

bae



FINAL

Senior Population and Housing Data and Projections 2008- 2030

Submitted To:

Katherine Hess, Director
Community Development Department
City of Davis

November 3, 2009

Bay Area Economics

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November 3, 2009

Ms. Katherine Hess
Director
Community Development Department
23 Russell Blvd, Suite 2
Davis, CA 95616

Dear Ms. Hess:

Bay Area Economics (BAE) is pleased to submit final data and projections on senior population and housing and related material, for the City of Davis. The City of Davis retained Bay Area Economics (BAE) to prepare projections of the senior population and households over time, and profile senior household incomes and senior housing choices to estimate the demand for different types of senior housing units in Davis through the 2030 time period.

This transmittal includes a brief discussion of the methodology and the key assumptions used to produce the accompanying tables and appendices. The tables are grouped into three categories, including projections of senior households, profile of senior household incomes, and profile of senior housing choices. The methodology, assumptions, tables, and appendices incorporate changes made in response to staff comments on the preliminary materials previously submitted.

Please do not hesitate to contact me in our Davis office, at 530-750-2195, if you have any questions or if we can provide any additional assistance.

Sincerely,

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

Matt Kowta, M.C.P.
Principal

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Summary of Key Assumptions and Limitations

1. The City of Davis' overall population will grow at an average annual compound rate of one percent, per City Council resolution 08-019 adopted on February 12, 2008. For example, between 2008 and 2010, the projections in Table 1 show an increase of the total population from 65,960 to 67,286, an annual average compound rate of one percent. The one percent growth factor is assumed to continue through 2030. This underlying growth factor is distributed proportionately across all age and gender categories before adjusting for differential rates of change among age groups; which means all age groups and all gender categories are assumed to grow at a one percent annual average compound growth rate, with the exception of the student population, see note 3 below.
2. The shifts in population between the age brackets that occur as the population ages are modeled by assuming that the various age groups within the City of Davis will mirror trends in the corresponding age brackets in the County overall, excluding population growth trends. These population shifts, which exclude population growth, are displayed in Appendix B. These estimates of population shifts are then combined with the one percent overall growth rate assumption for Davis, resulting in projected growth rates for individual age groups that may be greater or less than one percent, for different periods of time.
3. The student population living in the City of Davis between the ages of 18 to 24 is held to 2008 levels throughout the projections. Only the portion of the population in the 18 to 24 age bracket that is estimated to be part of the non-student population is projected to change through 2030. This is because the UCD Long Range Development Plan projects that there will be a negligible change in the number of students residing in off-campus housing in the City of Davis during the remainder of the LRDP period (through 2015-2016). Absent UCD plans for growth beyond the current LRDP, the campus is assumed to stabilize after 2015-2016.
4. Over time, Davis senior households are assumed to mirror overall 2000 Yolo County patterns in terms of the proportion of seniors living in households versus those residing in group quarters, as well as the average number of seniors per household, in each age cohort.
5. The projections in Table 11 exclude demand from senior households in the 55 to 64 age group. Although the proportion of senior households in this age range that could be expected to live in age-restricted housing is fairly small, the projections in Table 11 will tend to under-estimate potential demand for age-restricted housing. For example, between 2010 and 2030, Table 3 projects a net increase of 1,236 senior households between the age of 55 and 64 in Davis. Based on the fact that use of age-restricted housing tends to be lower in younger age groups, and the fact that about 15 percent of households aged 65 and over occupy age-restricted housing, it can be assumed that less than 15 percent of households in the 55 to 64 age group occupy age-restricted housing. Thus, it can be assumed that households in the 55 to 64 age group would contribute demand for substantially fewer than 185 additional units of age-restricted housing in Davis between 2010 and 2030. However, adding these 185 additional

units to the 623 age-restricted units shown for 2010-2030 in Table 11 for ages 65 and over would equal a total demand of 808 units of age-restricted housing.

6. The current supply and demand for age-restricted housing in Davis is assumed to be at equilibrium. To the extent that there is current unmet demand for any type of senior housing in Davis, the projections in Table 11 will tend to under-estimate the total supportable increase in senior housing supply over time. The demand shown in Table 11 would be reduced by the supply of senior housing built and occupied in Davis from 2008 to present. Since 2008, 60 senior units have received a certificate of occupancy at Eleanor Roosevelt Circle. An additional 16 units have been approved but have not been built at the University Retirement Center as of September 29, 2009.
7. The projections in Table 11 do not factor in the potential for new senior housing developed in Davis to serve senior households who may be attracted to Davis from other locations, including parents of Davis residents who may wish to relocate to Davis (e.g., external housing demand).
8. The projections in Table 11 are based on the current estimated supply of senior housing in the U.S. To the extent that senior housing choices are limited by the current type and supply of housing offered to seniors nationwide, the projections may under-estimate potential demand for different types of senior housing that may be under-supplied in the U.S. at this time, or for new types of senior housing that may be developed in the future.

