

# Joint Annual Housing Report

Fall 2019

UC Davis  
City of Davis  
Yolo County

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UC DAVIS



October 31, 2019

Dear Community Members,

For communities to prosper and achieve inclusive opportunity for all residents, housing has always been a fundamental resource and a basic human need. Within Yolo County, the City of Davis and UC Davis, our combined efforts to improve housing will soon show results with needed improvements to overall supply, affordability metrics, and resources for those facing crisis.

We seek to measure our progress, understand our achievements and better understand the remaining gaps. Through shared data showing consistent metrics with annual updates, our collaborative efforts will produce insights from early identification of emerging housing and demographic trends as well as long-term tracking of price, supply, and crowding conditions in the local and regional housing markets.

For UC Davis, Yolo County, and the City of Davis, we issue this first installment of an annual joint housing report focusing primarily on the housing markets in the City of Davis and UC Davis. We expect that future reports will continue to carefully track upcoming housing projects and that this annual report will evolve with additional relevant data. We anticipate each report will document progress of our new initiatives and show progress on specific housing projects.

With future annual reports, we see opportunities for troubleshooting issues that need additional attention, building collaborative partnerships, investigating new policy direction and for seeking advice from other community members.

Sincerely,

Gary S. May, Chancellor  
University of California, Davis

Mayor Brett Lee  
City of Davis

Don Saylor, Chair  
Yolo County Board of Supervisors



As part of an on-going collaboration between the City of Davis, Yolo County and University of California, Davis (UC Davis) last fall, this report reflects progress toward meeting a series of shared goals and commitments to build more housing for students.

As separate planning authorities, the City of Davis and UC Davis have a shared commitment to work together to explore and pursue solutions using this annual report to:

- **Assemble the best available data to serve as a resource for the public and for each jurisdiction.**
- **Ensure that policy discussions are based in factual data with a built-in annual updating process.**
- **Stimulate discussion to further improve decision-making, collaboration, and long-term planning.**



## **SUMMARY OF EXISTING CONDITIONS**

The City of Davis provides housing for a population of approximately 67,000 people and UC Davis provides housing capacity for approximately 10,500 people representing a total housing market for approximately 77,500 people.

The housing market in the Davis community has very low vacancy rates allowing property owners to sell properties at higher than regional averages and to charge yearly rental rate increases that could exceed typical inflation rates. Responses to these conditions have occurred from both the renters and from policy makers. Renters have been seeking housing outside of the Davis market and have also responded by increasing the occupancy of dwelling units through use of shared bedrooms and use of non-bedroom accommodations.

Policy responses to the low vacancy rates have included new City of Davis rental registration requirements adopted by the City of Davis and approval of new housing construction by both the City of Davis and UC Davis.

Support for increased housing construction appears fairly strong with UC Davis students, general community members, elected officials, planning staff, and University officials broadly supporting improved policies for new housing types such as accessory dwelling units and apartment complexes with higher density housing as well as approval of specific housing projects.

Further, developers within the City of Davis and UC Davis have been successful in attempts to quickly implement some of the recently approved housing projects. In addition, support for housing has been evidenced by voter approval of two City of Davis housing projects.

At this point, housing for approximately 5,000 people is under construction and housing for approximately 5,000 people has been approved but not yet started construction.

## **ONGOING CONSIDERATION ITEMS**

This report is intended as an annual data update and as an opportunity for the City of Davis and UC Davis to consider policy options, explore collaborative opportunities, and jointly respond to housing trends. For future reports, the following considerations appear relevant:

- Certainty of completion dates for projects that are underway or approved.
- Changing demographics of Davis residents.
- Changing occupancy rates.
- Student desires for affordability and community amenities.
- Policy options for reducing vehicle ownership.

## **ADDITIONAL RESOURCES**

In addition to the summary level information provided in this report, the following resources provide additional data.

[UC Davis 2018-19 Annual Vacancy Survey](#)

[City of Davis Current Project List](#)

[UC Davis 2018 Long Range Development Plan](#)

[City of Davis General Plan](#)

# UC Davis Student Housing

By 2025, UC Davis will add up to 6,180 new beds – 118% of potential enrollment growth.

