



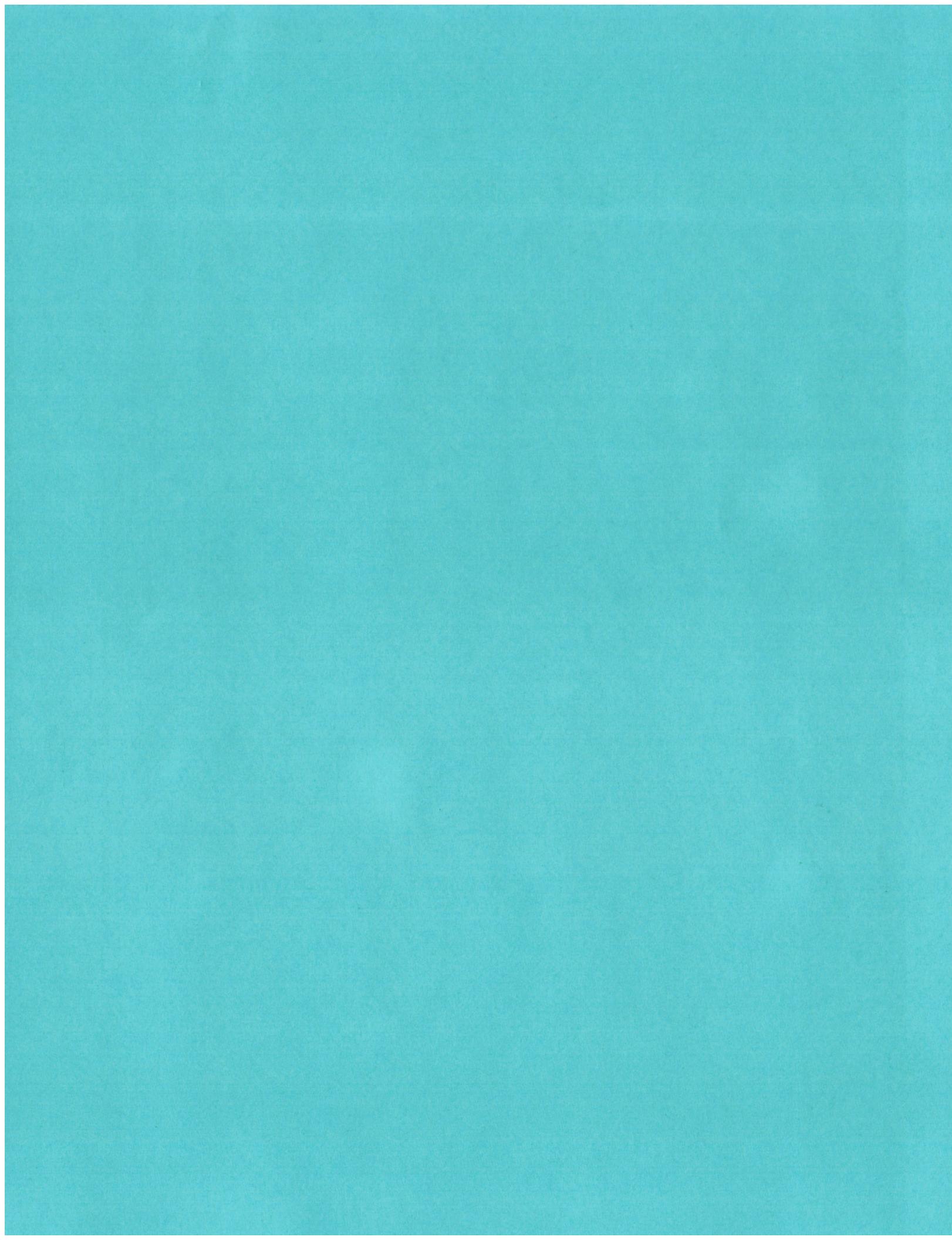
# Weekly Management Report

## December 26, 2025

### 1. Memo

Information on the Data Collected by the Housing Enforcement Unit and Additional Data Sources – Tracking List #2705

**Community Development Department**



# MEMORANDUM



## COMMUNITY DEVELOPMENT

**DATE:** December 23, 2025

**TO:** Justin Hess, City Manager

**FROM:** Patrick Prescott, Community Development Director  
VIA: Maribel Leyland, Assistant Community Development Director,  
Housing and Homelessness Division  
BY: Shipra Rajesh, Housing Development Manager

*(b) (5) for PP*

**SUBJECT:** City Manager Tracking List Item #2705 – Information on the Data Collected by the Housing Enforcement Unit and Additional Data Sources

### **BACKGROUND**

During the October 28, 2025 City Council meeting, then Mayor Perez and then Vice Mayor Takahashi requested information on rental housing data collected by the Housing Enforcement Unit (HEU) to support and inform future policy discussions. This memorandum provides an overview of the data currently collected and processed by the HEU, as well as additional data sources currently available to staff on the City's rental housing market.

### **DISCUSSION**

#### **Data Collection through HEU**

The HEU was established by Council during Fiscal Year 2024-25 to investigate housing complaints, initiate administrative and civil enforcement on behalf of the City to enforce the City's Tenant Protection Ordinance (TPO), and provide information and resources such as low-income legal services grants and City-sponsored legal mediation.

The HEU has processed more than 260 cases since September 2024, providing enforcement, resources and assistance to the City's landlords and tenants. During case intake, the HEU collects certain information to determine if a rental housing unit is subject to the provisions of Assembly Bill (AB) 1482 (Tenant Protection Act of 2019) and Burbank's TPO, and to gain a better understanding of each case. Currently, the HEU collects the following information:

- Tenant's name and contact information
- Rental property address
- Type of rental unit – whether single family or multi-family unit
- Landlord's name and contact information
- Concerns raised
- Action taken/resolution

In addition, should a claim be related to a rental increase, staff collects rent information for the unit. Based on Council feedback on October 28, 2025, the HEU is updating its data collection system to add additional data points, including the number of bedrooms and corresponding rental rates for all claims beginning in January 2026. The HEU will also publish a public-facing dashboard on the City's webpage with monthly aggregate information (updated regularly) on landlord-tenant cases, including illegal rent increases, evictions, harassment and retaliation-related concerns, requests for resources and information, and total notices of violations issued by the City Attorney's Office.

#### *Additional Data Sources*

Burbank's Sixth Cycle Housing Element 2021-2029<sup>1</sup> provides data on the City's demographic profile, employment trends, household profile including household type and income distribution, special needs population including large households, female-headed households, persons with disabilities, and homeless population. It also provides data on the City's housing stock characteristics, including housing type and tenure, vacancy rate, housing age and condition, and overall housing costs and affordability. The Housing Element incorporates housing data and estimates from American Community Survey (2014-2018), and State Department of Finance (2020 estimate). The Housing Element is a static source of information; however, the City submits an annual progress report (APR) to the California Department of Housing and Community Development (HCD) outlining the City's progress towards its housing goals. The APR includes data on housing development applications, entitlements, building permits, and completions, updating data on the City's housing units. APRs can be accessed on HCD's website at <https://www.hcd.ca.gov/planning-and-community-development/housing-element-implementation-and-apr-dashboard>.

Staff also has access to external data platforms such as CoStar<sup>2</sup> and Zumper.com<sup>3</sup> that provide current available information on the City's multi-family housing market (which includes buildings with two or more units) including but not limited to vacancy rate, average rental rate, and rental rate broken down by bedroom count. CoStar data has been utilized by the City's Economic Development staff for more than ten years for

<sup>1</sup> City of Burbank Sixth Cycle Housing Element 2021-2029: <https://www.burbankca.gov/web/community-development/housing-element>

<sup>2</sup>Costar is the most comprehensive data available for commercial real estate including multi-family housing.

<https://www.costargroup.com/about-us/brands>

<sup>3</sup> Zumper is a free platform that provides data on rental market trends. <https://www.zumper.com/rent-research/burbank-ca>

quarterly economic indicators, including vacancy rate and rental asking rate for office and commercial resale as well as for leasing availability. CoStar provides information on all local multi-family residential units because they are categorized as commercial use for the purposes of Economic Development (Attachment 1). Zumper.com provides current data on rental market trends including rental rate by bedroom count for the City. Along with the public-facing HEU Dashboard, staff is exploring options to include reports and data links from these platforms on the City website.

### **CONCLUSION**

Relevant local data can support and inform future policy discussions, and there are several data sources already in place for the City. The HEU collects information on rental housing properties that is relevant for processing and investigating landlord-tenant cases and enforcing provisions of AB 1482 and Burbank's TPO. Beginning in January 2026, the HEU will expand its data collection to include information on number of bedrooms for rental units with corresponding rental rates. Further, the HEU will develop a public-facing dashboard on the City's website publishing aggregate monthly data on landlord-tenant cases, with reports and links from external data platforms as available.

The information gathered through the HEU, combined with Housing Element data on housing stock characteristics, and affordability, with supplementary insights from external platforms such as Costar and Zumper.com, can provide a comprehensive understanding of Burbank's rental housing landscape to inform future policy discussions.

### **ATTACHMENT**

Attachment 1 – October 28, 2025 CoStar Custom Market Report for Multi-Family Homes



## Custom Market Report

PREPARED BY



Aida Ofsepian



ATTACHMENT 1 - 1

Buildings

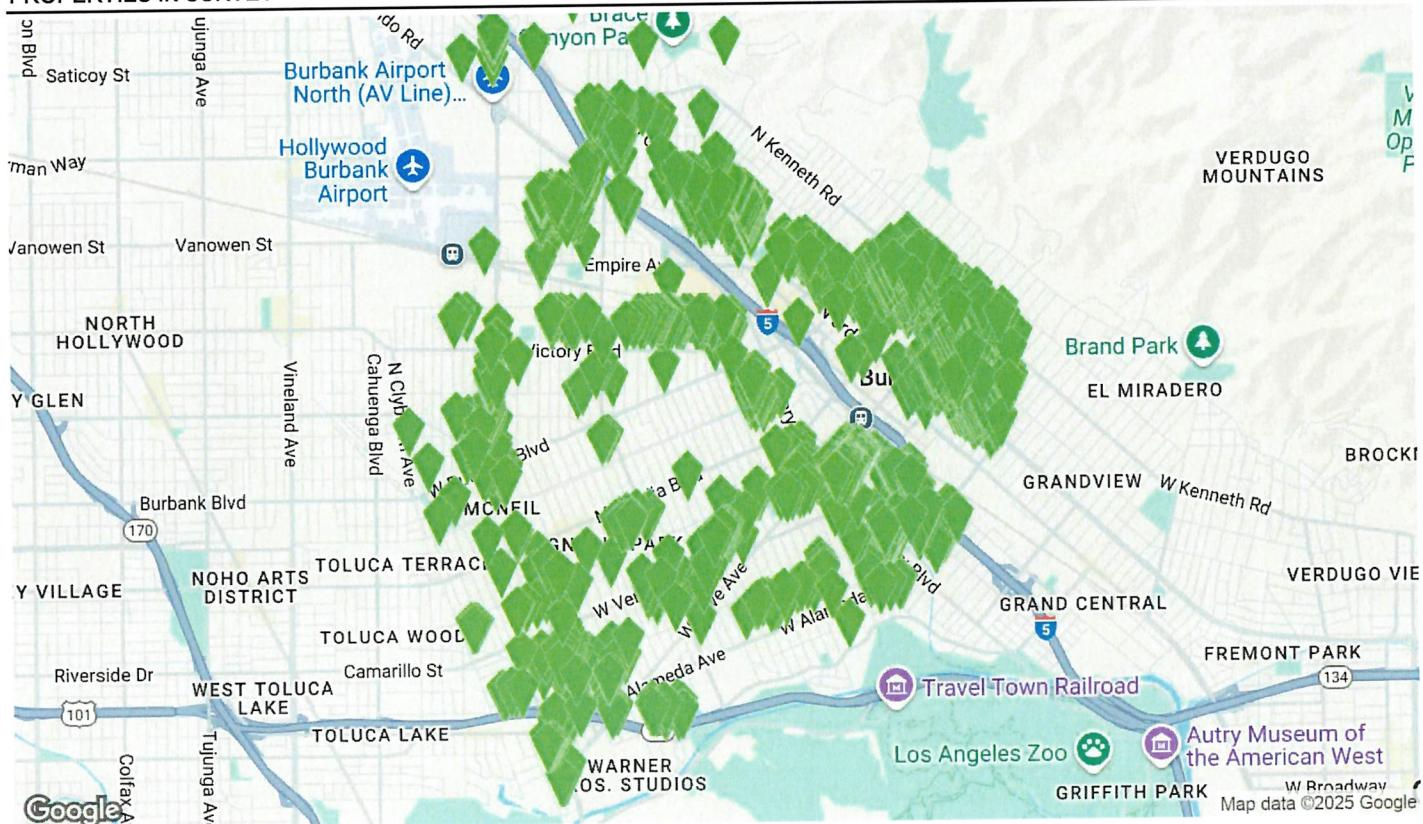
Avg. Rent Per Unit

Avg. Rent Per SF

Avg. Vacancy Rate

**1,503**
**\$2,498**
**\$3.22**
**6.3%**

## PROPERTIES IN SURVEY



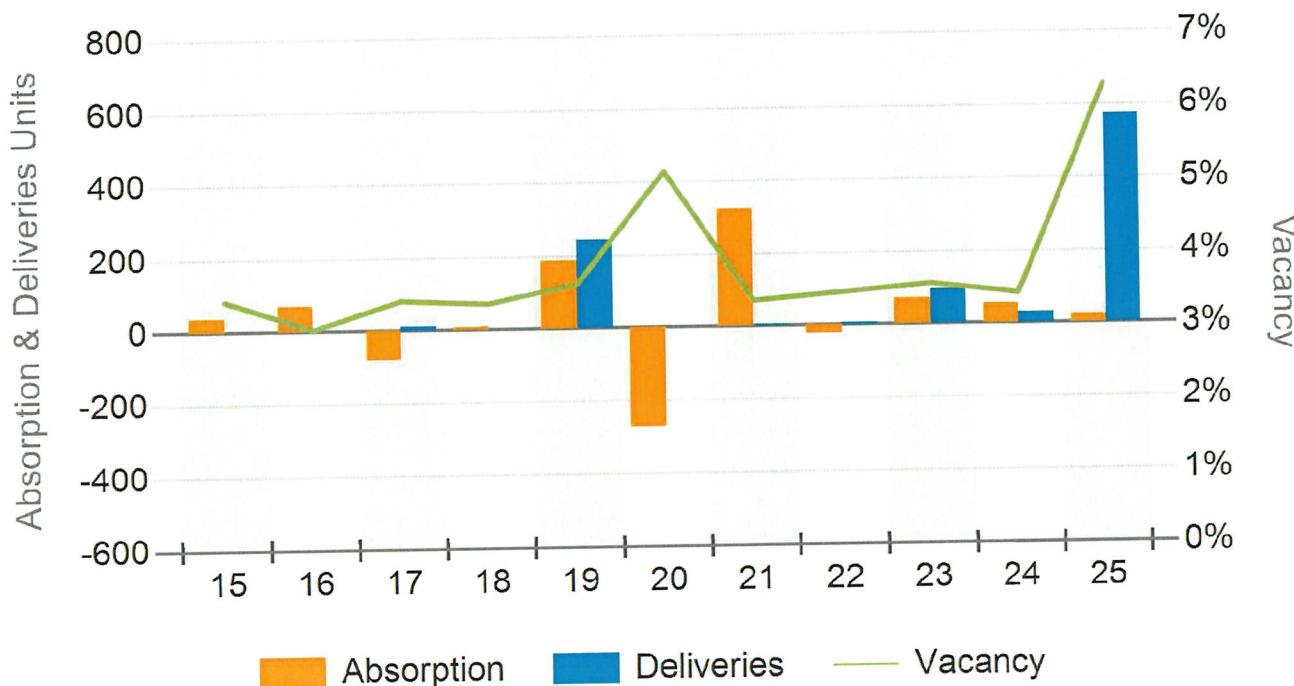
Map data ©2025 Google

## SUMMARY STATISTICS

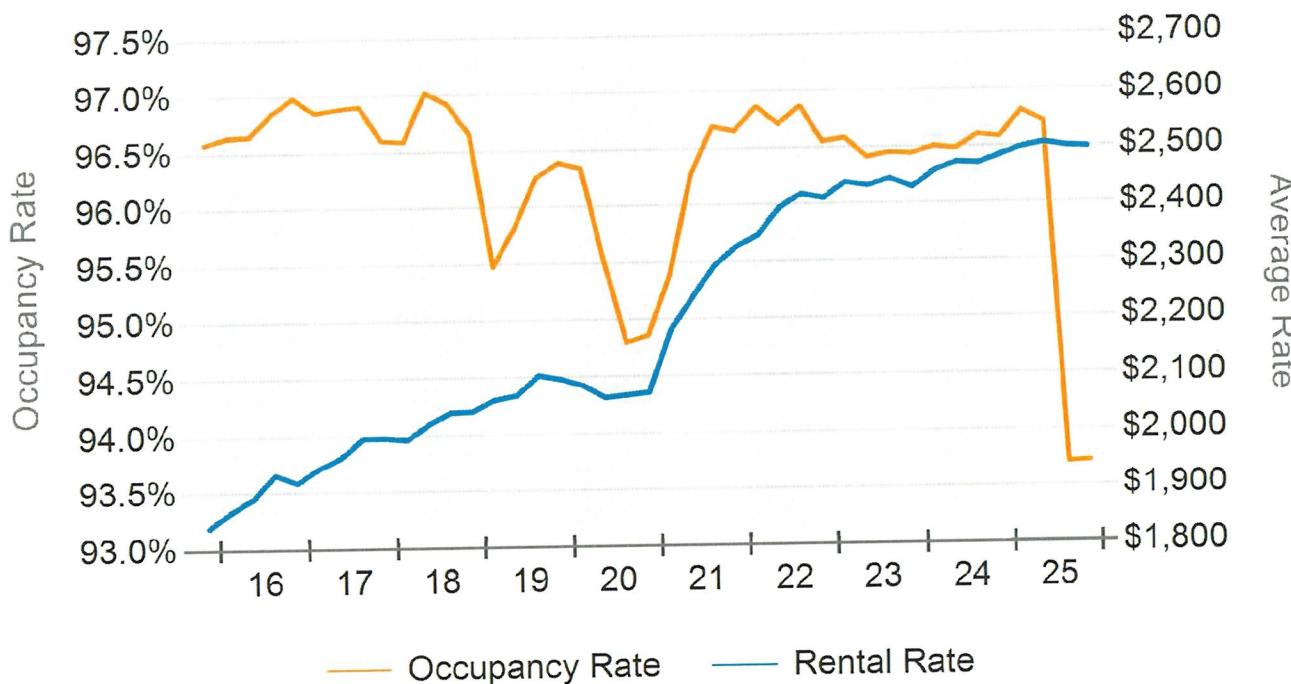
Unit Breakdown	Low	Average	Median	High
Total Units	1	14	8	863
Studio Units	0	1	0	453
One Bedroom Units	0	5	0	700
Two Bedroom Units	0	4	0	245
Three Bedroom Units	0	1	0	81
Property Attributes	Low	Average	Median	High
Year Built	1887	1964	1961	2026
Number of Floors	1	1	2	9
Average Unit Size SF	225	818	821	1,995
Vacancy Rate	0.0%	6.3%	3.2%	92.0%
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.2	★ ★ ★ ★ ★	★ ★ ★ ★ ★