Projections of Senior Population and Households

Table 1: City of Davis Population Projections by Age and Gender, 1% Population Growth Rate (Page 1 of 2)

2008 (a)						
Age Range	Percent		Percent		Total Population	Percent of Total
	Female	of Total	Male	of Total		
Under 55	28,851	44%	26,151	40%	55,002	83%
55 - 59	1,516	2%	1,444	2%	2,960	4%
60 - 64	1,105	2%	1,304	2%	2,409	4%
65 - 69	859	1%	889	1%	1,748	3%
70 - 74	683	1%	333	1%	1,016	2%
75 -79	517	1%	493	1%	1,010	2%
80 and over	1,224	2%	591	1%	1,815	3%
Total Population (b)	34,755	53%	31,205	47%	65,960	100%

2010 (c)						
Age Range	Percent		Percent		Total Population	Percent of Total
	Female	of Total	Male	of Total		
Under 55 (d)	29,101	43%	26,465	39%	55,566	83%
55 - 59	1,618	2%	1,529	2%	3,147	5%
60 - 64	1,228	2%	1,478	2%	2,706	4%
65 - 69	959	1%	959	1%	1,918	3%
70 - 74	722	1%	356	1%	1,078	2%
75 -79	526	1%	495	1%	1,021	2%
80 and over	1,234	2%	615	1%	1,849	3%
Total Population (b)(e)	35,389	53%	31,897	47%	67,286	100%

2015 (c)						
Age Range	Percent		Percent		Total Population	Percent of Total
	Female	of Total	Male	of Total		
Under 55 (d)	29,752	42%	27,407	39%	57,159	81%
55 - 59	1,725	2%	1,631	2%	3,356	5%
60 - 64	1,471	2%	1,716	2%	3,187	5%
65 - 69	1,279	2%	1,301	2%	2,579	4%
70 - 74	912	1%	450	1%	1,362	2%
75 -79	579	1%	556	1%	1,135	2%
80 and over	1,284	2%	657	1%	1,940	3%
Total Population (b)(e)	37,002	52%	33,717	48%	70,718	100%

Notes:

(a) Estimates are from the 2006-2008 ACS 3-Year data set. These estimates are an average of samples collected from January 1, 2006 through December 31, 2008.

(b) Figures in columns may not sum to equal totals due to rounding.

(c) Population projections calculated using 1% compound annual average growth rate for each age and gender cohort, combined with Countywide changes in population distribution. See Appendices A and B for further detail.

(d) The number of UC Davis students residing in the City of Davis is held at 2008 levels. All students are assumed to be in the Under 55 age category.

(e) Without the 1% population growth, the population that is age 55 and over would grow from 10,958 in 2008 to 11,447 in 2010, to 12,499 in 2015, to 13,434 in 2020, to 15,262 in 2030 due to shifts in the population from aging. This would equal a population increase of 3,815 from 2010 to 2030, compared to an increase of 7,911 with the 1% growth rate assumption.

Sources: U.S. Census Bureau, American Community Survey 2006-2008, 2009; California Department of Finance, 2009; BAE, 2009.

Table 1: City of Davis Population Projections by Age and Gender, 1% Population Growth Rate (Page 2 of 2)

Age Range	2020 (c)		2020 (c)		Total	Percent
	Female	Percent of Total	Male	Percent of Total	Population	of Total
Under 55 (d)	30,477	41%	28,424	38%	58,902	79%
55 - 59	1,834	2%	1,712	2%	3,546	5%
60 - 64	1,582	2%	1,847	2%	3,428	5%
65 - 69	1,538	2%	1,526	2%	3,063	4%
70 - 74	1,217	2%	615	1%	1,832	2%
75 -79	740	1%	706	1%	1,445	2%
80 and over	1,410	2%	698	1%	2,108	3%
Total Population (b)(e)	38,797	52%	35,528	48%	74,325	100%

Age Range	2030 (c)		2030 (c)		Total	Percent
	Female	Percent of Total	Male	Percent of Total	Population	of Total
Under 55 (d)	32,163	39%	30,307	37%	62,469	76%
55 - 59	1,910	2%	1,949	2%	3,860	5%
60 - 64	1,687	2%	2,030	2%	3,717	5%
65 - 69	1,816	2%	1,789	2%	3,605	4%
70 - 74	1,636	2%	815	1%	2,451	3%
75 -79	1,249	2%	1,198	1%	2,447	3%
80 and over	2,346	3%	1,206	1%	3,552	4%
Total Population (b)(e)	42,808	52%	39,294	48%	82,102	100%

Notes:

(a) Estimates are from the 2006-2008 ACS 3-Year data set. These estimates are an average of samples collected from January 1, 2006 through December 31, 2008.

