



**Davis General Plan
Housing Element Update
Needs Assessment
Background Report**

Final

Prepared for:
City of Davis

September 28, 2007

Bay Area Economics

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September 28, 2007

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Dear Katherine:

Attached please find a final copy of the Davis Housing Element Update Needs Assessment Background Report. It has been a pleasure working with you and City staff on this exciting project.

We would be happy to discuss the report and our findings with you. Please do not hesitate to contact me or Keren Costanzo in my office if you have any questions as you read through this report.

Sincerely,

A handwritten signature in blue ink that reads "Matt Kowta".

Matt Kowta, M.C.P.
Principal

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Executive Summary

The City of Davis retained Bay Area Economics (BAE) to conduct research on the City's current housing needs to support the City's Housing Element Update process for the January 1, 2006 through June 30, 2013 planning period. The information provided in the report is intended to assist the City's Housing Element Steering Committee in planning for the housing needs of current and future Davis residents, as well as to provide data for the City's updated Housing Element. The following is a brief summary of the report findings.

Demographic and Economic Trends

Between 2000 and 2006, Davis population and household growth lagged behind the Sacramento-Yolo Consolidated Metropolitan Statistical Area (CMSA)¹. The City also exhibited a smaller average household size and a smaller share of households with children relative to the region. In addition, Davis households included a higher share of renters as compared to the CMSA. The large proportion of the Davis population that corresponds to the UC Davis student population partially explains the high share of renters in the City as well as the large percentage of households with incomes in lower income brackets. However, Davis also had a relatively high share of households with high incomes, establishing an income distribution with large concentrations of households at the low and high ends.

With its campus immediately adjacent to the City limits, UC Davis represents the largest employer in the Davis area. While approximately 60 percent of Davis workers lived within the City, an estimated 51 percent of UC Davis faculty and staff reside in the City. Davis workers living within the City exhibited greater household income disparity as compared to in-commuters, with higher shares of lower and higher household incomes and fewer households in the middle-income ranges. Davis workers also demonstrated a greater wage, or earnings, disparity relative to workers in the CMSA. However, a survey of employers located in Davis indicates a large range of potential worker earnings that varies based on occupation and employment tenure. Overall, there is a balance between employment opportunities and housing in the Davis area, if jobs on the UC Davis campus are included in the analysis.

SACOG projects that population, household, and employment growth rates for the City of Davis will lag behind the CMSA during this Housing Element planning period. Even with the addition of UC Davis' planned West Village neighborhood to the City's anticipated growth, Davis is expected to continue to lag behind the region. However, employment projections for the City of Davis and West Village do not include most of the projected employment growth anticipated on the UC Davis campus. This additional campus employment, not included in projection figures for the City or

¹ The Sacramento-Yolo CMSA includes the Counties of Yolo, Sacramento, Placer, and El Dorado.

West Village, will offer significant employment opportunities for Davis residents.

Current Housing Conditions

The Davis housing stock is relatively new housing and in overall good condition. Compared to the CMSA, the City does have a smaller proportion of single-family detached housing units and a larger share of apartments. In addition, Davis housing vacancy rates are consistently low, indicating high levels of local housing demand relative to the available supply.

The high level of housing demand and the overall quality of life in the community has also contributed to high housing costs in Davis. As a result of the cost of housing in Davis, approximately 41 percent of all Davis households experienced some level of excessive housing cost burden in 2000, though renter households experienced a disproportionate share of housing affordability problems. In 2006, monthly rental rates for one- and two-bedroom apartment units averaged between \$867 and \$1,112. These rates are not affordable to the very-low and low-income households that would be interested in renting these units. Moreover, the majority of renter households fall into these household income categories. Also, with a median home price of \$539,500, the Davis for-sale housing market is affordable only to households with above-moderate income levels. Very few for-sale housing options exist for households earning less than \$100,000 annually.

Special Needs Populations

Relative to the CMSA, Davis had lower shares of elderly households, large family households, single-parent households, and persons with disabilities. Both elderly households and large family households exhibited lower housing cost burdens in Davis relative to their counterparts in the CMSA, although the majority of renter households in both these special needs populations fell in the very low and low-income categories in 2000. SACOG also projects that the growth in the number of elderly households will outpace the growth in the rest of the population throughout the Sacramento region, rising from 11 percent of total population in 2004 to 20 percent of the total regional population in 2030.² While no specific projections of population by age are available for Davis, demand for new types of housing by elderly households may affect the Davis market.

Farmworkers represent another special needs population exhibiting changing trends in housing preferences. Many farmworker families are seeking permanent, year-round housing options near urban centers. Migrant farmworkers without families, in contrast, are unable to find affordable

² Levy, Stephen and Viviane Doche-Boulos. *Projections of Employment, Population, Households and Household Income in the SACOG Region for 2000-2050*. Prepared for the Sacramento Area Council of Governments. www.sacog.org. Downloaded July 11, 2007. Pg. 26.

seasonal housing and must often travel long distances to work.³ Though the Yolo County Housing Authority's Davis Migrant Center is not fully occupied, single migrant workers are not eligible for units at the center under current policies. In order for single migrant workers to be able to occupy units at the Davis Migrant Center, changes to State and Federal admission requirements as well as other regulations would be necessary.

With an estimated 11,000 student and faculty and staff households residing in Davis, the UC Davis campus population greatly impacts the Davis housing market. While the University projects the student population will grow during the Housing Element planning period, the University expects to house most of the increase on campus and in the planned West Village neighborhood. However, just under 1,000 new faculty and staff households are expected to seek residences in the City through 2015.⁴

³ Yolo County Local Agency Formation Commission. "Memo: Receive summary and update on the Yolo County LAFCO Housing Policy meetings." December 11, 2006.

⁴ UC Davis *2003 Long Range Development Plan Final EIR*. Table 4.11-10.

Introduction

The City of Davis (City) retained Bay Area Economics (BAE) to conduct research on the City’s current housing needs as part of the City’s process of updating the Housing Element for the 2006 through 2013 planning period. The information provided in the report is intended to assist the City’s Housing Element Steering Committee in planning for the housing needs of current and future Davis residents.

In accordance with State law, for the 2006 to 2013 Housing Element planning period, the City of Davis as well as all other jurisdictions within the Sacramento Area Council of Governments (SACOG) region received Regional Housing Needs Allocations (RHNA) of housing units that they are required to accommodate over the course of the planning period, as distributed into four income categories. These allocations are based on State law that seeks to provide adequate housing opportunities based on projected job growth and promotes attaining a balance of households in various income categories across jurisdictions within a region.

In addition, the City of Davis established a one percent growth guideline in 2005. This target growth rate that addresses internal housing needs based on the projected growth in employment, increases in UC Davis households seeking homes in the City, as well as some natural growth. The following chart details the RHNA allocation, the Davis one percent housing growth target for the Housing Element planning period, as well as the number of units built to date.

Regional Housing Needs Allocation and One Percent Growth Target, 2006-2013			
	Units	One Percent Growth	Built Since 2006 (a)
Very Low	45	n.a.	71
Low	170	n.a.	42
Moderate	233	n.a.	17
Above Moderate	265	n.a.	187
Total	713	2,306	317

Note:

(a) Includes building permits, certificates of occupancy, and rehabilitated and remodeled units. Units are not double-counted.

Sources: Bob Wolcott, Principal Planner, City of Davis, 2007; Danielle Foster, Housing Programs Manager, City of Davis, 2007; BAE, 2007.

The following report consists of four sections. The first part of the Housing Needs Assessment addresses general population and household trends. The second section provides current information regarding the City’s housing stock as well as an analysis of local housing costs and general affordability thresholds. The following portion of the report investigates special needs

populations within Davis and provides an overview of housing preferences for each population. Finally, the Housing Needs Assessment reports population, household, and employment projections for the City as well as UC Davis' planned West Village neighborhood. This last section also addresses general growth projections for special needs populations and discusses three possible "packages" of how new housing products in Davis through 2013 might be allocated to meet the housing needs of the City's current and future residents.

Demographic and Economic Trends

Demographic and economic information in this report originates from a variety of primary and secondary data sources. Sources include the 2000 U.S. Census; the 2000 Census Transportation Planning Package (CTPP); Claritas, a private demographic data vendor; the California Employment Development Department (EDD); documents made available by the UC Davis Office of Resource Management and Planning (UCD ORMP); and the California Department of Finance (DOF). Claritas is the source of year 2006 estimates for a number of demographic characteristics, for which up-to-date information is not available from government sources. Because the estimates are based on modeling which may not fully capture changes in conditions at the local level, actual conditions may vary somewhat from the estimates; however, BAE has found the Claritas estimates to be generally reliable for planning purposes. The Sacramento-Yolo CMSA (CMSA) provides a geographic basis for comparing demographic and economic trends in Davis to the rest of the region. The CMSA consists of El Dorado, Placer, Sacramento, and Yolo Counties.

Population and Household Trends

Population Growth Trends

Table 1 displays a lower population growth rate in Davis between 2000 and 2006 as compared to the Sacramento-Yolo CMSA. While the CMSA's population increased by 13 percent, the City of Davis grew by less than seven percent. That seven percent increase represents a rise Davis' population of slightly more than 4,000 persons, to an estimated 2006 population level of 64,600.

Household Growth Trends

Household growth trends generally mirrored population trends between 2000 and 2006, with the City lagging behind the CMSA. In the CMSA, the number of households increased by nearly 13 percent over the six-year period. In contrast, at approximately six percent, the growth rate in Davis represents less than half the CMSA level. The 2006 estimate of just under 24,500 households in Davis represented an increase of approximately 1,500 new households from the number of households in the year 2000.

Household Size

As reflected in Table 1, the average household size in Davis remained at approximately 2.5 persons between 2000 and 2006. Though the average household size in the CMSA only marginally increased, the 2006 average of 2.66 persons per households indicates slightly larger households within the CMSA as compared to Davis.

Household Type

Table 1 also highlights the fact that significantly fewer households in Davis have children as

compared to the CMSA. Within the CMSA, approximately 38 percent of households in 2006 had at least one member under the age of 18. In Davis, only 28 percent of households in 2006 included at least one child. Households without children represented the majority of households in both geographies. However, the share of households with children increased by one percentage point between 2000 and 2006 in both areas.

Household Tenure

Renter households corresponded to a far larger share of total households in Davis as compared to the CMSA. Partially attributable to the student population attending the University of California, Davis, approximately 55 percent of Davis households rented their homes in 2006. This share remained constant between 2000 and 2006. In the CMSA, only 37 percent of households rented in 2006, which was a two percent decline from 2000.

Age Distribution

As shown in Table 2, the Davis population included a high concentration of persons between the ages of 18 and 24, highlighting again the impact of the UC Davis student population. Though the share of the population in this age bracket has dropped from 31 percent to 28 percent between 2000 and 2006, this age group still represents a large portion of the total population as compared to the overall population in the CMSA. Only ten percent of the CMSA population fell into this bracket.

Relative to the CMSA, the Davis population included a smaller share of both children under the age of 18 and persons age 55 and over. Children represented only 17 percent of the City's total population as compared to 26 percent in the CMSA. In addition, approximately eight percent of the population in Davis was between the ages of 55 and 64, and seven percent were 65 years old or over in 2006. In the CMSA this latter age group corresponded to 11 percent of the total population while those in the 55 to 64 category represented ten percent of the total population in 2006.

Household Income Distribution

Though the share of Davis households earning less than \$15,000 declined between 1999 and 2006, at 19 percent this income bracket remained significantly high as compared to the CMSA's 11 percent share. UC Davis student households may impact the income distribution reported in Table 3. Though earnings for these households are low, students often receive supplemental, unreported income in the form of financial support from parents.

The large number of households in Davis with earnings in the lowest income bracket likely affects the median household income figures. In 2006 the median household income in Davis of just over \$49,000, as estimated by Claritas, Inc., fell short of the CMSA's median household income of nearly \$54,000. The median income of Davis households also increased at a slower pace than in the rest of the CMSA. With an approximate rise in unadjusted median household incomes of

\$6,000 between 1999 and 2006, Davis experienced an increase of approximately 14 percent. The unadjusted median household income increased by \$8,000 in the CMSA over the same period, or approximately 17 percent. However, accounting for inflation and converting 1999 median household incomes into 2006 dollar amounts reveals that real incomes have declined in both Davis and the CMSA. In other words, inflation has outpaced growth in median incomes in both areas between 1999 and 2006. Adjusted median household income fell from \$53,000 in 1999 to 49,000 in 2006. In the CMSA, adjusted median household income dropped from \$57,600 to \$53,800 of the same time period.

In contrast, Davis had a smaller share of households in the \$50,000 to \$75,000 income bracket in 2006. These households represented only 14 percent of total Davis households as compared to 20 percent of households in the CMSA. On the other end of the spectrum, the City had a larger share, ten percent, of households earning over \$150,000 in 2006. In the CMSA, this income category equaled approximately seven percent of total households. Though the share of households in this high income bracket increased in both geographies between 1999 and 2006, Davis experienced slightly greater growth than the CMSA.

The City of Davis Middle Income Housing Ordinance defines middle income households as earning between 120 and 180 percent of the median income for Yolo County. The 2006 median household income in Yolo County was \$61,900 for a family of four according to the California Department of Housing and Community Development (HCD). Calculating the income range for a four-person middle-income households results in an income category of between \$74,300 and \$111,400 in gross annual household income. The \$75,000 to \$100,000 income bracket in Table 3 provides a rough estimate of the number of middle-income households in Davis in 2006. Overall, this income group represented only 11 percent of Davis households in 2006. It is difficult to analyze how this income category changed between 1999 and 2006. In 1999, the median income in Yolo County was \$53,200 for a family of four according to HCD, placing middle-income households in an income range of between \$63,800 and \$95,800. This range falls within two of the income categories in Table 3, making it difficult to estimate how many middle-income households there were in Davis in 1999. In addition, since median incomes differ among the counties comprising the Sacramento-Yolo CMSA, the income ranges for middle-income households would also differ in each of those counties.

Table 1: Population and Household Trends

Davis, City	2000	2006 (est.)	Percent Change 2000-2006
Population	60,308	64,606	6.7%
Households	22,948	24,458	6.2%
Average Household Size	2.50	2.50	0.0%
Household Type			
HH with Children (a)	27%	28%	
HH without Children	73%	72%	
Tenure			
Owner	45%	45%	
Renter	55%	55%	
Sacramento-Yolo CMSA (b)	2000	2006 (est.)	Percent Change 2000-2006
Population	1,796,857	2,068,151	13.1%
Households	665,298	763,086	12.8%
Average Household Size	2.65	2.66	0.4%
Household Type			
HH with Children (a)	37%	38%	
HH without Children	63%	62%	
Tenure			
Owner	61%	63%	
Renter	39%	37%	

Notes:

(a) Households with children have at least one member under the age of 18.

(b) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

Sources: Census 2000, 2007; Claritas, 2007; BAE, 2007.

Table 2: Age Distribution, 2000 and 2006

Age Range	City of Davis				Sacramento-Yolo CMSA			
	2000		2006		2000		2006	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Under 18	11,236	19%	10,838	17%	486,631	27%	529,871	26%
18 - 24	18,646	31%	17,850	28%	174,564	10%	215,560	10%
25 - 34	9,015	15%	10,541	16%	248,411	14%	288,947	14%
35 - 44	7,348	12%	8,201	13%	293,566	16%	302,079	15%
45 - 54	6,807	11%	7,541	12%	245,456	14%	293,790	14%
55 - 64	3,252	5%	5,161	8%	144,678	8%	203,032	10%
65 and Over	4,004	7%	4,474	7%	203,551	11%	234,872	11%
Total Population (a)	60,308	100%	64,606	100%	1,796,857	100%	2,068,151	100%
Median Age	25.3		28.3		34.6		35.0	

Note:

(a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

Sources: Claritas, 2007; BAE, 2007.

Table 3: Household Income Distribution, 1999 and 2006

Income Range	City of Davis				Sacramento-Yolo CMSA (a)			
	1999		2006		1999		2006	
	Number (b)	Percent of Total	Number (b)	Percent of Total	Number (b)	Percent of Total	Number (b)	Percent of Total
Less than \$15,000	4,865	21%	4,553	19%	89,724	13%	85,031	11%
\$15,000 - \$24,999	2,798	12%	2,618	11%	76,209	11%	74,093	10%
\$25,000 - \$34,999	2,310	10%	2,340	10%	81,774	12%	78,889	10%
\$35,000 - \$49,999	2,642	12%	2,871	12%	110,391	17%	118,182	15%
\$50,000 - \$74,999	3,550	15%	3,498	14%	136,746	21%	152,290	20%
\$75,000 - \$99,999	2,449	11%	2,619	11%	77,439	12%	99,410	13%
\$100,000 - \$149,999	2,801	12%	3,440	14%	62,614	9%	101,527	13%
\$150,000 or more	1,534	7%	2,519	10%	30,402	5%	53,664	7%
Total Households	22,948	100%	24,458	100%	665,298	100%	763,086	100%
Unadjusted Median Household Income (c)	\$42,454		\$49,127		\$46,106		\$53,789	
Adjusted Median Household Income, \$ 2006 (d)	\$53,036		\$49,127		\$57,598		\$53,789	

Notes:

(a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

(b) Number of households calculated using total household and income distribution figures reported by Claritas.

(c) Data for 1999 Median Household Income figures come from Census. Data for 2006 Median Household Income estimates come from Claritas.

(d) 1999 Median Incomes for all three geographies are adjusted by a factor of 1.249, based on the California Consumer Price Index as reported by the California Department of Finance, in order to reflect incomes adjusted to 2006 dollars.

Sources: Census 2000, 2007; Claritas, 2007; BAE, 2007.