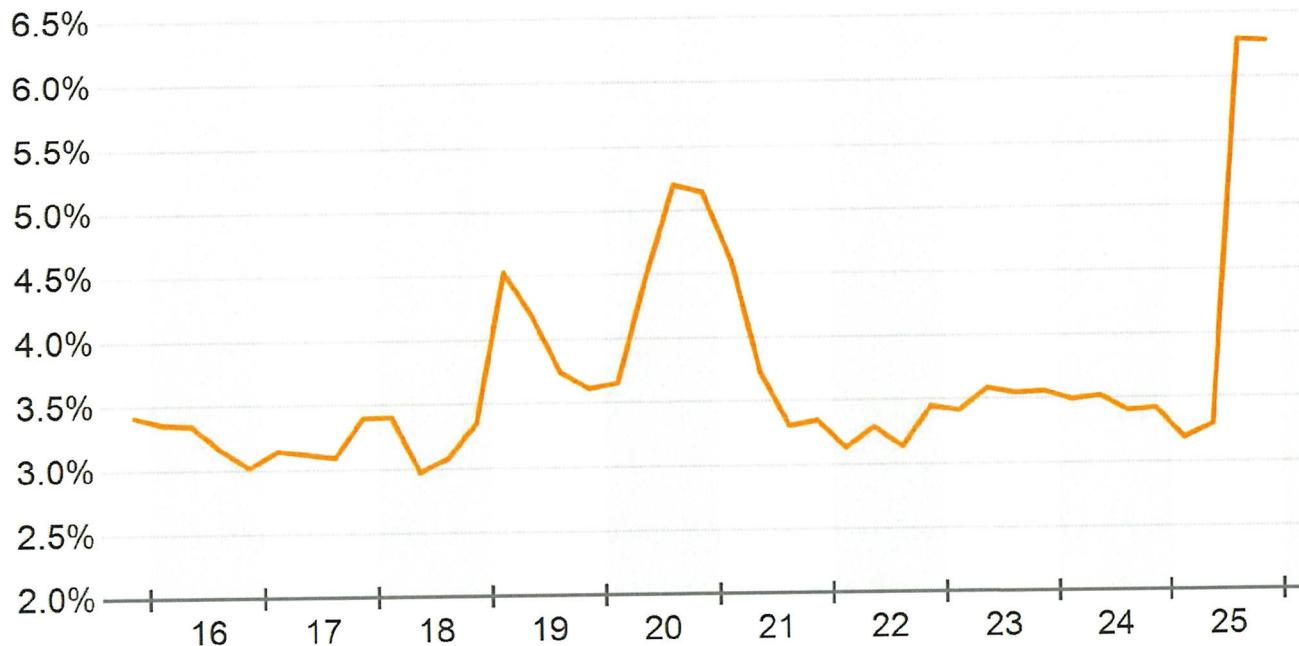
## ABSORPTION, DELIVERIES, VACANCY



## OCCUPANCY & RENTAL RATES



## VACANCY RATE



## SUMMARY STATISTICS

Leasing Units	Survey	5-Year Avg
Vacant Units	1,168	749
Vacancy Rate	6.3%	4.1%
12 Mo. Absorption Units	245	142

Inventory in Units	Survey	5-Year Avg
Existing Units	21,299	20,770
12 Mo. Const. Starts	0	138
Under Construction	46	695
12 Mo. Deliveries	573	187

Rents	Survey	5-Year Avg
Studio Asking Rent	\$2,093	\$2,032
1 Bed Asking Rent	\$2,173	\$2,108
2 Bed Asking Rent	\$2,878	\$2,806
3+ Bed Asking Rent	\$3,827	\$3,900
Concessions	1.1%	0.6%

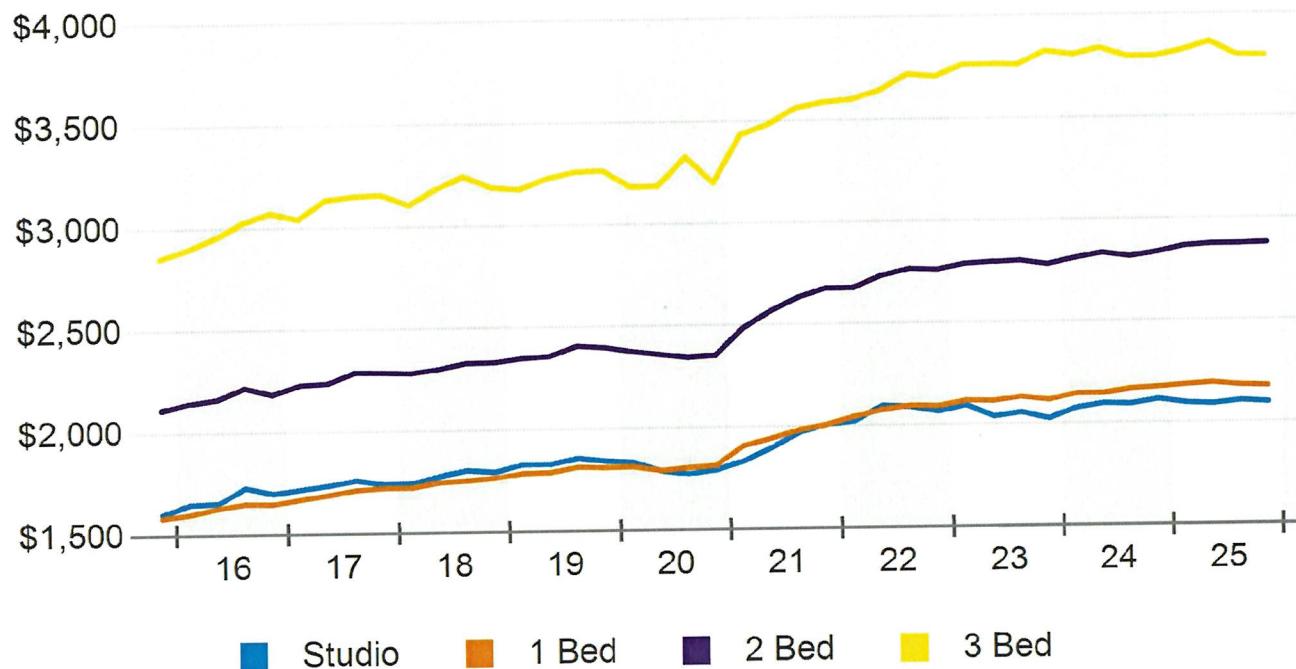
Sales	Past Year	5-Year Avg
Sale Price Per Unit	\$279,176	\$356,837
Asking Price Per Unit	\$402,796	\$364,968
Sales Volume (Mil.)	\$115	\$126
Cap Rate	4.8%	4.1%



