

Costa Hawkins Update

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In recent months, tenant advocacy groups have been pushing for a full repeal of the Costa-Hawkins Rental Housing Act. This would allow communities to impose and enforce their own rent control ordinances unencumbered by the provisions of the law. Numerous Northern California cities have previously attempted to pass rent control ballot measures with varying success. Now, efforts are underway to place rent control measures before voters in several cities in the Los Angeles region.

To help sift through the charged dialogue and political noise, Berkadia Research has compiled demographic and multifamily data points for the largest cities in Northern and Southern California, identifying three key factors for analysis:

- **POLITICAL AFFILIATION** - Ten out of the twelve cities with rent control laws currently on the books lean heavily democratic
- **STOCK OF MULTIFAMILY UNITS** - Cities with multifamily development (especially after 1995) might face greater exposure to new rent control laws
- **RENT SHARE OF WALLET** - Cities where housing has become unaffordable for residents are among the most likely targets for rent control reform. Currently, 70% of the cities surveyed have rent as a share of annual income higher than the national average of 26.5%

Several cities across the state could fall into each of these categories; Berkadia Research determined that communities with a mix of all three are even more likely candidates to encounter some form of rent control.

Inglewood, Long Beach, and Pasadena all attempted to pass rent control measures this year, but ultimately groups in each city fell short of garnering the required number of signatures to place the initiative on the ballot in November.

This resource provides data on over 200 cities and towns that might be impacted by the quickly approaching November elections. Leveraging this resource will better prepare members of the commercial real estate industry for a possible overturn of the Costa-Hawkins Rental Housing Act.

A QUICK REFRESHER:

The Costa-Hawkins Rental Housing Act was drafted to balance extreme vacancy control measures that were determined to be limiting economic growth in communities like Berkley and Santa Monica. At the heart of Costa-Hawkins was a policy known as vacancy decontrol, which allowed owners in rent-controlled communities to establish initial market rental rates when there was a change in occupancy. Additionally, the act determined that:

- Housing constructed after 1995 must be exempt from local rent controls
- Housing that was exempt from local rent controls before Feb. 1, 1995, must remain exempt
- Single-family homes and other units like condominiums that are separate from the title to any other dwelling units must be exempt from local rent controls

Costa Hawkins Update

JULY 2018

SAN FRANCISCO

City	% Democrat	% Republican	% Other*	Total Registered Voters	Share of Stock <1995	Share of Stock >=1995	Total Units	% Rent of Annual Income
Fairfax	66.6%	6.5%	26.9%	5,460	100.0%	0.0%	244	22.9%
San Anselmo	63.9%	9.9%	26.2%	8,637	100.0%	0.0%	297	18.5%
Mill Valley	62.0%	10.5%	27.5%	9,838	98.7%	1.3%	959	24.8%
East Palo Alto	60.4%	6.8%	32.9%	9,859	100.0%	0.0%	2,131	49.2%
San Francisco	57.7%	7.0%	35.3%	481,977	80.6%	19.4%	86,295	40.9%
San Rafael	56.9%	14.9%	28.2%	29,982	87.4%	12.6%	4,885	30.8%
Corte Madera	56.3%	14.8%	28.9%	6,247	67.4%	32.6%	552	33.5%
Larkspur	55.9%	15.6%	28.5%	8,472	100.0%	0.0%	1,161	34.3%
South San Francisco	55.4%	11.7%	32.9%	31,256	77.3%	22.7%	2,076	37.4%
Pacifica	55.2%	14.0%	30.8%	24,112	99.5%	0.5%	1,814	30.2%
San Bruno	53.9%	14.3%	31.8%	21,867	65.8%	34.2%	2,444	42.8%
Sausalito	53.8%	13.8%	32.3%	5,195	100.0%	0.0%	424	29.0%
Daly City	53.7%	10.3%	36.0%	44,562	97.3%	2.7%	6,235	35.1%
Petaluma	53.4%	18.0%	28.6%	34,709	62.3%	37.7%	2,290	32.9%
Santa Rosa	53.4%	17.8%	28.8%	90,481	82.5%	17.5%	10,299	33.9%
Sonoma	52.6%	19.3%	28.2%	7,023	93.6%	6.4%	468	27.1%
Menlo Park	52.5%	17.2%	30.3%	18,497	67.0%	33.0%	2,230	28.6%
Redwood City	51.5%	16.5%	32.0%	40,319	68.4%	31.6%	8,216	39.3%
San Mateo	51.0%	16.9%	32.1%	52,482	77.7%	22.3%	9,575	36.1%
Novato	50.9%	20.6%	28.6%	30,386	89.7%	10.3%	2,056	31.0%
Rohnert Park	50.4%	19.2%	30.4%	21,531	72.2%	27.8%	3,649	36.3%
Belmont	49.1%	17.6%	33.3%	15,498	99.3%	0.7%	2,580	25.5%
Burlingame	48.4%	18.9%	32.8%	17,052	100.0%	0.0%	3,321	28.5%
Windsor	47.6%	24.3%	28.0%	14,872	63.3%	36.7%	308	20.7%
Napa	47.2%	22.7%	30.1%	42,126	75.1%	24.9%	3,400	32.0%
Millbrae	46.5%	17.1%	36.4%	12,394	93.4%	6.6%	946	29.8%
Foster City	45.3%	18.1%	36.6%	15,711	73.9%	26.1%	4,340	29.8%

