

WISCONSIN STATE
LEGISLATURE
COMMITTEE HEARING
RECORDS

2003-04

(session year)

Assembly

(Assembly, Senate or Joint)

**Committee on
Housing
(AC-Ho)**

File Naming Example:

Record of Comm. Proceedings ... RCP

- > 05hr_AC-Ed_RCP_pt01a
- > 05hr_AC-Ed_RCP_pt01b
- > 05hr_AC-Ed_RCP_pt02

Published Documents

> Committee Hearings ... CH (Public Hearing Announcements)

> **

> Committee Reports ... CR

> **

> Executive Sessions ... ES

> **

> Record of Comm. Proceedings ... RCP

> **

*Information Collected For Or
Against Proposal*

> Appointments ... Appt

> **

> Clearinghouse Rules ... CRule

**

> Hearing Records ... HR (bills and resolutions)

> **

> Miscellaneous ... Misc

> **03hr_AC-Ho_Misc_pt02**

Landlord Licensing

- state issue

- bad for tenants (extra charge)

~NAS

- Would like bill to not permit extra tax on rental housing for landlord licensing

① take away city's ability to ^{charge fee} require licensing

- Once city can grant permits to rent, they can take it away! Property rights issue.
- It is easy to find your landlord
- Inspecting too often is generating extra revenue
- would like to schedule follow-up phone call or meeting.

• Bill on fees not exceeding cost

66.1015 Municipal rent control prohibited.

66.1015(1)



(1) No city, village, town or county may regulate the amount of rent or fees charged for the use of a residential rental dwelling unit.

66.1015(2)



(2) This section does not prohibit a city, village, town, county, or housing authority or the Wisconsin Housing and Economic Development Authority from doing any of the following:

66.1015(2)(a)



(a) Entering into a rental agreement which regulates rent or fees charged for the use of a residential rental dwelling unit it owns or operates.

66.1015(2)(b)



(b) Entering into an agreement with a private person who regulates rent or fees charged for a residential rental dwelling unit.

- Affordability issue : Reduce Housing Costs

Legislative Proposal:

No city, village, town, county, or housing authority may require any property owner, agent, broker, or representative to obtain a permit or otherwise register real property used as a residential rental dwelling unit.

license,

No city, village, town, county, or housing authority may assess to any property owner, agent, broker, or representative a fee for the use of real property as a residential rental dwelling unit.

Define Register License

Red

7-10-0

221-2476
232-0529 sue
833-1743 fax
255-9656 fax

CITY OF MADISON
Common Council
INTER-DEPARTMENTAL
CORRESPONDENCE
210 Martin Luther King, Jr. Blvd., Rm. 417
266-4071

DATE: July 10, 2002

TO: Members of the Housing Committee
FROM: Ald. Matt Sloan, Common Council President *MdS/d*
Ald. Jean MacCubbin, District 11 *Jm/d*
SUBJECT: Establishment of a city-wide landlord registration program

This memo is to provide Housing Committee members with some background information on our proposal to establish a city-wide landlord registration program. This proposal was introduced by title only. Our intent is to work out the details of such a program with the housing committee and landlord groups before drafting the ordinance.

Purpose and intent: The purpose of this program is to provide a comprehensive database of all rental dwelling units within the City of Madison by requiring rental property owners to obtain a permit to rent dwelling units on a regular basis, identify pertinent data and fees, as well as maintain the accuracy of such data by filing when any changes are made (in ownership, owners, number of units, etc.). Developing and maintaining an accurate and comprehensive database of rental housing in the City of Madison will provide a source of accurate addresses for education, training and outreach on housing issues for both tenants and landlords.

Our intent is *NOT* to increase building inspections, create a new 'tax' on landlords, enact rent control, create a source of data to assess penalties for noncompliance to various city ordinances, create a penalty for 'bad' landlords, or create a new revenue source other than to implement this program.

Background: Over the past three years the Common Council had before them a number of housing-related issues, many for which either data was not readily available, was promised but not delivered by landlord organizations, or data used in decision making was hypothetical or anecdotal.

