

# Table 1. "Rent to Income Ratio" is Superior Comparison of Affordability to "Change in Income versus Change in Rents"

Prepared By Alameda City Councilmember Tony Daysog

	ACS Census Table	ACS Census Variable	2008	2017	08-17 Change	08-17 Percentage Change
Row 1	B25119	Renters: Annual Household Income	\$64,179	\$72,063	\$7,884	12.3%
Row 2	B25119	<i>Renters: Mos. Household Income</i>	<i>\$5,348</i>	<i>\$6,005</i>	<i>\$657</i>	<i>12.3%</i>
Row 3	B25064	Renters: Gross Rent	\$1,333	\$1,790	\$457	34.3%
Row 4	B25071	Census ACS Survey-Based Mos Rent-to-Mos. Income Ratio: City of Alameda	24.6%	29.4%		

Source: US Census ACS 2008 1-Year Sample and 2017 1-Year Sample [for City of Alameda, California]

**Table 2. Rent to Income Ratio Over Time: Analysis of US Census Data Shows City of Alameda Year-In, Year-Out Exhibits Best Affordability Trends in the Regional Housing Sub-Market (Northern 80-880 Corridor)**

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	ACS Census Table	ACS Census Variable	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	10-Year 2008- 2017 Annual Avg	5-Year 2013- 2017 Annual Avg	5-Year 2013- 2017 MOE
Row 1	B25119	Renters: Annual HH Income: City of Alameda	\$51,459	\$45,263	\$51,691	\$64,179	\$54,420	\$42,302	\$43,598	\$52,754	\$54,773	\$59,688	\$61,999	\$74,629	\$72,063			
Row 2	B25119	Renters: Mos. HH Income: City of Alameda	\$4,288	\$3,772	\$4,308	\$5,348	\$4,535	\$3,525	\$3,633	\$4,396	\$4,564	\$4,974	\$5,167	\$6,219	\$6,005			
Row 3	B25064	Renters: Gross Rent: City of Alameda	\$1,098	\$1,090	\$1,189	\$1,333	\$1,264	\$1,234	\$1,273	\$1,309	\$1,383	\$1,447	\$1,515	\$1,672	\$1,790			
Row 4	B25071	Census ACS Survey-Based Mos Rent-to-Mos. Income Ratio: Alameda	<b><u>25.8%</u></b>	<b><u>28.5%</u></b>	<b><u>27.6%</u></b>	<b><u>24.6%</u></b>	<b><u>26.3%</u></b>	<b><u>30.1%</u></b>	<b>31.3%</b>	<b><u>27.6%</u></b>	30.2%	<b><u>28.2%</u></b>	<b><u>26.8%</u></b>	<b><u>24.9%</u></b>	29.4%	<b><u>27.9%</u></b>	<b><u>27.9%</u></b>	<b><u>1.0%</u></b>
Row 5	B25071	Census ACS Survey-Based Mos Rent-to-Mos. Income Ratio: Berkeley	36.2%	37.1%	37.2%	34.8%	32.8%	37.8%	33.8%	32.0%	32.5%	34.1%	31.9%	33.9%	34.3%	33.8%	33.9%	1.1%
Row 6	B25071	Census ACS Survey-Based Mos Rent-to-Mos. Income Ratio: Oakland	31.9%	32.6%	33.5%	35.2%	31.5%	32.5%	32.5%	34.0%	32.8%	31.6%	32.3%	30.3%	30.2%	32.3%	31.4%	0.5%
Row 7	B25071	Census ACS Survey-Based Mos Rent-to-Mos. Income Ratio: San Leandro	30.4%	30.0%	29.5%	29.4%	30.7%	30.9%	<b><u>31.1%</u></b>	29.3%	<b><u>28.0%</u></b>	32.8%	32.0%	33.5%	34.7%	31.2%	32.0%	1.5%
Row 8	B25071	Census ACS Survey-Based Mos Rent-to-Mos. Income Ratio: Hayward	31.4%	35.0%	32.4%	34.8%	29.3%	34.8%	38.9%	35.8%	33.8%	31.9%	31.7%	33.2%	<b><u>29.1%</u></b>	33.3%	32.1%	1.1%
Row 9	B25071	Census ACS Survey-Based Mos Rent-to-Mos. Income Ratio: Ala. County	30.3%	31.7%	30.4%	31.3%	29.5%	31.9%	31.6%	31.5%	31.6%	30.7%	30.6%	29.8%	29.9%	30.8%	30.5%	0.3%

**Table 3. Analysis of US Census Data: Actual US Census ACS data below shows Alameda "rent-to-income" average *plus* the "margin of error" (MOE) does NOT intersect (*i.e. is always less than*) any of comparison areas' "rent-to-income" averages *minus* "margin of error", which means the actual Census ACS data in a "statistically-significant" manner proves Alameda superior affordability trends versus affordability trends in the other sub-market areas is not an "accidental" or "chance" occurrence due to Census ACS survey sampling anomalies!**

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	ACS Census Table	ACS Census Variable	10-Year 2008- 2017 Annual Avg	5-Year 2013- 2017 Annual Avg	5-Year 2013- 2017 MOE	Alameda Max. (ie 5-Yr Avg + MOE)	Sub- Market Area Min. (ie 5-Yr Avg - MOE)
Row 1	B25119	Renters: Annual HH Income: City of Alameda					
Row 2	B25119	Renters: Mos. HH Income: City of Alameda					
Row 3	B25064	Renters: Gross Rent: City of Alameda					
Row 4	B25071	Census ACS Survey-Based Mos Rent-to-Mos. Income Ratio: Alameda	<b>27.9%</b>	<b>27.9%</b>	<b>1.0%</b>	<b>28.9%</b>	
Row 5	B25071	Census ACS Survey-Based Mos Rent-to-Mos. Income Ratio: Berkeley	33.8%	33.9%	1.1%	<b>28.9%</b>	32.8%
Row 6	B25071	Census ACS Survey-Based Mos Rent-to-Mos. Income Ratio: Oakland	32.3%	31.4%	0.5%	<b>28.9%</b>	30.9%
Row 7	B25071	Census ACS Survey-Based Mos Rent-to-Mos. Income Ratio: San Leandro	31.2%	32.0%	1.5%	<b>28.9%</b>	30.5%
Row 8	B25071	Census ACS Survey-Based Mos Rent-to-Mos. Income Ratio: Hayward	33.3%	32.1%	1.1%	<b>28.9%</b>	31.0%
Row 9	B25071	Census ACS Survey-Based Mos Rent-to-Mos. Income Ratio: Ala. County	30.8%	30.5%	0.3%	<b>28.9%</b>	30.2%