EAST BAY

City	% Democrat	% Republican	% Other*	Total Registered Voters	Share of Stock <1995	Share of Stock >=1995	Total Units	% Rent of Annual Income
Berkeley	69.2%	3.1%	27.7%	78,146	80.6%	19.4%	10,596	39.8%
Albany	67.2%	5.0%	27.8%	11,054	97.6%	2.4%	491	26.9%
Oakland	66.8%	4.2%	28.9%	236,375	88.2%	11.8%	28,740	37.0%
El Cerrito	66.0%	6.7%	27.3%	15,499	86.7%	13.3%	964	31.8%
Richmond	65.3%	6.0%	28.7%	50,713	79.4%	20.6%	1,738	44.6%
Emeryville	63.6%	5.3%	31.1%	6,460	18.5%	81.5%	2,152	42.6%
San Pablo	63.0%	5.8%	31.2%	10,624	83.3%	16.7%	2,729	46.0%
Hayward	58.3%	10.5%	31.2%	66,735	95.3%	4.7%	12,494	33.3%
Pinole	57.9%	14.3%	27.7%	10,945	95.1%	4.9%	493	31.7%
Pittsburg	57.7%	12.2%	30.1%	31,387	68.9%	31.1%	3,240	33.6%
Alameda	57.2%	11.7%	31.0%	47,125	100.0%	0.0%	5,605	31.8%
Vallejo	56.9%	12.3%	30.8%	60,621	94.7%	5.3%	4,031	36.4%
Antioch	54.9%	16.0%	29.1%	51,495	85.1%	14.9%	3,002	27.0%
Union City	53.8%	11.4%	34.8%	35,255	74.1%	25.9%	2,633	31.1%
Newark	53.1%	14.4%	32.5%	21,300	70.5%	29.5%	1,056	29.8%
Martinez	49.2%	22.0%	28.8%	23,337	97.5%	2.5%	1,663	24.8%
Benicia	48.6%	22.6%	28.8%	18,463	98.4%	1.6%	869	24.2%
Pleasant Hill	48.4%	21.2%	30.4%	20,989	95.2%	4.8%	3,064	28.5%
Concord	48.2%	21.4%	30.3%	63,890	93.1%	6.9%	7,328	29.0%
Lafayette	47.3%	24.8%	28.0%	17,568	91.9%	8.1%	1,181	21.4%
Fairfield	47.0%	21.3%	31.6%	52,430	78.1%	21.9%	5,078	27.9%
Walnut Creek	46.8%	25.1%	28.1%	44,536	81.4%	18.6%	8,383	31.1%
Fremont	46.5%	14.5%	39.0%	101,183	81.2%	18.8%	14,651	25.3%
Dublin	43.1%	19.3%	37.6%	27,076	28.6%	71.4%	4,437	24.4%
Brentwood	41.8%	29.6%	28.6%	32,111	65.1%	34.9%	556	24.1%
Pleasanton	39.2%	27.6%	33.2%	43,325	59.2%	40.8%	4,935	22.6%
Livermore	39.2%	30.5%	30.3%	50,727	94.2%	5.8%	2,851	23.6%
Danville	34.9%	37.1%	28.0%	29,116	82.9%	17.1%	321	18.2%

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 Sources: California Secretary of State; Costar; Tetrad.
 Survey includes apartment buildings 8 units and above.