We believe that this proposal also advances many of the goals raised by the Mayor's Housing Summit, including:

- educating landlords by providing a comprehensive, up-to-date and accurate database for the city and other entities to provide periodic information to landlords and tenants;

- providing data to assist groups working on rental housing issues or evaluate the need and impact various programs or policies have on rental opportunities;
- providing an on-going revenue source to maintaining a detailed housing database including location, number and type of rental units such as was requested in newly obtained HUD grant;
- tracking of rental rates;
- targeting economic development programs for home repairs and funding opportunities for rental housing;
- tracking demolition of rental units for redevelopment.

Peer Cities Reviewed: In researching this concept we found that a number of peer cities, many being college towns such as Syracuse NY, have such a permit program. Many of these programs are tied to cyclical building inspections (city building inspection would not want such a permit program tied to work that they may not be able to perform). Others have purposes ranging from maintaining an accurate inventory of rental housing, rent control purposes, tracking affordability ratios, to serving as a clearinghouse for rental availability. In some peer cities, the landlords are licensed and must meet standards such as having taken a course in rental housing. Some of the cities with such programs include:

- Syracuse NY: Requires a certificate of Occupancy for non-owner occupied buildings;
- Allentown, PA: Requires registration and certification of residential rental units;
- Salt Lake City, UT: Requires a landlord license for a fee of \$70 per year and passing building inspection;
- Milwaukee, WI: Requires recording of rental buildings, filing of recordings, \$30 fee for each building on an annual basis;
- Minneapolis, MN: Requires a rental license which allows the owner to operate a rental building for a fee of \$28 per year for first dwelling unit and \$15 per year for each additional unit;
- Lansing, MI: Requires registration and certificate of enforcement,
- Las Vegas, NV: Requires onsite management or the building owner to have a 'work card' which certifies training in landlord-tenant laws and current building inspection;
- Platteville, WI: Requires compliance with the building maintenance code.

Program Parameters: There are certain issues that we would like the Housing Committee to consider before developing ordinance language for such a policy in Madison. Our chief interest, in addition to the stated goals above, is to develop a simple program. Some of the parameters that we would like guidance on are:

- Timing. One of the key purposes of this proposal is to collect timely information on the universe of rental housing in the City of Madison. Most cities require annual registration.

July 10, 2002

Page 3

We believe biennial registration with a requirement that property transaction be recorded in the interim periods would suffice.

- **Fees.** Given the current budget situation, the program must be self-supporting. As a result, a fee would be charged for registration to cover the costs of developing and maintaining a rental-housing database as well for providing information. In peer cities, fees ranged from \$5 to \$30 a year per unit in addition to a flat fee for each property owner. We suggest a one-time landlord registration fee of \$25, a year per dwelling unit fee of \$12 each year and a per transaction fee of \$25. A penalty for non-registration should be set as well and we suggest \$50 per unit.
- **Certification.** Most programs provide a certificate of compliance that is posted at the property. This certificate could contain information such as the phone number for building inspection or occupancy limit for a particular dwelling.
- **Data.** This program creates a unique opportunity to gather information on a regular basis from property owners, which could include rental rates, occupancy levels or participation in various programs.

Contacts: Alds. Sloan (250-6664), MacCubbin (238-4863)

Of interest:

UW STUDY: Rental Licensing would Make Housing Less Affordable in Milwaukee

By John Periard

john@carw.com

Researchers from the University of Wisconsin-Madison Graduate School have concluded that creating a rental licensing program in Milwaukee would make housing less affordable, and would have uncertain benefits.

The 27-page report, was completed by graduate students from the University of Wisconsin-Madison, and concluded:

"...negative effects would be likely to occur were rental unit licensing implemented in Milwaukee. Furthermore, either type of program-universal or targeted- would likely be met with substantial opposition in Milwaukee. We conclude that Milwaukee should not implement licensing because the policy would be expensive, meet strong political opposition, and cause more problems for Milwaukee's rental markets than it would solve."

CARW and BOMA/AOMA met with the individuals conducting the study earlier this year to give them our perspective.

The report can be read by clicking the link below.

www.lafollette.wisc.edu/Research/Publications/StudentPapers/2002-2003/Spring/PA869/Domestic/MilwRental-2003.pdf

Council looks at landlord registry

7-9-02

Council members say it would help them get a handle on the rental market in Madison.