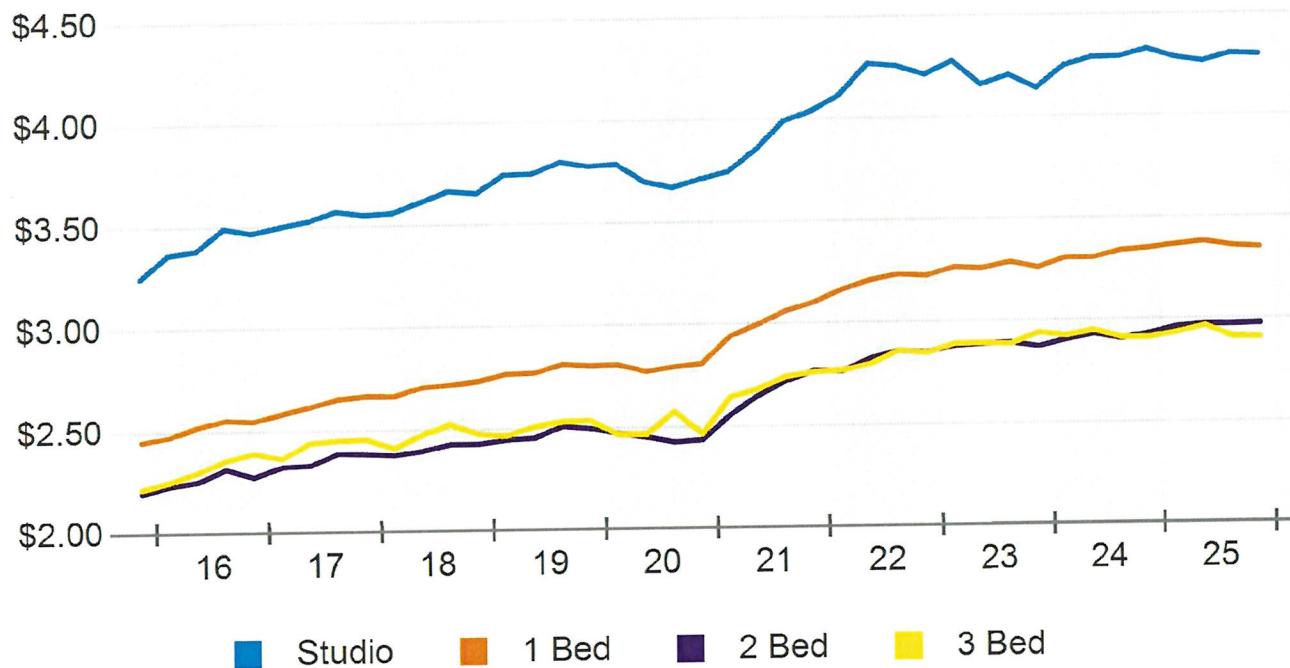
## Bedroom Summary

Custom Market Report

### ASKING RENT PER UNIT BY BEDROOM



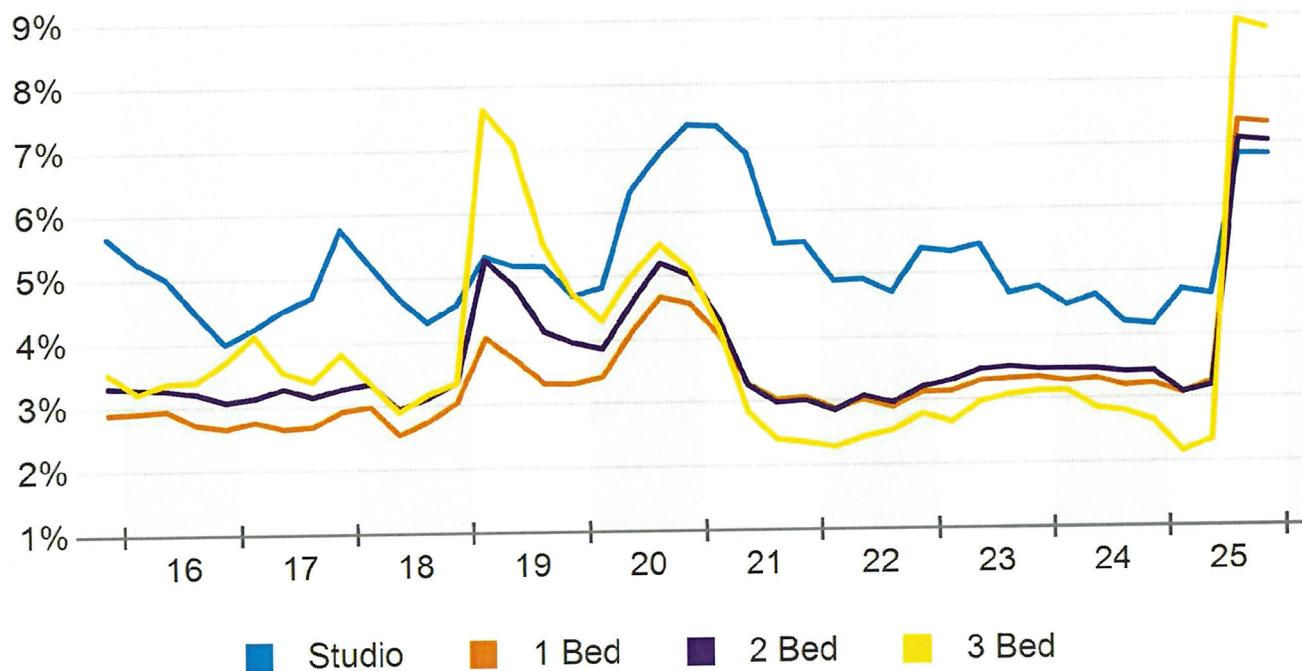
### ASKING RENT PER SF BY BEDROOM



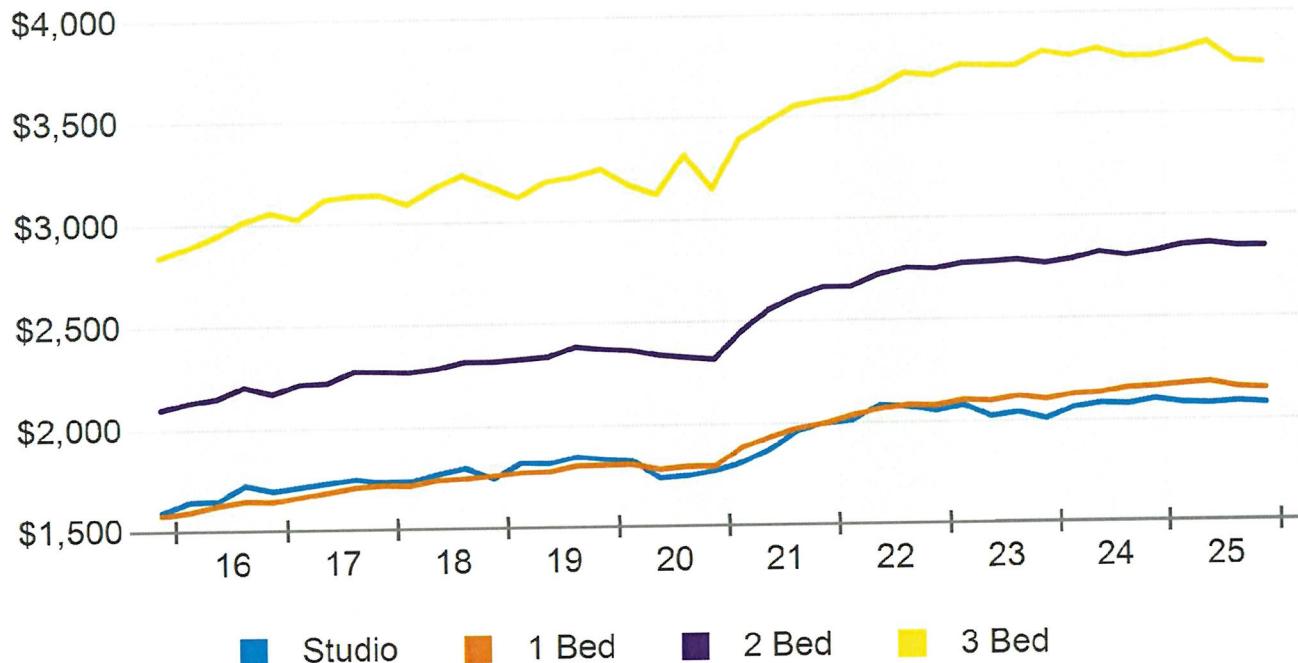
# Bedroom Summary

Custom Market Report

## VACANCY BY UNIT MIX



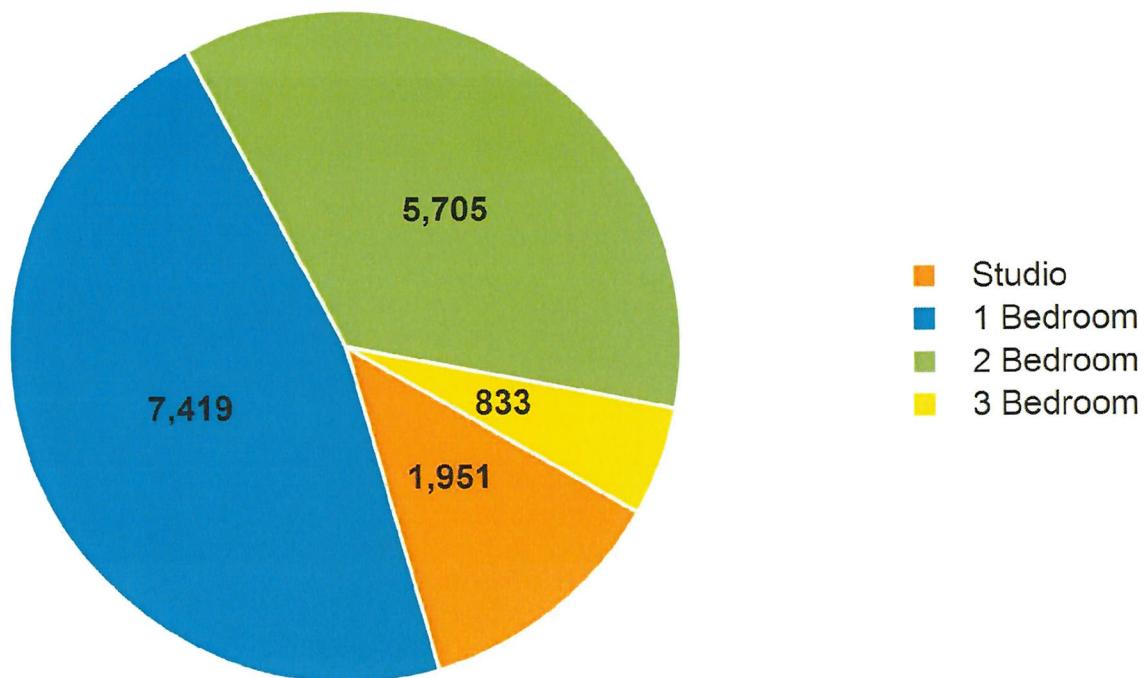
## EFFECTIVE RENT PER UNIT BY BEDROOM



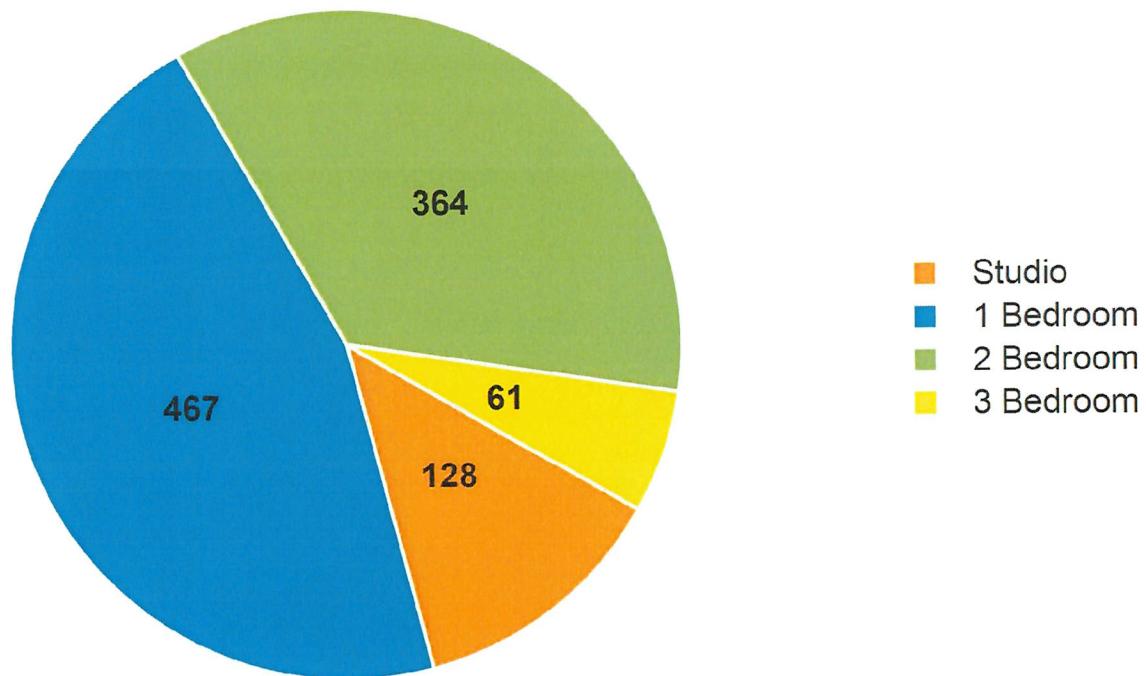
## Bedroom Comparisons

Custom Market Report

### TOTAL UNITS BY BEDROOM



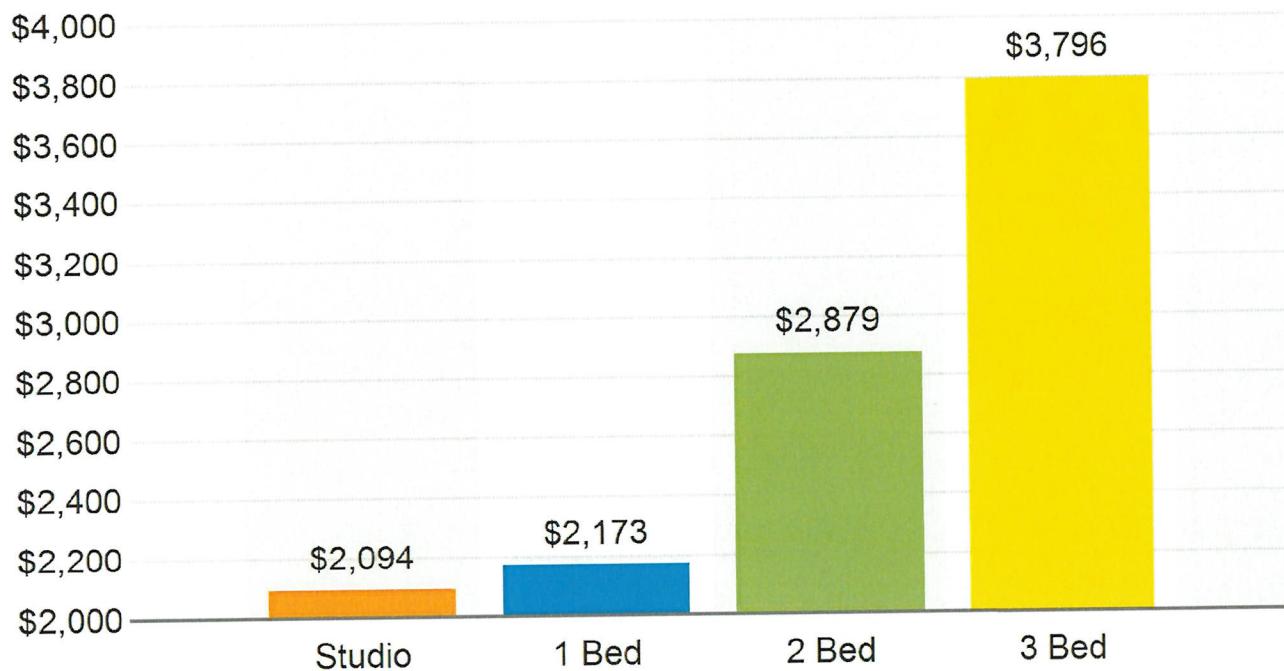
### VACANT UNITS BY BEDROOM



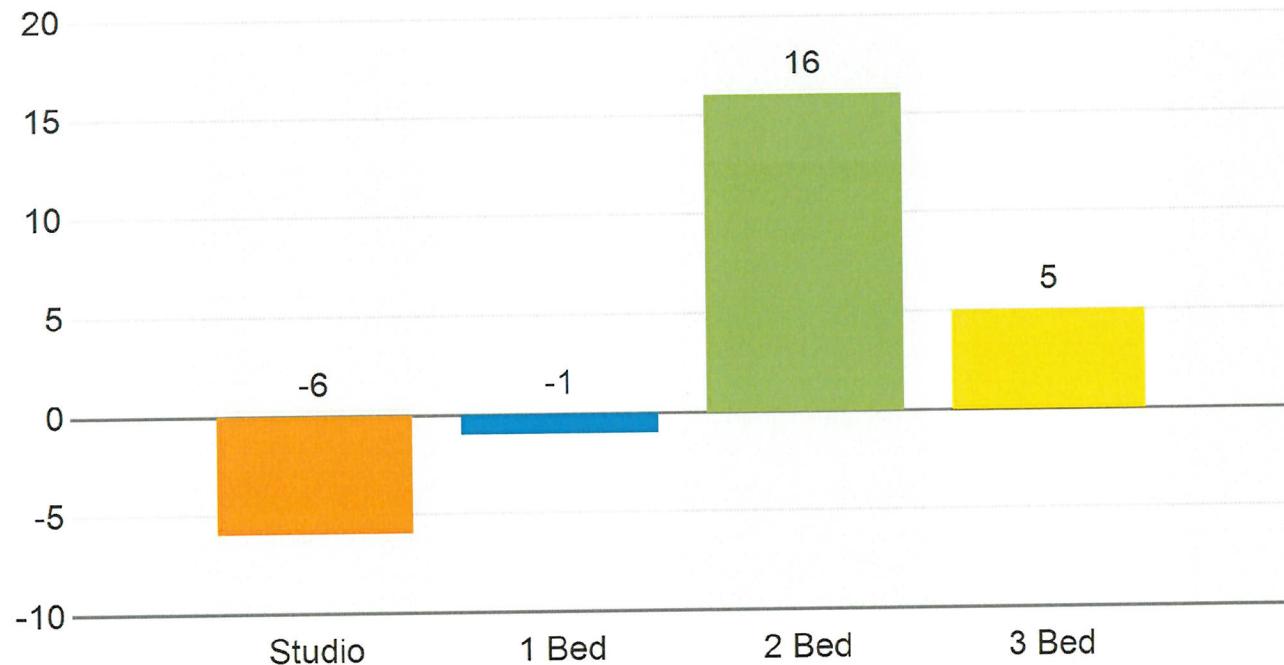
## Bedroom Comparisons

Custom Market Report

### ASKING RENTS PER UNIT BY BEDROOM



### NET ABSORPTION BY BEDROOM



## ASKING RENT PER UNIT



## STUDIO ASKING RENT PER UNIT



## ONE BED ASKING RENT PER UNIT



## TWO BED ASKING RENT PER UNIT



## THREE BED ASKING RENT PER UNIT



## ASKING RENT PER SF



## Rental Rates

Custom Market Report

