Housing & Community Development

Board of Supervisors

Item #14

May 13, 2025

Renter Census Data Referral

- Referral from Supervisor Adams (2023.18)
  - Develop a method to collect data
    - Number of Renters
    - Number of Evictions
  - Review Data
    - Identify issues and solutions
- Preliminary Response
  - United States Census Bureau and American Communities Survey Data
    - 2010 and 2023 comparison of certain data sets
  - Eviction Data from Sheriff's Office

Data for Unincorporated County of Monterey	2010 Numeric	2010 Percentage	2023 Numeric	2023 Percentage
Total Number of Housing Units	33,582	-	33,877	-
Owner Occupied Housing Units	23,721	70.6%	24,123	71.2%
Renter Occupied Housing Units	9,861	29.4%	9,754	28.8%

Housing Units

- Different data sets
  - **Overall number of units (Owner v Renters)**
  - Overcrowding? Number of occupants per room
  - Vacancies?
  - Cost Burden?

Total Number of Housing Units	33,582	-	33,877	-
Total Vacant Housing Units	4,901	14.6%	5,144	15.2%
Total Vacant Housing Units	4,901	-	5,144	-
Total For rent	353	7.2%	263	5.1%
Total Rented, not occupied	125	2.6%	43	0.8%
Total For sale only	371	7.6%	179	3.5%
Total Sold, not occupied	252	5.1%	224	4.4%
Total For seasonal, recreational, or occasional use	2,932	59.8%	3,142	61.1%
Total For migrant workers	87	1.8%	83	1.6%
Total Other vacant	781	15.9%	1,210	23.5%

Vacancies

- Different data sets
  - Overall number of units (Owner v Renters)
  - Overcrowding? Number of occupants per room
  - **Vacancies?**
  - Cost Burden?

Data for Unincorporated County of Monterey	2015 Numeric	2015 Percentage	2023 Numeric	2023 Percentage
Occupied Units Paying less than $500 for Gross Rent	529	5.0%	338	3.8%
Occupied Units Paying between $500 - $999 for Gross Rent	2,644	25.2%	955	10.7%
Occupied Units Paying between $1,000 - $1,499 for Gross Rent	3,367	32.1%	2,092	23.5%
Occupied Units Paying between $1,500 - $1,999 for Gross Rent	1,774	16.9%	2,223	25.0%
Occupied Units Paying between $2,000 - $2,499 for Gross Rent	1,105	10.5%	1,476	16.6%
Occupied Units Paying between $2,500 - $2,999 for Gross Rent	413	3.9%	461	5.2%
Occupied Units Paying more than $3,000 for Gross Rent	659	6.3%	1,362	15.3%

Rental Housing Costs

- Different data sets
  - Overall number of units (Owner v Renters)
  - Overcrowding? Number of occupants per room
  - Vacancies?
  - **Cost Burden?**

Households spending less than 15 percent of their Household Income on Gross Rent	1,260	14.1%	1,170	13.2%
Households spending between 15 - 19.9 percent of their Household Income on Gross Rent	1,112	12.4%	814	9.2%
Households spending between 20 - 24.9 percent of their Household Income on Gross Rent	1,146	12.8%	978	11.0%
Households spending between 25 - 29.9 percent of their Household Income on Gross Rent	1,126	12.6%	1,072	12.1%
Households spending between 30 - 34.9 percent of their Household Income on Gross Rent	838	9.4%	1,366	15.4%
Households spending more than 35 percent of their Household Income on Gross Rent	3,462	38.7%	3,451	39.0%

Cost Burden 30% or more of Household Income

- Different data sets
  - Overall number of units (Owner v Renters)
  - Overcrowding? Number of occupants per room
  - Vacancies?
  - **Cost Burden?**

Total Number of Housing Units	33,582	-	33,877	-
Housing Units with 1 or less occupant per room	31,337	93.3%	31,013	91.5%
Housing Units with 1.01 to 1.50	1,651	4.9%	1,889	5.6%
Housing Units with 1.51 or more	594	1.8%	975	2.9%

Total Renter Occupied 0.50 or less occupants per room	4,612	46.8%	4,318	44.3%
Total Renter Occupied .51 to 1.00 occupants per room	3,843	39.0%	3,799	38.9%
Total Renter Occupied 1.01 to 1.50 occupants per room	943	9.6%	1,049	10.8%
Total Renter Occupied 1.51 to 2.00 occupants per room	389	3.9%	379	3.9%
Total Renter Occupied 2.01 occupants or more per room	74	0.8%	209	2.1%

Overcrowding

- Different data sets
  - Overall number of units (Owner v Renters)
  - **Overcrowding? Number of occupants per room**
  - Vacancies?
  - Cost Burden?

Eviction Data

- Year   Number of Evictions

Year	Number of Evictions
2025	264 Total ~ 9,900 units
2023	261
2024	274
2025	88 (partial year)

- Sheriff's Office serves Evictions when legally required/necessary
- No information is collected on the reasons

Rental Registry

- **Collect, monitor and analyze the characteristics of the rental units and actual rents (Different from Census Data)**
  - **Inform future policy decisions**
  - **Connect Renter/Landlord services and resources**
- **Requires landlords to register rental units and provide information**
- **New County program**
  - **Ordinance**
  - **Staffing and Funding resources**
    - **Additional staffing to oversee program**
    - **Software needs for tracking and reporting**

Recommendation

- Receive report on Renter Census and Eviction Data

- Provide direction to staff:
  - Data needed to inform policy decisions
    - Continue to use Census Data

  - Alternative: Develop Rental Registry Program