By Dean Mosiman
City government reporter

All Madison landlords should be registered and charged fees, which could initially raise nearly \$600,000 and help the city gather data on rental housing, some City Council members say.

After initial collections, the fees could generate nearly \$560,000 every two years.

The registration would be used to learn who landlords are, establish exact information on the city's rental housing stock, and to get information to landlords, the council members said.

The fees would be set to cover the cost of the program, they said.

"We're not looking to bal-

ance the budget on the backs of landlords," sponsor and City Council President Matt Sloan said.

The fees and information wouldn't be used for more building inspection or to establish rent control, which has happened in some cities that register landlords, added sponsor Ald. Jean MacCubbin, 11th District. Ald. Todd Jarrell, 8th District, is also sponsoring the proposal.

The city could finally get accurate data on how many landlords accept federal Section 8 housing assistance, which helps poor families rent market-rate apartments, and comprehensive information on rental units, MacCubbin said.

The city has an estimated 600 landlords and 46,000 rental units. Landlord-tenant issues — especially whether to force landlords to take Section 8 — are among the most polarizing before the council.

"We just don't have the data

to make good policy decisions," MacCubbin said.

Nancy Jensen, executive director of the Apartment Association of South Central Wisconsin, was wary.

"We certainly want to look closely at it," she said. "There might be a concern on our part."

The city's Housing Committee will hear the proposal at 5 p.m. Wednesday in Room 260 of the Madison Municipal Building, 215 Martin Luther King Jr. Blvd.

Under a draft proposal, all landlords owning a duplex or larger building would pay a one-time \$25 to \$30 registration fee plus an initial \$12 fee per unit, and pay another \$12 per unit every two years.

The city would also impose fees for property transactions and change of management, and a penalty for non-registration.

The proposed registration and fees would raise about

\$569,500 the first year, and fees would produce about \$557,000 every two years.

The city would issue a numbered permit that might list a local building contact, on-site or area manager, and a description of the building or property.

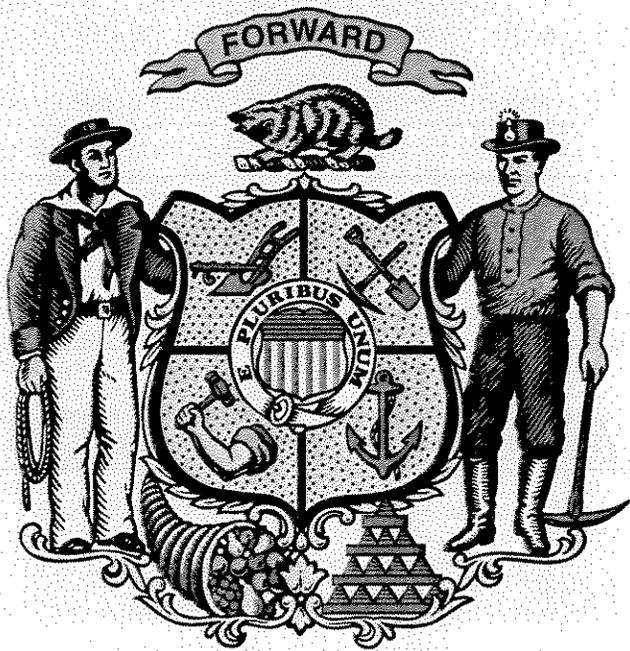
But the city might also collect information on whether a landlord accepts Section 8, the market rent for the unit, whether there are smoke-free units and more, MacCubbin said.

The data could be used to assist programs aimed at low-cost housing, evaluate such programs and track rental rates, the draft proposal states.

And the information could help the city contact landlords. "We have heard loud and clear they want information from us," Sloan said. "The problem is, we don't know who they are."

Syracuse, N.Y., Salt Lake City, Milwaukee, Minneapolis, Las Vegas and other cities register landlords, MacCubbin said.

4,000 not 600 landlords.