### STUDIO ASKING RENT PER SF



### ONE BED ASKING RENT PER SF



## TWO BED ASKING RENT PER SF



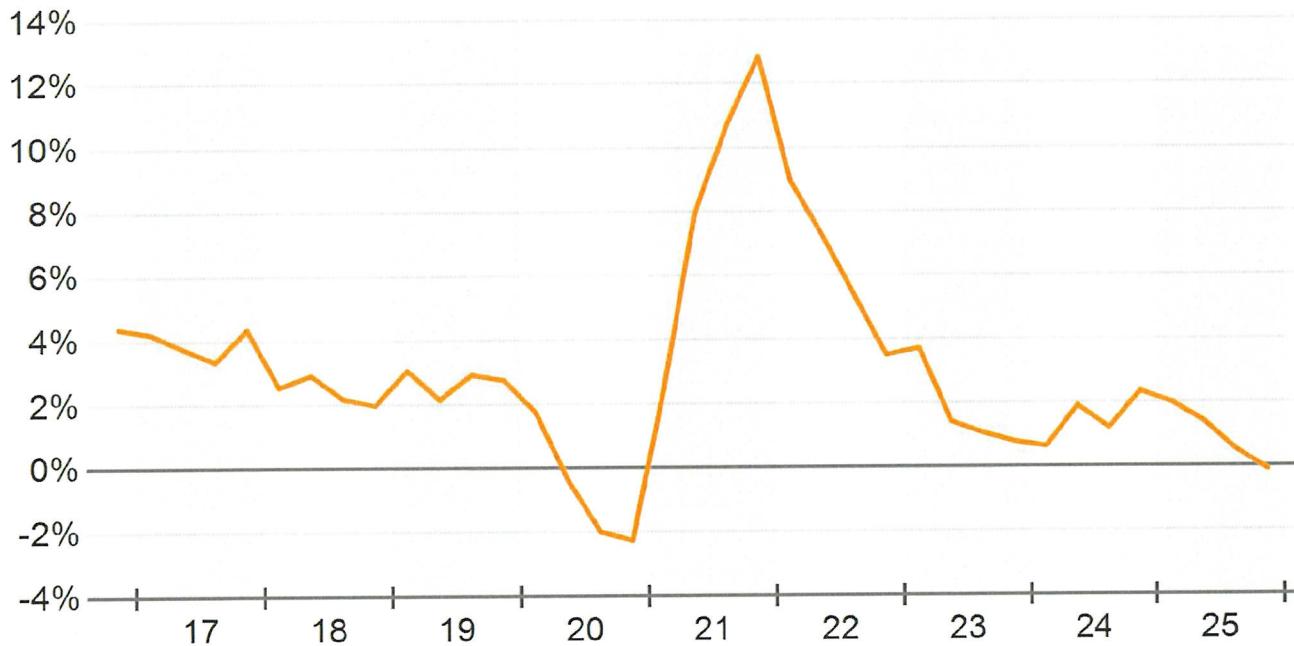
## THREE BED ASKING RENT PER SF



## EFFECTIVE RENT PER UNIT



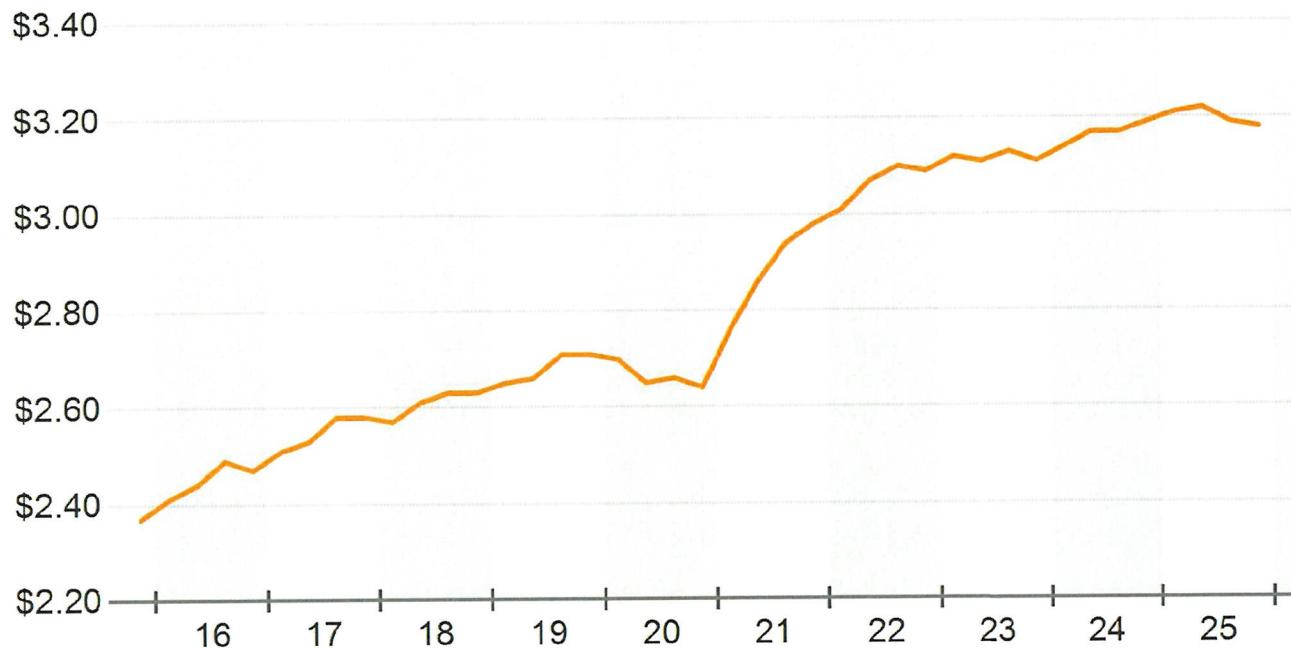
## EFFECTIVE RENT GROWTH



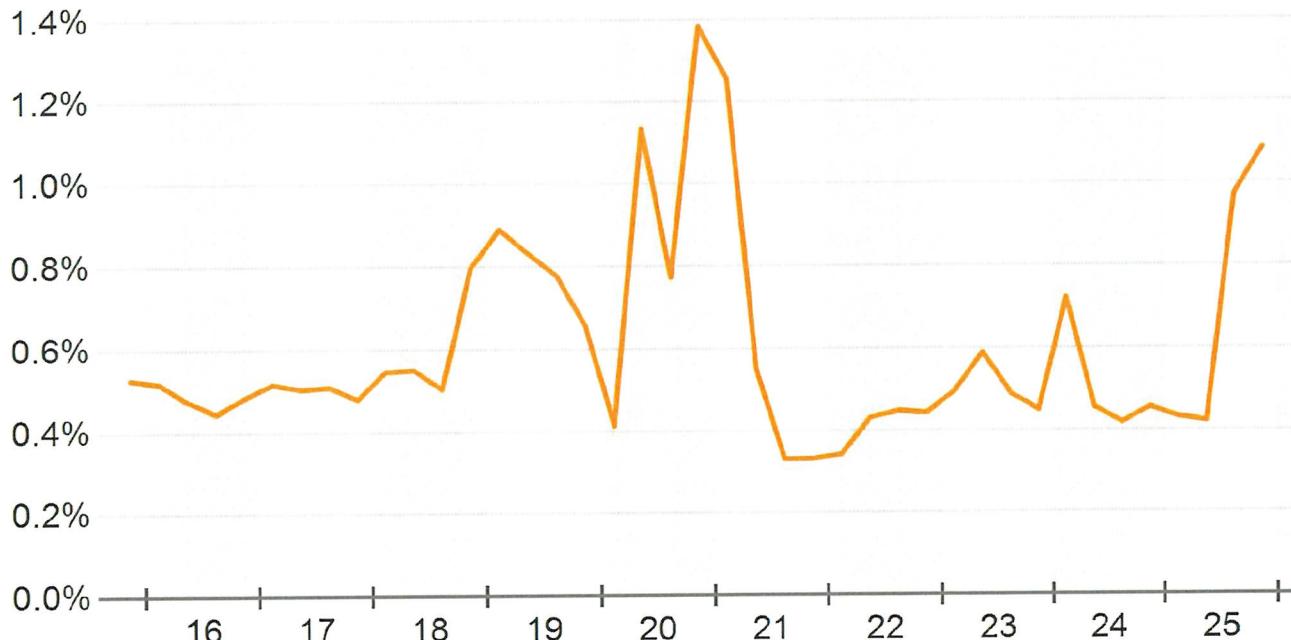
# Rental Rates

Custom Market Report

## EFFECTIVE RENT PER SF



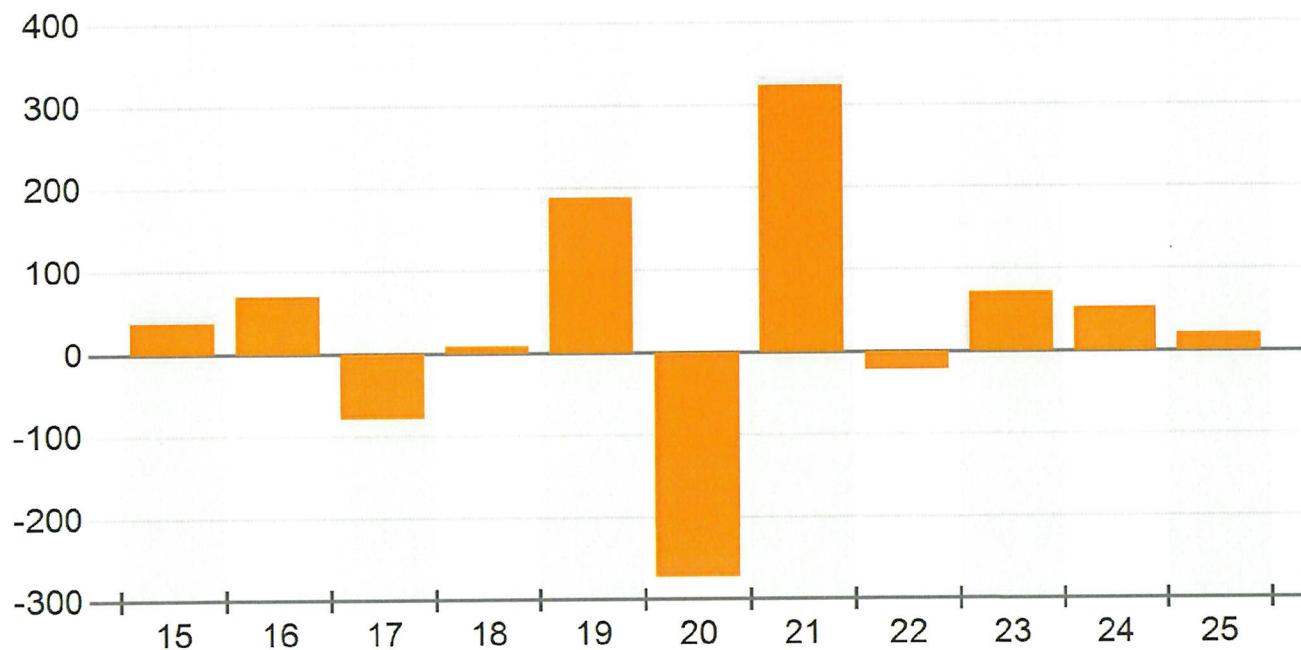
## CONCESSION RATE



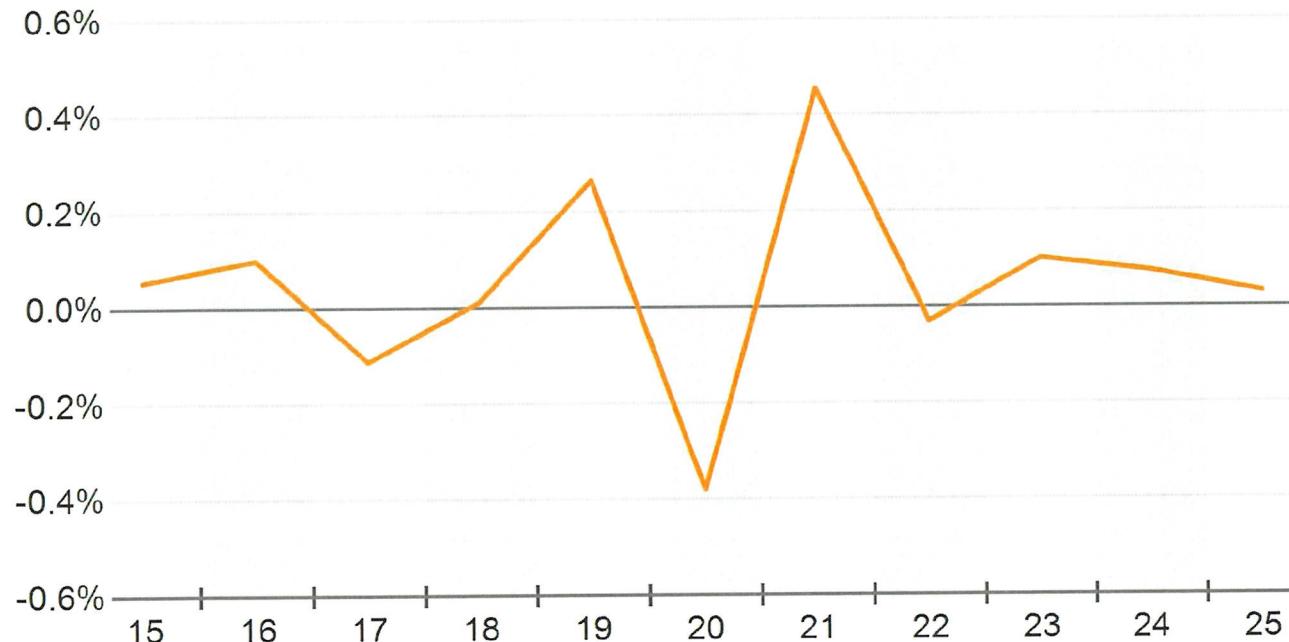
# Absorption

Custom Market Report

## ABSORPTION UNITS



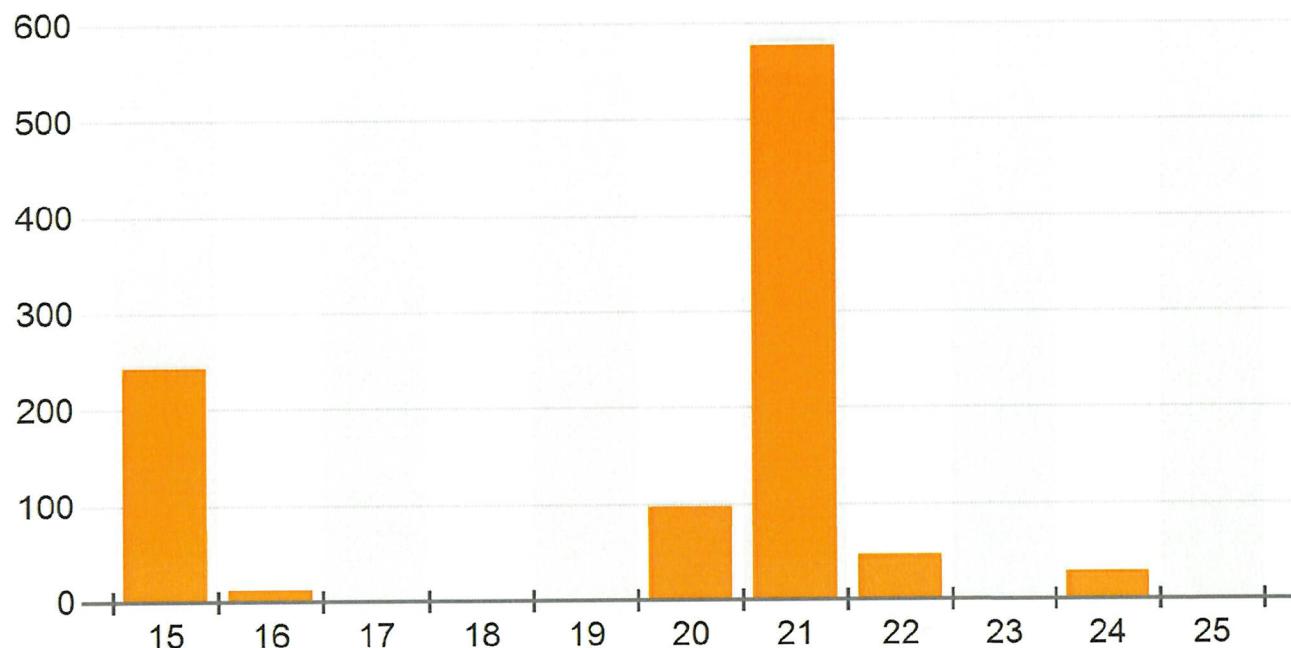
## NET ABSORPTION AS % OF INVENTORY



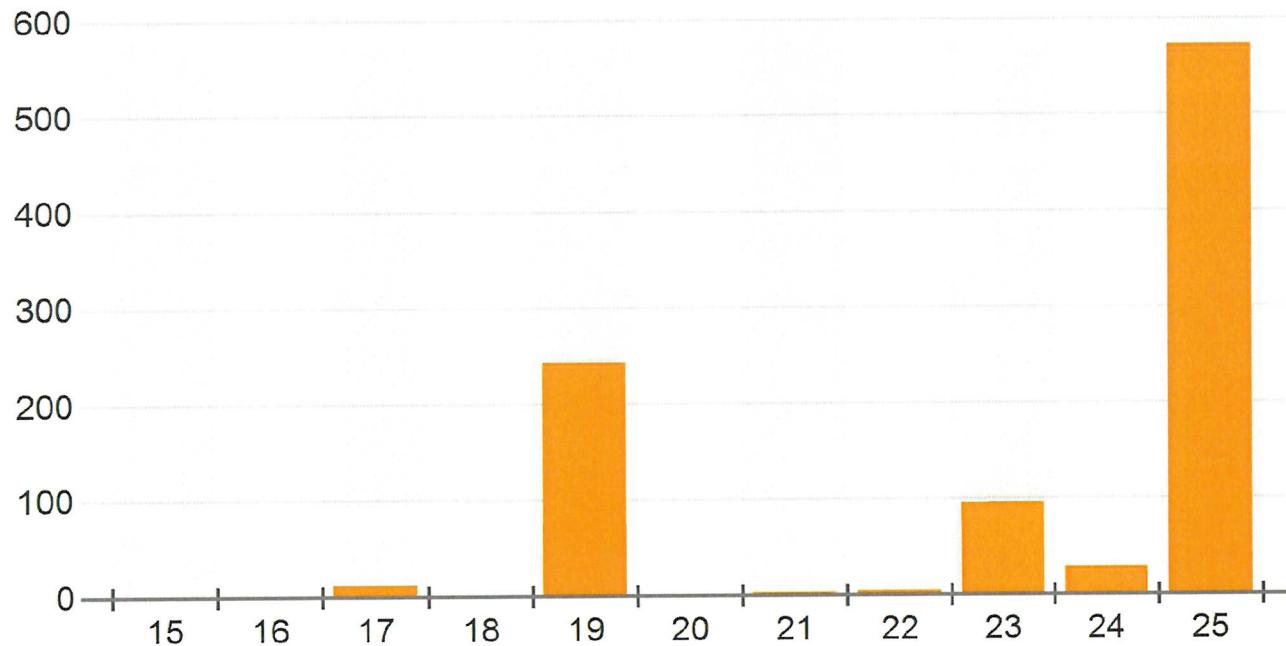
# Construction Activity

Custom Market Report

## CONSTRUCTION STARTS IN UNITS



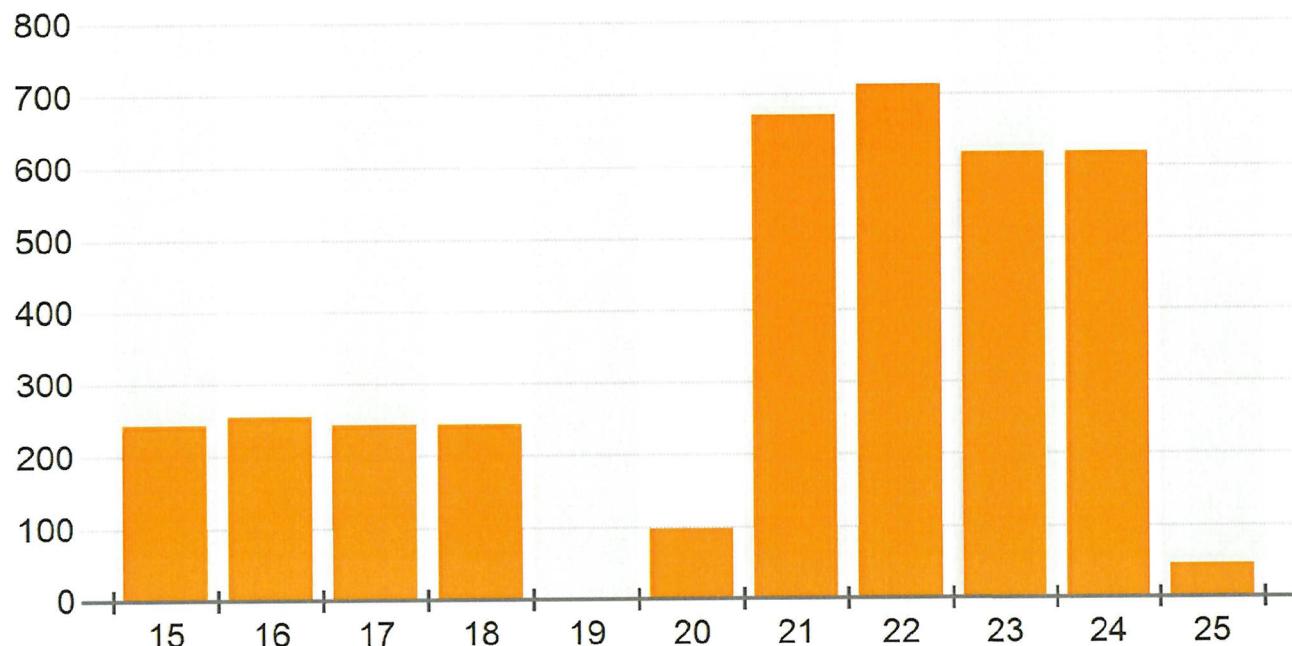