## HOUSING PLANNING

The UC Davis 2018 Long Range Development Plan (LRDP) includes planning capacity to increase on-campus housing from approximately 9,800 students living on campus in student housing in 2016–2017 to an eventual total of housing for more than 18,000 students. This student housing plan, which includes capacity for adding up to 9,050 beds of new campus housing, was included as part of the university's 2018 LRDP and approved by the UC Board of Regents at their July 19, 2018 meeting.

## NEW CONSTRUCTION

Access to housing is a significant challenge throughout the state of California and critical to supporting the strong sense of campus community. To support student success with increased options for living on campus and nearby access to academic resources, UC Davis is engaged in the most ambitious student housing construction initiative in its history.

- **Yosemite Hall (opened fall 2019)**  
Opened this fall, this student housing redevelopment project provides beds for 400 students in a 100,000 square foot building and includes innovative stormwater management features to improve the area's environmental sustainability. The project is tracking to achieve LEED Gold.
- **Shasta Hall (opening no later than fall 2022)**  
When complete, this student housing redevelopment project will replace an aging facility built in 1967 and will be the final residential component of a master plan to redevelop the Cuarto area. This mini-suite style residence hall will provide beds for 800 students across multiple four and five story buildings that include 2- to 3-bedroom units and community spaces.

The Green at West Village



- **Orchard Park Redevelopment Project (anticipated opening fall 2023)**

The Orchard Park Redevelopment Project will provide at least 200, innovatively designed, two-bedroom units for students with families and housing for up to 1200 graduate students – four times more students than the original development. Students who live here will enjoy easy access to the UC Davis Activities and Recreation Center, multiple shopping options, open spaces with heritage oaks and outdoor amenities for children and adults.

- **The Green at West Village, Transfer and Returning Student Housing Project (opening fall 2020 and 2021)**

This 34-acre, zero-net-energy project – complete with a 5.5-Megawatt solar canopy atop surface parking lots – will provide housing for approximately 3,300 students among nine four-story apartment buildings with indoor and outdoor community space and recreational fields. In addition, a 10,000 square foot community building will house a fitness center, multipurpose room and student support services.

- **Latitude Dining Commons (opening fall 2019)**

To help accommodate a growing student population, UC Davis finalized a new dining commons. The large exterior windows of this new, 30,000 square foot building will illuminate multiple international food platforms and two floors of indoor seating at the Tercero housing district's second dining commons. The facility also includes seating for 500, a full commercial kitchen, retail grab-n-go convenience options and multiple outdoor dining patios.



## ANNUAL VACANCY SURVEY

The UC Davis annual housing vacancy survey supports UC Davis students by tracking the annual vacancy rates of large apartment complexes in the City of Davis. This survey provides useful policy information with current data and trend data for occupancy rates, rental prices, annual price increases, and prices for specific unit types. As shown below on Tables 1 and 2, the 2018 survey results indicated continued very low vacancy rates in units for both unit leases and bed leases.

Table 1: Vacancy Rate for **Unit Leases** by Unit Size



Unit Size	2018 Survey Results							2017	2016
	Units Reported (a)		Number of Vacant Units Reported (b)		Vacancy Rate (c)	2017 Vacancy Rate (c)	2016 Vacancy Rate (c)		
	Number	Percent	Number	Percent					
Studio	201	3%	0	0%	0.0%	0.0%	0.0%		
1 Bedroom	2,182	31%	5	17%	0.2%	0.1%	0.0%		
2 Bedroom	3,203	45%	19	63%	0.6%	0.2%	0.1%		
3 Bedroom	984	14%	3	10%	0.3%	0.1%	1.0%		
4 Bedroom	483	7%	3	10%	0.6%	0.0%	0.0%		
Other	20	0%	0	0%	0.0%	0.0%	0.0%		
<b>Total, All Sizes</b>	<b>7,073</b>	<b>100%</b>	<b>30</b>	<b>100%</b>	<b>0.4%</b>	<b>0.2%</b>	<b>0.2%</b>		

(a) Includes the number of units, by unit type, reported by respondents as rented on a per unit basis (i.e., unit lease).

(b) Includes the number of units reported as vacant, by unit type, as reported by survey respondents. May exclude some units in cases where the survey respondent reported the total number of units but did not report the associated number of vacant units.