MGO sections 32.08 (5) or 9.19

AN ORDINANCE to create section MGO 32.08 (5) establishing a Landlord Registration/Permit Program in the City of Madison such that in order to conduct the business of rental of dwellings landlords shall hold such a permit and identifying related data items and fees for a Landlord Registration/Permit Program.

Sponsors: MacCubbin, Sloan, King, (Thomas?),

PURPOSE

The City of Madison finds that it is necessary to establish a **comprehensive inventory** of rental housing in the City, for the ^{education} ~~proper enforcement~~ of the City's Building and Zoning Codes and for the following reasons: so that the Inspection Unit may determine that dwelling units are safe and habitable; so that the City may determine whether rental properties comply with applicable lead paint requirements; so that the City may readily identify the owners of dwelling units, so that the City may determine the impact of public policies on dwelling units in various parts of the City, so that the City may have a means of contacting/noticing owners of rental properties with regard to applicable ordinances; so that the City may have a means of contacting/noticing tenants of rental properties with regard to applicable ordinances; and so that the City may determine that rental practices comply with the Madison Equal Opportunities Ordinance.

FROM MY OLD NOTES: Provide a comprehensive database of all rental dwelling units within the City of Madison by requiring property owners of public buildings of 5 units or greater to file, on a biennial basis, to obtain a permit to rent dwelling units, identify pertinent data and fees, as

well as maintain the accuracy of such data by filing when any changes are made (in ownership, owners, number of units, etc.); education and outreach.

Create 32.08 (5) Landlord Registration/Permit Program.

(5)

1. Registration. a. No property owner shall lease any dwelling unit to another person unless, at the time the dwelling unit is let, the property owner has registered the dwelling unit with the Inspection Unit. The registration form shall be supplied by the Inspection Unit and shall contain all the information listed in sub. 6. A registration form shall be filed with the Building Inspection Unit for each tax key-numbered parcel containing a rental unit. Multiple units on a single parcel with a single tax key number shall be registered on one form.

b. Failure to register with the Inspection Unit shall subject the owner to the provisions provided in Sec. 10.

c. The acceptance of a registration for a dwelling unit by the Inspection Unit does not warrant that the dwelling unit complies with Madison General Ordinances, state or federal laws or regulations or is otherwise fit for human habitation.

2. Exemptions. a. The following dwelling units shall be exempted from the registration requirements of this section: owner-occupied condominium units, hospitals, nursing homes, group homes, jails, monasteries, parish rectories, personages or similar

facilities, housing cooperatives, temporary housing/shelters, residential facilities licensed by the state of Wisconsin or government-owned buildings.

(also address: Non-profits... MALT, CHAS, YWCA, THI, etc.....)

b. If a building is subject to registration under this section and is owned for less than 15 calendar days prior to sale or other transfer of the building to new owners, the owner shall not be required to register the property during that period of 15 days or less.

3. Definitions.

Building

Dwelling unit (or unit)

General partner

Owner

Permittee?

Property

Tax key-numbered parcel

4. Fees. a. An initial fee of \$ ____ shall be paid by the owner for each tax key-numbered parcel. The registration shall be for two years, beginning on January 1 and ending on the following December 31. Subsequent 2-year renewal fees \$ ____ shall be paid by the owner for each tax key-numbered parcel.

For each dwelling unit.....(see table?)

b. Upon the transfer of ownership of a dwelling unit, the successor owner shall file a registration form within 30 days of the transfer of ownership; a transaction fee of \$ ____ shall accompany this filing. In the event of the death of the owner of a building required to be registered under this section, the estate or the subsequent purchaser shall have 60 days to file a registration form. A change in any of the general partners shall be considered a change in ownership for the purposes of this section.

c. In the event of a change in any information listed on the application for registration, a new application shall be filed with the Building Inspection Unit within 15 days of such event. The registration form shall be signed and notarized by the owner.

d. If any building on the tax key-numbered parcel is demolished during the current registration period; the owner shall file such transaction within 30 days of demolition; no fee shall be required for this transaction. No partial reimbursement for the current regulation period shall be made.

c. Change of premise....how to handle a rental being returned to a SF dwelling?
Or SF dwelling being split into separate dwelling units? Transaction fee?

5. Filing registration forms. The registration form shall include at least the following data:

(a) the tax key number of the parcel containing the rental unit(s).