(b) Figures in columns may not sum to equal totals due to rounding.

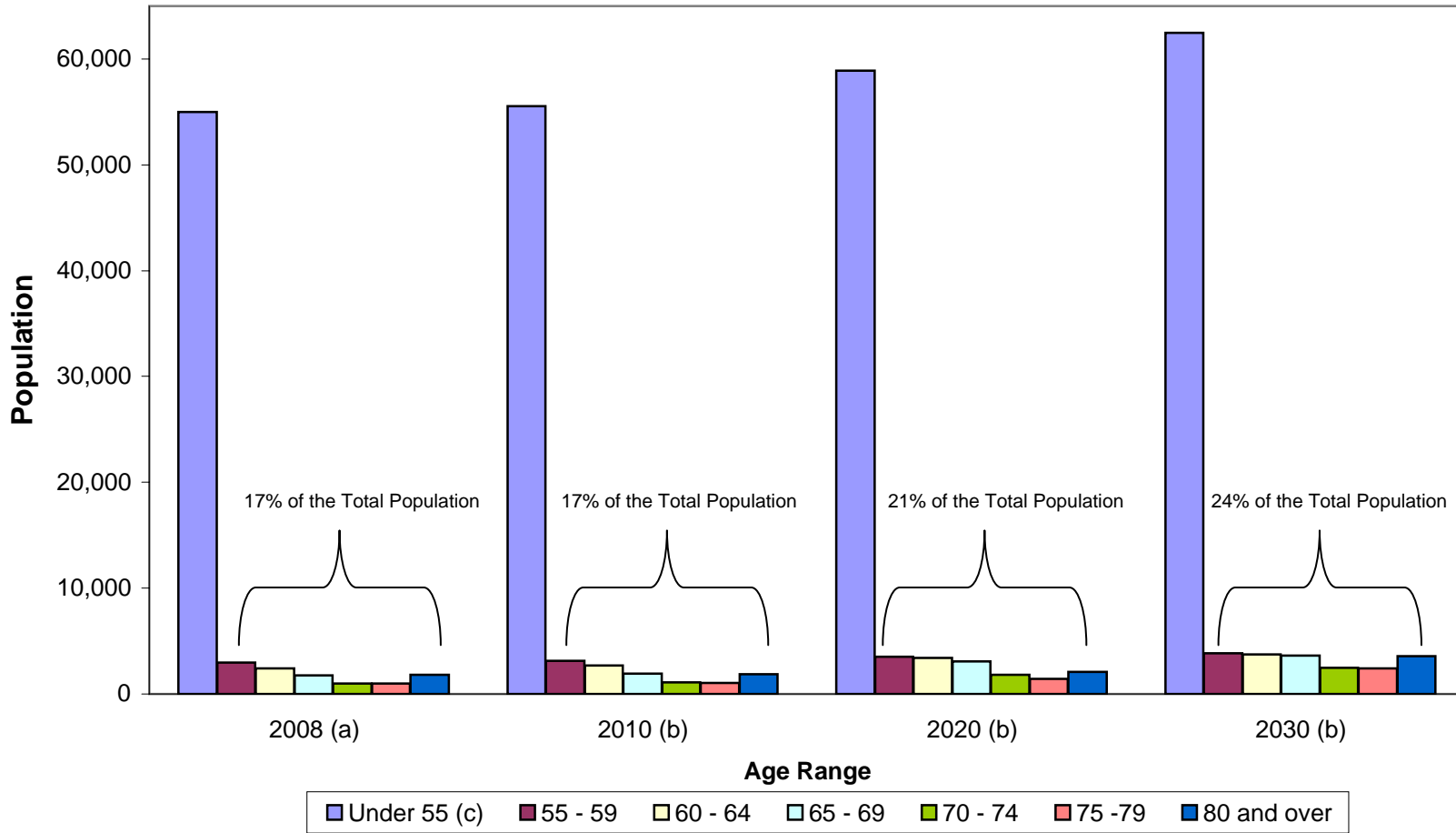
(c) Population projections calculated using 1% compound annual average growth rate for each age and gender cohort, combined with Countywide changes in population distribution. See Appendices A and B for further detail.

(d) The number of UC Davis students residing in the City of Davis is held at 2008 levels. All students are assumed to be in the Under 55 age category.

