20.70%	$101,100	$1,076	$857	$219	$43,620	85,694
77	**Yuma, Arizona**	41.00%	$118,400	$891	$747	$144	$43,465	92,902
78	**Lewiston, Idaho**	31.90%	$166,400	$628	$544	$84	$43,460	32,067
79	**Bremerton, Washington**	57.90%	$181,900	$874	$759	$115	$43,240	39,197
80	**Tyler, Texas**	47.00%	$129,300	$810	$675	$135	$43,239	99,404
81	**San Angelo, Texas**	42.40%	$102,400	$722	$590	$132	$42,958	96,093
82	**Columbia, Missouri**	52.40%	$170,800	$785	$625	$160	$42,945	113,216
83	**Duluth, Minnesota**	39.50%	$147,500	$691	$635	$56	$42,759	86,191
84	**Portland, Maine**	56.30%	$230,200	$902	$837	$65	$42,757	66,230
85	**Eau Claire, Wisconsin**	45.80%	$139,300	$713	$602	$111	$42,711	66,824
86	**New Bern, North Carolina**	48.60%	$143,100	$855	$628	$227	$42,691	30,278
87	**Manhattan, Kansas**	60.60%	$181,700	$848	$731	$117	$42,512	55,483
88	**Great Falls, Montana**	38.40%	$157,800	$608	$527	$81	$42,487	59,091
89	**Pittsfield, Massachusets**	38.50%	$172,600	$748	$626	$122	$42,460	44,235
90	**Sheboygan, Wisconsin**	39.80%	$110,200	$611	$515	$96	$42,362	48,873
91	**Hickory, North Carolina**	46.50%	$157,600	$669	$537	$132	$42,334	40,213
92	**Lawton, Oklahoma**	51.10%	$105,300	$775	$619	$156	$42,326	97,965
93	**Asheville, North Carolina**	49.60%	$197,500	$836	$723	$113	$42,218	86,009
94	**Peoria, Illinois**	46.10%	$121,200	$690	$562	$128	$42,214	115,814
95	**High Point, North Carolina**	44.00%	$141,200	$755	$566	$189	$42,194	105,723
96	**Prescott, Arizona**	36.60%	$255,500	$772	$676	$96	$42,181	40,307
97	**Dothan, Alabama**	40.80%	$138,700	$682	$514	$168	$42,140	67,370
98	**Green Bay, Wisconsin**	42.10%	$125,100	$646	$551	$95	$42,088	104,623

99	**Jonesboro, Arkansas**	46.50%	$139,900	$656	$546	$110	$41,886	70,378
100	**Hinesville, Georgia**	52.60%	$124,500	$878	$722	$156	$41,883	34,517
101	**Sioux City, Iowa**	35.30%	$94,400	$653	$532	$121	$41,759	82,658
102	**Wilmington, North Carolina**	55.20%	$209,300	$849	$704	$145	$41,724	110,079
103	**Redding, California**	47.70%	$209,400	$952	$773	$179	$41,579	90,713
104	**Palm Bay, Florida**	24.90%	$96,600	$888	$756	$132	$41,540	104,180
105	**Lake Havasu City, Arizona**	32.80%	$187,900	$859	$683	$176	$41,533	52,834
106	**Oshkosh, Wisconsin**	46.30%	$114,000	$656	$562	$94	$41,493	66,526
107	**Abilene, Texas**	44.00%	$90,500	$751	$570	$181	$41,470	121,508
108	**Jacksonville, North Carolina**	63.00%	$159,500	$1,008	$868	$140	$41,443	68,987
109	**Longview, Texas**	45.30%	$125,500	$772	$633	$139	$41,365	81,647
110	**Missoula, Montana**	54.70%	$237,300	$748	$670	$78	$41,319	68,425
111	**Sherman, Texas**	46.30%	$100,200	$791	$632	$159	$41,279	39,095
112	**Florence, South Carolina**	41.20%	$149,700	$666	$514	$152	$41,271	37,596
113	**Columbia, South Carolina**	52.90%	$161,300	$814	$651	$163	$41,263	131,004
114	**Medford, Oregon**	49.30%	$194,200	$870	$750	$120	$41,257	76,666
115	**Bellingham, Washington**	54.70%	$272,800	$893	$800	$93	$41,109	82,128
116	**La Crosse, Wisconsin**	50.00%	$128,000	$705	$596	$109	$41,090	51,448
117	**St. Joseph, Missouri**	40.40%	$98,600	$684	$530	$154	$41,077	77,140
118	**Decatur, Alabama**	38.60%	$120,300	$574	$449	$125	$41,051	55,801
119	**Mankato, Minnesota**	45.40%	$147,100	$677	$616	$61	$41,032	40,086
120	**Iowa City, Iowa**	53.20%	$183,400	$831	$739	$92	$40,996	70,304
121	**Madera, California**	53.20%	$140,500	$870	$780	$90	$40,975	62,581
122	**Elizabethtown, Kentucky**	51.40%	$149,700	$694	$570	$124	$40,874	29,529
123	**Walla Walla, Washington**	41.50%	$171,900	$729	$611	$118	$40,697	31,884
124	**McAllen, Texas**	39.50%	$112,600	$722	$568	$154	$40,651	135,132
125	**Tangipahoa, Louisiana**	31.00%	$136,500	$740	$573	$167	$40,642	123,918
126	**Waterloo, Iowa**	35.70%	$101,100	$652	$536	$116	$40,466	68,341
127	**Pocatello, Idaho**	39.10%	$132,900	$598	$510	$88	$40,434	54,542
128	**Port Charlotte, Florida**	22.80%	$106,100	$905	$741	$164	$40,425	54,081
129	**Albany, New York**	60.50%	$176,900	$825	$731	$94	$40,416	98,261
130	**Coeur d'Alene, Idaho**	41.40%	$162,800	$771	$662	$109	$40,400	45,682
131	**Topeka, Kansas**	44.00%	$94,300	$692	$528	$164	$40,323	127,911
132	**Racine, Wisconsin**	45.70%	$116,500	$718	$583	$135	$40,174	78,287

133	**Lafayette, Indiana**	51.70%	$101,300	$744	$614	$130	$40,153	70,156
134	**Wausau, Wisconsin**	41.60%	$114,000	$642	$540	$102	$40,132	39,218
135	**Ogden, Utah**	44.60%	$126,400	$722	$615	$107	$40,110	83,830
136	**Ames, Iowa**	58.50%	$172,400	$747	$653	$94	$40,097	61,035
137	**Decatur, Illinois**	38.90%	$79,600	$664	$507	$157	$39,898	75,297
138	**El Centro, California**	49.50%	$139,500	$727	$616	$111	$39,798	43,144
139	**Greenville, South Carolina**	57.80%	$197,300	$745	$611	$134	$39,591	60,697
140	**Chico, California**	57.20%	$256,300	$893	$812	$81	$39,582	87,372
141	**Corvallis, Oregon**	54.80%	$270,800	$825	$755	$70	$39,483	54,963
142	**Owensboro, Kentucky**	40.70%	$104,700	$634	$490	$144	$39,415	58,082
143	**Champaign, Illinois**	52.60%	$144,500	$833	$719	$114	$39,399	82,641
144	**Auburn, Alabama**	55.20%	$202,500	$791	$651	$140	$39,378	56,849
145	**Yakima, Washington**	47.70%	$156,700	$763	$625	$138	$39,268	92,995
146	**Las Cruces, New Mexico**	43.60%	$147,600	$689	$575	$114	$39,155	100,818
147	**Texarkana, Texas**	46.00%	$97,300	$681	$546	$135	$38,826	37,163
148	**Sumter, South Carolina**	48.30%	$132,500	$706	$543	$163	$38,825	40,995
149	**Watertown, New York**	60.90%	$117,600	$793	$678	$115	$38,736	27,789
150	**Hagerstown, Maryland**	61.60%	$147,300	$815	$689	$126	$38,637	40,563
151	**Lynchburg, Virginia**	48.80%	$146,800	$728	$566	$162	$38,568	77,157
152	**Provo, Utah**	59.40%	$187,800	$723	$652	$71	$38,542	115,427
153	**Lakeland, Florida**	45.50%	$105,700	$852	$687	$165	$38,483	98,970
154	**Johnson City, Tennesse**	45.10%	$147,900	$655	$534	$121	$38,337	64,466
155	**Kingsport, Tennessee**	36.10%	$138,800	$570	$477	$93	$38,140	52,990
156	**Cape Girardeau, Missouri**	46.60%	$126,000	$650	$501	$149	$38,128	38,588
157	**Beaumont, Texas**	41.00%	$98,400	$734	$568	$166	$38,049	117,494
158	**Gainesville, Georgia**	62.90%	$143,700	$775	$640	$135	$37,914	34,913
159	**Tuscaloosa, Alabama**	50.80%	$162,300	$755	$577	$178	$37,901	93,757
160	**Roanoke, Virginia**	45.20%	$130,900	$700	$550	$150	$37,710	97,654
161	**Scranton, Pennsylvania**	49.10%	$108,000	$689	$562	$127	$37,212	75,943
162	**Rockford, Illinois**	45.00%	$97,400	$715	$577	$138	$37,127	151,272
163	**Salisbury, Maryland**	**66.10%**	**$143,300**	**$994**	**$798**	**$196**	**$36,954**	**31,215**
164	**Panama City, Florida**	51.50%	$124,500	$838	$669	$169	$36,818	36,285
165	**Gulfport, Mississippi**	47.40%	$118,700	$828	$654	$174	$36,777	69,960
166	**Florence, Alabama**	43.20%	$132,300	$556	$390	$166	$36,688	39,735

167	**Fayetteville, Arkansas**	59.80%	$177,700	$703	$570	$133	$36,619	77,201
168	**Merced, California**	57.30%	$140,100	$821	$715	$106	$36,585	80,459
169	**New Haven, Connecticut**	70.30%	$193,800	$1,074	$899	$175	$36,423	130,794
170	**Burlington, North Carolina**	44.60%	$124,000	$696	$522	$174	$36,357	51,890
171	**Jackson, Tennessee**	43.10%	$119,900	$736	$506	$230	$36,332	67,238
172	**Rocky Mount, North Carolina**	46.20%	$101,800	$742	$484	$258	$36,308	57,267
173	**Fort Myers, Florida**	52.30%	$114,400	$787	$651	$136	$36,250	64,488
174	**Longview, Washington**	44.80%	$165,700	$700	$595	$105	$36,229	36,620
175	**Harrisonburg, Virginia**	65.30%	$197,800	$850	$722	$128	$36,157	50,759
176	**Savannah, Georgia**	54.60%	$142,000	$884	$697	$187	$36,144	141,786
177	**Battle Creek, Michigan**	40.20%	$80,900	$675	$544	$131	$36,112	51,938
178	**Allentown, Pennsylvania**	52.70%	$125,900	$873	$741	$132	$36,022	118,285
179	**Joplin, Missouri**	43.90%	$103,000	$648	$475	$173	$35,781	51,188
180	**Logan, Utah**	57.20%	$162,500	$650	$526	$124	$35,770	48,988
181	**Wheeling, West Virginia**	37.70%	$94,500	$523	$406	$117	$35,702	28,128
182	**Lake Charles, Louisiana**	45.40%	$128,600	$723	$577	$146	$35,610	73,437
183	**Fort Smith, Arkansas**	48.20%	$112,000	$614	$485	$129	$35,566	87,476
184	**Kokomo, Indiana**	37.60%	$80,100	$614	$493	$121	$35,555	56,195
185	**Altoona, Pennsylvania**	34.30%	$82,000	$554	$432	$122	$35,290	46,059
186	**Michigan City, Indiana**	46.20%	$90,900	$692	$567	$125	$35,145	30,627
187	**Williamsport, Pennsylvania**	57.10%	$95,800	$721	$554	$167	$35,096	29,443
188	**Evansville, Indiana**	46.10%	$88,500	$693	$527	$166	$35,013	120,250
189	**Lewiston, Maine**	55.90%	$143,300	$668	$611	$57	$34,767	36,469
190	**Myrtle Beach, South Carolina**	47.90%	$167,800	$795	$651	$144	$34,621	28,406
191	**Daneville, Illinois**	38.40%	$65,200	$644	$446	$198	$34,460	32,637
192	**Greenville, North Carolina**	64.60%	$152,000	$716	$546	$170	$34,295	87,771
193	**Alexandria, Louisiana**	45.90%	$132,300	$745	$512	$233	$34,197	48,135
194	**Pueblo, Colorado**	43.70%	$114,000	$718	$569	$149	$34,152	107,931
195	**Harrisburg, Pennsylvania**	60.20%	$89,700	$747	$607	$140	$34,068	49,287
196	**Bangor, Maine**	58.60%	$140,400	$728	$687	$41	$33,820	32,820
197	**South Bend, Indiana**	40.00%	$82,100	$685	$550	$135	$33,820	100,157
198	**Lansing, Michigan**	50.60%	$78,000	$720	$598	$122	$33,769	113,629
199	**Elkhart, Indiana**	49.10%	$83,100	$660	$572	$88	$33,547	51,640
200	**Ocala, Florida**	52.10%	$117,800	$786	$600	$186	$33,426	57,104

201	**Goldsboro, North Carolina**	63.00%	$112,200	$714	$514	$200	$33,403	36,152
202	**Spartanburg, South Carolina**	51.00%	$124,800	$660	$515	$145	$33,381	37,473
203	**Bay City, Michigan**	31.80%	$66,500	$564	$455	$109	$33,067	34,553
204	**Dalton, Georgia**	53.30%	$119,400	$636	$524	$112	$32,995	33,390
205	**Waco, Texas**	53.00%	$95,300	$719	$575	$144	$32,705	127,808
206	**Erie, Pennsylvania**	48.70%	$84,600	$631	$499	$132	$32,676	101,083
207	**Lancaster, Pennsylvania**	56.40%	$109,100	$770	$632	$138	$32,661	59,354
208	**Cleveland, Tennessee**	52.10%	$154,100	$662	$504	$158	$32,489	42,397
209	**Kalamazoo, Michigan**	55.00%	$96,100	$694	$597	$97	$32,361	75,122
210	**Rome, Georgia**	51.60%	$114,900	$609	$453	$156	$32,321	36,138
211	**Bowling Green, Kentucky**	62.10%	$139,300	$649	$521	$128	$32,202	60,515
212	**Athens, Georgia**	57.90%	$152,600	$747	$605	$142	$31,884	118,711
213	**Terre Haute, Indiana**	45.50%	$77,200	$660	$512	$148	$31,597	60,763
214	**Gainesville, Florida**	63.80%	$139,700	$825	$677	$148	$31,584	126,653
215	**Mansfield, Ohio**	44.20%	$80,600	$563	$431	$132	$31,575	46,913
216	**Morgantown, West Virginia**	57.90%	$140,200	$645	$569	$76	$31,408	30,254
217	**Grants Pass, Oregon**	50.70%	$170,700	$829	$685	$144	$31,384	34,860
218	**College Station, Texas**	65.40%	$177,100	$890	$727	$163	$30,947	97,885
219	**Blacksburg, Virginia**	71.40%	$276,000	$898	$825	$73	$30,883	43,044
220	**Pine Bluff, Arkansas**	44.90%	$77,400	$652	$453	$199	$30,820	47,069
221	**Springfield, Ohio**	49.30%	$79,700	$633	$493	$140	$30,508	59,930
222	**Kankakee, Illinois**	49.80%	$97,100	$689	$561	$128	$30,406	27,185
223	**Syracuse, New York**	61.10%	$86,700	$706	$589	$117	$30,391	144,742
224	**Binghamton, New York**	55.00%	$86,300	$642	$551	$91	$30,075	46,695
225	**Utica, New York**	53.00%	$89,600	$619	$515	$104	$30,016	61,915
226	**Parkersburg, West Virginia**	39.40%	$83,600	$585	$440	$145	$29,985	31,263
227	**Hot Springs, Arkansas**	47.80%	$116,600	$670	$503	$167	$29,853	35,570
228	**Huntington, West Virigina**	47.20%	$88,000	$588	$464	$124	$29,753	49,387
229	**Canton, Ohio**	47.00%	$75,000	$593	$471	$122	$29,574	72,782
230	**Morristown, Tennessee**	48.90%	$110,500	$646	$474	$172	$29,563	29,188
231	**Albany, Georgia**	60.60%	$96,700	$674	$473	$201	$29,111	77,006
232	**Elmira, New York**	54.40%	$68,700	$635	$536	$99	$29,019	29,097
233	**Hartford, Connecticut**	77.00%	$161,900	$861	$722	$139	$28,592	125,188
234	**York, Pennsylvania**	57.80%	$82,900	$694	$559	$135	$28,447	43,760

235	**Lima, Ohio**	54.40%	$68,600	$613	$446	$167	$28,421	38,425
236	**Ithaca, New York**	74.30%	$207,300	$1,017	$975	$42	$28,208	30,354
237	**Valdosta, Georgia**	64.20%	$126,700	$736	$562	$174	$28,140	56,757
238	**Munice, Indiana**	50.50%	$71,300	$665	$538	$127	$27,848	69,868
239	**Bloomington, Indiana**	67.10%	$172,800	$788	$684	$104	$27,393	80,385
240	**Gadsden, Alabama**	40.50%	$69,700	$572	$389	$183	$27,368	36,682
241	**Dayton, Ohio**	52.30%	$67,200	$620	$472	$148	$27,304	143,446
242	**Saginaw, Michigan**	41.00%	$45,200	$657	$448	$209	$27,188	50,701
243	**Jackson, Michigan**	50.50%	$62,700	$642	$527	$115	$27,181	33,435
244	**Monroe, Louisiana**	55.70%	$118,500	$568	$418	$150	$26,630	49,569
245	**State College, Pennsylvania**	80.80%	$269,500	$920	$870	$50	$26,529	41,885
246	**Hattiesburg, Mississippi**	63.20%	$103,100	$669	$531	$138	$25,991	47,046
247	**Muskegon, Michigan**	48.70%	$61,300	$613	$496	$117	$25,890	37,108
248	**Reading, Pennsylvania**	57.80%	$66,300	$720	$588	$132	$25,507	87,987
249	**Macon, Georgia**	58.10%	$84,500	$673	$486	$187	$25,063	91,043
250	**Flint, Michigan**	43.00%	$34,200	$658	$455	$203	$24,537	100,513
251	**Youngstown, Ohio**	43.50%	$44,100	$590	$434	$156	$24,012	65,724

Appendix D6: Housing and Economic Data from 250 Principle Cities
Population Between 30k and 150k - Sorted by Owner-Occupied House Value

Rank	City	% Renter Occupied	Median House Value	Median Gross Rent	Median Contract Rent	Median Utility Costs	Median Income	Population
1	Santa Cruz, California	57.80%	$632,600	$1,511	$1,418	$93	$62,580	62,082
2	San Luis Obispo, California	63.30%	$522,700	$1,225	$1,137	$88	$45,530	45,867
3	Boulder, Colorado	51.20%	$487,400	$1,173	$1,109	$64	$57,012	101,871
4	Hilton Head, South Carolina	26.40%	$421,000	$1,005	$863	$142	$67,643	38,503
5	Napa, California	47.00%	$391,700	$1,321	$1,215	$106	$62,500	78,352
6	Barsntable, Massachusetts	25.70%	$345,200	$1,066	$897	$169	$54,087	44,737
7	Cary, North Carolina	31.80%	$307,600	$986	$861	$125	$88,853	146,161
8	Charlottesville, Virginia	58.00%	$288,200	$971	$848	$123	$44,215	43,902
9	Blacksburg, Virginia	71.40%	$276,000	$898	$825	$73	$30,883	43,044
10	Santa Fe, New Mexico	40.20%	$274,200	$928	$820	$108	$49,305	69,374
11	Bellingham, Washington	54.70%	$272,800	$893	$800	$93	$41,109	82,128
12	Corvallis, Oregon	54.80%	$270,800	$825	$755	$70	$39,483	54,963
13	State College, Pennsylvania	80.80%	$269,500	$920	$870	$50	$26,529	41,885
14	Burlington, Vermont	59.80%	$262,200	$987	$903	$84	$43,620	42,323
15	Flagstaff, Arizona	56.10%	$257,300	$1,033	$919	$114	$47,232	67,418
16	Chico, California	57.20%	$256,300	$893	$812	$81	$39,582	87,372
17	Prescott, Arizona	36.60%	$255,500	$772	$676	$96	$42,181	40,307
18	Hamilton Township, NJ	27.20%	$250,600	$1,083	$965	$118	$69,861	88,727
19	Charleston, South Carolina	46.00%	$242,200	$975	$822	$153	$52,066	123,267
20	Santa Maria, California	50.30%	$241,000	$1,136	$1,054	$82	$47,112	101,229
21	Bend, Oregon	43.00%	$239,900	$928	$781	$147	$51,041	79,278
22	Missoula, Montana	54.70%	$237,300	$748	$670	$78	$41,319	68,425
23	Olympia, Washington	49.30%	$237,200	$937	$798	$139	$52,393	47,860
24	Egg Harbor Township, NJ	15.70%	$231,600	$1,179	$1,001	$178	$70,906	43,689
25	Portland, Maine	56.30%	$230,200	$902	$837	$65	$42,757	66,230
26	Ann Arbor, Michigan	54.80%	$227,800	$1,022	$937	$85	$53,458	116,173
27	Redding, California	47.70%	$209,400	$952	$773	$179	$41,579	90,713
28	Wilmington, North Carolina	55.20%	$209,300	$849	$704	$145	$41,724	110,079
29	Manchester, New Hampshire	53.30%	$208,500	$989	$872	$117	$52,462	110,168
30	Ithaca, New York	74.30%	$207,300	$1,017	$975	$42	$28,208	30,354

31	**Grand Junction, Colorado**	40.70%	$207,100	$817	$713	$104	$44,409	59,778
32	**Vallejo, California**	43.10%	$206,300	$1,183	$1,078	$105	$55,459	117,844
33	**Mount Vernon, Washington**	44.70%	$205,800	$880	$773	$107	$46,390	32,317
34	**Richland, Washington**	32.90%	$203,300	$872	$759	$113	$68,825	51,430
35	**Auburn, Alabama**	55.20%	$202,500	$791	$651	$140	$39,378	56,849
36	**Wenatchee, Washington**	45.50%	$199,900	$794	$758	$36	$47,780	32,564
37	**St. George, Utah**	35.30%	$198,900	$858	$724	$134	$46,493	75,361
38	**Harrisonburg, Virginia**	65.30%	$197,800	$850	$722	$128	$36,157	50,759
39	**Asheville, North Carolina**	49.60%	$197,500	$836	$723	$113	$42,218	86,009
40	**Greenville, South Carolina**	57.80%	$197,300	$745	$611	$134	$39,591	60,697
41	**Fairbanks, Alaska**	63.30%	$195,400	$1,224	$1,127	$97	$53,299	32,193
42	**Medford, Oregon**	49.30%	$194,200	$870	$750	$120	$41,257	76,666
43	**New Haven, Connecticut**	70.30%	$193,800	$1,074	$899	$175	$36,423	130,794
44	**Lake Havasu City, Arizona**	32.80%	$187,900	$859	$683	$176	$41,533	52,834
45	**Provo, Utah**	59.40%	$187,800	$723	$652	$71	$38,542	115,427
46	**Sierra Vista, Arizona**	46.20%	$183,900	$921	$810	$111	$58,040	45,814
47	**Iowa City, Iowa**	53.20%	$183,400	$831	$739	$92	$40,996	70,304
48	**Norwich, Connecticut**	47.70%	$183,200	$913	$762	$151	$45,876	40,413
49	**Billings, Montana**	37.90%	$183,100	$718	$651	$67	$47,196	107,208
50	**Bremerton, Washington**	57.90%	$181,900	$874	$759	$115	$43,240	39,197
51	**Manhattan, Kansas**	60.60%	$181,700	$848	$731	$117	$42,512	55,483
52	**Cheyenne, Wyoming**	36.80%	$179,600	$759	$670	$89	$57,173	61,417
53	**Lawrence, Kansas**	53.40%	$177,900	$854	$683	$171	$46,755	89,825
54	**Fayetteville, Arkansas**	59.80%	$177,700	$703	$570	$133	$36,619	77,201
55	**Dover, Delaware**	49.50%	$177,400	$920	$778	$142	$44,135	37,108
56	**College Station, Texas**	65.40%	$177,100	$890	$727	$163	$30,947	97,885
57	**Albany, New York**	60.50%	$176,900	$825	$731	$94	$40,416	98,261
58	**Casper, Wyoming**	34.50%	$176,100	$814	$714	$100	$56,756	57,913
59	**Albany, Oregon**	39.60%	$176,000	$776	$658	$118	$47,390	51,449
60	**Carson, Nevada**	44.70%	$174,800	$819	$712	$107	$50,223	54,481
61	**Bloomington, Indiana**	67.10%	$172,800	$788	$684	$104	$27,393	80,385
62	**Pittsfield, Massachusets**	38.50%	$172,600	$748	$626	$122	$42,460	44,235
63	**Ames, Iowa**	58.50%	$172,400	$747	$653	$94	$40,097	61,035
64	**Walla Walla, Washington**	41.50%	$171,900	$729	$611	$118	$40,697	31,884

65	**Yuba City, California**	42.70%	$171,100	$899	$793	$106	$47,400	65,052
66	**Columbia, Missouri**	52.40%	$170,800	$785	$625	$160	$42,945	113,216
67	**Grants Pass, Oregon**	50.70%	$170,700	$829	$685	$144	$31,384	34,860
68	**Lafayette, Louisiana**	43.30%	$170,400	$787	$653	$134	$45,317	122,997
69	**Farmington, New Mexico**	29.80%	$168,800	$767	$657	$110	$48,891	45,639
70	**Myrtle Beach, South Carolina**	47.90%	$167,800	$795	$651	$144	$34,621	28,406
71	**Bismark, North Dakota**	34.00%	$167,500	$701	$656	$45	$56,266	64,878
72	**Kennewick, Washington**	39.20%	$166,600	$789	$682	$107	$51,170	76,115
73	**Visalia, California**	42.90%	$166,500	$941	$790	$151	$51,099	126,700
74	**Lewiston, Idaho**	31.90%	$166,400	$628	$544	$84	$43,460	32,067
75	**Hanford, California**	44.70%	$165,900	$924	$750	$174	$51,014	54,461
76	**Longview, Washington**	44.80%	$165,700	$700	$595	$105	$36,229	36,620
77	**Vineland, New Jersey**	34.50%	$165,500	$1,011	$808	$203	$47,750	60,994
78	**Greeley, Colorado**	45.20%	$164,900	$740	$645	$95	$46,209	95,338
79	**Sparks, Nevada**	41.90%	$162,900	$945	$818	$127	$51,350	92,145
80	**Coeur d'Alene, Idaho**	41.40%	$162,800	$771	$662	$109	$40,400	45,682
81	**Logan, Utah**	57.20%	$162,500	$650	$526	$124	$35,770	48,988
82	**Tuscaloosa, Alabama**	50.80%	$162,300	$755	$577	$178	$37,901	93,757
83	**Rochester, Minnesota**	30.30%	$162,000	$782	$695	$87	$62,105	109,324
84	**Hartford, Connecticut**	77.00%	$161,900	$861	$722	$139	$28,592	125,188
85	**Fargo, North Dakota**	55.60%	$161,600	$677	$616	$61	$45,227	110,474
86	**Bloomington, Illinois**	37.80%	$161,300	$745	$629	$116	$61,836	77,901
87	**Columbia, South Carolina**	52.90%	$161,300	$814	$651	$163	$41,263	131,004
88	**Pasco, Washington**	34.80%	$160,300	$755	$646	$109	$53,473	66,289
89	**Jacksonville, North Carolina**	63.00%	$159,500	$1,008	$868	$140	$41,443	68,987
90	**Midland, Texas**	36.60%	$159,000	$991	$826	$165	$63,819	119,171
91	**Grand Forks, North Dakota**	53.50%	$159,000	$690	$633	$57	$43,647	53,725
92	**Houma, Louisiana**	30.90%	$158,400	$756	$631	$125	$50,028	33,817
93	**Great Falls, Montana**	38.40%	$157,800	$608	$527	$81	$42,487	59,091
94	**Hickory, North Carolina**	46.50%	$157,600	$669	$537	$132	$42,334	40,213
95	**Yakima, Washington**	47.70%	$156,700	$763	$625	$138	$39,268	92,995
96	**Rapid City, South Dakota**	41.90%	$155,200	$755	$671	$84	$46,244	69,815
97	**Cleveland, Tennessee**	52.10%	$154,100	$662	$504	$158	$32,489	42,397
98	**Athens, Georgia**	57.90%	$152,600	$747	$605	$142	$31,884	118,711

99	**Greenville, North Carolina**	64.60%	$152,000	$716	$546	$170	$34,295	87,771
100	**Florence, South Carolina**	41.20%	$149,700	$666	$514	$152	$41,271	37,596
101	**Elizabethtown, Kentucky**	51.40%	$149,700	$694	$570	$124	$40,874	29,529
102	**Charleston, West Virginia**	41.70%	$149,300	$676	$524	$152	$48,427	50,984
103	**Johnson City, Tennesse**	45.10%	$147,900	$655	$534	$121	$38,337	64,466
104	**Las Cruces, New Mexico**	43.60%	$147,600	$689	$575	$114	$39,155	100,818
105	**Duluth, Minnesota**	39.50%	$147,500	$691	$635	$56	$42,759	86,191
106	**Hagerstown, Maryland**	61.60%	$147,300	$815	$689	$126	$38,637	40,563
107	**Mankato, Minnesota**	45.40%	$147,100	$677	$616	$61	$41,032	40,086
108	**Lynchburg, Virginia**	48.80%	$146,800	$728	$566	$162	$38,568	77,157
109	**Champaign, Illinois**	52.60%	$144,500	$833	$719	$114	$39,399	82,641
110	**Pensacola, Florida**	41.00%	$144,000	$829	$675	$154	$44,702	52,367
111	**Gainesville, Georgia**	62.90%	$143,700	$775	$640	$135	$37,914	34,913
112	**Salisbury, Maryland**	**66.10%**	**$143,300**	**$994**	**$798**	**$196**	**$36,954**	**31,215**
113	**Lewiston, Maine**	55.90%	$143,300	$668	$611	$57	$34,767	36,469
114	**New Bern, North Carolina**	48.60%	$143,100	$855	$628	$227	$42,691	30,278
115	**St. Cloud, Minnesota**	47.20%	$142,700	$706	$636	$70	$44,715	65,789
116	**Savannah, Georgia**	54.60%	$142,000	$884	$697	$187	$36,144	141,786
117	**High Point, North Carolina**	44.00%	$141,200	$755	$566	$189	$42,194	105,723
118	**Madera, California**	53.20%	$140,500	$870	$780	$90	$40,975	62,581
119	**Midland, Michigan**	36.00%	$140,400	$726	$624	$102	$50,723	42,104
120	**Bangor, Maine**	58.60%	$140,400	$728	$687	$41	$33,820	32,820
121	**Morgantown, West Virginia**	57.90%	$140,200	$645	$569	$76	$31,408	30,254
122	**Merced, California**	57.30%	$140,100	$821	$715	$106	$36,585	80,459
123	**Jonesboro, Arkansas**	46.50%	$139,900	$656	$546	$110	$41,886	70,378
124	**Gainesville, Florida**	63.80%	$139,700	$825	$677	$148	$31,584	126,653
125	**El Centro, California**	49.50%	$139,500	$727	$616	$111	$39,798	43,144
126	**Eau Claire, Wisconsin**	45.80%	$139,300	$713	$602	$111	$42,711	66,824
127	**Bowling Green, Kentucky**	62.10%	$139,300	$649	$521	$128	$32,202	60,515
128	**Columbus, Indiana**	36.60%	$139,000	$796	$639	$157	$54,877	45,928
129	**Kingsport, Tennessee**	36.10%	$138,800	$570	$477	$93	$38,140	52,990
130	**Dothan, Alabama**	40.80%	$138,700	$682	$514	$168	$42,140	67,370
131	**Idaho Falls, Idaho**	34.00%	$138,300	$666	$540	$126	$44,195	57,992
132	**Clarksville, Tennessee**	47.20%	$137,500	$857	$683	$174	$46,100	140,628

133	**Appleton, Wisconsin**	31.80%	$137,400	$648	$543	$105	$52,391	72,693
134	**Jefferson City, Missouri**	42.20%	$137,100	$570	$437	$133	$45,947	43,290
135	**Cedar Rapids, Iowa**	31.10%	$136,500	$672	$567	$105	$51,338	128,122
136	**Tangipahoa, Louisiana**	31.00%	$136,500	$740	$573	$167	$40,642	123,918
137	**Pocatello, Idaho**	39.10%	$132,900	$598	$510	$88	$40,434	54,542
138	**Sumter, South Carolina**	48.30%	$132,500	$706	$543	$163	$38,825	40,995
139	**Florence, Alabama**	43.20%	$132,300	$556	$390	$166	$36,688	39,735
140	**Alexandria, Louisiana**	45.90%	$132,300	$745	$512	$233	$34,197	48,135
141	**Roanoke, Virginia**	45.20%	$130,900	$700	$550	$150	$37,710	97,654
142	**Dubuque, Iowa**	36.90%	$130,800	$690	$565	$125	$44,415	58,032
143	**Tyler, Texas**	47.00%	$129,300	$810	$675	$135	$43,239	99,404
144	**Lake Charles, Louisiana**	45.40%	$128,600	$723	$577	$146	$35,610	73,437
145	**La Crosse, Wisconsin**	50.00%	$128,000	$705	$596	$109	$41,090	51,448
146	**Valdosta, Georgia**	64.20%	$126,700	$736	$562	$174	$28,140	56,757
147	**Janesville, Wisconsin**	34.90%	$126,400	$727	$619	$108	$45,877	63,614
148	**Ogden, Utah**	44.60%	$126,400	$722	$615	$107	$40,110	83,830
149	**Cape Girardeau, Missouri**	46.60%	$126,000	$650	$501	$149	$38,128	38,588
150	**Allentown, Pennsylvania**	52.70%	$125,900	$873	$741	$132	$36,022	118,285
151	**Longview, Texas**	45.30%	$125,500	$772	$633	$139	$41,365	81,647
152	**Green Bay, Wisconsin**	42.10%	$125,100	$646	$551	$95	$42,088	104,623
153	**Spartanburg, South Carolina**	51.00%	$124,800	$660	$515	$145	$33,381	37,473
154	**Hinesville, Georgia**	52.60%	$124,500	$878	$722	$156	$41,883	34,517
155	**Panama City, Florida**	51.50%	$124,500	$838	$669	$169	$36,818	36,285
156	**Burlington, North Carolina**	44.60%	$124,000	$696	$522	$174	$36,357	51,890
157	**Fond du Lac, Wisconsin**	43.00%	$122,100	$674	$590	$84	$46,389	43,025
158	**Peoria, Illinois**	46.10%	$121,200	$690	$562	$128	$42,214	115,814
159	**Davenport, Iowa**	39.70%	$120,600	$687	$576	$111	$45,323	101,321
160	**Decatur, Alabama**	38.60%	$120,300	$574	$449	$125	$41,051	55,801
161	**Jackson, Tennessee**	43.10%	$119,900	$736	$506	$230	$36,332	67,238
162	**Dalton, Georgia**	53.30%	$119,400	$636	$524	$112	$32,995	33,390
163	**Killeen, Texas**	52.00%	$119,200	$859	$673	$186	$45,575	134,483
164	**Gulfport, Mississippi**	47.40%	$118,700	$828	$654	$174	$36,777	69,960
165	**Monroe, Louisiana**	55.70%	$118,500	$568	$418	$150	$26,630	49,569
166	**Yuma, Arizona**	41.00%	$118,400	$891	$747	$144	$43,465	92,902

167	**Ocala, Florida**	52.10%	$117,800	$786	$600	$186	$33,426	57,104
168	**Springfield, Illinois**	37.30%	$117,600	$717	$563	$154	$47,571	117,008
169	**Watertown, New York**	60.90%	$117,600	$793	$678	$115	$38,736	27,789
170	**Hot Springs, Arkansas**	47.80%	$116,600	$670	$503	$167	$29,853	35,570
171	**Racine, Wisconsin**	45.70%	$116,500	$718	$583	$135	$40,174	78,287
172	**North Port, Florida**	25.00%	$116,200	$889	$782	$107	$47,510	57,554
173	**Rome, Georgia**	51.60%	$114,900	$609	$453	$156	$32,321	36,138
174	**Fort Myers, Florida**	52.30%	$114,400	$787	$651	$136	$36,250	64,488
175	**Oshkosh, Wisconsin**	46.30%	$114,000	$656	$562	$94	$41,493	66,526
176	**Wausau, Wisconsin**	41.60%	$114,000	$642	$540	$102	$40,132	39,218
177	**Pueblo, Colorado**	43.70%	$114,000	$718	$569	$149	$34,152	107,931
178	**Victoria, Texas**	41.20%	$113,600	$769	$609	$160	$46,851	64,246
179	**McAllen, Texas**	39.50%	$112,600	$722	$568	$154	$40,651	135,132
180	**Goldsboro, North Carolina**	63.00%	$112,200	$714	$514	$200	$33,403	36,152
181	**Fort Smith, Arkansas**	48.20%	$112,000	$614	$485	$129	$35,566	87,476
182	**Warner Robins, Georgia**	43.80%	$111,600	$828	$665	$163	$43,683	71,683
183	**Morristown, Tennessee**	48.90%	$110,500	$646	$474	$172	$29,563	29,188
184	**Sheboygan, Wisconsin**	39.80%	$110,200	$611	$515	$96	$42,362	48,873
185	**Lancaster, Pennsylvania**	56.40%	$109,100	$770	$632	$138	$32,661	59,354
186	**Grand Island, Nebraska**	38.30%	$108,600	$637	$509	$128	$44,747	50,002
187	**Scranton, Pennsylvania**	49.10%	$108,000	$689	$562	$127	$37,212	75,943
188	**Port Charlotte, Florida**	22.80%	$106,100	$905	$741	$164	$40,425	54,081
189	**Lakeland, Florida**	45.50%	$105,700	$852	$687	$165	$38,483	98,970
190	**Odessa, Texas**	38.90%	$105,600	$866	$721	$145	$54,009	107,279
191	**Lawton, Oklahoma**	51.10%	$105,300	$775	$619	$156	$42,326	97,965
192	**Owensboro, Kentucky**	40.70%	$104,700	$634	$490	$144	$39,415	58,082
193	**Hattiesburg, Mississippi**	63.20%	$103,100	$669	$531	$138	$25,991	47,046
194	**Joplin, Missouri**	43.90%	$103,000	$648	$475	$173	$35,781	51,188
195	**San Angelo, Texas**	42.40%	$102,400	$722	$590	$132	$42,958	96,093
196	**Rocky Mount, North Carolina**	46.20%	$101,800	$742	$484	$258	$36,308	57,267
197	**Lafayette, Indiana**	51.70%	$101,300	$744	$614	$130	$40,153	70,156
198	**Deltona, Florida**	20.70%	$101,100	$1,076	$857	$219	$43,620	85,694
199	**Waterloo, Iowa**	35.70%	$101,100	$652	$536	$116	$40,466	68,341
200	**Sherman, Texas**	46.30%	$100,200	$791	$632	$159	$41,279	39,095

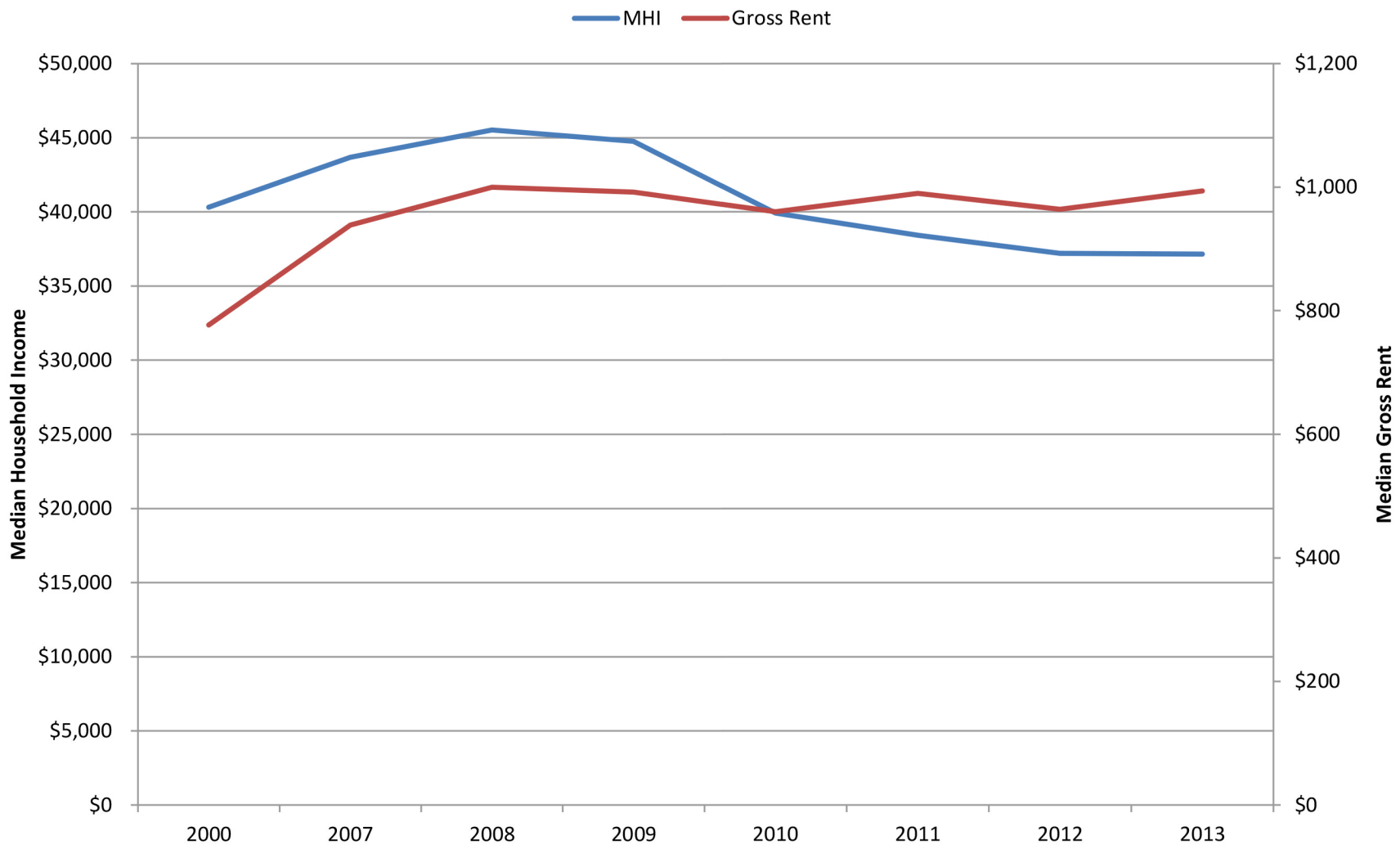
201	**St. Joseph, Missouri**	40.40%	$98,600	$684	$530	$154	$41,077	77,140
202	**Beaumont, Texas**	41.00%	$98,400	$734	$568	$166	$38,049	117,494
203	**Rockford, Illinois**	45.00%	$97,400	$715	$577	$138	$37,127	151,272
204	**Texarkana, Texas**	46.00%	$97,300	$681	$546	$135	$38,826	37,163
205	**Kankakee, Illinois**	49.80%	$97,100	$689	$561	$128	$30,406	27,185
206	**Albany, Georgia**	60.60%	$96,700	$674	$473	$201	$29,111	77,006
207	**Palm Bay, Florida**	24.90%	$96,600	$888	$756	$132	$41,540	104,180
208	**Kalamazoo, Michigan**	55.00%	$96,100	$694	$597	$97	$32,361	75,122
209	**Williamsport, Pennsylvania**	57.10%	$95,800	$721	$554	$167	$35,096	29,443
210	**Waco, Texas**	53.00%	$95,300	$719	$575	$144	$32,705	127,808
211	**Wheeling, West Virginia**	37.70%	$94,500	$523	$406	$117	$35,702	28,128
212	**Sioux City, Iowa**	35.30%	$94,400	$653	$532	$121	$41,759	82,658
213	**Topeka, Kansas**	44.00%	$94,300	$692	$528	$164	$40,323	127,911
214	**Wichita Falls, Texas**	42.70%	$90,900	$725	$576	$149	$43,903	104,440
215	**Michigan City, Indiana**	46.20%	$90,900	$692	$567	$125	$35,145	30,627
216	**Abilene, Texas**	44.00%	$90,500	$751	$570	$181	$41,470	121,508
217	**Harrisburg, Pennsylvania**	60.20%	$89,700	$747	$607	$140	$34,068	49,287
218	**Utica, New York**	53.00%	$89,600	$619	$515	$104	$30,016	61,915
219	**Evansville, Indiana**	46.10%	$88,500	$693	$527	$166	$35,013	120,250
220	**Huntington, West Virigina**	47.20%	$88,000	$588	$464	$124	$29,753	49,387
221	**Syracuse, New York**	61.10%	$86,700	$706	$589	$117	$30,391	144,742
222	**Binghamton, New York**	55.00%	$86,300	$642	$551	$91	$30,075	46,695
223	**Erie, Pennsylvania**	48.70%	$84,600	$631	$499	$132	$32,676	101,083
224	**Macon, Georgia**	58.10%	$84,500	$673	$486	$187	$25,063	91,043
225	**Parkersburg, West Virginia**	39.40%	$83,600	$585	$440	$145	$29,985	31,263
226	**Elkhart, Indiana**	49.10%	$83,100	$660	$572	$88	$33,547	51,640
227	**York, Pennsylvania**	57.80%	$82,900	$694	$559	$135	$28,447	43,760
228	**South Bend, Indiana**	40.00%	$82,100	$685	$550	$135	$33,820	100,157
229	**Altoona, Pennsylvania**	34.30%	$82,000	$554	$432	$122	$35,290	46,059
230	**Battle Creek, Michigan**	40.20%	$80,900	$675	$544	$131	$36,112	51,938
231	**Mansfield, Ohio**	44.20%	$80,600	$563	$431	$132	$31,575	46,913
232	**Kokomo, Indiana**	37.60%	$80,100	$614	$493	$121	$35,555	56,195
233	**Springfield, Ohio**	49.30%	$79,700	$633	$493	$140	$30,508	59,930
234	**Decatur, Illinois**	38.90%	$79,600	$664	$507	$157	$39,898	75,297

235	**Lansing, Michigan**	50.60%	$78,000	$720	$598	$122	$33,769	113,629
236	**Pine Bluff, Arkansas**	44.90%	$77,400	$652	$453	$199	$30,820	47,069
237	**Terre Haute, Indiana**	45.50%	$77,200	$660	$512	$148	$31,597	60,763
238	**Canton, Ohio**	47.00%	$75,000	$593	$471	$122	$29,574	72,782
239	**Munice, Indiana**	50.50%	$71,300	$665	$538	$127	$27,848	69,868
240	**Gadsden, Alabama**	40.50%	$69,700	$572	$389	$183	$27,368	36,682
241	**Elmira, New York**	54.40%	$68,700	$635	$536	$99	$29,019	29,097
242	**Lima, Ohio**	54.40%	$68,600	$613	$446	$167	$28,421	38,425
243	**Dayton, Ohio**	52.30%	$67,200	$620	$472	$148	$27,304	143,446
244	**Bay City, Michigan**	31.80%	$66,500	$564	$455	$109	$33,067	34,553
245	**Reading, Pennsylvania**	57.80%	$66,300	$720	$588	$132	$25,507	87,987
246	**Daneville, Illinois**	38.40%	$65,200	$644	$446	$198	$34,460	32,637
247	**Jackson, Michigan**	50.50%	$62,700	$642	$527	$115	$27,181	33,435
248	**Muskegon, Michigan**	48.70%	$61,300	$613	$496	$117	$25,890	37,108
249	**Saginaw, Michigan**	41.00%	$45,200	$657	$448	$209	$27,188	50,701
250	**Youngstown, Ohio**	43.50%	$44,100	$590	$434	$156	$24,012	65,724
251	**Flint, Michigan**	43.00%	$34,200	$658	$455	$203	$24,537	100,513

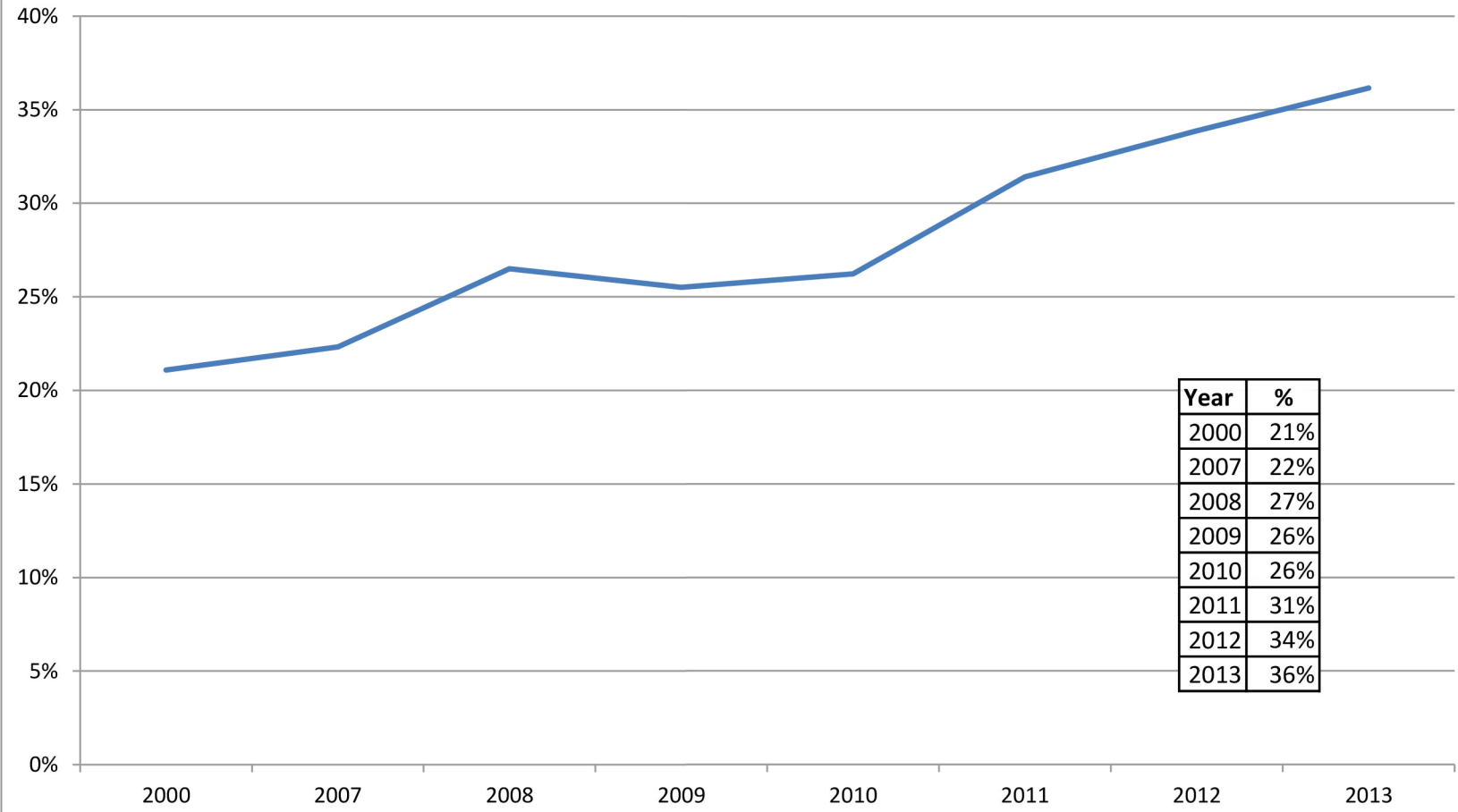
Address	Monthly Rent	Stabilized Rent	Assessed	Purchase Price/Year	Infl. Adj
Camden					
403 Alabama Ave	$1,000	$466	$77,600	$84,460 (2012)	$87,669
803 Hanover St	$2,000	$467	$77,900	$76,000 (1999)	$108,716
230 Hazel Ave	$1,215	$188	$31,300	$56,000 (2002)	$74,184
234 Hazel Ave	$1,200	$183	$30,600	$34,000 (1995)	$53,000
222 North Blvd	$800	$328	$54,600	$70,000 (2009)	$77,759
434 Pennsylvania	$1,000	$441	$73,500	$82,502 (2013)	$84,400
Princeton Homes					
500 E College	$850	$197	$32,900	$3,000 (1986)	$6,523
305 Princeton Ave	$695	$191	$31,900	$26,000 (1985)‡	$57,586
300 Pryor Ave	$1,200	$209	$34,900	$27,000 (2001 - DHCD Sale)	$36,333
112 Van Buren	$1,200	$200	$33,300	$35,000 (1993)	$57,724
Westside					
406 Clairborne St	$595	$155	$25,800	$10,938 (1983)	$26,172
157 Delaware Ave	$600	$175	$29,300	$13,000 (1993)	$21,440
523 Tangier St	$475	$186*	$31,100*	$20,000 (1984)	$45,874
Chruch St/Doverdale					
836 Brown St	$685	$290	$48,300	Unkown - Bought Vacant	N/A
734 E Church	$675	$170	$28,400	$39,500 (1986)	$85,889
614 Priscilla St	$740	$364	$60,600	$42,500 (1998)	$62,138
Other Areas					
123 Civic Ave	$1,400	$688	$114,600	Sold to Parents in 1944	N/A
1508 Lilac Dr	$1,700	$314	$52,300	$48,250 (1999)	$69,020
414 Poplar St	$650	$230	$38,200	$4,500 (1985)	$9,967

* This is the value of *both* 521 and 523 Tangier St, a single structure divided into two units.
Rent would be split between 2 units.

