

# Scope of Housing Needs Analysis

Date: April 12, 2007

This is an overview of the draft scope for the upcoming Housing Needs Analysis. The scope was created based on state Housing Element requirements, information requests by the Steering Committee, and current housing needs questions from city staff, Commissions, and the City Council. Staff is currently seeking a consulting firm to gather the information needed for the completion of this analysis. Please review the draft scope detailed below and provide feedback regarding other information that is needed or should be amended in this scope.

## **SUMMARY OF DRAFT SCOPE FOR THE HOUSING NEEDS ANALYSIS.**

The preliminary scope is comprised of the following informational components:

### 1. Standard information:

#### OVERALL HOUSING NEEDS

- Housing Needs Allocations
- Progress Toward Meeting Total Housing Need
- Housing Affordability in Davis
- Summary of Overall Housing Needs in Davis

#### SPECIAL HOUSING NEEDS POPULATIONS

- Elderly Households
- Large Family Households
- Students
- UCD Faculty and Staff Households
- Single Female-Headed Households
- Disabled Households
- Single Person Households
- Farmworkers
- Persons in Need of Emergency Shelter
- Minority Households

#### HOUSING NEEDS OF DAVIS WORKERS

- Place of Work and Residence
- Wages of Davis Residents and Workers
- Analysis of Residents in Selected Rental Housing Projects

### 2. Additional Davis housing information:

- Household characteristics: income distribution, ethnicity, tenure, special needs group
- Housing stock characteristics: housing affordability, condition, tenure, accessibility (Including a summary of existing affordable housing stock and noting any affordable units at risk of conversion to market rate housing)
- Employment: overview of major local employers and wages
- Prominent local housing needs: affordability levels, tenure, size, accessibility
- Special housing needs: special needs in the population, current special needs housing stock (including all groups listed above plus local employees and middle income households)
- Housing preferences: reconciling evidence of need with household preferences, particularly in special needs populations. Are there specific preferences and project needs that should be considered based on

the group that is being served by the housing? How assets become a factor in housing choices, specifically for seniors.

- Housing projections and future needs including all special needs groups through June 2013 (accounting for the anticipated UC Davis West Village Development)
- Based on a local 1% growth guideline, it is projected that about 2000 units could be provided during this housing planning period. Develop recommendations with staff on potential combinations of housing types and densities to be accommodated with the City's selected housing site inventory that could accommodate existing and projected housing needs.

3. Regional context:

- How does Davis compare to demographics and housing stock in the region?

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