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LOS ANGELES

City	% Democrat	% Republican	% Other*	Total Registered Voters	Share of Stock <1995	Share of Stock >=1995	Total Units	% Rent of Annual Income
Compton	68.5%	4.4%	27.1%	44,047	99.3%	0.7%	1,382	28.8%
Inglewood	68.4%	4.9%	26.7%	60,352	97.8%	2.2%	11,882	37.0%
Lynwood	64.2%	6.3%	29.4%	25,312	100.0%	0.0%	1,964	29.5%
Huntington Park	62.4%	7.9%	29.7%	19,602	100.0%	0.0%	3,550	47.5%
Pico Rivera	61.7%	12.5%	25.8%	31,978	99.4%	0.6%	1,629	27.3%
Bell	61.4%	8.9%	29.7%	12,821	97.7%	2.3%	2,544	37.4%
South Gate	61.2%	9.8%	29.0%	41,277	95.9%	4.1%	1,685	30.4%
West Hollywood	60.8%	8.7%	30.5%	27,295	90.1%	9.9%	9,705	44.3%
Gardena	60.7%	13.6%	25.7%	33,193	100.0%	0.0%	5,594	28.9%
Paramount	59.5%	10.3%	30.2%	21,745	99.4%	0.6%	2,895	37.5%
Hawthorne	58.8%	10.9%	30.3%	36,777	99.2%	0.8%	12,959	31.2%
Culver City	58.4%	12.4%	29.2%	26,660	88.4%	11.6%	3,424	31.5%
Carson	57.7%	12.6%	29.7%	57,939	87.2%	12.8%	1,126	29.1%
Montebello	57.7%	13.6%	28.7%	29,973	100.0%	0.0%	3,649	36.3%
La Puente	57.3%	12.2%	30.4%	16,031	100.0%	0.0%	1,732	26.1%
South El Monte	57.2%	10.2%	32.5%	7,503	100.0%	0.0%	428	32.7%
Los Angeles	55.5%	13.1%	31.4%	2,006,702	86.5%	13.5%	301,620	42.7%
Santa Fe Springs	55.1%	17.5%	27.4%	9,672	79.2%	20.8%	722	38.8%
Baldwin Park	54.7%	12.1%	33.2%	29,291	100.0%	0.0%	1,506	32.4%
Santa Monica	53.6%	13.0%	33.3%	69,422	85.5%	14.5%	17,704	41.3%
Norwalk	53.6%	16.2%	30.2%	47,884	100.0%	0.0%	3,752	32.4%
Hawaiian Gardens	53.1%	12.7%	34.2%	5,080	100.0%	0.0%	245	40.0%
Lawndale	52.7%	15.4%	31.9%	13,662	100.0%	0.0%	1,006	34.1%
Pasadena	51.3%	19.2%	29.5%	81,493	77.5%	22.5%	17,167	32.6%
El Monte	51.0%	12.8%	36.3%	35,381	100.0%	0.0%	4,077	35.9%
Long Beach	50.9%	17.7%	31.4%	259,781	95.0%	5.0%	39,750	30.6%
Downey	50.9%	20.2%	28.9%	57,849	100.0%	0.0%	8,629	26.8%
Bellflower	50.5%	18.1%	31.4%	34,954	99.8%	0.2%	6,881	34.3%
Pomona	50.3%	15.5%	34.2%	62,117	94.0%	6.0%	5,920	31.7%
South Pasadena	49.8%	19.1%	31.1%	15,930	100.0%	0.0%	2,865	25.0%
Signal Hill	49.5%	18.1%	32.3%	6,637	100.0%	0.0%	340	23.5%
Duarte	47.7%	22.4%	29.9%	11,675	94.6%	5.4%	631	30.0%
Alhambra	47.6%	15.7%	36.7%	41,127	94.5%	5.5%	5,225	43.9%
West Covina	47.1%	21.5%	31.4%	52,569	92.8%	7.2%	6,274	28.7%
Azusa	46.4%	20.8%	32.8%	19,994	100.0%	0.0%	2,211	30.1%
Rosemead	46.3%	13.5%	40.2%	19,372	97.8%	2.2%	805	35.7%
Claremont	46.2%	26.9%	26.9%	21,197	100.0%	0.0%	1,187	21.9%
Artesia	46.0%	19.6%	34.4%	7,449	98.0%	2.0%	598	33.7%
Whittier	45.8%	27.2%	27.1%	47,134	99.3%	0.7%	6,894	24.5%
Monterey Park	43.8%	16.2%	40.0%	28,034	100.0%	0.0%	1,950	29.3%
Covina	43.6%	26.6%	29.7%	25,791	99.8%	0.2%	4,044	26.7%
Lakewood	43.6%	27.1%	29.3%	50,047	99.3%	0.7%	2,962	25.3%
Monrovia	42.5%	27.7%	29.9%	20,350	85.9%	14.1%	2,305	27.9%
San Gabriel	42.3%	18.6%	39.1%	16,296	98.2%	1.8%	3,432	32.5%
Lomita	41.4%	29.7%	28.9%	12,127	98.9%	1.1%	1,409	29.3%
Redondo Beach	39.1%	27.7%	33.2%	45,652	99.5%	0.5%	4,786	24.9%
Torrance	38.5%	31.6%	29.9%	82,722	97.9%	2.1%	15,129	26.0%
La Mirada	38.0%	34.0%	28.0%	27,367	100.0%	0.0%	636	23.1%
Hermosa Beach	37.6%	27.9%	34.5%	13,343	100.0%	0.0%	1,166	24.1%
Manhattan Beach	36.5%	33.5%	30.0%	25,106	100.0%	0.0%	387	15.4%
Temple City	36.0%	23.8%	40.2%	16,797	100.0%	0.0%	736	23.6%
El Segundo	35.9%	31.5%	32.7%	11,470	100.0%	0.0%	1,448	23.2%
San Dimas	34.6%	37.6%	27.8%	20,781	87.0%	13.0%	1,196	27.3%
Rancho Palos Verdes	33.3%	38.2%	28.5%	27,430	100.0%	0.0%	1,337	24.1%
Glendora	31.3%	41.3%	27.4%	30,746	76.9%	23.1%	1,799	26.0%
Arcadia	30.3%	27.8%	41.9%	28,526	100.0%	0.0%	3,040	23.5%