(c) The vacancy rate for unit leased apartments was calculated based on the number of leased and vacant units only, as reported by survey respondents.

Sources: BAE UC Davis Annual Vacancy Survey, 2018.

Table 2: Vacancy Rate for **Bed Leases** by Unit Size



Unit Size	2018 Survey Results							2017	2016
	Bed Leased Units Reported (a)		Number of Beds Reported (b)		Number of Vacant Beds Reported (c)		Vacancy Rate (d)	2017 Vacancy Rate (d)	2016 Vacancy Rate (d)
	Number	Percent	Number	Percent	Number	Percent			
Studio	0	0%	0	0%	0	0%	n.a.	n.a.	
1 Bedroom	194	16%	331	8%	0	0%	0.0%	1.2%	
2 Bedroom	318	26%	744	19%	8	29%	1.1%	1.5%	
3 Bedroom	221	18%	719	18%	3	11%	0.4%	1.7%	
4 Bedroom	471	39%	2,161	55%	17	61%	0.8%	1.7%	
Other	0	0%	0	0%	0	0%	n.a.	n.a.	
<b>Total, All Sizes</b>	<b>1,204</b>	<b>100%</b>	<b>3,955</b>	<b>100%</b>	<b>28</b>	<b>100%</b>	<b>0.7%</b>	<b>1.6%</b>	

(a) Includes the number of units, by unit type, reported by respondents as rented on a per bed basis (i.e., bed lease).

(b) Includes the number of beds located within bed leased units, by unit type, as reported by survey respondents. May exclude some beds in cases where the survey respondents reported bed leased units but did not report the associated number of leased.

(c) Includes the number of leasable beds reported as vacant, by unit type, as reported by survey respondents. May exclude some beds in cases where the survey respondent reported bed leased units but did not report the associated number of leased or vacant beds.

(d) The vacancy rate for bed leases was calculated based on the number of leased and vacant beds only, as reported by survey respondents.

Sources: BAE UC Davis Annual Vacancy Survey, 2018.

### OFF-CAMPUS MASTER LEASING

With the completion of The Green at West Village, UC Davis will eliminate the practice of master leasing apartments at off-campus locations. While this practice allowed UC Davis transfer students to find close to campus apartment housing late in the academic year (as transfer students are admitted late), the additional on-campus housing will satisfy this program need beginning in Fall of 2020.

### INCREASED HOUSING SUPPORT FOR STUDENTS

Through efforts such as the UC Davis Basic Needs initiative, housing support for students has been enhanced to help bridge from the current very low vacancy to the completion of the construction projects (summarized in Tables 3,4 and 5) that are expected to reduce the housing supply problem. At UC Davis, examples of this include:

- The university secured \$1.5 million from UC's Mortgage Origination Program for emergency housing, emergency meals and basic needs support.
- Rental advice for students with additional staff resources providing education and resources for students to better understand leasing options, renter requirements, and housing costs.
- Crisis prevention and intervention services to identify financial, mental health, housing, and food needs.



Yosemite Hall

Table 3: UC Davis Committed Projects through 2025

Project	Type of housing	Bed increase	Opening	Notes
Tercero Phase IV	Residence Hall	500 beds	Fall 2017	Complete.
West Village Double-Up Expansion	Apartments	550 beds	Fall 2017 through Fall 2022	Approved and in-progress. Formal agreement with developer to expand beds in existing West Village neighborhood. Approximately 300 new double-up beds to be occupied in Fall 2019 and the remaining 250 beds to be filled in the next 1-3 years.
Webster (now Yosemite) and Emerson (now Shasta)	Residence Hall	440 beds	Fall 2022	Approved and in-progress. Yosemite is opening fall 2019 with 400 beds (replacing 260 beds). Shasta started construction and will reopen by 2022 and potentially as early as Fall 2021 with 800 total beds (replacing 500 beds).
The Green at West Village	Apartments	3,290 beds	Fall 2020 through Fall 2021	Approved and in-progress. Construction underway with 1,000 beds scheduled to complete for fall 2020 and an additional 2,290 beds completing in fall 2021.
Orchard Park	Apartments Student Family	up to 1,400 beds including 200 units for student families	Fall 2023	Information item to Regents in March 2018, financial feasibility and design in progress. Final bed counts and timing will be determined in 2019.  <i>Note: student family units assumed to support at least one student per unit plus family members.</i>
<b>TOTAL</b>		<b>6,180 beds</b>		<b>Exceeds potential LRDP enrollment growth of 5,175 students</b>