- (b) the number of dwelling units on the parcel.
- (c) the address or addresses of the rental unit(s); i.e., apt. A-D or 1-4
- (d) the name, business or personal address and business telephone number of the owner or a personal telephone number where the owner can be contacted readily by the Inspection Unit. A post office box number shall not be acceptable as a required address.
- (e) the number of bedrooms in each rental unit.
- (f) the number of bathrooms in each rental unit (i.e., # eff., eff w/den; 1 bed, 1 bed w/den, etc.)
- (g) the number of accessible units.
- (h) the number of affordable rental units, etc.
- (i) the number of units where Section 8 or other subsidies apply.
- (j) the smoke-free rental units, floors, bldgs., etc.
- (k)

6. Filing registration form amendments. In the event of a change in any information listed on the registration form, a new registration form shall be filed with the Building Inspection Unit within 30 days of such event. There shall be ~~no fee~~ a transaction fee of \$25 for the filing of an amendment to an existing registration where the change in information does not involve a change in ownership of the property. There shall be no fee for the registration of a property where the change in information results from when a land contract holder pays off the land contract and becomes a title holder or where the land contract relationship is otherwise extinguished. There shall be ~~no fee~~ a transaction fee of \$25 for the filing of an amendment to an existing registration where

the change in information results from the sale or transfer of ownership between husband, wife, father, mother, son, daughter, brother, sister, grandfather, grandmother, grandson or granddaughter. The Building Inspection Unit may refund fees paid in error to the Unit.

7. Ownership. (a) For the purposes of this section, an "owner" means each person who jointly or severally is vested with all or part of the legal title to the premises or all or part of the beneficial ownership and right to present use and enjoyment of the premises.

(b) Corporations, limited partnerships, limited liability companies, limited liability partnerships, churches or other religious institutions, trusts and estates shall provide an individual's name, address and telephone number for contact. This item includes, but is not limited to a mortgagee in possession, trustees, life estate holders, condominium associations, land contract vendors, land contract vendees, general and limited partnerships, corporations, limited liability companies and cooperatives.

(c) If a building has multiple owners, at least one owner is required to sign and notarize the application, except in cases where the owners are land contract vendors and land contract vendees, and then at least one vendor and one vendee shall sign and notarize the application. The application shall contain the legal names, business or personal addresses, and business or personal telephone number of all owners.

8. Posting and other requirements of owner/permittee.

- (a) Prominent display of permit within each building, listing pertinent data; local contact, 24-hour, on-site or area manager, ??? [CITY WOULD CREATE permit number and 1/2 page 'permit' and mail to local contact.]
- (b) Inclusion of landlord permit number on all leases for rental (and renewals, other correspondence (similar to other permits);

9. Failure to file/register. An owner who fails to register a dwelling unit after March 1 of a registration period as provided or who provides false, misleading or fraudulent information in violation of this section shall be subject to the penalties provided in Sec.32.14. Each day of violation shall be considered a separate offense.

- (a) Failure to register does not preclude the owner from leasing such premise.
- (b)

Checklist:

- What is it?
- Who applies?
- How to apply?
- When do I apply?
- How much does it cost?
- What's in it for me?
- What else do I have to do?
- Are there fines?

Things to do:

- Check with Matt on data search. ✓
- Talk to Linda Grubb.
- Met with Mayor Dave and staff/fiscal for BI?
- Find sponsors. (data elements?)
- Talk with housing committee, again, they needed some money too for a data base, printing of tenant rights.
- Talk to Nancy Jensen and Greg S. & Dan Van Lannon
- Are fees fair?
- What to do with revenue (BI, data, assessors' office, housing committee.)
- Talk with IS re: merging PD/assessor info.; forms creation, printed parcel info.? And scanning? For a database/excel?
- More FAQ
- Who answers FAQs

FAQ:

1. I own three separate single-families houses in the City; do I need to register each one?

2. In my condo development, I own two units besides the unit I live in; do I have to register the two that I rent out?

3. I own a 4-unit building that is registered; I just made the two units on the second floor into one large unit for a larger family; do I have to file a change with the Program?