Employment Trends

Local Industry Employment

Table 4 reports 2005 employment data supplied by the California Employment Development Department (EDD) for ZIP Codes 95616 and 95618. Though these ZIP Codes extend beyond the boundaries of the City of Davis, they represent the smallest geography for which EDD is able to provide current industry employment estimates. EDD employment figures include full- and part-time jobs, regardless of the number of hours worked. The large number of employed persons in the State Government category, nearly 20,700, reflects the economic magnitude of UC Davis within the local community. Though this is by far the largest employer outside of Davis, but within ZIP Code 95616, there are other notable employers outside the city limits including Teichert, north of the City. In addition, there are a few other State agencies with facilities in Davis, such as the Department of Forestry and Fire Protection, whose employees would be captured in the State Government Category. Furthermore, the second largest employment category, Accommodation and Food Services, also includes employees contracted to serve the UC Davis campus population that are not directly employed by the University.

Retail Trade, at over six percent of total employment in 2005, represented the third largest employment category. Local Government and Health Care and Social Assistance round out the top five employment industries, with nearly 2,000 employees each. The Professional, Scientific, and Technical Services category also employed over 1,000 people in the Davis area.

Worker Commuting Patterns

Based on 2000 Census Transportation Planning Package (CTPP) data from the U.S. Census reported in Table 5, approximately 60 percent of those working in the City of Davis lived in the City. Of the 40 percent that commuted into Davis for work, around 16 percent lived elsewhere in Yolo County. Another 13 percent of Davis workers resided in Sacramento County, many within the City of Sacramento. Less than six percent of those employed in Davis lived in Solano County, while just over one percent commuted from Placer County.

Table 6 reports slightly differing commuting patterns for UC Davis employees. Approximately 51 percent of UC Davis faculty and staff lived in Davis, while the remaining 49 percent commuted from elsewhere. Approximately 13 percent resided in the City of Sacramento, as compared to the six percent of Davis workers commuting from Sacramento as reported in Table 5. Slightly higher shares of UC Davis faculty and staff lived in Woodland, Dixon, and Winters relative to the commuting patterns of those employed in the City of Davis. A smaller portion of UC Davis faculty and staff commuted from West Sacramento as compared to workers employed within Davis.

Worker Household Incomes

Table 7 provides a 1999 household income comparison of Davis workers residing in Davis versus those workers that commute to Davis from elsewhere. Workers residing in Davis displayed higher shares of households in the lower and higher income brackets with a smaller proportion earning household incomes in the mid-range categories. Approximately 14 percent of Davis workers residing in the City had household incomes below \$15,000 as compared to only five percent of in-commuters. Another 21 percent of workers living in Davis had household incomes between \$15,000 and \$30,000 while only 11 percent of in-commuters fell into this income bracket. The large disparity is likely influenced by the number of student households within the City of Davis. Students may only work part-time, reducing their potential earnings, while supplementing their earnings student loans and/or with unreported income in the form of financial support from parents.

Workers residing in Davis also exhibited slightly higher shares of household incomes over \$100,000. Approximately 21 percent of workers that both lived and worked in Davis in 1999 had household incomes in this high income bracket. An estimated 18 percent of workers commuting in to Davis had household incomes in this category.

Further underscoring the income disparity of Davis workers residing in the City, a much smaller proportion of this group had household incomes between \$40,000 and \$100,000. While an estimated 57 percent of in-commuting workers had household incomes in this middle-income range, only 36 percent of workers living in Davis fell into the same category. The largest middle-income differential was in the \$60,000 to \$75,000 income range, followed by the \$75,000 to \$100,000 category. These two income brackets best capture the number of middle-income households in Davis in 1999. The City of Davis Middle Income Housing Ordinance defines middle-income households as having incomes of between 120 and 180 percent of the Yolo County median income. In 1999 the Yolo County median income for a four-person family was \$53,000 according to HCD, placing middle-income households in the \$63,800 to \$95,800 income range. The relatively small share of middle-income households residing in Davis indicates either a lack of housing affordable to this group, insufficient housing options preferred by these households, or a combination of both factors.

Worker Wages

The 1999 annual worker earnings for Davis and the CMSA from the 2000 Census, as reported in Table 8, indicates that Davis workers generally earned less than their regional counterparts. Approximately 28 percent of Davis workers earned less than \$10,000 in 1999. In contrast, only 15 percent of CMSA workers had earnings in that range. The UC Davis student population may, again, influence the high proportion of Davis workers in this low-earning bracket. However, a disparity also exists in the mid-to-high earnings categories. While an estimated 23 percent of Davis workers earned between \$35,000 and \$75,000 in 1999, approximately 32 percent of CMSA

workers earned incomes in that range.

Wages by Employer

Table 9 provides detailed information regarding the salary ranges earned by employees in various Davis workplaces. The table illustrates the large variability in earnings among Davis workers, related to occupational categories. The lowest salary schedules are associated with retail positions, though floor staff positions at Borders are assumed to only provide part-time employment. Overall, daycare workers earn the second lowest salaries as compared to other occupations, though Master Teachers and Curriculum Specialists for a daycare facility may earn as much as teachers in the Davis Joint Unified School District. Within the school district, teacher salaries can fall within a fairly large range. With the exception of clerks, UC Davis employees tend to earn relatively higher salaries. Similarly, City of Davis employees and tech workers generally earn in the mid to high salary ranges compared to other local workers.

Due to the range in earnings, employees in various occupation categories also have differing affordability thresholds for housing. Maximum affordable monthly housing costs for the local occupations listed in Table 9 can range from a low of \$180 up to \$2,895, depending on the individual's occupation and tenure in that position. However, the maximum monthly housing costs reported in Table 9 only take into account the salary of that employee. Many households have more than one wage earner, increasing the household's ability to spend on housing beyond what these calculations estimate.

Jobs-Housing Balance

Table 10 calculates the ratio of jobs to employed residents in 2005 for the City of Davis as well as seven other cities and the CMSA as a whole. This ratio is used as a standard benchmark to assess a community's job to housing balance.

Using 2000 Census data on the ratio of employed residents to total residents it is possible to estimate the ratio of employed residents, whether working in Davis or elsewhere, to the total population. This calculation excludes members of the Davis community that are not part of the labor force and therefore not in need of a job. Davis exhibited the highest ratio of employed residents to the total local population. In other words, a greater share of Davis residents were employed, relative to the other communities.

SACOG projection data provides the 2005 population and job estimates used in Table 10. While these figures may not be consistent with Census and EDD data, they provide a single-source reference for this analysis that ensures some consistency in estimation methodology. The 2005 jobs-to-employed-residents ratio reveals that Davis, with 0.58 jobs per employed resident, offers one of the lowest availability of employment opportunities for local residents seeking work.

Communities such as West Sacramento, Rancho Cordova, Roseville, and the CMSA overall, had more jobs available than the estimated number of residents that were employed. These communities are job centers that attract in-commuters. One problem with the Davis ratio, however, is the exclusion of UC Davis from the jobs estimate. Substituting the EDD 2005 employment figure reported in Table 4 for the SACOG jobs estimate results in a jobs-to-employed-residents ratio of 1.05, or approximately one job per employed resident.

Table 4: Employment by Industry, Davis, 2005

Industry (a)	Employed Workers (b)	Percent of Total
Agriculture, Forestry, Fishing, Hunting	243	0.7%
Mining (c)	***	***
Construction	355	1.0%
Manufacturing	453	1.3%
Wholesale Trade	176	0.5%
Retail Trade	2,261	6.4%
Transportation and Warehousing	56	0.2%
Information	259	0.7%
Finance and Insurance	363	1.0%
Real Estate, Rental, and Leasing	765	2.2%
Professional, Scientific, and Technical Services	1,078	3.0%
Management of Companies and Enterprises	117	0.3%
Admin and Support and Waste Management and Remediation	475	1.3%
Educational Services (d)	295	0.8%
Health Care and Social Assistance	1,957	5.5%
Arts, Entertainment, and Recreation	449	1.3%
Accommodation and Food Services	2,606	7.4%
Other Services	519	1.5%
Non-Classified (c)	***	***
Federal Government	365	1.0%
State Government (d)	20,659	58.3%
Local Government	1,969	5.6%
Total (e)	35,427	100%

Notes:

- (a) Industry employment figures report the number of jobs in each geography, not the number of employed residents.
- (b) Employment figures reported for 95616 and 95618 zip codes.
- (c) Confidential data is suppressed.
- (d) UC Davis employees are classified under the "State Government" category.
- (e) Sums may not add to totals due to rounding.

Sources: EDD, 2007; BAE, 2007.

Table 5: Davis Workers by Place of Residence, 2000

Place of Residence (a) (b)	2000	
	Number	Percent
Yolo County	14,750	76.2%
<i>Davis</i>	11,660	60.2%
<i>Woodland</i>	1,440	7.4%
<i>Remainder of County</i>	1,060	5.5%
<i>West Sacramento</i>	390	2.0%
<i>Winters</i>	200	1.0%
Sacramento County	2,495	12.9%
<i>Sacramento</i>	1,210	6.2%
<i>Remainder of County</i>	770	4.0%
<i>Arden-Arcade</i>	185	1.0%
<i>Elk Grove</i>	120	0.6%
<i>Carmichael</i>	105	0.5%
<i>Rancho Cordova</i>	105	0.5%
Solano County	1,060	5.5%
<i>Vacaville</i>	380	2.0%
<i>Dixon</i>	290	1.5%
<i>Remainder of County</i>	280	1.4%
<i>Fairfield</i>	110	0.6%
Placer County	268	1.4%
<i>Roseville</i>	110	0.6%
<i>Remainder of County</i>	158	0.8%
Contra Costa County	140	0.7%
Elsewhere in California	649	3.4%
TOTAL: Davis Workers	19,362	100.0%
Workers Commuting into Davis	7,702	39.8%

Notes:

(a) All places showing more than 100 workers commuting into Davis are shown.

(b) Table excludes a small number of residents who commute in from out of state.

Sources: 2000 Census Transportation Planning Package, File 3, 2007; BAE, 2007.

Table 6: UC Davis Faculty and Staff Place of Residence, 2006

<u>City/Community (b)</u>	<u>UCD Faculty and Staff (a)</u>	
	<u>Number (c)</u>	<u>Percent of Total (d)</u>
Davis	5,856	51%
Sacramento	1,493	13%
Woodland	1,148	10%
Dixon	344	3%
Vacaville	230	2%
Winters	230	2%
West Sacramento	115	1%
Elk Grove	115	1%
Citrus Heights	115	1%
Fairfield	115	1%
Other (e)	<u>1,608</u>	<u>14%</u>
Total (f)	11,483	100%

Notes:

- (a) Does not include student employees and, therefore, does not equal employment reported for State Government Sector in Table 4.
- (b) Percentages reported only for cities and towns with five people or more, and one percent of the total population surveyed.
- (c) Based on 2002 off-campus residences reported in the UC Davis 2003 Long Range Development Plan and the Fall 2006 faculty and staff headcount.
- (d) Percentages based on a 2002 survey of nearly 700 faculty and staff.
- (e) The "Other" category consists of 67 communities that do not meet the criteria described in (a) above.
- (f) Sums may not add to totals due to rounding.

Sources: UC Davis 2003 Long Range Development Plan Final EIR; UC Davis Full-Time and Part-Time Headcount, October 2006; BAE, 2007.

Table 7: Household Income Distribution of Davis Workers, 1999

Income Range	Household Incomes of Persons Working in the City of Davis			
	Davis Residents		In-Commuters	
	Number (a)	Percent of Total	Number (a)	Percent of Total
Less than \$15,000	1,587	14%	370	5%
\$15,000 - \$29,999	2,397	21%	819	11%
\$30,000 - \$39,999	1,091	9%	677	9%
\$40,000 - \$49,999	804	7%	854	11%
\$50,000 - \$59,999	999	9%	1,028	13%
\$60,000 - \$74,999	896	8%	1,261	16%
\$75,000 - \$99,999	1,408	12%	1,331	17%
\$100,000 or more	2,478	21%	1,361	18%
Total	11,660	100%	7,702	100%

Note:

(a) Number of workers calculated using total in- and out- commuter estimates from 2000 CTPP commuting pattern data and applying the household income distribution reported in the 2000 CTPP. Includes full- and part-time workers.

Sources: 2000 Census Transportation Planning Package, File 3, 2007; BAE, 2007.

Table 8: Annual Worker Earnings, 1999

Annual Earnings	Davis		Sacramento-Yolo CMSA (a)	
	Number	Percent of Total	Number	Percent of Total
Less than \$5,000	3,035	16%	60,075	7%
\$5,000 to \$9,999	2,250	12%	63,300	8%
\$10,000 to \$14,999	1,940	10%	72,465	9%
\$15,000 to \$19,999	1,475	8%	65,660	8%
\$20,000 to \$24,999	1,545	8%	70,690	9%
\$25,000 to \$29,999	1,275	7%	66,705	8%
\$30,000 to \$34,999	1,270	7%	64,130	8%
\$35,000 to \$49,999	2,375	12%	134,760	17%
\$50,000 to \$74,999	2,210	11%	117,400	15%
\$75,000 or more	1,400	7%	64,380	8%
No earnings	645	3%	22,880	3%
Total (b)	19,420	100%	802,445	100%

Notes:

(a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

(b) Total Davis workers may differ slightly from figures reported in commuting patterns due to different sample population sizes.

Source: 2000 Census Transportation Planning Package, File 2, 2007; BAE, 2007.

Table 9: Selected Salaries and Affordable Housing Costs, 2007

	Monthly Salary		Annual Salary		Maximum Monthly Housing Cost for Employee (a)	
	Low	High	Low	High	Low	High
UC Davis						
Associate Professor	\$6,120	\$7,650	\$73,440	\$91,800	\$1,836	\$2,295
Librarian	\$5,563	\$8,885	\$66,756	\$106,620	\$1,669	\$2,666
Accountant III	\$4,026	\$5,638	\$48,312	\$67,656	\$1,208	\$1,691
Clerk	\$1,768	\$2,652	\$21,216	\$31,824	\$530	\$796
City of Davis						
Planner	\$5,387	\$6,548	\$64,640	\$78,570	\$1,616	\$1,964
Principal Planner	\$6,814	\$8,283	\$81,770	\$99,392	\$2,044	\$2,485
Public Safety Dispatcher I & II	\$3,413	\$4,564	\$40,961	\$54,767	\$1,024	\$1,369
Firefighter I & II	\$5,467	\$7,310	\$65,603	\$87,714	\$1,640	\$2,193
Associate Civil Engineer	\$5,538	\$6,732	\$66,461	\$80,783	\$1,662	\$2,020
Senior Civil Engineer	\$6,657	\$8,091	\$79,878	\$97,092	\$1,997	\$2,427
Park Maintenance Worker I & II	\$2,967	\$3,967	\$35,605	\$47,606	\$890	\$1,190
Senior Office Assistant	\$2,745	\$3,337	\$32,941	\$40,041	\$824	\$1,001
Davis Joint Unified School District						
High School Principal	\$7,201	\$9,649	\$86,408	\$115,793	\$2,160	\$2,895
Teacher	\$2,718	\$6,040	\$32,614	\$72,482	\$815	\$1,812
Accounting Technician I, II, & III	\$2,374	\$5,061	\$28,488	\$60,732	\$712	\$1,518
Custodian Team Leader I, II, & III	\$2,374	\$4,371	\$28,488	\$52,452	\$712	\$1,311
Borders						
Floor Staff (b)	\$600	\$640	\$7,200	\$7,680	\$180	\$192
Supervisor	\$1,368	\$1,512	\$16,416	\$18,144	\$410	\$454
Child Development Inc.						
Assistant Teacher/ Cook	\$1,733	\$2,080	\$20,800	\$24,960	\$520	\$624
Associate Teacher	\$1,907	\$2,427	\$22,880	\$29,120	\$572	\$728
Teacher	\$2,080	\$2,773	\$24,960	\$33,280	\$624	\$832
Master Teacher	\$2,253	\$3,293	\$27,040	\$39,520	\$676	\$988
Curriculum Specialist	\$2,600	\$3,640	\$31,200	\$43,680	\$780	\$1,092
Tech Company (c)						
Product Development Manager	\$6,667	\$8,333	\$80,000	\$100,000	\$2,000	\$2,500
Scientist	\$5,000	\$6,667	\$60,000	\$80,000	\$1,500	\$2,000
Senior Research Associate	\$4,167	\$5,000	\$50,000	\$60,000	\$1,250	\$1,500
Office Manager	\$3,750	\$4,583	\$45,000	\$55,000	\$1,125	\$1,375
Sales Operations Assistant	\$2,083	\$2,917	\$25,000	\$35,000	\$625	\$875

Note:

- (a) Assumes 30 percent of gross income expended on housing costs.
- (b) Assumes only part-time employment at 20 hours per week. May understate income since employees may hold multiple jobs and possibly work over 40 hours a week.
- (c) Company requested to remain anonymous.

Sources: UC Davis Professorial Salary Scales, 2006-2007 academic year; UC Academic Salary Scales, 2006; UC, Office of the President Pay Scales, 2007; DJUSD Office of Human Resources Pay Scales, 2006-2007; www.cityofdavis.org, 2007; Davis Borders staff, 2007; Keith Vencel, Regional Staffing Manager, Child Development Inc., 2007; BAE, 2007.