(e) Without the 1% population growth, the population that is age 55 and over would grow from 10,958 in 2008 to 11,447 in 2010, to 12,499 in 2015, to 13,434 in 2020, to 15,262 in 2030 due to shifts in the population from aging. This would equal a population increase of 3,815 from 2010 to 2030, compared to an increase of 7,911 with the 1% growth rate assumption.

Sources: U.S. Census Bureau, American Community Survey 2006-2008, 2009; California Department of Finance, 2009; BAE, 2009.

Figure 1: City of Davis Population Projections by Age Ranges

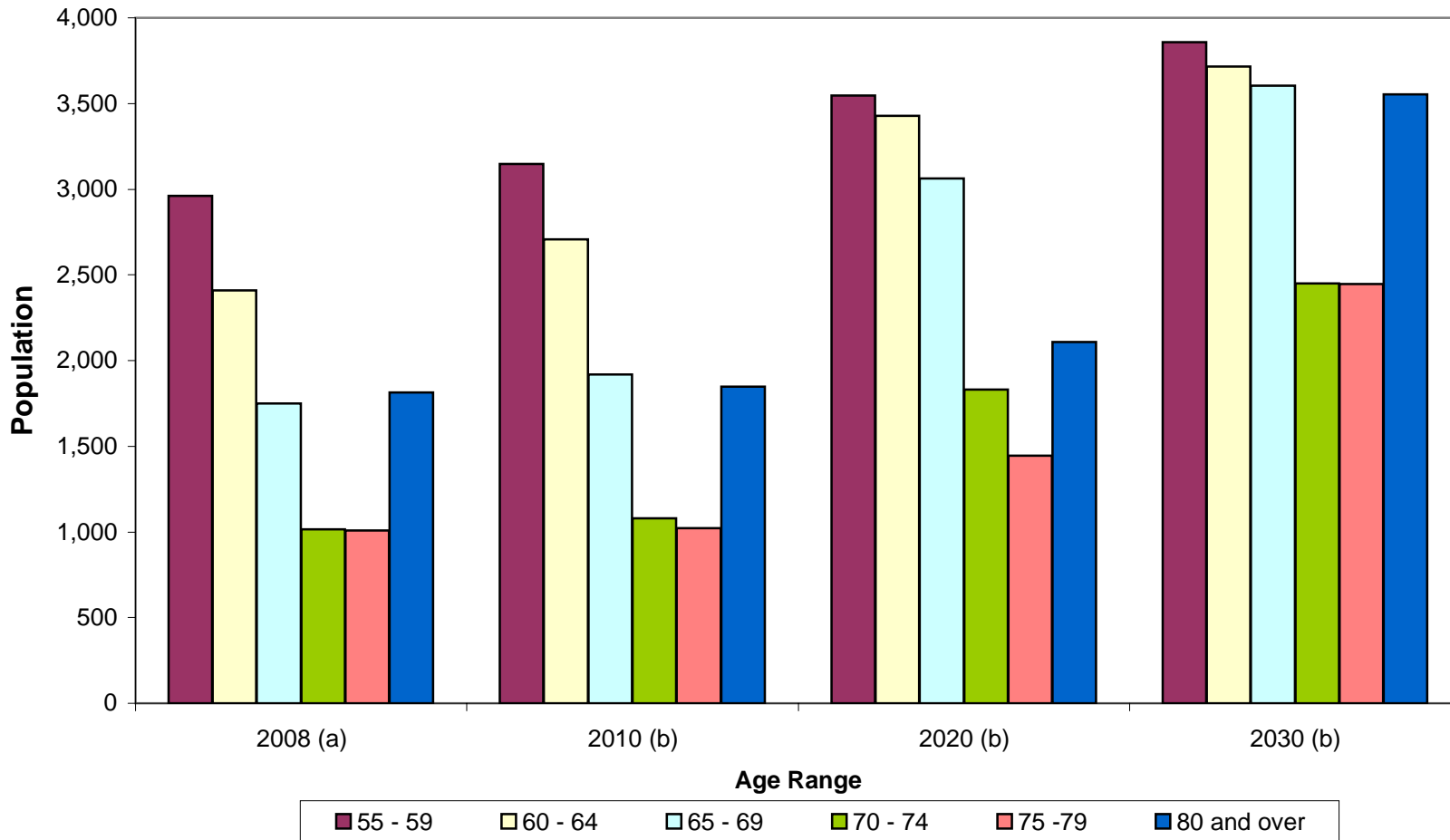


Notes:

- (a) Estimates are from the 2006-2008 American Community Survey 3-Year data set. These estimates are an average of samples collected from January 1, 2006 through December 31, 2008.
- (b) Population projections calculated using 1% compound annual average growth rate for each age and gender cohort, combined with Countywide changes in population distribution. See Appendices A and B for further detail.
- (c) The number of UC Davis students residing in the City of Davis is held at 2008 levels. All students are assumed to be in the Under 55 age category.