Median Household Income and Gross Rents in Salisbury
(All in 2013 Dollars)



Percentage of Salisbury Rental Households Paying over Half of Their Income for Rent and Utilities



Year	%
2000	21%
2007	22%
2008	27%
2009	26%
2010	26%
2011	31%
2012	34%
2013	36%

AN ORDINANCE OF THE CITY OF SALISBURY, MARYLAND AMENDING CHAPTER 5, BUSINESS LICENSES AND REGULATIONS, BY ADDING CHAPTER 5.68 FOR THE PURPOSE TO ESTABLISH A RENT STABILIZATION PROGRAM.

WHEREAS, pursuant to MD Code Ann., Local Government Article, §5-204(f) and §5-212(b), and the Salisbury Charter Article 5 §1(A)(3), the City of Salisbury, Maryland (hereinafter, the "city") has the power to pass such ordinances to regulate rents in the city ; and

WHEREAS, according to 2013 American Community Survey, a publication of the U.S. Census Bureau, the City of Salisbury had a total of 11,572 housing units in 2013 (not including those beds in Salisbury University dormitories, or the public/private partnership housing on Salisbury University owned land, known as University Park); and

WHEREAS, the above cited 2013 survey reported an owner occupancy rate of 33.9% for Salisbury; and

WHEREAS, in 2013, renters occupied 7375 units or 65.1%, of the city's conventional housing units; and

WHEREAS, in 2013, the city's median monthly gross rent was $994 compared to the national rate of $900; and

WHEREAS, in 2013, 59% of the renters in the city of Salisbury paid more than 30% of their household income for rent.

WHEREAS, with higher rents being charged in the city of Salisbury than in Wicomico county for comparable housing units, renters in the city are faced with spending an ever-increasing percentage of their household income for rent; and

WHEREAS, the Mayor and City Council finds that the cost of rental housing in the city is abnormally high; and

WHEREAS, the Mayor and City Council further finds that there is a substantial and ever increasing shortage of decent rental housing accommodations, especially for families, households of low and moderate income and those on fixed incomes, in the city; and

WHEREAS, with such a large percent of rental properties in the city, the city loses income taxes and motor vehicle taxes not paid by a large portion of the renters; accordingly, the owner-occupied properties subsidize rental properties ; and

WHEREAS, rental properties artificially inflate the value of property in the city, thereby adversely affecting the owner occupied properties and leading to unstable neighborhoods; and

WHEREAS, the current rental market in the city poses a threat to the public health, safety and welfare of the citizens of the city of Salisbury; and WHEREAS, the Mayor and City Council deem the protection of the city's stock of owner-occupied housing to be a legitimate public purpose ; and

WHEREAS, the Mayor and City Council deem it to be in the best interest of the city to adopt a rent stabilization program in order to ensure the availability and maintenance of affordable housing in the city, to protect the standard of living of all city residents, and finally to strengthen and stabilize the city's neighborhoods.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALISBURY, MARYLAND THAT CHAPTER 5, BUSINESS LICENSES AND REGULATIONS, BE AMENDED BY ADDING CHAPTER 5.68 FOR THE PURPOSE TO ESTABLISH A RENT STABILIZATION PROGRAM.

Chapter 5.68
Rent Stabilization

Sections:

5.68.010 Purpose.
5.68.020 Applicability.
5.68.030 Definitions.
5.68.040 Establishment of rent ceiling.
5.68.050 Registration.
5.68.060 Calculation of an annual increase in the regulated rent level.
5.68.070 Individual adjustments of rent ceilings.
5.68.080 Municipal infraction.
5.68.090 Hardship exemption.
5.68.100 Partial invalidity.
5.68.110 Nonwaiverability.
5.68.120 Judicial review.

5.68.010 Purpose

A. City of Salisbury residents should have decent housing in pleasant neighborhoods at prices they can afford. The City of Salisbury believes that the following policies, among others, support this aim:

1. To encourage the Salisbury University and the private sector to provide suitable housing to meet the needs of undergraduate and graduate students on or near campus.

2. To encourage the availability of housing for households of all income levels, and to preserve, maintain and improve existing housing.

3. To strengthen Salisbury neighborhoods by reducing the number of single-family homes that are rental properties.

4. To encourage private reinvestment by homeowners consistent with a neighborhood's character.

5. To create an infusion of consumer spending into our local economy.

B. The Mayor and City Council of the City of Salisbury find that there is a pattern of steadily rising rents, and a shortage of affordable well-maintained housing, and that the rate of deterioration of the existing housing stock in the city has increased in recent years. The Mayor

and City Council further finds that this situation poses a threat to the public health, safety and welfare of the citizens of the city of Salisbury.

C. The purposes of this chapter are to regulate residential rent increases in the city of Salisbury and to protect tenants from unwarranted rent increases, in order to help maintain the diversity of the community. Chapter 5.68 is designed to preserve the public peace, health, safety and welfare and to advance the housing policies of the city.

5.68.020 Applicability.

This chapter shall apply to all real property that is being rented or is available for rent for residential use, in whole or in part, except for the following:

A. Property owned by the state of Maryland or the federal government.

B. Rental units that are rented primarily to transient guests for use or occupancy for fewer than fourteen consecutive days in establishments such as hotels, motels, inns tourist homes, and rooming and boarding houses; however, the payment of rent every fourteen days or fewer shall not by itself exempt any unit from coverage by this Chapter.

C. Rental units in any college or school dormitory operated exclusively for educational purposes.

D. Nursing home or charitable home for the aged, not organized or operated for profit.

E. Apartment buildings as defined in 5.68.030.

5.68.030 Definitions.

A. “Apartment Building" means a building containing 3 or more dwelling units, each of which contain one or more rooms suitable for occupancy as a residence and that contain a kitchen and bathroom facilities. It does not include a single family residence, or a duplex, triplex, quadraplex as defined in 5.68.030, regardless of the number of dwelling units contained in the structure, or a fraternity or sorority house.

B. "Assessed Value" means the phased-in full cash value established by the Maryland state department of assessments and taxation pursuant to the annotated code of Maryland, real property article, as adjusted every three years.

C. "Base Rent Ceiling" means the maximum allowable rent established under 5.68.040.

D. "Board" refers to the rent stabilization board established by Chapter 2.30.

E. "Dwelling Unit" means any room or group of rooms located within a structure and forming a single habitable unit, with facilities which are used or intended to be used for living, sleeping, cooking and eating purposes.

1. "Duplex" means a single structure built to contain two single-family dwelling units separated by a vertical or horizontal party wall with each unit having its own separate exterior entrance(s) and designed for use as a principal dwelling.

2. "Triplex" means a single structure built to contain three single-family dwelling units separated by vertical or horizontal party walls with each unit having its own separate exterior entrance(s) and designed for use as a principal dwelling.

3. "Quadraplex" means a single structure built to contain four single-family dwelling units separated by vertical or horizontal party walls with each unit having its own separate exterior entrance(s) and designed for use as a principal dwelling.

F. "Housing Services" include, but are not limited to, repairs; maintenance; painting; providing light, hot and cold water, elevator service, window shades and screens, and storage; providing kitchen, bath and laundry facilities and/or privileges; janitorial services; refuse removal; furnishings; telephone; parking facilities and any other benefit, privilege or facility connected with the use or occupancy of any rental unit. Services to a rental unit shall include a proportionate part of services provided to common facilities of the building in which the rental unit is contained.

G. “Landlord" means an owner of record, lessor, sublessor or any other person or entity entitled to receive rent for the use or occupancy of any rental unit, or an agent, representative or successor of any of the foregoing.

H. "Property" means a parcel of real property which is assessed and taxed as an undivided whole.

I. "Rent" means the consideration, including any deposit, bonus, benefit, service rendered, or gratuity demanded or received in connection with the use or occupancy of rental units and the provision of housing services. Such consideration shall include, but is not limited to, monies and farm market value of goods or services rendered to, or for the benefit of, the landlord under a rental agreement.

J. "Rental Agreement" means an agreement, oral, written or implied, between a landlord and a tenant for use or occupancy of a rental unit and for housing services.

K. "Rental Unit" means any building, structure, or part thereof, or land appurtenant thereto, or any other real or personal property rented or offered for rent for residential use or occupancy, located in the City of Salisbury, together with all housing services connected with use or occupancy of such property such as common areas and recreational facilities held out for use by the tenant.

L. "Rent Ceiling" means the maximum allowable rent which a landlord may charge on any rental unit covered by Chapter 5.68.

M. "Tenant" means any renter, tenant, subtenant, lessee, or sublessee of a rental unit, or successor to a renter's interest, or any group of tenants, subtenants, lessees, or sublessee of any rental unit, or any other person entitled to the use or occupancy of such rental unit.

5.68.040 Establishment of rent ceiling.

A. Beginning September 1, 2016, no landlord, entering into a new lease with a tenant, shall charge a monthly rent for any controlled rental unit in an amount more than:

1. In the case of a single-family dwelling unit, (a) until July 1, 2017, 1% of the property's assessed value for property taxes, (b) from July 1, 2017 until June 30, 2018, .8% of the property’s assessed value for property taxes, or (c) after July 1, 2018, .6% of the property’s assessed value for property taxes.

2. In the case of duplexes, triplexes and quadraplexes, the combined monthly rent for all rental units located therein shall not exceed (a) until July 1, 2017, 1.5% of the property's assessed value for property taxes, (b) from July 1, 2017 until June 30, 2018, 1.2% of the property’s assessed value for property taxes, (c) from July 1, 2018 until June 30, 2019, 1.1% of the property’s assessed value for property taxes, (d) after July 1, 2019, 1% of the property’s assessed value for property taxes.

3. Except as may be provided in 5.68.070, maximum rents of all controlled rental units shall be adjusted further to establish base rent levels consistent with principles of fair rents based on costs of operating each controlled rental unit, while assuring the owner a fair net operating income.

B. Beginning in January 2019, and every three years thereafter, the City Council may reconsider the criteria for the establishment of rent ceilings, based, among other factors, on the triennial reassessments of properties in the city.

5.68.050 Registration.

A. The board shall require all landlords subject to the Provisions of this chapter to file with the board by July 1, 2016, a rent registration statement for each rental unit covered by this chapter

B. Landlords shall provide in their initial rent registration statement the following information:

1. The address of each rental unit;
2. The name and address of the landlord(s) and the managing agent, if any;
3. The housing services provided for the rental unit;
4. The rent in effect at the time of the adoption of this chapter;
5. The maximum rent allowed pursuant to 5.68.040 above the amount of any deposits or other monies in addition to periodic rent demanded or received by the landlord in connection with the use or occupancy of the rental unit;
6. And whether the rental unit is vacant or occupied.

C. All rent registration statements provided by landlords in accordance with this chapter shall include an affidavit signed by the landlord declaring under penalty of perjury that the information provided in the rent registration statement is true and correct.

D. The board shall provide forms for the registration information required by this section and shall make other reasonable efforts to facilitate the fulfillment of the requirements set forth in this section.

E. Within thirty days after the filing of a rent registration statement, the board shall provide a true and correct copy of said statement to the occupant of the respective unit.

F. A landlord shall register a dwelling unit within sixty days of the date on which it becomes converted by this chapter. This subsection shall also apply to new construction meeting the definition of rental units under section 5.68.030, and the base rent ceiling shall be initially calculated based upon the assessed value of the property after issuance of use and occupancy permit. The base rent ceiling for dwelling units converted after the effective date of this chapter shall be based upon the assessment for the property in effect at the time of conversion, subject to adjustment as deemed appropriate by the board.

G. No landlord shall be deemed to be in compliance with this section with respect to a given unit until the landlord has completed registration for all covered units in the same property. Registration shall be deemed complete when all required information has been provided.

H. Registration fees, for Rental of Residential Premises, as per Chapter 15.26, shall not be passed along to the tenants without the express, prior approval of the board. Under no circumstances shall penalties be passed along to tenants.

5.68.060 Calculation of an annual increase in the regulated rent level.

An annual rent stabilization allowance shall be established, effective on July 1 of each year. This rent stabilization allowance shall equal to one hundred percent (100%) of the "U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index, All Urban Consumers," applied to the property's assessed value for property taxes. The rent stabilization allowance shall apply to all rental units subject to this chapter.

5.68.070 Individual adjustments of rent ceilings.

A. Petitions. Upon receipt of a petition by a landlord and/or tenant, the rent ceiling of individual controlled rental units may be adjusted upward or downward in accordance with the procedures set forth elsewhere in this section. The petition shall be on the form provided by the board. The board may set a reasonable per unit fee based upon the expenses of processing the petition to be paid by the petitioner at the time of filing. No petition shall be filed before July 1, 2017. Notwithstanding any other provision of this section, the board may refuse to hold a hearing and/or grant an individual rent ceiling adjustment for a rental unit if an individual hearing has been held and decision made with regard to the rent ceiling for such unit within the previous six months.

B. Hearing procedure. The board shall enact rules and regulations governing hearings and appeals of individual adjustments of rent ceilings which shall include the following:

1. Hearing. The board shall conduct a hearing regarding a petition for individual adjustments of rent ceilings and shall have the power to administer oaths and affirmations.
2. Notice. The board shall notify the landlord if the petition was filed by the tenant, or the tenant, if the petition was filed by the landlord, of the receipt of such a petition and a copy thereof.
3. Time of hearing. The board shall notify all parties as to the time, date and place of the hearing.
4. Records. The board may require either party to an individual rent ceiling adjustment hearing to provide it with any books, records and papers deemed pertinent in addition to that information contained in registration statements. The board shall request the city to conduct a current building inspection if the board finds good cause to believe the board's current information does not reflect the current condition of the controlled rental unit. The tenant may request the board to order such an inspection prior to the date of the hearing. All documents required

under this section shall be made available to the parties involved prior to the hearing at the office of the board. In cases where information filed in a petition for an individual rent ceiling adjustment or in additional submissions filed at the request of the board is inadequate or false, no action shall be taken on said petition until the deficiency is remedied.

5. Open hearings. All individual rent ceiling adjustment hearings shall be open to the public.
6. Hearing record. The board shall make available for inspection and copying by any person an official record which shall constitute the exclusive record for decision on the issues at the hearing. The record of the hearing, or any part of one, shall be obtainable for the cost of copying. The record of the hearing shall include: all exhibits, papers and documents required to be filed or accepted into evidence during the proceedings; a list of participants present; a summary of all testimony accepted in the proceedings; a statement of all materials officially noticed; all recommended decisions, orders and/or rulings; all final decisions, orders and/or rulings, and the reasons for each final decision, order and/or ruling. Any party may have the proceeding tape recorded or otherwise transcribed at his or her own expense.
7. Quantum of proof and notice of decision. No individual rent ceiling adjustment shall be granted unless supported by the preponderance of the evidence submitted at the hearing. All parties to a hearing shall be sent a notice of the decision and a copy of the findings of fact and law upon which said decision is based. At the same time, parties to the proceedings shall also be notified of their right to appeal and/or seek judicial review of the decision.
8. Consolidation. All landlord petitions pertain to tenants in the same building shall be consolidated for hearing, and all petitions filed by tenants occupying the same building shall be consolidated for hearing unless there is a showing of good cause not to consolidate such petitions.
9. Appeal. Any person aggrieved by the decision of the board may appeal the decision to the Mayor and City Council. An appeal to the Mayor and City Council shall be filed no later than thirty days from the notice of the decision of the board.

   All such appeals to the Mayor and City Council shall be on the record made before the board. On appeal, the Mayor and City Council shall affirm, reverse, remand, or modify the decision of the board.

   The Mayor and City Council may set a reasonable appeal fee to be paid by the appellant at the time of filing the appeal.
10. Finality of decision. The decision of the board shall be the final decision of the board in the event of no appeal to the Mayor and City Council. The decision of the board shall not be stayed pending appeal; however, in the event that the Mayor and City Council reverses or modifies the decision of the board, the Mayor

and City Council shall order the appropriate party to make retroactive payments to restore the parties to the position they would have occupied had the board's decision been the same as that of the Mayor and City Council.

11. Time for decision. The rules and regulations adopted by the board shall provide for final board action on any individual rent adjustment petition within one hundred and twenty days following the date of filing of the individual rent ceiling adjustment petition, unless the conduct of the petitioner or other good cause is responsible for the delay.

C. In making individual adjustments of the rent ceiling, the board shall consider the purposes of this chapter and shall specifically consider all relevant factors, including (but not limited to):

1. Increases or decreases in property taxes;
2. Unavoidable increases or any decreases in maintenance and operating expenses;
3. The cost of planned or completed capital improvements to the rental unit (as distinguished from ordinary repair, replacement and maintenance) where such capital improvements are necessary to bring the property into compliance or maintain compliance with applicable local code requirements affecting health and safety, and where such capital improvement costs are properly amortized over the life of the improvement;
4. Increases or decreases in the number of tenants occupying the rental unit, living space, furniture, furnishings, equipment, or other housing services provided, or occupancy rules;
5. Substantial deterioration of the controlled rental unit other than as a result of normal wear and tear;
6. Failure on the part of the landlord to provide adequate housing services, or to comply substantially with applicable state rental housing laws, local housing, health and safety codes, or the rental agreement;
7. The landlord's rate of return on investment. In determining such return, all relevant factors, including but not limited to the following shall be considered: the landlord's actual cash down payment, method of financing the property, and any federal or state tax benefits accruing to landlord as a result of ownership of the property;
8. Whether or not the property was acquired or is held as a long-term or short-term investment; and
9. Whether or not the landlord has received rent in violation of the terms of this chapter or has otherwise failed to comply with the chapter.

It is the intent of this chapter that individual upward adjustments in the rent ceilings on units be made only when the landlord demonstrates that such

adjustments are necessary to provide the landlord with a fair return on investment.

D. No individual upward adjustment of a rent ceiling shall be authorized by the board by reason of increased interest or other expenses resulting from the landlord's refinancing the rental unit if, at the time the landlord refinanced, the landlord could reasonably have foreseen that such increased expenses could not be covered by the rent schedule then in existence, except where such refinancing is necessary for the landlord to make capital improvements. This paragraph shall only apply to that portion of the increased expenses resulting from the refinancing that were reasonably foreseeable at the time of the refinancing of the rental unit and shall only apply to rental units refinanced after the date of adoption of this chapter.

E. Except for cases of individual hardship, no individual upward adjustment of a rent ceiling shall be authorized by the board because of the landlord's increased interest or other expenses resulting from the sale of the property, if at the time the landlord acquired the property, the landlord could have reasonably foreseen that such increased expenses would not be covered by the rent schedule then in effect. This subsection shall only apply to rental units acquired after the date of adoption of this chapter.

F. No upward adjustment of an individual rent ceiling shall be authorized by the board under this section if the landlord:

1. Has continued to fail to comply, after order of the board, with any provisions of this chapter and/or orders or regulations issued thereunder by the board, or
2. Has failed to bring the rental unit into compliance with the implied warranty of habitability. The board has the authority to request an inspection of the property in order to ensure that the landlord is in compliance.

G. The board may make individual upward adjustments to the rent ceiling when the landlord and tenant enter into a lease-to-own or rent-to-own contract whereby the tenant’s monthly rent payments, less property taxes due and any maintenance costs borne by the landlord, reduce the eventual purchase price of the property. If the board makes such an adjustment, and the landlord or tenant terminate the contract at a later date, the landlord must reimburse the tenant the difference between the adjusted rent and the rent otherwise due under this chapter.

H. Allowable rent increases pursuant to an individual upward adjustment of the rent ceiling shall become effective only after the landlord gives the tenant at least a thirty day written notice of such rent increase and the notice period expires.

I. If the board makes a downward individual adjustment of the rent ceiling, such rent decrease shall take effect no later than thirty days after the effective date set by the board for the

downward adjustment.

J. No provision of this chapter shall be applied so as to prohibit the board from granting an individual rent adjustment that is demonstrated necessary by the landlord to provide the landlord with a fair return on investment.

5.68.080 Municipal infraction. Notification of violations; hearings.

A. Notice; fine.

1. Whenever the Neighborhood Services and Code Compliance Director determines that there are reasonable grounds to believe that there has been a violation of any provision of this article or of any rule or regulation adopted pursuant thereto, he/she shall give notice of such alleged violation to the person or persons responsible therefor, as hereinafter provided. Such notice shall:

   i. Be put in writing.
   ii. Include a statement of the reasons why it is being issued.
   iii. State a reasonable time for the performance of any act it requires.
   iv. Served upon the owner or ids/her agent or the occupant or the operator, as the case may require, provided that such notice shall be deemed to be properly served upon such owner or agent or upon such occupant or operator if a copy thereof is sent by certified mail to his/her last known address or if a copy is posted in a conspicuous place in or about the rental unit affected by the notice or if he/she served with such notice by any other method authorized or required under the laws of this state.
   v. Contain the following items:

      1. An outline of remedial action to be taken to effect compliance with the provisions of this article and with rules and regulations adopted pursuant thereto.

      2. The requirement that the violation must be fully corrected within 30 days from the date of the notice and that, in the event that he/she fails to do so within the thirty-day period, a citation shall be delivered to him/her in accordance Chapter 1.16 of the Salisbury Code. In the event that he/she elects not to stand trial for the violation and the violation is not fully corrected within the following thirty-day period, a second citation shall be delivered to him/her in accordance with Chapter 1.16 of the Salisbury Code. For each successive thirty-day period in which he/she elects not to stand trial for the violation and the violation is not fully corrected, an additional citation shall be delivered to him/her advising him/her of

the imposition of an additional fine in compliance with Chapter 1.16.

2. The public services department is authorized to seek injunctive relief when the situation so warrants.

B. Any person affected by any notice or order which has been issued in connection with the enforcement of any provision of this article may request and shall be granted a hearing on the matter by the board, provided that such person shall, within 10 days after service of a notice or order, file in the office of the public services director a signed, written notice of appeal, requesting a hearing and setting forth a brief statement of the reasons therefor upon receipt of such notice of appeal, the public services director shall forthwith notify the board, and the board shall set a time and place for such hearing and shall give the person appealing and the public services director notice thereof. The board shall determine such appeals as promptly as practicable.

C. After such hearing, the board may affirm, amend, modify or withdraw the notice or order appealed from. The decision of the board shall constitute an order, and any person who shall fail, refuse or neglect to comply with any such order shall be guilty of violating the provisions of this article.

D. The decision of the board shall in all cases be final, except that any party directly aggrieved by a decision of the board may, provided that he/she does so within 30 days after the rendering of such decision, appeal to a court of record of competent jurisdiction for a further review, and the findings of fact of such board shall be conclusive and such review shall be limited solely to errors of law and questions of constitutionality. The decision of the board in any case on appeal shall be stayed pending a decision of the court.

5.68.090 Hardship exemption.

A. The board may grant temporary exemption from the provisions of this chapter to an owner of not more than one single family dwelling units, if it determines that said owner would otherwise experience extreme financial hardship because of mortgage or financial obligations related to/the property incurred before the effective date of this act.

B. A temporary exemption under this section may be granted for a period not to exceed two years, renewable upon petition.

C. The board shall inform all affected tenants of a landlord's petition for exemption under this section. Upon request of one or more affected tenant, the board or its

Designee shall hold an administrative hearing to determine the facts of the petition.

5.68.100 Partial invalidity.

If any provision of this chapter or application thereof is held to be invalid, this invalidity shall not affect other provisions or applications of this chapter which can be given effect without the invalid provisions or applications, and to this end the provisions and applications of this chapter are severable.

5.68.110 Nonwaiverability.

Any provision in a rental agreement which waives or modifies any provision of this chapter is contrary to public policy and void.

5.68.120 Judicial review.

A landlord or tenant aggrieved by any action or decision of the board may, within 30 days of the board's decision seek judicial review in a court of appropriate jurisdiction. Appeal of any decision of the board shall be made in accordance with the Maryland rules.

Ordinance. _____

AN ORDINANCE OF THE CITY OF SALISBURY, MARYLAND AMENDING CHAPTER 2, ADMINISTRATION AND PERSONEL, OF THE CITY CODE BY ADDING CHAPTER 2.30 FOR THE PURPOSE OF ESTABILISHING A RENT STABILIZATION BOARD.

WHEREAS, pursuant to MD Code Ann., Local Government Article, §5-204(f) and §5-212(b), and the Salisbury Charter Article 5 §1(A)(3), the City of Salisbury, Maryland (hereinafter, the "city") has the power to pass such ordinances to regulate rents in the city ; and

WHEREAS, according to 2013 American Community Survey, a publication of the U.S. Census Bureau, the City of Salisbury had a total of 11,572 housing units in 2013 (not including those beds in Salisbury University dormitories, or the public/private partnership housing on Salisbury University owned land, known as University Park); and

WHEREAS, the above cited 2013 survey reported an owner occupancy rate of 33.9% for Salisbury; and

WHEREAS, in 2013, renters occupied 7375 units or 65.1%, of the city's conventional housing units; and

WHEREAS, in 2013, the city's median monthly gross rent was $994 compared to the national rate of $900; and

WHEREAS, in 2013, 59% of the renters in the city of Salisbury paid more than 30% of their household income for rent.

WHEREAS, with higher rents being charged in the city of Salisbury than in Wicomico county for comparable housing units, renters in the city are faced with spending an ever-increasing percentage of their household income for rent; and

WHEREAS, the Mayor and City Council finds that the cost of rental housing in the city is abnormally high; and

WHEREAS, the Mayor and City Council further finds that there is a substantial and ever increasing shortage of decent rental housing accommodations, especially for families, households of low and moderate income and those on fixed incomes, in the city; and

WHEREAS, with such a large percent of rental properties in the city, the city loses income taxes and motor vehicle taxes not paid by a large portion of the renters; accordingly, the owner-occupied properties subsidize rental properties ; and

WHEREAS, rental properties artificially inflate the value of property in the city, thereby adversely affecting the owner occupied properties and leading to unstable neighborhoods; and

WHEREAS, the current rental market in the city poses a threat to the public health, safety and welfare of the citizens of the city of Salisbury; and WHEREAS, the Mayor and City Council deem the protection of the city's stock of owner-occupied housing to be a legitimate public purpose ; and

WHEREAS, the Mayor and City Council deem it to be in the best interest of the city to adopt a rent stabilization program in order to ensure the availability and maintenance of affordable housing in the city, to protect the standard of living of all city residents, and finally to strengthen and stabilize the city's neighborhoods; and

WHEREAS, a rent stabilization program requires a rent stabilization board to administer it.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALISBURY, MARYLAND THAT CHAPTER 2, ADMINISTRATION AND PERSONEL, BE AMENDED BY ADDING CHAPTER 2.30 FOR THE PURPOSE OF ESTABILISHING A RENT STABILIZATION BOARD.

Chapter 2.30
Rent Stabilization Board

Sections:

2.30.010 Establishment.
2.30.020 Composition.
2.30.030 Terms of office.
2.30.040 Conflict of interest.
2.30.050 Meetings.
2.30.060 Officers.
2.30.070 Consultants.
2.30.080 Bylaws.
2.30.090 Powers and duties.
2.30.100 Rules and regulations.
2.30.110 Quorum.
2.30.120 Voting.
2.30.130 Staff.
2.30.140 Authority to request rental registration information.

2.30.010 Establishment.

There is hereby created a city rent stabilization board.

2.30.020 Composition.

The rent stabilization board shall be composed of seven (7) members, six (6) of whom shall hold no other office or position in the city government with pay or compensation. One member of the board shall be the housing official or his designee. The remaining six members shall be appointed by the Mayor and City Council. The members of the board must reside in the city. The Mayor and City Council shall assure that there is representation from each of the city's five council districts on the board. Vacancies shall be filled by the Mayor and City Council for any unexpired portion of a term. Members shall have an interest in housing issues and some knowledge of landlord-tenant laws of the state of Maryland. At least one member of the board should be a tenant and one member of the board should be a landlord.

2.30.030 Terms of office.

Appointment to the rent stabilization board shall be for four-year terms. However, initially, two of the members shall be given three-year terms, and the other two shall be given four-year terms, to allow for staggered terms among the membership.

2.30.040 Conflict of interest.

Members of the board shall disclose to the board any conflict of interest, as that term is understood in §15-801 et. Seq. of the State Government Article of the Annotated Code of Maryland, as amended, and the Salisbury ethics code, as defined in Chapter 2.04 of the Salisbury City code, and shall refrain from voting or taking action on any such matter. Members shall not be disqualified from exercising any of their powers and duties on the grounds of a conflict of interest solely on the basis of their status as a landlord or tenant. However, a member shall be disqualified from ruling on a petition for an individual adjustment of a rent ceiling under Chapter 5.68, where the member is either the landlord of the property or a tenant residing in the property that is involved in the petition. Clarification and recommendations concerning situations can be requested of the city ethics commission.

2.30.050 Meetings.

The rent stabilization board shall meet not less than monthly, unless otherwise determined by the board, at a time, date and public place set by it. A special meeting of the board may be called at the request of the chairperson or the written request of a majority of the members. The request for a special meeting shall state the purpose of the meeting and the matters proposed for action. Minutes of the meetings shall be kept and promptly made available to the Mayor and City Council.

2.30.060 Officers.

The board, by a majority vote thereof, shall elect annually a chairperson and vice-chairperson from its membership. The chairperson shall preside at all meetings of the board. In the chairperson's absence, the vice-chairperson shall preside at meetings of the board. The chairperson and the vice-chairperson may perform such other duties as the board may agree upon. The housing official may not serve as either the chairperson or vice-chairperson.

2.30.070 Consultants.

The board may recommend to the Mayor and City Council the hiring of such technical consultants, as may be necessary from time to time to carry out its duties. Such recommendations shall follow normal city procedures for the hiring of consultants.

2.30.080 Bylaws.

The board shall promptly adopt written bylaws, subject to the approval of the Mayor and City Council.

2.30.090 Powers and duties.

The duties of the rent stabilization board are as follows:

A. To carry out the provisions of Chapter 5.68 and to promulgate such policies, rules, and regulations as will further the purposes and provisions of Chapter 5.68. The board shall publicize its rules and regulations prior to promulgation in at least one newspaper of general

circulation in the City of Salisbury. All such policies, rules and regulations shall be forwarded to the Mayor and City Council for its approval prior to becoming effective.

B. To recommend to the city for adoption, such ordinances as may be necessary to carry out the purposes of Chapter 5.68.

C. To make such studies, surveys and investigations, and to conduct such hearings and obtain such information as it deems necessary in administering and enforcing Chapter 5.68, and the regulations and orders promulgated hereunder.

D. To conduct public hearings, administer oaths and affirmations, and to request persons to attend and testify as a witness before the board and to produce any and all necessary relevant documents. Any person who rents or offers for rent or acts as broker or agent for the rental of any rental unit may be required to furnish under oath any information required by the board and to produce records and other documents and reports.

E. To provide analysis and input relative to any issue referred to it by the Mayor and City Council.

F. To determine and set rent levels, whether through general or individual adjustments, of any unit subject to Chapter 5.68.

G. Make adjustments in the rent ceiling in accordance with Chapter 5.68.

H. Set rents at fair and equitable levels in view of and in order to achieve the purposes of Chapter 5.68.

I. Report annually to the Mayor and City Council on the status of rental housing units covered by Chapter 5.68.

J. Request the City Council to remove rent controls for specific properties under exceptional circumstances, as determined by the board.

K. Other powers conferred on the board by the Mayor and City Council that are necessary to carry out the purposes of city code, Chapter 5.68 which are not inconsistent with the terms of this chapter.

2.30.100 Rules and regulations.

All rules and regulations, decisions, orders, and policies of the board shall be kept in the city clerk's office and shall be available to the public for inspection and copying. The board shall

also maintain and keep in the city clerk's office all hearing dockets, which shall be available for public inspection.

2.30.110 Quorum.

Three commissioners shall constitute a quorum for the board.

2.30.120 Voting.

The affirmative vote of three members of the board is required for a decision, including all motions, rules, regulations, and orders of the board.

2.30.130 Staff.

The city's Department of Neighborhood Services and Code Compliance shall assist the board as necessary, be responsible for making arrangements for and providing notification of any meetings or public hearings, presenting relevant reports or information, providing appropriate resource materials, keeping the minutes of the board, and shall have custody and control over all of the documents generated by the board.

2.30.140 Authority to request rental registration information.

The board shall have the authority to request from the Department of Neighborhood Services and Code Compliance any and all information on rental properties, including, but not limited to, the information required to rent a residence under Chapter 15.26. The board may also require landlords to provide current information supplementing their registration statements as required under both Chapter 5.68.050 and Chapter 15.26.

Sage Policy Group, Inc.

There is a Rational Basis for Rent Stabilization in College Park, Maryland

Prepared by
Sage Policy Group, Inc.

Prepared for
The City of College Park, MD

April 2005

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There is a Rational Basis for Rent Stabilization in College Park, MD

Executive Summary

A review of available literature coupled with an analysis of College Park-specific data strongly suggests that there is a rational basis for a rent stabilization program in the City of College Park. The Program is likely to be conducive to the following desired policy outcomes:

- stable rents that promote housing affordability;
- enhanced homeownership; and
- fewer violations of the City Code.

Background

Sage Policy Group, Inc. (SPG) was asked to determine whether a rational basis for rent stabilization exists in the City of College Park. Factors considered by SPG include rent trends, the acceleration of conversion of owner-occupied single-family housing to rental units, and the concentration of Code violations in the single-family residential rental stock. SPG also conducted an extensive literature review documenting the impact of rent stabilization efforts in other markets.

The rent stabilization program will be designed to achieve or promote the realization of the following goals:

- encourage the availability of housing for households of all income levels;
- preserve, maintain and improve existing housing; and
- strengthen College Park neighborhoods by reducing the number of single-family homes that become rental properties.

The draft rent stabilization program established in the draft ordinance would create a Rent Stabilization Board composed of seven members appointed by the Mayor and City Council. Among the Board's principal duties would be to determine and set rent levels fairly and equitably, require registration of all rental units, and make adjustments to the rent ceiling.

The rent stabilization program will apply to single-family homes that have been or will be converted to rental units. Numerous housing categories are exempt.

Findings

Regional college towns consistently share a set of housing challenges. In College Park, MD, Charlottesville, VA and Chapel Hill, NC, there is a pattern of declining homeownership, diminished housing affordability, and rising code violations. For instance, in Charlottesville, owner-occupied units declined fully 38 percent over an eight-year period.[1] In Chapel Hill, only 18 percent of homes sold in the area were deemed

[1] Rubin, D. "City fights to keep local homeowners." Cavalier Daily, September 1999.

affordable in 2003.[2] Chapel Hill also reports that nearly a third of its nuisance complaints occurred in rental conversions most proximate to the central part of campus.[3] College Park's draft rental stabilization program attempts to deal with these trends directly by creating greater incentive to maintain housing as owner-occupied and by limiting annual rates of rent increase.

Declining Homeownership in College Park

The City of College Park has experienced a decline in homeownership rates over the past four years. Estimates for 2004 indicate that 57.4 percent of the City's occupied units are owner-occupied, down from 59.2 percent in 2000.[4] Consequently, renter occupied units in College Park have increased from 40.8 percent in 2000 to 42.6 percent in 2004.

College Park's current 57.4 percent homeownership rate is lower than current rates for Prince George's County (63.1%), Maryland (68.8%) and the United States (69.2%).[5] By reducing the incentive to convert owner-occupied housing into rental housing, the draft rent stabilization program supports higher homeownership by promoting greater supply of housing stock available for owner-occupancy.

Reinforcement of homeownership is arguably the most compelling aspect of the College Park draft rent stabilization program. As is the case in all large university towns, College Park's ability to house its student population is of paramount concern. However, policymakers should identify ways to house students that generate the least social opportunity cost (i.e., the cost of low owner occupancy).

Recent trends indicate that students are increasingly being housed in formerly owner-occupied housing. From a social perspective, housing students in this manner is inefficient. The broader community suffers the social cost of diminished homeownership; a loss that the market transaction fails to capture.

Rather than forego the social benefits of broad homeownership, College Park should consider policies that allow students to occupy units developed specifically for rental purposes. This strategy would minimize the opportunity cost of foregone owner occupancy. If enacted, the draft rent stabilization program would contribute to minimizing this social opportunity cost, thereby unleashing greater efficiencies in College Park, Maryland's housing market.

Rents are Higher in College Park, MD

Although College Park's median household income is lower than that of Prince George's County, the Washington, D.C. Metropolitan Area and Maryland, the City's average rent is higher. U.S. Census data indicate that median monthly rent in College Park was $791

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[2] Chapel Hill Community Indicators 2004 Data Book at page S-5.
[3] Chapel Hill Community Indicators 2004 Data Book at page S-8.
[4] ACCRA fka American Chamber of Commerce Researchers Association.
[5] Id.

in 2000.[6] This compares to $700/month in Prince George's County, $763/month in the Washington, D.C. MSA[7] and $620/month in Maryland.

The share of units that rent for $1,000 or more a month is also higher in College Park. Roughly 30 percent of College Park's rental units rented for $1,000 or more a month in 2000,[8] up from 10 percent in 1990. This compares to a 7.4 percent share in Prince George's County, a 19.7 percent share in the D.C. Metro area and a 9.2 percent share in Maryland. College Park's rent stabilization program promotes the ongoing presence of a stock of housing that is affordable to students and permanent residents alike.

Code Violations are Concentrated in the Residential Rental Stock

In 2004, the average number of first notice violations per residential rental unit was 0.78. Owner occupied units reported roughly 0.21 first notice code violations per unit in 2004. On a per unit basis, therefore, residential rental units generate 3.7 times more violations than owner occupied ones. By limiting the number of residential rental conversion, the City of College Park's rent stabilization program will likely contribute to fewer violations and thereby reduce the cost of code enforcement.

The Literature on Rent Stabilization is Inconclusive

Though available literature focused on rent stabilization is in short supply, the literature that exists is highly contradictory. Although there is research to support the notion that rent stabilization produces diminished housing maintenance, diminished levels of new construction and diminished tax revenues, there is credible, peer-reviewed research that rebuts each of these conclusions.

Leading researchers in the field find no consistent relationship between controlled and uncontrolled markets with respect to the quality of housing maintenance. Kutty (1996) found that in certain instances, housing maintenance could actually be greater in controlled housing stock.

Moreover, the draft College Park plan includes several provisions that reduce the potential negative impact on housing maintenance. These provisions include Board consideration of landlord cost of maintenance and landlord rate of return.

Downs (1988)[9] concludes that there is "no persuasive evidence that [rent] controls significantly reduce construction."[10] Some researchers believe other factors, including cyclicality in the local economy, provide better explanations for shifts in the pace of construction over time.[11]

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[6] 2000 data are the most current reliable data available.
[7] Metropolitan Statistical Area.
[8] Id.
[9] Anthony Downs is Senior Fellow at the Brookings Institution.
[10] Downs, A. (1988). *Residential Rent Controls: An Evaluation*. Urban Land Institute.
[11] Arnott, R. (1995) at p. 112

It should be noted that College Park's draft rent stabilization program will exempt most forms of new construction. The Program will specifically exempt apartment buildings, rental units in any college or school dormitory operated exclusively for educational purposes, and hotels, motels and inns (§127-2B-E). The rent stabilization program would primarily affect already constructed housing and therefore its impact on the level of new construction is likely to be minimal.

Because the impact of rent stabilization on housing maintenance and the level of new construction is unclear, no prediction can be made with respect to its impact on local tax revenues. Indeed, to the extent that the rent stabilization program produces greater home ownership, the Program may actually increase residential values by promoting greater investment in owner-occupied units and by generating an environment with fewer Code violations.

A. Introduction

Purpose

Sage Policy Group, Inc. (SPG) was asked to determine whether a rational basis for rent stabilization exists in the City of College Park. The City is currently contemplating whether to introduce a rent stabilization program. The City has developed a draft ordinance that outlines the features and parameters of a possible rent stabilization program. SPG used this draft ordinance to help frame relevant issues.

Potential factors considered by SPG include rent trends, the acceleration of conversion of owner-occupied housing to rental units, and the concentration of Code violations in the residential rental stock. SPG also conducted an extensive literature review documenting the impact of rent stabilization efforts in other markets.