Table 10: Ratio of Jobs to Employed Residents, 2005

Community	2000 (a)			2005 (a)			2005 Jobs/ Employed Residents
	Population	Employed Residents	Employed Residents/ Population	Population	Employed Residents (b)	Jobs	
Davis	60,308	31,165	0.52	65,176	33,680	19,570	0.58
95616 and 95618 Zip Codes (c)	60,308	31,165	0.52	65,176	33,680	35,427	1.05
Citrus Heights	85,230	41,152	0.48	86,744	41,883	22,314	0.53
Elk Grove	60,255	28,265	0.47	120,760	56,647	25,802	0.46
Folsom	51,912	23,053	0.44	67,325	29,898	31,654	1.06
Rancho Cordova	54,586	24,047	0.44	74,558	32,845	53,127	1.62
Rocklin	36,563	18,355	0.50	52,035	26,122	15,003	0.57
Roseville	80,092	36,667	0.46	104,136	47,675	66,250	1.39
West Sacramento	31,604	11,607	0.37	39,649	14,562	27,311	1.88
Sacramento-Yolo CMSA (d)	1,796,857	799,989	0.45	1,998,185	889,623	1,001,328	1.13

Notes:

- (a) 2000 figures are from the 2000 Census and 2005 figures are based on SACOG projection data.
- (b) Calculated using the 2000 ratio of employed residents to total population and applying to the 2005 total population estimate.
- (c) Includes total 2005 employment for the 95616 and 95618 Zip codes, as reported in Table 4.
- (d) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

Sources: Census 2000, 2007; SACOG, 2006; BAE, 2007.

Growth Projections

The following section presents 2004 SACOG projections, the most current and geographically detailed projections available for population, households, and employment in the Sacramento region. These projections are reported in Table 11, based on SACOG jurisdiction-level data for the City of Davis and the CMSA. SACOG projections are provided in five-year increments from 2005 through 2025. Data for 2013 are interpolated using 2010 and 2015 data.

It should also be noted that SACOG is nearing the end of a multi-year process, known as the Blueprint Project, to update their growth projection methodology to incorporate a policy-based model rather than the current land use-based model. While some figures have been released for SACOG counties and jurisdictions, the data is of insufficient detail for use in this analysis. The full release of Blueprint projections for the SACOG region is not expected until the end of 2007. Therefore, this analysis focuses on projected growth rates rather than absolute numbers for both the City of Davis and the CMSA.

The projections for the planned neighborhood at UC Davis, West Village, are derived from information available in the UC Davis *2003 Long Range Development Plan Final EIR* as well as the West Village Implementation Plan. Population, household, and employment figures reported for 2013 are also interpolated from 2010 and 2015 projection figures.

Population and Households

SACOG projects that population and household growth in Davis will lag behind the CMSA between 2005 and 2013. While the estimated annual average growth rates for population and households in Davis during that period fall under one percent, the SACOG expects the CMSA population and household growth rates to grow at a rate of 1.4 percent annually. In addition, the number of households in the CMSA is projected to grow by an average of 1.3 percent annually.

To assist in meeting anticipated student, staff and faculty housing demands, UC Davis is currently planning the West Village project on land currently outside the Davis city limits. With the addition of West Village to the Davis projections, the population and household growth rates for the Davis community area approach the estimated growth rates for the CMSA. By full buildout, expected in 2015, nearly 4,200 people in 1,650 households will reside in West Village. The projections reported in Table 11 assume that Phase I will be completed by 2010 with some of Phase II built by 2013. The West Village population and household projections only represent a portion of the growth anticipated at UC Davis. The UC Davis *2003 Long Range Development Plan Final EIR* estimates that 30,000 students and over 17,700 employees will be associated with the Davis campus by 2015. However, of the students and employees that will not reside in West Village or on campus, the EIR projects that a net of 60 additional students and 970 employee households will

seek housing in the City of Davis through 2015, based on the University's overall growth projections.

Employment

SACOG projects that the growth rate of employment opportunities in Davis, estimated at an annual average increase of 0.9 percent, will surpass the City's growth rates for population and households. However, this growth rate amounts to less than half the growth rate estimated for CMSA employment between 2005 and 2013. The Davis estimate does exclude UC Davis employment projections, which would significantly alter the growth rate reported in Table 11.

Employment at West Village may include jobs at the Community Education Center, a planned elementary school, as well as office and retail positions in a planned mixed-use center. All three job-generating uses are included in the first phase of West Village, and account for approximately 230 new positions. This small number of new jobs only slightly impacts the projected annual average growth rate for employment in the Davis community area.

Summary

Between 2000 and 2006 Davis population and household growth lagged behind the CMSA. The City also exhibited a smaller average household size and a smaller share of households with children relative to the region. In addition, Davis households consisted of a higher share of renters as compared to the CMSA. The large proportion of the Davis population that corresponds to the UC Davis student population partially explains the high share of renters in the City as well as the large percentage of households with incomes in lower income brackets. However, Davis also had a relatively high share of households with high incomes, establishing a bi-modal income distribution with fewer middle-income households compared to the region.

UC Davis represents the largest employer in the Davis area, followed by 2,600 employees in the Accommodation and Food Services sector. Approximately 60 percent of Davis workers lived in Davis while an estimated 51 percent of UC Davis faculty and staff reside in the City. Davis workers living in Davis exhibited greater household income disparity as compared to in-commuters, with higher shares of lower and higher incomes and fewer households in the middle-income ranges. Due to a high share of low-wage workers and a low percentage of workers receiving mid-to-high earnings, Davis workers also demonstrated earnings disparity relative to workers in the CMSA. However, a survey of employers located in Davis indicates a large range of potential worker earnings that varies based on occupation and position tenure. Overall, there is a balance between employment opportunities and housing in the Davis community area if UC Davis jobs are included in the analysis. The jobs-housing analysis in this section does not fully address the balance of worker earning to local housing costs. A more detailed assessment of housing

affordability is included in the following section of this report.

SACOG projects that population, households, and employment growth rates for the City of Davis will lag behind the CMSA during the Housing Element planning period. Even with the addition of UC Davis' planned West Village neighborhood to the City's estimates, Davis is expected to continue to lag behind the region. However, projections for Davis and West Village do not include most of the projected growth anticipated for UC Davis campus employment.

Table 11: Population, Household, and Employment Projections

	<u>2005</u>	<u>2010 (a)</u>	<u>2013 (b)</u>	<u>2015 (a)</u>	<u>Average Annual Percent Change 2005-2013</u>
City of Davis					
Population	65,176	67,382	68,271	68,863	0.6%
Households	24,932	25,302	26,076	26,592	0.6%
Employment	19,570	20,998	21,089	21,149	0.9%
West Village, UC Davis					
<i>Students</i>	0	1,980	2,592	3,000	n.a
<i>Faculty and Staff and Dependents (c)</i>	0	774	1,016	1,178	n.a
Subtotal: West Village Population	0	2,754	3,608	4,178	n.a
<i>Student Households (d)</i>	0	774	1,013	1,173	n.a
<i>Faculty and Staff Households</i>	0	312	410	475	n.a
Subtotal: West Village Households	0	1,086	1,423	1,648	n.a
<i>Community Education Center</i>	0	90	90	90	n.a
<i>Elementary School Employees</i>	0	20	20	20	n.a
<i>Mixed-use center employees (e)</i>	0	120	120	120	n.a
Subtotal: West Village Employment	0	230	230	230	n.a
Total: Davis and West Village					
Population	65,176	70,136	71,879	73,041	1.2%
Households	24,932	26,388	27,499	28,240	1.2%
Employment	19,570	21,228	21,319	21,379	1.1%
Sacramento-Yolo CMSA (f)					
Population	1,998,185	2,151,848	2,238,028	2,295,482	1.4%
Households	745,999	785,734	829,473	858,633	1.3%
Employment	1,001,328	1,127,834	1,171,046	1,199,854	2.0%

Notes:

- (a) West Village figures based on 2015-2016 buildout estimate with Phase I completion estimated in 2010 and Phase II in 2015.
(b) Interpolated from 2010 and 2015 figures.
(c) Assumes 2.48 persons per household from the UC Davis Long Range Development Plan Final EIR.
(d) Assumes 2.56 students (or beds) per student household based on UC Davis Long Range Development Plan Final EIR.
(e) Assumes one employee per 375 square feet of office and retail commercial space.
(f) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

Sources: SACOG, 2006; UC Davis 2003 Long Range Development Plan Final EIR; UC Davis 2003 Long Range Development Plan Final EIR Addendum #1, November 2006; West Village Implementation Plan, UC Davis Office of Resource Management and Planning, November 2006; BAE, 2007.

Current Housing Conditions

This section reports information regarding housing stock characteristics such as age, condition, and types of structures for both the City of Davis and the CMSA. As in the Demographic and Economic Trends section, inclusion of the CMSA data allows for the comparison of Davis trends against the region. This part of the report also analyzes vacancy rates and the availability of affordable housing in Davis. In addition, this section studies the costs of rental and for-sale housing in Davis and provides a general assessment of market-rate housing affordability in Davis. Data sources utilized in the following analysis include the 2000 Census, Claritas, the City of Davis, the 2006 Apartment Vacancy and Rental Rate Survey conducted by the UC Davis Office of Student Housing, the Yolo County Housing Authority, the U.S Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), and First American Real Estate Solutions (FARES).

Housing Stock Characteristics

Housing Stock Age and Condition

The age of the housing stock in Davis exhibits a similar pattern to that of the CMSA. As relayed in Table 12, an estimated 22 percent of the housing stock in both geographies was built between 1995 and March of 2006. In addition, both areas experienced a building boom in the 1970s, with 28 percent of the Davis housing stock and 20 percent of housing in the CMSA built in that decade. However, 44 percent of Davis housing and 48 percent of the CMSA housing stock were built since 1980. The one difference between the age of housing stock in Davis compared to the CMSA is that Davis possess a smaller share of housing units built prior to 1960. Figure 1 illustrates that the “Core Area” of Davis possesses the greatest concentration of older housing stock. As noted in the 2002 Davis Housing Element, a consequence of the City’s relatively new housing stock is the overall good condition of units in Davis.

Type of Housing Structures

As Table 13 highlights, single-family detached units constituted the largest single component of the housing stock in Davis in 2006. However, at 45 percent of total units, this share lagged behind the CMSA where 67 percent of the housing stock consisted of single-family detached units. Davis did possess a slightly higher share of single-family attached units, such as townhomes, relative to the CMSA. More significantly, the large share of housing units in structures with ten or more units in Davis, 28 percent of total units, indicates a prevalence of apartment buildings in Davis as compared to the CMSA.

Vacancy Rates

Davis vacancy rates have exhibited a slight upward trend over the past several years. According to the California Department of Finance, the overall vacancy rate in Davis increased from 2.18 percent in 2006 to 2.28 percent in 2007. However, according to the Apartment Survey conducted by the UC Davis Student Housing Office, the apartment vacancy rate was only 1.8 percent in 2006. This survey excludes other rental units beyond those in apartment complexes.

In 2000, the Census reported a 2.9 percent vacancy rate for housing in Davis. Of the 684 units reported vacant in Davis, nearly 60 percent of those were for rent and only 16 percent were for sale. The remaining vacant units consisted of other vacant units such as unoccupied homes that were already rented or sold or seasonal homes. Based on this Census data, the 2000 vacancy rate for ownership units amounted to one percent while the vacancy rate for rental units equaled three percent. However, the UC Davis Student Housing Office reported an apartment vacancy rate of only a half-percent in 2000.

In general, these figures indicate a trend towards slightly higher vacancy rates in Davis. Nevertheless, vacancy rates remain extremely low. Within the field of urban economics, a residential vacancy rate of approximately five percent is considered an indicator of a real estate market with sufficient housing options for both renters and buyers, and a reasonable balance between supply and demand.

City of Davis Affordable Housing Requirements

The Davis Affordable Housing Ordinance (18.05.0) establishes inclusionary housing requirements for new housing projects. The City requires that 25 percent of ownership units be affordable to very low-, low-, and moderate income households. Moreover, for new rental housing developments, with twenty or more units, the City requires that 25 percent of the units be affordable to low-income households and ten percent of the units be affordable to very low-income households. Rental developments with between five and 19 units are required to provide 15 percent of the units to low-income households and ten percent to very low-income households. Moreover, the ordinance requires that all affordable rental units remain affordable in perpetuity.

The City of Davis also adopted a Middle Income Housing Ordinance (18.06.0) that addresses the housing needs of households with incomes of between 120 and 180 percent of the median Yolo County household income, adjusted for household size. New housing developments with between 26 and 35 ownership units are required to provide ten percent of those units to middle income households. Projects with 35 to 39 ownership units must make 15 percent of the homes affordable to middle income households, and developments with 50 or more ownership units are required to have 20 percent priced at levels affordable to middle-income households.

Multifamily Affordable Housing Complexes

Table 14 details the current multifamily affordable housing stock in Davis. This table addresses the requirements set forth in California Government Code 65583 for “a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and total number of elderly and nonelderly units that could be lost from the locality’s low-income housing stock.” Thirty-six communities, including the upcoming Cesar Chavez Plaza, will provide over 1,600 affordable units to Davis residents at the start of this Housing Element planning period, with more units in planning and predevelopment stages. Existing unit sizes range from studio efficiencies to four-bedroom apartments. Several communities provide affordable housing targeted to special needs populations such as seniors and persons with disabilities. In addition, according the City staff, all the projects listed in Table 14 have signed agreements to maintain the affordable housing units in perpetuity.⁵

For-Sale Affordable Housing Opportunities

In addition to affordable rental units, the City of Davis has also adopted policies to require affordable ownership options in all new ownership housing, with some policies aimed to target housing production for the City’s workforce. Currently, the City has approximately 65 affordable ownership units, primarily at the Greene Terrace community, that are built or under construction and are resale-restricted ownership units for low and moderate-income households. These units have all been privately subsidized. An additional 60 units are planned for construction during this Housing Element planning period. Planned developments include 2990 Fifth Street, Willowbank, Woodbridge Phase 10, Cassel Lane, and Willowcreek Commons. In addition, with 20 single-family units in Davis, the DACHA limited-equity cooperative offers affordable housing for households earning up to moderate income levels through a joint ownership opportunity by becoming a member of the cooperative.

⁵ Danielle Foster, City of Davis Housing Programs Manager. June 14, 2007.

Table 12: Housing Stock by Year Built

Year Structure Built	Davis				Sacramento-Yolo CMSA (a)			
	2000		2006		2000		2006	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
1999 to March 2006	n.a.	n.a.	3,471	14%	n.a.	n.a.	138,559	17%
1999 to March 2000	1,205	5%	n.a.	n.a.	20,096	3%	n.a.	n.a.
1995 to 1998	2,027	9%	1,985	8%	45,863	6%	44,872	5%
1990 to 1994	2,611	11%	2,550	10%	72,091	10%	70,469	9%
1980 to 1989	3,698	16%	3,633	14%	143,842	20%	142,502	17%
1970 to 1979	7,271	31%	7,056	28%	165,152	23%	161,644	20%
1960 to 1969	4,021	17%	3,891	15%	105,241	15%	103,510	13%
1950 to 1959	1,639	7%	1,584	6%	88,076	12%	85,554	10%
1940 to 1949	551	2%	530	2%	36,126	5%	35,215	4%
1939 or earlier	588	2%	569	2%	38,494	5%	37,493	5%
Total Units (b)	23,611	100%	25,269	100%	714,981	100%	819,818	100%

Notes:

(a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

(b) Sums may not add up to total housing figures due to rounding.

Sources: Claritas, 2007; BAE, 2007.

Figure 1: Percentage of Davis Housing Built Prior to 1980

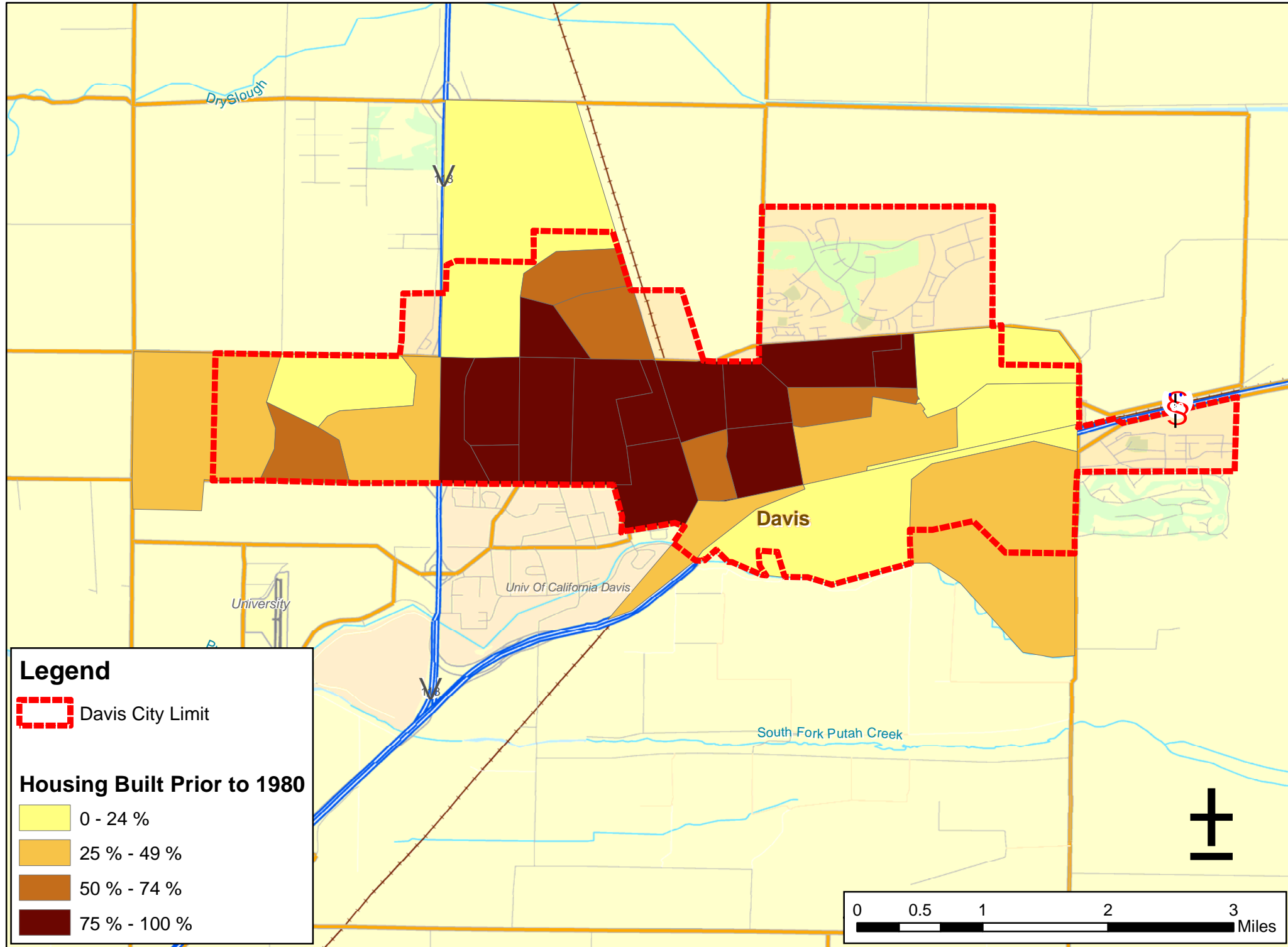


Table 13: Housing Stock Characteristics

	Davis				Sacramento-Yolo CMSA (a)			
	2000		2006		2000		2006	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Units in Structure								
1-unit detached	10,575	45%	11,352	45%	469,547	66%	548,217	67%
1-unit attached	2,347	10%	2,497	10%	42,920	6%	47,316	6%
2 to 4 units	2,122	9%	2,281	9%	49,822	7%	54,257	7%
5 to 9 units	1,483	6%	1,595	6%	32,945	5%	37,013	5%
10 or more units	6,699	28%	7,090	28%	91,611	13%	101,299	12%
Mobile home, trailer, or other	385	2%	454	2%	28,136	4%	31,716	4%
Total Units (b)	23,611	100%	25,269	100%	714,981	100%	819,818	100%

Notes:

(a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

(b) Sums may not add up to total housing figures due to rounding.