## HISTORICAL DELIVERIES IN UNITS



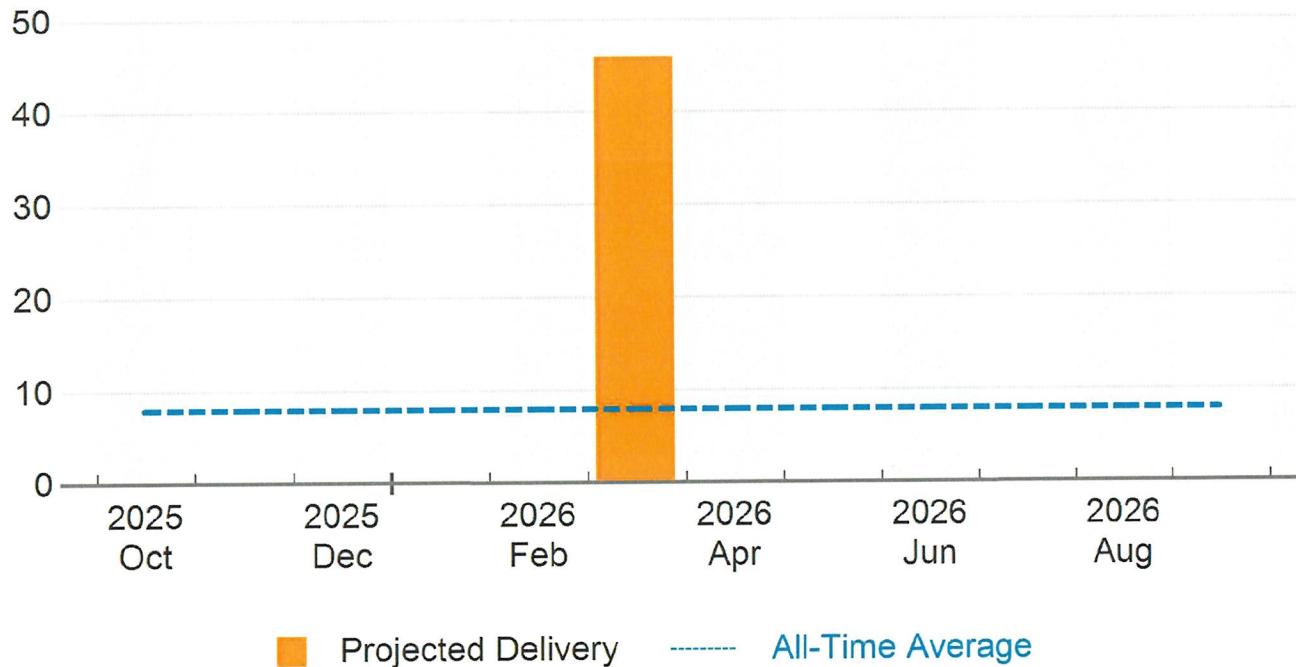
# Construction Activity

Custom Market Report

## UNDER CONSTRUCTION IN UNITS



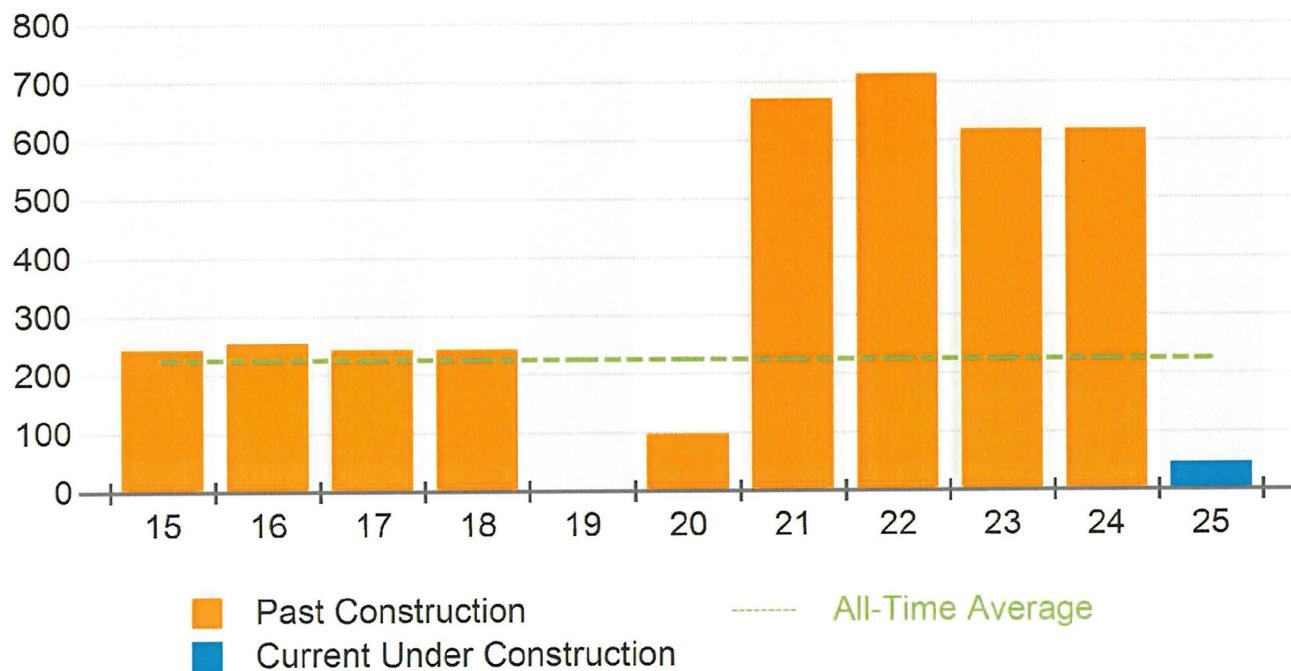
## FUTURE DELIVERIES IN UNITS



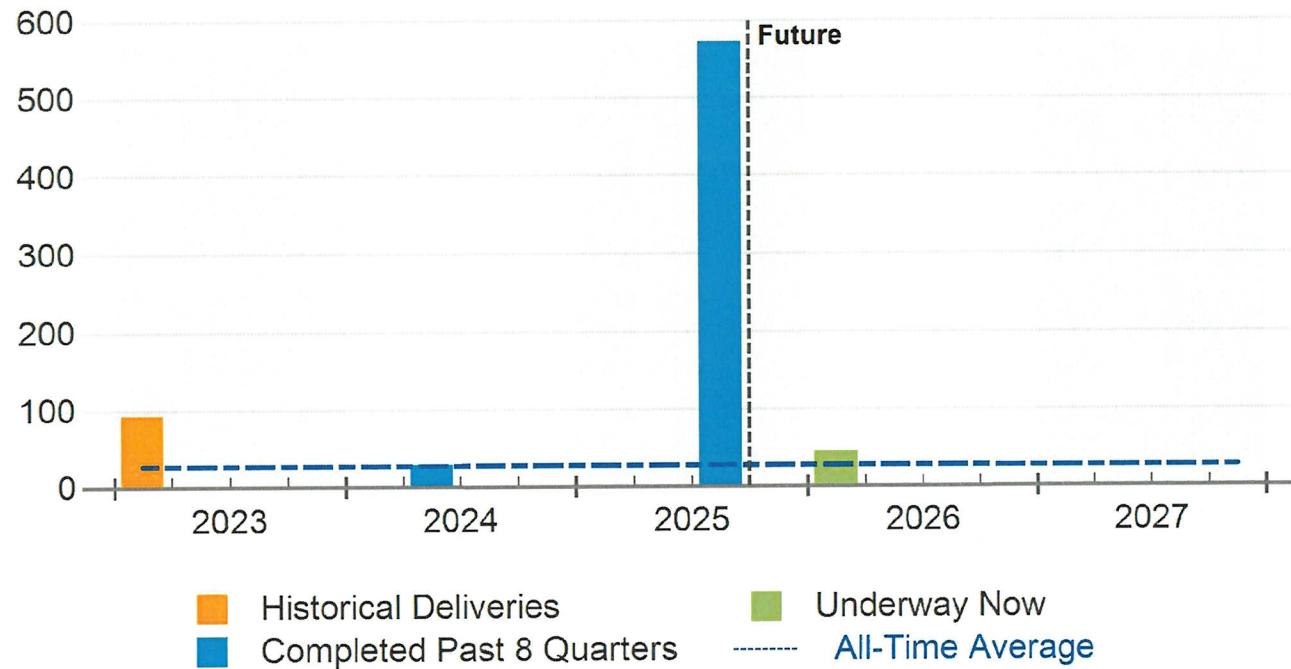
# Construction Activity

Custom Market Report

## PAST & CURRENT CONSTRUCTION IN UNITS



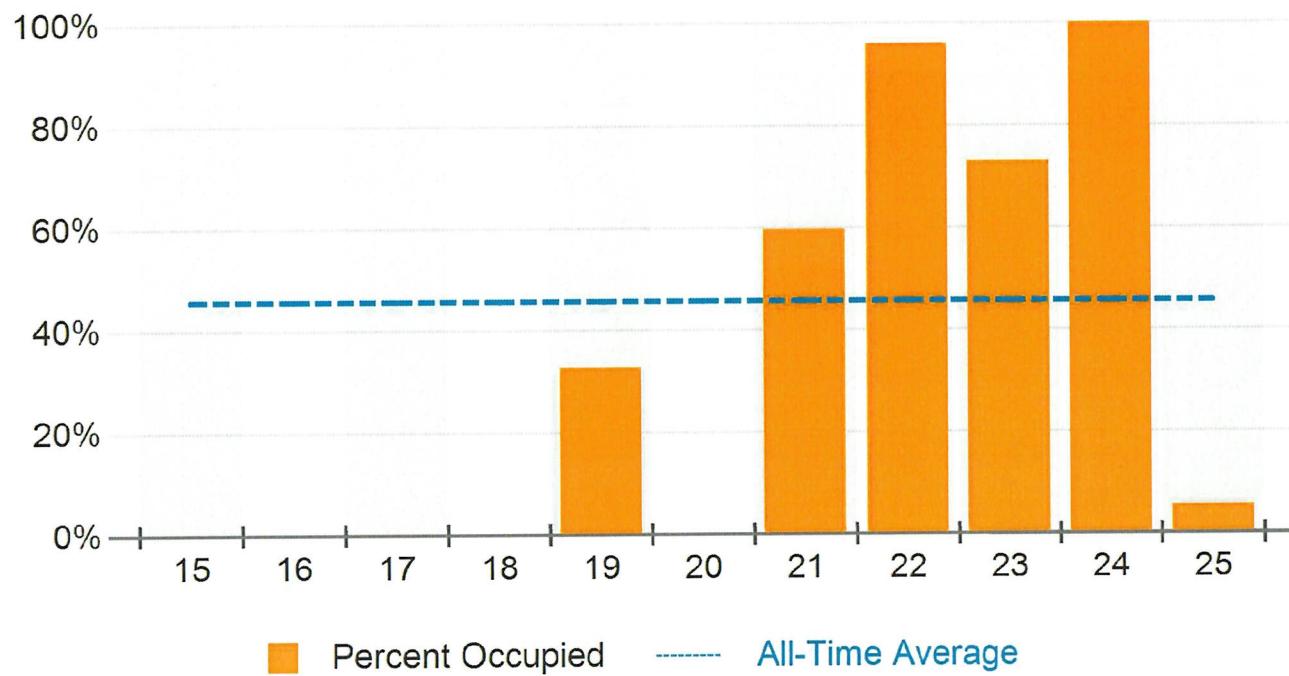
## CONSTRUCTION UNITS BY STATUS



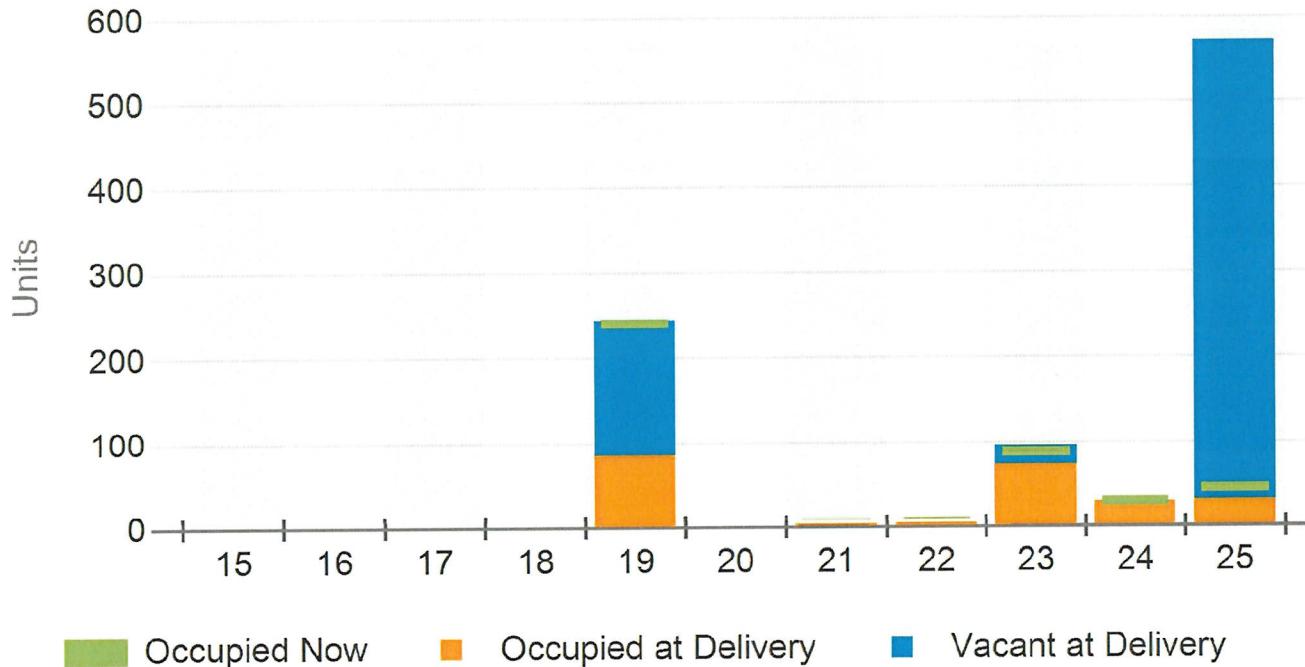
# Construction Performance

Custom Market Report

## OCCUPANCY AT DELIVERY



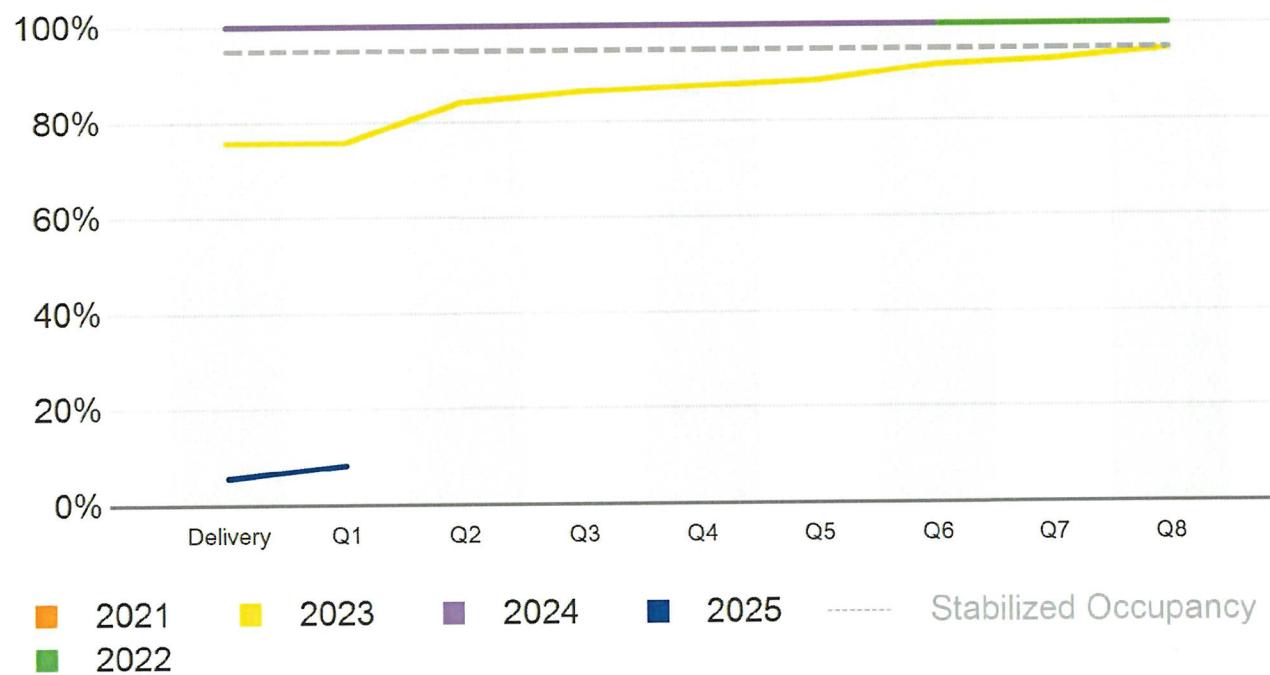
## OCCUPANCY AT DELIVERY & NOW



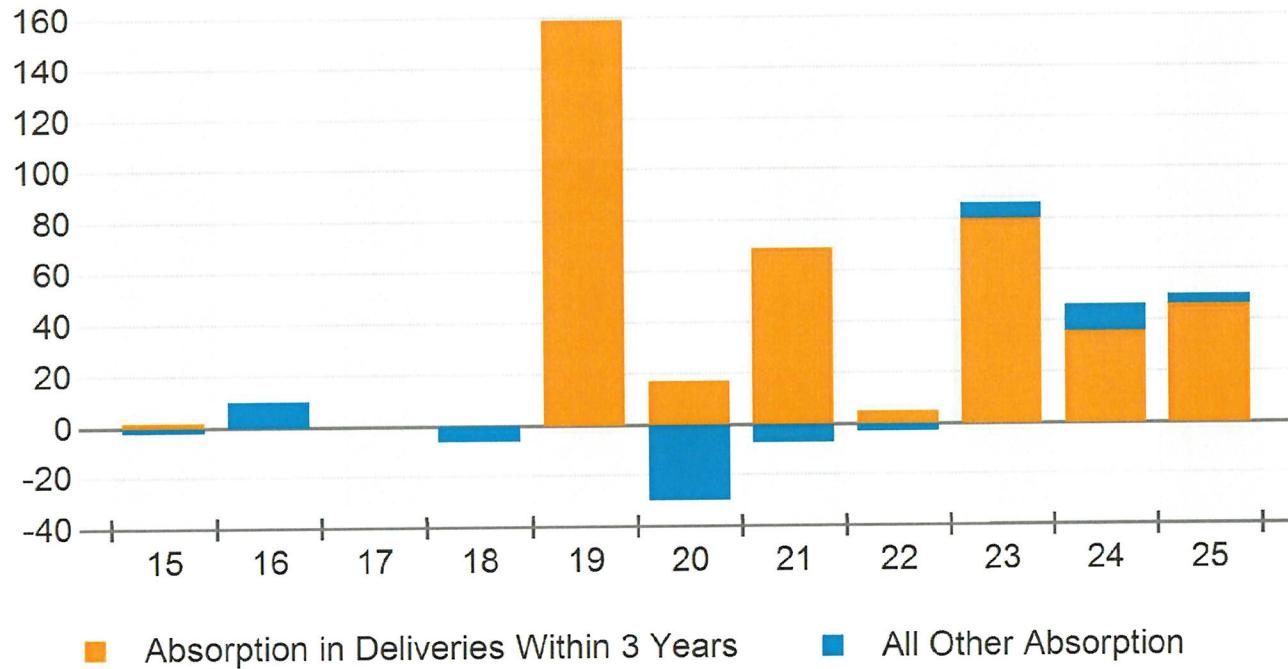
# Construction Performance

Custom Market Report

## OCCUPANCY AFTER DELIVERY BY YEAR



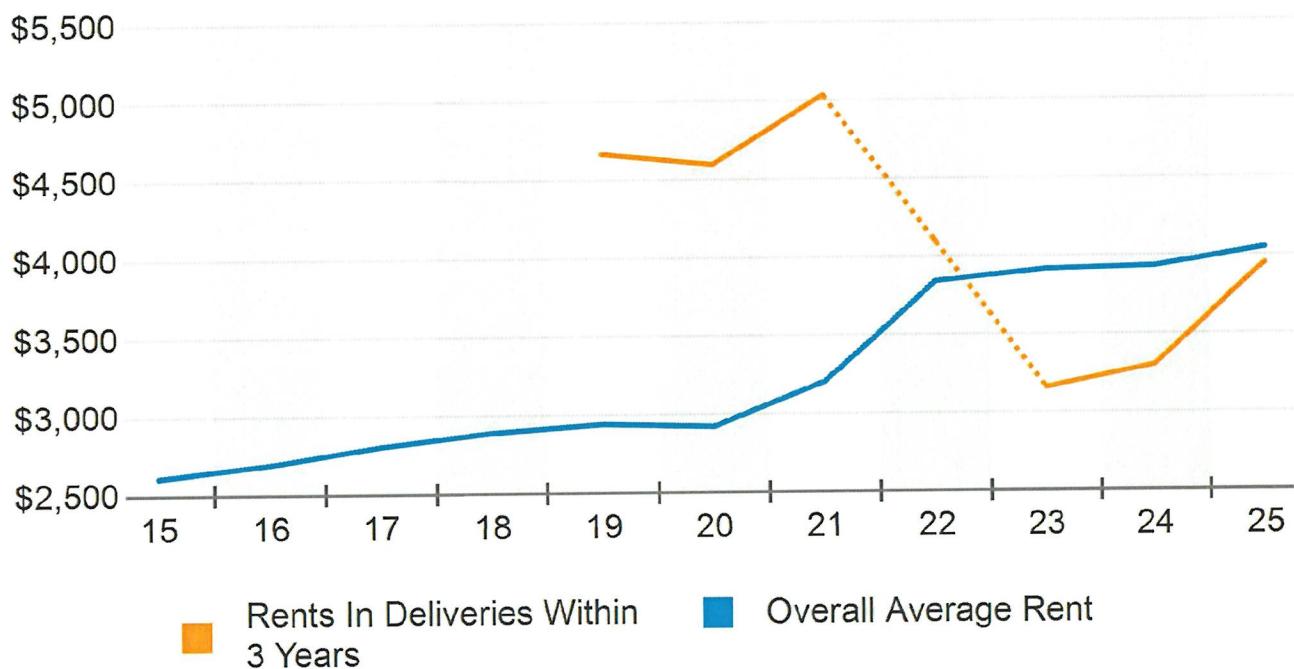
## ABSORPTION UNITS IN RECENT DELIVERIES