The City of College Park's Draft Rent Stabilization Program

The draft program is outlined in a document marked "For Discussion Purposes Only" (2004), and includes proposed amendments to the City of College Park's Code.[12] These amendments would affect Chapters 15, 127 and 110. These amendments are summarized below:

Chapter 15 – Boards, Commissions and Committees

The rent stabilization program would create a Rent Stabilization Board composed of seven members appointed by the Mayor and City Council. Each of the city's four council districts would be represented. At least two members of the Board should be tenants and two should be landlords. Board members shall be appointed to three-year terms, though initially term lengths will vary in order to stagger board membership. Five commissioners shall constitute a quorum for the board. The affirmative vote of four members of the board is required for a decision, including all motions, rules, regulations, and orders of the board.[13]

Among the principal duties of the Board would be to "determine and set rent levels, whether through general or individual adjustments, of any unit" subject to the Ordinance.[14] The Board shall also "require registration of all rental units" subject to the Ordinance.[15] The Board is also to make adjustments in the rent ceiling in accordance

[12] The document is distinguished by a preamble that reads, "Ordinance of the Mayor and Council of the City of College Park Maryland, Amending City Code, Chapter 15 "Boards, Commissions and Committees" to Add Article IX to Create a Rent Stabilization Board, Enacting City Code, Chapter 127 "Rent Stabilization" to Establish a Rent Stabilization Program in the city of College Park, and Amending City Code, Chapter 110 "Fees and Penalties" to Establish the Fees and Penalties Associated with the Rent Stabilization Program". For purposes of this discussion, the document shall be referred to as "The Ordinance".
[13] Ordinance, p. 10.
[14] Id. at p. 8-9.
[15] Id. at 9

with §127, act fairly and equitably in view of and in order to achieve the purposes of §127, and report annually to the Mayor and City Council on the status of rental housing units covered by §127.

Chapter 127 – Rent Stabilization

Among the stated purposes of Chapter 127 are:

- To encourage the availability of housing for households of all income levels, and to preserve, maintain and improve existing housing;
- To strengthen College Park neighborhoods by reducing the number of single-family homes that are rental properties; and
- To encourage private investment by homeowners consistent with a neighborhood's character.

The stated motivation of the Ordinance is to counter a pattern of "steadily rising rents" and a "shortage of affordable well-maintained housing".[16] The language of the Ordinance also refers to the "rate of deterioration of the existing housing stock" and that this situation "poses a threat to the public health, safety and welfare of the citizens of the City of College Park".[17]

Chapter 127 applies to all real property that is being rented or is available for rent for residential purposes in whole or in part with the following exceptions:

- property owned by the State of Maryland or the Federal Government;
- rental units that are rented primarily to transient guests for use or occupancy for fewer than fourteen consecutive days in establishments such as hotels, motels, inns, tourist homes, and rooming and boarding houses; however, the payment of rent every fourteen days or fewer shall not by itself exempt any unit from coverage by this chapter;
- rental units in any college or school dormitory operated exclusively for educational purposes;
- nursing home or charitable home for the aged, not organized or operated for profit; and
- apartment buildings (containing 3 or more dwelling units; does not include a triplex, quadraplex or fraternity/sorority house).[18]

For properties that are not exempt, Chapter 127 establishes the criteria for setting the maximum per month rent which may be charged in a given year.[19]

An annual rent stabilization allowance would be established effective on July 1 of each year. The allowance shall equal one hundred percent of the consumer price index as

[16] Id. at 13.
[17] Id.
[18] Id. at 14.
[19] Id. at 17.

specified in the Department of Public Services' regulations. The rent stabilization allowance would apply to all rent units subject to this chapter.

Landlords and tenants may petition the Board to adjust the rent ceiling of an individual controlled unit. The Board shall conduct a hearing regarding a petition for individual adjustments of the rent ceiling. No individual rent ceiling adjustment will be granted unless "supported by the preponderance of the evidence submitted at the hearing".[20]

In its deliberations, the Board is to consider all relevant factors, including but not limited to:

- increases or decreases in property taxes;
- unavoidable increases or any decreases in maintenance and operating expenses;
- the cost of planned or completed capital improvements to the rental unit (as distinguished from ordinary repair, replacement and maintenance) where such capital improvements are necessary to bring the property into compliance or maintain compliance with applicable local code requirements affecting health and safety, and where such capital improvement costs are properly amortized over the life of the improvement;
- increases or decreases in the number of tenants occupying the rental unit, living space, furniture, furnishings equipment, or other housing services provided or occupy rules;
- substantial deterioration of the controlled rental unit other than as a result of normal wear and tear;
- failure on the part of the landlord to provide adequate housing services, or to comply substantially with applicable state rental housing laws, local housing, health and safety codes, or the rental agreement;
- the pattern of recent rent increases or decreases;
- the landlord's rate of return on investment. In determining such return, all relevant factors, including but not limited to the following shall be considered: the landlord's actual cash down payment, method of financing the property, and any federal or state tax benefits accruing to landlord as a result of ownership of the property;
- whether or not the property was acquired or is held as long-term or short-term investment; and
- whether or not the landlord has received rent in violation of the terms of this chapter or has otherwise failed to comply with the chapter.

Chapter 127 states that "it is the intent of this chapter that individual upward adjustments in the rent ceilings on units be made only when the landlord demonstrates that such adjustments are necessary to provide the landlord with a fair return on investment."[21] Chapter 127 also states that whenever the Public Services Director determines there are reasonable grounds to believe that there has been a violation of any provision of the rent

[20] Id. at 24.
[21] Id. at 26-28.

stabilization program, notice shall be given to the person or persons responsible. The Public Services Department is authorized to seek injunctive relief if the situation warrants.[22]

Chapter 110 – Fees and Penalties

The Ordinance allows for the following fees.

- §127-5: Registration Fee
- §127-8: Fee for Petitions for Individual Adjustments of Rent Ceilings & Fee for Appeal of Board Decision to the Mayor and City Council

[22] Id. at 31-32.

B. Relevant Residential Attributes of and Trends in College Park, Maryland

Status as a University Town

College Park, Maryland is home to one of the most recognized public universities in the United States, the University of Maryland at College Park (UMCP). Enrollment at UMCP for the fall of 2004 totaled 34,933, up from 34,801 students in fall 2002. Approximately 72 percent (25,140) of total students in 2004 were undergraduates.[23]

According to the University, roughly 8,095 (33%) undergraduates live in on-campus dormitories or apartments. The remaining 17,045 students live off-campus and commute to school.[24] The number of University of Maryland students who live off-campus but reside in the City of College Park is unclear. College Park's 2004 population is estimated at 26,002.[25]

Estimates for 2004 indicate that roughly 27 percent of College Park's population is between 20 and 24 years of age. Prince George's County's share of 20 to 24 year olds is estimated at 7.1 percent for 2004. Maryland's share is estimated at 6.4 percent.

Homeownership Rates are Lower in College Park

Estimates for 2004 indicate that roughly 57.4 percent of College Park's occupied housing units are owner occupied, with 42.6 percent renter occupied. Ownership rates in College Park have fallen over the past four years, with owner occupied housing units making up 59.2 percent of all housing units in 2000 (with 40.8 percent being renter occupied).[26]

Opposing trends have been experienced in Prince George's County, in Maryland and in the United States. In 2000, Prince George's County reported a 61.8 percent ownership rate and 38.2 percent renter occupied rate. By 2004, the County's homeownership rate is estimated to have risen to 63.1 percent, with the renter occupied share falling to 36.9 percent (please see Table 3).

Maryland also experienced an increase in owner occupied units and a decrease in renter occupied units over the past four years. Ownership rates in Maryland are estimated to have increased from 67.7 percent in 2000 to 68.8 in 2004. Correspondingly, renter occupied rates in Maryland are estimated to have declined from 32.3 percent in 2000 to 31.2 percent in 2004. The 2004Q4 homeownership rate estimate for the nation is 69.2 percent, up from 68.6 percent in 2003Q4. The table below shows the comparison of housing unit breakdown for College Park, Prince George's County and Maryland between 2000 and 2004.

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[23] University of Maryland, College Park.
[24] Id.
[25] ACCRA data subscribed to by SPG.
[26] ACCRA data subscribed to by SPG.

Table 1: Housing Unit Breakdown in College Park, Prince George's County and Maryland, 2000 vs. 2004 Estimates[27]

Area	Owner Share of Occupied Housing Units-2000	Owner Share of Occupied Housing Units-2004 Estimates	Renter Share of Occupied Housing Units-2000	Renter Share of Occupied Housing Units-2004
College Park, MD	**59.2%**	**57.4%**	**40.8%**	**42.6%**
Prince George's County	61.8%	63.1%	38.2%	36.9%
Maryland	67.7%	68.8%	32.3%	31.2%

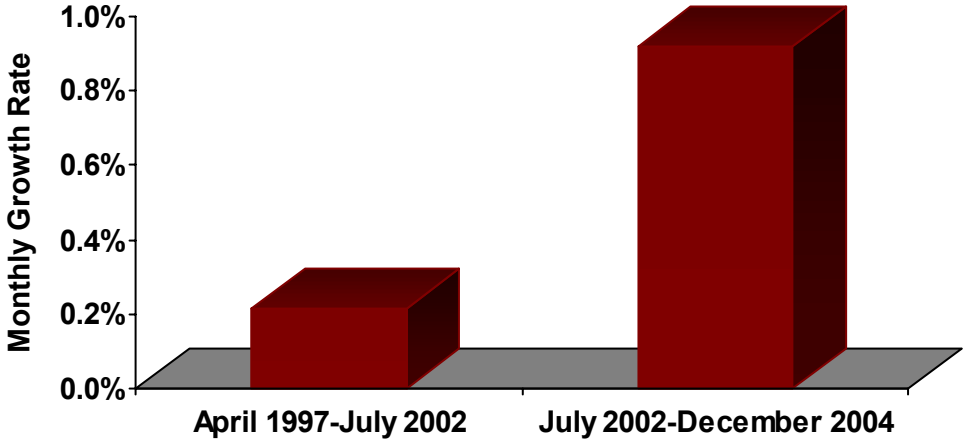
While the total number of owner-occupied units has been increasing in College Park, this rate of increase has fallen short of the corresponding renter-occupied unit increase. Between 2000 and 2004, owner-occupied units are estimated to have increased 7.9 percent while renter-occupied units grew 16.3 percent. This trend toward renter-occupied housing in College Park is of recent origin. Between 1990 and 2000, total renter-occupied housing units decreased 3.6 percent while owner-occupied units increased 3.4 percent over the same time period.

Rental Conversions are Accelerating

According to the most recent data from the City of College Park (December 1st, 2004), there are currently 970 single-family homes being utilized as rental units, which equates to roughly 15 percent of the City's estimated occupied housing units in 2004.[28] From April 1997 to December 2004, the number of single-family rental units increased roughly 49 percent. The greatest increase in rental conversions has been over the past two years, with a monthly growth rate of 0.92 percent between July 2002 and December 2004. The monthly growth rate of rental conversions between April 1997 and July 2002 was approximately 0.21 percent.

[27] ACCRA data subscribed to by SPG.
[28] City of College Park Code Enforcement Division; ACCRA data subscribed to by SPG.

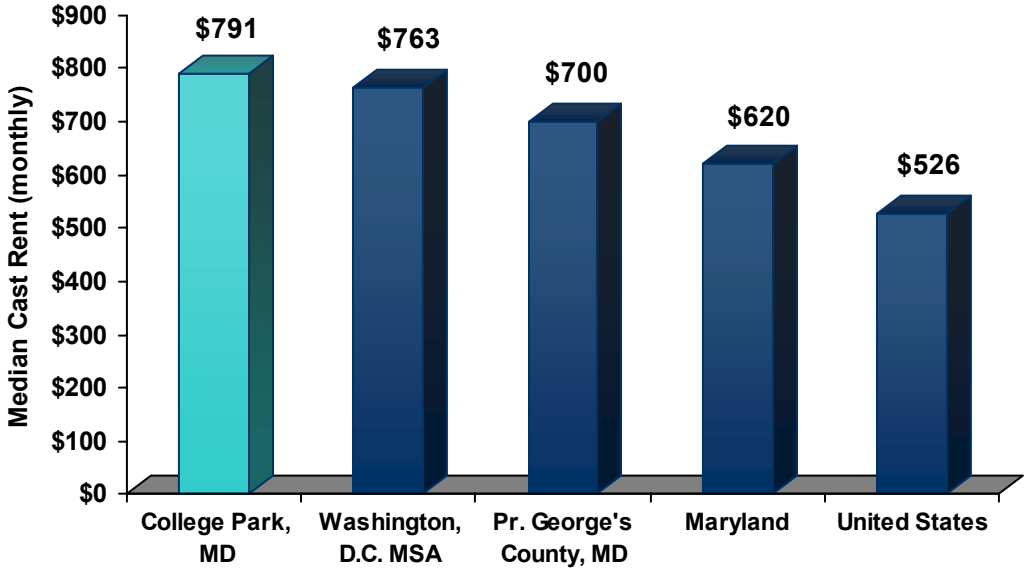
Figure 1: Monthly Growth Rate of Rental Conversions in College Park, April 1997-July 2002 vs. July 2002-December 2004



Housing Affordability is Lower in College Park, MD

According to U.S. Census data, median rent in College Park in 1990 was $650 a month. By 2000, median monthly rent increased roughly 22 percent to $791 a month. College Park's median monthly rent was higher than that of Prince George's County, Maryland, the Washington, D.C. Metro, and the nation in 2000 (please see Figure 2).[29]

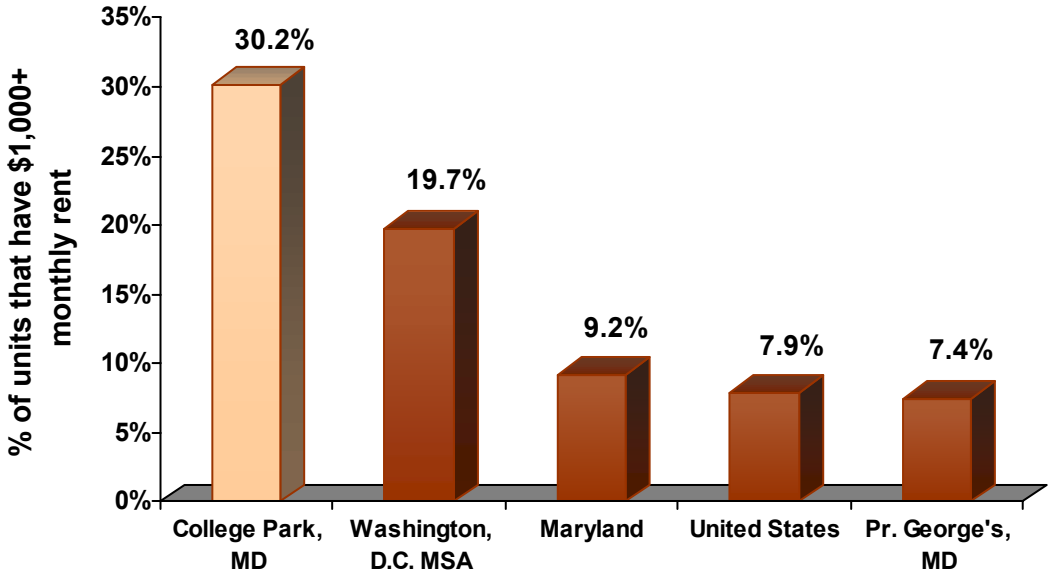
Figure 2: Median Monthly Cash Rent in 2000, College Park, Prince George's County, Maryland, Washington D.C. MSA and the United States



[29] 2000 data are the most current reliable data available.

Although the median rent in College Park was $791 a month in 2000, a significant portion of monthly rents exceeded $1,000 a month. In 1990, College Park reported that approximately 10 percent of all renter-occupied units rented at or above $1,000 a month. By 2000, the share of rental units renting for $1,000 plus increased to 30 percent. This share of high-rent units is much higher than corresponding county, state, metro and national data (please see Figure 3).[30]

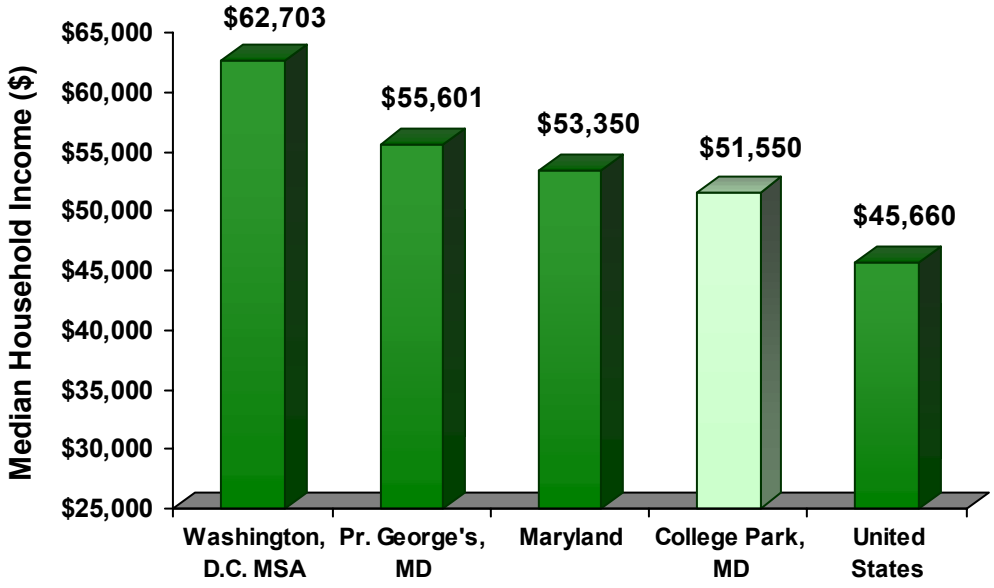
Figure 3: Percentage of Renter-Occupied Units that Rent for $1,000+ a Month in 2000, College Park, Prince George's County, Maryland, Washington, D.C. MSA and the United States[31]



Although monthly rent and the share of high-rent units for College Park was higher than all areas listed above, median household income was less than that of every comparison geographic area with the exception of the nation. In 2000, College Park reported a median household income of $51,550. Median household income data for College Park, Prince George's County, Maryland, the Washington, D.C. metro and the nation are presented in Figure 4 below.

[30] U.S. Census Bureau; ACCRA data subscribed to by SPG. 2000 data are the most current reliable data available.
[31] ACCRA data subscribed to by SPG.

Figure 4: Median Household Income in 2000, College Park, Prince George's County, Maryland, Washington, D.C. MSA and the United States[32]



Rents in College Park differ between apartment rentals and single-family converted rentals. According to the University of Maryland's off-campus housing department, typical rent for students living in an apartment in a single-family home is $100 to $800 less a month than renting a 1-bedroom apartment in an area apartment complex. Table 2 provides general monthly price ranges for apartments in the College Park area.

Table 2: Typical College Park Area Rents by Type, 2004[33]

Type	**Typical Monthly Rent**
1 Bedroom Apartment	$700-$1,700
2 Bedroom Apartment	$900-$1,800
3 Bedroom Apartment	$1,200-$2,000
Efficiency/Studio	$600-$900
Apartment in a House	$600-$900
Vacant House	$1,200-$4,000
Room in a House	$300-$650

A scan of the University of Maryland's off-campus housing database provided even more insight into the monthly rent differential between units in apartment buildings and units in single-family homes. A market scan of 100 rental listing indicated that the average

[32] Id.
[33] University of Maryland, College Park Off-Campus Housing Services. Ranges are based on actual prices from the University's online housing database. These prices are typical; rents will vary based on location and amenities.

monthly rent per unit in a single-family home was $342 less a month than in an apartment complex (please see Table 3).[34]

Table 3: Findings from Market Scan of Rental Listings in College Park, MD

Type of Housing	**Average Monthly Rent per Unit**
Apartment	$809
House	$467

Quality of Life – Code Violations are More Concentrated among Residential Rental Units

Residential rental units in College Park have experienced more code violation notices in absolute terms and on a per unit basis over the past two years than owner occupied units. In 2003, the total number of first notice code violations for residential rental units in College Park was 629, with the largest portion being grass and trash violations. During the same year, owner occupied units experienced 421 code violations, with grass and trash also being the most common violation. For 2003, rental units made up roughly 60 percent of the City's code violations. A breakdown of the number of code violations by type for rental and owner-occupied units for 2003 is presented in Table 4 below.

Table 4: 2003 First Notice Code Violations by Type and Housing Breakdown, College Park. MD

Code Violation	**Residential Rental**	**Owner-Occupied**
Grass and Trash	223	172
Inoperable Vehicles	39	93
Vehicle Parked in Grass	33	26
Graffiti	2	0
Toters	84	23
Trash Out Early	70	22
Illegal Signs	1	1
Litter	115	3
Dumpster	0	0
Miscellaneous	38	59
Zoning Violations	24	22
Total	**629**	**421**

Residential rental units also reported more first notice code violations than owner-occupied units in 2004. In 2004, residential rental units experienced 879 first notice code violations, with a large portion being grass/trash and litter violations. During the same year, owner occupied units reported 791 code violations, with the largest amount being inoperable vehicle violations. For 2004, rental units made up roughly 53 percent of the City's code violations. A breakdown of the number of code violations by type for rental and owner-occupied units for 2004 is presented in Table 5 below.

[34] University of Maryland, College Park Off-Campus Housing Services, online search listings.

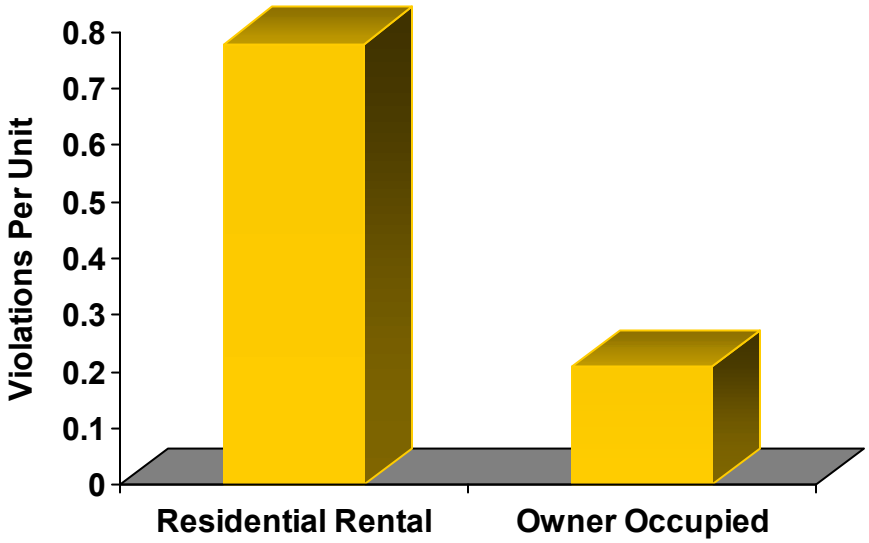
Table 5: 2004 First Notice Code Violations by Type and Housing Breakdown, College Park, MD

Code Violation	**Residential Rental**	**Owner-Occupied**
Grass and Trash	249	191
Inoperable Vehicles	59	202
Vehicle Parked in Grass	34	42
Graffiti	3	1
Toters	277	192
Trash Out Early	10	43
Illegal Signs	0	0
Litter	158	8
Dumpster	1	0
Miscellaneous	72	79
Zoning Violations	16	33
Total	**879**	**791**

Total code violations for 2003 and 2004 were 2,720, with residential rental units reporting 55 percent of violations.

These data can be converted to violations on a per unit basis. In 2004, residential rental units reported roughly 0.78 first notice code violations per unit. Owner-occupied units experienced roughly 0.21 first notice code violations per unit during the same time period.

Figure 5: 2004 First Notice Code Violations per Unit, College Park, MD



C. The Rent Stabilization Debate

Economists consistently express a negative view toward rent stabilization. Unfortunately, because most economists are preconditioned to find price stabilization objectionable, available research on the subject is in shorter supply than might be anticipated. When economists actually take the time to analyze the impacts of rent stabilization, the collective conclusion is decidedly mixed.

There are of course articles and publications that conclude that rent stabilization is problematic. For instance, in a 1996 article, "The High Cost of Rent Control", the National Multi Housing Council identified several principal economic objections to rent stabilization that economists consistently express. Among these are the following.

- Deterioration of Existing Housing: reducing the return on investment could lead to a drop in the quality of controlled apartments or condominiums. Landlords, faced with declining revenues, may reduce maintenance or repair of existing housing;
- Inhibition of New Construction: by forcing rents below market price, profitability of renting decreases, driving new investment and construction away; and
- Reduced Property Tax Revenues: reducing market value of controlled property reduces the tax assessment of the property.

The College Park draft ordinance has been structured to combat each one of these objections. Discussion of relevant ordinance features can be found in Section E. Research Implications. Moreover, although many economists make these claims, studies seeking to prove these rent stabilization implications are scarce, inconsistent and generally refer only to the impacts of first-generation rent controls.

<u>The Relationship between Rent Stabilization and Housing Maintenance is Unclear</u>

Many economists assert that rent stabilization leads to deterioration of a community's housing stock. This predicted or perceived deterioration is a function of the lower return on investments enjoyed by landlords in the presence of rent regulations. As a result, there are fewer resources available for maintenance and improvement of properties, and also a diminished incentive to make such investments.

Block (1993) contends that tenants "receive no real rental bargain" due to the lack of maintenance and poor repairs in a controlled housing market.[35] Block states that in a regulated housing market, landlords "lack the best will" and any incentives to keep buildings properly maintained.

Empirical studies attempting to analyze claims such as these present unclear and sometimes contradictory findings. Pollakowski (1999) attempted to measure how rent

[35] Block, W. "Rent Control" The Concise Encyclopedia of Economics. Library of Economics and Liberty. Retrieved January 19, 2005 from the World Wide Web: http://www.econlib.org/library/Enc/RentControl.html

regulation affects housing maintenance in New York City.[36] He begins by acknowledging that existing research pertaining to rent stabilization and housing maintenance provides "partial and often ambiguous findings".[37] In his analysis, Pollakowski studies three types of structures in six New York City communities: regulated housing built before 1947, regulated housing built after 1947, and unregulated housing. For each of these dwelling types, he measured the incidence of three or more maintenance deficiencies. His results are presented below.

Table 6: Incidence of Three or More Maintenance Deficiencies by Community and Regulation Status, 1993, Pollakowski Study

Community	**Regulated Pre-1947**	**Regulated Post-1947**	**Unregulated**
Bronx	34.5%	16.4%	7.8%
Brooklyn	27.8%	15.4%	11.6%
Lower/Mid Manhattan	13.6%	5.5%	8.6%
Upper Manhattan	39.3%	11.7%	30.8%
Queens	14.2%	10.7%	6.8%
Staten Island	28.4%	10.1%	2.2%

Pollakowski found that regulated pre-1947 housing experienced the most maintenance deficiencies in all six geographic breakdowns. The year 1947 is a focal point because rental units built prior to1947 in New York City were the only units in the US subject to first-generation rent controls after World War II. Therefore, these results are not surprising given the fact that almost every economist agrees that first-generation rent controls are harmful to local housing markets. They are also not surprising given the fact that older homes tend to have more housing deficiencies in general, which Pollakowski points out in his study. He states that age of dwellings "must be taken into account…" but does not include this factor in his quantitative analysis.[38] Pollakowski also finds that pre-1947 regulated tenants tend to have "considerably lower" incomes than post-1947 occupants.[39]

The comparison between post-1947 regulated and unregulated dwellings is therefore the most significant. A key finding of Pollakowski's is the inconsistent concentrations of three or more maintenance deficiencies across the six defined areas. Post-1947 regulated dwellings experienced more deficiencies in the Bronx, Brooklyn, Queens and Staten Island. However, unregulated dwellings experienced more maintenance deficiencies in Lower/Mid Manhattan and Upper Manhattan. Pollakowski attributes some of these differences to diverse dwelling and occupant characteristics (including median household income and race), and states that other reasons/characteristics that may influence the maintenance deficiency numbers must be further analyzed.[40]

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[36] Pollakowski, H. (1999). *Rent Regulation and Housing Maintenance in New York City*. Massachusetts Institute of Technology Center for Real Estate, sponsored by the National Multi Housing Council.
[37] Id. at 3.
[38] Id. at 11.
[39] Id. at 11.
[40] Id. at 31.

Kutty (1996) also attempts to measure the impacts of rent regulation on a landlord's decision to reinvest in housing maintenance.[41] Unlike Pollakowski, Kutty focuses on different types of rent regulations rather than on varying characteristics. Her report analyzes both first-generation and second-generation rent controls. Kutty analyzes rent regulations in twelve different contexts, most of which can be found in Europe and North America.

Table 7: Results of Kutty Analysis

Case	**Results**
A. Simplistic	Maintenance is lower
B. Rent control as a rent ceiling	
B1. Permanent	Maintenance is either lower or just enough to meet codes-ambiguous
B2. Temporary	Higher maintenance may occur-ambiguous
B3. Adjustment based on housing services	Maintenance is the same as in the absence of rent control
B4. Adjustment based on housing services since previous period	Maintenance level is lower than in B3, but higher than in B1-ambiguous
B5. Adjustments based on a set increase	Maintenance is the same as in B1, but landlord revenues are higher-ambiguous
B6. Fixed rate of return on maintenance Expenditures	Maintenance is higher than under B5 & B1-ambiguous
B7. Side payments for maintenance	Maintenance is usually lower than in the absence of rent control, but higher than B1-ambiguous
B8. Tenant maintenance	Maintenance may be higher than in the absence of rent control-ambiguous
B9. Building code enforcement	Maintenance may be higher than in the absence of rent control-ambiguous
C. Rent control as a price ceiling	Maintenance is lower than in the absence of price control

A major finding of Kutty's analysis is that specific features of rent regulations "significantly affect" the impact rent control will have on housing maintenance and the quality of dwellings.[42] Kutty estimates that some rent controls negatively affect maintenance, some do not affect maintenance, and some may even produce higher levels of maintenance.[43] Kutty concludes, therefore, that the impact of rent stabilization on housing maintenance is "theoretically" unclear.[44]

[41] Kutty, N. (1996). *The Impact of Rent Control on Housing Maintenance: A Dynamic Analysis Incorporating European and North America Rent Regulations*. Housing Studies, 11(1), 20pgs.
[42] Id.
[43] Id.
[44] Id.

The Relationship between Rent Stabilization and the Level of New Construction is Unclear

Another widely held view is that rent stabilization discourages new construction. This view is particularly relevant to first-generation rent controls since many second-generation regulations exempt new construction.[45] Some observers believe, however, that even with the new construction exemption, rent regulations may frustrate new construction because of investor fear of future controls.

However, relevant literature related to the impact of rent stabilization on the level of new construction is mixed and therefore unclear. The ambiguity of the impact that rent stabilization has on housing maintenance and new construction implies that the impact of rent stabilization on property tax revenues is also unclear. One of the major sources of opposition to rent stabilization has been the view that property tax revenues decline as housing deteriorates, assessments fall, and new construction slows. The study team finds no conclusive evidence that rent stabilization necessarily leads to diminished property tax revenue collection.

In fact, it is possible that there is a countervailing factor. Homeowners in communities with high and stable homeownership may be more willing to invest in their properties. This would have the affect of increasing home values, property assessments and tax revenues.

D. Housing Issues in Communities with Large Universities

Although many communities home to large universities face serious housing issues, little empirical analysis on the subject is available. Many have written about college town housing issues in a non-empirical manner. Axel-Lute (2001) explains that housing markets look very different in college towns. She states that many investors prefer to rent out an older "ramshackle" building/house to several students rather than renting to a single family, because there is a much bigger return on investment.[46]

Although there is no specific analysis to address the housing issues that college towns face, residents and policymakers of many college towns have opined on the issues facing their housing markets. Issues generally center on homeownership trends, housing affordability, code violations, nuisance complaints, etc.

Charlottesville, Virginia, home to the University of Virginia, is a prime example of a college town facing a variety of housing issues. Charlottesville officials have expressed concerns over homeownership in the area. The Charlottesville Director of Strategic Planning, in a 1999 article, stated that owner-occupied units in the area dropped 38 percent from 1990 to 1998.[47] The problem, Vice Mayor Meredith Richards explains, is

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[45] Glaeser, E. (2002). *Does Rent Control Reduce Segregation?* Harvard Institute of Economic Research, Discussion Paper Number 1985.
[46] Axel-Lute, M. (2001). *Tales of Three Cities*. The National Housing Institute.
[47] Rubin, D. "City fights to keep local homeowners." Cavalier Daily, September 1999.

that single-family homes are being converted to rental properties for students. In turn, this is "driving away middle-income residents who are a valuable asset to the city."[48]

Officials say that losing middle-income residents in Charlottesville has hurt the public school system. The community's assistant superintendent stated that the city projects an 8 percent drop in public school enrollment over the next 10 years.[49] The Charlottesville City Council is currently looking into more incentives to keep residents in the community and to upgrade their home rather than to relocate.

Chapel Hill, NC, home of the University of North Carolina at Chapel Hill, faces similar housing issues. With roughly 9,000 undergraduate students living off campus (4,500 in the city of Chapel Hill alone),[50] many investors view buying single-family homes and renting them to students a highly profitable endeavor. As more homes are converted to rentals the supply of single-family homes decreases. One resident explains that "[Chapel Hill] students drive the rental market and scarcity drives up the prices. The people most affected by this problem are working class families…"[51] According to the community, only 18 percent of the houses sold in the Chapel Hill area in 2003 were deemed "affordable" for the average household, down from 21 percent in 2002.[52]

Chapel Hill also recognizes other negative affects of rental conversions. According to the town officials, nearly 33 percent of Chapel Hill's nuisance complaints took place in rental conversions closest to the central part of campus.[53] Chapel Hill's Comprehensive Plan currently states the need to "implement a strategy to address the effects on neighborhoods of the conversion of owner-occupied residences to rental properties."[54]

The Value of Homeownership in a Community

Raising homeownership rates in the United States and in local communities is a broadly shared policy objective. There is a general consensus that benefits such as increased household wealth, self-satisfaction, improved child outcomes, involvement within a community, etc. are associated with homeownership.

Dietz (2003) surveyed numerous studies from the social sciences, medicine, psychology, and other academic fields to analyze the social effects of homeownership. He found four major areas of social benefits to homeowners with respect to their families and communities:[55]

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[48] Id.
[49] Id. at p. 2.
[50] Chapel Hill Community Indicators 2004 Data Book. UNC data is from 2003.
[51] Mitchell, M. "Winning the Housing Crisis." The Lilith Collective, Work Issue.
[52] Chapel Hill Community Indicators 2004 Data Book at page S-5.
[53] Id. at page S-8.
[54] Id. at page S-8.
[55] Dietz, R. (2003). *The Social Consequences of Homeownership*. Ohio State University Department of Economics and Center for Urban and Regional Analysis.

- Children of homeowners are more likely to finish high school, perform better on school achievement tests and have fewer behavioral problems;
- Political activity is higher among homeowners than renters;
- Homeowners are generally more satisfied with their lives;
- Homeownership in neighborhoods enhances property values.

Some economists argue that available empirical analyses that attempt to measure the impact of homeownership rates do not account for other variables and therefore results may be "suspect."[56] However, most agree that there is a correlation between homeownership rates and various social benefits. DiPasquale, et. al., (1998) conclude that "standard economic incentives (both the effects of [home] ownership and tenure) influence investment in social capital, just as surely as they influence investment in physical or human capital…while it is likely that homeownership generates positive externalities, we have no measure of the size of these externalities…"[57]

Expanding homeownership is one of the top priorities for the Bush administration, and has also been one for past administrations. According to the Bush administration, homeownership is important because it is:

- good for families: owning a home provides a sense of security and allows families to build wealth. A home is the largest financial investment most American families will ever make, and it allows families to build financial security as the equity in its home increases. Moreover, a home is a tangible asset that provides a family with borrowing power to finance important needs, such as the education of children;

- good for communities**:** homeowners work to maintain the value of their investment, which translates into a greater concern for neighborhoods and surrounding communities. A family that owns its home is more likely to upgrade the property, to take pride in its neighborhood, and to feel invested in the community. When citizens become homeowners, they become stakeholders as well. By increasing the ranks of stakeholders, communities not only enjoy increased stability but also benefit from a new spirit of revitalization.[58]

E. Research Implications

The implications of the literature review and the analysis of College Park-specific data are far-reaching. While many economists simply assume that price controls generally and rent regulations specifically produce unambiguously poor outcomes, this assumption is not cleanly supported by the data.

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[56] Haurin, D., Dietz, R. & Weinberg, B. (2003). *The Impact of Neighborhood Homeownership Rates: A Review of the Theoretical and Empirical Literature*. Journal of Housing Research, 13 (2), 119-151.
[57] DiPasquale, D. & Glaeser, E. (1998). *Incentives and Social Capital: Are Homeowners Better Citizens?* Journal of Urban Economics 45, 354-384.
[58] Policies in Focus-Homeownership. The White House (www.whitehouse.gov).

Below, we review the implications of the research and analysis performed on behalf of the City of College Park by issue. Where possible, the study team has attempted to characterize the likely impact of the draft rent stabilization program. Naturally, an important variable that cannot now be measured or estimated is implementation. Outcomes associated with the draft rent stabilization program will be a function of the quality of implementation and the nature and flexibility of Board decisions.

Housing Maintenance in a Rent-Controlled Environment

Pollakowski (1999) and Kutty (1996) found no consistent relationship between controlled and uncontrolled markets with respect to the quality of housing maintenance. Pollakowski found that in certain instances, housing maintenance was actually greater in the controlled housing stock.

Kutty determined that reductions in maintenance do not necessarily occur under all forms of rent regulations. The College Park draft plan includes the following provisions that suggest that the housing maintenance impact is not only unclear, but could be positive under certain circumstances. These provisions include:

§127-7.C

In making individual adjustments of the rent ceiling, the Board shall consider the purposes or this chapter and shall specifically consider all relevant factors, including . . .

2. unavoidable increases . . . in maintenance and operating expenses;
3. the cost of planned or completed capital improvements to the rental unit, where such capital improvements are necessary to bring the property into compliance or maintain compliance with applicable local code requirements affecting health and safety, and where such capital improvement costs are properly amortized over the life of the improvement;
8. the landlord's rate of return on investment. In determining such return, all relevant factors . . . shall be considered.

These provisions signify that the Board has substantial flexibility in determining the rate of return enjoyed by landlords, and their collective incentive to maintain and improve property. Effective code enforcement also places a floor on the extent to which individual properties can deteriorate.

Impact on the Level of New Construction

There is no clear empirical relationship between the existence of rent regulations in a particular community and the extent of new construction. The study team's literature review finds that under certain circumstances, new construction has been stifled by the imposition of controls. But the literature review also identified research suggesting no negative impact.

Downs (1988) concludes that there is "no persuasive evidence that [rent] controls significantly reduce construction."[59] Researchers believe other factors, including cyclicality in the local economy, provide better explanations for shifts in the pace of construction over time.[60]

The College Park rent stabilization program draft would exempt most new construction currently taking place in the city. The Program specifically exempts apartment buildings, rental units in any college or school dormitory operated exclusively for educational purposes, and hotels, motels and inns (§127-2B-E). The rent stabilization program for the most part would affect already constructed housing, and therefore its impact on the level of new construction is likely to be minimal.

Special Issues in College Towns

The study team's research indicates that college towns consistently share a set of housing challenges. In College Park, MD, Charlottesville, VA and Chapel Hill, NC, there is a pattern of declining homeownership, diminished housing affordability, and rising code violations. For example, in Charlottesville, owner-occupied units declined 38 percent over eight years.[61] In Chapel Hill, only 18 percent of homes sold in the area were deemed affordable in 2003.[62] Chapel Hill also reports that nearly a third of its nuisance complaints occurred in rental conversions most proximate to the central part of campus.[63] College Park's draft rental stabilization program attempts to deal with these trends directly by creating greater incentive to maintain housing as owner-occupied and by limiting annual rates of rent increase.

Homeownership – Declining in College Park, MD

Self-satisfaction, community involvement, and increased household wealth are a few of the documented benefits of homeownership in a community. Most economists agree that there is a strong correlation between homeownership rates and specific social benefits. Dietz (2003) reports that homeowners are generally more satisfied with their lives and more politically active than renters. He also concluded that children of homeowners tend to have fewer behavioral problems and are more likely to finish high school. Raising homeownership rates has been one of the top priorities of the nation's past and present presidential administrations.

The City of College Park has experienced a decline in homeownership rates over the past four years. Estimates for 2004 indicate that 57.4 percent of the City's occupied units are owner-occupied, down from 59.2 percent in 2000.[64] Consequently, renter occupied units in College Park have increased from 40.8 percent in 2000 to 42.6 percent in 2004.

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[59] Downs, A. (1988). *Residential Rent Controls: An Evaluation*. Urban Land Institute.
[60] Arnott, R. (1995) at p. 112
[61] Rubin, D. "City fights to keep local homeowners." Cavalier Daily, September 1999.
[62] Chapel Hill Community Indicators 2004 Data Book at page S-5.
[63] Chapel Hill Community Indicators 2004 Data Book at page S-8.
[64] ACCRA data subscribed to by SPG.

College Park's current 57.4 percent homeownership rate is lower than current rates for Prince George's County (63.1%), Maryland (68.8%) and the United States (69.2%). By reducing the incentive to convert owner-occupied housing into rental housing, the draft rent stabilization program supports higher homeownership by promoting a greater supply of owner-occupied stock.

Reinforcement of homeownership is arguably the most compelling aspect of the College Park draft rent stabilization program. As is the case in all large university towns, College Park's ability to house its student population is of paramount concern. However, policymakers should identify ways to house students that generate the least social opportunity cost (i.e., the cost of low owner occupancy).

Recent trends indicate that students are increasingly being housed in formerly owner-occupied housing. From a social perspective, housing students in this manner is inefficient. The broader community suffers the social cost of diminished homeownership; a loss that the market transaction fails to capture.

Rather than forego the social benefits of broad homeownership, College Park should consider policies that allow students to occupy units developed specifically for rental purposes. This strategy would minimize the opportunity cost of foregone owner occupancy. If enacted, the draft rent stabilization program would contribute to minimizing this social opportunity cost, thereby unleashing greater efficiencies in College Park, Maryland's housing market.

Housing Affordability - Rising Rents in College Park

Although College Park's median household income is lower than Prince George's County's, that of the Washington, D.C. Metropolitan Area and that of Maryland, the City's average rent is higher. U.S. Census data indicate that median monthly rent in College Park was $791 in 2000, 22 percent higher than in 1990 ($650). This compares to $700/month in Prince George's County, $763/month in the Washington, D.C. MSA and $620 a month in Maryland.

The share of units that rent for $1,000 or more a month is also higher in College Park than in every comparison geographic area. Roughly 30 percent of College Park's rental units rented for $1,000 or more a month in 2000, up from 10 percent in 1990. This compares to a 7.4 percent share in Prince George's County, a 19.7 percent share in the D.C. Metro and a 9.2 percent share in Maryland. College Park's rent stabilization program promotes the predictable presence of a stock of housing that is affordable to students and permanent residents alike.

Code Violations are More Concentrated in the Residential Rental Stock

For the past two years, residential rental units in College Park have reported the majority (55%) of first notice code violations. In 2004, the average number of first notice

violations per residential rental unit was 0.78. Owner occupied units reported roughly 0.21 first notice code violations per unit in 2004.

In other words, on a per unit basis, residential rental units generate 3.7 times more violations than owner occupied ones. By limiting the number of residential rental conversion, the City of College Park's rent stabilization program will likely contribute to fewer violations and thereby reduce the cost of code enforcement.

F. Conclusion – There is a Rational Basis for Rent Stabilization in College Park

A review of available literature coupled with an analysis of College Park-specific data suggests that there is a rational basis for the draft rent stabilization program. The Program is likely to be conducive to the following desired policy outcomes:

- stable rents that promote housing affordability;
- enhanced homeownership; and
- fewer violations of the City Code.

The same review and analysis find that the likelihood of potential negative impacts is unclear. Among the possible negative impacts are:

- lower maintenance of rental units due to reduction in landlord's predicted rate of return; and
- reduction in the level of new construction because of developer concern that the scope of rent control will broaden over time.

Other communities that have introduced rent stabilization programs have reported mixed results with respect to maintenance and the level of new construction. In some instances, rent controlled communities reported fewer maintenance deficiencies than uncontrolled ones.

The impact on new construction is equally ambiguous. Factors such as the state of the local economy and the stage of the local real estate cycle appear to have greater impact on the level of construction than the presence of rent stabilization or lack thereof.

Predicting the impact of rent stabilization on the level of new construction is particularly difficult in the context of the draft College Park ordinance. The draft ordinance specifically exempts numerous development categories, including apartments. Because of the ambiguous effects on housing maintenance and the level of new construction, the tax revenue implications of the draft College Park rent stabilization ordinance are also unclear. In the final analysis, a comprehensive consideration of the draft rent stabilization in College Park, MD yields the conclusion that there is a rational basis for a stabilization program.

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Sage Policy Group, Inc.

There Remains a Rational Basis for Rent Stabilization in College Park, Maryland

Submitted by:
Sage Policy Group, Inc.

Submitted to:
The City of College Park, MD

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There Remains a Rational Basis for Rent Stabilization in College Park, MD

Executive Summary

Introduction

During the spring of 2005, Sage Policy Group, Inc. (Sage) authored a report indicating that there existed a rational basis for a then-contemplated rent stabilization program/ordinance in the City of College Park, MD. The study team arrived at its conclusion based upon a combination of data analysis and literature review regarding the history of rent stabilization in the U.S. In its 2005 report, the study team wrote that the "program was likely to be conducive to the following desired policy outcomes:

- enhanced homeownership;
- stable rents that promote housing affordability; and
- fewer violations of the City Code."

Homeownership is still falling in College Park, MD

One of the primary objectives of the original ordinance was to reinforce homeownership by diminishing the incentive for homeowners to convert their properties into rental units. Available data indicate that there remains a public policy rationale for attempting to constrain the pace of rental conversion based on ongoing declines in homeownership.

Rents in College Park continue to rise

According to data from the University of Maryland, College Park Off-Campus Housing Services, rent in College Park has continued to rise. The rate of rent increase was a bit sharper within the "Room in House" category than for one-bedroom apartments.

City code violations still higher among rental units

Violations of the City Code produce a number of negative outcomes, including additional City costs to observe violations, record them, process them and on occasion rectify them. To the extent that rental units tend to exhibit greater propensity to generate violations, the City has another rationale to promote homeownership. According to 2007 and 2008 data, rental units still generate higher first code violations per unit than owner-occupied units do, particularly rental units that are in buildings with four or fewer units.

Conclusion: There Remains a Rational Basis for Rent Stabilization in College Park

The same factors that caused the study team to conclude that there exists a rational basis for rent stabilization in College Park in 2005 still exist. Rental conversion continues, homeownership is falling and rents are rising. Moreover, given development of new rental housing opportunities, the City has a rational basis to encourage renters to live in new professionally-managed units, thereby inducing owner-occupied housing to remain owner-occupied.

There Remains a Rational Basis for Rent Stabilization in College Park, MD

Introduction

During the spring of 2005, Sage Policy Group, Inc. (Sage) authored a report indicating that there existed a rational basis for a then-contemplated rent stabilization program/ordinance in the City of College Park, MD. The study team arrived at its conclusion based upon a combination of data analysis and literature review regarding the history of rent stabilization in the U.S. In its 2005 report, the study team wrote that the "Program is likely to be conducive to the following desired policy outcomes:

- stable rents that promote housing affordability;
- enhanced homeownership; and
- fewer violations of the City Code."

The 2005 report also noted that other college towns in the Mid-/South Atlantic region of the United States experienced some of the same worrisome trends that the City of College Park was experiencing, strongly suggesting that the real estate dynamics of college towns render rent stabilization efforts particularly relevant to them. For instance, the 2005 report found that in Charlottesville, Va., owner-occupied units declined fully 38 percent over an eight-year period. Chapel Hill, N.C. reported that nearly a third of its nuisance complaints occurred in rental conversions most proximate to the central part of campus. At that time, the study team noted Chapel Hill's Comprehensive Plan, which stated that there was a need to "implement a strategy to address the effects on neighborhoods of the conversion of owner-occupied residences to rental properties." Chapel Hill clearly perceived a rational basis upon which to act to alter the functioning of its real estate markets and associated quality of life outcomes.