Sources: Claritas, 2007; BAE, 2007.

Table 14: City of Davis Multifamily Affordable Housing Stock, 2007

Apartment Complex	Address	Total Units	Affordable Units	Bedroom Types	Special Needs	Funding Sources	Affordability End Date
Adobe at Evergreen	1500 Shasta Drive	120	30	2,3, 4		Developer Subsidy	Permanent
Alhambra Apartments	4500 Alhambra Drive	160	160	1, 2, 3, 4		State Tax Credits	Permanent
Allegre Apartments	1677 Drew Circle	152	17	2, 3, 4		State REAC and Developer Subsidy	Permanent
Anderson Place Apartments	1850 Hanover Drive	240	240	S, 1, 2		HUD Loan Management Set Aside	Permanent
Arlington Farms	2900 Portage Bay	138	28	1, 2, 3, 4		CalHFA Loan	Permanent
Becerra Plaza	326 Becerra Way	21	21	1, 2	physical disabilities	HUD	Permanent
Cesar Chavez Plaza	Olive Drive	52	52	1	at risk of homelessness (25%)	CalHFA, City, Yolo Housing Authority, HCD	Permanent
DaVinci Court Apartments	1666 DaVinci Court	51	18	S, 2, 3		City Affordable Housing Policy	Permanent
El Macero Village	4735 Cowell Boulevard	104	21	1, 2, 3		HUD	Permanent
Eleanor Roosevelt Circle	675 Cantrill Drive	59	59	1	seniors, at risk of homelessness (35%)	CalHFA, State MHP, City	Permanent
Fox Creek Apartments	1515 Valdora Street	36	36	1, 2, 3		HCD, Federal Tax Credits	Permanent
Heather Glen	2324 Shasta Drive	62	62	2, 3		HCD, Federal Tax Credits	Permanent
Homestead Cooperative	2610 Grambling Court	21	21	1	supportive housing for households w/ mental illness	City, State HOME	Permanent
Moore Village	2444 Moore Boulevard	59	59	1, 2, 3		City, CalHFA	Permanent
Olive Court	1414 Olive Drive	24	24	2		City, CalHFA, Federal and State Tax Credits	Permanent
Olympic Cottages	Olympic Drive	30	12	1, 2	senior	Yolo County Housing Authority	Permanent
Owendale Apartments	3023 Albany Avenue	45	45	1, 2, 3		State Multifamily Housing, Federal HOME, City	Permanent
Pacifico Cooperative	1752 Drew Circle	97	97	1		City	Permanent
Rosa Parks Apartments	1205 Fifth Street	10	10	1, 2		HCD, CalHFA, City	Permanent
Rosewood Park Apartments	616 Ohlone	24	24	1, 2, 3		HCD, Federal and State Tax Credits	Permanent
Sharps and Flats	1660 Drew Avenue	132	34	2, 3, 4		Developer Subsidy	Permanent
Shasta Point Retirement Community	1501 Shasta Drive	67	67	1	senior	HUD	Permanent
Sojourner Truth Apartments	1220 Fifth Street	14	14	2		HUD, HCD, CalHFA, City, Federal Tax Credits	Permanent
Sorrento Apartments	1540 Valdora Street	108	22	2, 3, 4		HUD REAC	Permanent
Sterling Court	803-809 10th Street	4	4			City, Yolo Housing Authority	Permanent
Summerhouse	2525 East Eighth Street	12	12	1	households w/ developmental disabilities	HUD, City	Permanent
Suntree Apartments	2033 F Street	95	60	2, 3, 4		CalHFA, HUD REAC	Permanent
Terracina Apartments	1800 Moore Boulevard	70	70	2, 3, 4		Federal Tax Credits	Permanent
Tremont Green	5663 Marden Street	36	36	1, 2, 3		City, CalHFA	Permanent
Tuscany Villas	2526 East Eighth Street	30	30	1, 2, 3		HCD, Federal and State Tax Credits	Permanent
Twin Pines Community	3333 F Street	36	36	1, 2, 3		City, State HOME	Permanent
University Retirement Community	1515 Shasta Drive	161	63	1, 2, 3	senior	City	Permanent
Villa Calabria	2537 East Eighth Street	6	6	1	senior	HCD, Federal and State Tax Credits	Permanent
Walnut Terrace Apartments	3101 Fifth Street	30	30	1	senior	City	Permanent
Willow Glen	310 Becerra	12	12	1, 2	senior	HCD, Federal and State Tax Credits	Permanent
Windmere I & II	3030-3100 Fifth Street	160	106	2, 3		Federal and State Tax Credits, City, CalHFA	Permanent
Total Units		2,478	1,638				

Sources: cityofdavis.org, 2007; Danielle Foster, City of Davis Housing Programs Manager, 2007; BAE, 2007.

Housing Costs and Affordability

Apartment Rental Rates

As detailed in Table 15, according to a survey conducted by the UC Davis Student Housing Office, there were nearly 8,600 unfurnished apartment units available for rent in 2006. This figure excludes furnished apartments as well as rental units not in apartment complexes and rent-restricted units. Almost 3,900 of those units were two-bedroom apartments with an average monthly rent of \$1,112. The vacancy rate for these units was a low 1.9 percent. One-bedroom apartments represented the second most prevalent size of units, with nearly 2,600 units in the market. At an average monthly cost of \$867, these apartments exhibited the lowest vacancy rate of 0.7 percent. Overall, average monthly rents ranged from \$705 to \$2,738, increasing with unit size. After factoring in Yolo County utility allowances for each type of unit, the annual household income required to afford rental apartments in Davis ranged from \$33,400 to approximately \$121,600.⁶ However, there were very few of the larger and generally more expensive apartments available in Davis. The household incomes required for one and two-bedroom apartments, comprising the largest share of units, were between \$40,600 and \$51,400.

For-Sale Housing Prices

Table 16 reports that the median single-family home price in Davis between December of 2006 and May of 2007 equaled \$539,500. For condominium units, the median sales price over the same period was \$341,500. However, condominium units do not represent a large share of the sold housing stock and only seven percent of the units sold over the reporting period were priced below \$350,000. In fact, approximately 44 percent of the sold units cost over \$550,000. Another 28 percent of the units were priced between \$350,000 and \$450,000, while 22 percent ranged from \$450,000 to \$550,000.

Based on the assumption of a 30-year standard mortgage, a five percent down payment, a 6.5 percent fixed interest rate, as well as allotments for mortgage insurance, property taxes, and hazard insurance, Table 15 estimates the annual household income required to purchase homes in the various cost categories. While the minimum annual household income required to purchase the home with the lowest recorded home sale price of \$194,500 is just over \$60,000, very few options exist in Davis for households earning less than \$100,000 annually. Furthermore, in order to afford a \$550,000 home, a price near the median single-family home price, the minimum annual household income required approaches \$175,000.

⁶ Annual household income requirement figure based on assumption that 30 percent of annual household income is expended on housing costs, including utilities.

Housing Cost Burden

Table 17 presents household income and housing cost burden information based on the 2000 Comprehensive Housing Affordability Strategies (CHAS) figures from HUD. According to this data source, in 2000 nearly 30 percent of all households in Davis fell in the very low-income category. The vast majority of these very low-income households were renters. In fact, nearly half of all renter households fell into the very low-income category. In addition, 66 percent of all very-low income households were renter households experiencing housing cost burdens of over 50 percent of household incomes. These figures are likely impacted by the prevalence of student households in Davis. Among owner-occupied households, 88 percent had moderate or above moderate household incomes. In contrast, only 32 percent of renter households secured household incomes in these categories. Overall, approximately 41 percent of all Davis households paid over 30 percent of their annual household income towards housing costs. However, disproportionate numbers of renter households experienced excessive housing cost burdens.

Housing Affordability Assessment

Table 18a estimates the share of Davis family households that fall into each of the household income categories as defined by HCD. Non-family households are excluded from this analysis due to a lack of data available on household earnings by size. In order to generate the estimates in Table 18a, BAE assumed no change in the distribution patterns from the 2000 Census, as reported in Appendix C, and applied those shares to the 2006 family household figures. Appendix A reports the income limits associated with each category. For example, in 2006 the Very Low-Income category corresponded to household earnings between \$21,650 and \$40,850 depending on household size. However, Census data does not provide disaggregated family household income data for households of seven persons or more. Therefore the seven-person income limits are applied to all family households of seven persons or more in this analysis. Table 18b translates the 2006 income limits reported in Appendix A to the maximum monthly housing cost households in each income and size category can afford. These estimates assume that households expend 30 percent of gross income on housing costs. For renter households, costs include rent and utilities. Housing costs for owner households consist of mortgage principal and interest payments, property taxes, and insurance costs.

As reported in Table 15 the annual income requirements needed to afford an apartment in Davis in 2006 ranged from \$33,400 for a studio apartment, to \$121,600 for a five-bedroom apartment unit. A one-bedroom unit costs an average of \$867 per month. These units are affordable to households with an annual income of \$34,700. As displayed in Table 18b and Appendix A, this includes two-person family households earning close to or over 80 percent of Area Median Income (AMI), but not to most low and all very low-income two-person family households. A two-bedroom unfurnished apartment, averaging \$1,112 in monthly rent and an additional \$173 in monthly utility costs, requires approximately \$51,400 in annual household income. Based on Table 18b, only two-

person family households earning over 120 percent of AMI and some moderate-income households could afford these units. Two-bedroom units are also not affordable to very low-income and low-income three or four-person family households. As indicated in Table 17, 68 percent of all renter households fall in the very low and low-income categories. Again, this high percentage is partially related to the large number of all-student households in Davis.

As reported the For-Sale Housing Prices section above, while a limited number of market-rate housing options exist in Davis for households with incomes between \$60,000 and \$100,000, annual household incomes generally need to exceed \$100,000 in order to afford the purchase price of a home in Davis. Therefore, only families earning above-moderate incomes, regardless of family size, could afford a home in Davis. According to Table 18, approximately 64 percent of all Davis family households fall into the Above Moderate income category. The remaining 36 percent of families have lower household incomes than what is generally required to purchase a home at market price in the City.

Summary

The Davis housing stock is relatively new, and in overall good condition. However, compared to the CMSA, the City does have a smaller proportion of single-family detached housing units and a larger share of apartments. In addition, Davis has exhibited consistently low vacancy rates, indicating high levels of local housing demand relative to available supply.

The high level of housing demand and limited supply of housing contributes to high housing costs in Davis. As a result of the high housing costs in Davis, approximately 41 percent of all Davis households experienced some level of excessive housing cost burden in 2000, though renter households experienced a disproportionate share of housing affordability problems. In 2006, one- and two-bedroom apartment units averaged monthly rental rates between \$867 and \$1,112. These rates are not affordable to the very-low and low-income households that may be interested in renting these units. Moreover, the majority of renter households fall into these household income categories. Also, with a median home price of \$539,500, the Davis for-sale housing market is affordable only to households with above-moderate income levels. Very few for-sale housing options exist for households earning less than \$100,000 annually, outside of city inclusionary programs.

Table 15: Selected Average Multifamily Apartment Rents in Davis by Unit Size, 2006

<u>Unit Size</u>	<u>Number of Units (a)</u>	<u>% Vacant</u>	<u>Average Monthly Rent</u>	<u>Utility Allowance</u>	<u>Household Annual Income Requirement (b)</u>
Studio Unfurnished	222	0.9%	\$705	\$130	\$33,400
One Bedroom Unfurnished	2,574	0.7%	\$867	\$149	\$40,640
Two Bedroom Unfurnished	3,880	1.9%	\$1,112	\$173	\$51,400
Three Bedroom Unfurnished	1,242	3.1%	\$1,648	\$206	\$74,160
Four Bedroom Unfurnished	667	3.1%	\$2,226	\$269	\$99,800
Five Bedroom Unfurnished	4	25.0%	\$2,738	\$302	\$121,600

Notes:

- (a) Does not include subsidized apartments, rooms in homes rented out, or single-family homes that are rented.
- (b) Annual household income requirement figure based on assumption that 30 percent of household income is expended on housing costs, including utilities.

Sources: UC Davis Student Housing Office 2006 Davis Apartment Vacancy and Rental Rate Survey, 2006;
Yolo County Housing Authority Utility Allowance- U.S. Department of Housing and Urban Development, 2006; BAE, 2007.

Table 16: Housing Sales Prices in Davis, December 2006 - May 2007

Unit Sales Price	Units (a)		Minimum Unit Price	Down Payment	Annual Principal & Interest	Mortgage Insurance	Property Insurance	Property Taxes	TOTAL Annual Payment	Minimum Annual Household Income Requirement (b)
	Number	Percent Total								
Under \$200,000	1	0%	\$190,000	\$9,500	\$13,822	\$1,408	\$475	\$2,375	\$18,080	\$60,267
\$200,000 - \$249,999	5	2%	\$200,000	\$10,000	\$14,550	\$1,482	\$500	\$2,500	\$19,032	\$63,439
\$250,000 - \$299,999	6	2%	\$250,000	\$12,500	\$18,187	\$1,853	\$625	\$3,125	\$23,790	\$79,299
\$300,000 - \$349,999	7	3%	\$300,000	\$15,000	\$21,825	\$2,223	\$750	\$3,750	\$28,548	\$95,159
\$350,000 - \$399,999	38	14%	\$350,000	\$17,500	\$25,462	\$2,594	\$875	\$4,375	\$33,305	\$111,018
\$400,000 - \$449,999	36	14%	\$400,000	\$20,000	\$29,099	\$2,964	\$1,000	\$5,000	\$38,063	\$126,878
\$450,000 - \$499,999	24	9%	\$450,000	\$22,500	\$32,737	\$3,335	\$1,125	\$5,625	\$42,821	\$142,738
\$500,000 - \$549,999	33	13%	\$500,000	\$25,000	\$36,374	\$3,705	\$1,250	\$6,250	\$47,579	\$158,598
\$550,000 - \$599,999	33	13%	\$550,000	\$27,500	\$40,012	\$4,076	\$1,375	\$6,875	\$52,337	\$174,457
Over \$600,000	81	31%	\$600,000	\$30,000	\$43,649	\$4,446	\$1,500	\$7,500	\$57,095	\$190,317
TOTAL	264	100%								
Median Single-Family Home Price										\$539,500
Median Condo Unit Price										\$341,500

Notes:

(a) Number of single-family and condominium units sold in Davis between December 2006 and May 2007.

(b) Ownership Cost Assumptions:

Percent of Income for Housing Costs (Principal, Interest, Taxes, and Insurance)	30%	of gross annual income
Mortgage Terms	Standard Mortgage Terms	
Down Payment	5.0%	of home value
Annual Interest Rate	6.5%	fixed
Loan Term	30	years
Annual Mortgage Insurance	0.78%	of mortgage
Annual property tax rate	1.25%	of home value
Annual Hazard Insurance	0.25%	of home value

Sources: FARES, 2007; Merrill Lynch, 2006; www.mtgprofessor.com, 2007; Census 2000, 2007; Davis Housing Needs Assessment and Special Research for the General Plan Update, 1996; BAE, 2007.

Table 17: Davis Household Cost Burdens, 2000

Households	All Income Levels		Very Low Income (Less than 50% of AMFI)		Low Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households
Owner Households								
With 0% to 30% Housing Cost Burden	7,946	35%	133	2%	299	10%	7,515	58%
With 30% to 50% Housing Cost Burden	1,473	6%	74	1%	205	7%	1,194	9%
With 50% or Greater Housing Cost Burden	771	3%	323	5%	178	6%	269	2%
Subtotal: Owner Occupied Households	10,190	45%	530	8%	682	22%	8,978	69%
Renter Households								
With 0% to 30% Housing Cost Burden	5,456	24%	863	13%	815	27%	3,778	29%
With 30% to 50% Housing Cost Burden	2,460	11%	941	14%	1,253	41%	265	2%
With 50% or Greater Housing Cost Burden	4,787	21%	4,436	66%	315	10%	37	0%
Subtotal: Renter Occupied Households	12,703	55%	6,240	92%	2,383	78%	4,080	31%
Total Households (a)	22,893		6,770		3,065		13,058	

Note:

(a) Total households figure may not match figure in Table 1 due to different survey methodologies.