Sources: U.S. Census Bureau, American Community Survey 2006-2008, 2009; California Department of Finance, 2009; BAE, 2009.

Figure 2: City of Davis Population Projections by Age Ranges 55+

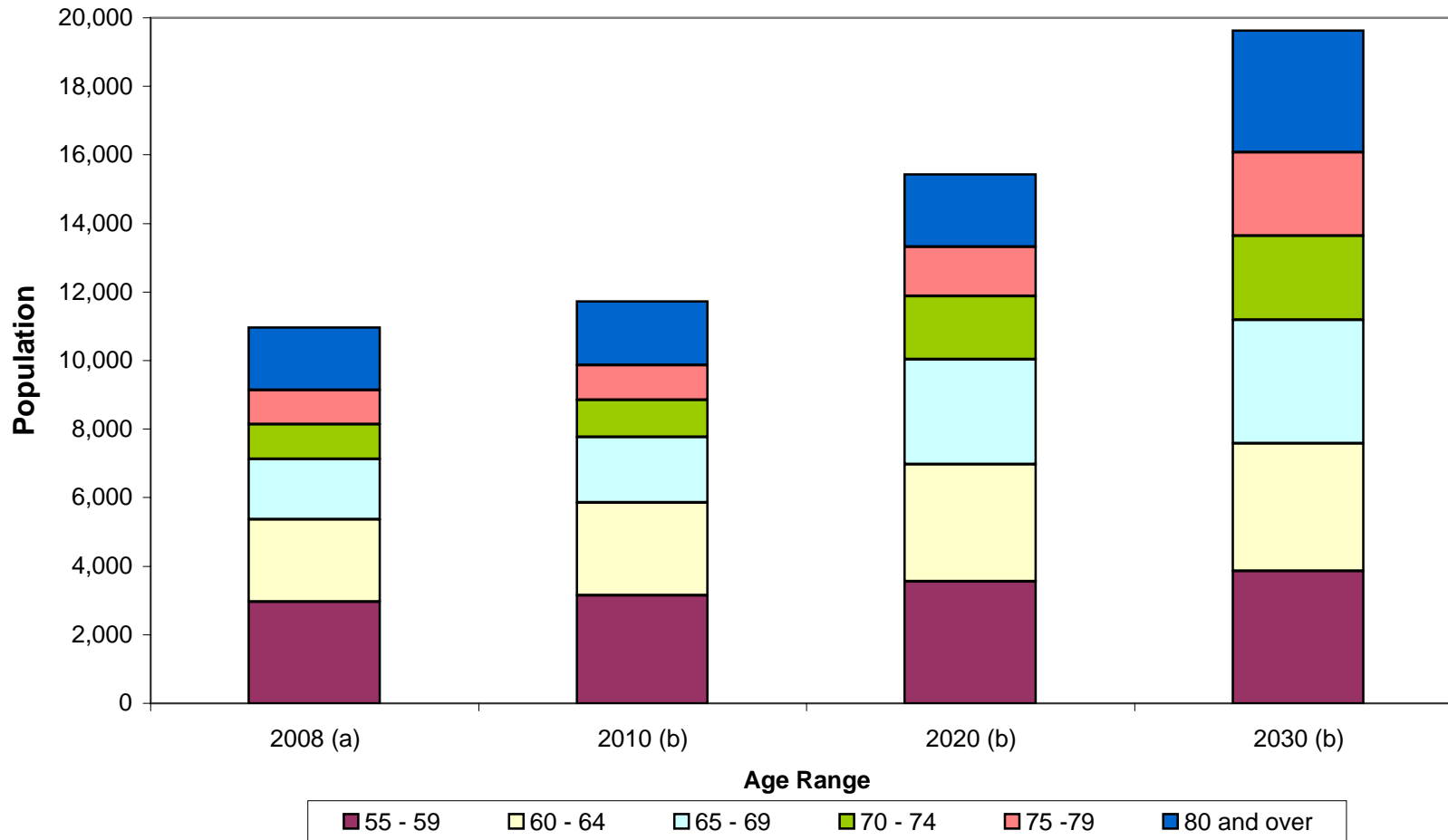


Notes:

- (a) Estimates are from the 2006-2008 American Community Survey 3-Year data set. These estimates are an average of samples collected from January 1, 2006 through December 31, 2008.
- (b) Population projections calculated using 1% compound annual average growth rate for each age and gender cohort, combined with Countywide changes in population distribution. See Appendices A and B for further detail.
- (c) The number of UC Davis students residing in the City of Davis is held at 2008 levels. All students are assumed to be in the Under 55 age category.

