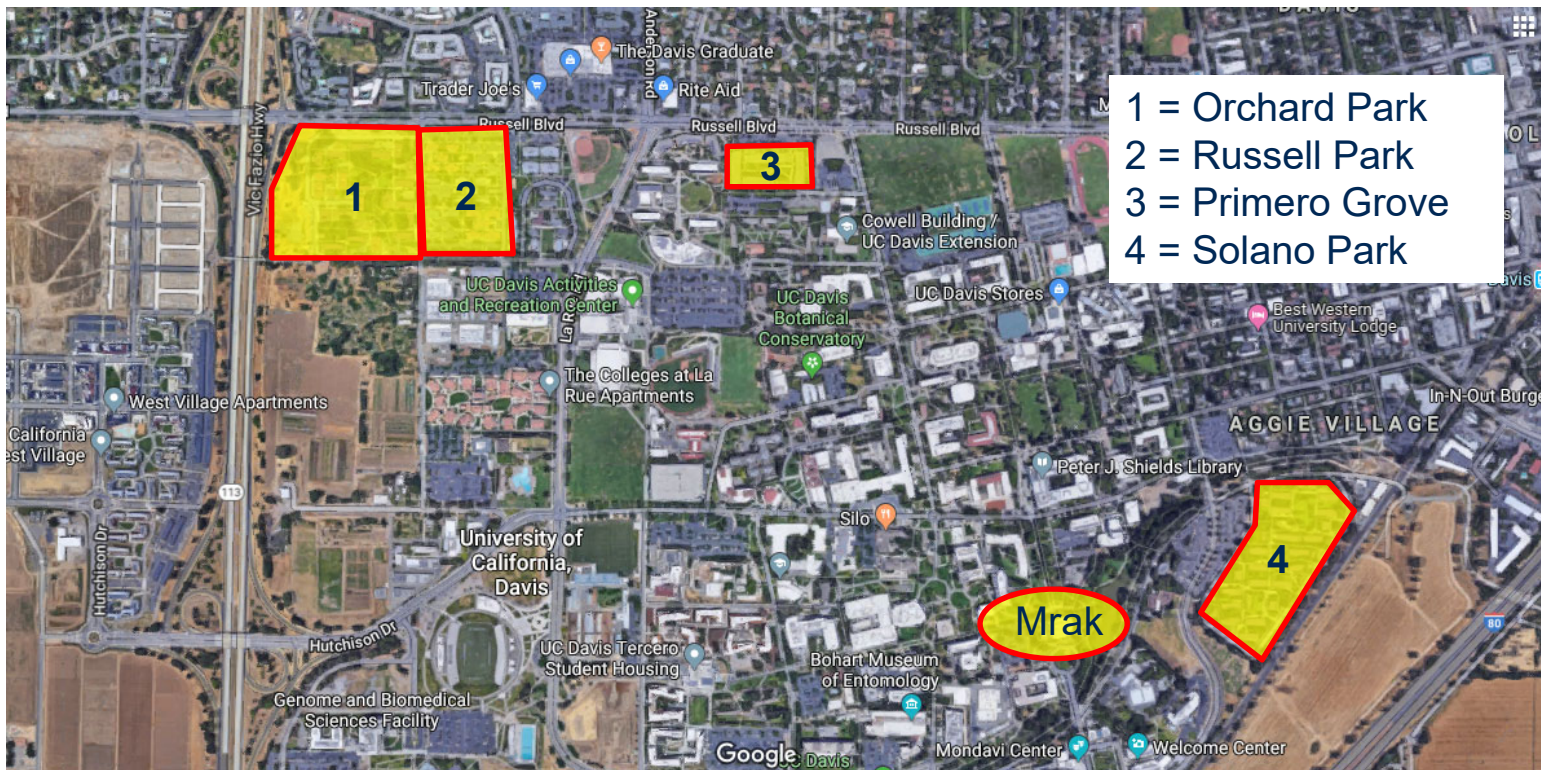


Strategies for Family Housing Affordability: Portfolio of Campus Family Housing

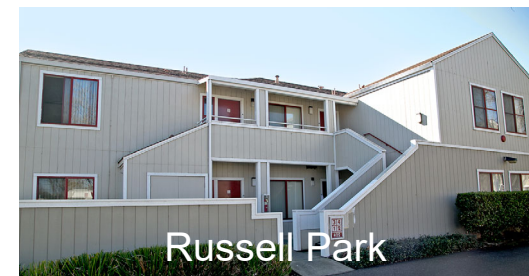
Orchard Park EPAC Meeting / July 17, 2019



Portfolio of Campus Family Housing

Property	Year Built	Ownership	Populations	Potential Family Units
New Orchard Park	2022	P3	Primary: Grads Secondary: Families	Up to 200
Primerro Grove	1998	P3 / Master Lease	Current: Transfers New: Families, grads	180
Russell Park	1985	P3	Families, grads, undergrads	200
Solano Park*	1962	Campus	Families, grads	276

*due to its age and physical condition, Solano Park will likely need to be replaced within the next 5-10 years.



Affordability Tiers

Property	2BR Rent	Affordability Controls
Existing West Village (most expensive)	\$2,630	None / privately owned and operated
Orchard Park & The Green	TBD	Campus can limit rent growth over time (say 3.0% per year)
City of Davis Average	\$1,785	Rents limited only by age and general condition of housing stock
Russell Park & Primero Grove	\$1,494 \$1,403	Rent escalations capped in ground leases (3.0-3.5% per year)
Solano Park	\$906	Campus owned (rents held flat since 2015)