*Denotes registered voters who are not affiliated with the Democratic or Republican Party. Sources: California Secretary of State; Costar; Tetrad. Survey includes apartment buildings 8 units and above.

SOUTH BAY

City	% Democrat	% Republican	% Other*	Total Registered Voters	Share of Stock <1995	Share of Stock >=1995	Total Units	% Rent of Annual Income
Palo Alto	53.2%	12.7%	34.0%	38,310	94.6%	5.4%	4,607	29.2%
Hollister	51.7%	20.9%	27.4%	17,083	100.0%	0.0%	187	24.6%
Mountain View	51.0%	12.8%	36.2%	34,957	86.8%	13.2%	13,923	31.4%
Gilroy	47.6%	22.6%	29.8%	23,514	82.1%	17.9%	1,262	27.4%
San Jose	47.4%	17.5%	35.0%	434,008	59.2%	40.8%	58,412	33.5%
Santa Clara	47.3%	16.6%	36.1%	48,712	85.3%	14.7%	13,564	32.3%
Campbell	46.7%	20.1%	33.2%	22,093	87.8%	12.2%	4,794	27.9%
Sunnyvale	46.1%	16.2%	37.7%	58,421	80.6%	19.4%	20,448	29.4%
Milpitas	43.3%	15.8%	40.9%	28,345	39.4%	60.6%	3,453	29.4%
Los Gatos	42.4%	26.9%	30.7%	19,089	83.6%	16.4%	1,806	23.7%
Morgan Hill	41.3%	28.3%	30.4%	22,341	76.5%	23.5%	749	27.6%
Cupertino	38.9%	16.3%	44.7%	28,474	67.1%	32.9%	5,089	26.3%