Sources: U.S. Census Bureau, American Community Survey 2006-2008, 2009; California Department of Finance, 2009; BAE, 2009.

Figure 3: City of Davis Population Projections by Age Ranges 55+



Notes:

- (a) Estimates are from the 2006-2008 American Community Survey 3-Year data set. These estimates are an average of samples collected from January 1, 2006 through December 31, 2008.
- (b) Population projections calculated using 1% compound annual average growth rate for each age and gender cohort, combined with Countywide changes in population distribution. See Appendices A and B for further detail.
- (c) The number of UC Davis students residing in the City of Davis is held at 2008 levels. All students are assumed to be in the Under 55 age category.

Sources: U.S. Census Bureau, American Community Survey 2006-2008, 2009; California Department of Finance, 2009; BAE, 2009.

Table 2: City of Davis Net Population Change by Age and Gender, 1% Population Growth Rate

Age Range	2008-2010 (a)(b)			2010-2015 (b)		
	Female	Male	Total	Female	Male	Total
			Population			Population
Under 55 (c)	250	314	564	651	942	1,593
55 - 59	102	85	187	107	102	209
60 - 64	123	174	297	243	238	481
65 - 69	100	70	170	320	341	661
70 - 74	39	23	62	191	93	284
75 -79	9	2	11	53	61	113
80 and over	10	24	34	49	42	91
Total Population (d)	634	692	1,326	1,613	1,819	3,432

Age Range	2015-2020 (b)			2020-2030 (b)		
	Female	Male	Total	Female	Male	Total
			Population			Population
Under 55 (c)	725	1,018	1,743	1,685	1,882	3,568
55 - 59	109	81	190	76	238	314
60 - 64	111	131	242	106	183	289
65 - 69	259	225	484	279	263	542
70 - 74	305	166	470	419	200	619
75 -79	161	150	311	510	492	1,002
80 and over	126	41	168	936	508	1,444
Total Population (d)	1,796	1,811	3,607	4,011	3,766	7,777

Age Range	2010-2030 (b)			Percent of Total Population Growth
	Female	Male	Total	
			Population	
Under 55 (c)	3,062	3,842	6,904	47%
55 - 59	292	421	712	5%
60 - 64	459	552	1,011	7%
65 - 69	858	829	1,687	11%
70 - 74	914	459	1,373	9%
75 -79	723	702	1,426	10%
80 and over	1,112	591	1,703	11%
Total Population (d)	7,419	7,396	14,815	100%

Notes:

(a) 2008 estimates are from the 2006-2008 ACS 3-Year data set. These estimates are an average of samples collected from January 1, 2006 through December 31, 2008.

(b) Population projections calculated using 1% compound annual average growth rate for each age and gender cohort, combined with Countywide changes in population distribution. See Appendices A and B for further detail.

(c) The number of UC Davis students residing in the City of Davis is held at 2008 levels. All students are assumed to be in the Under 55 age category.

(d) Figures in columns may not sum to equal totals due to rounding.

Sources: U.S. Census Bureau, American Community Survey 2006-2008, 2009; California Department of Finance, 2009; BAE, 2009.

Table 3: City of Davis Net Senior Household Change by Age Cohort (Page 1 of 2)

2008-2010 (a)				
Age Range	Net Population Increase (b)	% of Seniors in Households (c)	Average Number of Seniors per Household (c)(d)	Estimated Increase In Senior Households
55 - 59	187	99%	1.25	148
60 - 64	297	99%	1.48	198
65 - 69	170	100%	1.43	119
70 - 74	62	98%	1.49	41
75 -79	11	99%	1.42	8
80 and over	34	90%	1.53	20
Total Senior Population/Households	763	96.80%	1.43	534

2010-2015				
Age Range	Net Population Increase (b)	% of Seniors in Households (c)	Average Number of Seniors per Household (c)(d)	Estimated Increase In Senior Households
55 - 59	209	99%	1.25	165
60 - 64	481	99%	1.48	320
65 - 69	661	100%	1.43	462
70 - 74	284	98%	1.49	187
75 -79	113	99%	1.42	79
80 and over	91	90%	1.53	53
Total Senior Population/Households	1,839	96.80%	1.43	1,266

2015-2020				
Age Range	Net Population Increase (b)	% of Seniors in Households (c)	Average Number of Seniors per Household (c)(d)	Estimated Increase In Senior Households
55 - 59	190	99%	1.25	150
60 - 64	242	99%	1.48	161
65 - 69	484	100%	1.43	338
70 - 74	470	98%	1.49	309
75 -79	311	99%	1.42	216
80 and over	168	90%	1.53	98
Total Senior Population/Households	1,864	96.80%	1.43	1,273

Notes:

(a) 2008 estimates are from the 2006-2008 ACS 3-Year data set. These estimates are an average of samples collected from January 1, 2006 through December 31, 2008.