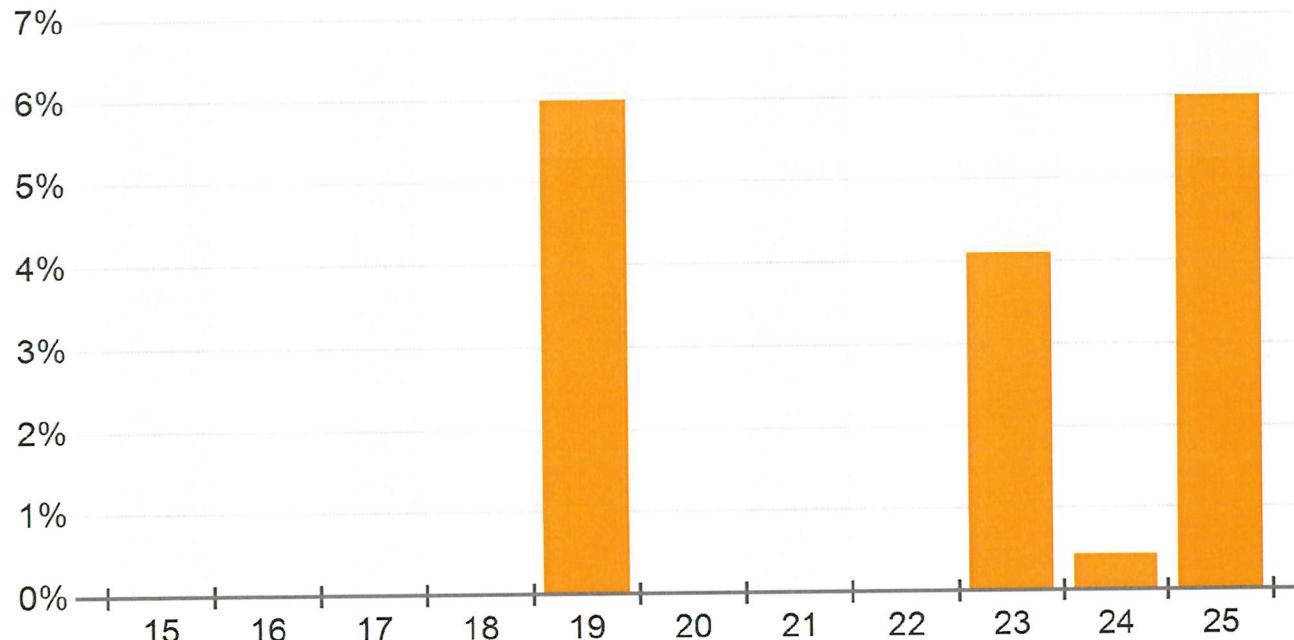
# Construction Performance

Custom Market Report

## RENTS PER UNIT IN RECENT DELIVERIES



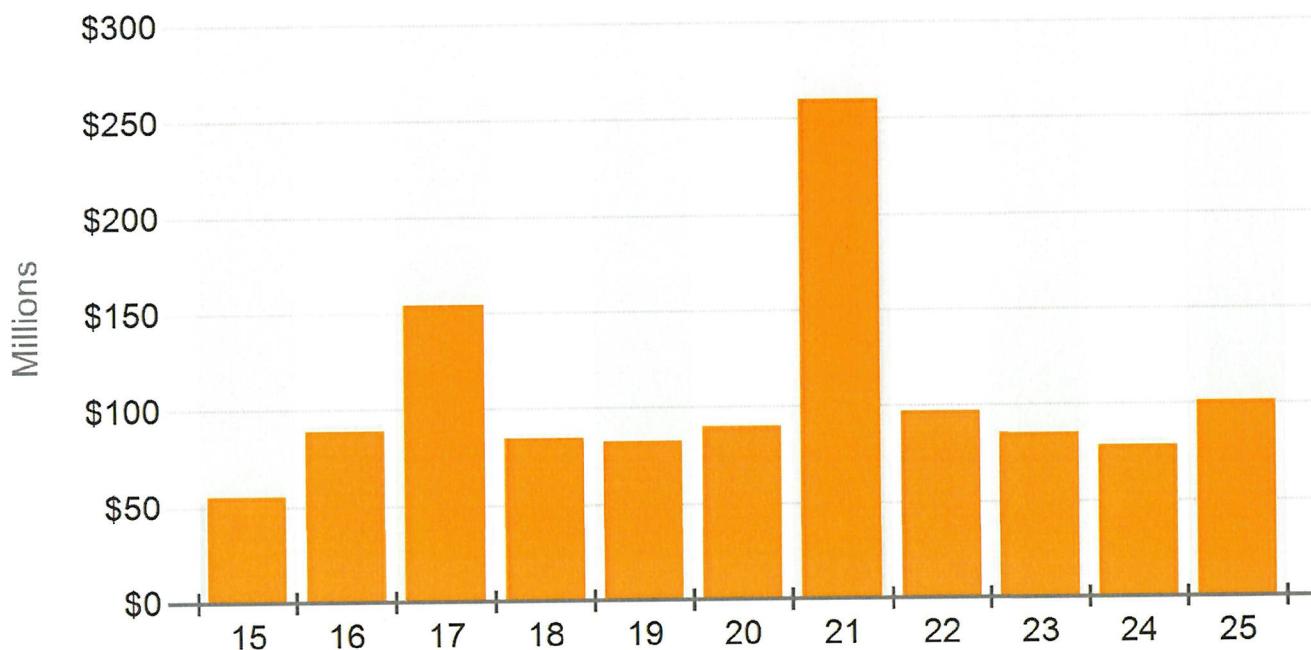
## CONCESSIONS IN DELIVERIES



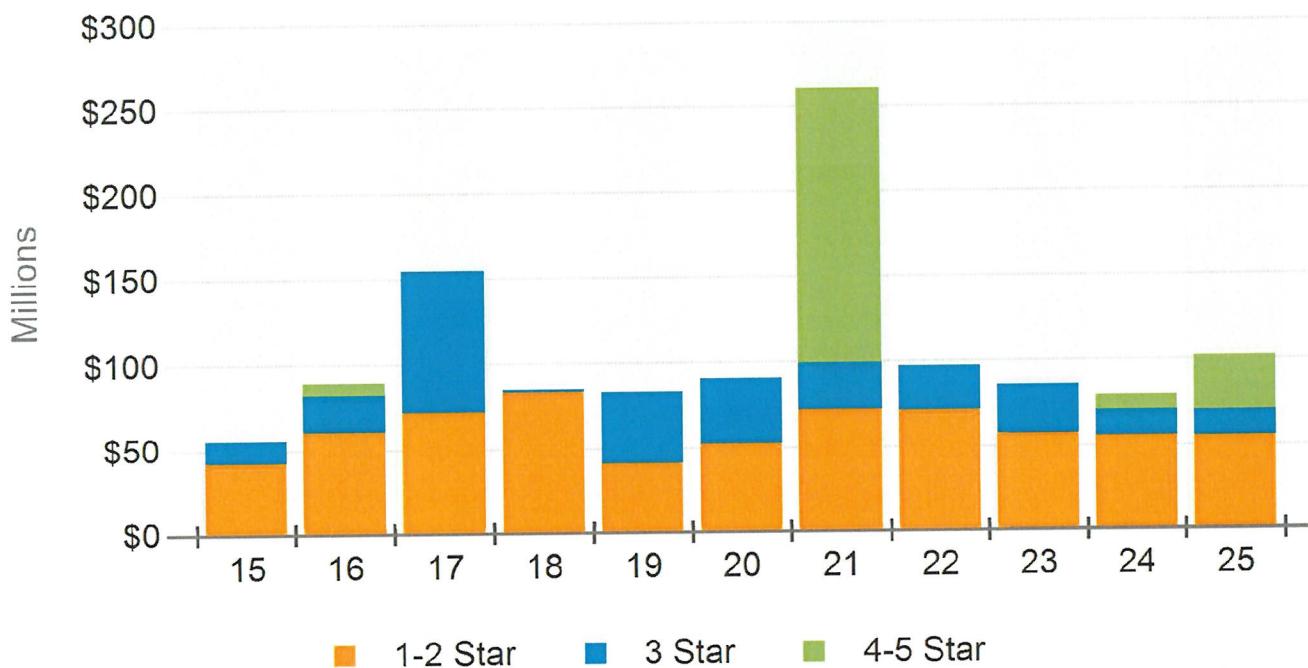
## Sales Volume

Custom Market Report

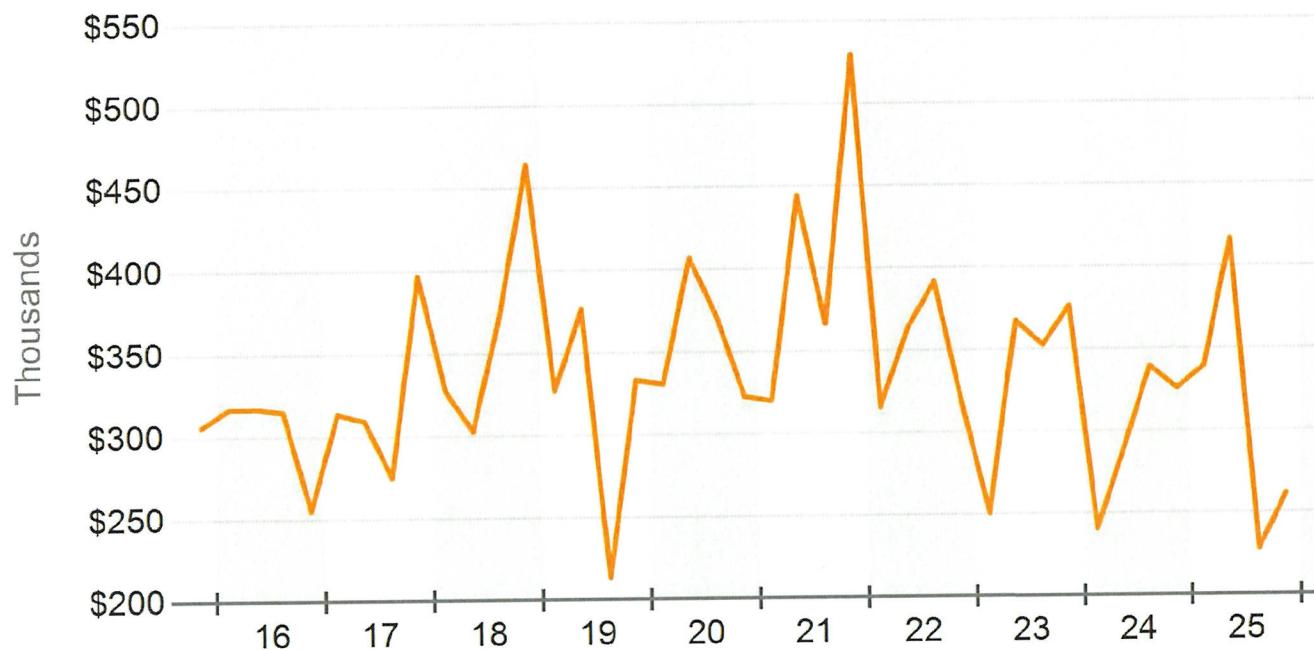
### SALES VOLUME



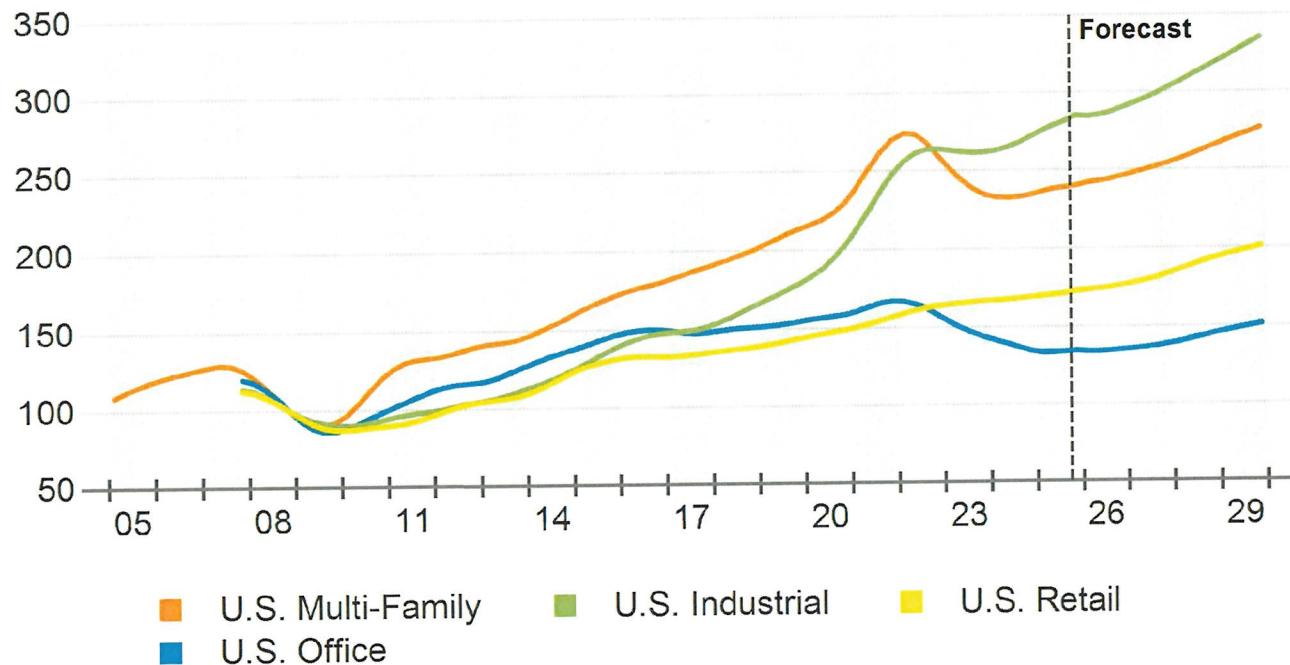
### SALES VOLUME BY STAR RATING



### AVERAGE SALE PRICE PER UNIT



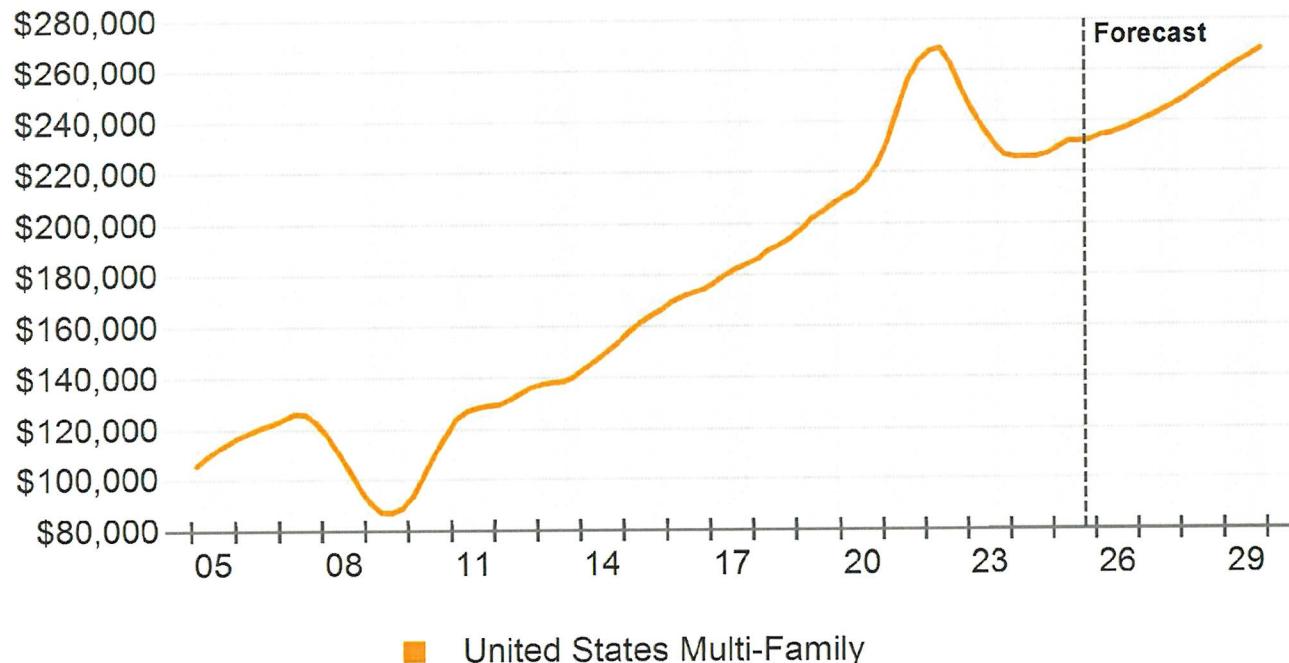