In College Park, estimates for 2004 indicated that 57.4 percent of the City's occupied units were owner-occupied, down from 59.2 percent in 2000. The City's then-prevailing homeownership rate was lower than rates in Prince George's County, Maryland and the U.S. Further, although College Park's median household income was lower than that of Prince George's County, the Washington, D.C. Metropolitan Area and Maryland, the City's average rent was higher. The study team also discovered that rental units demonstrated a higher propensity for first notice violations of the City Code than owner-occupied units.

Four years have passed since the submission of that report. This report is intended to be an update of the 2005 study, with the goal of determining the extent to which new data/information has altered the rational basis calculus. As of this writing, the City of College Park is contemplating an extension of its rent stabilization ordinance, perhaps with some modification. In this update, Sage considers a number of factors, including trends in rent, the pace of conversion of owner-occupied single-family housing to rental units, and trends in City Code violations across owner-occupied and rental housing stock.

Homeownership did not stop declining in College Park since Sage's initial report

One of the primary objectives of the original ordinance was to reinforce homeownership by diminishing the incentive for homeowners to convert their properties into rental units. Available data indicate that there remains a public policy rationale for attempting to constrain the level of rental conversion based on ongoing declines in homeownership.

Exhibit 1 below indicates that between 2004 and 2008, the share of owner-occupied housing declined in College Park, MD despite rising in both Prince George's County and Maryland during that period. The 2004-2008 period was admittedly an unusual one for housing markets, with the early portion of that period associated with the now-ended housing boom, and the latter stages of that period associated with the ongoing housing bust. The overall impact of market activity during this period was to raise homeownership countywide and statewide. This did not occur in College Park, however, where the share of owner-occupied units declined from 57.4 percent in 2004 to 57.0 percent in 2008. By contrast, countywide, homeownership rose during this period from 63.1 percent in 2004 to 65.8 percent four years later.

Exhibit 1: Housing Unit Breakdown in College Park, Prince George's County and Maryland, 2000, 2004 and 2008 Estimates

Area	Share of Owner-Occupied Housing Units			Renter Share of Occupied Housing		
	2000	**2004**	**2008**	**2000**	**2004**	**2008**
College Park, MD	**59.2%**	**57.4%**	**57.0%**	**40.8%**	**42.6%**	**43.0%**
Prince George's County	61.8%	63.1%	65.8%	38.2%	36.9%	34.2%
Maryland	67.7%	68.8%	69.9%	32.3%	31.2%	30.1%

Source: U.S. Census Bureau, Decision Data, Sage

From a public policy perspective, there are a number of reasons that government at every level (federal, state and local) supports homeownership, including for the creation of positive household wealth effects on average, community stability, and as will be discussed later in this report, improved property maintenance. Homeownership is also conducive to community engagement in democratic processes, including those associated with local issues.

Dietz (2003) surveyed numerous studies from the social sciences, medicine, psychology, and other academic fields to analyze the social effects of homeownership. He found four major areas of social benefits to homeowners with respect to their families and communities:[1]

[1] Dietz, R. (2003). *The Social Consequences of Homeownership*. Ohio State University Department of Economics and Center for Urban and Regional Analysis.

- Children of homeowners are more likely to finish high school, perform better on school achievement tests and have fewer behavioral problems;
- Political activity is higher among homeowners than renters;
- Homeowners are generally more satisfied with their lives;
- Homeownership in neighborhoods enhances property values.

Rents in College Park continue to rise

According to data from the University of Maryland, College Park Off-Campus Housing Services, rents in College Park have continued to rise. The rate of rent increase was a bit sharper within the "Room in House" category than for one-bedroom apartments. One of the goals of the ordinance under consideration is to prevent significant increases in rents over short periods of time and faithful implementation of the ordinance would prevent that from occurring. The most recent data regarding rents in College Park indicates that there is still upward pressure on rents.

Exhibit 2: Findings from Market Scan of Rental Listings in College Park, MD, 2004-2009

Type of Housing	**Average Monthly Rent per Unit**		**5-year % Growth**
	2004	2009	
One Bedroom Apartment	$809	$988	22.1%
Room in House	$467	$579	24.0%

Source: University of Maryland, College Park Off-Campus Housing Services, Sage

This has much to do with the structure of rental demand in College Park. According to the University of Maryland, in 2009, 48 percent of all undergraduates lived in University-owned or affiliated housing, with the remainder, 52 percent, living off-campus. Of this latter percentage, an estimated 68 percent of all undergraduates lived within a one-mile radius of the campus. The implication is that demand for rental units is highly concentrated in certain geographic areas, and this concentrated demand has the tendency to place upward pressure on rents.

There is evidence to suggest that implementation of the rent stabilization ordinance would under certain circumstances reduce rental rates. For instance, according to the City, at 6707 Baltimore Avenue, the 2008/2009 rent is $4,200 (based on advertised rent), which is in excess of the rent ceiling per Chapter 127 of the ordinance (rent ceiling effective July 1st, 2009 = $3,958 based on an SDAT assessed value of $659,670). The City has no record that this property is registered for rent stabilization as required by Chapter 127.

Similarly, at 7307 Princeton Avenue, 2008/2009 rent is $2,400 spread over four tenants. The rent was slated to increase to $3,000 on June 1st, 2009, which would be over the rent ceiling per Chapter 127 (certain information supplied by tenant report). The SDAT assessed value effect July 1st 2009 is $414,550, with an associated rent ceiling of $2,487.30. The City has no record that this property is registered for rent stabilization.

Exhibit 3 provides a clearer geographic perspective regarding the clustering of demand. The map shows the propensity of single-family properties to be occupied by renters East of the main part of the University of Maryland, College Park campus. The elevated level of demand in this part of College Park has translated into substantial rental conversions and is also consistent with significant increases in rent over time. Through its rent stabilization ordinance, the City of College Park has attempted to reduce the pace of rental conversion and to limit annual expansion in rent levels to promote greater affordability.

Exhibit 3: Map of Old Town, City of College Park, Single Family Units, Owner Occupied, and Renter Occupied

City code violations still higher among rental units

Violations of the City Code produce a number of negative outcomes, including additional City costs to observe violations, record them, process them and on occasion rectify them. To the extent that rental units tend to exhibit greater propensity to generate violations, the City has another rationale to promote homeownership through a rent stabilization program that reduces the incentive to convert owner-occupied units into rental units.

Exhibit 4 reflects occupied housing units by type in College Park, MD. According to the Census Bureau, of College Park's 4,012 single-family detached units, more than one in five is now used for rental purposes. With respect to single-family attached units, more than three in four units is now a rental property.

Exhibit 4: Occupied Housing Units by Type, 2005-2007 Average

Housing Unit Type	Renter-occupied	Owner-occupied
1-Detached	895	3,117
1-Attached	126	37
2 Apartments	0	0
3-4 Apartments[2]	107	13
Subtotal 1-4 Units	*1,128*	*3,167*
5-9 Apartments	181	0
10 and up Apartments	1,071	37
Subtotal 5 Units and up	*1,252*	*37*
Total All Types	**2,380**	**3,204**
Source: U.S. Census Bureau		

There are very few violations attributable to larger apartment buildings, which tend to be professionally managed. This is reflected in the fact that there were only 12 code violations in 2007 associated with buildings with five or more units. In 2008, there were 5 code violations among this group.

According to Census data, there are 1,128 rental units in structures with four or fewer units. This is reflected in Exhibit 4. Exhibit 5 shows that among this group, there were 1,096 first-time listed exterior code violations in 2007, or 0.97 (1,096/1,128) listed exterior violations per housing unit. During that same year total owner-occupied units generated 0.44 first-time notice exterior violations per housing unit, significantly fewer than those associated with rental units in structures with four or fewer units. The number of exterior violations among larger apartment buildings is also far less than those in buildings with less than four renter-occupied units, perhaps

[2] Reflects circumstances in which the owner of a property may also live in the structure.

a reflection of the benefits of professional management.[3] When total exterior violations are considered, there were 1.22 first-notice exterior violations per rental unit in structures with four or fewer units. The corresponding number for owner-occupied units was 0.54.

Exhibit 5: College Park, MD First Notice Code Violations by Type and Housing Breakdown, Exterior Property Maintenance Only, 2007

Code Violation	**Residential Rental[4]**	**Owner-Occupied**
Grass and Trash	230	405
Inoperable Vehicles	46	170
Vehicle Parked in Grass	84	100
Graffiti	2	6
Toters	251	241
Trash Out Early	19	49
Illegal Signs	1	10
Litter	381	323
Dumpster	2	9
Miscellaneous	45	58
Zoning Violations	35	30
Total Listed Violations	**1,096**	**1,401**
Total Exterior Violations	**1,367**	**1,733**

Source: City of College Park

[3] If one considers all structures with renters, owner-occupied units generated 0.44 first notice listed code violations per unit (1,401/3,204) and renter-occupied units generated 0.46 violations per unit (1,106/2,380). These figures were reflected in an earlier draft of this report. That draft was submitted by the study team in July of 2009.
[4] Violations only pertain to rental units in buildings with four or fewer units.

As exhibit 6 shows, listed residential rental violations totaled 854 in 2008. The first-time code violation ratio for 2008 therefore was 0.76 (1,096/1,128) violations per housing unit. That figure is lower than the corresponding statistic from 2007, but still substantially higher than the 0.32 violations per unit associated with owner-occupancy during that year. When one considers total exterior violations, there were 0.92 violations per unit. The corresponding tally for owner-occupied units was 0.38.

Exhibit 6: College Park, MD First Notice Code Violations by Type and Housing Breakdown, Exterior Property Maintenance Only, 2008

Code Violation	**Residential Rental**[5]	**Owner-Occupied**
Grass and Trash	240	350
Inoperable Vehicles	37	147
Vehicle Parked in Grass	67	66
Graffiti	2	1
Toters	217	189
Trash Out Early	50	101
Illegal Signs	0	5
Litter	219	125
Dumpster	3	26
Miscellaneous	3	3
Zoning Violations	16	16
Total Listed Violations	**854**	**1,029**
Total Exterior Violations	**1,038**	**1,211**

Source: City of College Park

A New Consideration: More professionally-managed rental units on the way

Since Sage authored its original report, a wave of new rental development projects has either been completed, been approved, or is close to approval. Importantly, the rent stabilization ordinance does not generally apply to these units. Indeed, it can be argued that by providing a disincentive to convert owner-occupied housing into rental housing, the City has preserved a greater share of rental demand for newer, professionally-managed apartments. Among the student housing projects under construction are South Campus - Phase 4 (368 beds), Mazza Grandmarc Apartments (630 beds) and University View II (516) beds.

Through its rent stabilization program and development approval process, the City of College Park may be able to support an equilibrium in which a greater share of renters lives in professionally-managed settings conducive to better service to residents and greater capacity to limit code violations. This latter point is made due to the likely availability of greater property management resources as well as more frequent managerial presence on the properties themselves.

[5] Violations only pertain to rental units in buildings with four or fewer units.

At the same time, this equilibrium would be associated with greater owner-occupancy in single family units. This would allow the City to more fully reap the benefits of homeownership discussed above. This consideration in and of itself may be enough to supply a rational basis for ongoing rent stabilization efforts.

Conclusion: There remains a rational basis for rent stabilization in College Park

The same factors that caused the study team to conclude that there exists a rational basis for rent stabilization in College Park, MD in 2005 still exist. Rental conversion continues, homeownership is falling and rents are on the rise. Research indicates that stable homeownership is associated with numerous societal benefits and that to the extent that homeownership declines, communities are less well-positioned to enjoy those benefits.

Moreover, given development of new rental housing opportunities, the City also has a rational basis to encourage renters to live in new professionally-managed units, thereby inducing owner-occupied housing to remain owner-occupied. Data suggest that a migration of renters to professionally-managed units in larger apartment buildings would significantly reduce the number of first-time code violations in the City of College Park.

Sage Policy Group, Inc.

There Remains a Rational Basis for Rent Stabilization in College Park, MD

Submitted by:

Sage Policy Group

Submitted to:

The City of College Park

March 2012

There Remains a Rational Basis for Rent Stabilization in College Park, MD

Executive Summary

- Introduction

The City of College Park hired Sage Policy Group, Inc. (Sage) to conduct an assessment of whether rent stabilization still commands a rational basis in a City of College Park context. The report shares significant similarities with the original study conducted in 2005 and a subsequent update in 2009. Both of those studies determined that a rational basis exists with respect to the City's rent stabilization program.

Much has transpired since the 2009 report. In particular, several high-rise apartment buildings catering to students among others have emerged along Route 1. There has also been an intervening housing crisis, one associated with significant numbers of foreclosures and foregone homeownership. The question is whether or not these and other events have served to undermine the presence of a rational basis during the intervening three years. This report finds that a rational basis still exists, but that there may be a time over the next several years during which arguments in favor of rent stabilization become increasingly weak.

As with the original report, Sage determined that the community continues to maintain an interest in stable owner occupancy. Owner occupancy is not only associated with greater civic engagement, but this study also finds an ongoing correlation between rental status and the number of code violations on a per unit basis. Specifically, owner occupied units are associated with roughly one-fourth the level of violations on a per unit basis compared to renter occupied units that are subject to the existing rent stabilization ordinance (please see Exhibit E1 below).

Exhibit E1: Violations per housing Unit

	Housing Units		Total Violations		**Violations/Unit**	
College Park, MD	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
2011	3,276	1,124	788	1005	0.24	0.89
Source: City of College Park						

Homeownership in the City of College Park has declined in recent years. In 2004, the proportion of owner-occupied units was 57 percent. The latest Census Bureau data indicate that the proportion has sunk to 46 percent (2010; please see below).

Exhibit E2: Housing Unit Breakdown in College Park, Prince George's County and Maryland, 2000, 2004, 2008, and 2010 Estimates

Area	Share of Owner-Occupied Housing Units				Renter Share of Occupied Housing			
	2000	**2004**	**2006-2008**	**2010**	**2000**	**2004**	**2006-2008**	**2010**
College Park, MD	57.2%	57.4%	55.0%	**45.7%**	42.8%	42.6%	45.0%	**54.3%**
Prince George's County	61.8%	63.1%	65.2%	62.8%	38.2%	36.9%	34.8%	37.2%
Maryland	67.7%	68.8%	69.4%	67.5%	32.3%	31.2%	30.6%	32.5%
Source: U.S. Census Bureau, Decision Data								

Some of this decline in owner-occupancy was anticipated. The City purposefully adopted strategies to accommodate multi-story student housing and this would have the natural tendency of increasing the share of rental households. Undoubtedly, some of this decline in owner occupancy is associated with the most recent economic downturn and its disproportionate impact on the owner-occupied segment of the

local economy. However, the predicted loss in owner-occupancy should not be interpreted as indicating diminished commitment to securing and stabilizing owner-occupied neighborhoods among College Park policymakers. The City maintains policies specifically designed to encourage homeownership.

In fact, it should be noted that one of the original motivations for rent stabilization was to reduce incentives to convert owner-occupied dwellings into rentals, including in older neighborhoods adjacent to the University. That motivation remains relevant, particularly considering that since rent stabilization was authorized, the City of College Park has transitioned from a community associated with a majority of owner-occupied units to a city with a minority of them.

Moreover, because of the emergence of the high-rises, there is not the level of rental housing scarcity proximate to the University that existed in 2005. That said, rent associated with the high-rises tends to be more expensive than rent associated with units in converted rental housing (Exhibit E3). Rent stabilization has the effect of stabilizing rent increases in the portion of the rental stock presently most affordable while working to soften the pace of rental conversions.

Exhibit E3: Student Oriented Apartment Properties Off-Campus, Associated Per Bedroom Monthly Rents

	Units	Beds	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Enclave at 8700	94	369			$1,000	$1,000	$925
Mazza GrandMarc	230	626			$1,037	$949	$805
Towers at University Town Center	244	910			$979	$1,020	$794
University View I & II	507	1,562	$1,313		$993		$880
Varsity	259	902		$1,452	$1,202	$1,002	$970

Source: Anderson Strickler, LLC, "University of Maryland, College Park 2011 Student Housing Market Analysis," November 22nd, 2011, Table 5.

There is also an uncomfortably high level of vacancy in certain rental high-rises. Until this vacancy is addressed, it may make sense for the City of College Park to continue attempting suppression of rental conversions through rent stabilization to induce a higher fraction of renters to move into the new high-rises. Not only does this encourage owner occupancy, it also helps stabilize the market for professionally-managed units that are less likely to be associated with substantial numbers of code violations and add to the City's tax base.

There may, however, come a time when the development of this generation of rental high-rises comes to a close. Once a steady state of rental activity in those high-rises has been achieved, and if the supply of high-rises is sufficient to bring rental rates down, the City may no longer have as much demand for a rent stabilization program. Though rational basis may still persist, thereby protecting the City from legal challenge, the public policy rationale would be weaker by that point.

There Remains a Rational Basis for Rent Stabilization in College Park, MD

Introduction

During the spring of 2005, Sage Policy Group, Inc. (Sage) authored a report indicating that there existed a rational basis for a then-contemplated rent stabilization program/ordinance in the City of College Park, MD. The study team arrived at its conclusion based upon a combination of data analysis and literature review regarding the history of rent stabilization in the U.S. In its 2005 report, the study team wrote that the program is likely to be conducive to the achievement of the following desired policy outcomes:

- stable rents that promote housing affordability;
- enhanced homeownership; and
- fewer violations of the City Code.

Certain key aspects of economic life have changed since 2005. The steep economic downturn and mild recovery has arguably rendered affordability even more of an issue. Homeownership has been declining in much of the nation since the housing downturn became apparent after 2005 – this also characterizes the College Park marketplace. Moreover, a number of large-scale apartment buildings have been constructed in College Park. Nearly 3,500 new student beds have entered the market both on- and off-campus since 2009 and more than 5,000 have been added since 2006 (Exhibit 1). A large portion of this growth has been concentrated in new, high-end, individual-lease properties near the University, often along Route 1.

Exhibit 1: Newly constructed rental units in College Park, 2009-2011

Year		Number of Beds	Number of Units
2009	South Campus Commons #7 (on campus)	368	N/A
2010	Mazza GrandMarc	626	230
2010	University View 2	517	154
2011	The Varsity	901	258
2011	The Enclave	369	94
2011	Oakland Hall (on campus)	709	N/A
Total on-campus		*1077*	*N/A*
Total off-campus		*2413*	*736*
Total 2009-2011		**3,490**	**736**

This report updates data for key categories of interest, including rent levels, homeownership rates and code violations. As with prior Sage studies on this subject, the report does not address the issue of whether or not the City should retain or reform its rent stabilization ordinance. The study team is merely focused upon the question of whether a rational basis for such a policy still exists.

Key Analytical Findings

- Homeownership is still falling in College Park, MD

One of the primary objectives of the original rent stabilization ordinance was to reinforce homeownership by diminishing the incentive for homeowners to convert their properties into rental units. Available data indicate that there remains a public policy rationale for attempting to constrain the pace of rental conversion based on ongoing declines in homeownership and the pace of rental conversions.

Homeownership declined between 2006-2008 and 2010 during a period associated with the Great Recession and its aftermath. Homeownership declined at both the county and state level, but the pace of homeownership decline was more rapid in College Park. Between 2006-2008 and 2010, homeownership in the city declined by nearly 10 percentage points, from 55 percent to 46 percent. The corresponding rates of decline in Prince George's County and Maryland were 2.5 percent and 2.0 percent, respectively (Exhibit 2).

Exhibit 2: Housing Unit Breakdown in College Park, Prince George's County and Maryland, 2000, 2004, 2008, and 2010 Estimates

Area	Share of Owner-Occupied Housing Units				Renter Share of Occupied Housing			
	2000	**2004**	**2006-2008**	**2010**	**2000**	**2004**	**2006-2008**	**2010**
College Park, MD	57.2%	57.4%	55.0%	**45.7%**	42.8%	42.6%	45.0%	**54.3%**
Prince George's County	61.8%	63.1%	65.2%	62.8%	38.2%	36.9%	34.8%	37.2%
Maryland	67.7%	68.8%	69.4%	67.5%	32.3%	31.2%	30.6%	32.5%
Source: U.S. Census Bureau, Decision Data								

Two separate sources of data allowed Sage to estimate the pace of rental conversion in recent years, specifically for the period 2005-2011. The first data series pertains to number of residential occupancy permits issued by the City of College Park. In 2005, the number of permitted single-family/townhomes used for rental purposes equaled 607. By 2011 this figure had risen to 822, indicating that the number of owner-occupied properties converted to rental increased by 215units (2005 vs. 2011). A second data source confirms the validity of this estimate. According to City of College Park refuse fee revenue data, there were 215 more converted units in 2011 subject to refuse charges relative to the 2005 level. In other words, both sources of data indicate that the number of converted units has increased over time. Exhibit 3 reflects the expansion in converted units.

One can conjecture that the growing emphasis on renting as opposed to homeownership as well as the desire to pursue the lower rents often associated with converted owner-occupied housing have motivated an ongoing increase in the pace of rental conversion over time. Households struggling to meet mortgage obligations also played a role by creating a larger market for conversions. This set of circumstances is also likely a reflection of College Park's vast rental demand, which is largely attributable to the presence and ongoing growth of the University.

Exhibit3: Conversions of Owner-Occupied Housing to Rental Units Based Upon Occupancy Permit Data

Year	Total Residential Rental Occupancy Permits Issued, Single-Family/Townhouses
2005	607
2011	822
Total Conversions2005-2011	215
Source: City of College Park, MD. Public Services Department	

The notion that the City of College Park desires broad homeownership from a public policy perspective is underscored by certain measures it has adopted to encourage homeownership and reverse conversion trends. For instance, through its New Homeownership Grant program, the City of College Park offers up to $5,000 in grant assistance on a first-come, first-serve basis to promote conversion of single-family rental properties to owner-occupied housing and to encourage police officers and city employees to make their homes in College Park.

- Rents are still rising in College Park according to available data

Exhibit 4 indicates that since 2005, rents have been on the rise. This represents another source of rational basis for rent stabilization. It should be noted that the period lasting from 2005-2011 included a number of very weak years for the economy. Despite that, rents rose. Exhibit 5 provides statistical detail regarding University View I & II rent levels over time.

Exhibit 4: Median Monthly Rental Rates for 2BR and 3BR, 2005 and 2011

2005	2BR	3BR
Student Survey-Single Students	$983	-
Student Survey-Married/Family	$1,093	$1,406
2011		
Survey-Single Undergraduates (adjusted to per unit)	$1,300	$1,584
Survey-Married/Family Undergraduates	$1,125	$1,500
Survey-Single Grad Students (adjusted to per unit)	$1,300	$1,509
Survey-Married/Family Grad Students	$1,300	$1,700
Sources: 1. Anderson Strickler, LLC, "Student Housing Market and Feasibility Study, University of Maryland, College Park," July 6, 2005, Table 13 2. Anderson Strickler, LLC, "University of Maryland, College Park 2011 Student Housing Market Analysis," November 22nd, 2011, Table 6		

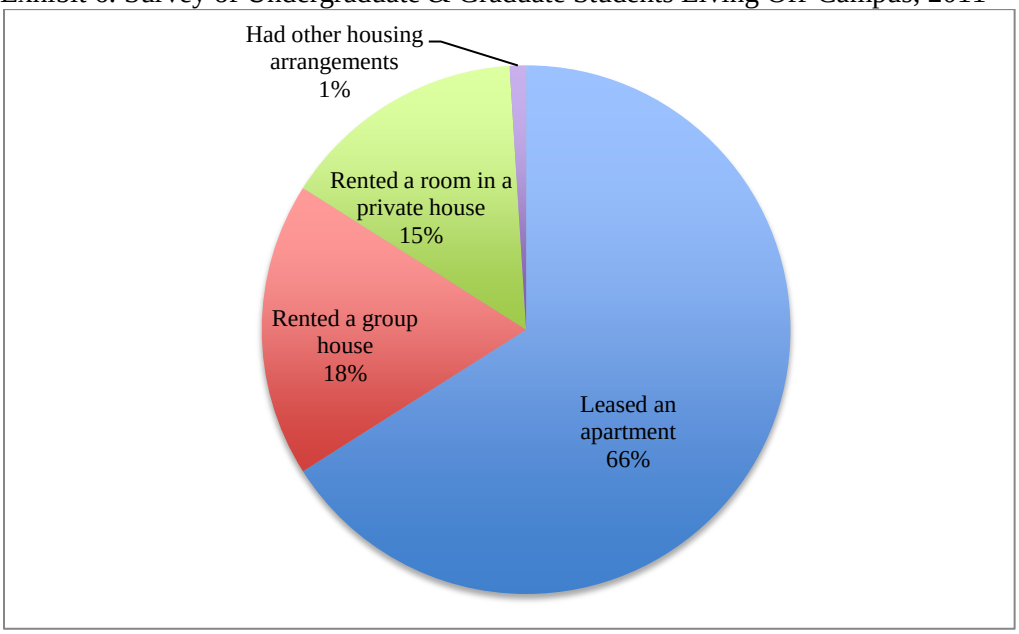
Exhibit 5: Rents at University View I & II over Time, 2005/6 v. 2011

	Unit Type/2005-06 Rents			2011 Rents	
	2BR/2BA	4BR/2BA	4BR/4BA	2 Bedroom	4 Bedroom
University View I & II	$770-$845	$705-$750	$725-$775	$993	$880
Sources: 1. Anderson Strickler, LLC, "Student Housing Market and Feasibility Study, University of Maryland, College Park," July 6, 2005, Table 13; 2. Anderson Strickler, LLC, "University of Maryland, College Park 2011 Student Housing Market Analysis," November 22nd, 2011, Table 6					

Rents at the newly constructed high-rises are generally higher than the rents in converted owner-occupied dwellings. Survey data indicate that these high rents often represent a barrier to inducing University students to live in professionally-managed high-rise settings. In fact, even with the provision of rental units in several new high-rise buildings, the proportion of students

living off-campus who resides in non-apartment settings remains significant. Exhibit 6 indicates that that proportion is roughly one-third.

Exhibit 6: Survey of Undergraduate & Graduate Students Living Off-Campus, 2011



Source: Anderson Strickler, LLC , "University of Maryland, College Park 2011 Student Housing Market Analysis," November 22nd, 2011, p. 3.

Exhibit 7 provides statistical detail regarding rents at several high-rise buildings. Note that the rents at these rises tend to be above $900/bedroom. That renders them more expensive than the typical rented room in a single-family setting.

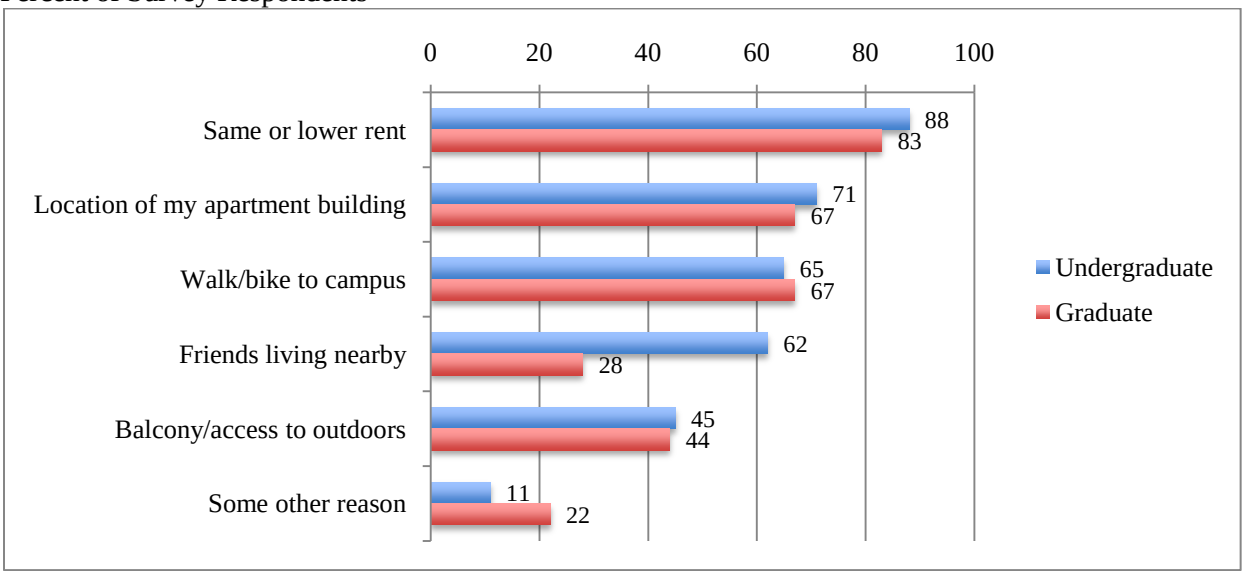
Exhibit 7: Student Oriented Apartment Properties Off-Campus, Associated Monthly Per Bedroom Rents

Property	Units	Beds	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Enclave at 8700	94	369			$1,000	$1,000	$925
Mazza GrandMarc	230	626			$1,037	$949	$805
Towers at University Town Center	244	910			$979	$1,020	$794
University View I & II	507	1,562	$1,313		$993		$880
Varsity	259	902		$1,452	$1,202	$1,002	$970

Source: Anderson Strickler, LLC , "University of Maryland, College Park 2011 Student Housing Market Analysis," November 22nd, 2011, Table 5

The rents being charged are presumably in part a function of the cost of construction. These high rents are likely contributing to vacancy. By Anderson Strickler's estimation, the "five individual-lease properties close to campus with almost 4,400 beds have over 630 vacancies, the equivalent of a 14 percent vacancy rate. Exhibit 8 reflects the fact that many students are on the hunt for lower rents.

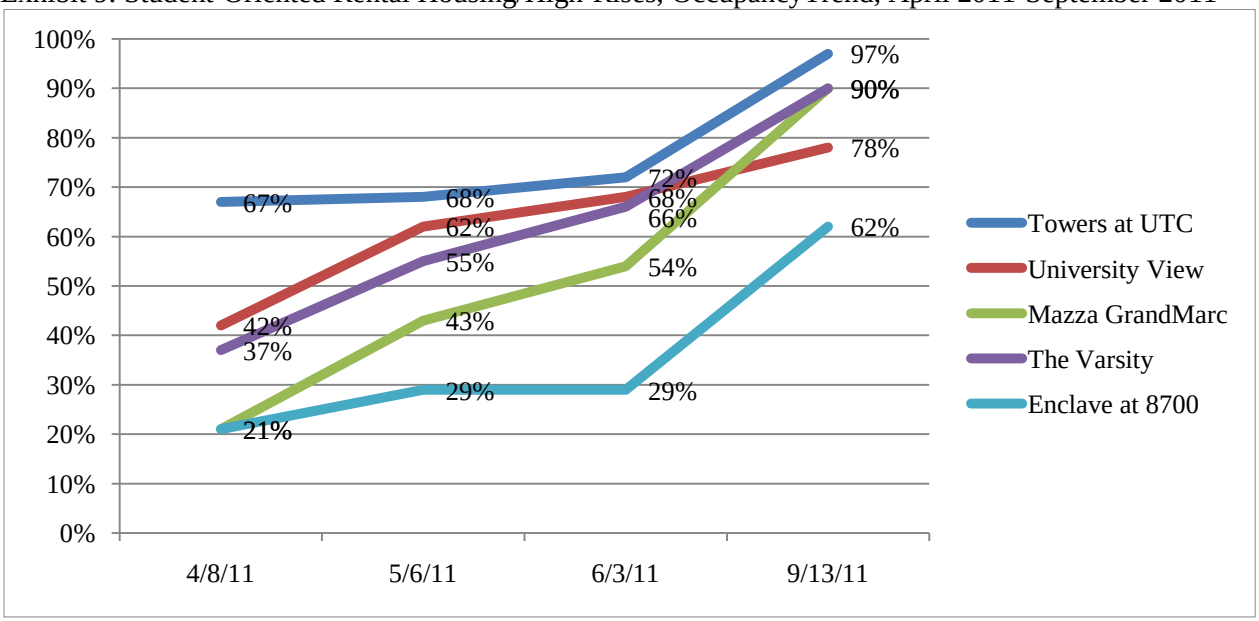
Exhibit 8: Factors That Would Motivate Student College Park House Renters to Move to Apartments, Percent of Survey Respondents



Source: Anderson Strickler, LLC, "University of Maryland, College Park 2011 Student Housing Market Analysis," November 22nd, 2011, P. 48-50.

Exhibit 9 below reflects occupancy trends for these five properties. Notice that for one of them (Enclave at 8700), occupancy fell short of two-thirds through September 2011. One of the arguments for rent stabilization is that additional rental conversions will serve to drain the supply of available renters, making the pursuit of sufficient occupancy at the high-rises more challenging.

Exhibit 9: Student-Oriented Rental Housing/High-Rises, OccupancyTrend, April 2011-September 2011



Source: Anderson Strickler, LLC, "University of Maryland, College Park 2011 Student Housing Market Analysis," November 22nd, 2011.

An additional consideration is that there is a significant pipeline of new potential construction in College Park that the City may want to support to create even greater rental choice and additional tax base. This pipeline is represented in Exhibit 10 below.

Exhibit 10: Pipeline of New Construction, College Park

Project	Number of Beds	Number of Units	Parking Spaces	Retail/Other (SF)
Maryland Book Exchange	1,010	341	321	14,300
University View Village (Phases III and IV)	992			
Phase III		104	470	10,530
Phase IV		168	N/A	8,430
Enclave at 8700 (Phase II)	296	83	N/A	
The Domain at College Park*	N/A	258	N/A	11,400
Mosaic at Turtle Creek**	N/A	300	335	N/A
Total	**2,298**	**1,254**	**1,126**	**44,660**

Source: Anderson Strickler, LLC , "University of Maryland, College Park 2011 Student Housing Market Analysis," November 22nd, 2011, P. 41-42.

- City code violations are still higher among rental units

Exhibit11presents first notice code violations for 2011 for residential rental (all rental units) and owner-occupied categories by type of violation. In 2011 there were more first notice code violations at residential rental units than at owner-occupied units. This is a pattern Sage has been observing over time. This represents another source of rational basis since presumably the City would prefer to deal with fewer violations and broader homeownership would be associated with that outcome.

Exhibit 11: College Park, MD First Notice Code Violations by Type and Housing Breakdown, Exterior Property Maintenance Only, 2011

Code Violation	**Residential Rental[1]**	**Owner-Occupied**
Grass and Trash	301	297
Inoperable Vehicles	44	82
Vehicle Parked in Grass	94	36
Graffiti	0	0
Toters	215	88
Trash Out Early	0	1
Illegal Signs	2	2
Litter	200	80
Dumpster	6	23
Miscellaneous	27	13
Zoning Violations	31	18
Total Listed Violations	**920**	**640**
Total All Violations	**1,005**	**788**

Source: City of College Park, MD

[1] In Sage's original report, the term "residential rental" was used to describe rental conversions. For present purposes, residential rental refers to all renter-occupied housing in College Park.

Using 2011 data supplied by the City of College Park, Sage was able to establish the number of violations per unit for the group of units subject to rent stabilization. This ratio can be compared with the corresponding ratio of violations to units in the owner-occupied category. According to these data, the number of violations per unit for those units subject to rent stabilization is 0.89. This is nearly four times higher than the corresponding yield for owner-occupied units, which is 0.24. Exhibit 12 provides relevant statistical detail.

Presumably, the City of College Park would prefer to minimize the number of violations both to improve quality of life and to reduce associated administrative costs. This serves as another source of rational basis for rent stabilization. To the extent that rent stabilization induces slower rental conversion and encourages a higher fraction of the rental market to live in professionally-managed settings, violation counts are likely to be reduced.

Exhibit 12: Violations per housing Unit

	Housing Units		Total Listed Violations		Violations/Unit		Total All Violations		Violations/Unit	
College Park, MD	Owner Occupied	Renter Occupied	Owner	Renter	Owner	**Renter**	Owner Occupied	Renter Occupied	Owner	**Renter**
2011	3,276	1,124	640	920	0.20	0.82	788	1,005	0.24	0.89
Source: City of College Park, MD										

Conclusion

- There remains a rational basis for rent stabilization in College Park

Based on declining homeownership, the ongoing need for rental affordability, the correlation between rental status and number of violations per unit and the lingering vacancies at newly-constructed high rises, there remains a rational basis for rent stabilization in a City of College Park context. Key analytical findings include the following:

- Homeownership has declined more quickly in College Park than in the county or the state;
- The population of converted, previously owner-occupied units has expanded since 2005;and
- Owner-occupied units are associated with lower levels of violations per unit.

Conversion from owner-occupancy to rental has continued in recent years despite the rent stabilization ordinance, at least in part due to distress within the owner-occupied segment of the community's housing market and the resulting increase in the population of homes available for conversion.

There may, however, come a time when the development of this generation of rental high-rises comes to a close. Once a steady state of rental activity in those high-rises has been achieved, and if the supply of high-rises is sufficient to bring rental rates down, the City may no longer have as much demand for a rent stabilization program. Though rational basis may still persist, thereby protecting the City legally, the public policy rationale would be weaker by that point.

Appendix

- Housing Unit Absolute Totals – Census Bureau

Exhibit A1 reflects the number of owner-occupied and renter-occupied housing units in College Park based upon U.S. Census Bureau data for three separate periods. These figures relate to the percentage figures presented in the body of the report (see Exhibit E2 and Exhibit 2).

Exhibit A1: Housing Unit Breakdown in College Park, Prince George's County and Maryland, 2000, 2008, and 2010 Estimates

Area	Owner-Occupied Housing Units			Renter-Occupied Housing Units		
	2000	**2006-2008**	**2010**	**2000**	**2006-2008**	**2010**
College Park, MD	3,448	3,277	3,087	2,582	2,684	3,670
Prince George's County	177,177	194,551	190,993	109,433	103,888	113,049
Maryland	1,341,751	1,449,301	1,455,775	639,108	637,527	700,636
Source: U.S. Census Bureau, 2000 Census, ACS 3-year Estimates, 2010 Census						

- Census Data Discussion

A discussion with City staff during a work session exposed a desire to understand the difference between various Census estimates. The 2006-2008 data represent 3-year estimates originating from the American Community Survey or ACS. The 2006-2008 estimates represent "period" estimates collected over a 36-month time period while the decennial census statistics represent specific "point-in-time" estimates.

<u>Implication for analysis</u>

Comparing period estimates with "point-in-time" estimates produces a few issues, none of which fundamentally undermine the quality of analysis. Broad population characteristics will frequently remain consistent in an area throughout a given calendar year. To the extent that this assertion is true, period estimates may not look very different from "point-in-time" survey estimates (like the decennial census point-in-time estimates). Accordingly, the two types of estimates are more likely to diverge during periods of rapid population/demographic change. In the instance of College Park, there was dynamic change in the economic environment in recent years due to the emergence of several rental high-rises.

Exhibit A2 provides three-year estimates for housing units. The body of this report uses 2010 decennial Census data to drive the analysis rather than the 2008-2010 period estimates. Given the rapid change in economic conditions between 2008 and 2010, it seems reasonable to use the 2010 figure as a basis for analysis and comparison with prior periods. Had the 2008 to 2010 period been more stable from economic, demographic and development perspectives, the study team would likely have relied more heavily upon the three-year period estimate for 2008 to 2010. The point is that the 2008 and 2009 estimates that are embodied in this three-year period do not fully reflect the dynamic change that has occurred in College Park and therefore relying upon a simple 2010 point-in-time estimate seems preferable.

Exhibit A2: ACS 3-year Housing Unit Estimates, College Park, Prince George's County & Maryland

	Share of Owner-Occupied Housing Units		Share of Renter-Occupied Housing Units	
Percentages	2005-2007	2008-2010	2005-2007	2008-2010
College Park, MD	57.4%	52.1%	42.6%	47.9%
Prince George's County	64.8%	63.1%	35.2%	36.9%
Maryland	69.4%	68.2%	30.6%	31.8%
	Share of Owner-Occupied Housing Units		Share of Renter-Occupied Housing Units	
Absolute Numbers	2005-2007	2008-2010	2005-2007	2008-2010
College Park, MD	3,204	3,371	2,380	3,094
Prince George's County	193,318	190,060	104,953	111,086
Maryland	1,445,426	1,447,968	637,147	674,801
Source: U.S. Census Bureau, ACS 3-year estimates				

Exhibit A3 illustrates the implications of using 2010 decennial Census data for analytical purposes rather than the 2008-2010 period estimate. Note that the 2010 point-in-time estimate is associated with substantially lower owner-occupancy in percentage terms than the three-year estimate.[2] This is a reflection of the impact of 2008 and 2009 in the 3-year data; years that do not as fully reflect the construction of rental high-rises in College Park. Therefore, using the 2010 point-in-time estimate arguable represents a better way to understand the city's current circumstances along the dimension of owner-occupancy. It is difficult, however, to know from these data what portion of shrinking owner-occupancy was due to the emergence of the high-rises as opposed to the housing market downturn that impacted this period of economic history.[3]

Exhibit A3: Comparison between 3-Year ACS and Decennial Census Point-in-Time Estimates

	Share of Owner-Occupied Housing Units		Difference between multi-year estimate and point-in-time estimate
Area	2008-2010	2010	
College Park, MD	52.10%	45.70%	-6.40%
Prince George's County	63.10%	62.80%	-0.30%
Maryland	68.20%	67.50%	-0.70%
	Share of Owner-Occupied Housing Units		Difference between multi-year estimate and point-in-time estimate
	2008-2010	2010	
College Park, MD	3,371	3,087	-284.00
Prince George's County	190,060	190,993	933.00
Maryland	1,447,968	1,455,775	7807.00
Source: U.S. Census Bureau, ACS 3-year estimates			

[2] It should be noted that there are different residency definitions between the decennial Census and the American Community Survey. The decennial Census uses a "usual residence" rule to enumerate people at the place where they live or say most of the time as of April 1st of the subject year. The ACS, by contrast, uses a "current residence" rule to interview people who are currently living or staying in the sample housing unit as long as their stay at that address will ultimately exceed two months. The difference in residency definitions should not fundamentally alter key analytical findings.

[3] One should be cautious when comparing data from 2000-2005 surveys with data from 2006 and later surveys. "Unlike earlier surveys, the 2006 ACS survey includes samples of the population living in group quarters (e.g., college dorms and nursing homes), so the data may not be comparable, especially for young adults and the elderly, who are more likely than other age groups to be living in group quarters facilities." (Source: U.S. Department of Commerce, Economics and Statistics Administration, U.S. CENSUS BUREAU, "A Compass for Understanding and Using American Community Survey Data, *What General Data Users Need to Know,"* October 2008.)

ORDINANCE
OF THE MAYOR AND COUNCIL OF THE CITY OF COLLEGE PARK, MARYLAND, AMENDING CITY CODE, CHAPTER 15 "BOARDS, COMMISSIONS AND COMMITTEES" TO ADD ARTICLE IX TO CREATE A RENT STABILIZATION BOARD[,] AND ENACTING CITY CODE, CHAPTER 127 "RENT STABILIZATION" TO ESTABLISH A RENT STABILIZATION PROGRAM IN THE CITY OF COLLEGE PARK, AND AMENDING CITY CODE, CHAPTER 110 "FEES AND PENALTIES" TO ESTABLISH THE FEES AND PENALITIES ASSOCIATED WITH THE RENT STABILIZATION PROGRAM.

WHEREAS, pursuant to Md. Code Ann., Art. 23A, §2, the City of College Park, Maryland (hereinafter, the "City") has the power to pass such ordinances as it deems necessary to protect the health, safety and welfare of the citizens of the municipality; and

WHEREAS, on June 10, 2003, the Mayor and Council of the City of College Park approved the City of College Park Housing Plan (the "Housing Plan"); and

WHEREAS, according to the Housing Plan, the City of College Park had a total of 6,245 housing units in 2000 (not including 8,420 beds in University of Maryland dormitories, another 1,740 beds in public/private partnership housing on University of Maryland owned land, and 1,386 beds in fraternity and sorority houses); and

WHEREAS, 4,204 of those units, or 67.3%, are single-family detached homes, while 152 units or 2.4% are single family attached houses (townhouses), 268 units, or 4.2%, are located within structures containing 2-4 units, and 1,613 units, or 25.8%, are within structures containing 5 units or more; and

WHEREAS, the 2000 United States Census reported an owner occupancy rate of 57.2% for College Park, a decline of 9.8% from 1980; and

CAPS	: Indicate matter added to existing law.
Asterisks * * *	: Indicate matter remaining unchanged in existing law but not set Forth in Ordinance.
UNDERLINED CAPS	: Indicates matter added to Ordinance by amendment.
~~[Brackets]~~	: Indicate matter deleted from Ordinance by amendment.

WHEREAS, in 2000, renters occupied 2,582 units or 42.8%, of the City's conventional housing units; and

WHEREAS, in 2000, the City's median monthly rent was $806 compared to Prince George's County's rate of $737; and

WHEREAS, in 1999, 40.6% of the renters in the City of College Park paid more than 35% of their household income for rent. This percentage is 17.7% more than surrounding municipalities; and

WHEREAS, [~~the aforementioned statistics~~] STUDIES INDICATE THAT THE PERCENTAGE OF RENTER OCCUPIED HOUSING UNITS have increased since the Housing Plan was prepared AND THAT THERE HAS BEEN A CORRESPONDING DECREASE IN THE PERCENTAGE OF OWNER-OCCUPIED HOUSING; and

WHEREAS, with higher rents being charged in the City of College Park than in Prince George's County for comparable housing units, renters in the City are faced with spending an ever-increasing percentage of their household income for rent; and

WHEREAS, the Mayor and City Council finds that the cost of rental housing in the City is abnormally high; and

WHEREAS, the Mayor and City Council further finds that there is a substantial and ever increasing shortage of decent rental housing accommodations, especially for families, households of low and moderate income and those on fixed incomes, in the City; and

WHEREAS, with such a large percent of rental properties in the City, the City loses income taxes and motor vehicle taxes not paid by a large portion of the renters; accordingly, the owner occupied properties subsidize rental properties; and

WHEREAS, rental properties artificially inflate the value of property in the City, thereby adversely affecting the owner occupied properties and leading to unstable neighborhoods; and

WHEREAS, the current rental market in the City poses a threat to the public health, safety and welfare of the citizens of the City of College Park; and

WHEREAS, the Mayor and City Council deem the protection of the City's stock of owner occupied housing to be a legitimate public purpose; and

WHEREAS, the Mayor and City Council deem it to be in the best interest of the City to adopt a rent stabilization program in order to ensure the availability and maintenance of affordable housing in the City, to protect the standard of living of all City residents, and finally to strengthen and stabilize the City's neighborhoods.

Section 1. **NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, by the Mayor and Council of the City of College Park, Maryland that Chapter 15 "Boards, Commissions and Committees", Article IX "Rent Stabilization Board" be, and is hereby, enacted to read as follows:

CHAPTER 15

BOARDS, COMMISSIONS AND COMMITTEES

ARTICLE IX
RENT STABILIZATION BOARD

§ 15-39. ESTABLISHMENT.
§ 15-40. COMPOSITION.
§ 15-41. TERMS OF OFFICE.
§ 15-42. COMPENSATION.
§ 15-43. CONFLICT OF INTEREST.
§ 15-44. MEETINGS.
§ 15-45. OFFICERS.
§ 15-46. CONSULTANTS.
§ 15-47. BYLAWS.
§ 15-48. POWERS AND DUTIES.