SAN FERNANDO

City	% Democrat	% Republican	% Other*	Total Registered Voters	Share of Stock <1995	Share of Stock >=1995	Total Units	% Rent of Annual Income
San Fernando	58.2%	10.1%	31.7%	10,821	100.0%	0.0%	615	31.2%
Oxnard	57.1%	15.7%	27.2%	80,019	75.2%	24.8%	8,359	34.3%
Port Hueneme	51.2%	19.5%	29.3%	9,464	100.0%	0.0%	524	30.0%
Ojai	48.8%	23.1%	28.2%	4,851	100.0%	0.0%	251	25.4%
Palmdale	48.0%	24.1%	27.9%	74,096	100.0%	0.0%	3,666	25.9%
Burbank	46.0%	22.0%	32.0%	66,039	95.3%	4.7%	12,401	35.0%
Lancaster	43.2%	30.0%	26.7%	74,042	99.7%	0.3%	6,246	30.5%
Glendale	41.6%	22.5%	35.9%	105,512	87.1%	12.9%	28,616	41.0%
Santa Clarita	34.8%	36.0%	29.2%	124,627	59.7%	40.3%	5,190	26.5%
Thousand Oaks	33.8%	37.3%	28.9%	75,436	93.9%	6.1%	3,378	24.0%
Camarillo	33.3%	38.7%	28.0%	40,661	57.1%	42.9%	3,447	27.2%
Simi Valley	31.0%	40.4%	28.6%	69,265	77.7%	22.3%	4,049	26.5%

ORANGE COUNTY

City	% Democrat	% Republican	% Other*	Total Registered Voters	Share of Stock <1995	Share of Stock >=1995	Total Units	% Rent of Annual Income
Santa Ana	53.9%	17.8%	28.3%	100,079	92.8%	7.2%	18,602	37.2%
Stanton	45.7%	25.0%	29.3%	13,744	100.0%	0.0%	1,777	37.1%
Anaheim	41.5%	29.9%	28.7%	134,006	89.3%	10.7%	33,097	30.8%
Buena Park	41.2%	29.2%	29.6%	34,446	99.2%	0.8%	6,411	27.2%
La Habra	38.8%	33.0%	28.2%	25,040	88.0%	12.0%	4,747	29.0%
Laguna Beach	37.9%	32.2%	29.9%	16,042	100.0%	0.0%	826	24.9%
Garden Grove	37.8%	30.9%	31.3%	68,938	99.1%	0.9%	9,252	32.0%
Fullerton	36.8%	34.6%	28.6%	65,175	90.5%	9.5%	12,890	28.9%
Tustin	35.3%	31.1%	33.6%	33,402	85.6%	14.4%	9,702	28.8%
Irvine	35.3%	27.2%	37.5%	117,829	28.0%	72.0%	38,711	27.7%
Seal Beach	34.2%	41.7%	24.1%	16,837	100.0%	0.0%	983	40.4%
Cypress	34.1%	36.2%	29.7%	24,900	100.0%	0.0%	2,142	25.2%
Los Alamitos	33.3%	38.5%	28.2%	5,940	100.0%	0.0%	863	29.2%
Costa Mesa	32.4%	34.5%	33.2%	51,675	91.6%	8.4%	14,714	32.5%
Orange	32.3%	39.5%	28.2%	65,024	67.3%	32.7%	8,409	28.2%
Westminster	31.9%	34.7%	33.4%	40,112	96.6%	3.4%	4,226	34.9%
Aliso Viejo	31.9%	35.1%	33.0%	26,322	42.3%	57.7%	4,797	23.9%
Placentia	31.3%	40.7%	28.0%	25,621	95.0%	5.0%	2,499	25.9%
Brea	30.0%	42.4%	27.6%	23,387	83.2%	16.8%	3,295	24.8%
Lake Forest	29.6%	40.3%	30.2%	42,574	85.1%	14.9%	3,756	24.2%
Fountain Valley	29.6%	41.2%	29.2%	31,383	100.0%	0.0%	2,104	26.4%
Huntington Beach	29.0%	42.2%	28.7%	112,855	79.3%	20.7%	13,511	28.5%
Laguna Niguel	28.8%	42.5%	28.7%	38,173	80.7%	19.3%	4,014	24.9%
Mission Viejo	28.1%	43.7%	28.1%	56,729	56.9%	43.1%	3,898	23.5%
Dana Point	26.9%	44.5%	28.6%	20,885	100.0%	0.0%	1,400	28.7%
San Clemente	24.7%	47.0%	28.2%	37,686	80.1%	19.9%	1,902	22.2%
Newport Beach	21.8%	51.3%	26.9%	53,816	73.9%	26.1%	8,874	25.0%

