

San Mateo County Housing Indicators as of December 31, 2015

INCOME DATA

2015 HUD Median Family Income

<u>Family Size</u>	<u>Income</u>	<u>1-Year Change (%)</u>
1-person	\$71,339	
2-person	\$81,557	
3-person	\$91,774	
4-person	\$101,900	4.94%

NOTE: State 2015 median family income is **\$110,700** (family of 4) due to its Hold Harmless Policy: Median incomes will not drop if the HUD median income drops; this is to maintain project rental income in existing State-funded affordable developments.

RENTAL DATA

Quarter ending December 2015

<u>Unit Size (by bedroom count)</u>	<u>HUD Fair Market Rents*</u>	<u>1-Yr. Change</u>	<u>Market Average Rent</u>	<u>1-Year Change</u>	<u>4-Year Change*</u>
2-BR	\$2,062	5.42%	\$2,856	10.2%	51.8%
1-BR	\$1,635	5.42%	\$2,562	9.8%	53.2%

* based on annualized rents

*HUD FMR - basis for calculating rental subsidy. See below.

In March 2010, the Housing Authority changed its method of calculating rent subsidy. Instead of using Payment Standards, the Housing Authority implemented the Tier Subsidy Table, similar to the "tax table" concept, in determining rent subsidy. The subsidy amounts in the Tier Subsidy Table are based on family's income, family size, and the Fair Market Rents published by HUD.

Average Apt. Vacancy Rate: 5.2%

Section 8 Waiting List:

Sec. 8 Housing Choice Vouchers
Average Turnover per Year:

In 2013, after significant stakeholder engagement and through the HACSM FY14 MTW Plan, HACSM expanded its time-limited MTW Self-Sufficiency Program to serve up to 800 households. On 1/13/2014, HACSM opened the MTW Self-Sufficiency interest list to the public through an online application portal. Anyone interested in the program may apply anytime online. When vouchers become available through turnovers, HACSM will select applicants through a lottery process. Since HACSM conducted its first lottery on 2/18/14, 1800 applicants have been selected for eligibility interviews. The interest list will remain open until further notice. As of 12/31/15, 27,525 applications were received. Additionally, approximately 8,350 families remain on the various HACSM's Project-Based waiting lists.

Section 8 Average Wait List Time: ≤ 3 years

HOMES SALES DATA

Quarter ending December 2015

	<u>Median Price</u>	<u>1-Yr. Change</u>	<u>Mean (Av.) Price</u>	<u>1-Year Change</u>
<u>Single Family Homes</u>				
2015	\$1,195,000	16.4%	\$1,560,916	13.6%
2014	\$1,027,000		\$1,373,529	
<u>Common Interest Development (e.g., Condos, Townhomes)</u>				
2015	\$732,500	9.0%	\$793,598	18.1%
2014	\$625,000		\$671,937	

Chart prepared by County of San Mateo Dept. of Housing HCD

Data Sources:

U.S. Dept. of Housing & Urban Development

County of San Mateo Housing Authority

RealFacts, December Quarter 2015 Rental Data

San Mateo County Association of Realtors, December 2015 Quarter Completed Sales data.

02/10/16