§ 15-49. RULES AND REGULATIONS.
§ 15-50. QUORUM.
§ 15-51. VOTING.
§ 15-52. EXPENSES.
§ 15-53. STAFF.
§ 15-54. REGISTRATION.

§ 15-39. ESTABLISHMENT.

THERE IS HEREBY CREATED A CITY RENT STABILIZATION BOARD.

§ 15-40. COMPOSITION.

THE RENT STABILIZATION BOARD SHALL BE COMPOSED OF SEVEN (7) MEMBERS, ALL OF WHOM SHALL HOLD NO OTHER OFFICE OR POSITION IN THE CITY GOVERNMENT WITH PAY OR COMPENSATION. THE MEMBERS SHALL BE APPOINTED BY THE MAYOR AND CITY COUNCIL. THE MAYOR AND CITY COUNCIL SHALL SEEK TO GIVE PRIORITY TO THE APPOINTMENT OF RESIDENTS OF THE CITY AND TO OWNERS OF REAL PROPERTY LOCATED WITHIN THE CITY. THE MAYOR AND CITY COUNCIL SHALL ASSURE THAT THERE IS REPRESENTATION FROM EACH OF THE CITY'S FOUR COUNCIL DISTRICTS ON THE BOARD. VACANCIES SHALL BE FILLED BY THE MAYOR AND CITY COUNCIL FOR ANY UNEXPIRED PORTION OF A TERM. MEMBERS SHALL HAVE AN INTEREST IN HOUSING ISSUES AND SOME KNOWLEDGE OF LANDLORD-TENANT LAWS OF THE STATE OF MARYLAND. AT LEAST TWO

MEMBERS OF THE BOARD SHOULD BE TENANTS AND TWO MEMBERS OF THE BOARD SHOULD BE LANDLORDS.

§ 15-41. TERMS OF OFFICE.

APPOINTMENT TO THE RENT STABILIZATION BOARD SHALL BE FOR THREE-YEAR TERMS. HOWEVER, INITIALLY, THREE OF THE MEMBERS SHALL BE GIVEN TWO-YEAR TERMS, AND THE OTHER FOUR SHALL BE GIVEN THREE-YEAR TERMS, TO ALLOW FOR STAGGERED TERMS AMONG THE MEMBERSHIP.

§ 15-42. COMPENSATION.

MEMBERS SHALL RECEIVE COMPENSATION IN AN AMOUNT SET BY THE MAYOR AND CITY COUNCIL IN THE CITY BUDGET.

§ 15-43. CONFLICT OF INTEREST.

MEMBERS OF THE BOARD SHALL DISCLOSE TO THE BOARD ANY CONFLICT OF INTEREST, AS THAT TERM IS UNDERSTOOD IN THE MARYLAND COMMON LAW, §15-801 ET. SEQ. OF THE STATE GOVERNMENT ARTICLE OF THE MARYLAND CODE, AS AMENDED, AND THE COLLEGE PARK ETHICS CODE, AND SHALL REFRAIN FROM VOTING OR TAKING ACTION ON ANY SUCH MATTER. MEMBERS SHALL NOT BE DISQUALIFIED FROM EXERCISING ANY OF THEIR POWERS AND DUTIES ON THE GROUNDS OF A CONFLICT OF

INTEREST SOLELY ON THE BASIS OF THEIR STATUS AS A LANDLORD OR TENANT. HOWEVER, A MEMBER SHALL BE DISQUALIFIED FROM RULING ON A PETITION FOR AN INDIVIDUAL ADJUSTMENT OF A RENT CEILING UNDER THIS CHAPTER, WHERE THE MEMBER IS EITHER THE LANDLORD OF THE PROPERTY OR A TENANT RESIDING IN THE PROPERTY THAT IS INVOLVED IN THE PETITION. CLARIFICATION AND RECOMMENDATIONS CONCERNING SITUATIONS CAN BE REQUESTED OF THE CITY ETHICS COMMISSION.

§ 15-44. MEETINGS.

THE RENT STABILIZATION BOARD SHALL MEET NOT LESS THAN MONTHLY, UNLESS OTHERWISE DETERMINED BY THE BOARD, AT A TIME, DATE AND PUBLIC PLACE SET BY IT. A SPECIAL MEETING OF THE BOARD MAY BE CALLED AT THE REQUEST OF THE CHAIRPERSON OR THE WRITTEN REQUEST OF A MAJORITY OF THE MEMBERS. THE REQUEST FOR A SPECIAL MEETING SHALL STATE THE PURPOSE OF THE MEETING AND THE MATTERS PROPOSED FOR ACTION. MINUTES OF THE MEETINGS SHALL BE KEPT AND PROMPTLY MADE AVAILABLE TO THE MAYOR AND CITY COUNCIL.

§ 15-45. OFFICERS.

THE BOARD, BY A MAJORITY VOTE THEREOF, SHALL ELECT ANNUALLY A CHAIRPERSON AND VICE-CHAIRPERSON FROM ITS MEMBERSHIP. THE CHAIRPERSON SHALL PRESIDE AT ALL MEETINGS OF

THE BOARD. IN THE CHAIRPERSON'S ABSENCE, THE VICE-CHAIRPERSON SHALL PRESIDE AT MEETINGS OF THE BOARD. THE CHAIRPERSON AND THE VICE-CHAIRPERSON MAY PERFORM SUCH OTHER DUTIES AS THE BOARD MAY AGREE UPON.

§ 15-46. CONSULTANTS.

THE BOARD MAY RECOMMEND TO THE MAYOR AND CITY COUNCIL THE HIRING OF SUCH TECHNICAL CONSULTANTS, AS MAY BE NECESSARY FROM TIME TO TIME TO CARRY OUT ITS DUTIES. SUCH RECOMMENDATIONS SHALL FOLLOW NORMAL CITY PROCEDURES FOR THE HIRING OF CONSULTANTS.

§ 15-47. BYLAWS.

THE BOARD SHALL PROMPTLY ADOPT WRITTEN BYLAWS, SUBJECT TO THE APPROVAL OF THE MAYOR AND CITY COUNCIL.

§ 15-48. POWERS AND DUTIES.

THE DUTIES OF THE RENT STABILIZATION BOARD ARE AS FOLLOWS:

A. TO CARRY OUT THE PROVISIONS OF THIS CHAPTER AND TO PROMULGATE SUCH POLICIES, RULES, AND REGULATIONS AS WILL FUTHER THE PURPOSES AND PROVISIONS OF THIS CHAPTER. THE BOARD SHALL PUBLICIZE ITS RULES AND REGULATIONS PRIOR TO

PROMULGATION IN AT LEAST ONE NEWSPAPER OF GENERAL CIRCULATION IN THE CITY OF COLLEGE PARK. ALL SUCH POLICIES, RULES AND REGULATIONS SHALL BE FORWARDED TO THE MAYOR AND CITY COUNCIL FOR ITS APPROVAL PRIOR TO BECOMING EFFECTIVE.

B. TO RECOMMEND TO THE CITY FOR ADOPTION, SUCH ORDINANCES AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS CHAPTER.

C. TO MAKE SUCH STUDIES, SURVEYS AND INVESTIGATIONS, AND TO CONDUCT SUCH HEARINGS AND OBTAIN SUCH INFORMATION AS IT DEEMS NECESSARY IN ADMINISTERING AND ENFORCING THIS CHAPTER, AND THE REGULATIONS AND ORDERS PROMULGATED HEREUNDER.

D. TO CONDUCT PUBLIC HEARINGS, ADMINISTER OATHS AND AFFIRMATIONS, AND TO REQUEST PERSONS TO ATTEND AND TESTIFY AS A WITNESS BEFORE THE BOARD AND TO PRODUCE ANY AND ALL NECESSARY RELEVANT DOCUMENTS. ANY PERSON WHO RENTS OR OFFERS FOR RENT OR ACTS AS BROKER OR AGENT FOR THE RENTAL OF ANY RENTAL UNIT MAY BE REQUIRED TO FURNISH UNDER OATH ANY INFORMATION REQUIRED BY THE BOARD AND TO PRODUCE RECORDS AND OTHER DOCUMENTS AND REPORTS.

E. TO PROVIDE ANALYSIS AND INPUT RELATIVE TO ANY

ISSUE REFERRED TO IT BY THE MAYOR AND CITY COUNCIL.

F. TO DETERMINE AND SET RENT LEVELS, WHETHER THROUGH GENERAL OR INDIVIDUAL ADJUSTMENTS, OF ANY UNIT SUBJECT TO THIS CHAPTER.

G. REQUIRE REGISTRATION OF ALL RENTAL UNITS SUBJECT TO THIS CHAPTER.

H. MAKE ADJUSTMENTS IN THE RENT CEILING IN ACCORDANCE WITH CHAPTER 127.

I. SET RENTS AT FAIR AND EQUITABLE LEVELS IN VIEW OF AND IN ORDER TO ACHIEVE THE PURPOSES OF CHAPTER 127.

J. REPORT ANNUALLY TO THE MAYOR AND CITY COUNCIL ON THE STATUS OF RENTAL HOUSING UNITS COVERED BY CHAPTER 127.

K. REQUEST THE CITY COUNCIL TO REMOVE RENT CONTROLS.

L. OTHER POWERS CONFERRED ON THE BOARD BY THE MAYOR AND CITY COUNCIL THAT ARE NECESSARY TO CARRY OUT THE PURPOSES OF CITY CODE, CHAPTER 127 WHICH ARE NOT INCONSISTENT WITH THE TERMS OF THIS CHAPTER.

§ 15-49. RULES AND REGULATIONS.

ALL RULES AND REGULATIONS, DECISIONS, ORDERS, AND POLICIES OF THE BOARD SHALL BE KEPT IN THE CITY CLERK'S OFFICE AND SHALL BE

AVAILABLE TO THE PUBLIC FOR INSPECTION AND COPYING. THE BOARD SHALL ALSO MAINTAIN AND KEEP IN THE CITY CLERK'S OFFICE ALL HEARING DOCKETS, WHICH SHALL BE AVAILABLE FOR PUBLIC INSPECTION.

§ 15-50. QUORUM.

FIVE COMMISSIONERS SHALL CONSTITUTE A QUORUM FOR THE BOARD.

§ 15-51. VOTING.

THE AFFIRMATIVE VOTE OF FOUR MEMBERS OF THE BOARD IS REQUIRED FOR A DECISION, INCLUDING ALL MOTIONS, RULES, REGULATIONS, AND ORDERS OF THE BOARD.

§ 15-52. EXPENSES.

THE REASONABLE AND NECESSARY EXPENSES OF THE PROGRAM SHALL BE FINANCED VIA AN ANNUAL REGISTRATION FEE THAT SHALL BE CHARGED TO LANDLORDS IN AN AMOUNT ESTABLISHED BY THE MAYOR AND CITY COUNCIL. SUCH REGISTRATION FEES SHALL NOT BE PASSED ON TO TENANTS IN THE FORM OF RENT INCREASES.

§ 15-53. STAFF.

THE CITY'S DEPARTMENT OF PUBLIC SERVICES SHALL ASSIST THE

BOARD AS NECESSARY, BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR AND PROVIDING NOTIFICATION OF ANY MEETINGS OR PUBLIC HEARINGS, PRESENTING RELEVANT REPORTS OR INFORMATION, PROVIDING APPROPRIATE RESOURCE MATERIALS, KEEPING THE MINUTES OF THE BOARD, AND SHALL HAVE CUSTODY AND CONTROL OVER ALL OF THE DOCUMENTS GENERATED BY THE BOARD.

§ 15-54. REGISTRATION.

THE BOARD SHALL REQUIRE THE REGISTRATION OF ALL RENTAL UNITS COVERED BY THIS CHAPTER AS PROVIDED FOR IN §127-5. THE BOARD MAY ALSO REQUIRE LANDLORDS TO PROVIDE CURRENT INFORMATION SUPPLEMENTING THEIR REGISTRATION STATEMENTS.

Section 2. NOW, THEREFORE, BE IT FURTHER ORDAINED AND ENACTED, by the Mayor and Council of the City of College Park, Maryland that Chapter 127 "Rent Stabilization" be, and is hereby, enacted to read as follows:

CHATER 127

RENT STABILIZATION

§ 127-1. PURPOSE.
§ 127-2. APPLICABILITY.
§ 127-3. DEFINITIONS.
§ 127-4. ESTABLISHMENT OF RENT CEILING.
§ 127-5. REGISTRATION.
§ 127-6. RENT STABILIZATION ALLOWANCE.
§ 127-7. INDIVIDUAL ADJUSTMENTS OF RENT CEILINGS.

§ 127-8. MUNICIPAL INFRACTION.
§ 127-9. HARDSHIP EXEMPTION.
§ 127-10. PARTIAL INVALIDITY.
§ 127-11. NONWAIVERABILITY.
§ 127-12. JUDICIAL REVIEW.
§ 127-13. EXPIRATION DATE.

§ 127-1. PURPOSE.

A. CITY OF COLLEGE PARK RESIDENTS SHOULD HAVE DECENT HOUSING IN PLEASANT NEIGHBORHOODS AT PRICES THEY CAN AFFORD. THE CITY OF COLLEGE PARK HOUSING PLAN, APPROVED JUNE 10, 2003, ESTABLISHES THE FOLLOWING POLICIES, AMONG OTHERS:

1. TO ENCOURAGE THE UNIVERSITY OF MARYLAND AND THE PRIVATE SECTOR TO PROVIDE SUITABLE HOUSING TO MEET THE NEEDS OF UNDERGRADUATE AND GRADUATE STUDENTS ON OR NEAR CAMPUS.

2. TO ENCOURAGE THE AVAILABILITY OF HOUSING FOR HOUSEHOLDS OF ALL INCOME LEVELS, AND TO PRESERVE, MAINTAIN AND IMPROVE EXISTING HOUSING.

3. TO STRENGTHEN COLLEGE PARK NEIGHBORHOODS BY REDUCING THE NUMBER OF SINGLE-FAMILY HOMES THAT ARE RENTAL PROPERTIES.

4. TO ENCOURAGE PRIVATE REINVESTMENT BY HOMEOWNERS CONSISTENT WITH A NEIGHBORHOOD'S CHARACTER.

B. THE COLLEGE PARK CITY COUNCIL FINDS THAT THERE IS A PATTERN OF STEADILY RISING RENTS, AND A SHORTAGE OF AFFORDABLE WELL-MAINTAINED HOUSING, AND THAT THE RATE OF DETERIORATION OF THE EXISTING HOUSING STOCK IN THE CITY HAS INCREASED IN RECENT YEARS. THE COLLEGE PARK CITY COUNCIL FURTHER FINDS THAT THIS SITUATION POSES A THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE CITIZENS OF THE CITY OF COLLEGE PARK.

C. THE PURPOSES OF THIS CHAPTER ARE TO REGULATE RESIDENTIAL RENT INCREASES IN THE CITY OF COLLEGE PARK AND TO PROTECT TENANTS FROM UNWARRANTED RENT INCREASES, IN ORDER TO HELP MAINTAIN THE DIVERSITY OF THE COMMUNITY. THIS CHAPTER IS DESIGNED TO PRESERVE THE PUBLIC PEACE, HEALTH, SAFETY AND WELFARE AND TO ADVANCE THE HOUSING POLICIES OF THE CITY.

§ 127-2. APPLICABILITY.

THIS CHAPTER SHALL APPLY TO ALL REAL PROPERTY THAT IS BEING RENTED OR IS AVAILABLE FOR RENT FOR RESIDENTIAL USE, IN WHOLE OR IN PART, EXCEPT FOR THE FOLLOWING:

A. PROPERTY OWNED BY THE STATE OF MARYLAND OR THE FEDERAL GOVERNMENT.

B. RENTAL UNITS THAT ARE RENTED PRIMARILY TO TRANSIENT GUESTS FOR USE OR OCCUPANCY FOR FEWER THAN FOURTEEN

CONSECUTIVE DAYS IN ESTABLISHMENTS SUCH AS HOTELS, MOTELS, INNS, TOURIST HOMES, AND ROOMING AND BOARDING HOUSES; HOWEVER, THE PAYMENT OF RENT EVERY FOURTEEN DAYS OR FEWER SHALL NOT BY ITSELF EXEMPT ANY UNIT FROM COVERAGE BY THIS CHAPTER.

C. RENTAL UNITS IN ANY COLLEGE OR SCHOOL DORMITORY OPERATED EXCLUSIVELY FOR EDUCATIONAL PURPOSES.

D. NURSING HOME OR CHARITABLE HOME FOR THE AGED, NOT ORGANIZED OR OPERATED FOR PROFIT.

E. APARTMENT BUILDINGS AS DEFINED IN § 127.3.

§ 127-3. DEFINITIONS.

A. "APARTMENT BUILDING" MEANS A BUILDING CONTAINING 3 OR MORE DWELLING UNITS <u>EACH OF</u> WHICH CONTAIN ONE OR MORE ROOMS SUITABLE FOR OCCUPANCY AS A RESIDENCE AND THAT CONTAIN A KITCHEN AND BATHROOM FACILITIES. IT DOES NOT INCLUDE A TRIPLEX, QUADRAPLEX OR FRATERNITY OR SORORITY HOUSE.

B. "ASSESSED VALUE" MEANS THE PHASED-IN FULL CASH VALUE ESTABLISHED BY THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION PURSUANT TO THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE, AS ADJUSTED EVERY THREE YEARS.

C. "BASE RENT CEILING" MEANS THE MAXIMUM ALLOWABLE RENT ESTABLISHED UNDER §127-5 OF THIS CHAPTER.

D. "BOARD" REFERS TO THE RENT STABILIZATION BOARD ESTABLISHED BY THIS CHAPTER.

E. "DWELLING UNIT" MEANS ANY ROOM OR GROUP OF ROOMS LOCATED WITHIN A STRUCTURE AND FORMING A SINGLE HABITABLE UNIT, WITH FACILITIES WHICH ARE USED OR INTENDED TO BE USED FOR LIVING, SLEEPING, COOKING AND EATING PURPOSES.

"DUPLEX" MEANS A SINGLE STRUCTURE CONTAINING TWO SINGLE-FAMILY DWELLING UNITS SEPARATED BY A VERTICAL OR HORIZONTAL PARTY WALL WITH EACH UNIT HAVING ITS OWN SEPARATE EXTERIOR ENTRANCE(S) AND DESIGNED FOR USE AS A PRINCIPAL DWELLING WITH ITS OWN PLUMBING, HEATING AND ELECTRICAL FACILITIES.

"TRIPLEX" MEANS A SINGLE STRUCTURE CONTAINING THREE SINGLE-FAMILY DWELLING UNITS SEPARATED BY VERTICAL OR HORIZONTAL PARTY WALLS WITH EACH UNIT HAVING ITS OWN SEPARATE EXTERIOR ENTRANCE(S) AND DESIGNED FOR USE AS A PRINCIPAL DWELLING WITH ITS OWN PLUMBING, HEATING AND ELECTRICAL FACILITIES.

F. "HOUSING SERVICES" INCLUDE, BUT ARE NOT LIMITED TO, REPAIRS; MAINTENANCE; PAINTING; PROVIDING LIGHT, HOT AND COLD WATER, ELEVATOR SERVICE, WINDOW SHADES AND SCREENS, AND STORAGE; PROVIDING KITCHEN, BATH AND LAUNDRY FACILITIES AND/OR

PRIVILEGES; JANITORIAL SERVICES; REFUSE REMOVAL; FURNISHINGS; TELEPHONE; PARKING FACILITIES AND ANY OTHER BENEFIT, PRIVILEGE OR FACILITY CONNECTED WITH THE USE OR OCCUPANCY OF ANY RENTAL UNIT. SERVICES TO A RENTAL UNIT SHALL INCLUDE A PROPORTIONATE PART OF SERVICES PROVIDED TO COMMON FACILITIES OF THE BUILDING IN WHICH THE RENTAL UNIT IS CONTAINED.

G. "LANDLORD" MEANS AN OWNER OF RECORD, LESSOR, SUBLESSOR OR ANY OTHER PERSON OR ENTITY ENTITLED TO RECEIVE RENT FOR THE USE OR OCCUPANCY OF ANY RENTAL UNIT, OR AN AGENT, REPRESENTATIVE OR SUCCESSOR OF ANY OF THE FOREGOING.

H. "PROPERTY" MEANS A PARCEL OF REAL PROPERTY WHICH IS ASSESSED AND TAXED AS AN UNDIVIDED WHOLE.

I. "RENT" MEANS THE CONSIDERATION, INCLUDING ANY DEPOSIT, BONUS, BENEFIT, SERVICE RENDERED, OR GRATUITY DEMANDED OR RECEIVED IN CONNECTION WITH THE USE OR OCCUPANCY OF RENTAL UNITS AND THE PROVISION OF HOUSING SERVICES. SUCH CONSIDERATION SHALL INCLUDE, BUT IS NOT LIMITED TO, MONIES AND FAIR MARKET VALUE OF GOODS OR SERVICES RENDERED TO, OR FOR THE BENEFIT OF, THE LANDLORD UNDER A RENTAL AGREEMENT.

J. "RENTAL AGREEMENT" MEANS AN AGREEMENT, ORAL, WRITTEN OR IMPLIED, BETWEEN A LANDLORD AND A TENANT FOR USE OR OCCUPANCY OF A RENTAL UNIT AND FOR HOUSING SERVICES.

K. "RENTAL UNIT" MEANS ANY BUILDING, STRUCTURE, OR PART THEREOF, OR LAND APPURTENANT THERETO, OR ANY OTHER REAL OR PERSONAL PROPERTY RENTED OR OFFERED FOR RENT FOR RESIDENTIAL USE OR OCCUPANCY, LOCATED IN THE CITY OF COLLEGE PARK, TOGETHER WITH ALL HOUSING SERVICES CONNECTED WITH USE OR OCCUPANCY OF SUCH PROPERTY SUCH AS COMMON AREAS AND RECREATIONAL FACILITIES HELD OUT FOR USE BY THE TENANT.

L. "RENT CEILING" MEANS THE MAXIMUM ALLOWABLE RENT WHICH A LANDLORD MAY CHARGE ON ANY RENTAL UNIT COVERED BY THIS CHAPTER.

M. "TENANT" MEANS ANY RENTER, TENANT, SUBTENANT, LESSEE, OR SUBLESSEE OF A RENTAL UNIT, OR SUCCESSOR TO A RENTER'S INTEREST, OR ANY GROUP OF TENANTS, SUBTENANTS, LESSEES, OR SUBLESSEE OF ANY RENTAL UNIT, OR ANY OTHER PERSON ENTITLED TO THE USE OR OCCUPANCY OF SUCH RENTAL UNIT.

§ 127-4. ESTABLISHMENT OF RENT CEILING.

A. NO LANDLORD SHALL CHARGE A MONTHLY RENT FOR ANY CONTROLLED RENTAL UNIT IN AN AMOUNT MORE THAN THE FAIR MARKET RENT LEVEL ESTABLISHED ANNUALLY BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE WASHINGTON METROPOLITAN STATISTICAL AREA FOR A FOUR BEDROOM UNIT OR 1% OF THE PROPERTY'S

ASSESSED VALUE FOR PROPERTY TAXES IN A GIVEN YEAR, WHICHEVER IS GREATER. EXCEPT THAT IN THE CASE OF DUPLEXES, TRIPLEXES AND QUADRAPLEXES, THE COMBINED MONTHLY RENT FOR ALL RENTAL UNITS LOCATED THEREIN SHALL NOT EXCEED 1.5% OF THE PROPERTY'S ASSESSED VALUE FOR PROPERTY TAXES IN A GIVEN YEAR, WHICHEVER IS GREATER, EXCEPT AS MAY BE PROVIDED IN § 127- 6 OR § 127-7. MAXIMUM RENTS OF ALL CONTROLLED RENTAL UNITS SHALL BE ADJUSTED FURTHER TO ESTABLISH BASE RENT LEVELS CONSISTENT WITH PRINCIPLES OF FAIR RENTS BASED ON COSTS OF OPERATING EACH CONTROLLED RENTAL UNIT, WHILE ASSURING THE OWNER A FAIR NET OPERATING INCOME.

B. BEGINNING IN JANUARY 2007, AND EVERY THREE YEARS THEREAFTER, THE CITY COUNCIL MAY RECONSIDER THE CRITERIA FOR THE ESTABLISHMENT OF RENT CEILINGS, BASED, AMONG OTHER FACTORS, ON THE TRIENNIAL REASSESSMENTS OF PROPERTIES IN THE CITY.

§ 127-5. REGISTRATION.

A. THE BOARD SHALL REQUIRE ALL LANDLORDS SUBJECT TO THE PROVISIONS OF THIS CHAPTER TO FILE WITH THE BOARD BY SEPTEMBER 1, 2005, A RENT REGISTRATION STATEMENT FOR EACH RENTAL UNIT COVERED BY THIS CHAPTER.

B. LANDLORDS SHALL PROVIDE IN THEIR INITIAL RENT REGISTRATION STATEMENT THE FOLLOWING INFORMATION:

1. THE ADDRESS OF EACH RENTAL UNIT;

2. THE NAME AND ADDRESS OF THE LANDLORD(S) AND THE MANAGING AGENT, IF ANY;

3. THE DATE ON WHICH THE LANDLORD RECEIVED LEGAL TITLE TO OR EQUITABLE INTEREST IN THE RENTAL UNIT;

4. THE HOUSING SERVICES PROVIDED FOR THE RENTAL UNIT;

5. THE RENT IN EFFECT AT THE TIME OF THE ADOPTION OF THIS CHAPTER;

6. THE MAXIMUM RENT ALLOWED PURSUANT TO §127-4 ABOVE:

7. THE AMOUNT OF ANY DEPOSITS OR OTHER MONIES IN ADDITION TO PERIODIC RENT DEMANDED OR RECEIVED BY THE LANDLORD IN CONNECTION WITH THE USE OR OCCUPANCY OF THE RENTAL UNIT; AND

8. WHETHER THE RENTAL UNIT IS VACANT OR OCCUPIED.

C. ALL RENT REGISTRATION STATEMENTS PROVIDED BY LANDLORDS IN ACCORDANCE WITH THIS CHAPTER SHALL INCLUDE AN AFFIDAVIT SIGNED BY THE LANDLORD DECLARING UNDER PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THE RENT REGISTRATION STATEMENT IS TRUE AND CORRECT.

D. THE FIRST ANNUAL REGISTRATION FEE SHALL BE PAID BY THE LANDLORDS TO THE BOARD NO LATER THAN DECEMBER 1, 2005. SUBSEQUENT ANNUAL REGISTRATION FEES SET IN ACCORDANCE WITH THIS

CHAPTER SHALL BE PAID NO LATER THAN JULY 1 OF EACH YEAR.

E. THE BOARD SHALL PROVIDE FORMS FOR THE REGISTRATION INFORMATION REQUIRED BY THIS SECTION AND SHALL MAKE OTHER REASONABLE EFFORTS TO FACILITATE THE FULFILLMENT OF THE REQUIREMENTS SET FORTH IN THIS SECTION.

F. EVERY ANNUAL REGISTRATION FEE REQUIRED BY THIS CHAPTER WHICH IS NOT PAID ON OR BEFORE JULY 1 IS DECLARED DELINQUENT. ANY ANNUAL REGISTRATION FEE REQUIRED BY THIS CHAPTER WHICH IS NOT PAID BY JULY 1 SHALL BE INCREASED BY ONE HUNDRED PERCENT OF THE FEE SO DELINQUENT. EVERY SIX MONTHS THAT THE FEE REMAINS DELINQUENT, THE FEE SHALL BE INCREASED BY ONE HUNDRED PERCENT OF THE ORIGINAL FEE. THE BOARD MAY WAIVE THE INCREASE IN THE FEE IF PAYMENT IS MADE WITHIN THIRTY DAYS OF THE ORIGINAL DUE DATE.

A LANDLORD MAY REQUEST THE BOARD TO WAIVE ALL OR PART OF THE PENALTY IF HE/SHE CAN SHOW GOOD CAUSE FOR THE DELINQUENT PAYMENT.

G. WITHIN THIRTY DAYS AFTER THE FILING OF A RENT REGISTRATION STATEMENT, THE BOARD SHALL PROVIDE A TRUE AND CORRECT COPY OF SAID STATEMENT TO THE OCCUPANT OF THE RESPECTIVE UNIT.

H. A LANDLORD SHALL REGISTER A DWELLING UNIT WITHIN SIXTY

DAYS OF THE DATE ON WHICH IT BECOMES CONVERED BY THIS CHAPTER. THE REGISTRATION FEE FOR FIRST-TIME REGISTRATION SHALL BE PRO-RATED BASED UPON THE NUMBER OF MONTHS REMAINING TO THE NEXT JULY 1 ANNUAL REGISTRATION DEADLINE. THIS SUBSECTION SHALL ALSO APPLY TO NEW CONSTRUCTION MEETING THE DEFINITION OF RENTAL UNITS UNDER SECTION 127-2B, AND THE BASE RENT CEILING SHALL BE INITIALLY CALCULATED BASED UPON THE ASSESSED VALUE OF THE PROPERTY AFTER ISSUANCE OF USE AND OCCUPANCY PERMIT. THE BASE RENT CEILING FOR DWELLING UNITS CONVERTED AFTER THE EFFECTIVE DATE OF THIS CHAPTER SHALL BE BASED UPON THE ASSESSMENT FOR THE PROPERTY IN EFFECT AT THE TIME OF CONVERSION, SUBJECT TO ADJUSTMENT AS DEEMED APPROPRIATE BY THE BOARD.

I. NO LANDLORD SHALL BE DEEMED TO BE IN COMPLIANCE WITH THIS SECTION WITH RESPECT TO A GIVEN UNIT UNTIL THE LANDLORD HAS COMPLETED REGISTRATION FOR ALL COVERED UNITS IN THE SAME PROPERTY. REGISTRATION SHALL BE DEEMED COMPLETE WHEN ALL REQUIRED INFORMATION HAS BEEN PROVIDED AND ALL OUTSTANDING FEES HAVE BEEN PAID.

J. REGISTRATION FEES SHALL NOT BE PASSED ALONG TO THE TENANTS WITHOUT THE EXPRESS, PRIOR APPROVAL OF THE BOARD. UNDER NO CIRCUMSTANCES SHALL PENALTIES BE PASSED ALONG TO TENANTS.

§ 127-6. [~~RENT STABILIZATION ALLOWANCE. ADJUSTMENTS TO BASE RENTS~~] CALCULATION OF AN ANNUAL INCREASE IN THE REGUALTED RENT LEVEL.

AN ANNUAL RENT STABILIZATION ALLOWANCE SHALL BE ESTABLISHED, EFFECTIVE ON JULY 1 OF EACH YEAR. THIS RENT STABILIZATION ALLOWANCE SHALL EQUAL ONE HUNDRED PERCENT (100%) OF THE "U.S. DEPARTMENT OF LABOR, BUREAU OF LABOR STATISTICS, CONSUMER PRICE INDEX, [~~AS SPECIFIED IN THE DEPARTMENT OF PUBLIC SERVICES' REGULATIONS~~] ALL URBAN CONSUMERS, WASHINGTON, DC-MD-VA (CPI-U)", APPLIED TO THE GREATER OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FAIR MARKET RENT OR ONE PERCENT (1%) OF THE PROPERTY'S ASSESSED VALUE FOR PROPERTY TAXES. THE RENT STABILIZATION ALLOWANCE SHALL APPLY TO ALL RENTAL UNITS SUBJECT TO THIS CHAPTER.

§ 127-7. INDIVIDUAL ADJUSTMENTS OF RENT CEILINGS.

A. PETITIONS. UPON RECEIPT OF A PETITION BY A LANDLORD AND/OR TENANT, THE RENT CEILING OF INDIVIDUAL CONTROLLED RENTAL UNITS MAY BE ADJUSTED UPWARD OR DOWNWARD IN ACCORDANCE WITH THE PROCEDURES SET FORTH ELSEWHERE IN THIS SECTION. THE PETITION SHALL BE ON THE FORM PROVIDED BY THE BOARD. THE BOARD MAY SET A REASONABLE PER UNIT FEE BASED UPON THE EXPENSES OF PROCESSING

THE PETITION TO BE PAID BY THE PETITIONER AT THE TIME OF FILING. NO PETITION SHALL BE FILED BEFORE JULY 1, 2006. NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION, THE BOARD MAY REFUSE TO HOLD A HEARING AND/OR GRANT AN INDIVIDUAL RENT CEILING ADJUSTMENT FOR A RENTAL UNIT IF AN INDIVIDUAL HEARING HAS BEEN HELD AND DECISION MADE WITH REGARD TO THE RENT CEILING FOR SUCH UNIT WITHIN THE PREVIOUS SIX MONTHS.

B. HEARING PROCEDURE. THE BOARD SHALL ENACT RULES AND REGULATIONS GOVERNING HEARINGS AND APPEALS OF INDIVIDUAL ADJUSTMENTS OF RENT CEILINGS WHICH SHALL INCLUDE THE FOLLOWING:

1. HEARING. THE BOARD SHALL CONDUCT A HEARING REGARDING A PETITION FOR INDIVIDUAL ADJUSTMENTS OF RENT CEILINGS AND SHALL HAVE THE POWER TO ADMINISTER OATHS AND AFFIRMATIONS.

2. NOTICE. THE BOARD SHALL NOTIFY THE LANDLORD IF THE PETITION WAS FILED BY THE TENANT, OR THE TENANT, IF THE PETITION WAS FILED BY THE LANDLORD, OF THE RECEIPT OF SUCH A PETITION AND A COPY THEREOF.

3. TIME OF HEARING. THE BOARD SHALL NOTIFY ALL PARTIES AS TO THE TIME, DATE AND PLACE OF THE HEARING.

4. RECORDS. THE BOARD MAY REQUIRE EITHER PARTY TO AN INDIVIDUAL RENT CEILING ADJUSTMENT HEARING TO PROVIDE IT

WITH ANY BOOKS, RECORDS AND PAPERS DEEMED PERTINENT IN ADDITION TO THAT INFORMATION CONTAINED IN REGISTRATION STATEMENTS. THE BOARD SHALL REQUEST THE CITY TO CONDUCT A CURRENT BUILDING INSPECTION IF THE BOARD FINDS GOOD CAUSE TO BELIEVE THE BOARD'S CURRENT INFORMATION DOES NOT REFLECT THE CURRENT CONDITION OF THE CONTROLLED RENTAL UNIT. THE TENANT MAY REQUEST THE BOARD TO ORDER SUCH AN INSPECTION PRIOR TO THE DATE OF THE HEARING. ALL DOCUMENTS REQUIRED UNDER THIS SECTION SHALL BE MADE AVAILABLE TO THE PARTIES INVOLVED PRIOR TO THE HEARING AT THE OFFICE OF THE BOARD. IN CASES WHERE INFORMATION FILED IN A PETITION FOR AN INDIVIDUAL RENT CEILING ADJUSTMENT OR IN ADDITIONAL SUBMISSIONS FILED AT THE REQUEST OF THE BOARD IS INADEQUATE OR FALSE, NO ACTION SHALL BE TAKEN ON SAID PETITION UNTIL THE DEFICIENCY IS REMEDIED.

5. OPEN HEARINGS. ALL INDIVIDUAL RENT CEILING ADJUSTMENT HEARINGS SHALL BE OPEN TO THE PUBLIC.

6. HEARING RECORD. THE BOARD SHALL MAKE AVAILABLE FOR INSPECTION AND COPYING BY ANY PERSON AN OFFICIAL RECORD WHICH SHALL CONSTITUTE THE EXCLUSIVE RECORD FOR DECISION ON THE ISSUES AT THE HEARING. THE RECORD OF THE HEARING, OR ANY PART OF ONE, SHALL BE OBTAINABLE FOR THE COST OF COPYING.

THE RECORD OF THE HEARING SHALL INCLUDE: ALL EXHIBITS, PAPERS AND DOCUMENTS REQUIRED TO BE FILED OR ACCEPTED INTO EVIDENCE DURING THE PROCEEDINGS; A LIST OF PARTICIPANTS PRESENT; A SUMMARY OF ALL TESTIMONY ACCEPTED IN THE PROCEEDINGS; A STATEMENT OF ALL MATERIALS OFFICIALLY NOTICED; ALL RECOMMENDED DECISIONS, ORDERS AND/OR RULINGS; ALL FINAL DECISIONS, ORDERS AND/OR RULINGS, AND THE REASONS FOR EACH FINAL DECISION, ORDER AND/OR RULING. ANY PARTY MAY HAVE THE PROCEEDING TAPE RECORDED OR OTHERWISE TRANSCRIBED AT HIS OR HER OWN EXPENSE.

7. QUANTUM OF PROOF AND NOTICE OF DECISION. NO INDIVIDUAL RENT CEILING ADJUSTMENT SHALL BE GRANTED UNLESS SUPPORTED BY THE PREPONDERANCE OF THE EVIDENCE SUBMITTED AT THE HEARING. ALL PARTIES TO A HEARING SHALL BE SENT A NOTICE OF THE DECISION AND A COPY OF THE FINDINGS OF FACT AND LAW UPON WHICH SAID DECISION IS BASED. AT THE SAME TIME, PARTIES TO THE PROCEEDINGS SHALL ALSO BE NOTIFIED OF THEIR RIGHT TO APPEAL AND/OR SEEK JUDICIAL REVIEW OF THE DECISION.

8. CONSOLIDATION. ALL LANDLORD PETITIONS PERTAINING TO TENANTS IN THE SAME BUILDING SHALL BE CONSOLIDATED FOR HEARING, AND ALL PETITIONS FILED BY TENANTS OCCUPYING THE SAME BUILDING SHALL BE CONSOLIDATED FOR HEARING UNLESS

THERE IS A SHOWING OF GOOD CAUSE NOT TO CONSOLIDATE SUCH PETITIONS.

9. APPEAL. ANY PERSON AGGRIEVED BY THE DECISION OF THE BOARD MAY APPEAL THE DECISION TO THE MAYOR AND CITY COUNCIL. AN APPEAL TO THE MAYOR AND CITY COUNCIL SHALL BE FILED NO LATER THAN THIRTY DAYS FROM THE NOTICE OF THE DECISION OF THE BOARD.

ALL SUCH APPEALS TO THE MAYOR AND CITY COUNCIL SHALL BE ON THE RECORD MADE BEFORE THE BOARD. ON APPEAL, THE MAYOR AND CITY COUNCIL SHALL AFFIRM, REVERSE, REMAND, OR MODIFY THE DECISION OF THE BOARD.

THE MAYOR AND CITY COUNCIL MAY SET A REASONABLE APPEAL FEE TO BE PAID BY THE APPELLANT AT THE TIME OF FILING THE APPEAL.

10. FINALITY OF DECISION. THE DECISION OF THE BOARD SHALL BE THE FINAL DECISION OF THE BOARD IN THE EVENT OF NO APPEAL TO THE MAYOR AND CITY COUNCIL. THE DECISION OF THE BOARD SHALL NOT BE STAYED PENDING APPEAL; HOWEVER, IN THE EVENT THAT THE MAYOR AND CITY COUNCIL REVERSES OR MODIFIES THE DECISION OF THE BOARD, THE MAYOR AND CITY COUNCIL SHALL ORDER THE APPROPRIATE PARTY TO MAKE RETROACTIVE PAYMENTS TO RESTORE THE PARTIES TO THE POSITION THEY WOULD HAVE

OCCUPIED HAD THE BOARD'S DECISION BEEN THE SAME AS THAT OF THE MAYOR AND CITY COUNCIL.

11. TIME FOR DECISION. THE RULES AND REGULATIONS ADOPTED BY THE BOARD SHALL PROVIDE FOR FINAL BOARD ACTION ON ANY INDIVIDUAL RENT ADJUSTMENT PETITION WITHIN ONE HUNDRED AND TWENTY DAYS FOLLOWING THE DATE OF FILING OF THE INDIVIDUAL RENT CEILING ADJUSTMENT PETITION, UNLESS THE CONDUCT OF THE PETITIONER OR OTHER GOOD CAUSE IS RESPONSIBLE FOR THE DELAY.

C. IN MAKING INDIVIDUAL ADJUSTMENTS OF THE RENT CEILING, THE BOARD SHALL CONSIDER THE PURPOSES OF THIS CHAPTER AND SHALL SPECIFICALLY CONSIDER ALL RELEVANT FACTORS, INCLUDING (BUT NOT LIMITED TO):

1. INCREASES OR DECREASES IN PROPERTY TAXES;

2. UNAVOIDABLE INCREASES OR ANY DECREASES IN MAINTENANCE AND OPERATING EXPENSES;

3. THE COST OF PLANNED OR COMPLETED CAPITAL IMPROVEMENTS TO THE RENTAL UNIT (AS DISTINGUISHED FROM ORDINARY REPAIR, REPLACEMENT AND MAINTENANCE) WHERE SUCH CAPITAL IMPROVEMENTS ARE NECESSARY TO BRING THE PROPERTY INTO COMPLIANCE OR MAINTAIN COMPLIANCE WITH APPLICABLE LOCAL CODE REQUIREMENTS AFFECTING HEALTH AND SAFETY, AND

WHERE SUCH CAPITAL IMPROVEMENT COSTS ARE PROPERLY AMORTIZED OVER THE LIFE OF THE IMPROVEMENT;

4. INCREASES OR DECREASES IN THE NUMBER OF TENANTS OCCUPYING THE RENTAL UNIT, LIVING SPACE, FURNITURE, FURNISHINGS, EQUIPMENT, OR OTHER HOUSING SERVICES PROVIDED, OR OCCUPANCY RULES;

5. SUBSTANTIAL DETERIORATION OF THE CONTROLLED RENTAL UNIT OTHER THAN AS A RESULT OF NORMAL WEAR AND TEAR;

6. FAILURE ON THE PART OF THE LANDLORD TO PROVIDE ADEQUATE HOUSING SERVICES, OR TO COMPLY SUBSTANTIALLY WITH APPLICABLE STATE RENTAL HOUSING LAWS, LOCAL HOUSING, HEALTH AND SAFETY CODES, OR THE RENTAL AGREEMENT;

7. THE PATTERN OF RECENT RENT INCREASES OR DECREASES;

8. THE LANDLORD'S RATE OF RETURN ON INVESTMENT. IN DETERMINING SUCH RETURN, ALL RELEVANT FACTORS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING SHALL BE CONSIDERED: THE LANDLORD'S ACTUAL CASH DOWN PAYMENT, METHOD OF FINANCING THE PROPERTY, AND ANY FEDERAL OR STATE TAX BENEFITS ACCRUING TO LANDLORD AS A RESULT OF OWNERSHIP OF THE PROPERTY;

9. WHETHER OR NOT THE PROPERTY WAS ACQUIRED OR IS HELD AS A LONG-TERM OR SHORT-TERM INVESTMENT; AND

10. WHETHER OR NOT THE LANDLORD HAS RECEIVED RENT IN VIOLATION OF THE TERMS OF THIS CHAPTER OR HAS OTHERWISE FAILED TO COMPLY WITH THE CHAPTER.

IT IS THE INTENT OF THIS CHAPTER THAT INDIVIDUAL UPWARD ADJUSTMENTS IN THE RENT CEILINGS ON UNITS BE MADE ONLY WHEN THE LANDLORD DEMONSTRATES THAT SUCH ADJUSTMENTS ARE NECESSARY TO PROVIDE THE LANDLORD WITH A FAIR RETURN ON INVESTMENT.

D. NO INDIVIDUAL UPWARD ADJUSTMENT OF A RENT CEILING SHALL BE AUTHORIZED BY THE BOARD BY REASON OF INCREASED INTEREST OR OTHER EXPENSES RESULTING FROM THE LANDLORD'S REFINANCING THE RENTAL UNIT IF, AT THE TIME THE LANDLORD REFINANCED, THE LANDLORD COULD REASONABLY HAVE FORESEEN THAT SUCH INCREASED EXPENSES COULD NOT BE COVERED BY THE RENT SCHEDULE THEN IN EXISTENCE, EXCEPT WHERE SUCH REFINANCING IS NECESSARY FOR THE LANDLORD TO MAKE CAPITAL IMPROVEMENTS. THIS PARAGRAPH SHALL ONLY APPLY TO THAT PORTION OF THE INCREASED EXPENSES RESULTING FROM THE REFINANCING THAT WERE REASONABLY FORESEEABLE AT THE TIME OF THE REFINANCING OF THE RENTAL UNIT AND SHALL ONLY APPLY TO RENTAL UNITS REFINANCED AFTER THE DATE OF ADOPTION OF THIS

CHAPTER.

E. EXCEPT FOR CASES OF INDIVIDUAL HARDSHIP, NO INDIVIDUAL UPWARD ADJUSTMENT OF A RENT CEILING SHALL BE AUTHORIZED BY THE BOARD BECAUSE OF THE LANDLORD'S INCREASED INTEREST OR OTHER EXPENSES RESULTING FROM THE SALE OF THE PROPERTY, IF AT THE TIME THE LANDLORD ACQUIRED THE PROPERTY, THE LANDLORD COULD HAVE REASONABLY FORESEEN THAT SUCH INCREASED EXPENSES WOULD NOT BE COVERED BY THE RENT SCHEDULE THEN IN EFFECT. THIS SUBSECTION SHALL ONLY APPLY TO RENTAL UNITS ACQUIRED AFTER THE DATE OF ADOPTION OF THIS CHAPTER.

F. NO UPWARD ADJUSTMENT OF AN INDIVIDUAL RENT CEILING SHALL BE AUTHORIZED BY THE BOARD UNDER THIS SECTION IF THE LANDLORD:

1. HAS CONTINUED TO FAIL TO COMPLY, AFTER ORDER OF THE BOARD, WITH ANY PROVISIONS OF THIS CHAPTER AND/OR ORDERS OR REGULATIONS ISSUED THEREUNDER BY THE BOARD, OR

2. HAS FAILED TO BRING THE RENTAL UNIT INTO COMPLIANCE WITH THE IMPLIED WARRANTY OF HABITABILITY.

G. ALLOWABLE RENT INCREASES PURSUANT TO AN INDIVIDUAL UPWARD ADJUSTMENT OF THE RENT CEILING SHALL BECOME EFFECTIVE ONLY AFTER THE LANDLORD GIVES THE TENANT AT LEAST A THIRTY DAY WRITTEN NOTICE OF SUCH RENT INCREASE AND THE NOTICE PERIOD

EXPIRES.

H. IF THE BOARD MAKES A DOWNWARD INDIVIDUAL ADJUSTMENT OF THE RENT CEILING, SUCH RENT DECREASE SHALL TAKE EFFECT NO LATER THAN THIRTY DAYS AFTER THE EFFECTIVE DATE SET BY THE BOARD FOR THE DOWNWARD ADJUSTMENT.

I. NO PROVISION OF THIS CHAPTER SHALL BE APPLIED SO AS TO PROHIBIT THE BOARD FROM GRANTING AN INDIVIDUAL RENT ADJUSTMENT THAT IS DEMONSTRATED NECESSARY BY THE LANDLORD TO PROVIDE THE LANDLORD WITH A FAIR RETURN ON INVESTMENT.