Sources: 2000 CHAS dataset, huduser.org, 2007; BAE, 2007.

Table 18a: Davis Family Households Income Category Distribution, 2006

Income Category	2-Person Family		3-Person Family		4-Person Family		5 or More Person Family		Total	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number (b)	Percent of Total	Number	Percent of Total
Very Low Income (Less than 50% AMFI) (a)	625	5.2%	349	2.9%	188	1.6%	172	1.4%	1,335	11.2%
Lower Income (50% to 80% AMFI) (a)	555	4.6%	286	2.4%	221	1.8%	197	1.6%	1,259	10.5%
Median Income (80% to 100% AMFI) (a)	379	3.2%	181	1.5%	172	1.4%	113	0.9%	845	7.1%
Moderate Income (100% to 120% AMFI) (a)	307	2.6%	192	1.6%	238	2.0%	116	1.0%	854	7.1%
Above Moderate Income (Over 120% AMFI) (a)	3,179	26.6%	1,862	15.6%	1,865	15.6%	766	6.4%	7,672	64.1%
Subtotal: Households in Range (b)	5,046	42.2%	2,869	24.0%	2,685	22.4%	1,364	11.4%	11,964	100.0%
Total: Family Households	11,964									

Notes:

(a) Based on household income category distribution reported in Appendix C.

(b) Subtotals of family households by size may not match figures in Table 20 due to rounding.

Sources: California Department of Housing and Community Development, 1999 and 2006; Census 2000, 2007; BAE, 2007.

Table 18b: Monthly Housing Affordability Levels for Davis Family Households by Income Category and Size, 2006

Income Category	2-Person Family	3-Person Family	4-Person Family	5-Person Family	6-Person Family	7 or More Person Family
	Max Monthly Housing Cost (a)	Max Monthly Housing Cost (a)	Max Monthly Housing Cost (a)	Max Monthly Housing Cost (a)	Max Monthly Housing Cost (a)	Max Monthly Housing Cost (a)(b)
Very Low Income (Less than 50% AMFI) (c)	\$619	\$696	\$774	\$836	\$898	\$960
Lower Income (50% to 80% AMFI) (c)	\$990	\$1,114	\$1,238	\$1,336	\$1,435	\$1,535
Median Income (80% to 100% AMFI) (c)	\$1,238	\$1,393	\$1,548	\$1,673	\$1,795	\$1,920
Moderate Income (100% to 120% AMFI) (c)	\$1,485	\$1,673	\$1,858	\$2,005	\$2,155	\$2,303
Above Moderate Income (Over 120% AMFI) (c)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

Notes:

- (a) Assumes 30 percent of gross household income is available for housing costs.
- (b) Income limits for 7-person households applied to all households of 7 persons or more.
- (c) Based on household income limits reported in Appendix A.

Sources: California Department of Housing and Community Development, 2006; BAE, 2007.

Special Housing Needs Populations

California Government Code section 65583 specifically requires an analysis of “any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.” In addition, the City of Davis has identified single person households, UC Davis student households, UC Davis faculty and staff households, families with single male heads of household, and minorities as special needs populations. This section provides demographic analyses for each of these populations as well as an assessment of their particular housing preferences and needs.

Elderly Households

Population Characteristics

Since State Housing Element law does not specifically define elderly households, this analysis investigates this special population category using both 65 and 62 years as minimum age cut-offs. Including both age limits in this report allows for the incorporation of both 2000 Census and 2006 Claritas data, as well as 2000 Comprehensive Housing Affordability Strategies (CHAS) figures from HUD.

Based on Claritas data, the share of households in Davis with a head of household age 65 or older was lower than the share of such households in the CMSA. As displayed in Table 19, in 2006 approximately 12 percent of total Davis households, or 2,900 households, fell in this category. The same year, nearly 20 percent of CMSA households were headed by a householder age 65 years or more. Furthermore, between 2000 and 2006 the number of elderly households grew at a much slower pace in Davis as compared to the CMSA. Over the six-year period, the number of elderly households increased by nearly 16 percent, while in Davis the growth rate was approximately seven percent.

Table 19 reveals that in both Davis and the CMSA, most elderly households own their homes. An estimated 24 percent of households in Davis with a head of household age 65 and over rented their home while 76 percent were homeowners in 2006. In the CMSA, 22 percent of elderly households were renters and 78 percent owned their homes.

Data relayed in Table 20 utilizes a slightly different definition of elderly households. The CHAS dataset provided by HUD defines elderly households as one or two-person households with either person age 62 or older. Since this definition incorporates a slightly lower minimum age threshold, the number of elderly households reported in Table 20 is slightly higher than the number of elderly households reported in Table 19 for the City of Davis. Moreover, the household estimate reported in Table 20 excludes households with an elderly head of household but that are larger than two

persons, such as grandparents raising grandchildren. However, with 77 percent of elderly households reported to own their own home, the tenure distribution in Table 20 parallels the tenure data in Table 19.

Approximately 19 percent of elderly households were very low-income, 17 percent were low-income, and 65 percent were moderate or above moderate-income in 2000. Table 20 further reveals that approximately 15 percent of total elderly households were owner-occupied elderly households that experienced some level of excessive housing cost burden and 11 percent of total elderly households were renter-occupied households with some level of excessive housing cost burden in 2000. In other words, over a quarter of elderly households paid over 30 percent of their annual household income towards housing costs. In comparison, approximately 41 percent of all Davis households experienced some amount of excessive housing cost burden, as reported in Table 17 and discussed in the Housing Costs and Affordability section above. Moreover, approximately 44 percent of elderly renter households fell into the very low-income category, mirroring general renter household trends in Davis. Approximately 75 percent of owner-occupied elderly households earned 80 percent or more of Area Median Income (AMI) while Table 17 reports that nearly 90 percent of all owner-occupied households within Davis had incomes above the low-income level. The data indicate that, overall, elderly households in Davis are less in need of housing assistance relative to the general population.

Compared to the general population, this special needs population may be expected to increase at a faster pace during the Housing Element planning period. SACOG estimates that for the entire Sacramento region, the share of the population age 65 and over will increase from 11 percent in 2000 to 20 percent in 2030.⁷ In addition, by 2030, approximately one-third of the region's households will be headed by a householder age 65 or over and nearly half of the household growth projected for the region between 2000 and 2050 will fall in this category.⁸ The presence of UC Davis will temper the impact of these regional trends locally and Davis may continue to experience slower growth in the elderly population compared to the region, but the percent of elderly in Davis is still likely to increase.

Household Assets

Information gathered by the Federal Reserve Board as part of the 2004 Survey of Consumer Finances (2004 SCF) further illuminates the net worth of elderly households. Since many elderly households consist of retirees, annual income for elderly households is likely lower than the general population. Many elderly households rely on savings and other assets to supplement

⁷ Levy, Stephen and Viviane Doche-Boulos. *Projections of Employment, Population, Households and Household Income in the SACOG Region for 2000-2050*. Prepared for the Sacramento Area Council of Governments. www.sacog.org. Downloaded July 11, 2007. Pg. 26.

⁸ *Ibid.* Pg. 29.

annual retirement income. However, these assets are not included in the CHAS housing cost burden calculations.

The 2004 SCF provides estimates for median values of family net worth, median family household incomes, and median household assets in 2004. However, due to the sample size, these estimates are national figures and are not available for smaller geographies. In terms of net worth, the difference between gross assets and debt, elderly households fared relatively well in 2004 as compared to other family households. The median net worth of households with a head of household between the ages of 65 and 74 equaled \$190,100. For families with a head of householder age 75 and older the median net worth value was \$163,100. Only family households in the 55 to 64 age bracket fared better, with a median net worth of \$248,700.

According to the SCF, the median value of before-tax annual income for families with a head of household between 65 and 74 was \$33,300, and \$23,700 for families with a head of households age 75 and over. However, 99.5 percent of both household categories held assets of some kind in 2004. Assets include both financial assets, such as savings bonds, publicly traded stock, and retirement accounts, as well as non-financial assets, such as real estate property and vehicles. The 2004 SCF reported median asset values of \$233,200 for families with a head of household between the ages of 65 and 74, and a median value of assets of \$185,200 for families with a head of household age 75 and over.

However, non-financial assets, which are far less liquid, constitute a portion of those reported assets. An estimated 96.5 of families with a head of household between 65 and 74 held financial assets while 97.6 of families with a head of household age 75 or more held such assets. Median values of financial assets were approximately \$36,100 and \$38,800 for each respective household age category in 2004. The median values of non-financial assets for these groups equaled approximately \$161,100 and \$137,100 respectively.⁹ An estimated 95.6 percent and 92.5 percent of the respective elderly household subgroups possessed non-financial assets in 2004. While it is essential to consider assets when assessing the housing burden of seniors, one must also take into account which assets are fully available to the household, and which could be accessed in a lump sum subject to penalties.

Housing Preferences

While many elderly households are able to find housing products that meet their needs within the available local market-rate housing stock, other elderly households may require specific amenities that address the needs of older householders. Physical limitations resulting from the aging process can lead to changing housing preferences over time. For example, some elderly households may

⁹ Median values of financial and non-financial assets do not add up to total median values of assets since the medians are each taken from different subpopulations.

seek smaller housing units with fewer maintenance responsibilities. Some elderly households may exhibit a preference for homes without stairways or large yards. Overall, elderly households prefer locations near community amenities such as grocery stores, drug stores, and health care facilities. Other specific needs for elderly households could also include assisted living arrangements that provide in-home care for elderly persons no longer able to live independently. As detailed in Table 13, currently seven multifamily complexes provide senior housing in Davis, totaling 365 units. Nearly 250 of those units are classified as affordable units.

Based on current tenure patterns of elderly households in Davis, local seniors seem to have a preference for homeownership options. Moreover, in 2003 AARP, in cooperation with Mathew Greenwald and Associates, Inc., conducted a telephone survey of 2,001 Americans over the age of 45. The purpose of the study was to determine Americans expectations about their housing needs as they age. The survey found that “more than four in five (83 percent) of Americans age 45 and over say they strongly or somewhat agree that they would like to remain in their current residence for as long as possible,” even if they have to hire outside help to care for them.¹⁰ These survey results suggest a strong national preference for aging in place.

Single Person Households

Population Characteristics

Single person households are households with only one member that live alone. According to Table 21, there were an estimated 6,200 single person households in Davis in 2006. This represents a minor increase from 5,700 households in 2000. In both Davis and the CMSA, single person households comprised an estimated 25 percent of all households. This share remained steady between 2000 and 2006 in both areas. In addition, single person households represented the second largest household size category after two-person households.

Table 22 provides an estimate of the tenure composition for single person households. Due to differing estimation techniques, the number of single person households slightly varies from those reported in Table 21. However, the overall household distribution remains generally consistent. Approximately 34 percent of single person households in Davis owned their home while 66 percent were renters in both 2000 and 2006. In the CMSA, the distribution of single person households was more even in 2000, with half of the household renting and the other half owning their homes. In addition, the share of single person households owning their homes in the CMSA increased by one percent between 2000 and 2006.

¹⁰ “These Four Walls Americans 45+ Talk about Home and Community.” American Association of Retired Persons. May 2003. www.aarp.org/research. Downloaded September 5, 2007. Pg. 6.

Housing Preferences

Single-person households generally require smaller housing unit types. In addition, these single-earner households may face limited financial resources for housing costs, and as a result, could face higher housing cost burdens. As described under the Housing Costs and Affordability section, and detailed in Table 14, studio and one-bedroom apartments exhibit very low vacancy rates. The large number of UC Davis students contributes to the demand for such units. Cesar Chavez Plaza, an apartment complex with 52 affordable one-bedroom units expected to be completed in the Fall of 2007, will provide some greatly needed housing for this special needs population. In addition, the newest senior complex, Eleanor Roosevelt Circle, is comprised of 59 one-bedroom units, and several other affordable, market, and mixed-income housing communities offer one-bedroom units.

Large Family Households

Population Characteristics

A large family household consists of a head of household (“householder”) and four or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. According to Table 21, an estimated 1,400 large family households lived in Davis in 2006. This represents approximately six percent of total Davis households and a slight increase from the number of large family households in 2000. The share of large family households in the CMSA was nearly double the Davis percentage, at 12 percent of all CMSA households in 2006.

Table 22 estimates that nearly 51 percent of households with five or more persons owned their home while the remaining 49 percent were renter households in 2006. This figure includes both family and non-family households; and in 2006 non-family households represented 30 percent of all households with five or more members in Davis. In the CMSA, non-family households only comprised 2 percent of all households with five persons or more, highlighting the influence of large UC Davis student households on housing in the City.

Therefore, the 2000 CHAS data for large family households provides a clearer picture for family households with five or more members. According to this data set, approximately 68 percent of Davis’ large family households owned their homes in 2000 while 32 percent were renters. Furthermore, 31 percent of all large family households experienced housing cost burdens that were greater than 30 percent of their incomes. An estimated 14 percent of large family households were very low-income households, 13 percent were low-income, and 73 percent were moderate or above moderate-income households in 2000. However the distribution differed significantly between renter and owner households. While only eight percent of owner households were very-low or low income, 68 percent of renter households fell into these income categories. Among both owner and renter large family households in the very low- and low-income categories, approximately 280 of the 345, or 80 percent of the households experienced housing cost burdens greater than 30 percent

of household incomes in 2000.

Housing Preferences

Large family households require larger units to accommodate family members. Families with sufficient incomes are generally able to find housing that meets their particular needs in the Davis market. Overall, 31 percent of large family households experienced some housing cost burdens in 2000, as compared to 41 of all Davis households. However, those large family households without the financial means to purchase a home face significant housing cost burdens as compared to households that own their homes. The majority of renter households fell in the very low and low-income categories and more of these renter households experienced some level of housing cost burden as compared to owner households. In addition, Table 15 highlights that large rental units are fairly expensive, averaging over \$1,600 per three-bedroom unit and \$2,200 per four-bedroom unit in 2006. Several apartment communities in Davis do offer three and four-bedroom affordable units. In addition, the availability of duplexes and single-family homes for rent is not analyzed in this report and could offer another housing option for this special needs group in Davis. This latter housing option is also attractive to groups of university students, which may impact the rent amount and make such housing more difficult to obtain for large families. Furthermore, student households competing for housing units in Davis may partially explain why large family households represented only six percent of total households in Davis, compared to 12 percent in the CMSA. The low proportion of large family households in Davis may indicate a need for a greater number of large units, but student households competing for such units could prevent large family households from finding housing in Davis.

UC Davis Student Households

Population Characteristics

Table 24 reports the average number of students residing in the Davis area during the three quarters of the 2006-2007 academic year. Based on figures from the UC Davis office of Resource Management and Planning, approximately 27,600 students studied at the UC Davis campus in this past academic year. In a study of the UC Davis population in 2002, 23 percent of students lived on campus and 57 percent resided in Davis. The remaining 20 percent commuted from elsewhere, primarily from locations in Sacramento County, Solano County, and other Yolo County locations.¹¹

The most recent survey of on-campus housing available at UC Davis, conducted in the Spring of 2002, indicates that nearly 5,800 students may be housed on campus in residence halls as well as apartment units. The remaining 16,300 students residing in the Davis area find housing within the City. Approximately 2.5 students comprise each student household based on previous research

¹¹ UC Davis 2003 Long Range Development Plan Final EIR. Tables 4.11-2 and 4.11-6.

conducted for the *City of Davis Internal Housing Needs Analysis* in 2003. Therefore, Davis had an estimated 6,500 student households during the 2006-2007 academic year.

Housing Preferences

Student households primarily seek rental units. This preference impacts the rental market in the City and results in very low vacancy rates across apartment complexes throughout Davis. In 2006, the apartment vacancy rate was only 1.8 percent. In fact, since 1996 the vacancy rate for Davis apartments has averaged 1.3 percent and never topped 4.2 percent. In contrast, a vacancy rate of five percent is generally considered an indicator of a healthy rental market with sufficient housing availability and options.

Assessing household incomes of student households poses some difficulty. Students are generally low-earners that often only hold part-time or seasonal employment. However, students tend to receive income in the form of financial assistance and gifts from parents as well as grants and student loans that are used to cover living expenses. Furthermore, there is some question as to the amount of income student households may be able to expend on housing costs. Many students do not have the same financial burdens that other households experience since they remain on their parents' health insurance policies, do not have to pay off student loans while they remain enrolled in school, and generally have lower costs as compared to other households.

The UC Davis *2003 Long Range Development Plan Final EIR* estimates an increase of the on-campus student population to 30,000 by the 2015-2016 academic year. However the EIR also projects that the majority of this growth will be accommodated in student housing located both in the central campus and the planned West Village neighborhood. According to the EIR, a maximum of 60 additional students would seek off-campus housing in Davis by 2015.¹² For this to occur, new student housing on campus would need to accommodate some of the recent increase in student households living within Davis. Though the EIR projects limited pressure on rental housing in Davis as a result of increase in the student population at UC Davis, current apartment vacancy rates suggest a need for some increased availability of market-rate rental units.

UC Davis Faculty and Staff Households

Population Characteristics

According to the UC Davis Office of Resource Management and Planning, the 2006-2007 on-campus faculty and staff population was nearly 11,500. This figure excludes student employees. An estimated 51 percent, or nearly 5,900 faculty and staff member, live in Davis. Assuming 1.3 faculty or staff members per household yields an estimate of 4,500 faculty and staff households

¹² *Ibid.* Tables 4.11-9 and 4.11-10.

living in Davis in 2006 and 2007.