Table 4: UC Davis Planned Projects through 2030

Project	Type of housing	Bed increase	Notes
Solano Gateway housing	Student Apartments	1,470 beds	Redevelopment of Solano Park Apartments to occur after Orchard Park is completed. The redevelopment of Environmental Horticulture may occur sooner.
Segundo	Residence Halls	400 beds	Redevelopment of Regan Hall Complex to achieve higher density.
Segundo	Student Apartments	500 beds	Redevelopment of Cowell Building and adjacent parking lots as a mixed use residential program with office space and new dining commons.
Tercero 5	Residence Halls	200 beds	Infill development near new Tercero Dining Commons.
Core Campus Mixed Use	Student Apartments	300 beds	Integrate residential space into new academic and administrative development opportunities in the core campus.
West Village Faculty and Staff Housing	Single or multifamily homes	500 units	These numbers are not included in student housing numbers. Financial analysis in progress.
<b>TOTAL</b>		<b>2,870 beds</b>	

Table 5: UC Davis LRDP Housing and Enrollment: Annual Data

	2016-17 LRDP Base Year	2017-18	2018-19	2030-31 LRDP Projection Year	LRDP Net New
Davis Based Enrollment (standard LRDP enrollment averaged over three quarters)	33,825	34,734	35,560	39,000	5,175

	2016-17 LRDP Baseline Actual Occupancy	2017-18 Design Capacity	2018-19 Design Capacity	2030-31 Design Capacity	LRDP Net New
<b>Residence Halls</b>					
Segundo	1,779	1,662	1,662	2,279	500
Tercero	2,756	2,897	2,897	3,456	700
Cuarto	953	694	694	1,393	400
<b>Residence Hall Subtotal</b>	<b>5,488</b>	<b>5,253</b>	<b>5,253</b>	<b>7,128</b>	<b>1,640</b>

<b>Campus Apartments</b>					
West Village	2,026	2,579	2,579	5,866	3,840
Orchard Park Apartments	0	0	0	1,400	1,400
Russell Park Apartments	417	420	420	420	
Atriums at La Rue	118	112	112	112	
The Social Living Groups at La Rue	140	142	142	142	
The Colleges at La Rue	669	549	549	549	
Lot 22 & Cowell Building	0	0	0	400	400
Primero Grove	350	360	360	360	
Tri Coops & The Baggins End Domes	66	52	52	65	
Solano Park Apartments	310	272	272	1,045	735
Solano Gateways	0	0	0	735	735
Eighth and Wake	234	234	234	234	0
Academic Core Mixed Use	0	0	0	300	300
<b>Campus Apartment Subtotal</b>	<b>4,330</b>	<b>4,720</b>	<b>4,720</b>	<b>11,740</b>	<b>7,410</b>

<b>Campus Student Housing</b>					
Total Design Capacity (Beds Available)	9,831	9,973	9,973	18,868	9,050
Total Students Living on Campus	9,818	10,181	10,486	18,868	
Percent of Students Living on Campus	29.03%	29.31%	29.48%	48.38%	

# City of Davis Housing Update

## OVERVIEW – 2017 STATE OF THE CITY REPORT

For the City of Davis, the *2017 State of the City Report* provides a recent overview of housing planning, conditions, vacancy, and affordability within the City of Davis. For many housing factors, the 2017 report compares Davis data with comparable Yolo County data. For housing oriented towards UC Davis students, Table 6 provides summary data from the previously discussed UC Davis Annual Vacancy Survey showing vacancy data for large apartment complexes in the City of Davis for the years 2005 through 2018 demonstrating increased demand and decreased vacancy during this period. While useful, this data does not capture occupancy and vacancy for the overall City of Davis housing market.