§ 127-8. MUNICIPAL INFRACTION. NOTIFICATION OF VIOLATIONS; HEARINGS

A. NOTICE; FINE.

1. WHENEVER THE PUBLIC SERVICES DIRECTOR DETERMINES THAT THERE ARE REASONABLE GROUNDS TO BELIEVE THAT THERE HAS BEEN A VIOLATION OF ANY PROVISION OF THIS ARTICLE OR OF ANY RULE OR REGULATION ADOPTED PURSUANT THERETO, HE/SHE SHALL GIVE NOTICE OF SUCH ALLEGED VIOLATION TO THE PERSON OR PERSONS RESPONSIBLE THEREFOR, AS HEREINAFTER PROVIDED. SUCH NOTICE SHALL:

(A) BE PUT IN WRITING.

(B) INCLUDE A STATEMENT OF THE REASONS WHY IT IS BEING

ISSUED.

(C) STATE A REASONABLE TIME FOR THE PERFORMANCE OF ANY ACT IT REQUIRES.

(D) SERVED UPON THE OWNER OR HIS/HER AGENT OR THE BE OCCUPANT OR THE OPERATOR, AS THE CASE MAY REQUIRE, PROVIDED THAT SUCH NOTICE SHALL BE DEEMED TO BE PROPERLY SERVED UPON SUCH OWNER OR AGENT OR UPON SUCH OCCUPANT OR OPERATOR IF A COPY THEREOF IS SENT BY CERTIFIED MAIL TO HIS/HER LAST KNOWN ADDRESS OR IF A COPY IS POSTED IN A CONSPICUOUS PLACE IN OR ABOUT THE RENTAL UNIT AFFECTED BY THE NOTICE OR IF HE/SHE SERVED WITH SUCH NOTICE BY ANY OTHER METHOD AUTHORIZED OR REQUIRED UNDER THE LAWS OF THIS STATE.

(E) CONTAIN THE FOLLOWING ITEMS:

(1) AN OUTLINE OF REMEDIAL ACTION TO BE TAKEN TO EFFECT COMPLIANCE WITH THE PROVISIONS OF THIS ARTICLE AND WITH RULES AND REGULATIONS ADOPTED PURSUANT THERETO.

(2) THE REQUIREMENT THAT THE VIOLATION MUST BE FULLY CORRECTED WITHIN 30 DAYS FROM THE DATE OF THE NOTICE AND THAT, IN THE EVENT

THAT HE/SHE FAILS TO DO SO WITHIN THE THIRTY-DAY PERIOD, A CITATION SHALL BE DELIVERED TO HIM/HER IN ACCORDANCE WITH THE PROVISIONS OF § C8-3 OF THE CITY CHARTER AND ARTICLE 23A, § 3(B)(2), OF THE ANNOTATED CODE OF MARYLAND ADVISING HIM/HER OF THE IMPOSITION OF A NONCOMPLIANCE CHARGE AS SET FORTH IN CHAPTER 110, FEES AND PENALTIES, PAYABLE TO THE CITY. IN THE EVENT THAT HE/SHE ELECTS NOT TO STAND TRIAL FOR THE VIOLATION AND THE VIOLATION IS NOT FULLY CORRECTED WITHIN THE FOLLOWING THIRTY-DAY PERIOD, A SECOND CITATION SHALL BE DELIVERED TO HIM/HER WITH THE IMPOSITION OF AN ADDITIONAL NONCOMPLIANCE CHARGE AS SET FORTH IN CHAPTER 110, FEES AND PENALTIES. FOR EACH SUCCESSIVE THIRTY-DAY PERIOD IN WHICH HE/SHE ELECTS NOT TO STAND TRIAL FOR THE VIOLATION AND THE VIOLATION IS NOT FULLY CORRECTED, AN ADDITIONAL CITATION SHALL BE DELIVERED TO HIM/HER ADVISING HIM/HER OF THE IMPOSITION OF AN ADDITIONAL NONCOMPLIANCE CHARGE AS SET

FORTH IN CHAPTER 110, FEES AND PENALTIES.

2. THE PUBLIC SERVICES DEPARTMENT IS AUTHORIZED TO SEEK INJUNCTIVE RELIEF WHEN THE SITUATION SO WARRANTS.

B. ANY PERSON AFFECTED BY ANY NOTICE OR ORDER WHICH HAS BEEN ISSUED IN CONNECTION WITH THE ENFORCEMENT OF ANY PROVISION OF THIS ARTICLE MAY REQUEST AND SHALL BE GRANTED A HEARING ON THE MATTER BY THE BOARD, PROVIDED THAT SUCH PERSON SHALL, WITHIN 10 DAYS AFTER SERVICE OF A NOTICE OR ORDER, FILE IN THE OFFICE OF THE PUBLIC SERVICES DIRECTOR A SIGNED, WRITTEN NOTICE OF APPEAL, REQUESTING A HEARING AND SETTING FORTH A BRIEF STATEMENT OF THE REASONS THEREFOR. UPON RECEIPT OF SUCH NOTICE OF APPEAL, THE PUBLIC SERVICES DIRECTOR SHALL FORTHWITH NOTIFY THE BOARD, AND THE BOARD SHALL SET A TIME AND PLACE FOR SUCH HEARING AND SHALL GIVE THE PERSON APPEALING AND THE PUBLIC SERVICES DIRECTOR NOTICE THEREOF. THE BOARD SHALL DETERMINE SUCH APPEALS AS PROMPTLY AS PRACTICABLE.

C. AFTER SUCH HEARING, THE BOARD MAY AFFIRM, AMEND, MODIFY OR WITHDRAW THE NOTICE OR ORDER APPEALED FROM. THE DECISION OF THE BOARD SHALL CONSTITUTE AN ORDER, AND ANY PERSON WHO SHALL FAIL, REFUSE OR NEGLECT TO COMPLY WITH ANY SUCH ORDER SHALL BE GUILTY OF VIOLATING THE PROVISIONS OF THIS ARTICLE.

D. THE DECISION OF THE BOARD SHALL IN ALL CASES BE FINAL,

EXCEPT THAT ANY PARTY DIRECTLY AGGRIEVED BY A DECISION OF THE BOARD MAY, PROVIDED THAT HE/SHE DOES SO WITHIN 30 DAYS AFTER THE RENDERING OF SUCH DECISION, APPEAL TO A COURT OF RECORD OF COMPETENT JURISDICITON FOR A FURTHER REVIEW, AND THE FINDINGS OF FACT OF SUCH BOARD SHALL BE CONCLUSIVE AND SUCH REVIEW SHALL BE LIMITED SOLELY TO ERRORS OF LAW AND QUESTIONS OF CONSTITUTIONALITY. THE DECISION OF THE BOARD IN ANY CASE ON APPEAL SHALL BE STAYED PENDING A DECISION OF THE COURT.

§ 127-9. HARDSHIP EXEMPTION.

A. THE BOARD MAY GRANT TEMPORARY EXEMPTION FROM THE PROVISIONS OF THIS CHAPTER TO AN OWNER OF NOT MORE THAN ONE SINGLE FAMILY DWELLING UNITS, IF IT DETERMINES THAT SAID OWNER WOULD OTHERWISE EXPERIENCE EXTREME FINANCIAL HARDSHIP BECAUSE OF MORTGAGE OR FINANCIAL OBLIGATIONS RELATED TO/THE PROPERTY INCURRED BEFORE THE EFFECTIVE DATE OF THIS ACT.

B. A TEMPORARY EXEMPTION UNDER THIS SECTION MAY BE GRANTED FOR A PERIOD NOT TO EXCEED TWO YEARS, RENEWABLE UPON PETITION.

C. THE BOARD SHALL INFORM ALL AFFECTED TENANTS OF A LANDLORD'S PETITION FOR EXEMPTION UNDER THIS SECTION. UPON REQUEST OF ONE OR MORE AFFECTED TENANT, THE BOARD OR ITS

DESIGNEE SHALL HOLD AN ADMINISTRATIVE HEARING TO DETERMINE THE FACTS OF THE PETITION.

§ 127-10. PARTIAL INVALIDITY.

IF ANY PROVISION OF THIS CHAPTER OR APPLICATION THEREOF IS HELD TO BE INVALID, THIS INVALIDITY SHALL NOT AFFECT OTHER PROVISIONS OR APPLICATIONS OF THIS CHAPTER WHICH CAN BE GIVEN EFFECT WITHOUT THE INVALID PROVISIONS OR APPLICATIONS, AND TO THIS END THE PROVISIONS AND APPLICATIONS OF THIS CHAPTER ARE SEVERABLE.

§ 127-11. NONWAIVERABILITY.

ANY PROVISION IN A RENTAL AGREEMENT WHICH WAIVES OR MODIFIES ANY PROVISION OF THIS CHAPTER IS CONTRARY TO PUBLIC POLICY AND VOID.

§ 127-12. JUDICIAL REVIEW.

A LANDLORD OR TENANT AGGRIEVED BY ANY ACTION OR DECISION OF THE BOARD MAY, WITHIN 30 DAYS OF THE BOARD'S DECISION SEEK JUDICIAL REVIEW IN A COURT OF APPROPRIATE JURISDICTION. APPEAL OF ANY DECISION OF THE BOARD SHALL BE MADE IN ACCORDANCE WITH THE MARYLAND RULES.

§ 127-13. EXPIRATION DATE.

THIS ORDINANCE SHALL EXPIRE AND SHALL BE NULL AND VOID AFTER THE FIRST DAY OF SEPTEMBER, 2009. THIS PROVISION, COMMONLY REFERRED TO AS A "SUNSET PROVISION," IS INCLUDED IN THIS ORDINANCE, THE EFFECTIVENESS OF AND THE NECESSITY FOR THIS CHAPTER WILL BE REVIEWED BY THE MAYOR AND CITY COUNCIL WITHIN A REASONABLE TIME AFTER ITS ADOPTION.

Section 3. **NOW, THEREFORE, BE IT FURTHER ORDAINED AND ENACTED,** by the Mayor and Council of the City of College Park, Maryland that Chapter 110 "Fees and Penalties" be, and is hereby, enacted to read as follows:

§ 110-1. Fees and interests.

The following enumerations are the current fees, rates, charges and interests applicable in the City of College Park:

Chapter/Section	Description	Fee/Interest

* * * * *

CH. 127, RENT STABILIZATION

§ 127-5.	**REGISTRATION FEE**	**$30.00**

§ 127-8.	FEE FOR PETITIONS FOR INDIVIDUAL ADJUSTMENTS OF RENT CEILINGS	$30.00
	FEE FOR APPEAL OF BOARD DECISION TO THE MAYOR AND CITY COUNCIL	$30.00

* * * * *

§ 110-2. Penalties.

Unless otherwise noted herein, the violation of a City ordinance or resolution is a municipal infraction. The following fines and/or imprisonment for violations of various ordinances or resolutions are applicable in the City of College Park:

Chapter/Section	Violation	Penalty

* * * * *

CH. 127, RENT STABILIZATION

§ 127-4.	CHARGING RENT IN EXCESS OF MAXIMUM RENTS ALLOWED	$100.00
§ 127-5.	FAILURE TO REGISTER RENTAL UNITS SUBJECT TO CHAPTER 127	$100.00

Section 4. NOW, THEREFORE, BE IT FURTHER ORDAINED AND ENACTED by the Mayor and Council of the City of College Park that, upon formal introduction of this

proposed Ordinance, which shall be by way of a motion duly seconded and without any further vote, the City Clerk shall distribute a copy to each Council member and shall maintain a reasonable number of copies in the office of the City Clerk and shall publish this proposed ordinance or a fair summary thereof in a newspaper having a general circulation in the City of College Park together with a notice setting out the time and place for a public hearing thereon and for its consideration by the Council. The public hearing, hereby set for 8:00 P.M. on the 27th day of April, 2005, shall follow the publication by at least seven (7) days, may be held separately or in connection with a regular or special Council meeting and may be adjourned from time to time. All persons interested shall have an opportunity to be heard. After the hearing, the Council may adopt the proposed ordinance with or without amendments or reject it. As soon as practicable after adoption, the City Clerk shall have a fair summary of the Ordinance and notice of its adoption published in a newspaper having a general circulation in the City of College Park and available at the City's offices. This Ordinance shall become effective on June 14, 2005 provided that a fair summary of this Ordinance is published at least once prior to the date of passage and once as soon as practical after the date of passage in a newspaper having general circulation in the City.

INTRODUCED by the Mayor and Council of the City of College Park, Maryland at a regular meeting on the 12th day of April, 2005.

ADOPTED by the Mayor and Council of the City of College Park, Maryland at a regular meeting on the 24th day of May, 2005.

EFFECTIVE the 14th day of June, 2005.

ATTEST:

By: _____
Caroline Lightfoot, City Clerk

THE CITY OF COLLEGE PARK, MARYLAND

By: _____
Stephen A. Brayman, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Robert H. Levan, City Attorney

BY-LAWS

RENT STABILIZATION BOARD
CITY OF COLLEGE PARK, MARYLAND

I. Name: The Rent Stabilization Board of the City of College Park, Maryland (hereinafter the "Board") is established pursuant to the provisions of the Code of the City of College Park, Maryland (hereinafter "the City Code"), Chapter 15 "Boards, Commissions and Committees," Article IX "Rent Stabilization Board." Provisions relating to the Board's creation, jurisdiction, membership, meetings, rules, decisions, purpose, application procedures, and other similar matters are contained in the City Code and the Board's Rules of Procedure.

II. Membership and Terms: The Board shall consist of a minimum of five and a maximum of seven members who shall have an interest in housing issues and some knowledge of landlord-tenant laws of the State of Maryland. At least two of the members of the Board should be tenants and two should be landlords. The Mayor and City Council shall seek to give priority to the appointment of residents of the City and to owners of real property located within the City. Members shall receive compensation in an amount set by the Mayor and City Council in the City budget.

The terms of office of the members of the Board shall be three (3) years; however, initially, three of the seven members appointed shall be given two-year terms and the other four shall be given three-year terms, to allow for staggered terms among the membership. Board members shall be appointed by the Mayor and City Council. Board members are eligible for reappointment. Board members may be removed for cause, upon written charges and after a public hearing. However, when the removal of a member relates to his or her failure to attend meetings of the Board the provisions of City

Code, §15-1 shall govern. Nothing herein shall be construed as limiting the authority of the Mayor and City Council to remove the Chairperson or any Board member for cause.

Vacancies shall be filled for the unexpired term of any member whose position becomes vacant. Vacancies shall be filled in the same manner as an appointment to the Board is made.

III. Chairperson, Vice-Chairperson and Secretary: A chairperson shall be elected annually from among the members of the Board to serve for a term of one year. A chairperson is eligible for re-election; however, may not serve more than two consecutive terms. A vice-chairperson shall also be elected from among the members of the Board to serve for a term of one year. The Chairperson shall preside at all meetings of the Board. The Vice-Chairperson shall serve as the acting chair in the absence of the Chairperson. A representative of the City of College Park Department of Public Services shall serve as the Secretary of the Board and shall be responsible for the minutes of all proceedings.

The City Department of Public Services shall maintain all files of the Board.

IV. Meetings and Rules: Regular meetings of the Board shall be held at least once each month at a time, date and public place set by the Board, and at such other times as the Board may determine. Additionally, a special meeting of the Board may be called at the request of the Chairperson or the written request of a majority of the members. The request for a special meeting shall state the purpose of the meeting and the matters proposed for action.

Four members of the Board shall constitute a quorum.

The Chair, or in the absence of the Chair, the Vice-Chair, may administer oaths and request the attendance of witnesses and the production of documents.

All meetings of the Board shall be open to the public; however, the Board may close a meeting in accordance with the provisions of state law.

The affirmative vote of four members of the Board is required for a decision, including all motions, rules and regulations, and orders of the Board. The Board shall keep minutes of its proceedings, reflecting each item the Board considered, the action the Board took, and the vote of each member upon each item, or, if a member is absent or fails to vote, indicating such fact. The minutes of the Board shall be prepared as soon as practicable after the Board meets. The Board shall also keep records of its examinations and other official actions, all of which shall be filed with the Department of Public Services and shall be a public record. The minutes shall be promptly made available to the Mayor and City Council and shall be furnished to the City Clerk and be preserved for a minimum of one year.

V. Amendment of By-Laws: The By-Laws of the Board may be amended by an affirmative vote of four members of the Board at any regular monthly meeting of the Board or at a special meeting called for such purpose by a vote of the majority of the entire Board. Amendments to the By-Laws shall not become effective until they are approved by the Mayor and City Council. The Board shall give notice of proposed changes in the By-Laws by publishing a notice of same in at least one newspaper of general circulation in the City of College Park, at least two weeks prior to the meeting at which the amendments will be considered. Changes in the Code of the City of College Park that relate to the Board shall become, upon the effective date of the Ordinance containing the changes, amendments to these By-Laws or the Board's Rules of Procedure as may be appropriate.

VI. Finality of Decisions of the Board: All decisions and findings of the Board in proceedings before it shall, in all instances where there is no appeal to the

Mayor and City Council, be final decisions and shall be subject to judicial review as may be authorized by law.

VII. Jurisdiction: The Board is vested with the following jurisdiction and authority:

a) To carry out the provisions of City Code, Chapter 15 (hereinafter "Chapter 15") and to promulgate such policies, rules and regulations as will further the purposes and provisions of Chapter 15 and the City of College Park Rent Stabilization Program as set forth in City Code, Chapter 127 (hereinafter "Chapter 127"). The Board shall publicize its rules and regulations prior to promulgation in at least one newspaper of general circulation in the City of College Park. All such policies, rules and regulations shall be forwarded to the Mayor and City Council for its approval prior to becoming effective; and

b) To recommend to the City for adoption such ordinances as may be necessary to carry out the purposes of City Code, Chapters 15 and 127; and

c) To make such studies, surveys and investigations and to conduct such hearings and obtain such information as it deems necessary in administering and enforcing Chapter 15 and Chapter 127, and the regulations and orders promulgated thereunder; and

d) To conduct public hearings, administer oaths and affirmations and to request persons to attend and testify as a witness before the Board and to produce any and all necessary relevant documents. Any person who rents or offers for rent or acts as broker or agent for the rental of any rental unit

may be required to furnish under oath any information required by the Board and to produce records and other documents and reports; and

e) To provide analysis and input relative to any issue referred to it by the Mayor and City Council; and

f) To require registration of all rental units subject to Chapter 127; and

g) To make adjustments in the rent ceiling in accordance with City Code, Chapter 127; and

h) To set rents at fair and equitable levels in view of and in order to achieve the purposes of City Code, Chapter 127; and

i) To report annually to the Mayor and City Council on the status of rental housing units covered by City Code, Chapter 127; and

j) To request the City Council remove rent controls; and

k) To require the registration of all rental units covered by the Rent Stabilization Program as provided for in City Code, Section 127-5. The Board may also require landlords to provide current information supplementing their registration statements; and

m) Other powers conferred on the Board by the Mayor and City Council that are necessary to carry out the purposes of City Code Chapter 127 which are not inconsistent with the terms of Chapter 15.

VIII. Registration, Petitions for Adjustments of Rent Ceilings, Appeals and Hardship Exemptions: Each document submitted for consideration by the Board shall be filed with the City of College Park Department of Public Services, which shall review it for completeness of information, fees and any supporting materials which may be required. When the application is deemed complete by the Department of Public Services, the application shall be scheduled for a hearing, and the application and

supporting materials shall then be forwarded to the Board for its review. City Department of Public Services shall be responsible for taking minutes, record keeping, the application process, notification, and the general coordination of Board paperwork, including the distribution of all correspondence and reports to Board members.

Approved by the Mayor and Council of the City of College Park, Maryland at a regular meeting on the 10th day of October 2006.

RENT STABILIZATION BOARD

By: _____
Robert Day, Acting Chairperson

CITY OF COLLEGE PARK, MARYLAND

_____
Stephen A. Brayman, Mayor

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RULES OF PROCEDURE
RENT STABILIZATION BOARD

Introduction

These rules are issued as a guide to assist the City of College Park Rent Stabilization Board (the "Board") in the orderly and efficient conduct of all matters which it considers by law or custom so as to effectively exercise the power and duties set forth in the Code of the City of College Park, Maryland (hereinafter the "City Code"). These Rules of Procedure supplement the provisions of the City Code which pertain to the Board. In the event of a conflict between these Rules and the City Code, the City Code shall govern. All applicants and interested parties should consult the City Code for additional procedural and substantive requirements.

Section 1. Officers and Members

1.1 The Board, at its first regular meeting in July of each year, shall, by majority vote, elect a Chairperson and Vice-Chairperson. A recording secretary shall be provided by the City.

1.2 The Vice-Chairperson shall succeed the Chairperson if that office is vacated before the term is completed and shall serve the unexpired term of the vacated office. A new Vice-Chairperson shall be elected at the next regularly scheduled meeting.

1.3 The duties and powers of the officers of the Board shall be as follows:

A. Chairperson

1. Prepare agenda with City staff and distribute at least five days in advance of meeting date to the extent practical.

2. Preside at all meetings of the Board, administer all oaths, compel the attendance of witnesses and decide on all points of order and procedure, subject to these Rules.

3. Call special meetings of the Board in accordance with the By-laws.

4. Sign documents of the Board.

5. See that all actions of the Board are properly taken.

6. Communicate positions of the Board to the Mayor and Council in a timely fashion. Memoranda shall be prepared by staff as requested by the Chairperson.

B. Vice-Chairperson

1. During the absence, disability, or disqualification of the Chairperson, the Vice-Chairperson shall exercise or perform all the duties and be subject to all the responsibilities of the Chairperson.

C. Recording Secretary

1. A representative of the City Department of Public Services shall serve as the Secretary to the Board.

2. The Secretary shall attend all meetings of the Board and prepare a true and accurate record of all proceedings.

3. As soon as practicable after each meeting, the Secretary shall type written minutes of the meetings which reflect each item the Board considered, the action the Board took and each vote that was recorded. The minutes for every meeting shall be prepared and delivered to the Director of the Department of Public Services at least ten (10) days prior to the next meeting of the Board. A tape recording may also be made of the meetings.

4. Once the minutes of a meeting are approved by the Board, the Secretary shall immediately deliver the minutes to the City Clerk who shall maintain the records and provide a copy thereof to the Mayor and City Council.

1.4 The Board may appoint or assign committees of the Board for special purposes or studies necessary to perform its duties as provided for in City Code, §15-48. The Board will notify the Mayor and Council before establishing special purpose study groups or task forces that include persons not members of the Board.

1.5 The Board may recommend to the Mayor and City Council the hiring of such technical consultants, as may be necessary from time to time to carry out its duties.

1.6 The powers and duties of the Board shall be as set forth in City Code, Chapters 15 and 127.

Section 2. Meetings

2.1 Regular meetings shall be held once a month on the third Monday at a time and a public place set by the Board, or on a date, time and place designated at the previous meeting. Public notice of the meetings shall be made, when possible, in the City's bi-monthly newspaper. Notice of each meeting shall be posted on City bulletin board(s) and on the door of the meeting place.

2.2 Special meetings may be held at any time upon the call of the Chairperson or by written request of a majority of the members of the Board. The request for a special meeting shall state the purpose of the meeting and the matters proposed for action. Notice of each meeting shall be posted on City bulletin boards and on the door of the meeting place.

2.3 Matters specially referred to the Board by the City Council shall be placed when possible on the calendar for consideration and action at the first meeting of the Board after such referral.

2.4 Each member of the Board who has knowledge of the fact that he/she will not be able to attend a regular or special meeting shall notify the City Department of Public Services at the earliest possible opportunity and, in any event, prior to 3:00 p.m. on the date of the meeting. The Public Services Director shall notify the Chairperson of the Board in the event that the projected absences will produce a lack of a quorum.

2.5 Four members of the Board shall constitute a quorum for voting purposes. Regularly scheduled meetings may be held without a quorum but no formal action requiring a vote may be taken.

2.6 No meeting shall go beyond 11:00 p.m., and no agenda items shall be taken up after 10:30 p.m. unless the Board votes to waive these time limitations.

2.7 Should there be a need for a continuation of a hearing or for a second meeting, the time and date shall be announced at the meeting. If the time and place is announced at the meeting for which the matter was scheduled, no further notice of such continued hearing shall be required; otherwise, notice thereof shall be given as in the case of the original hearing.

2.8 It shall be the duty of each member to attend all meetings. City Code Section 15-1 contains attendance requirements for Board members. Absence of any member from two meetings of the Board may constitute cause for purposes of removal of a member from the Board in accordance with City Code, §15-1.

2.9 The order of business shall be in accord with the agenda prepared by the Department of Public Services' staff, in consultation with the Chairperson.

2.10 Board meetings shall be public meetings, except as herein provided. Furthermore, the Board may meet in closed session as permitted by law.

2.11 It shall be the duty of the Department of Public Services to keep an accurate record of all proceedings at all meetings and public hearings. Minutes shall be typed and distributed to the Board members prior to the next regular meeting. Once approved by the Board, the minutes shall be placed into a record book and shall be made available to the Mayor and City Council.

2.12 Whenever there are no petitions or other pertinent business to be considered by the Board at a regular meeting, the Chairperson may dispense with such meeting by so notifying each member or directing the Department of Public Services to do so at least forty-eight (48) hours prior to the time set for such meeting. In addition, meetings may be rescheduled due to emergency situations or inclement weather by the placement of a notification on the door of the meeting place. Also, any cancellation may be advertised on a local cable television city government channel.

Section 3. Board – Staff Relationship

3.1 The City Department of Public Services shall be responsible for the following:

A. Keeping the minutes of all meetings of the Board and maintaining them in an appropriate minute book.

B. Giving all notices required by law, the by-laws or these Rules, serving as contact for all normal communication between the Board and the public, and assisting in carrying out the duties of the Board.

C. Being custodian of Board records.

D. Informing the Board of correspondence relating to business of the Board and attending to such correspondence.

E. Mailing to the members of the Board materials regarding each agenda items for all meetings at least five (5) days prior to each scheduled meeting.

F. Providing the Board with necessary information to carry out its duties.

3.2 Board members may request that the Department of Public Services provide specific additional information, as they deem necessary to carry out their duties.

3.3 Board members normally take no part in daily staff routine or administration of the Department of Public Services.

3.4 The City Clerk shall maintain Rules, regulations, decisions, orders, hearing dockets and policies of the Board.

Section 4. Order of Business

4.1 The order of business at a meeting of the Board shall be as follows:

A. Convene meeting and determine if a quorum is present. Introduction of new members, if any.

B. Approval of minutes of previous meetings.

C. Amendments to the agenda, if any.

D. Staff report and Old Business.

E. Appeals of Notices of Violations.

F. Regular agenda items (Petitions, Applications, etc.) - General time allotted for presentations may be established by the Chairperson prior to the meeting, with appropriate notice to applicants.

G. Other Business.

H. Adjournment.

Section 5. Rules of Procedure for Board Hearings

5.1 General

A. Hearing Board. "Hearing Board" or "Board", as used herein, refers to the City of College Park Rent Stabilization Board when that body hears matters regarding the establishment of rent ceilings, determination of rent levels, rent registration, annual increases in the regulated rent level, petitions for individual adjustments in the regulated rent level, hardship exemptions, any and all matters relating to the implementation of the Rent Stabilization Program contained in City Code, Chapter 127 or other matters referred to it for which a hearing is allowed.

B. Quorum. A quorum shall be required to conduct official business.

C. Secretary. The Secretary, or designated representative, shall attend all meetings of the Board and shall be responsible for preparing a true and accurate record of all proceedings as provided for hereinabove.

D. Legal Advisor. The City Attorney shall be the legal advisor to the Board.

E. Hearings and appeals regarding individual adjustments of rent ceilings shall be governed by City Code, §127-7.B. which is incorporated herein by this reference.

5.2 Hearings

A. Open to Public. All hearings are open to the public. This requirement shall not prohibit the Board from meeting in closed session in accordance with applicable law. Persons attending hearings shall maintain a proper decorum and refrain from disturbing the orderly process of the hearing. The Chairperson of the Board may order disruptive individuals to leave the hearing room or take other necessary measures to insure that order is maintained.

B. Evidence and Ex Parte Communications. All materials submitted to the Board shall become part of the record of the case. Board members shall not engage in communications of any kind with any party of record in a Board proceeding other than Board counsel or staff regarding the case before the Board prior to the time a Decision is rendered.

C. Place and Time of Hearings - Board hearings shall be held at City Hall, College Park, Maryland, or at a different facility as time, space, and availability require. The time and place of such hearings shall be published as required in the City Code and these Rules, and interested parties shall be notified in accordance with the requirements as stated in the City Code, if any, and these Rules. Notice of the place, date and time of a hearing shall be provided to both the tenants and landlords of a property that is the subject of a hearing

D. Continuation of Hearings - Cases which have not been concluded at the initial hearing may be continued to a day and time announced by the Board immediately before the initial hearing is adjourned.

E. Conclusion of Hearings - At the conclusion of the hearing, the Board may close the record, or may leave the record open (for a specified time) for receipt of additional written evidence.

F. Rescheduling of Hearings - All requests for continuance or postponement of the initial hearing date must be received by the Board in writing, at least five (5) days before the scheduled date of the hearing. No requests for continuance or postponement shall be granted absent compelling circumstances. In the event of "emergency circumstances," a hearing may he postponed and rescheduled without complying with the above noted five (5) day notice provision. The Board has sole discretion to determine what constitutes "emergency circumstances".

G. Closed Sessions. The Board may meet in closed session to:

1. discuss, at the Board's discretion, evidence or arguments received in public hearings;

2. to consult with the legal advisor to the Board to obtain legal advice on a legal matter; or

3. discuss matters which the Board is permitted to discuss in closed session pursuant to State law.

H. Signing Up to Testify - Individuals attending a hearing may be required to sign a witness list provided by the Board if they wish to testify; however, if a hearing is continued to a later date, generally only those individuals who signed up to testify at the first hearing will be permitted to testify at a

continued hearing on the same matter unless called on rebuttal. The Board may decide, if compelling reasons exist, to allow a person who did not sign up to testify at the original hearing to testify at a continued hearing.

I. Correspondence - A party filing correspondence with the Board shall send a copy of the correspondence to all other parties of record or representatives of such other parties of record. The Board may exclude material from the record, copies of which have not been provided to other parties.

5.3 Record of Hearings

A. The record created before the Board shall include, but not be limited to:

1. For Petitions and Requests

a. The application form and accompanying data;

b. Staff report;

c. All correspondence relative to the application;

d. All testimony at the hearing;

e. All exhibits, papers and documents required to be filed or that are accepted into evidence during the proceedings;

f. A list of participants;

g. A statement of all materials officially noticed;

h. Final decision, order and/or ruling; and

i. Other items which the Board deems necessary.

2. Appeals of Notices of Violations

a. The notice of violation and any accompanying data;

b. Staff report, if any;

c. All correspondence relative to the matter;

d. All testimony at the hearing, and any exhibits accepted into evidence during the proceedings;

e. Final decision; and

f. A list of participants;

g. A statement of all materials officially noticed;

h. Other items which the board deems necessary.

B. The Board shall maintain an official record of its proceedings in each case. This record shall include all filings, testimony, exhibits and a recording of the proceeding. The Board shall maintain this record for a period of four (4) years after a final decision in a case. A final decision is one in which no further appeal can be taken.

C. The Board shall ensure that an official record of the hearing is made.

D. No person other than an authorized City representative shall videotape, photograph, broadcast, tape record, or otherwise make an electronically produced record of such Hearing without the prior consent of the Board.

E. Transcript of Testimony - Transcripts of testimony shall be made available if requested for court review or if requested by a party in interest. The transcribed testimony may be obtained from the Board upon payment in advance of the cost of transcribing the record. The transcriber shall certify the accuracy of any transcript.

5.4. Evidence

A. Rules of Evidence - The Board is not bound by formal rules of evidence but may apply rules of evidence as to what is admissible in judicial proceedings so that probative evidence may be conveniently brought forth. The Board may exclude immaterial or unduly repetitious testimony, or evidence, and may limit the number of witnesses when testimony is cumulative in nature.

B. Exhibits - Exhibits admitted into evidence may not be mounted and shall be folded to a maximum size of nine (9) inches by fourteen (14) inches. An exact duplicate of the exhibit may be mounted and used for presentation.

5.5. Appearances before the Board

A. Who May Appear - The following persons may appear before the Board.

1. An individual who appears on his or her own behalf.

2. A member of a partnership who represents the partnership.

3. A duly authorized representative of an individual, corporation, trust, or association who represents the individual, corporation, trust or association.

4. Duly authorized representatives or employees of a political division, body or department who represent the political subdivision, body or department.

B. Spokesperson - When a group of individuals appears before the Board, the Board may request that the group elect a spokesperson. Those individuals not electing to be represented by a spokesperson may act on their own behalf.

C. Representation by Attorney at Law - Any party in a proceeding may be represented by an attorney admitted to practice law before the Court of Appeals of Maryland. Before the hearing begins, the attorney shall give the Board his or her name, address, and telephone number, and identify those persons that he or she is representing.

D. Representatives of Civic Associations - An individual who claims to testify on behalf of any civic, community or citizens association shall state that he or she is authorized to speak for and present the view of that association. An individual may, but is not required to, present to the Board a letter from the association stating that the individual is authorized to speak for and present the view of that association.

E. Requests For Testimony Or Evidentiary Material:

1. Request for testimony or evidentiary material; Content of request - A person who intends to appear before the Board who desires to have a City official or other person testify on his or her behalf or to obtain evidence for the hearing may submit a written request on a form prepared by the Board at least ten days before the hearing, except as provided in paragraph two below. The form shall provide the name and address of the person to be summonsed and/or a list of all documents to be brought to the hearing.

2. Requests within ten days of hearing - Any request within ten days of a hearing shall also include a brief proffer as to the content and relevance of the person's expected testimony and explanation of the reason for the delay in filing the request. For good cause shown, the Board may issue the request.

3. Issuance and service of the request - Once the request is submitted to the Board, and it is approved, it shall be signed by the Chairperson of the Board and returned promptly by certified mail - return receipt requested to the person making the request. The requestor shall be

responsible for either hand delivering the approved request to the proper person or sending same by certified mail - return receipt requested. The person serving the request shall certify in writing that the request was delivered and when, specifying the manner of delivery.

5.6 Order of Presentation

A. Oath - An individual testifying shall give his or her name and address and take the following oath given by the Chairperson: "Do you solemnly promise to speak truthfully in the testimony you are about to give?" The Board may choose, at its option and for the purpose of administrative convenience, to administer the above oath in group fashion to all persons planning to testify.

B. Order of Presentation- Hearings, other than appeals of notices of violations, shall be conducted in the following manner unless otherwise directed by the Chairperson:

1. Call of the case by the Chairperson.

2. Introduction of the case by Department of Public Services' Staff and presentation of reports and official documents pertaining to the case including staff analysis and recommendations, if any.

3. Presentation by the applicant or petitioner, his agent or attorney.

4. Presentation by any other person having an interest in the property which is the subject of the matter before the Board. For example, if a landlord is the applicant regarding a matter before the Board, the tenants would now have an opportunity to address the Board, and vice versa.

5. Board Members may address questions to staff, applicants, or any others present at the hearing, as is deemed appropriate.

C. Order of Presentation- Hearings on appeals of notices of violation shall be conducted in the following manner unless otherwise directed by the Chairperson:

1. City Staff Testimony And Evidence.

2. Other Witnesses Called By The City.

3. Appellant Testimony And Evidence.

4. Other Witnesses Called By The Appellant.

5. Rebuttal Witnesses.

6. Board members may address questions to staff, appellant, witnesses or any others present at the hearing, as is deemed appropriate.

5.7. Decisions and Order

A. Decisions on any matter before the Board shall require the affirmative vote of four (4) members of the Board participating in the matter. No member of the Board shall vote on a case unless he has attended the public hearing(s) at which testimony was given or listened to a tape of the public hearing(s) at which the matter was discussed and reviewed the evidence presented at the pubic hearing. Failure to receive the necessary votes shall result in the denial of the application or petition, or the action appealed from shall be affirmed.

B. No member shall vote on a matter in which he or she has a personal financial interest or other conflict of interest.

C. The Board shall vote on a matter at the hearing if they feel that they have an understanding of the information presented. If there is need for additional information, the Board may vote to continue the case to the next regularly scheduled meeting or a special meeting of the Board. Once a vote is taken regarding a matter, an opinion shall be prepared in accordance with these Rules.

D. Board members' votes shall be recorded on each motion. The Chairperson shall poll each member individually.

E. Decision and Order - The final decision of the Board shall be in writing, signed by the Chairperson of the Board and shall be accompanied by Findings of Fact and Conclusions of Law. It shall be issued within 30 days of the conclusion of the hearing or as soon thereafter as may be reasonably possible. The decision shall be maintained as part of the official record of the proceeding. The final decision shall promptly be forwarded to the City Clerk.

F. Minority Opinion - Any member who does not agree with the majority opinion may prepare a minority opinion in writing to be attached to the decision.

G. Mail Copies to Parties - The Department of Public Services will mail copies of the decision and any minority opinion to the parties or their representatives.

H. At any time and without prior notice or hearing, on its own initiative or on motion of any party, the Board may modify its decision in order to correct a clerical error.

I. Decisions of the Board are subject to review as provided for in City Code, Chapter 127.

J. The Board shall take final action on any individual rent adjustment petition within 120 days following the date of filing of such petition, unless the conduct of the Petitioner or other good cause is responsible for the delay.

5.8. Reconsideration

A. A request for reconsideration of a decision of the Board must be filed by a party within ten (10) days of the date of original written decision. Such request must be in writing and must set forth specifically the reasons for requesting reconsideration. The party requesting reconsideration shall also give written notice to any person who was a party to the proceeding by hand-delivering or mailing such notice on the same day that the request for reconsideration is filed with the Board. A copy of such notice shall be promptly filed with the Board and shall contain a dated certification that a copy of the request was hand delivered or mailed in accordance with this provision to such persons at the address(es) indicated in the record. Those persons shall have ten (10) days from the date of the notice to submit written comments regarding the request. The Board may dismiss the request or grant reconsideration.

B. The Board may also reconsider a decision on its own motion, provided such motion is made no later than the Board's next regular meeting following the date upon which the original decision was made.

C. When reconsideration is granted, the Board may, at its discretion, conduct a hearing thereon. When a reconsideration hearing is scheduled, notice shall be given as in the case of the original hearing, except no posting or fees shall be required, and it shall include any persons who were parties to the proceeding. At the hearing thereon, no new evidence shall be submitted or accepted.

Section 6. Conduct of Board Members

6.1 Members shall not appear to speak for the Board except as authorized by the Board. In any public or private statement concerning Board affairs, members will carefully indicate whether they are speaking for the Board or for themselves.

6.2 Members shall conduct themselves at Board meetings in a fair, understanding and gracious manner. They shall seek to be considerate of all individuals, attitudes and differences of opinion involved in official Board business.

6.3 Members are subject to the City's Code of Ethics.

6.4 Members shall comply with the open meeting requirements established by the City Council and State law.

6.5 Members shall disclose to the Board any conflict of interest, as that term is understood in §15-801 et. seq. of the State Government Article of the Annotated Code of Maryland, as amended, and the College Park Ethics Code and shall refrain from voting or taking action an any such matter for which they have a conflict of interest. See City Code, §15-43 for further guidance. Members of the Board shall not be disqualified from exercising any of their powers or duties on the grounds of conflict of interest solely on the basis of their status as a landlord or tenant.

Section 7. Amendments

7.1 These Rules may be amended no more often than quarterly by a vote of a majority of the entire membership of the Board provided that notice of the proposed change is given to each member at or before the prior regularly scheduled meeting.

Section 8. Rules not Jurisdictional

8.1 These Rules of Procedure do not constitute jurisdictional requirements. Failure of the Board, its staff or any party to comply with any provision of these Rules shall not invalidate any otherwise valid decision or action of the Board.

Approved by the City of College Park Rent Stabilization Board on the 25th day of September, 2006.

College Park, Maryland Rent Stabilization Board

By: _____
Robert Day, Acting Chairperson

Approved by the Mayor and City Council of the City of College Park, Maryland at a regular meeting on the 10th day of October, 2006.

CITY OF COLLEGE PARK, MARYLAND

By: _____
Stephen A. Brayman, Mayor

C:\Documents and Settings\Government\My Documents\Committees\Rent Control Board\RulesofProcedure.doc

INTER

OFFICE

MEMO

OFFICE OF THE MAYOR

To: Tom Stevenson; City Council
From: Theo Williams
Subject: Property Tax Credit for Advanced Telecommunications Systems
Date: August 25th, 2015

Md. Tax-Property Code Ann. §9-228 gives the governing body of counties and municipal corporations the authority to grant a tax credit on real property that undergoes "renovations for accommodating advanced computer and telecommunications systems." With the City's heavy investment in broadband in the Downtown, the Mayor believes that incentivizing the utilization of this technology is important to the revitalization of the Downtown. The total tax credit is for 10% of the cost of renovations, as determined by a third-party appraiser. This tax credit will begin the first fiscal year after renovations are completed and approved. The tax credit will apply for the full amount normally due until the tax credit has run out or ten years has occurred (see attachment). Ms. Kordzikowski has agreed to administer the process of applying for the tax credit; a draft of the application has been attached. Mr. Garrett is confident that he has the expertise to determine what renovations "qualify" for this tax credit, utilizing the standards published by the Electrical and Telecommunications Industry Associations. Mr. Cordrey and the Department of Finance can administer the tax credit using the same process that they administer the renter-to-homeownership conversion tax abatement program. The entire process is laid out in a flow chart, as suggested by Ms. Kordzikowski. The individual applications do not have to go before City Council and the tax credit only applies to City real property taxes, not County.

The majority of the proposed ordinance conforms with §9-228, however, I have made some minor changes in accordance with §9-228 (c), (d), & (f):

1) The current version of this ordinance defines "eligible area" as just the Downtown Historic District and not the entire sustainable communities area in order to better target the legislation and lessen the financial burden of this legislation.
2) The current version *does not* prorate the tax credit for the months between the final approval of the renovations and the start of the next fiscal year. The tax credit is for ten years, regardless of when the tax credit begins.
3) I have added an ownership stipulation to mirror the City's rental-to-homeownership conversion tax abatement program. The applicant must certify that they are still the owner of the premise that underwent the renovation and should ownership change, the tax credit would end. The only exemptions to this provision are ones for transfers between spouses, relatives, or similar business entities, i.e. a parent company transferring property to its subsidiary or vice-a-versa. These guidelines will simply follow the state guideline for exemptions from recordation and transfer taxes.
4) Following Mr. Cordrey's advice, I have added a "roll-over" provision to tax credit that allows the total tax credit to be dispersed throughout the ten year period. Using language from the state code exactly would not have led to this roll-over and led to an unequal distribution of the tax credit.
5) In order to avoid property owners from "doubling up" on property tax credits, I have added a provision that would prevent property owners from receiving both this tax credit and enterprise zone tax credits (see attachment from Mr. Cordrey).

Cc: Julia Glanz, Bill Garrett, Laura Kordzikowski, Keith Cordrey

Ordinance No. _____

NOTE: This Ordinance is currently in draft form, as it has not yet been fully reviewed by the City of Salisbury's Legal Department.

AN ORDINANCE OF THE CITY OF SALISBURY, MARYLAND AMENDING CHAPTER 3, REVENUE AND FINANCE, OF THE CITY CODE BY ADDING CHAPTER 3.22 FOR THE PURPOSE OF ESTABILISHING AN ADVANCED TELECOMMUNICATIONS SYSTEMS PROPERTY TAX CREDIT.

WHEREAS, Section 9-228, Tax-Property Article, of the Annotated Code of Maryland gives counties and municipalities the option to offer a tax credit on real property for renovations to commercial or residential buildings to meet state-of-the-art communications and utility standards for accommodating advanced computer and telecommunications systems; and

WHEREAS, the City of Salisbury has an interest in incentivizing the revitalization of the Downtown; and

WHEREAS, the enabling legislation, within the Annotated Code of Maryland, gives the municipality the ability to define the eligible area for this tax credit as within areas that are designated as sustainable communities; and

WHEREAS, the Downtown Historic District, as defined in Salisbury Code 17.60, falls within Salisbury's sustainable community; and

WHEREAS, the City of Salisbury will be installing fiber optic cables in the Downtown to support and encourage the usage of advanced computer and telecommunications systems in the Downtown; and

WHEREAS, an Advanced Telecommunications Systems Property Tax Credit will further the City of Salisbury's aim of revitalizing the Downtown generally and encouraging the usage of advanced telecommunications system technology specifically.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALISBURY, MARYLAND that Chapter 3 be amended by the addition of Chapter 3.22 as set forth herein:

Chapter 3.22

ADVANCED TELECOMMUNICATIONS SYSTEMS PROPERTY TAX CREDIT

Sections:

3.22.010 Definitions
3.22.020 Advanced telecommunications systems property tax credit

3.22.030 Implementation

3.22.010 Definitions

As used in this chapter, the following terms shall have the meanings indicated:

A. "Licensed Appraiser" means an appraiser that is licensed with the Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors of the Maryland Department of Labor, Licensing, and Regulation.

B. "Cost of Qualify Renovations" means the added value to the property as a result of the renovations as determined by a third-party licensed appraiser.

C. "Eligible Area" means the area of the City of Salisbury that has been designated as the "Downtown Historic District, pursuant to the Salisbury Code 17.60.

D. "Qualifying Renovations" means renovations to a commercial or residential building that the Director of the Department of Information Technology or his designee determines to qualify for this tax credit under the guidelines in 3.22.020(E).

3.22.020 Advanced telecommunications systems property tax credit

A. Pursuant to the authorization contained in Section 9-228, Tax-Property Article, Annotated Code of Maryland, the city of Salisbury elects to provide an advanced telecommunications systems property tax credit for the taxable year beginning July 1, 2016.

B. There is a City of Salisbury advanced telecommunications systems property tax credit against real property for commercial or residential buildings in the eligible area to which qualifying renovations have been made to meet state-of-the-art communications and utility standards for accommodating advanced computer and telecommunications system in the amount as defined in section (C).

C. The amount of the tax credit shall not exceed ten percent (10%) of the cost of qualifying renovations to a commercial or residential building to meet state-of-the-art communication and utility standards for accommodating advanced computer and telecommunications equipment.

D. For any taxable year, the amount of a property tax credit granted under this chapter may not exceed the lesser of:

1. The amount of the tax credit less the tax credit granted in previous fiscal years; or
2. The City of Salisbury property tax otherwise due for that taxable year.

E. A property tax credit may be granted under this chapter if the Director of the Department of Information Technology or his designee:

1. Before construction commences, review, and approves the plans for the renovations as meeting industry standards published by the Electrical Industry Association and Telecommunications Industry Association (EIA/TIA Building Standard 568); and
2. During construction and on completion of construction, reviews and approves the implementation of the renovations as conforming to the approved plans based on the appraisal report of a third-party licensed appraiser.

F. The credit shall apply in each of the ten taxable years at the beginning of the fiscal year following the final approval in accordance with subsection (E)(2).

3.22.020 Implementation

A. To administer the program, the Business Development Specialist of the City of Salisbury shall distribute and receive any forms that are required for application to the program and an annual certification of qualification. The Business Development Specialist may begin soliciting applications beginning November 1, 2015.

B. In order to remain eligible for the tax credit, each applicant shall file a certificate of qualification by April 1 of each year with the Business Development Specialist certifying that they are still the owner of the property receiving the tax credit.

C. Upon transfer of ownership, the property will no longer be eligible for the property tax credit created under this chapter.

