

**TOWN OF SAN ANSELMO
RESOLUTION NO. 3461**

**A RESOLUTION OF THE SAN ANSELMO TOWN
COUNCIL RESCINDING RESOLUTION NO. 3414
ESTABLISHING SECOND UNIT MAXIMUM
ALLOWABLE RENTS AND TENANT INCOME LIMITS
AS PROVIDED FOR BY ORDINANCE NO. 706**

BE IT RESOLVED by the San Anselmo Town Council as follows:

WHEREAS, Town Council Resolution No. 3153 provides for the periodic adjustment to the rent and tenant income limits for second units to compensate for increases and decreases in the cost of living; and

WHEREAS, it has been determined by the Town Council, following a public hearing on February 23, 1999, to consider an adjustment to those limits.

WHEREAS, The Consumer Price Index (CPI) for the year ending August 1997 is 3.3;

NOW, THEREFORE BE IT RESOLVED that the San Anselmo Town Council confirms the following maximum rents and tenant income limits for second units authorized by Ordinance No. 706 rescinding Resolution No. 3414 and its associated rents and income limits. The increase reflects the August 1998 CPI of 3.3. The Town Council further authorizes that the future adjustments to maximum rents and tenant income limits be placed annually on the consent calendar.

Household Size	Tenant Income Limit	
	CURRENT	NEW
1 person	\$ 25,603.00	\$ 26,447.90
2 Person	\$ 29,262.00	\$ 30,227.65
3 Persons	\$ 32,917.00	\$ 34,003.26
4 Persons	\$ 36,575.00	\$ 37,781.98
5 Persons	\$ 38,856.00	\$ 40,138.25
6 Persons	\$ 41,447.00	\$ 42,814.75
7 Persons	\$ 43,417.00	\$ 44,849.76
8 Persons	\$ 45,742.00	\$ 47,251.49

categories, or 80% of County median income. When the Council established the limits in 1989, a factor of 65% of County median income, or the midpoint of the low-income category, was chosen.

1996-97 CONSUMER PRICE INDEX INCREASE

On January 28, 1998, the Council increased maximum allowable rents by 2.7% based on the Consumer Price Index (CPI) cost of living increase for a twelve month period between the last day of July 96' and August 97'. Over the past twelve month period (July 97' and August 98') it was found that the CPI increased 3.3% (see attached Consumer Price Indexes for Pacific Cities and U.S. City Average, August 1998).

The spreadsheet below reflects the current adopted tenant income and maximum rents, as well as the proposed increases based on the annual CPI of 3.6%.

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Rent Limits (excluding utilities)			
	1997-98		1998-99
Studio	\$	472.00	\$ 487.58
1 bedroom	\$	569.00	\$ 587.78
2 bedroom	\$	670.00	\$ 692.11
3 bedroom	\$	876.00	\$ 904.91
4 bedroom	\$	957.00	\$ 988.58

Rent Limits (including utilities)			
	1997-98		1998-99
Studio	\$	493.00	\$ 509.27
1 bedroom	\$	601.00	\$ 620.83
2 bedroom	\$	709.00	\$ 732.40
3 bedroom	\$	937.00	\$ 967.92
4 bedroom	\$	1,020.00	\$ 1,053.66

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2 bedroom	\$	670.00	\$	692.11
3 bedroom	\$	876.00	\$	904.91
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4 bedroom	\$	1,020.00	\$	1,053.66

PASSED AND ADOPTED by the San Anselmo Town Council at a regularly scheduled meeting held on the 23rd day of February, 1999, by the following vote:

AYES: Breen, Chignell, Kroot, Overberger

NOES: (None)


ABSTAIN: (None)

ABSENT: Hodgens



 Paul Chignell, Mayor

ATTEST:



 Debra Stutsman, Town Clerk