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INLAND EMPIRE

City	% Democrat	% Republican	% Other*	Total Registered Voters	Share of Stock <1995	Share of Stock >=1995	Total Units	% Rent of Annual Income
Perris	56.8%	15.5%	27.6%	25,146	72.0%	28.0%	994	27.3%
Rialto	52.8%	16.1%	31.1%	40,131	91.7%	8.3%	3,276	29.5%
Moreno Valley	51.3%	21.8%	26.9%	80,713	52.4%	47.6%	6,814	31.6%
Montclair	51.1%	18.0%	30.8%	13,465	72.1%	27.9%	1,417	43.3%
Colton	49.9%	19.3%	30.8%	20,226	100.0%	0.0%	3,928	33.8%
Fontana	49.0%	19.0%	32.0%	79,035	97.3%	2.7%	5,501	23.4%
Ontario	47.7%	22.7%	29.6%	62,618	79.9%	20.1%	8,957	34.4%
San Bernardino	46.6%	25.5%	27.8%	87,911	100.0%	0.0%	12,056	37.4%
Riverside	43.0%	30.2%	26.8%	132,729	77.0%	23.0%	17,232	30.7%
Highland	40.5%	33.0%	26.5%	24,745	95.9%	4.1%	2,394	24.9%
Chino	39.6%	31.3%	29.1%	35,508	64.9%	35.1%	3,266	27.7%
Upland	36.3%	35.9%	27.8%	38,923	87.6%	12.4%	6,657	31.6%
Rancho Cucamonga	36.2%	36.1%	27.7%	85,880	49.9%	50.1%	11,147	28.3%
Loma Linda	35.5%	30.7%	33.8%	10,626	100.0%	0.0%	1,330	28.6%
Redlands	35.2%	38.0%	26.7%	38,156	86.8%	13.2%	6,174	27.4%
Corona	34.8%	38.4%	26.8%	66,543	78.9%	21.1%	8,044	26.9%
Lake Elsinore	34.3%	32.7%	33.0%	24,128	59.8%	40.2%	1,466	27.6%
Chino Hills	33.2%	36.3%	30.6%	37,729	56.6%	43.4%	2,855	24.5%
Wildomar	26.8%	42.6%	30.6%	16,219	0.0%	100.0%	780	32.6%
Temecula	26.4%	42.7%	31.0%	50,531	51.8%	48.2%	4,824	23.7%
Murrieta	25.9%	44.2%	29.9%	50,550	37.5%	62.5%	3,374	26.0%

SAN DIEGO

City	% Democrat	% Republican	% Other*	Total Registered Voters	Share of Stock <1995	Share of Stock >=1995	Total Units	% Rent of Annual Income
National City	46.7%	14.6%	38.7%	23,425	92.3%	7.7%	3,157	32.9%
Lemon Grove	43.3%	22.5%	34.2%	14,193	87.1%	12.9%	651	27.3%
Chula Vista	42.2%	22.0%	35.8%	133,918	74.3%	25.7%	16,005	29.9%
San Diego	41.2%	22.6%	36.2%	727,109	67.6%	32.4%	99,003	33.0%
Encinitas	38.0%	28.7%	33.3%	40,487	91.3%	8.7%	1,682	24.1%
Imperial Beach	37.7%	23.3%	39.0%	12,511	98.7%	1.3%	1,549	34.7%
Del Mar	36.3%	32.1%	31.6%	3,127	92.7%	7.3%	274	24.7%
Solana Beach	35.2%	32.6%	32.2%	8,695	98.5%	1.5%	523	25.8%
Oceanside	33.3%	33.1%	33.6%	89,149	93.5%	6.5%	9,909	33.8%
Vista	33.3%	30.9%	35.7%	43,378	87.2%	12.8%	9,825	36.2%
El Cajon	32.9%	34.0%	33.1%	41,566	99.0%	1.0%	15,478	33.9%
San Marcos	32.0%	34.2%	33.9%	41,106	55.2%	44.8%	4,660	37.5%
Escondido	31.8%	34.3%	33.9%	65,187	82.5%	17.5%	11,408	33.6%
Carlsbad	30.7%	36.5%	32.8%	67,320	76.9%	23.1%	5,248	27.1%
Poway	27.0%	41.0%	31.9%	29,237	100.0%	0.0%	1,181	22.0%
Santee	27.0%	41.7%	31.3%	32,678	91.8%	8.2%	2,094	25.5%
Coronado	25.3%	43.1%	31.6%	10,454	98.0%	2.0%	765	29.1%

*Denotes registered voters who are not affiliated with the Democratic or Republican Party. Denotes a city with rent control measures.
Sources: California Secretary of State; Costar; Tetrad.
Survey includes apartment buildings 8 units and above.

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