4. I own a 2-flat/duplex; I live in one unit and my mother 'rents' the other unit. Do I have to register with the Program?

5. I own two large parcels with two 16-unit buildings on each parcel; do I register for two parcels or four buildings?

6. On one large parcel there are two 16-unit buildings each having a different owner; how does one register the two buildings?

7. With two other partners, we own an 8-unit building; one partner is selling his share to the two of us and we are begin a new 'company'. What do we need to do to compiy with this Program?

8. I own several MF buildings around the city and just changed the management company for all of them. What do we need to do to comply with this Program?

9. I have five 3-unit townhouses on one parcel; each have a different street address (3100-3112 Towne Drive); how do I register and what would be the fee for this registration?

10. I am closing on a purchase for rental property on August 1st and the current owner is allowing me to begin leasing it for August 15th occupancy; do I need to be registered before I begin the leasing process?

11. I have voluntarily accepted Section 8 vouchers of one unit in each of my 4-unit buildings; how do I register that not all my units are available for Section 8 tenants?

12. After a long-time elderly tenant left, I recently remodeled this unit to be handicap accessible; I updated the bathroom, replaced all the door knobs, and modified all the kitchen counters to be accessible; how do I register this accessible unit with the Program?

13. I am assembling properties for a redevelopment project; I own currently 4 buildings and hope to purchase 2 or 3 others on the block. All my buildings are currently vacant pending demolition approvals, etc. Do these parcels need to be registered?

14. I teach every fall semester in another state and rent out my SF home in Madison. Do I need to register with the Program if I only rent my house for less than 4 or 6 months of each year?

15. When I registered my building I was accepting Section 8; I no longer take Section 8. What do I need to do with regard to this Program?

16.

Est. revenue

ASSUMPTIONS (source): 46,000 DW (2000 census = 46,523) *(30% more units known - no duplexes)*
 450 LL (MAAA) *5,000 LL/DC*
 4,600 buildings/parcels (median = 10 unit) *tax bill to diff. address*
 2-yr. Permit (most peer cities use 2 yr. Cycle; many have Univ population) *(Assessor webpage)*

If filing by **building/parcel** at \$60/ea. (assume avg. bldg. is 8 unit):
 4600 Bldgs. X \$60/ea. = \$276,000 (138,000)

If filing by **DW** at \$15/ea.: 46,000 DW X \$15/DW = \$690,000 (\$345,000/yr)
 [Expect lower acceptance by larger LL; examples: 286 unit Sovereign \$4290.]

If filing by **DW** at \$5/ea.: 46,000 DW X \$5 = \$230,000 (\$115,000/yr)
 [Very low fee for 1-10 unit (less than \$50), but high for > 200 units (\$1000).]

If by **sliding scale by #DW**:
 (suggest initial transaction fee (by parcel/bldg.) of \$25 plus DW amt. 4600 bldgs. X \$25 = \$115,000 one-time revenue)

# DW	No. in City (census)	Fee	Revenue 2 yr. Fee *	Revenue Initial Transaction +	Revenue First Year* ++
1-2	12400 est.	\$20/flat fee	248,000		24,000
3-4	8700	\$10/dw	87,000		3,500
5-9	7700	\$10/dw	77,000		8,500
10-19	9200	\$10/dw	92,000		6,000
20-49	7400	\$5/dw	37,000		8,500
>50	600 est.	\$300/flat fee	180,000		90,000
Another Break point?					
	46000		721,000	115,000	60,500
					75,000

* No transaction fees for transfers, etc. are added in these revenue estimates.

+ Initial fee (\$25) based on bldg./parcel, est. 4600 total parcels.

++ Revenue for first year includes 1/2 2-yr. fee, plus initial transaction fee.