### NATIONAL PRICE INDICES



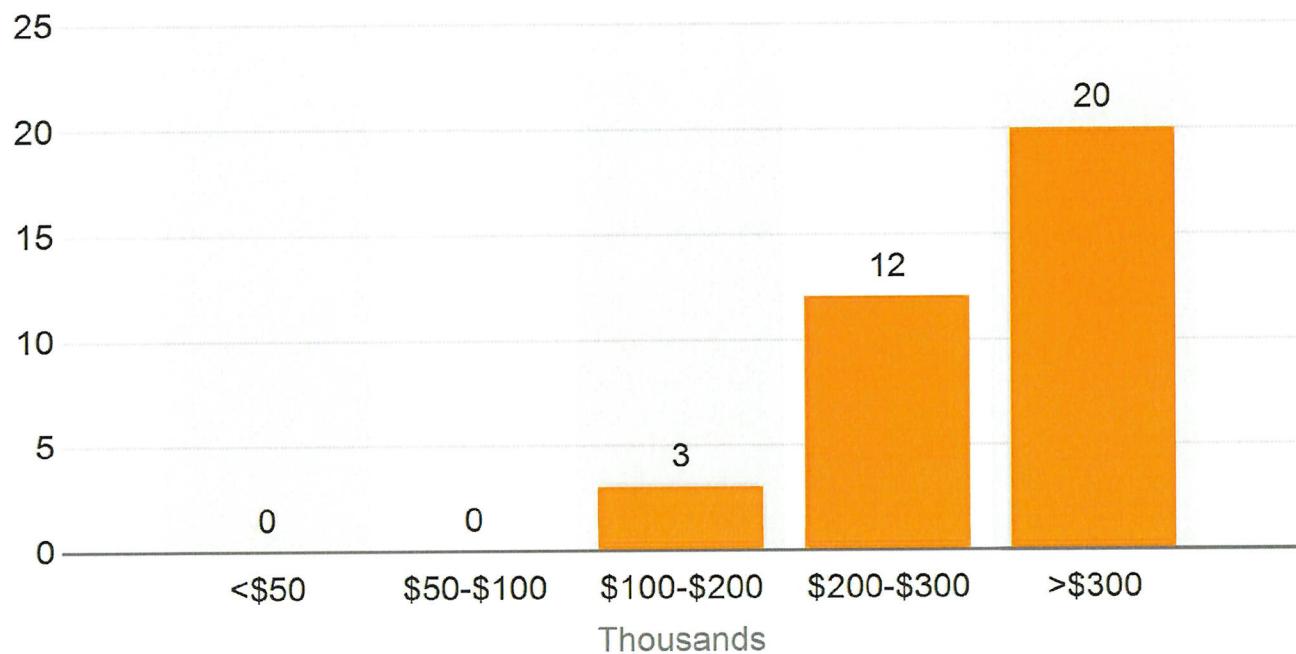
## NATIONAL PRICE INDEX

No data available for the current selection

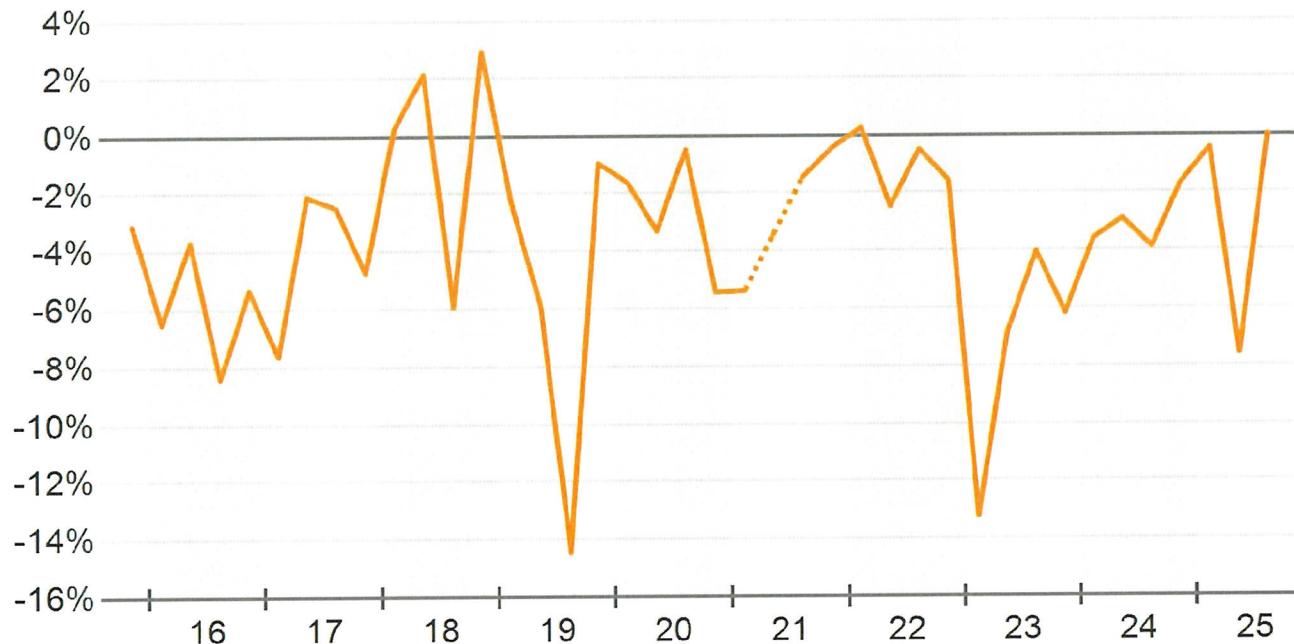
## PRICE PER UNIT INDEX



## SALE PRICES PER UNIT PAST YEAR



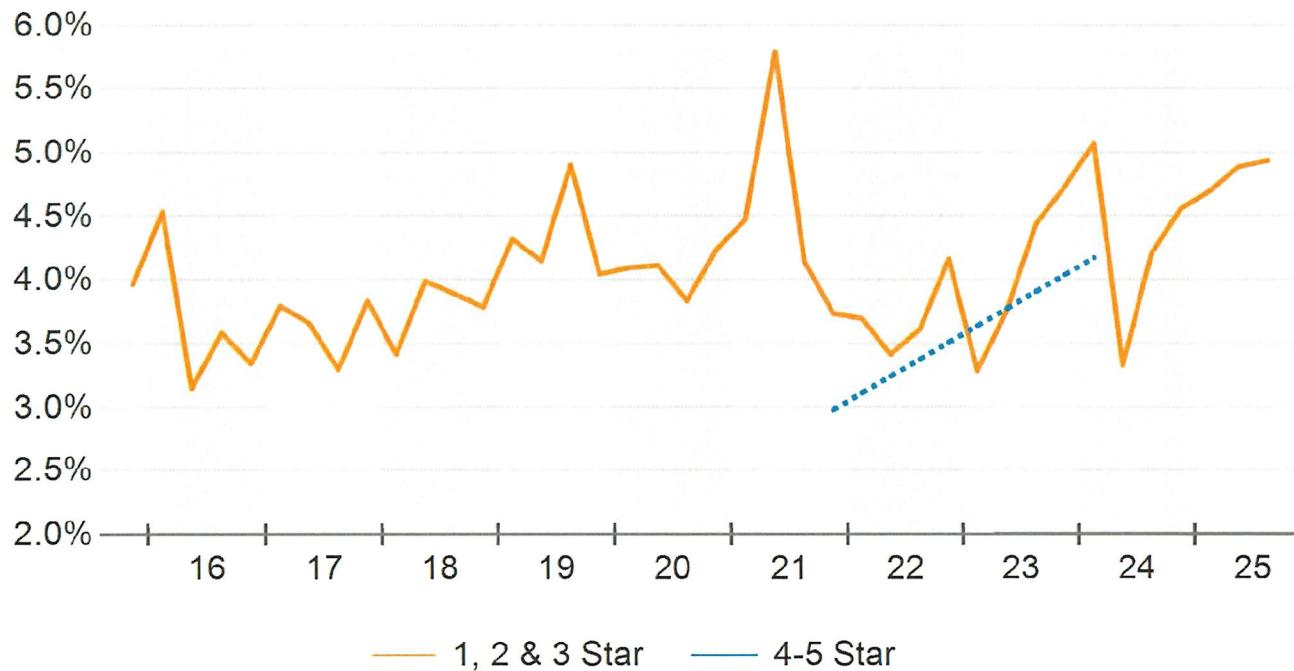
## SALE TO ASKING PRICE DIFFERENTIAL



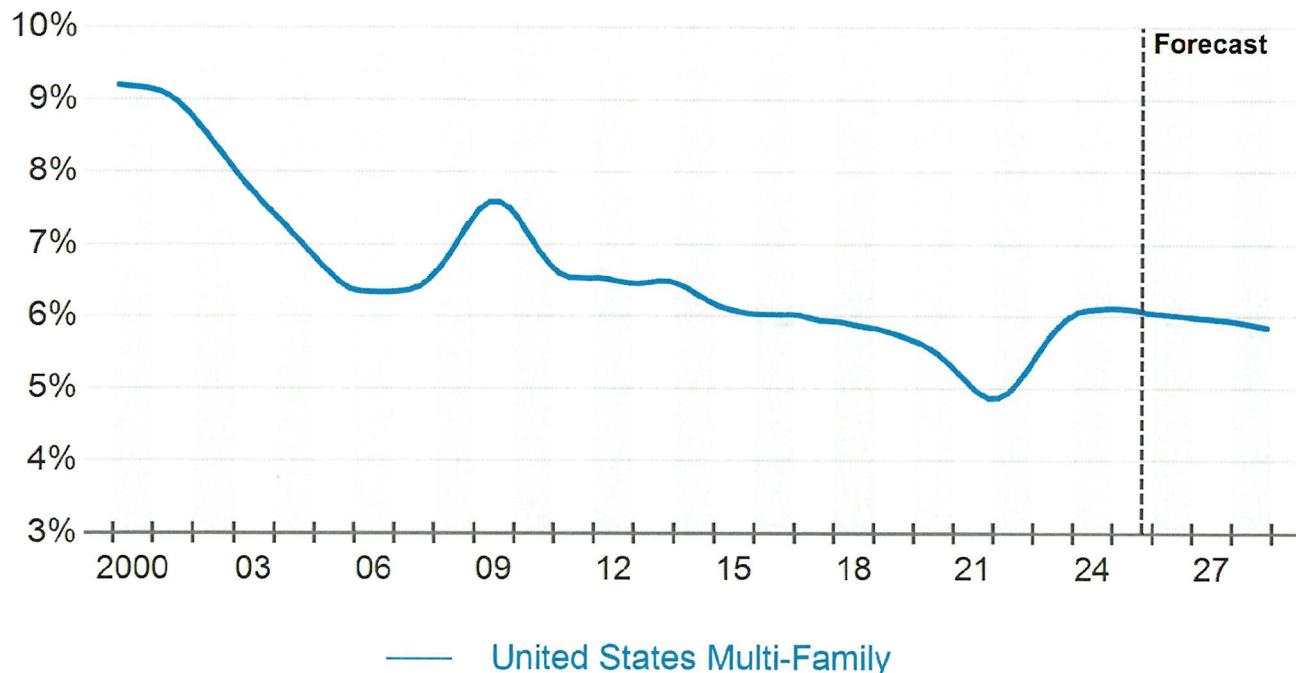
## CAP RATE



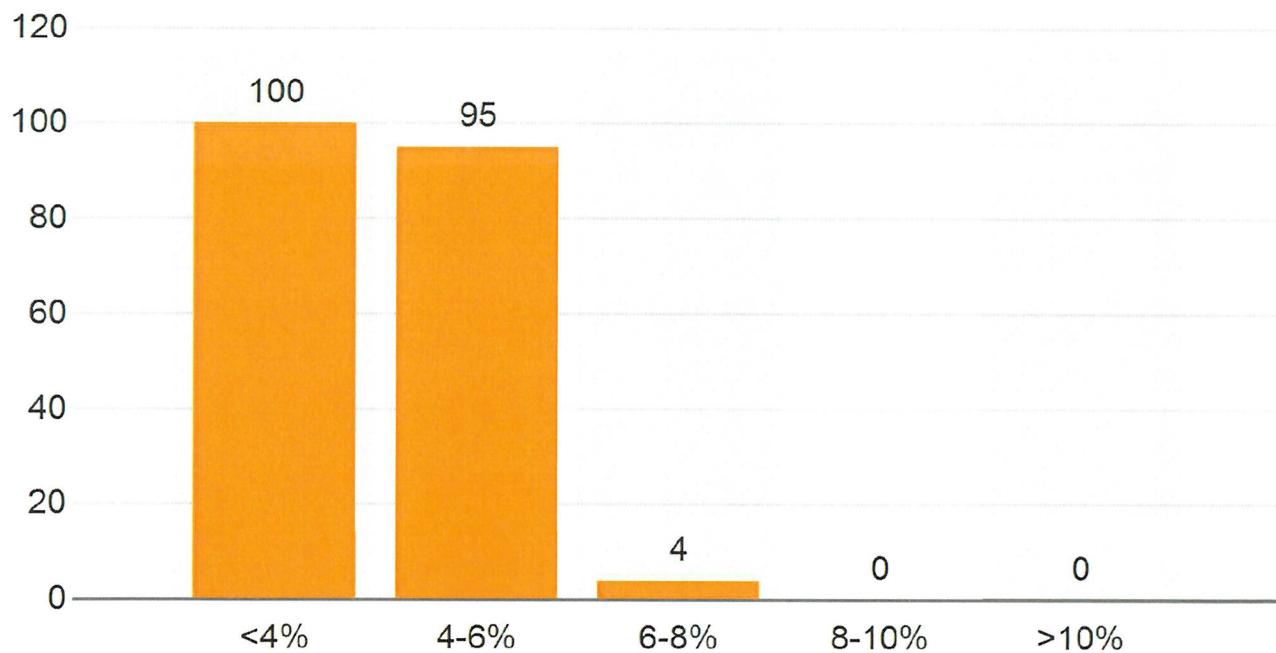
## CAP RATE BY STAR RATING



## CAP RATE INDEX



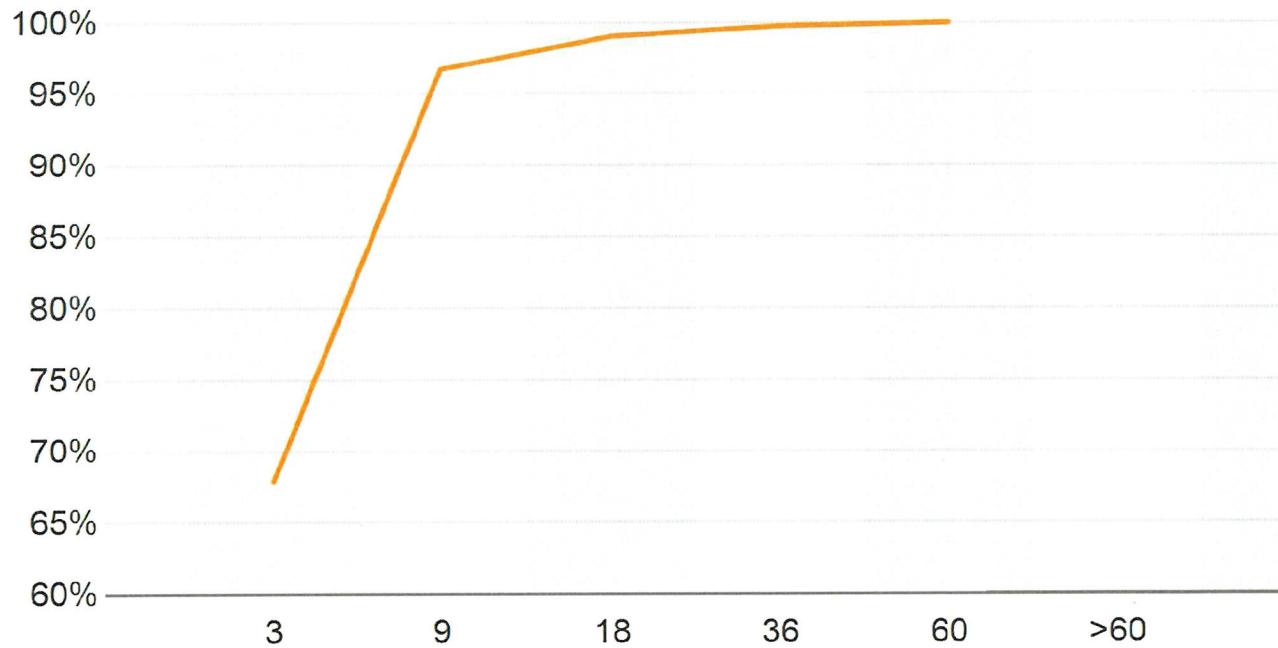