1. Subsection (C) does not apply to transfers of the property between relatives, spouses, or related business entities as governed by Section 12-108(c), (d), & (p), Tax-Property Article, Annotated Code of Maryland.

D. Properties that currently receive a property tax credit under Section 9-103 or 9-103.1, Tax-Property Article, Annotated Code of Maryland, are not eligible for the Advanced Telecommunications Systems Property Tax Credit created under this chapter. If a property applies for and receives a property tax credit under Section 9-103 or 9-103.1, Tax-Property Article, Annotated Code of Maryland, the property will no longer be eligible for the property tax credit created under this chapter.

E. The cost of the appraisal of the property shall be borne by the owner of the property.

Example:

Improvement Amount	$ 10,000
Credit Amount	$ 1,000
Improvement Completion Date	5/12/2014
Credit Effective FY	FY15

Year:		1	2	3	4	5	6	7	8	9	10	
	Fy 14	**Fy 15**	**Fy 16**	**Fy 17**	**Fy 18**	**Fy 19**	**Fy 20**	**Fy 21**	**Fy 22**	**Fy 23**	**Fy 24**	
Assessment Before Improvement	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	
Improvements Qualifying for Credit		10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	
Total Assessment	100,000.00	110,000.00	110,000.00	110,000.00	110,000.00	110,000.00	110,000.00	110,000.00	110,000.00	110,000.00	110,000.00	
Tax (at .937 per 100)	937.00	1,030.70										
Credit Applied	0	1,000.00										1,000.00
Credit Carry Over		-										

Example:

Improvement Amount	$ 100,000
Credit Amount	$ 10,000
Improvement Completion Date	5/12/2014
Credit Effective FY	FY15

Year:		1	2	3	4	5	6	7	8	9	10	
	Fy 14	**Fy 15**	**Fy 16**	**Fy 17**	**Fy 18**	**Fy 19**	**Fy 20**	**Fy 21**	**Fy 22**	**Fy 23**	**Fy 24**	
Assessment Before Improvement	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	
Improvements Qualifying for Credit		100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	
Total Assessment	100,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	
Tax (at .937 per 100)	937.00	1,874.00	1,874.00	1,874.00	1,874.00	1,874.00	1,874.00	1,874.00	1,874.00	1,874.00	1,874.00	
Credit Applied	0	1,874.00	1,874.00	1,874.00	1,874.00	1,874.00	630.00					10,000.00
Credit Carry Over		8,126.00	6,252.00	4,378.00	2,504.00	630.00	-					

Example:

Improvement Amount	$ 500,000
Credit Amount	$ 50,000
Improvement Completion Date	5/12/2014
Credit Effective FY	FY15

Year:		1	2	3	4	5	6	7	8	9	10	
	Fy 14	**Fy 15**	**Fy 16**	**Fy 17**	**Fy 18**	**Fy 19**	**Fy 20**	**Fy 21**	**Fy 22**	**Fy 23**	**Fy 24**	
Assessment Before Improvement	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	
Improvements Qualifying for Credit		500,000.00	500,000.00	500,000.00	500,000.00	500,000.00	500,001.00	500,002.00	500,003.00	500,004.00	500,005.00	
Total Assessment	100,000.00	600,000.00	600,000.00	600,000.00	600,000.00	600,000.00	600,001.00	600,002.00	600,003.00	600,004.00	600,005.00	
Tax (at .937 per 100)	937.00	5,622.00	5,622.00	5,622.00	5,622.00	5,622.00	5,622.01	5,622.02	5,622.03	5,622.04	5,622.05	
Credit Applied	0	5,622.00	5,622.00	5,622.00	5,622.00	5,622.00	5,622.01	5,622.02	5,622.03	5,023.94		50,000.00
Credit Carry Over		44,378.00	38,756.00	33,134.00	27,512.00	21,890.00	16,267.99	10,645.97	5,023.94	0.00		

Example:

Improvement Amount	$ 100,000
Improvement Completion Date	5/12/2014
Credit Effective FY	FY15

Year 1:		1	2	3	4	5			
	Fy 14	**Fy 15**	**Fy 16**	**Fy 17**	**Fy 18**	**Fy 19**	**Accumulated**		
Assessment Before Improvement	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00			
Improvements Qualifying for Credit		100,000.00	100,000.00	100,000.00	100,000.00	100,000.00			
Total Assessment	100,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00			
Tax (at .937 per 100)	937.00	1,874.00	1,874.00	1,874.00	1,874.00	1,874.00			
Calculated Credit (10% of Impv)		10,000.00	10,000.00	10,000.00	10,000.00	10,000.00			
Actual Credit	0	1,874.00	1,874.00	1,874.00	1,874.00	1,874.00	9,370.00	94%	*% of Credit*
								9.4%	*% of Impv*

.937 per $100

Example:

Improvement Amount	$ 500,000
Improvement Completion Date	5/12/2014
Credit Effective FY	FY15

Year:		1	2	3	4	5			
	Fy 14	**Fy 15**	**Fy 16**	**Fy 17**	**Fy 18**	**Fy 19**	**Accumulated**		
Assessment Before Improvement	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00			
Improvements Qualifying for Credit		500,000.00	500,000.00	500,000.00	500,000.00	500,000.00			
Total Assessment	100,000.00	600,000.00	600,000.00	600,000.00	600,000.00	600,000.00			
Tax (at .937 per 100)	937.00	5,622.00	5,622.00	5,622.00	5,622.00	5,622.00			
Calculated Credit (10% of Impv)		50,000.00	50,000.00	50,000.00	50,000.00	50,000.00			
Actual Credit	0	5,622.00	5,622.00	5,622.00	5,622.00	5,622.00	28,110.00	*56%*	*% of Credit*
								5.6%	*% of Impv*

Md. TAX-PROPERTY Code Ann. § 9-228

Annotated Code of Maryland
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*** Statutes current through 2014 legislation ***

TAX - PROPERTY
TITLE 9. PROPERTY TAX CREDITS AND PROPERTY TAX RELIEF
SUBTITLE 2. STATEWIDE OPTIONAL

Md. TAX-PROPERTY Code Ann. § 9-228 (2014)

§ 9-228. Commercial or residential building in eligible area undergoing renovations for accommodating advanced computer and telecommunications systems

(a) Authorized. -- The Mayor and City Council of Baltimore City or the governing body of a county or municipal corporation may grant, by law, a tax credit against the county or municipal corporation property tax imposed on a commercial or residential building located in an eligible area to which qualifying renovations have been made to meet state-of-the-art communications and utility standards for accommodating advanced computer and telecommunications systems, including fiber-optic cable, emergency electrical capacity, and emergency backup power.

(b) Amount of credit. -- For any taxable year, the amount of a property tax credit granted under this section may not exceed the lesser of:

(1) 10% of the cost of renovations to a commercial or residential building to meet state-of-the-art communication and utility standards for accommodating advanced computer and telecommunications equipment, including fiber-optic cable, emergency electrical capacity, and emergency backup power; or

(2) the county or municipal corporation property tax otherwise due for that taxable year.

(c) Ten year limitation. -- A tax credit granted under this section may not be granted for more than 10 years.

(d) Designation of eligible area. -- The Mayor and City Council of Baltimore City or the governing body of a county or municipal corporation may designate an area within the county or municipal corporation as an area eligible for the tax credit under this section if the area is eligible for designation as a sustainable community under the Neighborhood Business Development Program created under Title 6, Subtitle 3 of the Housing and Community Development Article.

(e) Review and approval of plans and implementation of conforming renovations. -- A property tax credit may be granted under this section if a designee of the county or municipal corporation:

(1) before construction commences, reviews and approves the plans for the renovations as meeting industry standards published by the Electrical Industry Association and Telecommunications Industry Association (EIA/TIA Building Standard 568); and

(2) during construction and on completion of construction, reviews and approves the

implementation of the renovations as conforming with the approved plans.

(f) Additional limitations or standards. -- The Mayor and City Council of Baltimore or the governing body of a county or municipal corporation may establish:

(1) additional limitations on the amount or duration of credits under this section;

(2) additional standards for eligibility for the credit; or

(3) procedures or requirements for the review and approval of credits.

HISTORY: 1996, ch. 10, § 21; ch. 289; 1998, ch. 72; 2000, ch. 61, § 6; 2005, ch. 44, § 1; 2011, ch. 145.

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City of Salisbury
Advanced Telecommunications Systems Property Tax Credit: Information and Qualification Application

About the Program

If you are planning to renovate your property to meet state-of-the-art communication and utility standards for accommodating advanced computer and telecommunications equipment and you are located within the City of Salisbury's Downtown Historic District, you may be eligible for Salisbury's "Advanced Telecommunications Systems Property Tax Credit". Your renovations must meet industry standards published by the Electrical Industry Association and Telecommunications Industry Association (EIA/TIA Building Standard 568) and be approved by the City of Salisbury's Department of Information Technology in advance. Such renovations can include, but are not limited to, accommodating for fiber-optic cable, emergency electrical capacity, and emergency backup power. If approved, your total tax credit will be 10% of the cost of qualifying renovations (as determined by a licensed appraiser). This tax credit will begin the first fiscal year after renovations are completed and approved. Each year you will receive a tax credit which is the lesser of the amount of the tax credit less the tax credit granted in previous fiscal years or your property taxes otherwise due. You will continue to receive this tax credit until you have used up your entire property tax credit, ten years have passed, or the property changes ownership, with some exceptions applying.

Eligibility

1. The property must be located within the City of Salisbury's Downtown Historic District (see last page of this application for map).
2. The property may not receive a property tax credit through an Enterprise Zone designation, or other property tax credit under Section 9-103 or 9-103.1, Tax-Property Article of the Annotated Code of Maryland. Other tax credits, such as credits for resident artists in the Arts and Entertainment District, are applicable and do not preclude eligibility to this tax credit.
3. Eligible renovations are defined as renovations to a commercial or residential building that have been made to meet state-of-the-art communications and utility standards for accommodating advanced computer and telecommunications system, in accordance with the industry standards published by the Electrical Industry Association and Telecommunications Industry Association (EIA/TIA Building Standard 568).

The Process

1. Prepare a detailed description of your proposed renovation, a construction timeline, a list of hardware and equipment that will be installed and/or upgraded, and a diagram and/or schismatic of the proposed renovation.
2. **Before construction begins**, bring the attached application and the aforementioned documents to the Business Development Specialist. The application and plans will allow us to determine

Submit Application to:
Business Development Specialist – City of Salisbury
125 North Division Street, Room 104
Salisbury, MD 21801
410-677-1915 | info@citylivingsalisbury.com

whether or not your property is eligible to receive this property tax credit. You will receive a letter acknowledging the receipt of your application.

3. If determined eligible, you will receive a letter confirming that your submitted plans meet the initial requirements for this tax credit. If not determined eligible, you will receive a letter with a brief explanation as to why your plans did not meet the eligibility requirements; you may reapply with plans that address these problems.
4. Upon completion of the renovation, you must hire a third-party appraiser, licensed by the Maryland Department of Labor, Licensing, and Regulation, to determine the value of the renovations and submit the appraisal report to the Business Development Specialist. **The cost of the appraisal is to be borne by the applicant**.
5. The Department of Information Technology will review the appraisal report and confirm that the construction completed largely conforms with the plans submitted. If they do not, you will be requested to submit a written clarification explaining the discrepancy.
6. Upon final approval of your renovations, you will automatically see the tax credit reflected in your property taxes at the start of the next fiscal year. This property tax credit is for the property owner only, not the tenant. Reimbursement to the tenant must be negotiated with the property owner.

Submit Application to:
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125 North Division Street, Room 104
Salisbury, MD 21801
410-677-1915 | info@citylivingsalisbury.com

City of Salisbury
Advanced Telecommunications Systems Property Tax Credit: Information and Qualification Application

Application

Applying For:

Residential Property ☐ Commercial Property ☐ Mixed Use ☐

General Information

Today's Date: _____

Name: _____

Business Name (if applicable): _____

Mailing Address:

_____

_____

Telephone Number: _____

E-Mail Address: _____

Property Information

Address of Property for Which Advanced Telecommunications Systems Benefits are sought:

_____

_____

Property Tax # (10 digit – if available): __ __ __ __ __ __ __ __ __ __

Name of Property Owner: _____

Address of Property Owner: _____

Is this Your Primary Residence?: Yes ☐ No ☐

Approximate Size of Property: _____ Acres

Approximate Size of Existing Building: _____ Square Feet

Current Base Assessment Price: $_____

Information on Applicant Business (If Applicable)

Name of Business: _____

Contact Person: _____

Title: _____

Street Address (if different):

_____

_____

Submit Application to:
Business Development Specialist – City of Salisbury
125 North Division Street, Room 104
Salisbury, MD 21801
410-677-1915 | info@citylivingsalisbury.com

City of Salisbury
Advanced Telecommunications Systems Property Tax Credit: Information and Qualification Application

Describe the Company's primary and secondary products or services that are, or will be, produced at the facility undergoing renovations:

_____

_____

Business NAICS Code (if available): _____

Proposed Project

Project Starting Date: _____

Anticipated Completion Date: _____

Brief Description of Project Including Explanation of Hardware/Software That Will Be Added/Upgraded:

_____

_____

_____

Signatures

Signature of Person Completing This Form:_____

Typed Name: _____

Title: _____

Date: _____

How did you hear about this opportunity:

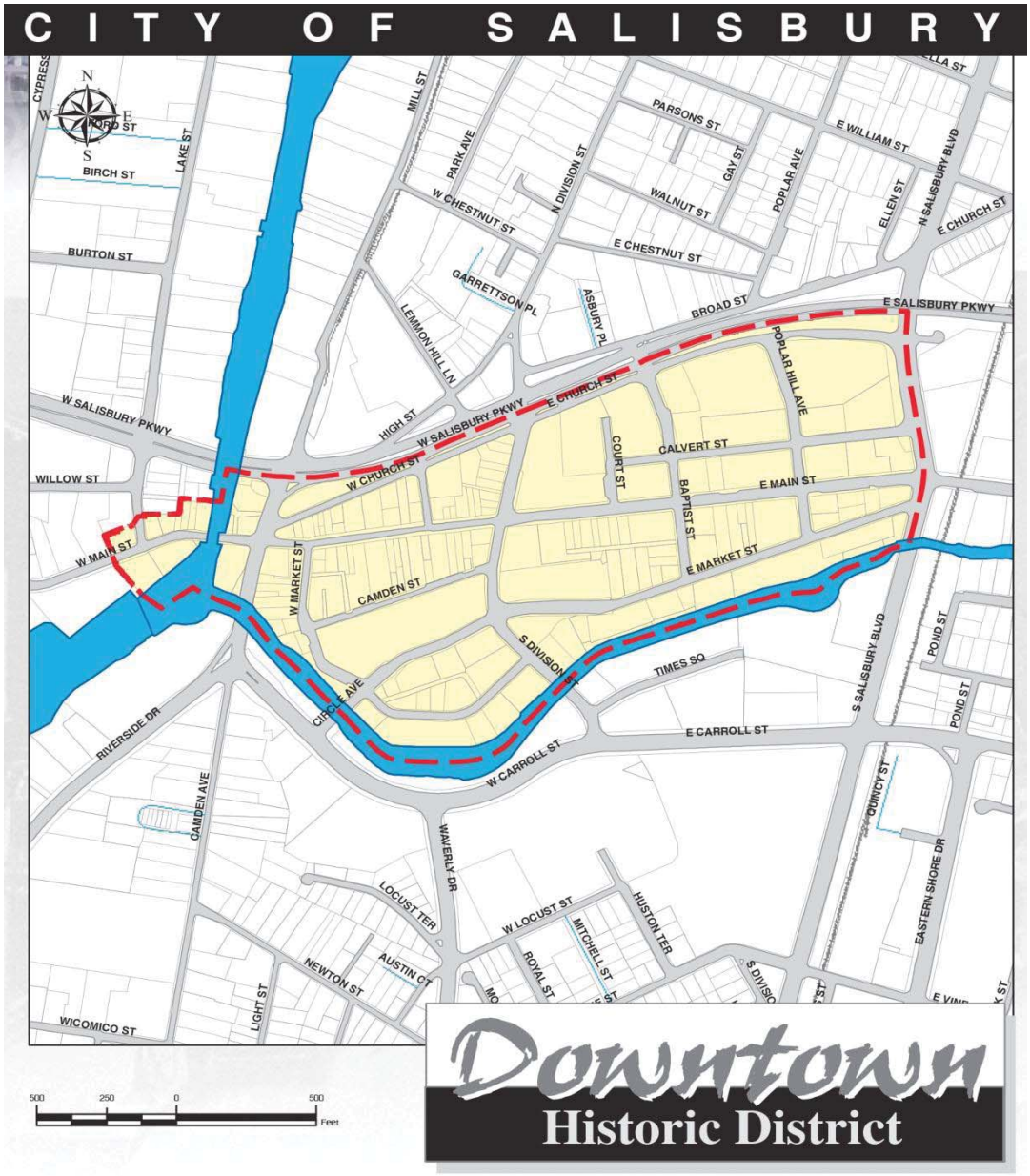
_____

_____

Submit Application to:
Business Development Specialist – City of Salisbury
125 North Division Street, Room 104
Salisbury, MD 21801
410-677-1915 | info@citylivingsalisbury.com

City of Salisbury
Advanced Telecommunications Systems Property Tax Credit:
Information and Qualification Application

Downtown Historic District Eligible Area



Submit Application to:
Business Development Specialist – City of Salisbury
125 North Division Street, Room 104
Salisbury, MD 21801
410-677-1915 | info@citylivingsalisbury.com

Acknowledgement

- Make sure property is actually in Downtown Historic District
  - Map of parcel & tax map PDFs
- Send acknowledgement letter to business /person applying for IT tax credit
  - CC the Mayor's office
  - Update contact opportunity in Act

Prepare memo

- Create memo to send to Department Heads (Finance, IT) that will verify that the company is eligible for the Tax Credit
  - Add date that they need to respond by
- Include application, relevant plans (project description, hardware used, etc.) and tax map info from SDAT
  - CC the Mayor's office
  - Update contact opportunity in Act

First Notification to Applicant

- After receiving acknowledgement from IT that the plans meet the standards for "state-of-the-art," send letter to applicant notifying them that their plans have been approved.
- Let applicant know that tax credit will only be awarded when construction has been completed, they have had the property appraised, the apparaisal report has been sent to the City, and IT has confirmed that the appraisal report conforms to the original submitted plans.
- Update contact opportunity in Act

Apparaisal Report

- After receiving Appraisal Report from applicant, send report to IT.
- If IT approves the renovations, send letter to applicant letting them know that they have received the Tax Credit and it will automatically appear on their next property tax bill following the beginnning of the first fiscal eyar
- If IT does not approve renovation, IT must give their rational for not approving and notify applicant, asking for written clarification for why their appraisal report did not match their submitted plans.
- Update contact opportunity in Act

Notify Finance

- Once approved the appraisal report is approved by IT, notify Finance Dept that the property is eligible for a property tax credit in the amount of 10% of value from appraisal report
- Update contact opportunity in Act

Memorandum

To: Tom Stevenson, City Administrator

CC: Julia Glanz, Assistant City Administrator

From: William T. Holland

Date: 9/23/2015

Re: Malone Annexation Plan & Agreement

Attached are the annexation plan, annexation agreement, and other supporting materials for the Malone Annexation which is scheduled for the City Council work session scheduled for October 5, 2015. Let me know if you have any questions.

CITY OF SALISBURY

PETITION FOR ANNEXATION

To the Mayor and Council of the City of Salisbury:

I/We request annexation of my/our land to the City of Salisbury.

Parcel(s) # 253

Map # 48

SIGNATURE (S)

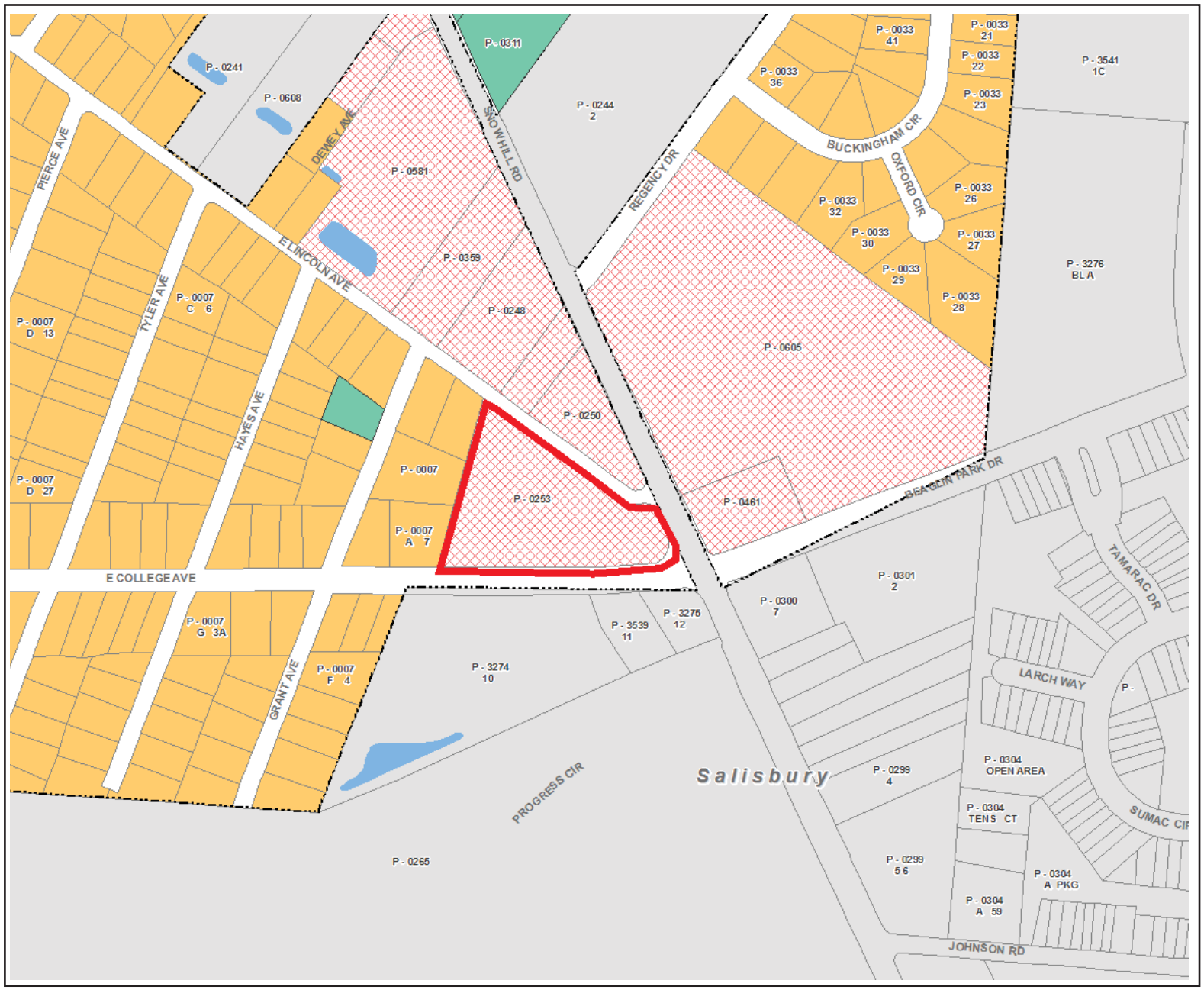
Sandy M Malone — Dec 18, 2014
Date

Patrick K. Malone — 12/22/14
Date

Date

Date

WICOMICO COUNTY ZONING MAP

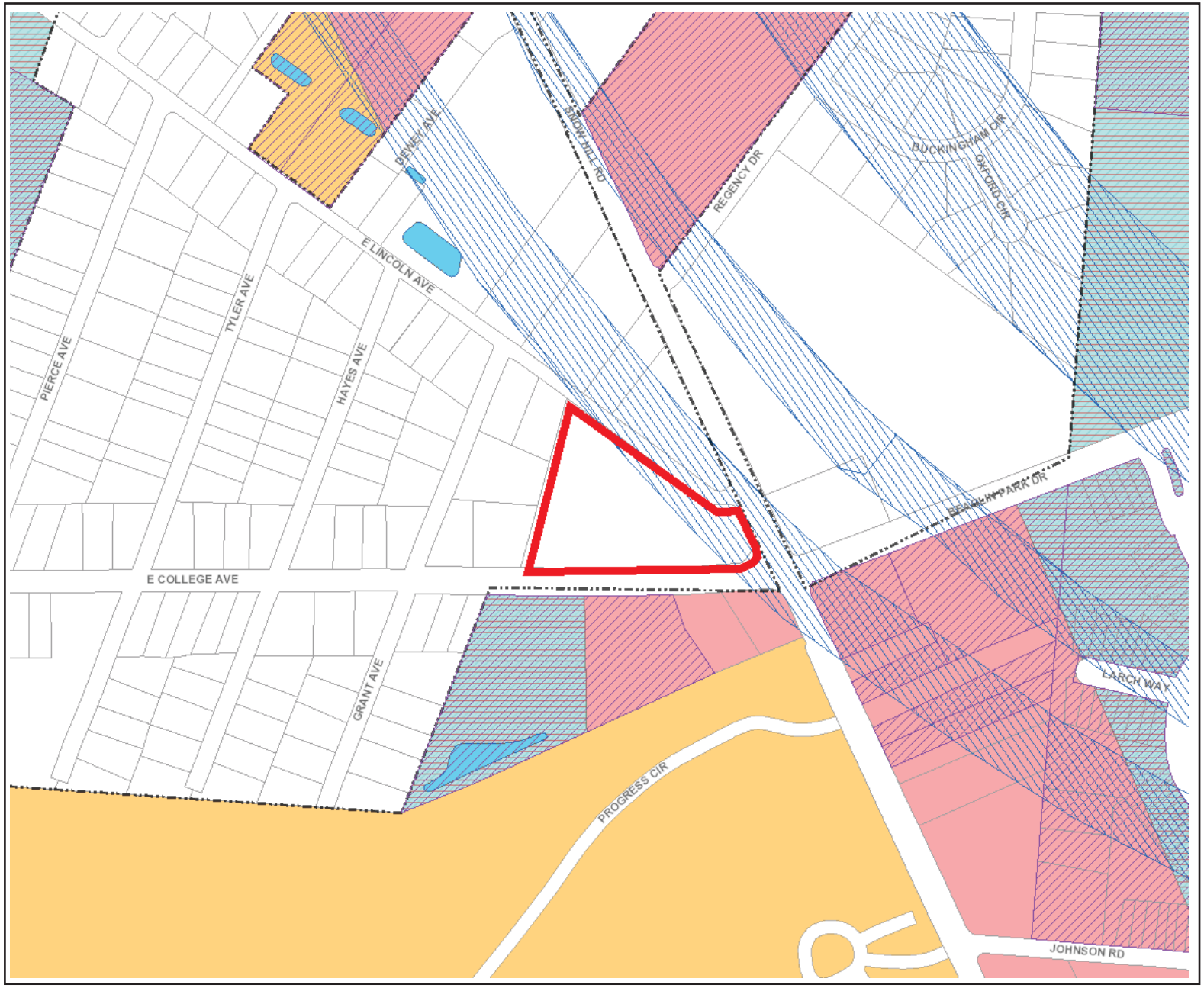


100 ft

Malone Annexation Petition - County Zoning

- Bridges
- Chesapeake Bay Critical Area
- Historic Districts
- 8000 ft Turning Radius
- Airport Overlay District
- Neighborhood Preservation District
- Salisbury Critical Area
- WicomicoCounty Boundary
- Wicomico.SDE.Railroads
- Building Permits
- Wicomico.SDE.Airport_Runways_Taxiways
- Wicomico.SDE.Municipal_Areas
- Wicomico BZA Activity
- Parcels
- Municipal Names
- Street Centerlines
- Water Bodies
- Wicomico.SDE.WicoZoning_sept19_2011
  - Zone_Long
    - A - 1 Agricultural - Rural
    - Airport Business Park
    - C - 1 Select Commercial
    - C - 2 General Commercial
    - C - 3 Regional Commercial
    - CID Corporate Industrial District
    - I - 1 Light Industrial
    - I - 2 Heavy Industrial
    - LB - 1 Light Business & Institutional
    - LB - 2 Light Business & Residential
    - R - 8 Residential
    - R - 15 Residential
    - R - 20 Residential
    - R - 30 Residential
    - REC Residential, Educational & Cultural
    - TT Town Transitional
    - VC Village Conservation
    - Municipality

CITY OF SALISBURY



100 ft

SalisburyWicomico GIS

Malone Annexation Petition - City Zoning Map

Salisbury Zoning

- Paleochannel
- Wellhead Protection Area
- Streams
- Water Bodies
- Street Numbers
- Salisbury BZA Cases
- Municipal Areas
  - CAD
    - Delmar
    - Fruitland
    - Hebron
    - Mardela
    - Pittsville
    - Salisbury
    - Sharptown
    - Willards
- Railroads
- Parcels
- Critical Area
- Historic Districts
  - Dist_Name
    - Camden Historic District
    - Downtown Historic District
    - Newtown Historic District
- Salisbury Zoning
  - CITY_ZON
    - College & University
    - Conservation
    - CBD
    - LBI
    - General Commercial
    - Reg Comm
    - MUNR
    - Select Commercial
    - Hospital
    - Ind
    - Ind Park
    - L Ind
    - Neighborhood Business
    - OSH
    - OSR
    - PDD
    - PRD
    - R - 5
    - R - 5 A
    - R - 8
    - R - 8 A
    - R - 10
    - R - 10 A
    - Riverfront Redevelopment
- Street Centerlines

JAMES IRETON, JR.
MAYOR

M. THOMAS STEVENSON, JR
CITY ADMINISTRATOR

JULIA GLANZ
ASSISTANT CITY ADMINISTRATOR

City of Salisbury

MARYLAND

Salisbury
All-America City
2010

125 NORTH DIVISION STREET
SALISBURY, MARYLAND 21801
Tel: 410-548-3170
Fax: 410-548-3107

MICHAEL S MOULDS, P.E.
DIRECTOR OF PUBLIC WORKS

CERTIFICATION

MALONE PROPERTY – SNOW HILL ROAD
ANNEXATION

This is to certify that I have verified the petitions for the annexation and that to the best of my knowledge the persons having signed the petition represent at least 25% of the registered voters residing in the area to be annexed and are the owners of at least 25% of the assessed valuation of real property located in the area to be annexed.

Leslie C. Sherrill
Surveyor

Date: 9/17/15

Malone – Snow Hill Road Certif.

EXHIBIT “A”

MALONE – SNOW HILL ROAD ANNEXATION

A CERTAIN AREA OF LAND, contiguous to and binding upon the northerly and westerly Corporate Limit of the City of Salisbury to be known as “Malone – Snow Hill Road Annexation” beginning for the same at a point on the Corporate Limit, said point lying where the southerly side of East College Avenue intersects the westerly side of MD Route 12, Snow Hill Road X 1,206,514.01, Y 190,446.26; thence running by and with the westerly side of said Snow Hill Road North twenty-five degrees zero minutes zero seconds West (N 25° 00’ 00” W) one hundred eighty-four decimal six, zero (184.60) feet to a point X 1,206,436.00, Y 190,613.56; thence South sixty-five degrees zero minutes zero seconds West (S 65° 00’ 00” W) eighteen decimal three, zero (18.30) feet to a point where the westerly right of way line of Snow Hill Road intersect the southerly right of way line of East Lincoln Avenue X 1,206,419.41, Y 190,605.83; thence by and with the said line of East Lincoln Avenue the following three courses: (1) with a curve to the left, having a radius of one hundred sixty (R = 160.00) feet and a length of twenty-nine decimal five, five (29.55) feet, a chord bearing of North sixty-seven degrees zero minutes fifty-three seconds West (N 67° 00’ 53” W) a chord distance of twenty-nine decimal five, one (29.51) feet to a point X 1,206,392.25, Y 190,617.35; (2) with a curve to the right, having a radius of two hundred forty-five decimal zero, zero (R = 245.00) feet and a length of eighty-two decimal eight, four (82.84) feet, a chord bearing of North sixty-two degrees thirty-seven minutes ten seconds West (N 62° 37’ 10” W) a chord distance of eighty-two decimal four, five (82.45) feet to a point X 1,206,319.04, Y 190,655.27; (3) North fifty-two degrees fifty-five minutes fifty-eight seconds West (N 52° 55’ 58” W) three hundred sixty decimal three, one (360.31) feet to a point at the northwesterly corner of the lands of Patricia & Dana Malone X 1,206,031.54, Y 190,872.45; thence running with the westerly boundary line of said property South twenty-one degrees fifty-one minutes fifty-three seconds West (S 21° 51’ 53” W) four hundred four decimal zero, zero (404.00) feet to a point on the northerly right of way line of East College Avenue X 1,205,881.08, Y 190,497.51; thence crossing the said road South twenty degrees fifty-six minutes six seconds West (S 20° 56’ 06” W) forty-six decimal two, one (46.21) feet to a point on the Corporate Limit X 1,205,864.57, Y 190,454.35; thence running with the Corporate Limit South eighty-nine degrees seventeen minutes eleven seconds East (S 89° 17’ 11” E) six hundred forty-nine decimal four, nine (649.49) feet to the point of beginning and containing 3.502 acres, being the lands of Patrick & Dana Malone, Parcel 253 shown on Tax Map 39, and a portion of East College Avenue and Snow Hill Road . All bearings and coordinates are referenced to the Maryland State Coordinate System, 1927 datum.

D R A F T

REPORT OF ANNEXATION PLAN

for the

E. COLLEGE AVENUE – MALONE ANNEXATION TO THE CITY OF SALISBURY

Exhibit B

September 22, 2015

This Annexation Plan is consistent with the Municipal Growth Element of the City of Salisbury's adopted Comprehensive Plan. The following are milestones in the public review and consideration of the proposed Annexation.

- At a work session on April 6, 2015, the Salisbury City Council reviewed the proposed annexation.

- On May 21, 2015, the Salisbury - Wicomico County Planning Commission reviewed the proposed annexation and forwarded a favorable recommendation to the Salisbury City Council for General Commercial zoning of the Property upon annexation.

- At a Salisbury City Council work session on October 5, 2015, the City Council formally reviewed the draft annexation agreement and the draft version of this Annexation Plan and directed an Annexation Resolution be drafted for review.

- A City County meeting held on (*date to be inserted*) the City Council formally reviewed this Annexation Plan and the Annexation Resolution and directed a date for a public hearing be established. The Council further directed that the Annexation Plan be forwarded to the Maryland Department of Planning and the Wicomico County Council and Executive for comment within 30 days of the public hearing as provided for by State law.

1.0 GENERAL INFORMATION AND DESCRIPTION

1.1 Petitioners

The petitioners are Patrick K. and Dana G. Malone at 8 Shavannah Drive East, in Bear, Delaware 19701.

1.2 Location

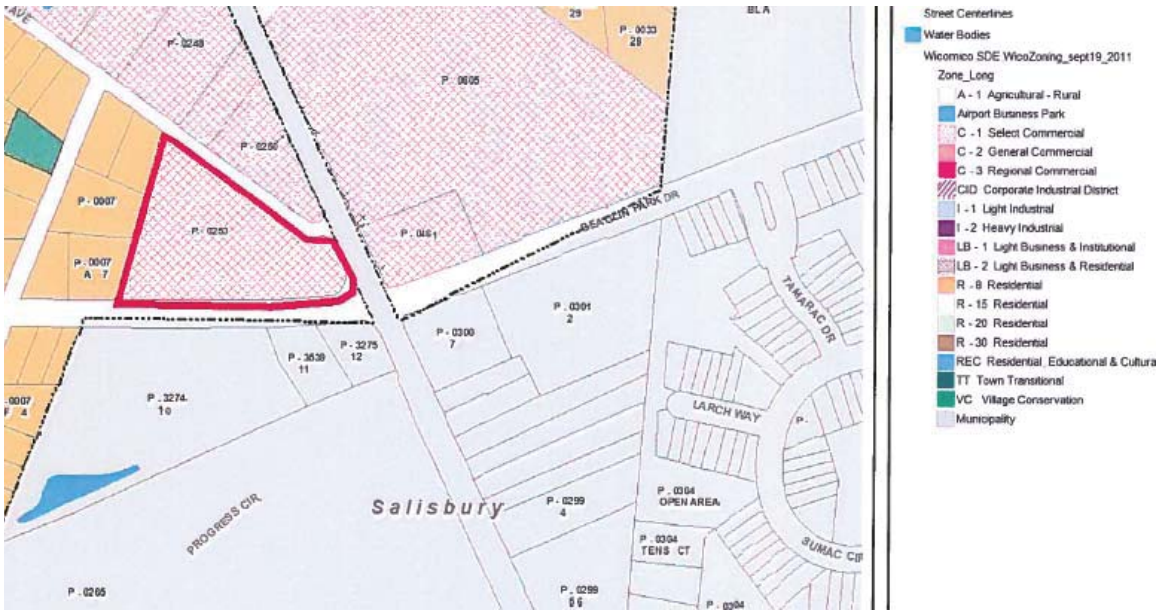
The Property is located at the intersection of E. College Avenue and Snow Hill Road (MD Route 12). E. College Avenue borders it on the south, E. Lincoln Avenue on the north, and Snow Hill Road (MD 12) on the east. The image below is an aerial photograph of the immediate vicinity. The right-of-way of E. College Avenue along the Property's frontage will also be annexed since the City's current limits run along the south side of E. College Avenue.

1.3 Property Description

Attachment "1" shows the survey of the Property and Exhibit "A" provides a metes and bounds description of the Property. The Malone Property is 2.71 acres of land and is improved with a house and detached garage. The entire annexation area, which includes the right-of-way of College Avenue, approximates to 3.3 acres.

1.4 Existing Zoning

The Property is zoned C-1, Select Commercial. The existing zoning is shown in the excerpt from the Wicomico County Zoning Map below. The Property adjoins an R-8 (Residential) zone on its western side.



2.0 LAND USE PATTERN PROPOSED FOR THE AREA TO BE ANNEXED

2.1 Comprehensive Plan

The City of Salisbury adopted its current Comprehensive Plan in 2010. The Property is located within the City's designated municipal growth area with a recommended land use of "Commercial".

The Comprehensive Plan's goal as it pertains to annexations is as follows: "To encourage the orderly growth and expansion of the City of Salisbury by annexing selected areas and by providing public services to newly developing areas without overburdening these facilities while continuing to maintain a high level of services to existing developments and residents of the City".

2.2 Proposed Zoning

Upon annexation, the Property is proposed to be zoned General Commercial. Per Section 17.36.010 of the City Zoning Ordinance, the purpose of the District is "to provide a wide range of functional and attractive regional retail, office, service, wholesale, storage, distributing and light manufacturing activities." In a letter to the Mayor and City Council dated May 22, 2015 recommending the annexation, the Planning Commission noted that the City's General Commercial District is substantially consistent with the existing County zoning of C-1, Select Commercial because of the types of uses permitted.

2.3 Proposed Land Use

The petitioners prepared a conceptual development plan for the Property. They propose to subdivide the Property into two commercial lots and develop each: Parcel A with a 9,100 square foot commercial / retail building and Parcel B with a 4,760 square foot fast food restaurant. Parcel B, which is programed for the more intensive commercial use is located further away from the existing residential properties. See Attachment "2", Concept Development Plan.

3.0 THE PUBLIC FACILITIES AND SERVICES NEEDED BY THE DEVELOPMENT AND THE METHODS TO PROVIDE SUCH FACILITIES AND SERVICES TO THE ANNEXED PARCEL

3.1 Roads

E. College Avenue and E. Lincoln Avenue would provide access to the Property via proposed commercial driveways. As proposed, the curb line along westbound E. College Avenue would be relocated in order to construct a deceleration lane into the commercial site and a short acceleration lane out of the site. The City Department of Public Works will ultimately evaluate and make a determination about this proposed access configuration upon the developer's submittal of the project for City development plan review to be undertaken by the Salisbury-Wicomico County Planning Commission.

A sidewalk would be built along the full road frontage around the perimeter of the site. The Annexation Agreement between the City and the Petitioner provides that the developer will install crosswalks over Snow Hill Road and E. College Avenue and other pedestrian improvements at the intersection of E. College Avenue and Snow Hill Road at the direction of the City Department of Public Works and State Highway Administration. The State Highway Administration will require a traffic study when a development plan is eventually submitted to the City.

3.2 Water and Wastewater Treatment

Development of Property in keeping with its conceptual development plan would create a demand of 2,400 gallons per

day. The developer would connect, at its expense, to existing public water and sewerage facilities in the area at the direction of the City Department of Public Work and there are no Public Works concerns about the feasibility or capacity to serve this Property upon its development. There is adequate capacity to serve the Property. The City's allocation of water and sewer taps will be dictated by the City's allocation plan.

3.3 Schools

As a non-residential use, the Property would not generate pupil enrollment and have no impact of school capacity.

3.4 Parks and Rec.

As a non-residential use in this case, the Property would have no impact on park and recreational facilities or generate a demand for them.

3.5 Fire, E.M., and Rescue Services

The Salisbury Fire Department provides fire suppression, technical rescue, special operations, and advanced life support (ALS-EMS) emergency medical treatment and transport services to residents of the Salisbury Fire District. It would provide services to the Property.

3.6 Police

The City of Salisbury Police Department would provide services to the Property.

3.7 Stormwater Management:

Stormwater management is governed by the Maryland Stormwater Management regulations administered locally.

3.8 Waste Collection

Commercial development in the City is served by independent waste haulers.

4.0 HOW DEVELOPMENT OF THE ANNEXED PARCEL WOULD RELATE TO EXISTING/PLANNED LAND USE DEVELOPMENT, STREETS, PUBLIC FACILITIES AND SERVICES, OPEN SPACES AND NATURAL AREAS.

The Property is located at a heavily traveled major City intersection with commercial automobile service uses on both its north and south sides. Snow Hill Road (MD Route 12), a major commercial route and a classified Principal Arterial roadway, is developed with a variety of commercial uses oriented to the highway. E. College Avenue / Beaglin Park Drive is also a road of citywide significance. It is Minor Arterial roadway and connects U.S. Route 50 to Business U.S. Route 13 and many activity centers between them and beyond. Commercial development of this parcel is not incompatible with these road functions; however, care will need to be taken to ensure that the

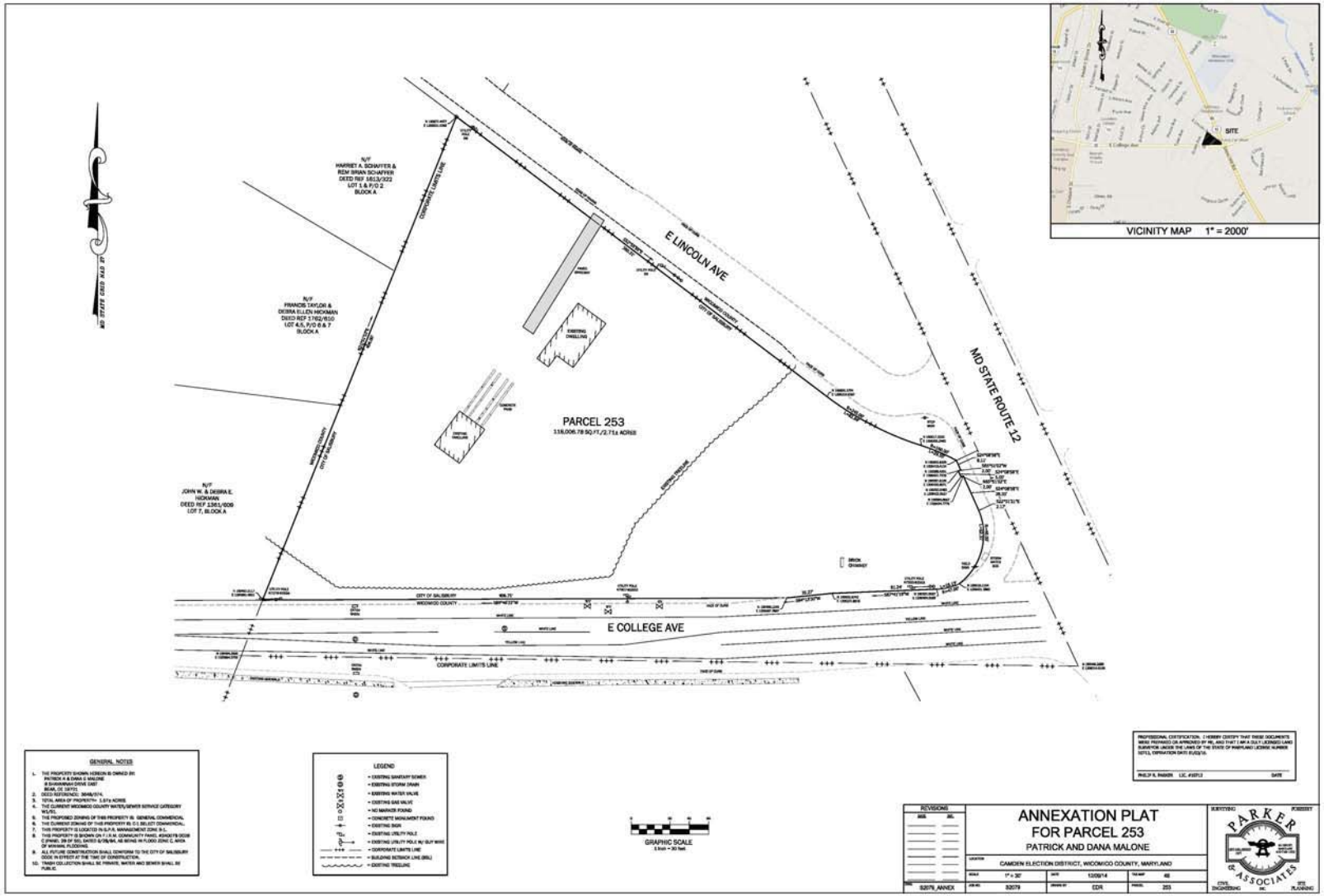
traffic impacts (such as tuning movements into and out of the site) do not degrade roadway or intersection capacity or function.

The development of the site would provide commercial services that could meet the needs of motorists traveling the adjoining roads. The thoughtful use of landscape design should add to the quality of the streetscape and the installation of pedestrian improvements should improve overall safety and mobility in the area.