Examples:

Sovereign (Sheboygan Ave. 240 DW) \$25 + \$300 = \$325
 Monticello (Sheboygan Ave. 92 DW) \$25 + \$300 = \$325
 ?? 48 DW \$25 + \$240 = \$265
 1817 Lake Point Dr. 16DW \$25 + \$160 = \$185
 709 N Midvale Blvd. 4 DW \$25 + \$40 = \$65
 3533 Heather Crest 1 DW \$25 + \$20 = \$45

104	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
105	25	25	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
106	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
107.01	534	508	95.1%	0	0.0%	0	0.0%	26	4.9%	0	0.0%	0	0.0%	
108	569	174	30.7%	0	0.0%	60	10.5%	32	5.6%	61	10.7%	42	7.4%	
109.01	702	352	50.1%	16	2.3%	15	2.1%	8	1.1%	54	7.7%	205	28.9%	
109.02	9	9	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
110	83	58	69.8%	0	0.0%	0	0.0%	0	0.0%	21	24.7%	0	0.0%	
112	904	415	46.3%	0	0.0%	25	2.8%	197	21.8%	263	29.1%	0	0.0%	
114	919	407	44.3%	20	2.2%	140	15.2%	16	1.7%	28	3.0%	240	26.1%	
MADISON	92,353	44,565	48.3%	5,739	6.2%	2,041	2.2%	8,734	9.5%	7,690	8.3%	9,198	10.0%	7,51