## CAP RATES PAST YEAR



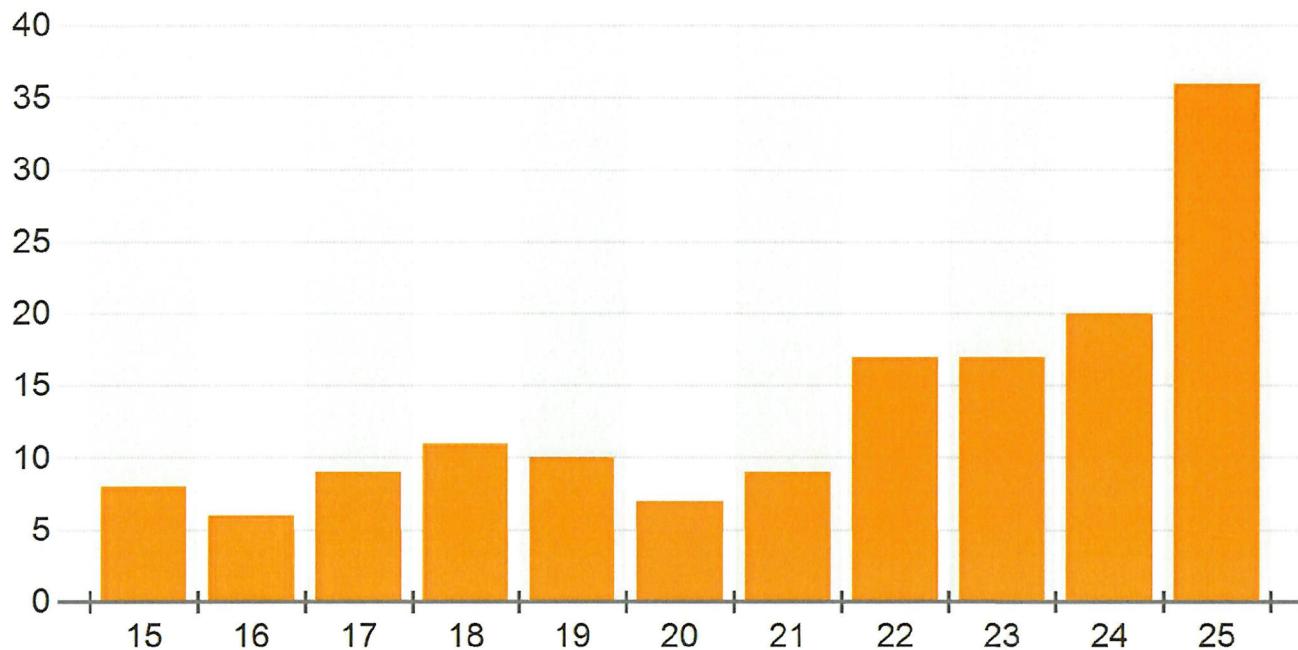
## MONTHS TO SALE



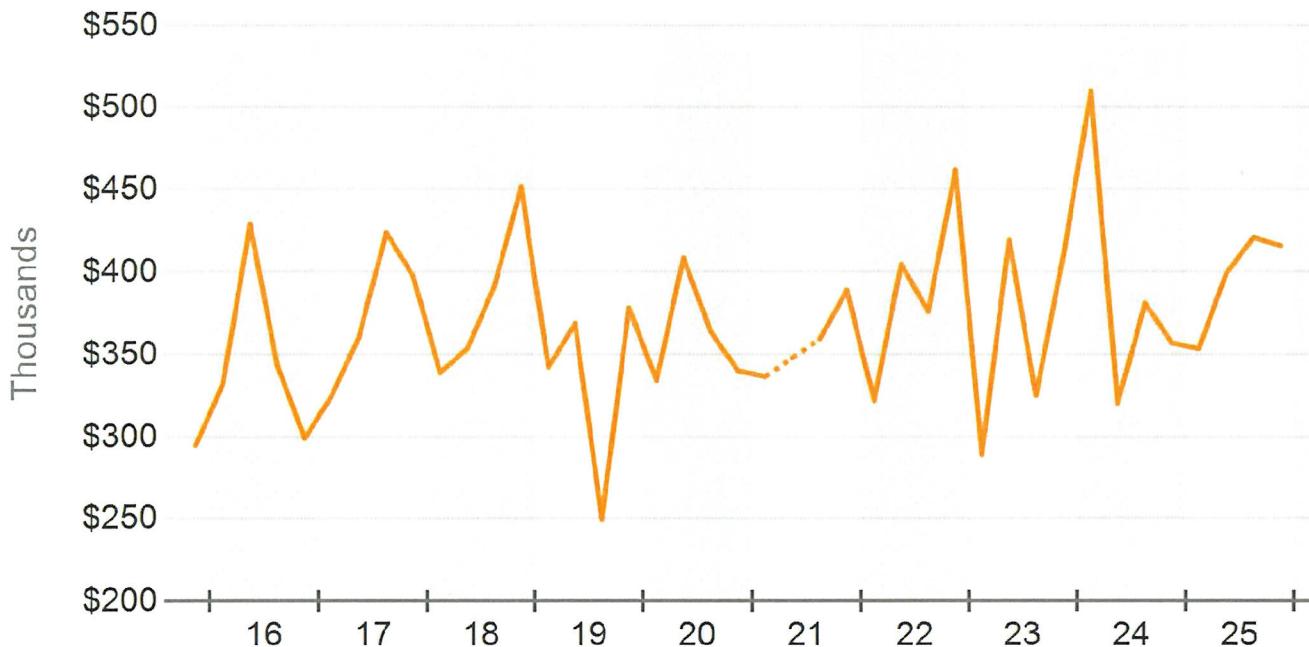
## PROBABILITY OF SELLING IN MONTHS



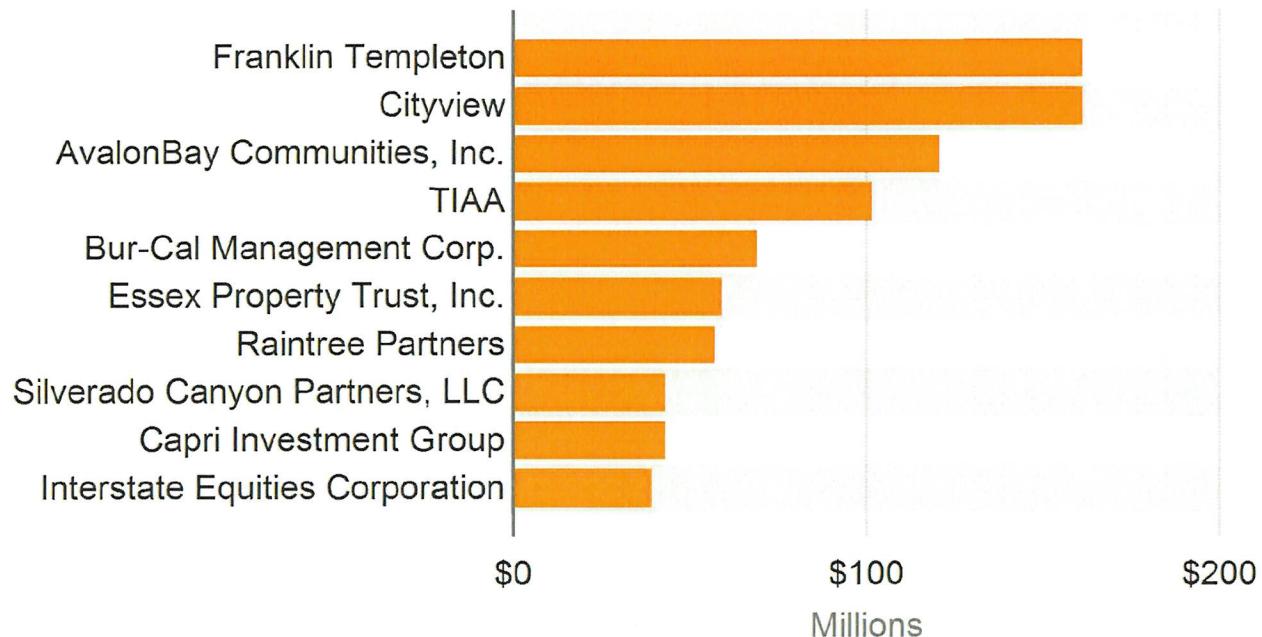
## FOR SALE TOTAL LISTINGS



## ASKING PRICE PER UNIT



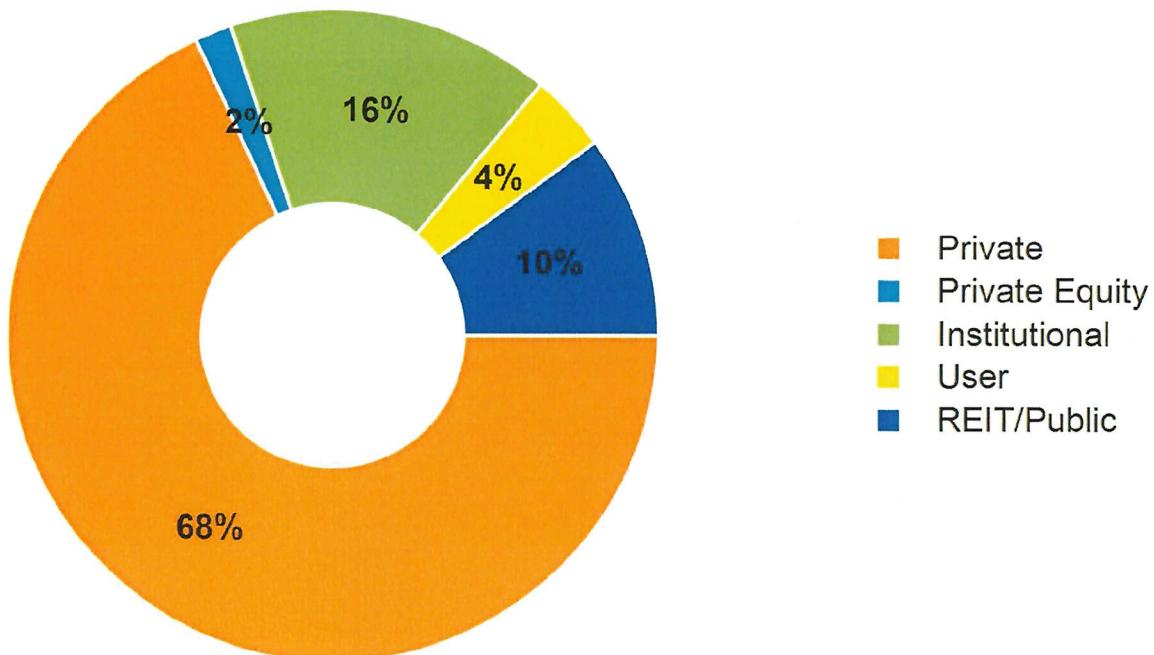
## TOP BUYERS



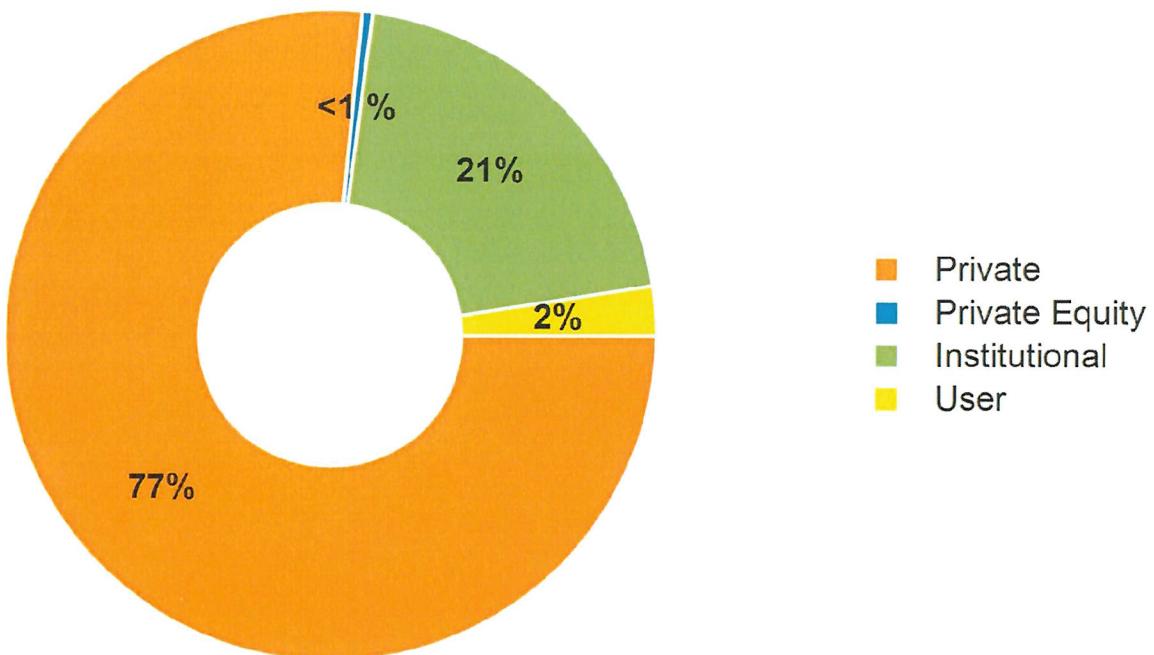
## TOP SELLERS



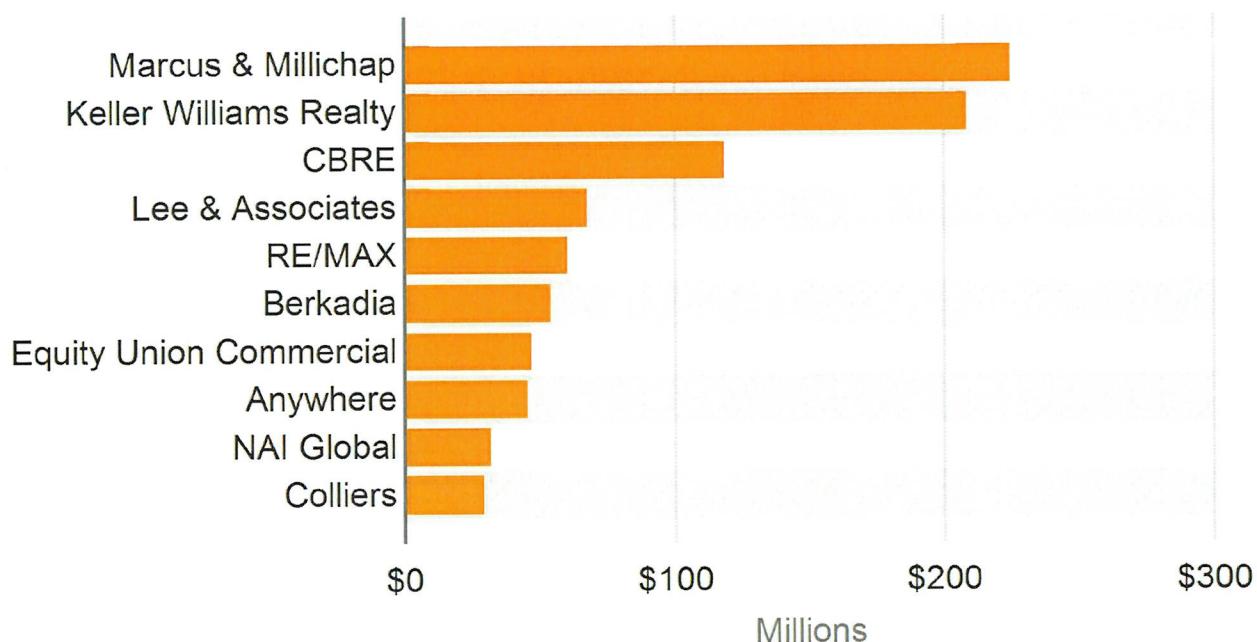
## SALES VOLUME BY BUYER TYPE



## SALES VOLUME BY SELLER TYPE



## TOP BUYER BROKERS



## TOP SELLER BROKERS