Housing Preferences

Beyond a desire for locations within a short commute to the UC Davis campus, faculty and staff households exhibit similar housing preferences to the general workforce population. Currently, Aggie Village is the only development specifically targeted towards UC Davis faculty and staff. Located adjacent to both the University campus and downtown Davis, Aggie Village offers 21 single-family and 16 duplex units for University faculty and staff households. Appreciation on these ownership units is capped using either the faculty salary index or the Consumer Price Index, whichever is greater. The University also offers a home loan program to help recruit and retain faculty and senior managers. There is a long waiting list at the UC Davis housing office comprised of faculty and staff who are interested in purchasing homes at Aggie Village.

Of the projected new employees associated with UC Davis growth through 2015, approximately 970 of the new hires would live in the City of Davis and another 500 employees would reside in the planned West Village neighborhood.¹³ Some of this projected employment growth overlaps with the current faculty and staff estimates reported in Table 23. While details regarding the faculty housing available at West Village remain somewhat undetermined, the intention is to provide affordable housing options that will help the University attract new hires and remain competitive with other research institutions. Beyond the University's efforts, City inclusionary policies that encourage workforce housing will also benefit UC Davis faculty and staff households.

Single Female and Male- Headed Households

Population Characteristics

Single female or male-headed households are family households with a female or male head of household and no spouse, and at least one member of the household under the age of 18. Table 25 estimates the number of single-parent households in 2006 for both the City of Davis and the CMSA. Assuming that the same percent of households in 2006 were headed by single-parents as in 2000, approximately 1,500 households in Davis were headed by either a single female or single male. This figure represents an estimated six percent of total Davis households in 2006. In the CMSA, single-parent households accounted for over ten percent of all households in 2006.

Single female-headed households constitute the majority of single-parent households in both Davis and the CMSA. In Davis, nearly five percent of all households, or about 1,200 households, were single female headed households in 2006. Nearly 62 percent of these families were renter households while the other 38 percent owned their homes. In the CMSA, nearly eight percent of

¹³ *Ibid.* Table 4.11-10.

all households were single female-headed households and approximately 70 percent of these households were renters.

Single male-headed households are also underrepresented in Davis as compared to the CMSA. While single male-headed households were less than 1.5 percent of all Davis households in 2006, 2.5 percent of CMSA households were headed by single-male householders. Of the 340 single male-headed households in Davis, approximately 58 percent were renters. In the CMSA, 56 percent of single male-headed households rented their homes.

Housing Preferences

As noted above, both single female and single male-headed households primarily rent their homes. Single-parent households tend to experience higher housing cost burdens due to having only one adult income earner, coupled with greater child care needs. As a result, these households may exhibit higher demand for affordable housing options relative to the general population. Ideally, housing would provide a minimum of two bedrooms in order to provide separate spaces for parents and children. While no affordable apartment communities target single-parent households currently, many do offer two or more bedroom units. In addition, this special needs population only constitutes six percent of all Davis households. However, the lower share as compared to the CMSA may stem from a lack of affordable options that meet the specific needs of this population.

Disabled Households

Population Characteristics

California Housing Element law defines a disability to include “any physical or mental disability as defined in Government Code Section 12955.3,” which in turn refers to the definitions established in California Government Code Section 12926. Appendix C contains the text of Government Code Section 12926. Table 26 highlights that in 2006, the share of persons with some type of disability was less than half of the share in the CMSA. Estimates for the 2006 population with disabilities are based on distribution detailed in the 2000 Census. Approximately nine percent of the Davis population five years and older had some type of disability. In contrast, nearly 19 percent of the CMSA population age five year and older had a disability.

The greatest population difference between Davis and the CMSA appears among the 21 to 64 age group, followed by the 65 and over category. Though nearly 12 percent of the CMSA population over five years old was disabled and between 21 and 64, only five percent of the Davis population falls in this category. Furthermore, a smaller share of Davis residents between the ages of 21 and 65 had two or more disabilities as compared to the CMSA. In both geographies, persons with two or more disabilities, across all age groups combined, amounted to the largest subgroup within the disabled population. The proportion of the total population that had two or more disabilities still

remained much lower in Davis as compared to the CMSA.

Housing Preferences

For the purposes of this analysis, it is assumed that there is only one disabled person per household. Due to the variation in disability types, there are many different housing preferences that this special needs population demonstrates. Overall, households with disabled members tend to fall in the lower income brackets and have higher housing cost burdens. In addition, some persons with disabilities require additional services such as live-in care, social services, job training programs, or counseling to help them achieve independent living.

While specific figures are unavailable regarding the number of accessible housing units in Davis, at a minimum the City enforces Federal and State regulations such as the Fair Housing Amendments Act of 1988 and the American with Disabilities Act. The City of Davis has also recently adopted a visitability policy that established a target of all new single-family residential units meeting certain accessibility standards. Specifically, market rate and middle-income units must be visitable, and affordable low- and moderate-income units must be first floor accessible. The policy is geared towards requiring housing types that can accommodate persons with disabilities and promote aging in place. The new accessibility requirements will apply to all new major single-family housing projects and even higher standards will be placed on affordable housing projects receiving City land or financial assistance.

Consistent with California Uniform Building Code requirements, apartment complexes and high density residential projects include a percentage of accessible units. Furthermore, there are affordable housing complexes that specifically aim to accommodate persons with disabilities, by providing fully accessible units throughout the complex. In addition, a few communities specifically assist residents or households with mental or developmental disabilities. However, the large differential in the share of Davis' population with disabilities as compared to the CMSA suggests a possible need for more affordable housing geared towards the needs of this population in Davis.

Farmworkers

Population Characteristics

According to data from the Employment Development Department presented in Table 27, Yolo County farm employment dropped by 1,000 jobs, or over 20 percent, between 1992 and 2005. Other agriculture-related jobs not occurring on farms, such as cannery employment, are categorized in other industry sectors. Data detailing the number of farmworkers living in Davis is unavailable. However, primary information from organizations serving this population illuminates some demographic trends.

Currently, three migrant centers operate in Yolo County, offering seasonal housing to farmworker families. According to the Yolo County Housing Authority's (YCHA) Migrant Director, Jorge Alimeda, though the centers in Dixon and Madison are fully occupied, the Davis Center's 60-plus units are only about 50 percent occupied currently. The Davis Center was demolished in 2001 and reconstructed over a period of three years. However, the newly built center also involves new eligibility policies. While prior to the demolition cannery workers were eligible to live in the Davis Migrant Center, reconstruction utilized Rural Development funds which resulted in different eligibility requirements that excluded cannery workers. Furthermore, the Dixon center permits cannery workers, the Madison Center does not. In addition, applicants must provide tax returns from the prior year that prove minimum earnings of \$4,425 from agricultural work in the prior year in order to establish eligibility.

Housing Preferences

Though changes in eligibility requirements may partially explain the high vacancy rates at the Davis Migrant Center, previous Housing Elements for the City have pointed to a demand for permanent housing in Davis by farmworkers and their families. A memo to the Yolo County Local Agency Formation Commission dated December of 2006 acknowledges these changing housing preferences, stating that "workers are obtaining permanent employment positions and establishing permanent residences in, or closer to, urban areas."¹⁴ The same memo also reports that some migrant workers without families, which are ineligible for units at the YCHA Migrant Centers, must travel up to 50 miles from their place of employment to find housing.

The low occupancy at the Davis Migrant Center suggests that over the next five years additional demand for seasonal housing by farmworker families is unlikely. These households, however, will likely seek permanent housing options within Davis. It is difficult to determine the exact number of farmworker households in Davis. However, it is possible that that can be served by the same affordable housing opportunities as other populations in need of housing assistance. In contrast, migrant farmworkers without families have unique housing needs and may be underserved in the Davis market. Single migrant workers are not eligible for units at the Davis Migrant Center under current policies. In order for single migrant workers to be able to occupy units at the Davis Migrant Center, changes to State and Federal admission requirements as well as other regulations would be necessary.

¹⁴ Yolo County Local Agency Formation Commission. "Memo: Receive summary and update on the Yolo County LAFCO Housing Policy meetings." December 11, 2006.

Persons In Need of Emergency Shelter

Population Characteristics

Table 28 displays the result of a census taken in January 2007 of the homeless population in Yolo County. While this point-in-time count provides some estimate of the homeless population, these figures may understate the current situation since persons and families struggling with homelessness are often in and out of shelters. According to this census, 86 homeless persons were located in Davis. This equals approximately 21 percent of the total County homeless population. The majority of the City's homeless, 55 percent, were men. Over 30 percent of the homeless counted in Davis were members of a family with children, and two-thirds of those family members were children under the age of 18. These figures are mostly in-line with the County wide figures, though the share of the homeless population in families was slightly higher for Davis relative to the rest of Yolo County.

Housing Preferences

The reasons for homelessness can vary greatly and include economic hardship, alcohol or substance abuse, mental illness, and domestic violence. Housing preferences differ among these subgroups. Individuals with substance abuse problems may be averse to rules and regulations accompanying some transitional housing options. Persons and families escaping domestic violence situations may seek more confidential transitional housing. In addition, the type of services demanded by each subpopulation varies.

Currently, several organizations offer transitional housing to the homeless population in Davis. Davis Community Meals operates a homeless shelter for men and women, transitional housing for families, as well as a cold weather shelter for individual men and women, typically from November through March each year. The Short Term Emergency Aid Committee provides motel vouchers as part of their Emergency Shelter Program. The Interfaith Rotating Winter Shelter provides cold weather shelter to the Davis homeless population at different member congregations throughout the winter. The Sexual Assault and Domestic Violence Center also provides emergency shelter and transitional housing services to adults and children escaping domestic violence. While all of these organizations are able to provide shelter and services within the City, some connect to a larger regional network of organizations serving the homeless population throughout Yolo County.

A couple of new developments in Davis provide permanent housing options for some of the subgroups at risk of experiencing homelessness, including fixed-income seniors, persons with physical or mental disabilities, and persons with substance abuse problems. The renovated Homestead Cooperative is operated by the Yolo Community Care Continuum for individuals with mental illness. Nearly 20 of the new one-bedroom units at Cesar Chavez Plaza will be set aside for extremely low-income households with special needs such as alcohol recovery and mental illness,

and 21 units at Eleanor Roosevelt Circle are targeted for extremely low-income seniors with physical or mental disabilities or substance abuse problems.

In addition, Yolo County and the Cities of Davis, West Sacramento, Winters, and Woodland have maintained a countywide coalition on homelessness for over a decade and recently agreed to begin collaboration on a ten-year plan to eliminate homelessness throughout the County. Though this effort is new and details are limited at this time, the plan will likely involve permanent, supportive housing options for the homeless population.¹⁵

Minority Households

Population Characteristics

Table 29 reports race and ethnicity data for Davis and the CMSA. It is important to note that households are categorized based on the race and ethnicity of the head of household. Therefore, the household distribution reported in this table does not parallel the local population distribution of race and ethnicity since some households may consist of individuals of differing races and/or ethnicities. Approximately 23 percent of Davis households were minority households, i.e. not white and not Hispanic or Latino, in 2006. This represents an increase of nearly four percent since 2000. These figures parallel CMSA trends. However, the largest minority household group in Davis, with 18 percent of total households, was Asian households. In the CMSA, Hispanic or Latino households of various races represented the greatest share of minority households. In addition, Davis had a significantly smaller proportion of African American households as compared to the CMSA in 2006.

According to SACOG, throughout the Sacramento region the populations of Hispanics, African Americans, and Asians are projected to grow at a faster pace than the general population between 2000 and 2030. As a result, the data anticipates a decline in the share of non-Hispanic Whites while the proportion of minority populations increases. By 2030 the share of non-Hispanic Whites will fall to approximately 54 percent, while Hispanics will comprise 23 percent of region's population. African Americans and Asians¹⁶ are projected to grow to nine and 13 percent, respectively, of the total regional population.¹⁷ In addition, recent projection data released by the California Department of Finance suggests that from 2000 to 2020, non-Hispanic Whites will decline from 59 percent of Yolo County's population to 47 percent. During the same period of

¹⁵ Sherwin, Elisabeth. "Homeless No More, Yolo Says: County Leaders Commit to a Plan to End Problem." *The Davis Enterprise*. June 27, 2007.

¹⁶ The Asian category incorporates all other residents that are not in the three other ethnicity categories (non-Hispanic White, Hispanic, and African American).

¹⁷ Levy, Stephen and Viviane Doche-Boulos. Pg. 26-27.

time Hispanics will increase from a 26 percent share to 34 percent.¹⁸

Housing Preferences

Beyond equal housing opportunities, the housing preferences of this special needs population do not differ significantly from the general population. The City provides Fair Housing services to Davis residents with free and reduced legal representation through Legal Services of Northern California. In addition minority households may fall in any of the other special needs categories. Therefore, programs that address other special needs populations will also assist minority households with special needs as long as access to such opportunities is made available in equal measure to this community. Some portion of minority households may consist of immigrant families that may be more likely to have multiple generations living in one house together, possibly resulting in a need for housing suitable for extended families.

Summary

Relative to the CMSA, Davis had lower shares of elderly households (eight percentage points less), large family households (six percentage points less), single-parent households (four percentage points less), and persons with disabilities (ten percentage points less). While the share of minority households in Davis paralleled CMSA trends, Davis had more Asian households while Hispanic or Latino Households constituted the largest share of minority households in the CMSA. Both elderly households and large family households exhibited lower housing costs burdens relative to the CMSA. Though, the majority of renter households in both these special needs populations fell into the very low and low-income categories in 2000.

After two-person households, single person households comprised the next-largest household size in Davis and the CMSA. These households tended to rent their homes. In addition, the majority of single-parent households, headed by either a female or a male, rented their homes. Single-parent households, however, did not represent a large share of total Davis households.

With an estimated 6,500 student households seeking rental units and another 4,500 faculty and staff households residing in Davis, the UC Davis campus population greatly impacts the housing situation in the City. While the University projects the student population to grow during the current Housing Element planning period, most are expected to be housed on campus and in the planned West Village neighborhood. However, just under 1,000 new faculty and staff households are expected to seek residences in the City through 2015.

¹⁸ State of California, Department of Finance. Population Projections for California and Its Counties 2000-2050, by Age, Gender and Race/Ethnicity. www.dof.ca.gov. Downloaded July 11, 2007.

SACOG also projects that elderly households and minority households will grow disproportionately faster than the rest of the population throughout the Sacramento region. While minority households generally do not require special housing products, demand for new types of housing by elderly households may affect the Davis market. However, the City of Davis has a smaller proportion of elderly households relative to the CMSA, and this age bracket did not grow as fast as the CMSA between 2000 and 2006. Farmworkers represent another special needs population exhibiting changing trends in housing preferences. Many farmworker families are seeking permanent, year-round housing options near urban centers. Migrant farmworkers without families, in contrast, are unable to find affordable seasonal housing and must often travel long distances to work.¹⁹ While the Yolo County Housing Authority's Davis Migrant Center is only half-occupied, single migrant workers are not eligible for units at the center under current policies. In order for single migrant workers to be able to occupy units at the Davis Migrant Center, changes to State and Federal admission requirements as well as other regulations would be necessary.

¹⁹ Yolo County Local Agency Formation Commission. "Memo: Receive summary and update on the Yolo County LAFCO Housing Policy meetings." December 11, 2006.

Table 19: Household Tenure by Age of Householder, 2000 and 2006

Age of Householder	City of Davis				Sacramento-Yolo CMSA (a)			
	2000		2006 (b)		2000		2006 (b)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner Occupied								
15-24	171	0.7%	183	0.8%	4,348	0.7%	5,087	0.7%
25-34	1,154	5.0%	1,241	5.1%	42,791	6.4%	50,060	6.6%
35-54	5,326	23.2%	5,727	23.4%	194,424	29.2%	227,450	29.8%
55-64	1,533	6.7%	1,649	6.7%	65,151	9.8%	76,218	10.0%
65 and older	2,051	8.9%	2,206	9.0%	101,002	15.2%	118,159	15.5%
Subtotal: Owner-Occupied	10,235	44.6%	11,006	45.0%	407,716	61.3%	476,973	62.5%
Renter Occupied								
15-24	5,510	24.0%	5,831	23.8%	34,457	5.2%	38,273	5.0%
25-34	3,453	15.0%	3,654	14.9%	71,289	10.7%	79,186	10.4%
35-54	2,805	12.2%	2,968	12.1%	103,049	15.5%	114,463	15.0%
55-64	302	1.3%	319	1.3%	20,185	3.0%	22,421	2.9%
65 and older	643	2.8%	681	2.8%	28,602	4.3%	31,770	4.2%
Subtotal: Renter Occupied	12,713	55.4%	13,452	55.0%	257,582	38.7%	286,113	37.5%
Total Households	22,948		24,458		665,298		763,086	

Notes:

(a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

(b) 2006 figures estimated using a calculation of the 2000 percentage allocation for each tenure subcategory, and applying those distributions to the 2006 household by tenure estimates provided by Claritas Inc.

Sources: Claritas, 2007; BAE, 2007.

Table 20: Elderly Households and Housing Cost Burdens, 2000

	All Income Levels		Very Low Income (Less than 50% of AMFI)		Low Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households
Elderly Households (a)								
Owner Households								
With 0% to 30% Housing Cost Burden	1,870	62%	80	15%	230	47%	1,560	79%
With 30% to 50% Housing Cost Burden	265	9%	55	10%	75	15%	135	7%
With 50% or Greater Housing Cost Burden	193	6%	114	21%	39	8%	40	2%
Subtotal: Owner Occupied Elderly Households	2,328	77%	249	45%	344	70%	1,735	88%
Renter Households								
With 0% to 30% Housing Cost Burden	329	11%	84	15%	65	13%	180	9%
With 30% to 50% Housing Cost Burden	100	3%	45	8%	40	8%	15	1%
With 50% or Greater Housing Cost Burden	253	8%	173	31%	45	9%	35	2%
Subtotal: Renter Occupied Elderly Households	682	23%	302	55%	150	30%	230	12%
Total Elderly Households	3,010		551		494		1,965	

Note:

(a) Elderly Households are defined as one or two-person households where either person is age 62 years or over.