Table 6: Large Apartment Complex Vacancy Rates, 2005-2018

Year	Average Vacancy
2018	0.4%
2017	0.2%
2016	0.2%
2015	0.2%
2014	0.3%
2013	1.9%
2012	1.7%
2011	2.5%
2010	3.4%
2009	3.2%
2008	0.8%
2007	0.7%
2006	1.8%
2005	4.2%



For the overall City of Davis housing market, vacancy data for all unit types for the City of Davis and Yolo County in 2000, 2010, and 2015 are characterized in Table 7, shown below from the 2017 State of the City Report, and illustrating low vacancy in the City of Davis as compared to Yolo County.

Table 7: Housing Occupancy and Vacancy Status, 2000, 2010, and 2015

Occupancy/Vacancy	2000		2010		Average Annual Change ('00-'10)	2015		Average Annual Change ('10-'15)	Average Annual Change ('00-'15)
	Number	Percent	Number	Percent		Number	Percent		
<b>City of Davis</b>									
Occupied Housing Units	22,948	97.2%	24,873	96.1%	0.8%	24,426	96.3%	-0.4%	0.4%
Vacant Housing Units (a)	669	2.8%	996	3.9%	4.1%	931	3.7%	-1.3%	2.2%
For rent	406	1.7%	510	2.0%	2.3%	n.a.	n.a.	n.a.	n.a.
For sale only	108	0.5%	61	0.2%	-5.6%	n.a.	n.a.	n.a.	n.a.
Rented or sold, not occupied	57	0.2%	94	0.4%	5.1%	n.a.	n.a.	n.a.	n.a.
For seasonal use	74	0.3%	28	0.1%	-9.3%	n.a.	n.a.	n.a.	n.a.
For migrant workers	0	0.0%	172	0.7%	n.a.	n.a.	n.a.	n.a.	n.a.
Other vacant (b)	39	0.2%	0	0.0%	-100.0%	n.a.	n.a.	n.a.	n.a.
<b>Total, All Housing Units</b>	<b>23,617</b>	<b>100%</b>	<b>25,869</b>	<b>100%</b>	<b>0.9%</b>	<b>25,357</b>	<b>100%</b>	<b>-0.4%</b>	<b>0.5%</b>
<b>Yolo County</b>									
Occupied Housing Units	59,375	96.4%	70,872	94.4%	1.8%	73,754	95.8%	0.8%	1.5%
Vacant Housing Units (a)	2,212	3.6%	4,182	5.6%	6.6%	3,212	4.2%	-5.1%	2.5%
For rent	978	1.6%	1,774	2.4%	6.1%	1,070	1.4%	-9.6%	0.6%
For sale only	406	0.7%	133	0.2%	-10.6%	644	0.8%	37.1%	3.1%
Rented or sold, not occupied	243	0.4%	734	1.0%	11.7%	310	0.4%	-15.8%	1.6%
For seasonal use	241	0.4%	146	0.2%	-4.9%	0	0.0%	-100.0%	n.a.
For migrant workers	57	0.1%	454	0.6%	23.1%	640	0.8%	7.1%	17.5%
Other vacant (b)	287	0.5%	76	0.1%	-12.4%	383	0.5%	38.2%	1.9%
<b>Total, All Housing Units</b>	<b>61,587</b>	<b>100%</b>	<b>75,054</b>	<b>100%</b>	<b>2.0%</b>	<b>76,966</b>	<b>100%</b>	<b>0.5%</b>	<b>1.5%</b>

(a) The total number of occupied and vacant housing units is from Summary File 1, while the number of vacant units by type is from Summary File 3.

(b) A unit is defined as Other vacant when it does not fit into any year-round vacancy category. Common reasons a unit is classified as Other vacant are when no one lives in the unit and the owner is making repairs or renovation, does not want to sell or rent, or the property is being held for settlement of an estate.

Sources: US Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2016; US Census Bureau, Census 2010, Summary File 1, 2016; US Census Bureau, 2015 American Community Survey, 2016; BAE, 2016.

For the specific topics of Ownership and Rental Costs and Affordability, the following paragraphs, as presented in the 2017 State of the City Report highlight a key set of data for the City of Davis housing market.