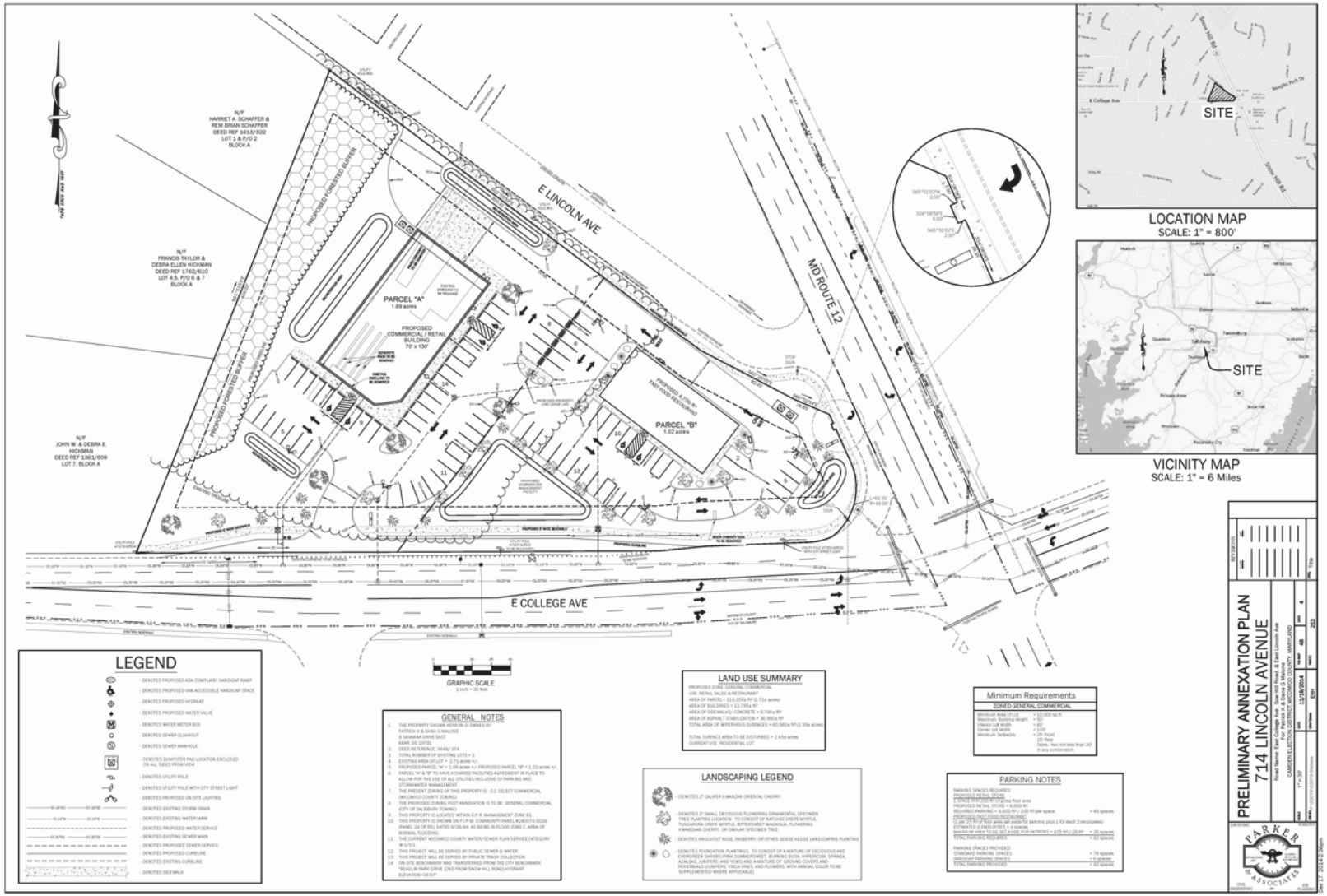
The site is partially wooded and a provision in the annexation agreement would ensure that a forested buffer is retained between the commercial uses and the adjoining residencies to the west of the Property. There are no significant or sensitive environmental features on the site though a wellhead protection area does intersect with the easternmost edge of the Property but this does not constrain the site's development or use as proposed.

The Property is in the City's designated municipal growth area and it is eligible for annexation. The proposed uses are compatible with the land use pattern in the neighborhood and the Comprehensive Plan.

Attachment 1: Annexation Survey Plat
Attachment 2: Concept Development Plan
Exhibit A: Metes and Bounds Description



ATTACHMENT 1



ATTACHMENT 2

EXHIBIT "A"

MALONE – SNOW HILL ROAD ANNEXATION

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EXHIBIT A

E. College Avenue - Malone Annexation

ANNEXATION AGREEMENT

Exhibit C

THIS AGREEMENT is made this ___ day of _____, 2015, by and between the City of Salisbury, a municipal corporation of the State of Maryland (hereinafter, "the City"), and Patrick K. and Dana G. Malone (hereinafter, "the Owner") with the principal address of 8 Shavannah Drive East, Bear, Delaware 19701.

RECITALS

WHEREAS, the Owner is the record owner of certain real property, of 2.71 acres in size, located in Wicomico County, Maryland, (hereinafter, "the Property"), and more particularly described in Attachment "1 - Annexation Survey Plat" and Exhibit "A - Metes and Bounds Description" attached hereto and made a part hereof; and

WHEREAS, the Owner desires to construct upon the Property two commercial buildings and associated site improvements and/or to facilitate the sale and/or development of the Property for commercial use;

WHEREAS, the Property is not presently within the corporate boundaries of the City and is therefore ineligible to receive certain municipal services, including the municipal water and wastewater services, that the Owner desires to obtain for the Property; and

WHEREAS, the Owner desires that the City annex the Property and the City desires to annex the Property, provided that certain conditions are satisfied; and

WHEREAS, pursuant to the authority contained in the Local Government Article, Division II, Title 4, Subtitle 4 (Annexation) of the Annotated Code of Maryland, the Owner and the City have agreed that the following conditions and circumstances will apply to the annexation proceedings and to the Property.

WITNESSETH:

1. **WARRANTIES AND REPRESENTATIONS OF CITY:**

A. The City of Salisbury, the Salisbury-Wicomico County Planning Commission and Staff will be guided by this Agreement throughout the review of any development plans submitted for the Property to ensure that the provisions of this Agreement are specifically implemented. Any approval granted to a development plan by any commission, board, body, or agent of the City shall be in substantial compliance with the terms and conditions of this Agreement.

B. The parties understand and agree that the City's herein provided covenant of support is not intended, nor could it be construed, to legally prohibit the City from enacting such future ordinances or charter provisions or engineering standards or amendments deemed necessary to protect the public health, safety, and general welfare of the residents of the City, nor from applying such ordinances or charter provisions to the development of the Property, provided such application does not operate to divest prior approvals, nor interfere with the Owner's vested rights to any greater extent than the impact of such ordinances and charter resolutions upon other similarly-situated properties within the City's boundaries.

2. **WARRANTIES AND REPRESENTATIONS OF THE OWNER:**

A. This Agreement constitutes the formal written consent to annexation by the Owner as required by the Local Government Article of the Maryland Code, Section 4-403 (b)(1) and (2). The Owner acknowledges it will receive a benefit from annexation and agrees, as a bargained-for condition and circumstances applicable to the annexation, and it waives and completely relinquishes any right to withdraw its consent to annexation from the date of execution of this Agreement by all parties. The Owner further agrees that it will not petition the Annexation Resolution to referendum and that, in the event of a referendum in which it is permitted to vote, that it shall vote in favor of the Annexation Resolution.

B. The Owner warrants and represents that it have the full authority to sign this Agreement and is in fact the sole owner of the real property encompassed in the annexation area and more particularly described in Attachment "1" and Exhibit "A", and that there is no action pending against it involving it that would in any way affect its right and authority to execute this Agreement.

C. The Owner warrants and represents that it has the full power and authority to sign this Agreement and Consent and is, in fact, collectively the sole owner of not less than Twenty-five Percent (25%) of the assessed valuation of the real property within the annexation area.

3. **APPLICATION OF CITY CODE AND CHARTER**

From and after the effective date of the Annexation Resolution implementing this Agreement, all provisions of the Charter and Code of the City shall have full force and effect within the Property

except as otherwise specifically provided herein.

4. **MUNICIPAL ZONING**

Upon the effective date of the Annexation Resolution implementing this Agreement and Approval by the Mayor and City Council, the Property will be zoned General Commercial.

5. **MUNICIPAL SERVICES**

Upon the effective date of the Annexation Resolution implementing this Agreement, the City will make the Property eligible to receive all applicable municipal services to the extent that the necessary public facilities exist to provide such services. Any allocation of capacity and/or services will be made by the City according to adopted allocation plans which may be in effect at the time the Owner makes request for such capacity and/or services.

6. **STANDARDS AND CRITERIA**

Should any environmental, engineering, or other similar standard or criteria specifically noted in this Agreement be exceeded by any local, State, or Federal standard, criteria or regulation, which may be adopted subsequent to the execution of this Agreement, the newer stricter standard, criteria or regulation shall apply.

7. **CITY BOUNDARY MARKERS**

The Owner will fund and install City Boundary Markers at the boundary lines to the newly enlarged City boundaries resulting from this annexation and will provide receipt of such work completed to the City within 90 days of expiration of the 45-day referendum period. The Owner agrees that failure to comply with this provision will subject the Owner to payment of a fee to the City of Salisbury made payable at end of the 90-day period in amount of $10,000.00 or the cost for the City's surveyor to complete the work, whichever is more.

8. DEVELOPMENT CONSIDERATIONS

A. Costs and Fees: The Owner agrees that it will pay the costs of annexation to the City, including, but not limited to the City's costs for legal fees, planning, and other consulting fees in connection with the preparation of this Agreement and/or the necessary annexation resolution and related documents, for publication of any required notices, and for any other cost or expense reasonably related, in the City's sole judgment, to the annexation.

B. The Owner and City agree that the Property will be developed consistent with the regulations of the zoning district classification referenced in the Annexation Resolution.

C. Contribution to Area Improvement: In order that the Annexation Property is connected with and contributes to the improvement of the neighborhood sidewalk system and pedestrian accessibility generally, the Owner agrees to install pedestrian crosswalks on MD Route 12 at its intersection with E. College Avenue along with any related improvement required by the City Department of Public Works and/or the State Highway Administration which may include among other things, pedestrian signalization devices, ADA compliant sidewalks and crosswalks, and appropriate pavement markings.

D. Contributions to the Re-investment in Existing Neighborhoods and Housing Affordability: The Owner agrees to pay a development assessment to the City in the amount of $13,000.00 for each of the proposed two buildings prior to the issuance of the first building permit. Such development assessment is understood by the parties to be intended for use by the City in its sole discretion for beautification, restoration, and revitalization improvements to existing neighborhoods in the City and which development assessment is understood by the parties to be in addition to and independent of the City's water and sewer comprehensive connection charges, any impact fees imposed by Wicomico County or the City, and any assessments that may be required to be paid elsewhere in this Agreement.

E. Escalation of Development Assessment: The lot assessment set forth in paragraph D above, is subject to adjustment to reflect inflation. Beginning January 1, 2016 the assessment shall be adjusted for inflation and this adjustment shall take place annually thereafter on the first day of January, for any assessment that remains unpaid. The assessment shall be adjusted by the percent change in the CPI during the previous 12-month period. The CPI to be used is the Consumer Price Index-U, All City Average, Unadjusted, published by the Bureau of Labor Statistics.

F. Community / Environmental Design: The Owner agrees to preserve a forested buffer along the western edge of the property and to transition that forest buffer into a landscaped planted area which may, at the approach to E. College Avenue, transition into an arrangement of tree plantings which will not screen the proposed building but instead allow for filtered views of the building and site from E. College Ave. The Owners agrees to plat sufficient pedestrian access easements along the perimeter of the Property and within such easements construct sidewalks to City design specifications at time of site development in locations shown on the Concept Plan, to install or extend sidewalk connections to the main entrances of each building as indicated on the Concept Plan, and to install a bike rack near each building entrance or in a location determined by the Planning Commission to most optimally meet the needs of cyclists.

The Owner further agrees to achieve LEED credit points in collaboration with the City for any development using the rating system established by the United States Green Building Council's LEED

Standards for Building Design New Construction, as updated from time to time. The City and Owner/Assignee acknowledge that certain points under the rating system are unattainable because of the project's location and existing available services. Understanding this, and in order to establish a baseline, the City and Owner/Assignee will first agree to the total sum of LEED points unattainable due to these factors that are beyond the control of the Owner. The sum of these points will then be deducted from the total points possible; the difference then divided by the total points possible to arrive at a baseline quotient. Prior to development approval and / or issuance of building permit, the Owner shall submit specific findings to the City demonstrating the project has achieved, or would achieve upon development, the credit points needed for LEED Silver Certification when multiplied by the baseline quotient, to the satisfaction of the City. In keeping with this provision, the Owner/Assignee agrees specifically to adhere to the following energy and environmental performance standards:

- Site lighting fixtures shall be energy efficient and, where possible, shall utilize LED lamps for energy efficiency and long lamp life. Streetlights if used shall also be selected for highest efficiency but recognizing that streetlights may ultimately be owned and maintained by the City of Salisbury, the selection of streetlights shall be made in conjunction with the City of Salisbury Department of Public Works.

- Roadway and parking lot construction shall be accomplished mainly using recycled aggregates and base materials in addition to conventional aggregates and paving materials when acceptable recycled materials meeting the required physical properties of the design engineer are locally available.

- The HVAC systems in all building(s) on the Property shall be high-efficiency units. Air conditioning compressors will be 17 SEER, minimum unless and until higher federal, state, or local standards are required.

- Water-saving plumbing fixtures shall be used in all buildings on the Property.

- Building roofing materials on the Property shall be selected for energy efficiency and to minimize the heat island effect of dark roof coverings.

- Building finish materials that have high-recycled content shall be selected where possible. Low VOC (Volatile Organic Compound) paints and finishes shall be used.

G. The Owner, at its sole expense, agrees to extend public water and sewer services to the Property governed by the alignment, specification, sizing, and area wide coordination and system requirements and guidance provided by the City Department of Public Works recognizing that such facilities shall be sized larger than that required by the Property alone; such work to undertaken though a Public Works Agreement approved by the City.

H. The parties acknowledge and agree that the obligations set forth herein on the part of both parties pertain to the Property, unless otherwise expressly stated herein.

9. **RECORD PLAT:**

The Owner will provide the City with a copy of the final record plat for any development of the Property.

10. **MISCELLANEOUS:**

A. The obligations of the parties hereto set forth herein are contingent upon the adoption of an Annexation Resolution effecting the annexation of the Property by the Mayor and City Council of the City of Salisbury and shall be void in the event the City fails to effect such annexation or such annexation is invalidated by referendum or otherwise.

B. The use of singular verb, noun and pronoun forms in this Agreement shall also include the plural forms where such usage is appropriate; the use of the pronoun "it" shall also include, where appropriate "he" or "she" and the possessive pronoun "its" shall also include, where appropriate, "his" "hers" and "theirs."

C. From time to time after the date of this Annexation Agreement, the parties, without charge to each other, will perform such other acts, and will execute, acknowledge and will furnish to the other such instruments, documents, materials and information which either party reasonably may request, in order to effect the consummation of the transactions provided for in this Agreement.

D. This Agreement, which includes all exhibits, schedules and addenda hereto, each of which is incorporated in this Agreement by this reference, shall be recorded among the Land Records of Wicomico County and shall run with the land and be binding upon and inure to the benefit of the parties, their heirs, successors and assigns, and embodies and constitutes the entire understanding, representations, and statements, whether oral or written, are merged in this Annexation Agreement. The parties may renegotiate the terms hereof by mutual agreement, subsequent to the effective date of any Annexation Resolution adopted by the City pursuant hereto, provided that neither this Agreement nor any provisions hereof may be waived, modified or amended unless such modification is in writing and is signed by the party against whom the enforcement of such waiver, modification or amendment is sought, and then only to the extent set forth in such instrument.

E. The parties hereto acknowledge that, in entering into this Agreement, neither party has been induced by, nor has relied upon, nor included as part of the basis of the bargain herein, any representations or statement, whether express or implied, made by any agent, representative or employee, which representation or statement is not expressly set forth in this Agreement.

F. This Agreement shall be construed according to its plain meaning without giving regard to any inference or implication arising from the fact that it may have been drafted in whole or in party by or for any one of the parties hereto.

G. This Agreement, its benefit and burden, shall be assignable, in whole or in part, by the Owner without the consent of the City or of its elected officials, employees or agents, to any purchasers or contract purchasers of the property or any party thereof. However, the Owner will not transfer or pledge as security for any debt or obligation, any interest in all or part of the Annexation Area, without first obtaining the written consent and acknowledgement of the transferee or pledgee to the Annexation

Agreement and to the complete observance hereof. The Owner shall provide the City with copies of all documents of transfer or assignment, including exhibits when the documents are fully executed, regardless of recordation.

H. The captions in any Agreement are inserted for convenience only, and in no way define, describe or limit the scope of intent of this Agreement or any of the provisions hereof.

I. The laws of the State of Maryland shall govern the interpretation, validity, and construction of the terms and provisions of this Agreement. If any term or provision of this Agreement is declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall, nevertheless, remain in full force and effect. Any suit to enforce the terms hereof or for damages or other remedy for the breach or alleged breach hereof shall be brought exclusively in the Courts of the State of Maryland in Wicomico County and the parties expressly consent to the jurisdiction thereof and waive any right that they might otherwise have to bring such action in or transfer or remove such action to the courts of any other jurisdiction.

J. All notices and other communications under this Agreement shall be in writing and shall be sent either by first class mail, postage prepaid, or by personal delivery, addressed to the parties as provided below. Notice shall be deemed given on the date delivered or attempted to be delivered during normal working hours on business days.

K.

IF TO THE CITY:	Thomas Stevenson, City Administrator 125 North Division Street, Room 304 Salisbury, Maryland 21801
WITH A COPY TO:	S. Mark Tilghman, City Attorney Seidel, Baker and Tilghman, P.A. 110 North Division Street Salisbury, Maryland 21801
IF TO THEOWNER:	Patrick K. and Dana G. Malone 8 Shavannah Drive East Bear, Delaware 19701
WITH A COPY TO:	Brock Parker, P.E. Parker & Associates, Inc. 528 Riverside Drive Salisbury, Maryland 21801

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

WITNESS: **THE CITY OF SALSIBURY, MARYLAND**

_____

_____ By: _____

WITNESS/ATTEST: **OWNER:**

_____ By: _____

APPROVED AS TO FORM:

_____

S. Mark Tilghman, City Attorney

STATE OF MARYLAND

COUNTY OF _____, to wit:

I HEREBY CERTIFY, that on this _____ day of _____, ____, before me, a Notary Public in and for the State aforesaid, personally appeared_____, who has been satisfactorily proven to be the person whose name is subscribed to the within instrument, who acknowledged himself to be a duly elected official of the City of Salisbury, a municipal corporation of the State of Maryland, and that said official, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation as such official.

WITNESS my hand and notarial seal.

_____(SEAL)
Notary Public

My Commission Expires:_____

I HEREBY CERTIFY, that on this _____ day of _____, ____, before me, a Notary Public in and for the State aforesaid, personally appeared _____, who have been satisfactorily proven to be the persons whose names are subscribed to the within instrument, and that, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing their names.

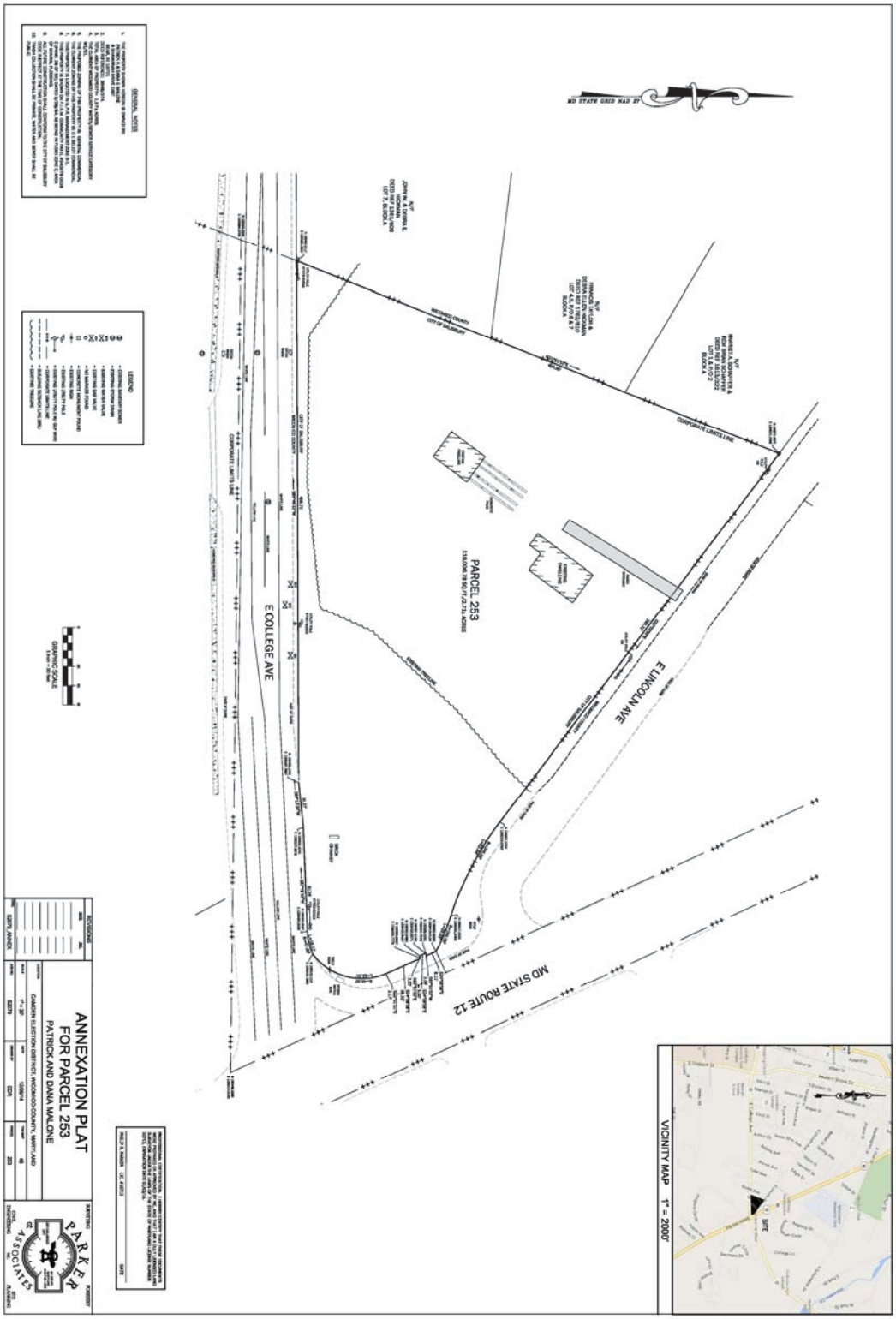
WITNESS my hand and notarial seal.

_____(SEAL)
Notary Public

My Commission Expires:_____

I HEREBY CERTIFY that the foregoing instrument was prepared by or under the supervision of an attorney duly admitted to practice before the Court of Appeals of Maryland.

_____
_____, City Attorney



ATTACHMENT A

EXHIBIT "A"

MALONE – SNOW HILL ROAD ANNEXATION

A CERTAIN AREA OF LAND, contiguous to and binding upon the northerly and westerly Corporate Limit of the City of Salisbury to be known as "Malone – Snow Hill Road Annexation" beginning for the same at a point on the Corporate Limit, said point lying where the southerly side of East College Avenue intersects the westerly side of MD Route 12, Snow Hill Road X 1,206,514.01, Y 190,446.26; thence running by and with the westerly side of said Snow Hill Road North twenty-five degrees zero minutes zero seconds West (N 25° 00' 00" W) one hundred eighty-four decimal six, zero (184.60) feet to a point X 1,206,436.00, Y 190,613.56; thence South sixty-five degrees zero minutes zero seconds West (S 65° 00' 00" W) eighteen decimal three, zero (18.30) feet to a point where the westerly right of way line of Snow Hill Road intersect the southerly right of way line of East Lincoln Avenue X 1,206,419.41, Y 190,605.83; thence by and with the said line of East Lincoln Avenue the following three courses: (1) with a curve to the left, having a radius of one hundred sixty (R = 160.00) feet and a length of twenty-nine decimal five, five (29.55) feet, a chord bearing of North sixty-seven degrees zero minutes fifty-three seconds West (N 67° 00' 53" W) a chord distance of twenty-nine decimal five, one (29.51) feet to a point X 1,206,392.25, Y 190,617.35; (2) with a curve to the right, having a radius of two hundred forty-five decimal zero, zero (R = 245.00) feet and a length of eighty-two decimal eight, four (82.84) feet, a chord bearing of North sixty-two degrees thirty-seven minutes ten seconds West (N 62° 37' 10" W) a chord distance of eighty-two decimal four, five (82.45) feet to a point X 1,206,319.04, Y 190,655.27; (3) North fifty-two degrees fifty-five minutes fifty-eight seconds West (N 52° 55' 58" W) three hundred sixty decimal three, one (360.31) feet to a point at the northwesterly corner of the lands of Patricia & Dana Malone X 1,206,031.54, Y 190,872.45; thence running with the westerly boundary line of said property South twenty-one degrees fifty-one minutes fifty-three seconds West (S 21° 51' 53" W) four hundred four decimal zero, zero (404.00) feet to a point on the northerly right of way line of East College Avenue X 1,205,881.08, Y 190,497.51; thence crossing the said road South twenty degrees fifty-six minutes six seconds West (S 20° 56' 06" W) forty-six decimal two, one (46.21) feet to a point on the Corporate Limit X 1,205,864.57, Y 190,454.35; thence running with the Corporate Limit South eighty-nine degrees seventeen minutes eleven seconds East (S 89° 17' 11" E) six hundred forty-nine decimal four, nine (649.49) feet to the point of beginning and containing 3.502 acres, being the lands of Patrick & Dana Malone, Parcel 253 shown on Tax Map 39, and a portion of East College Avenue and Snow Hill Road . All bearings and coordinates are referenced to the Maryland State Coordinate System, 1927 datum.

EXHIBIT A

City of Salisbury
Maryland

JAMES IRETON JR.
MAYOR

TOM STEVENSON
CITY ADMINISTRATOR

699 W. SALISBURY PARKWAY
SALISBURY, MD 21801
TEL: 410-548-3165

BARBARA DUNCAN
CHIEF OF POLICE

September 9, 2015

TO: Tom Stevenson

FROM: Colonel David Meienschein

SUBJECT: Resolution- Bullet Proof Vest Partnership Program

Attached, please find a Resolution to accept $21,049.03.00 in federal grant funds, awarded through the Department of Justice's Bulletproof Vest Partnership Program, for the purchase of protective vests for each police officer.

David Meienschein
Assistant Chief of Police

RESOLUTION No. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SALISBURY ACCEPTING FEDERAL GRANT FUNDS AWARDED THROUGH THE DEPARTMENT OF JUSTICE'S BULLETPROOF VEST PARTNERSHIP PROGRAM FOR THE PURCHASE OF PROTECTIVE VESTS FOR EACH POLICE OFFICER.

WHEREAS, federal grant funds have been awarded by the U.S. Department of Justice's Bulletproof Vest Partnership Program; and

WHEREAS, these federal grant funds will allow the Salisbury Police Department to purchase protective vests for each police officer; and

WHEREAS, these vests will provide added protection against serious injury.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND that the awarded grant funds in the amount of $21,049.03.00 is accepted and shall be used to for the purchase of protective vests for each police officer.

THIS RESOLUTION was duly passed at a meeting of the Council of the City of Salisbury held on _____2015, and is to become effective immediately upon adoption.

ATTEST;

_____ _____

Kimberly R. Nichols, City Clerk Jacob R. Day, President
Salisbury City Council

APPROVED BY ME THIS:

_____ Day of _____, 2015

_____

James Ireton Jr, Mayor

Neighborhood Services & Code Compliance

Memo

To: Julia Glanz

From: Susan Phillips

Date: 9/30/2015

Re: Revisions to 15.24.270 Building/Housing Official

Attached please find an ordinance that will have the effect of amending Chapter 15.24.

Currently, this chapter incorrectly refers to the building official instead of the housing official in multiple places throughout the code. Currently because of the needed change in subsection 15.24.270C, Neighborhood Services & Code Compliance is having to forward some cases to the Department of Building, Permits & Inspections to enforce. This change will streamline enforcement.

In addition, subsection 15.24.1090B incorrectly refers to the BOCA Mechanical Code and needs to be corrected to reflect the proper code reference of the National Fire Gas Code.

Unless you have any questions please forward this memorandum to the Mayor and City Council.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF SALISBURY TO AMEND CHAPTER 15.24 HOUSING STANDARDS OF THE SALISBURY CITY CODE TO CHANGE BUILDING OFFICIAL TO HOUSING OFFICIAL AND TO CHANGE BOCA MECHANICAL CODE TO NATIONAL FUEL GAS CODE AND TO OTHERWISE CORRECT PORTIONS OF THE TEXT.

WHEREAS, the ongoing application, administration and enforcement of the Salisbury Municipal Code, demonstrates a need for periodic review, evaluation and amendment; and

WHEREAS, Chapter 15.24 Housing Standards, of the Salisbury City Code currently identifies the building official instead of the housing official; and

WHEREAS, the housing official is the appropriate official for the Housing Standards section of the City Code; and

WHEREAS, by correcting this title, the Department of Neighborhood Services and Code Compliance will not have to forward cases to the Department of Building, Permitting and Inspections; and

WHEREAS, subsection 15.24.1090B incorrectly refers to the BOCA Mechanical Code and needs to be corrected to reflect to proper code reference of National Fuel Gas Code.

NOW, THEREFORE, be it enacted and ordained by the City Council of the City of Salisbury, that the following sections of Chapter 15.24 of the City of Salisbury City Code, be amended as follows:

ARTICLE VII VACANT BUILDINGS AND LAND

15.24.270 - General.

A. All vacant structures, premises and vacant land shall be maintained in a clean, safe, secure and sanitary condition, to prevent blighted conditions or an adverse impact on public health, or safety.

B. No structure caused to be vacant by virtue of noncompliance with the provisions of this code shall be used again for human habitation without first obtaining a certificate of occupancy from the ~~building~~ housing official. No noncomplying structure may be left vacant longer than six months. The C~~c~~ity may at that time exercise condemnation and/or demolition. The cost or expense shall be assessed as a lien on the property and shall be entered on the tax records kept by the C~~c~~ity treasurer [is there a City treasurer? Or should it be Director of Internal Services] and shall be collectible as are taxes.

C. Each exterior door, window and opening of any vacant building shall be firmly secured and locked. Should a structure become accessible and/or a nuisance by virtue of having windows or doors repeatedly left opened and/or unlocked, they shall be firmly secured by covering the opening with plywood or other approved material. Approved material used to cover unsecured openings shall fit the openings squarely, and shall be surface coated to match the exterior house trim. No structure shall be permitted to be boarded up for any period of time in excess of six months unless fully justified by the owner in writing to the ~~building~~ housing official stating why and for what period of time the structure

should be permitted to remain boarded up. Any structure condemned in accordance with Section 15.24.280, which has been boarded up for a period of time exceeding six months, and has not been justified by the owner in writing to the ~~building~~ housing official, may be issued a one hundred dollar ($100.00) citation for the first day of noncompliance and a two hundred dollar ($200.00) citation for each day thereafter that the violation continues.

Article VIII – Unsafe Structures and Equipment

15.24.280 – General

C. Structures Unfit for Human Occupancy. A structure is unfit for human occupancy whenever the ~~building~~ housing official finds that such structure is unsafe, unlawful or, is in disrepair or lacks required maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code.

15.24.290 – Closing of vacant structures.

If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the ~~building~~ housing official is authorized to post a placard of condemnation on the premises and order the structure closed ~~up~~ so as not to be an attractive nuisance. Upon failure of the owner to close ~~up~~ the premises within the time specified in the order, the ~~building~~ housing official shall cause the premises to be closed through any available public agency or by contract or arrangement ~~by~~with private persons

and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

15.24.300 – Notice.

Whenever the ~~building~~ housing official has condemned a structure or equipment under the provisions of this chapter, notice shall be posted in a conspicuous place on or about the structure affected by such notice and served on the owner, agent, person or persons responsible for the structure or equipment in accordance with Section 15.24.200. The notice shall be in the form prescribed in Section 15.24.190 and shall advise the owner of the requirements of Chapter 15.22 and Section 15.24.325 herein.

15.24.320 – Prohibited occupancy.

The premises so ordered to be either “Vacated” or “Condemned” shall not again be occupied until a certificate of occupancy has been issued by the ~~building~~ housing official stating that the dwelling is in compliance with this chapter or any other existing law or ordinance.

15.24.325 – Plan for rehabilitation.

Within sixty (60) days after notice that the ~~building~~housing official has condemned a structure, the owner shall submit a plan to bring the property into compliance with the provisions of the building code. The plan should include the following:

A. A detailed description of the work to be performed;

B. The name and address of the person who will perform the work; and

C. A timetable for completion of the work.

Article IX – Demolition

15.24.330 – General.

The ~~building~~housing official shall order the owner of any premises upon which is located any structure which is so dilapidated, so out of repair as to be dangerous, that it has been designated unfit for human habitation, unsafe, unsanitary, has been condemned, and has not been put into proper repair after given sufficient notice to repair, to raze and remove the structure in its entirety. An order to repair may be satisfied by demolition.

Article XIX – Boarding Houses

15.24.970 – Dining facilities.

Commercial cooking and dining facilities in a boarding house are prohibited, except in kitchen areas and other areas as approved by the ~~building~~housing official.

Article XXI – Plumbing Facilities and Fixture Requirements

15.24.1090 Plumbing fixtures.

B. Appliances. All gas (natural and propane) appliances shall be installed and maintained in accordance with the ~~BOCA Mechanical Code~~ National Fuel Gas Code.

AND BE IT FURTHER ENACTED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that the Ordinance shall take effect upon final passage.

THIS ORDINANCE was introduced and read at a meeting of the Council of the City of Salisbury held on the _____ day of _____, 2015 and thereafter, a statement of the substance of the ordinance having been published as required by law, in the meantime, was finally passed by the Council on the ___ day of _____, 2015.

ATTEST:

_____ _____

Kimberly R. Nichols, City Clerk Jacob R. Day, City Council President

Approved by me, this _____
day of _____, 2015.

_____

James Ireton, Jr., Mayor

JAMES IRETON, JR.
MAYOR

TOM STEVENSON
CITY ADMINISTRATOR

JULIA GLANZ
ASSISTANT CITY ADMINISTRATOR

City of Salisbury

MARYLAND

Salisbury
All-America City
2010

125 NORTH DIVISION STREET
SALISBURY, MARYLAND 21801
Tel: 410-334-3028
Fax: 410-548-3192

KEITH A. CORDREY
DIRECTOR OF INTERNAL SERVICES

To: Tom Stevenson, City Administrator

From: Keith Cordrey, Director of Internal Services KAC

Date: September 28, 2015

Re: False Alarm Billing

The Fire, Police, and Finance Departments have collaborated to develop a process that will allow the city to enforce the provisions of the false alarm ordinance. A few revisions to the ordinance were found prudent to make the ordinance consistent with the most efficient and effective administration of false alarm billing. A revised ordinance is included as an attachment which includes the following revisions:

- 8.04.050 C was modified to clarify
  - Fire and Police Chiefs will maintain the records to track number of occurrences as needed to determine if an infraction applies.
  - Internal Services will prepare / send bills when there is no infraction (5 or less occurrences) and NSCC will prepare / send bills when there is an infraction (6 or more occurrences).
- .04.050 E was modified to expand NSCC to designate staff to act as enforcement officers as needed for issuing and serving municipal infractions.

Upon your review, please forward this to Council.

ORDINANCE No.

AN ORDINANCE OF THE CITY OF SALISBURY AMENDING CHAPTER 8.04.050 OF THE SALSIBURY MUNICIPAL CODE TO PROVIDE FOR THE ENFORCEMENT OF THIS SECTION BY THE CHIEF OF POLICE, THE FIRE CHIEF AND THE DIRECTOR OF NEIGHBORHOOD SERVICES AND CODE COMPLIANCE.

WHEREAS, through the creation of section 8.04 the City has established standards and regulations pertaining to alarm systems; and

WHEREAS, from time to time it is prudent to review and amend the code; and

WHEREAS, it has been shown that countless alarm notifications prove to be unintentional; and

WHEREAS, the City has determined that the Police Department and Fire Department would be better suited to maintain the records of false alarms; and

WHEREAS, the City has determined that the Housing Official should be a part of the Municipal Infraction procedures.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALISBURY, MARYLAND that Chapter 8.04.050 be modified as follows:

8.04.050 False alarms—Violations and penalties.

A. If, within a calendar year, the Fire and/or Police Departments respond to more than two (2) false alarms at the same location, response fees will be charged to the property owner, as defined by separate ordinance, in accordance with the fee schedule in effect at the time of the response. The Council of the City of Salisbury shall set the fee schedule from time to time as the Council deems appropriate. Prior to January 31st of each year, for the purpose of setting a fee schedule, the Police Department and Fire Department shall provide the Council with up-to-date response fees from each department.

Failure to pay said fees within ninety (90) days of the date on the notification of the violation will result in a lien against the real property until the fees are satisfied and shall be collectible in the same manner as real estate taxes and accrue interest and penalties, if applicable, as allowed for unpaid real estate taxes as well.

B Newly installed and newly transferred alarm systems will be given a thirty (30) day grace period to allow for correction of equipment and user errors. During the thirty (30) day period, the alarm user will be allowed unlimited false alarms, as long as steps are being taken to correct any problems. The alarm company installing the new system or transferring a system shall notify the Police and Fire Departments in writing of the new installation or transfer, including the effective date, within 10 days of the effective date.

C. The Chief of Police and the Fire Chief ~~The Director of Internal Services~~ will maintain accurate records of false alarm~~s~~ occurrences. ~~and will~~ A bill will be sent ~~for payment thereof~~ by mailing said bill to the property owner of record of the subject location, the designated agent, if any, and the occupant of the property if known to the Director of Internal Services. The Director of Internal Services will send the bills for occurrences one (1) to five (5). The Director of Neighborhood Services and Code Compliance will send the bills, when the number of occurrences is six (6) or more.

D. If the false alarm bill remains unpaid for more than ninety (90) days, the Director of Internal Services shall place a lien against the subject real property by forwarding to the last known address of the owner as recorded in the real estate assessment records of the City of Salisbury by written notice, a notice of lien, and such receipt shall constitute a prima facie evidence of service upon such owner if it is signed either by the owner or by a person of suitable age and discretion located at such address. In the event that delivery of said notice of lien is refused by the property owner or his agent, then valid service may be accomplished by hand delivery of same to either the property owner or a person of suitable age and discretion employed or residing at the subject location or by posting the written notice in a conspicuous place in or about the structure or property affected by such notice.

E. Municipal Infraction

For any violation occurring after the fifth false alarm response by the same responding department within the same calendar year, the person owning and/or in control of the subject real property shall be guilty of a municipal infraction and shall be subject to a fine *not* to exceed five hundred dollars ($500.00) for each offense as established in the table listed below. Each false alarm response thereafter within the same calendar year shall constitute a separate offense. Notice and service of a citation shall be as directed under Local Government Article of the Maryland Annotated Code § 6-101, et seq. and § SC5-1(38), as amended, concerning municipal infractions. The Chief of Police~~, and~~ the Fire Chief and the Housing Official are designated by the Council to direct the designated persons within their departments to act as enforcement officers for the purpose of preparing and carrying out the requirements for issuing and serving municipal infractions.

The amount of a fine shall be in accordance with the table below:

FALSE ALARM OCCURRENCE / FINE	POLICE	FIRE
6th	100.00	100.00
7th	200.00	200.00
8th	300.00	300.00
9th	400.00	400.00
10th	500.00	500.00

AND BE IT FURTHER ENACTED AND ORDAINED BY THE CITY OF SALISBURY, MARYLAND, that the Ordinance shall take effect upon final passage.

THIS ORDINANCE was introduced and read at a meeting of the Council of the City of Salisbury held on the____ day of _____, 2015 and thereafter, a statement of the substance of the ordinance having been published as required by law, in the meantime, was finally passed by the Council on the ___ day of _____, 2015.

ATTEST:

_____ _____

Kimberly R. Nichols, City Clerk Jacob R. Day, City Council President

Approved by me, this _____day of _____, 2015.

_____

James Ireton, Jr., Mayor

JAMES IRETON, JR.
MAYOR

M. THOMAS STEVENSON, JR
CITY ADMINISTRATOR

JULIA GLANZ
ASSISTANT CITY ADMINISTRATOR

City of Salisbury

MARYLAND

Salisbury
All-America City
2010

125 NORTH DIVISION STREET
SALISBURY, MARYLAND 21801
Tel: 410-548-3170
Fax: 410-548-3107

MICHAEL S MOULDS, P.E.
DIRECTOR OF PUBLIC WORKS

To: Thomas Stevenson, Jr., City Administrator
From: Michael Moulds, Director of Public Works MSM
Date: September 21, 2015
Re: Budget Amendment – Survey Equipment replacement

The Public Works Department is requesting consideration for a budget amendment to replace a broken piece of surveying equipment. The robotic total station is the main piece of equipment for the survey crew. It is used for locating property corners and existing features, as well as being used for construction stakeout. It has the ability to collect elevation data along with the location data. The data collected by this equipment is used for Boundary Surveys, As-Built Surveys, Topographic Surveys and GIS applications.

The new total station unit will have the ability to work in tandem with the GPS units that the City currently owns. Since GPS has limitations in wooded areas, the total station is needed to obtain data that cannot be collected by GPS while still being able to collect the data in the same job file. Robotic total stations are the standard survey equipment for most surveying companies and has the ability to be used as a one-man survey crew, if needed.

The City's robotic total station has been in use since 2005. It was recently damaged in the field during a surveying project. Due to its' age, the unit is obsolete. With the damage sustained in the field, it is not repairable. The City Surveyor has obtained a quote for a replacement unit. The cost is $28,994.00 and the detailed information is attached.

The accident information has been submitted to LGIT and the replacement cost will be covered by LGIT over the $10,000 deductible. The insurance payment will be handled as a reimbursement. Therefore, Public Works respectfully requests a budget amendment for the full amount of the replacement at this time.

Unless you or the Mayor have further questions, please forward a copy of this memo and the ordinance to the City Council.

ORDINANCE No. _____

AN ORDINANCE OF THE CITY OF SALISBURY APPROVING A BUDGET ADMENDMENT OF THE FY 2016 GENERAL FUND TO APPROPRIATE FUNDS FOR THE REPLACEMENT OF SURVEY EQUIPMENT.

WHEREAS, the City of Salisbury has a Surveying Team as part of the Department of Public Works under the direction of the City Surveyor; and

WHEREAS, the City Surveyor utilizes a robotic total station to locate property corners and for construction stakeout, boundary surveys, as-built surveys, topographic surveys and GIS applications; and

WHEREAS, the robotic total station unit was recently damaged beyond repair and since it was an unforeseen expense, it was not budgeted; and

WHEREAS, the cost to replace the surveying equipment is $29,000; and

WHEREAS, the portion above the $10,000 deductible will be reimbursed by LGIT after the new equipment has been purchased and paid for.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SALISBURY, MARYLAND, THAT THE City's Fiscal Year 2016 General Fund Budget be amended as follows:

1) Increase Current Surplus Available (01000- 469810) by $29,000
2) Increase Public Works Engineering Department by $29,000

BE IT FURTHER ORDAINED that this Ordinance shall take effect from and after the date of its final passage.

THIS ORDINANCE was introduced and read at a meeting of the Council of the City of Salisbury held on this _____ day of _____, 2015, and thereafter, a statement of the substance of the Ordinance having been published as required by law, was finally passed by the Council on the _____ day of _____, 2015.

ATTEST:

_____ _____

Kimberly R. Nichols, City Clerk Jacob R. Day, City Council President

APPROVED BY ME THIS: _____ day of _____, 2015

_____

James Ireton Jr., Mayor

QUOTATION

DiCarlo Precision Instrument, Inc.

2006 Northwood Dr.
Salisbury, MD 21801
(410) 749-0112

ORDER NUMBER: 0028911
ORDER DATE: 9/4/2015

SALESPERSON: 0001
CUSTOMER NO: CIT001

SOLD TO:

City of Salisbury
125 North Division St.
Government Office Bldg.
Room 202
Salisbury, MD 21801-4940
Confirm To: John O'Brien
PS RC-5 w/ Tesla

SHIP TO:

City of Salisbury
125 North Division St.
Government Office Bldg.
Room 202
Salisbury, MD 21801-4940

Phone: 410-548-3170 Fax: (410) 334-3033

CUSTOMER P.O.	SHIP VIA	F.O.B.	TERMS
	DPI		Net 15

ORDERED	SHIPPED	B/O	ITEM NUMBER	UNIT	PRICE	AMOUNT
			-			
			* This equipment is the direct replacement for the Topcon GPT-8203 Robotic Total Station System *			
			-			
1.00	0.00	0.00	**213067112**	EACH	17,955.000	17,955.00
			PS-103A 3" Robotic Total Station			
			PS-103A 3" Robotic Total Stati	Whse:	000	
			Includes: PS Total Station, RC-5 Instrument Handle, 2 Batteries, Dual Tray Battery Charger, USB Flash Drive, Stylus, Manuals, Complete System Carrying Case, Carrying Case Straps, Toolkit & Lens Cap			
1.00	0.00	0.00	**1001234-01**	EACH	5,495.000	5,495.00
			PS Robotic Accessory Kit w/RC-5			
			PS Robotic Accessory Kit w/RC-	Whse:	000	
			Includes: RC-5 Remote, 360 Prism ATP1, 2 Batteries, Battery Charger, Prism Pole. NOT INCLUDED -> RC-5 Instrument Handle since included with PS robot. DS SERIES ROBOT MUST PURCHASE HANDLE SEPARATELY.			
1.00	0.00	0.00	**61106**	EACH	2,795.000	2,795.00
			TESLA Contoller Standard, WiFi, BT			
			TESLA Standard, WiFi, Bluetoot	Whse:	000	
			5.7" VGA color touchscreen, 806MHz processor, 256Mb RAM, 4Gb flash storage, Built-in wireless Bluetooth® and WiFi connectivity, Windows Mobile 6.X. (1) Battery, charger.			
1.00	0.00	0.00	**1002835-01**	EACH	2,250.000	2,250.00
			Magnet Field Controller Software			
			Magnet Field ROB GPS HYB	Whse:	000	

Continued

QUOTATION

DiCarlo Precision Instrument, Inc.

2006 Northwood Dr.
Salisbury, MD 21801
(410) 749-0112

ORDER NUMBER: 0028911
ORDER DATE: 9/4/2015

SALESPERSON: 0001
CUSTOMER NO: CIT001

SOLD TO:

City of Salisbury
125 North Division St.
Government Office Bldg.
Room 202
Salisbury, MD 21801-4940
Confirm To: John O'Brien
PS RC-5 w/ Tesla

SHIP TO:

City of Salisbury
125 North Division St.
Government Office Bldg.
Room 202
Salisbury, MD 21801-4940

Phone: 410-548-3170 Fax: (410) 334-3033

CUSTOMER P.O.	SHIP VIA	F.O.B.	TERMS
	DPI		Net 15

ORDERED	SHIPPED	B/O	ITEM NUMBER	UNIT		PRICE	AMOUNT
1.00	0.00	0.00	**1000183-01** **Pole Mount 4 Screw Tesla** Pole Mount 4 Screw Tesla	EACH	**Whse:**	179.000 000	179.00
1.00	0.00	0.00	**90550** **Tripod, TriMax Robotic Quick Clamp*** Tripod, TriMax Robotic Quick C Tripod, Fiberglass Composite, Metal Head and Hardware. -	EACH	**Whse:**	320.000 000	320.00

*** THIS QUOTE EXPIRES ON NOVEMBER 15, 2015 AT WHICH TIME IT WILL BE REVIEWED, POSSIBLY AMENDED AND MAY BE OFFERED AGAIN IF NECESSARY ***

Net Order:	28,994.00
Freight:	0.00
Sales Tax:	0.00
Order Total:	28,994.00

Accepted by: _____

Date Printed: 9/15/2015 4:52:39PM