Sources: 2000 CHAS dataset, huduser.org, 2007; BAE, 2007.

Table 21: Family and Non-Family Households by Size, 2000 and 2006

Household Type and Size	City of Davis				Sacramento-Yolo CMSA (a)			
	2000		2006		2000		2006	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Family Households (b)								
1-person Household	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
2-person Household	4,762	20.8%	4,949	20.2%	177,151	26.6%	200,375	26.3%
3-person Household	2,708	11.8%	2,905	11.9%	101,155	15.2%	118,013	15.5%
4-person Household	2,534	11.0%	2,684	11.0%	91,650	13.8%	105,044	13.8%
5+ -person Household	1,287	5.6%	1,426	5.8%	75,879	11.4%	88,915	11.7%
Subtotal: Family Households	11,291	49.2%	11,964	48.9%	445,835	67.0%	512,347	67.1%
Non-Family Households (b)								
1-person Household	5,727	25.0%	6,218	25.4%	166,533	25.0%	190,739	25.0%
2-person Household	3,051	13.3%	3,188	13.0%	41,183	6.2%	46,470	6.1%
3-person Household	1,481	6.5%	1,599	6.5%	7,421	1.1%	8,657	1.1%
4-person Household	900	3.9%	935	3.8%	2,790	0.4%	2,972	0.4%
5+ -person Household	498	2.2%	554	2.3%	1,536	0.2%	1,901	0.2%
Subtotal: Non-Family Households	11,657	50.8%	12,494	51.1%	219,463	33.0%	250,739	32.9%
Total Households	22,948		24,458		665,298		763,086	

Notes:

(b) A "family" household is two or more related people living together. Non-family households are single people living alone, or two or more un-related people living together.

Sources: Claritas, 2007; BAE, 2007.

Table 22: Household Size and Tenure, 2000 and 2006

Household Size	City of Davis				Sacramento-Yolo CMSA (a)			
	2000		2006 (b)		2000		2006 (b)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner Occupied								
1-person Household	1,953	8.5%	2,100	8.6%	81,804	12.3%	95,700	12.5%
2-person Household	3,648	15.9%	3,923	16.0%	148,345	22.3%	173,544	22.7%
3-person Household	1,791	7.8%	1,926	7.9%	67,133	10.1%	78,537	10.3%
4-person Household	1,945	8.5%	2,091	8.6%	64,003	9.6%	74,875	9.8%
5+ -person Household	898	3.9%	966	3.9%	46,430	7.0%	54,317	7.1%
Subtotal: Owner-Occupied	10,235	44.6%	11,006	45.0%	407,716	61.3%	476,973	62.5%
Renter Occupied								
1-person Household	3,815	16.6%	4,037	16.5%	84,680	12.7%	94,059	12.3%
2-person Household	4,145	18.1%	4,386	17.9%	69,997	10.5%	77,751	10.2%
3-person Household	2,395	10.4%	2,534	10.4%	41,580	6.2%	46,185	6.1%
4-person Household	1,481	6.5%	1,567	6.4%	30,369	4.6%	33,732	4.4%
5+ -person Household	876	3.8%	927	3.8%	30,957	4.7%	34,386	4.5%
Subtotal: Renter Occupied	12,713	55.4%	13,452	55.0%	257,582	38.7%	286,113	37.5%
Total Households	22,948		24,458		665,298		763,086	

Notes:

(a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

(b) 2006 figures estimated using a calculation of the 2000 percentage allocation for each tenure subcategory, and applying those distributions to the 2006 household by tenure estimates provided by Claritas Inc.

Sources: Claritas, 2007; BAE, 2007.

Table 23: Large Family Households and Housing Cost Burdens, 2000

	All Income Levels		Very Low Income (Less than 50% of AMFI)		Low Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households
Large Family Households (a)								
Owner Households								
With 0% to 30% Housing Cost Burden	679	53%	4	2%	0	0%	675	72%
With 30% to 50% Housing Cost Burden	153	12%	4	2%	40	25%	109	12%
With 50% or Greater Housing Cost Burden	44	3%	10	5%	14	9%	20	2%
Subtotal: Owner Occupied Large Households	876	68%	18	10%	54	33%	804	86%
Renter Households								
With 0% to 30% Housing Cost Burden	194	15%	14	8%	50	31%	130	14%
With 30% to 50% Housing Cost Burden	134	10%	75	41%	59	36%	0	0%
With 50% or Greater Housing Cost Burden	75	6%	75	41%	0	0%	0	0%
Subtotal: Renter Occupied Large Households	403	32%	164	90%	109	67%	130	14%
Total Large Family Households	1,279		182		163		934	

Note:

(a) Related households with five or more persons.

Sources: 2000 CHAS dataset, huduser.org, 2007; BAE, 2007.

Table 24: UC Davis Off-Campus Households, 2006-2007

2006-2007 Campus Population

UCD 2006-2007 Student Population (a)	27,602
<i>Less Students Living Outside the Davis Area (b)</i>	<i>(5,520)</i>
<i>Less Students Housed On-Campus</i>	<i>(5,797)</i>
UCD Students Living in the City of Davis	16,285
Subtotal: UCD Student Households in Davis (c)	6,514
UCD 2006-2007 Faculty and Staff (d)	11,483
<i>Less Faculty and Staff Living Outside the Davis Area (e)</i>	<i>(5,627)</i>
UCD Faculty and Staff Living in the City of in Davis	5,856
Subtotal: UCD Faculty and Staff Households in Davis (f)	4,505
Total UC Davis Households in the City of Davis	11,019

Notes:

- (a) Annual average for students representing Fall-Winter-Spring quarter averages (or in the case of Law students, Fall-Spring semester averages)
- (b) Approximately 80 percent of UCD students live in the Davis Area, including the UC Davis Campus.
- (c) Assumes 2.5 students per student household.
- (d) Does not include student employees.
- (e) Approximately 51 percent of UCD faculty and staff households live in the City of Davis.
- (f) Assumes 1.31 faculty and staff per household.

Sources: UCD Office of Resource Management and Planning 2006-2007 On-Campus Population Estimates, 2007; UC Davis 2003 Long Range Development Plan Final EIR; City of Davis Internal Housing Needs Analysis, February 2003; BAE, 2007.

Table 25: Single Head of Household with Children, 2000 and 2006

Household Type	City of Davis				Sacramento-Yolo CMSA (a)			
	2000		2006 (d)		2000		2006 (d)	
	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households
Owner								
Male Head of Household (b)	137	0.6%	146	0.6%	7,504	1.1%	8,607	1.1%
Female Head of Household (c)	425	1.9%	453	1.9%	15,594	2.3%	17,886	2.3%
Subtotal: Owner-Occupied	562	2.4%	599	2.4%	23,098	3.5%	26,493	3.5%
Renter								
Male Head of Household (b)	186	0.8%	198	0.8%	9,612	1.4%	11,025	1.4%
Female Head of Household (c)	686	3.0%	731	3.0%	35,752	5.4%	41,007	5.4%
Subtotal: Renter Occupied	872	3.8%	929	3.8%	45,364	6.8%	52,032	6.8%
Total: Single Parent Households	1,434	6.2%	1,528	6.2%	68,462	10.3%	78,525	10.3%
Total Households	22,948	100%	24,458	100%	665,298	100%	763,086	100%

Note:

(a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

(b) Family household with a male head of household, no spouse present, and one or more household members under the age of 18.

(c) Family household with a female head of household, no spouse present, and one or more household members under the age of 18.

(d) 2006 estimates assume identical single head of household distribution as in 2000.

Sources: Census 2000, 2007; BAE, 2007.

Table 26: Civilian Non-Institutionalized Population with Disabilities, 2000 and 2006

Age Range and Disability Type	City of Davis				Sacramento-Yolo CMSA (a)			
	2000		2006 (b)		2000		2006 (b)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Age 5-15	392	0.7%	421	0.7%	17,070	1.0%	19,697	1.0%
Sensory Disability (c)	46	0.1%	49	0.1%	1,507	0.1%	1,739	0.1%
Physical Disability (d)	15	0.0%	16	0.0%	1,079	0.1%	1,245	0.1%
Mental Disability (e)	263	0.5%	282	0.5%	10,295	0.6%	11,879	0.6%
Self-Care disability (f)	0	0.0%	0	0.0%	380	0.0%	438	0.0%
Two or More Disabilities (i)	68	0.1%	73	0.1%	3,809	0.2%	4,395	0.2%
Age 16-20	568	1.0%	609	1.0%	16,700	1.0%	19,270	1.0%
Sensory Disability (c)	40	0.1%	43	0.1%	826	0.0%	953	0.0%
Physical Disability (d)	56	0.1%	60	0.1%	722	0.0%	833	0.0%
Mental Disability (e)	88	0.2%	94	0.2%	2,580	0.2%	2,977	0.2%
Self-Care disability (f)	0	0.0%	0	0.0%	16	0.0%	18	0.0%
Go-Outside-Home Disability (g)	66	0.1%	71	0.1%	2,047	0.1%	2,362	0.1%
Employment Disability (h)	138	0.2%	148	0.2%	4,613	0.3%	5,323	0.3%
Two or More Disabilities (i)	180	0.3%	193	0.3%	5,896	0.4%	6,803	0.4%
Age 21-64	3,043	5.3%	3,264	5.3%	198,664	11.9%	229,239	11.9%
Sensory Disability (c)	287	0.5%	308	0.5%	11,063	0.7%	12,766	0.7%
Physical Disability (d)	391	0.7%	419	0.7%	23,056	1.4%	26,604	1.4%
Mental Disability (e)	313	0.5%	336	0.5%	10,616	0.6%	12,250	0.6%
Self-Care disability (f)	0	0.0%	0	0.0%	338	0.0%	390	0.0%
Go-Outside-Home Disability (g)	218	0.4%	234	0.4%	8,038	0.5%	9,275	0.5%
Employment Disability (h)	619	1.1%	664	1.1%	49,922	3.0%	57,605	3.0%
Two or More Disabilities (i)	1,215	2.1%	1,303	2.1%	95,631	5.7%	110,349	5.7%
Age 65 and Over	1,143	2.0%	1,226	2.0%	81,240	4.9%	93,743	4.9%
Sensory Disability (c)	130	0.2%	139	0.2%	8,594	0.5%	9,917	0.5%
Physical Disability (d)	340	0.6%	365	0.6%	19,220	1.1%	22,178	1.1%
Mental Disability (e)	13	0.0%	14	0.0%	2,472	0.1%	2,852	0.1%
Self-Care disability (f)	0	0.0%	0	0.0%	288	0.0%	332	0.0%
Go-Outside-Home Disability (g)	81	0.1%	87	0.1%	8,288	0.5%	9,564	0.5%
Two or More Disabilities (i)	579	1.0%	621	1.0%	42,378	2.5%	48,900	2.5%
Total Disabled Population	5,146	8.9%	5,521	8.9%	313,674	18.8%	361,949	18.8%
Total Population 5 Years and Over	57,536		61,724		1,672,101		1,929,442	

Notes:

- (a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.
- (b) 2006 estimates assume identical disability distribution as in 2000.
- (c) A sensory disability is defined as blindness, deafness, or a severe vision or hearing impairment.
- (d) A physical disability is a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.
- (e) A mental disability is defined as a condition that impairs learning, remembering, or concentrating.
- (f) A self-care disability includes conditions that makes dressing, bathing, or getting around inside the home difficult to perform.
- (g) A go-outside the home disability limits a person's ability to go outside the home alone to shop or visit a doctor's office.
- (h) an employment disability limits the ability to work at a job or business.
- (i) Not counted in individual categories listed above.

Sources: Census 2000, 2007; Claritas, 2007; BAE, 2007.

Table 27: Yolo County Farm Employment, 1992 to 2005

Year	Farm Employment (a)	Annual Percent Change
1992	4,700	
1993	4,400	-6.4%
1994	4,400	0.0%
1995	5,000	13.6%
1996	5,300	6.0%
1997	5,100	-3.8%
1998	4,800	-5.9%
1999	4,900	2.1%
2000	4,900	0.0%
2001	4,100	-16.3%
2002	4,500	9.8%
2003	4,200	-6.7%
2004	3,800	-9.5%
2005	3,700	-2.6%
Total Change 1992-2005	(1,000)	-21.3%

Note:

(a) Workers employed by farm employers.

Source: California EDD, 2007; BAE, 2007.

Table 28: Yolo County Homeless Population, January 2007

	Davis		Rest of Yolo County		Yolo County Total	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Men	47	55%	182	55%	229	55%
Women	21	24%	82	25%	103	25%
Gender Unknown	1	1%	3	1%	4	1%
Children (under 18)	17	20%	61	19%	78	19%
Total Homeless Population	86	100%	328	100%	414	100%
<i>Families with Children</i>	10		27		37	
<i>Number of Persons in Families with Children</i>	27	31%	95	29%	122	29%

Note:

The above figures represent a point-in-time count on the day of the survey. Since many individuals and families move in and out of homelessness over the course of a year, the above figures may understate the homeless population in Yolo County jurisdictions.

Source: Yolo County Homeless and Poverty Action Coalition, 2007; BAE, 2007.

Table 29: Households by Race/Ethnicity, 2000 and 2006

Household Race/Ethnicity (b)	City of Davis				Sacramento-Yolo CMSA (a)			
	2000		2006		2000		2006	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Not Hispanic or Latino								
White	16,253	70.8%	16,384	67.0%	473,679	71.2%	513,764	67.3%
Black or African American	485	2.1%	611	2.5%	43,586	6.6%	51,523	6.8%
American Indian and Alaska Native	100	0.4%	107	0.4%	4,928	0.7%	5,011	0.7%
Asian	3,583	15.6%	4,396	18.0%	46,990	7.1%	63,535	8.3%
Native Hawaiian and Other Pacific Islander	34	0.1%	40	0.2%	2,053	0.3%	2,381	0.3%
Some Other Race	68	0.3%	73	0.3%	1,361	0.2%	1,525	0.2%
Two or More Races	669	2.9%	846	3.5%	17,911	2.7%	26,499	3.5%
Subtotal: Not Hispanic or Latino	21,192	92%	22,457	92%	590,508	89%	664,238	87%
Hispanic or Latino								
White	781	3.4%	854	3.5%	32,577	4.9%	43,272	5.7%
Black or African American	17	0.1%	16	0.1%	903	0.1%	1,204	0.2%
American Indian and Alaska Native	41	0.2%	50	0.2%	1,703	0.3%	2,231	0.3%
Asian	18	0.1%	18	0.1%	671	0.1%	857	0.1%
Native Hawaiian and Other Pacific Islander	1	0.0%	1	0.0%	139	0.0%	188	0.0%
Some Other Race	747	3.3%	894	3.7%	33,086	5.0%	43,635	5.7%
Two or More Races	151	0.7%	168	0.7%	5,711	0.9%	7,461	1.0%
Subtotal: Hispanic or Latino	1,756	8%	2,001	8%	74,790	11%	98,848	13%
Total: Households	22,948		24,458		665,298		763,086	

Note:

(a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

(b) Based on race/ethnicity of the head of household. Race/ethnicity is self-represented.

Sources: Claritas, 2007; BAE, 2007.

Summary of Findings

Report Findings

Davis has exhibited consistently low vacancy rates, indicating high levels of local housing demand relative to available supply and contributing to high local housing costs. As a consequence of the high housing costs in Davis, approximately 41 percent of all Davis households experienced some level of excessive housing cost burden in 2000, though renter households experienced a disproportionate share of housing affordability problems.

The 2006 average rental rates for one- and two-bedroom units are not affordable to the very-low and low-income households that may be interested in renting these units. With the majority of renter households categorized as very low and low-income households, there seems to be a demonstrable need to relieve cost pressures in the Davis rental market.

Also, with a median home price of \$539,500, the majority of the Davis for-sale housing market is affordable only to a portion of households with above-moderate income levels. Very few for-sale housing options exist for households earning less than \$100,000 annually. The high household income threshold impacts the ability of the Davis workforce to reside in the City. In 2000, a much smaller share of workers that were both employed in Davis and Davis residents had annual households between \$40,000 and \$100,000 relative to Davis workers that commuted in to the City from other locations.

The UC Davis community greatly affects population, household, employment, and housing trends in the City of Davis. Approximately 11,000 households associated with UC Davis reside within the City, of which 6,500 are student households. Looking forward, the University expects very few additional students to live within the City, though a significant number of new faculty and staff households are anticipated to seek housing in Davis through 2015. In addition, by 2013 an estimated 1,400 households are projected to reside in West Village, the University's planned new neighborhood.

Several of the identified special needs populations are underrepresented in Davis relative to the region, including elderly households, large family households, single-parent households, and persons with disabilities. In the coming years, SACOG projects that the number of elderly households will grow faster proportionately than the rest of the population throughout the Sacramento region, and their demand for new types of housing may affect the Davis market.

One Percent Growth Package Examples

The following section presents three examples, or packages, of how the City can translate possible policy goals into specific housing unit targets for the Housing Element planning period. Each package addresses housing types, tenure, and a distribution among household income categories for the 2,300 units called for by the City's one-percent growth guideline. These examples are not intended to act as policy recommendations, nor are they in any way a comprehensive assessment of potential policies that the City may chose to pursue. Rather, the unit allocations presented here merely illustrate how the City might go about determining how to quantify identified policy goals into housing types.