SOURCE: U.S. BUREAU OF THE CENSUS, SUMMARY FILE 3, 2000 CENSUS TRACTS, MADISON, WI, SP15A

PREPARED BY DEPARTMENT OF PLANNING AND DEVELOPMENT, PLANNING UNIT, WILLIAM LANIER, 3/24/2003

Last Updated on 3/25/03
By William Lanier

3-4 5-9 10-19 20-49

110
 8730
 7690
 9200
 7400

 32 920

750 3603

46523

32920

3603

750

TABLE 23. 2000 HOUSING UNITS BY TYPE OF STRUCTURE, CITY OF MADISON

CENSUS TRACT	TOTAL HOUSING UNITS p30	ONE UNIT STRUCTURES p30		TWO UNIT STRUCTURES p30		MULTI-UNIT STRUCTURES p30									
		NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	3-4 UNITS		5-9 UNITS		10-19 UNITS		20-49 UNITS		50+ UNITS	
						NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
1	1,301	940	72.3%	0	0.0%	24	1.8%	142	10.9%	81	6.2%	114	8.8%		
2.01	1,020	894	87.6%	6	0.6%	14	1.4%	62	6.1%	22	2.2%	22	2.2%		
2.02	1,497	788	52.6%	49	3.3%	62	4.1%	72	4.8%	52	3.5%	257	17.2%	20	
2.04	2,595	1,245	48.0%	24	0.9%	143	5.6%	167	6.4%	218	8.4%	450	17.3%	74	
2.05	2,651	1,504	57.0%	63	2.4%	52	2.0%	70	2.7%	65	2.5%	120	4.5%	18	
3	2,946	903	30.7%	38	1.3%	49	1.7%	15	0.5%	214	7.3%	382	13.0%	1,335	
4.01	1,423	1,365	95.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	19	1.3%	4	
4.02	1,089	900	82.6%	28	2.6%	121	11.1%	14	1.3%	0	0.0%	0	0.0%		
4.03	2,801	670	23.9%	48	1.7%	144	5.1%	371	13.2%	397	14.2%	348	12.4%	21	
4.04	3,326	1,443	43.4%	150	4.5%	228	6.9%	310	9.3%	340	10.2%	527	15.8%	31	
5.01	1,900	1,272	67.2%	23	1.2%	212	11.2%	137	7.2%	200	10.5%	56	2.9%		
5.03	1,777	1,290	72.6%	77	4.3%	12	0.7%	51	2.9%	204	11.5%	132	7.4%	1	
5.04	1,989	1,244	62.5%	123	6.2%	179	9.0%	242	12.2%	46	2.3%	153	7.7%		
6	1,011	274	26.6%	27	2.6%	270	26.2%	261	25.3%	120	11.6%	79	7.7%		
7	1,472	1,176	79.9%	5	0.3%	62	4.2%	103	7.0%	41	2.8%	77	5.2%		
8	1,848	1,285	69.6%	31	1.7%	142	7.7%	119	6.4%	94	5.1%	53	2.8%	4	
9	3,298	1,584	48.0%	227	6.9%	244	7.4%	270	8.2%	186	5.6%	258	7.8%	52	
10	872	681	78.1%	74	8.5%	41	4.7%	31	3.6%	19	2.2%	13	1.5%	1	
11	1,506	95	6.3%	29	1.9%	74	4.9%	150	10.0%	336	22.3%	432	28.7%	37	
12	2,712	1,077	39.3%	558	20.6%	374	13.8%	86	3.2%	167	6.2%	171	6.3%	27	
13	1,340	693	51.7%	97	7.2%	210	15.7%	100	7.5%	14	1.0%	67	5.0%	15	
14.01	1,385	456	31.5%	42	3.0%	338	24.4%	256	18.5%	115	8.3%	153	11.0%	4	
14.02	1,127	477	42.3%	136	12.1%	104	9.2%	139	12.3%	67	5.9%	157	13.9%	4	
14.03	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%		
15.01	1,084	358	33.0%	19	1.8%	48	4.4%	171	15.8%	147	13.6%	240	22.1%	10	
15.02	1,306	359	27.1%	23	1.8%	0	0.0%	105	8.0%	130	10.0%	236	18.1%	2	
15.03	3,355	77	2.3%	110	3.3%	257	7.7%	364	10.8%	396	11.8%	750	22.4%	1,119	
16.01	2,385	193	8.2%	293	12.3%	323	13.6%	153	6.4%	271	11.4%	751	31.5%	30	
17.01	3,333	119	3.6%	285	8.6%	302	9.1%	483	14.5%	300	9.0%	768	23.0%	70	
17.02	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%		
17.03	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%		
18	3,059	671	21.9%	413	13.5%	314	10.3%	369	12.1%	193	6.3%	492	16.1%	20	
19	3,003	1,004	33.4%	857	28.5%	797	26.5%	192	6.4%	97	3.2%	102	3.4%	1	
20	2,663	1,493	56.1%	639	24.0%	311	11.7%	147	5.5%	53	2.0%	14	0.5%		
21	2,561	1,467	57.3%	427	16.7%	250	9.8%	214	8.4%	71	2.8%	111	4.3%		
22	2,237	1,221	54.6%	140	6.3%	251	11.2%	141	6.3%	211	9.4%	178	8.0%	5	
23.01	1,234	756	61.3%	40	3.2%	78	6.3%	197	16.0%	67	5.4%	61	4.9%	2	
23.02	354	364	103.1%	10	2.8%	84	23.7%	53	15.0%	0	0.0%	0	0.0%		
24.01	1,283	1,202	93.7%	16	1.2%	6	0.5%	0	0.0%	0	0.0%	13	1.0%	3	
24.02	1,539	813	52.9%	6	0.4%	62	4.0%	229	14.9%	143	9.4%	163	10.6%	11	
25	978	258	26.4%	36	3.7%	38	3.9%	146	14.9%	122	12.5%	0	0.0%		
26.01	848	519	61.2%	29	3.4%	124	14.6%	70	8.3%	30	3.5%	46	5.4%		
26.02	2,307	991	43.0%	52	2.3%	253	11.0%	343	14.8%	430	18.6%	185	8.0%	4	
26.03	1,528	623	40.8%	100	6.5%	180	11.8%	259	17.0%	157	10.3%	185	12.1%	2	
27	1,603	1,431	89.3%	71	4.4%	0	0.0%	0	0.0%	0	0.0%	43	2.7%	3	
28	1,019	962	94.4%	0	0.0%	14	1.4%	13	1.3%	0	0.0%	0	0.0%		
29	1,011	787	77.8%	26	2.6%	50	5.0%	80	7.9%	23	2.3%	0	0.0%		
30.01	2,007	1,703	84.9%	61	3.0%	26	1.3%	156	7.8%	19	0.9%	42	2.1%		
30.02	1,314	473	36.0%	44	3.3%	202	15.4%	316	24.1%	220	16.7%	26	2.0%	2	
31	1,566	2,221	141.8%	79	5.0%	18	1.1%	50	3.2%	64	4.1%	17	1.1%	0	
32	1,213	41	3.4%	19	1.6%	170	14.0%	370	30.5%	309	25.4%	58	4.8%	4	
100	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%		
102	2	2	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%		