### OWNERSHIP COSTS AND AFFORDABILITY

Table 8 shows housing sales by unit type in Davis between November 2015 and November 2016. The data shows the median purchase price for a single-family home in Davis was \$566,000, compared to the countywide median sale price of \$407,000 reported by the Yolo County Association of Realtors for the month of September 2016. Although data provided by ListSource and the Yolo County Association of Realtors cover different time periods, it demonstrates that housing purchase prices in Davis are generally higher than the rest of the county. According to the 2013-2021 Housing Element, annual household incomes generally must exceed \$100,000 in order to afford to buy a home in the City of Davis, which, given the city's higher proportion of lower income households, is a significant barrier to homeownership. Households are considered to have an excessive housing cost burden when monthly costs exceed 30 percent of monthly household income, while households are considered to have a severe housing cost burden when monthly housing costs exceed 50 percent of monthly household income.

Table 8: Home Sales by Type, City of Davis, November 2015 to November 2016

	Property Type (a)				
	Single Family (b)	Duplex Building	Triplex Building	Quadplex Building	Condominium (c)
Number of Sales	544	22	6	3	82
<b>Lot Area</b>					
Median Lot Area (Sq. Ft.)	6,696	8,712	6,534	8,004	1,008
Average Lot Area (Sq. Ft.)	9,783	8,511	6,737	8,541	1,495
<b>Living Area</b>					
Median Living Area (Sq. Ft.)	1,597	2,019	2,726	3,309	1,136
Average Living Area (Sq. Ft.)	1,845	2,032	2,856	3,309	1,109
<b>Sale Price</b>					
Median	\$566,000	\$600,000	\$512,500	\$786,000	\$312,500
Average	\$638,489	\$620,377	\$641,667	\$808,667	\$310,794
Minimum	\$60,000	\$400,000	\$450,000	\$735,000	\$213,500
Maximum	\$2,204,600	\$800,000	\$1,350,000	\$905,000	\$447,500
<b>Sale Price Per Sq. Ft.</b>					
Median Price/Sq. Ft. Living Area	\$352	\$307	\$190	\$231	\$278
Average Price/Sq. Ft. Living Area	\$359	\$317	\$230	\$231	\$283
<b>Bedrooms</b>					
Median Bedrooms	3.0	4.0	5.0	5.5	2.0
Average Bedrooms	3.4	4.5	4.8	5.5	2.3

(a) Single-family and condominium sales figures represent per unit sales, while sales of duplex, triplex, and quadplex units represent sale of the entire building.

(b) Single-family properties include attached and detached single-family homes, halfplexes, townhomes, and other units on individual lots.

(c) Condominiums include stacked flats and other multifamily units on a common lot.

Sources: ListSource, 2016; BAE, 2016.

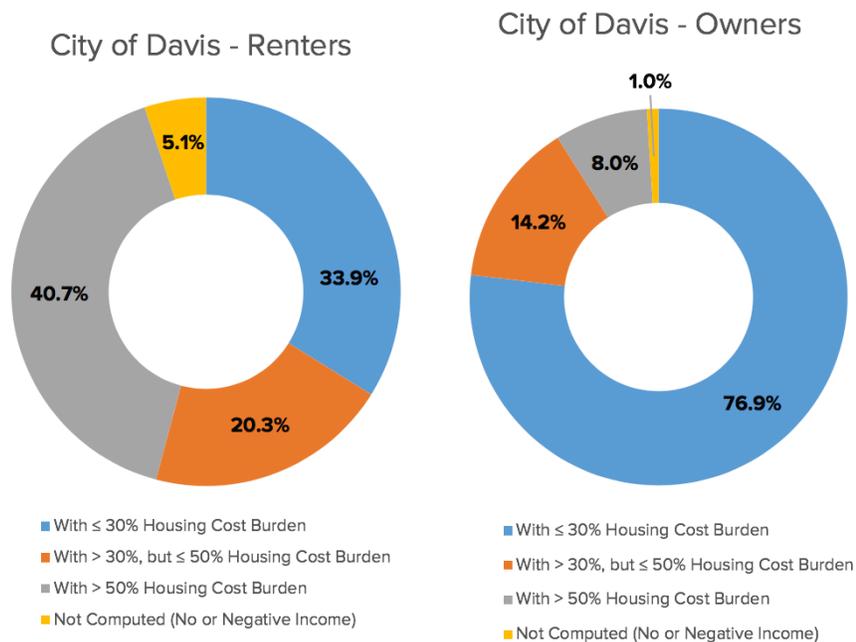
Data from the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS), which is a special tabulation of the 2009-2013 ACS 5-Year Estimates, is summarized in the 2017 State of the City Report and in Figure 1, shows that 14.2 percent of owner households experience excessive housing cost burdens, while another 8.0 percent experienced severe housing cost burdens. Household income categories are defined in relation to the Housing and Urban Development (HUD) Adjusted Median Family Income (HAMFI). For example, a household earning 30 percent or less of HAMFI is considered Extremely Low-Income, while a household earning 31 percent to 50 percent of HAMFI is considered Very Low-Income. The data indicates that more than 75.0 percent of Extremely Low- and 58.2 percent of Low-Income households were burdened by housing costs.