(b) Population projections calculated using 1% compound annual average growth rate for each age and gender cohort, combined with Countywide changes in population distribution. See Appendices A and B for further detail.

(c) Estimates of percent of seniors in households and average number of seniors per household are based on the 2000 Census PUMS database for Yolo County. Those not in households are in group quarters, which includes skilled nursing and group care homes.

(d) The average number of seniors per household calculation includes all households with at least one senior present. Each household is categorized by the oldest person in the household.

Sources: U.S. Census Bureau, American Community Survey 2006-2008, 2009; California Department of Finance, 2009; 2000 Census Public Use Microdata Sample (PUMS), 2009; BAE, 2009.

Table 3: City of Davis Net Senior Household Change by Age Cohort (Page 2 of 2)

Age Range	2020-2030			
	Net Population Increase (b)	% of Seniors in Households (c)	Average Number of Seniors per Household (c)(d)	Estimated Increase In Senior Households
55 - 59	314	99%	1.25	248
60 - 64	289	99%	1.48	193
65 - 69	542	100%	1.43	378
70 - 74	619	98%	1.49	407
75 -79	1,002	99%	1.42	698
80 and over	1,444	90%	1.53	846
Total Senior Population/Households	4,209	96.80%	1.43	2,769

Age Range	2010-2030			
	Net Population Increase (b)	% of Seniors in Households (c)	Average Number of Seniors per Household (c)(d)	Estimated Increase In Senior Households
55 - 59	712	99%	1.25	562
60 - 64	1,011	99%	1.48	674
65 - 69	1,687	100%	1.43	1,178
70 - 74	1,373	98%	1.49	902
75 -79	1,426	99%	1.42	994
80 and over	1,703	90%	1.53	997
Total Senior Population/Households	7,911	96.80%	1.43	5,307

Notes:

(a) 2008 estimates are from the 2006-2008 ACS 3-Year data set. These estimates are an average of samples collected from January 1, 2006 through December 31, 2008.

(b) Population projections calculated using 1% compound annual average growth rate for each age and gender cohort, combined with Countywide changes in population distribution. See Appendices A and B for further detail.

(c) Estimates of percent of seniors in households and average number of seniors per household are based on the 2000 Census PUMS database for Yolo County. Those not in households are in group quarters, which includes skilled nursing and group care homes.

(d) The average number of seniors per household calculation includes all households with at least one senior present. Each household is categorized by the oldest person in the household.

Sources: U.S. Census Bureau, American Community Survey 2006-2008, 2009; California Department of Finance, 2009; 2000 Census Public Use Microdata Sample (PUMS), 2009; BAE, 2009.

Table 4: City of Davis Senior Household Tenure by Age of Householder, 2008 (a)

Age Range (c)	2008 (b)					
	Owner-Occupied		Renter Occupied		Total	
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total
15 - 54	5,766	53%	12,342	90%	18,108	73%
55 - 59	1,405	13%	500	4%	1,905	8%
60 - 64	1,347	12%	132	1%	1,479	6%
65 - 74	1,328	12%	211	2%	1,539	6%
75 - 84	842	8%	317	2%	1,159	5%
85 and over	197	2%	283	2%	480	2%
Total Households (d)	10,885	100%	13,785	100%	24,670	100%
Total Senior Households (e)	5,119	47%	1,443	10%	6,562	27%
Percent of Senior Households		78%		22%		100%

Notes:

(a) According to the U.S. Census Bureau a householder refers to the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either the husband or the wife. Beginning with the 1980 CPS [Current Population Survey], the Bureau of the Census discontinued the use of the terms "head of household" and "head of family. Instead, the terms "householder" and "family householder" are used.

(b) 2008 estimates are from the 2006-2008 ACS 3-Year data set. These estimates are an average of samples collected from January 1, 2006 through December 31, 2008.

(c) Age range is determined by the ACS 3-year data set by the householder, and not by the age of the oldest person in the household as shown in Table 3.

(d) Figures in columns may not sum to equal totals due to rounding.

(e) Households where the householder is age 55 and over.