In addition, these three packages do not speak to every detail of potential housing policy. For example, specific densities are not addressed in these example unit allocations. However, the examples do incorporate an allocation of units between single-family detached, single-family attached, and multifamily units, which can provide a basis for discussion on housing densities. Finally, even if the City zones land and approves projects based on certain housing types and densities, there is no absolute guarantee that the targeted population will elect to move into these units or that the units will be held in the anticipated tenure. For example, current Davis workers living outside of the community may not wish to relocate based on individual preferences and circumstances, regardless of what housing options are made available to them in the City.

Table 30 presents four housing unit allocation options. Package A targets workforce and family households. Package B focuses on the housing needs and preferences of seniors. Package C addresses the needs of local renter households. Package D represents a combined scenario of Packages A, B, and C. It is important to note that the four options and the policies they address are not mutually exclusive. As illustrated by Package D, several policy goals may be combined into one housing unit allocation to provide housing aimed at meeting the needs of multiple groups.

The allocation options were created by first addressing the housing type and tenure preferences for the target population. The distribution of housing type was then assessed against the tenure distribution to ensure consistency between the two sets of numbers based on the assumption that only multifamily units house renters. It is necessary for the number of multifamily units to equal the number of rental units at a minimum, though multifamily units can exceed rental units due to condominium housing.

As the City works to develop quantifiable housing goals for the Housing Element, several issues relating to unit affordability should also be considered. First, the City's RHNA allocation for each income category must be met. Second, policies established in the City's Affordable Housing and Middle-Income Housing Ordinances must be considered. New residential projects will also be

subject to any additional affordability conditions required by the City Council.

The Affordable Housing Ordinance establishes a goal that “to the extent feasible, twenty-five percent of ownership units be affordable to low income households and moderate income households.” In addition, the Ordinance requires that rental developments with five to 19 units provide 15 percent of the units to low-income households and ten percent to very low-income households. And, in rental projects with over 20 units, 25 percent of the units must be affordable to low-income households and ten percent must be affordable to very-low income households.

The Middle Income Housing Ordinance defines middle income households as earning between 120 and 180 percent of median household income for Yolo County, adjusted for household size. Ownership projects with 26 to 35 housing units are required to offer ten percent of the units at prices affordable to middle income households. Developments with between 30 and 49 units must set aside 15 percent of the units for middle income households; and projects of 50 or more units must provide 20 percent to middle income households. Prices for middle income units can range in price to provide affordability to households from 120 to 180 percent of median, but must provide an average price affordable to a household at 140 percent of median.

Package A: Workforce Housing and Families with Children

As depicted in Table 30, Package A emphasizes attached and detached single-family units to accommodate the preferences and incomes of workforce households and families with children. About 60 percent, or 1,380 of the 2,300 units are allocated to these two housing types, with two-thirds of the single-family units categorized as detached housing. Package A also calls for the allocation of higher shares of new units in single-family attached and multifamily-ownership housing products as compared to the existing housing distribution in 2006. These two categories meet the demand of workforce households for ownership housing products, but at lower market prices relative to single-family detached units. The focus on ownership housing results in an anticipated 75 percent of new units classified as owner-occupied units.

Package B: Seniors

Package B targets housing to meet the needs of senior households. These units are not necessarily age-restricted, but the housing products would meet some of the specific demands of this age group. Since senior households exhibit a general preference for ownership units but of a smaller size than typical single-family detached homes, a higher concentration of new units was allocated to the single-family attached and multifamily-ownership categories relative to the existing mix of unit types in 2006. Similar to Package A, the emphasis on ownership units to meet the preferences of senior households results in 70 percent of the new unit estimated to be owner-occupied housing.

Package C: Renter Households

With over half of Davis households renting their homes in 2006, Package C provides a housing allocation option that increases the number of available units to meet the demands of renter households. This package allocates 60 percent of new units to the multifamily-rental category. In contrast, approximately 35 percent of Davis housing units in 2006 were in the multifamily-rental category. Since an estimated 55 percent of all Davis households rent their homes, the difference indicates that units originally intended for owner-occupants, such as single-family homes, currently house renter households. The increased supply of new rental housing in multifamily apartments called for under this package would likely result in increased competition for renter, especially student, households in the Davis market. This higher level of competition could force absentee landlords of single-family rental units to update and improve those rental units or possibly even sell them to owner-occupants.

Package D: Combined Scenario

Package D attempts to achieve a balance of housing products to meet the needs of workforce households and families with children, senior households, and renter households. The unit type allocation mirrors the 2006 distribution, though with a slight decrease in single-family detached units and small increases in the percentages of single-family detached and multifamily-ownership units. Furthermore, the new units would have an anticipated tenure distribution of 65 percent owner-occupied and 35 percent renter-occupied.

Table 30: One Percent Growth Package Examples, 2006-2013

	2006 Distribution		A: Workforce & Family		B: Seniors (a)		C: Renter Households		D: Combined Scenario	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Unit Type (b)										
Single-family Detached (c)	11,352	46%	920	40%	805	35%	460	20%	920	40%
Single-family Attached	2,497	10%	460	20%	345	15%	345	15%	299	13%
Multifamily - ownership	2,281 (d)	9%	345	15%	460	20%	115	5%	276	12%
Multifamily - rental	8,685 (d)	35%	575	25%	690	30%	1,380	60%	805	35%
Total	24,815 (e)	100%	2,300 (f)	100%	2,300 (f)	100%	2,300 (f)	100%	2,300 (f)	100%
Anticipated Unit Tenure										
Owner-occupied	11,006	45%	1,725	75%	1,610	70%	920	40%	1,495	65%
Renter-occupied	13,452	55%	575	25%	690	30%	1,380	60%	805	35%
Total	24,458 (g)	100%	2,300	100%	2,300	100%	2,300	100%	2,300	100%

Notes:

- (a) Not necessarily age-restricted units.
- (b) In scenarios A, B, C, and D single-family attached, single-family detached, and multifamily- ownership units are all anticipated to be occupied by owner households. Multifamily-rental units are assumed to be occupied by renter households.
- (c) In scenarios A, B, C, and D approximately 45 of the units are accessory dwelling units (second units) to be built within existing neighborhoods during the Housing Element planning period based on recent historic trends. In addition, between three and five percent of newly constructed detached single-family units would include accessory dwelling units.
- (d) Assumes all units in 2-4 unit structures are ownership units and units in structures with 5 or more units are rental units in 2006.
- (e) Excludes mobile homes.
- (f) All projects must comply with City affordability requirements and any additional affordability conditions placed on a project by the City Council.
- (g) Total does not match total under unit types due to vacant units.

Source: BAE, 2007.

Appendix A: Yolo County Income Limits, 1999 and 2006

Family Size	Very Low Income		Lower Income		Median Income		Moderate Income	
	1999	2006	1999	2006	1999	2006	1999	2006
1-Person	\$18,600	\$21,650	\$29,800	\$34,650	\$37,250	\$43,300	\$44,700	\$52,000
2-Person Family	\$21,300	\$24,750	\$34,050	\$39,600	\$42,550	\$49,500	\$51,100	\$59,400
3-Person Family	\$23,950	\$27,850	\$38,300	\$44,550	\$47,900	\$55,700	\$57,450	\$66,900
4-Person Family	\$26,600	\$30,950	\$42,550	\$49,500	\$53,200	\$61,900	\$63,850	\$74,300
5-Person Family	\$28,750	\$33,450	\$45,950	\$53,450	\$57,450	\$66,900	\$68,950	\$80,200
6-Person Family	\$30,850	\$35,900	\$49,350	\$57,400	\$61,700	\$71,800	\$74,050	\$86,200
7-Person Family	\$33,000	\$38,400	\$52,750	\$61,400	\$65,950	\$76,800	\$79,150	\$92,100
8 or More Person Family	\$35,100	\$40,850	\$56,200	\$65,350	\$70,200	\$81,700	\$84,300	\$98,100

Sources: California Department of Housing and Community Development, 1999 and 2006; BAE, 2007.

Appendix B: Davis Family Household Income Distribution by Size, 1999

Income Range	2-Person Family		3-Person Family		4-Person Family		5 or More Person Family		Non-Family	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Less than \$15,000	381	8%	219	8%	53	2%	33	3%	4,253	36%
\$15,000 - \$24,999	349	7%	123	5%	116	5%	70	5%	2,159	19%
\$25,000 - \$29,999	181	4%	106	4%	30	1%	61	5%	817	7%
\$30,000 - \$34,999	255	5%	103	4%	83	3%	39	3%	654	6%
\$35,000 - \$39,999	231	5%	70	3%	59	2%	62	5%	614	5%
\$40,000 - \$44,999	152	3%	94	3%	91	4%	57	4%	507	4%
\$45,000 - \$49,999	175	4%	92	3%	66	3%	27	2%	326	3%
\$50,000 - \$59,999	394	8%	206	8%	169	7%	107	8%	683	6%
\$60,000 - \$74,999	576	12%	407	15%	355	14%	131	10%	534	5%
\$75,000 - \$99,999	640	13%	342	13%	585	23%	283	22%	556	5%
\$100,000 - \$124,999	560	12%	364	13%	379	15%	143	11%	240	2%
\$125,000 - \$149,999	401	8%	198	7%	238	9%	103	8%	137	1%
\$150,000 - \$199,999	310	7%	174	6%	202	8%	93	7%	123	1%
\$200,000 or more	158	3%	211	8%	108	4%	78	6%	54	0%
Total Households (a)	4,762	100%	2,708	100%	2,534	100%	1,287	100%	11,657	100%
Median Household Income (b)	\$66,592		\$73,095		\$83,961		\$56,012-\$83,852		\$21,819	

Notes:

(a) Total household figures are from Census 2000 Summary File 1 and household income distributions by family size are based on figures from the Census 2000 Summary File 4.

Income distributions may not match distributions reported in Table 3 due to differing Census sample populations.

(b) 1999 Median Household Income estimates are from Census 2000. Median family incomes for families of five or more persons are:

5 Person Family	\$83,852
6 Person Family	\$56,012
7 or more Person Family	\$70,089

Sources: Census 2000, 2007; Claritas, 2007; BAE, 2007.

Appendix C: Davis Family Households Income Category Distribution, 1999

Income Category	2-Person Family		3-Person Family		4-Person Family		5 or More Person Family		Total	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number (b)	Percent of Total	Number	Percent of Total
Very Low Income (Less than 50% AMFI) (a)	590	5.2%	330	2.9%	178	1.6%	162	1.4%	1,259	11.2%
Lower Income (50% to 80% AMFI) (a)	524	4.6%	270	2.4%	208	1.8%	186	1.6%	1,188	10.5%
Median Income (80% to 100% AMFI) (a)	358	3.2%	170	1.5%	163	1.4%	106	0.9%	797	7.1%
Moderate Income (100% to 120% AMFI) (a)	290	2.6%	181	1.6%	225	2.0%	110	1.0%	806	7.1%
Above Moderate Income (Over 120% AMFI) (a)	3,000	26.6%	1,757	15.6%	1,761	15.6%	722	6.4%	7,240	64.1%
Subtotal: Households in Range	4,762	42.2%	2,708	24.0%	2,534	22.4%	1,287	11.4%	11,291	100.0%
Total Family Households	11,291									

Notes:

(a) Based on Yolo County income limits, reported in Appendix A and the income distributions reported in Appendix B. Assumes an even distribution of households within the income brackets.

(b) Aggregate of 5, 6 and 7 or more person families. Income limits for 7-person households applied to all households of 7 persons or more.

Sources: California Department of Housing and Community Development, 1999 and 2006; Census 2000, 2007; BAE, 2007.

Appendix D: Portion of California Government Code Section 12926

12926. As used in this part in connection with unlawful practices, unless a different meaning clearly appears from the context:

(h) "Medical condition" means either of the following:

(1) Any health impairment related to or associated with a diagnosis of cancer or a record or history of cancer.

(2) Genetic characteristics. For purposes of this section, "genetic characteristics" means either of the following:

(A) Any scientifically or medically identifiable gene or chromosome, or combination or alteration thereof, that is known to be a cause of a disease or disorder in a person or his or her offspring, or that is determined to be associated with a statistically increased risk of development of a disease or disorder, and that is presently not associated with any symptoms of any disease or disorder.

(B) Inherited characteristics that may derive from the individual or family member, that are known to be a cause of a disease or disorder in a person or his or her offspring, or that are determined to be associated with a statistically increased risk of development of a disease or disorder, and that are presently not associated with any symptoms of any disease or disorder.

(i) "Mental disability" includes, but is not limited to, all of the following:

(1) Having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities, that limits a major life activity. For purposes of this section:

(A) "Limits" shall be determined without regard to mitigating measures, such as medications, assistive devices, or reasonable accommodations, unless the mitigating measure itself limits a major life activity.

(B) A mental or psychological disorder or condition limits a major life activity if it makes the achievement of the major life activity difficult.

(C) "Major life activities" shall be broadly construed and shall include physical, mental, and social activities and working.

(2) Any other mental or psychological disorder or condition not described in paragraph (1) that requires special education or related services.

(3) Having a record or history of a mental or psychological disorder or condition described in paragraph (1) or (2), which is known to the employer or other entity covered by this part.

(4) Being regarded or treated by the employer or other entity covered by this part as having, or having had, any mental condition that makes achievement of a major life activity difficult.

(5) Being regarded or treated by the employer or other entity covered by this part as having, or having had, a mental or psychological disorder or condition that has no present disabling effect, but that may become a mental disability as described in paragraph (1) or (2).

"Mental disability" does not include sexual behavior disorders, compulsive gambling, kleptomania, pyromania, or psychoactive substance use disorders resulting from the current unlawful use of controlled substances or other drugs.

(k) "Physical disability" includes, but is not limited to, all of the following:

(1) Having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that does both of the following:

(A) Affects one or more of the following body systems: neurological, immunological, musculoskeletal, special sense organs, respiratory, including speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine.

(B) Limits a major life activity. For purposes of this section:

(i) "Limits" shall be determined without regard to mitigating measures such as medications, assistive devices, prosthetics, or reasonable accommodations, unless the mitigating measure itself limits a major life activity.

(ii) A physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss limits a major life activity if it makes the achievement of the major life activity difficult.

(iii) "Major life activities" shall be broadly construed and includes physical, mental, and social activities and working.

(2) Any other health impairment not described in paragraph (1) that requires special education or related services.

(3) Having a record or history of a disease, disorder, condition, cosmetic disfigurement, anatomical loss, or health impairment described in paragraph (1) or (2), which is known to the employer or other entity covered by this part.

(4) Being regarded or treated by the employer or other entity covered by this part as having, or having had, any physical condition that makes achievement of a major life activity difficult.

(5) Being regarded or treated by the employer or other entity covered by this part as having, or having had, a disease, disorder, condition, cosmetic disfigurement, anatomical loss, or health impairment that has no present disabling effect but may become a physical disability as described in paragraph (1) or (2).

(6) "Physical disability" does not include sexual behavior disorders, compulsive gambling, kleptomania, pyromania, or psychoactive substance use disorders resulting from the current unlawful use of controlled substances or other drugs.

(l) Notwithstanding subdivisions (i) and (k), if the definition of "disability" used in the Americans with Disabilities Act of 1990 (Public Law 101-336) would result in broader protection of the civil rights of individuals with a mental disability or physical disability, as defined in subdivision (i) or (k), or would include any medical condition not included within those definitions, then that broader protection or coverage shall be deemed incorporated by reference into, and shall prevail over conflicting provisions of, the definitions in subdivisions (i) and (k).

12926.1. The Legislature finds and declares as follows:

(a) The law of this state in the area of disabilities provides protections independent from those in the federal Americans with Disabilities Act of 1990 (Public Law 101-336). Although the federal act provides a floor of protection, this state's law has always, even prior to passage of the federal act, afforded additional protections.

(b) The law of this state contains broad definitions of physical disability, mental disability, and medical condition. It is the intent of the Legislature that the definitions of physical disability and mental disability be construed so that applicants and employees are protected from discrimination due to an actual or perceived physical or mental impairment that is disabling, potentially disabling, or perceived as disabling or potentially disabling.

(c) Physical and mental disabilities include, but are not limited to, chronic or episodic conditions such as HIV/AIDS, hepatitis, epilepsy, seizure disorder, diabetes, clinical depression, bipolar disorder, multiple sclerosis, and heart disease. In addition, the Legislature has determined that the definitions of "physical disability" and "mental disability" under the law of this state require a "limitation" upon a major life activity, but do not require, as does the Americans with Disabilities Act of 1990, a "substantial limitation." This distinction is intended to result in broader coverage under the law of this state than under that federal act. Under the law of this state, whether a condition limits a major life activity shall be determined without respect to any mitigating measures, unless the mitigating measure itself limits a major life activity, regardless of federal law under the Americans with Disabilities Act of 1990. Further, under the law of this state, "working" is a major life activity, regardless of whether the actual or perceived working limitation implicates a particular employment or a class or broad range of employments.

(d) Notwithstanding any interpretation of law in *Cassista v. Community Foods* (1993) 5 Cal.4th 1050, the Legislature intends (1) for state law to be independent of the Americans with Disabilities Act of 1990, (2) to require a "limitation" rather than a "substantial limitation" of a major life activity, and (3) by enacting paragraph (4) of subdivision (i) and paragraph (4) of subdivision (k) of Section 12926, to provide protection when an individual is erroneously or mistakenly believed to have any physical or mental condition that limits a major life activity.

(e) The Legislature affirms the importance of the interactive process between the applicant or employee and the employer in determining a reasonable accommodation, as this requirement has been articulated by the Equal Employment Opportunity Commission in its interpretive guidance of the Americans with Disabilities Act of 1990.