### RENTAL COSTS AND AFFORDABILITY

As discussed previously, the city has a higher than average proportion of renter occupied housing units primarily comprised of multifamily units with extremely low vacancy, particularly among one- and two-bedroom units. The UC Davis Apartment and Rental Survey reported an average apartment rental rate of \$1,815 per month in 2018, which was a 8.5 percent increase over 2017. Average monthly rents for individual unit types were as follows: \$1,096 for a studio unit; \$1,367 for a one bedroom; \$1,785 for a two-bedroom unit; \$2,416 for a three bedroom unit; and \$2,992 for a four-bedroom unit.

According to the 2013-2021 Housing Element, annual household incomes required to afford rental apartments in the city generally ranged from \$34,840 to \$114,800 after accounting for utility costs; however large and generally more expensive units were limited. Annual income required for one and two- bedroom units, which comprise the majority of the city’s rental housing stock, ranged from \$39,920 to \$52,280. Given the high cost of homeownership, renting is a more affordable option to many household in the city, however, as described in the report, 20.3 percent of renter households experience excessive housing cost burdens, while 40.7 percent experience severe housing cost burdens, indicating that renter households are more cost burdened than owner occupied households. More than 76.0 percent of Extremely Low-, 89.6 percent of Very Low-, and 76.9 percent of Low-Income households were burdened by housing costs.

Figure 1: Housing Cost Burden by Tenure, City of Davis, 2009-2013



Sources: HUD, 2009-2013 CHAS, 2016; BAE, 2016.

## RENTAL RESOURCES PROGRAM

In March 2017, the City of Davis implemented the Rental Resources Program to establish a one-stop source for rental resources including Rental Registration, Education and Inspection. It has been noted over the years that some residential rental units in Davis are substandard, over-crowded, and/or non-compliant with State and local laws. These substandard conditions can render the rental-housing unit unfit or unsafe for human occupancy. They also compromise the integrity and residential quality of City neighborhoods.

With this program, the City intends to abate on-going nuisances and gain compliance with State and local laws relative to rental properties to ensure rental housing is maintained and meets minimum building, housing, fire and nuisance standards and is safe to occupy. The Program is intended to preserve and enhance the quality of life for residents living in rental housing, as well as the neighborhoods in which they reside. Property owners, tenants, neighbors and the city all play an important role in this community program.

Table 9: Upcoming City of Davis Student-Oriented Apartment Projects

Project Name	Number of Units	Unit Types	Number of Beds/Bedrooms	Estimated Completion Date
Davis Live 525 Oxford	71 du	3 and 4 bedroom apts	440 beds	2021
Lincoln 40 East Olive Dr.	130 du	2,3,4,and 5 bedroom apts	708 beds	2021
Nishi Student Housing	700 du	2 and 3 bedroom apts	2200 beds	Post 2021
Sterling Apts 2100 5th St.	160 du	1,2,4,and 5 Bedroom apts	540 beds	2020
<b>TOTAL</b>	<b>1071 du</b>		<b>3888 beds</b>	

There are also some additional 679 bedrooms within 464 apartment units scheduled to come on line within the next 5 years. These units are not targeted toward the student population like those listed in the chart, but could be rented by students.

(a) Data reflect privately managed apartment complexes in the City of Davis and on the UC Davis campus, excluding deed restricted affordable units.

Sources: UC Davis, Student Housing, Apartment Vacancy and Rental Rate Survey, 2016; BAE, 2016.

Table 10: City of Davis Projects Completed Planning Review and Pending Construction

Project Name	Address/ Location	Status	Residential Type	Target Population	Unit Type	Existing Units or Bedrooms*	Total # of Beds/ rooms	Total # of Units
3820 Chiles Road Apartments	3820 Chiles Road	Pending Construction	Apartments	Professionals and Workforce	Studio, 1, 2, and 3 Bedroom Apts.	N/A	361 Bedrooms	225 Units
Cannery Market Place Apartments	Cannery M-U District	Pending Construction	Mixed-Use with Residential	Professionals and Workforce	Studio, 1, and 2 Bedroom Apts.	36 units (Approved and included in Cannery units)	101 Bedrooms	84 Units (Includes 36 units already counted in Cannery units)
Chiles Ranch Subdivision	2411 E. 8th St.	Pending Construction	Single-Family Dwellings	Families	Single-Family Dwellings	1 SFD	N/A	96 SFDs
D Street Gardens	717 D Street	Pending Construction	Single-Family Dwellings	Families	Single-Family Dwellings	2 SFDs	SFDs	9 SFDs
Davis Live Apartments	525 Oxford Circle	Pending Construction	Apartments	Students	3 and 4 Bedroom Apts.	33 Bedrooms	440 Beds	71 Units
Lincoln 40 Apartments	East Olive Drive	Pending Construction	Apartments	Students	2, 3, 4, and 5 Bedroom Apts.	10 SFDs and 14 Apt Units	708 Beds	130 Units
Nishi Student Housing	West Olive Drive	Pending Construction	Apartments	Students	2 and 3 Bedroom Apts.	N/A	2,200 Beds	700 Units
Sterling Affordable Site	2100 5th Street	Pending Construction	Affordable Apartments	Individuals and Families	1, 2, and 3 Bedroom Affordable Apts.	N/A	71 Bedrooms	38 Units
Trackside Center	901-919 3rd Street	Pending Construction	Mixed Use with Residential	Professionals and Workforce	Studio, 1, and 2 Bedroom Apts.	N/A	47 Bedrooms	27 Units
Zelkova Court Subdivision	1021 5th Street	Pending Construction	Single-Family Dwellings	Students	Single-Family Dwellings	1 SFD	N/A	5 SFDs
<b>Subtotal</b>							<b>3,928 Beds/ Bedrooms</b>	<b>1,385 Units</b>

Table 11: City of Davis Projects Under Construction or Completed Construction

Project Name	Address/ Location	Status	Residential Type	Target Population	Unit Type	Existing Units or Bedrooms*	Total # of Beds/ rooms	Total # of Units
Cannery Subdivision	1111 E. Covell	Under Construction	Residential Subdivision	Families	Single-Family Dwellings, Condos, and Apartments	N/A	N/A	633 SFDs and Apt Units
Cassel Lane Subdivision	Cassell Lane	Under Construction	Single-Family Dwellings	Families	Single-Family Dwellings	N/A	N/A	23 SFDs
Creekside Apartments	2990 5th Street	Under Construction	Affordable Apartments	Disabled, Homeless, and Individuals	1 and 2 Bedroom Affordable Apts.	N/A	99 Bedrooms	90 Units
Grande Subdivision	Grande Avenue	Under Construction	Single-Family Dwellings	Families	Single-Family Dwellings	N/A	N/A	41 SFDs
Sterling 5th St. Apartments	2100 5th Street	Under Construction	Apartments	Students	1, 2, 4, and 5 Bedroom Apts.	80 Beds	540 Beds	160 Units
Villages at Willowcreek	Drummond & Cowell	Completed 2019	Single-Family Dwellings	Families	Single-Family Dwellings	N/A	N/A	35 SFDs
<b>Subtotal</b>							<b>639 Beds/ Bedrooms</b>	<b>982 Units</b>
<b>TOTAL</b>							<b>4,567 Beds/ Bedrooms</b>	<b>2,358 Units</b>

Figure 2: Residential Development Projects



For General Information Only  
October 2019

- Proposed or Undergoing Planning Review
- Completed Planning Review or Construction Pending
- Under Construction or Complete

Gala at The Cannery