Sources: U.S. Census Bureau, American Community Survey 2006-2008, 2009; BAE, 2009.

Table 5: City of Davis Senior Population, Household Type and Relationship, 2008

Household Situation	2008 (a)	
	Persons Age 65 and Over	% of Total
In Households	5,209	93%
In Group Quarters (b)	380	7%
Total 65 and Over Population	5,589	100%
In Family Households:	3,579	64%
In Non-Family Households:	1,630	29%
Total 65 and Over Population	5,209	93%
Male Householder (c)	1,121	20%
Female Householder (c)	464	8%
Spouse (d)	1,290	23%
Parent (d)	421	8%
Other Relatives (d)	283	5%
Nonrelatives (d)	0	0%
In Family Households	3,579	64%
Male Householder Living Alone (c)	255	5%
Male Householder Not Living Alone (c)	19	0%
Female Householder Living Alone (c)	1,267	23%
Female Householder Not Living Alone (c)	52	1%
Nonrelatives (d)	37	1%
In Non-Family Households	1,630	29%

Notes:

(a) 2008 estimates are from the 2006-2008 ACS 3-Year data set. These estimates are an average of samples collected from January 1, 2006 through December 31, 2008.

(b) Group quarters include skilled nursing and group care homes.

(c) According to the U.S. Census Bureau a householder refers to the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either the husband or the wife. Beginning with the 1980 CPS, the Bureau of the Census discontinued the use of the terms "head of household" and "head of family. Instead, the terms "householder" and "family householder" are used.

(d) Represents the relationship of the individual to the householder

Sources: U.S. Census Bureau, American Community Survey 2006-2008, 2009; BAE, 2009.

Table 6: City of Davis Population Over Age 30 Living with Grandchildren, 2000

Household Situation	2000	
	Population	% of Total
Living with own grandchildren under 18 years	344	1.4%
Grandparent responsible for own grandchildren under 18 years:	114	0.5%
Length of time:		
<i>Less than 6 months</i>	6	0.0%
<i>6 to 11 months</i>	18	0.1%
<i>1 or 2 years</i>	22	0.1%
<i>3 or 4 years</i>	6	0.0%
<i>5 years or more</i>	62	0.2%
Grandparent not responsible for own grandchildren under 18 years	230	0.9%
Not living with own grandchildren under 18 years	24,644	98.6%
Total Household Population Over 30	24,988	100%

Sources: U.S. Census Bureau, 2000 Decennial Census, 2009; BAE, 2009.

Profile of Senior Household Incomes

Table 7: City of Davis Senior Household Income Distribution by Age of Householder, 2009

Income Range (b)	Householder 55-59 (a)		Householder 60-64 (a)		Householder 65-69 (a)	
	Number of Households	% of Households	Number of Households	% of Households	Number of Households	% of Households
Less than \$15,000	113	6.8%	100	8.1%	50	6.1%
\$15,000 - \$24,999	51	3.1%	40	3.2%	51	6.2%
\$25,000 - \$34,999	60	3.6%	54	4.4%	66	8.0%
\$35,000 - \$49,999	80	4.8%	82	6.6%	120	14.6%
\$50,000 - \$74,999	226	13.6%	183	14.8%	112	13.6%
\$75,000 - \$99,999	238	14.3%	161	13.0%	113	13.7%
\$100,000 - \$149,999	315	18.9%	217	17.5%	161	19.5%
\$150,000 or more	582	35.0%	403	32.5%	151	18.3%
Total Households	1,665	100%	1,240	100%	824	100%
Median Household Income in Age Group		\$109,286		\$100,021		\$77,961

Income Range (b)	Householder 70-74 (a)		Householder 75-79 (a)		Householder 80 and Over (a)	
	Number of Households	% of Households	Number of Households	% of Households	Number of Households	% of Households
Less than \$15,000	49	8.4%	32	7.0%	78	10.7%
\$15,000 - \$24,999	41	7.0%	62	13.7%	147	20.2%
\$25,000 - \$34,999	46	7.8%	48	10.6%	123	16.9%
\$35,000 - \$49,999	97	16.6%	60	13.2%	71	9.8%
\$50,000 - \$74,999	84	14.3%	46	10.1%	75	10.3%
\$75,000 - \$99,999	62	10.6%	37	8.1%	39	5.4%
\$100,000 - \$149,999	101	17.2%	89	19.6%	83	11.4%
\$150,000 or more	106	18.1%	80	17.6%	110	15.2%
Total Households	586	100%	454	100%	726	100%
Median Household Income in Age Group		\$67,794		\$63,482	Age 80-84	\$46,667
					85 and over	\$31,333

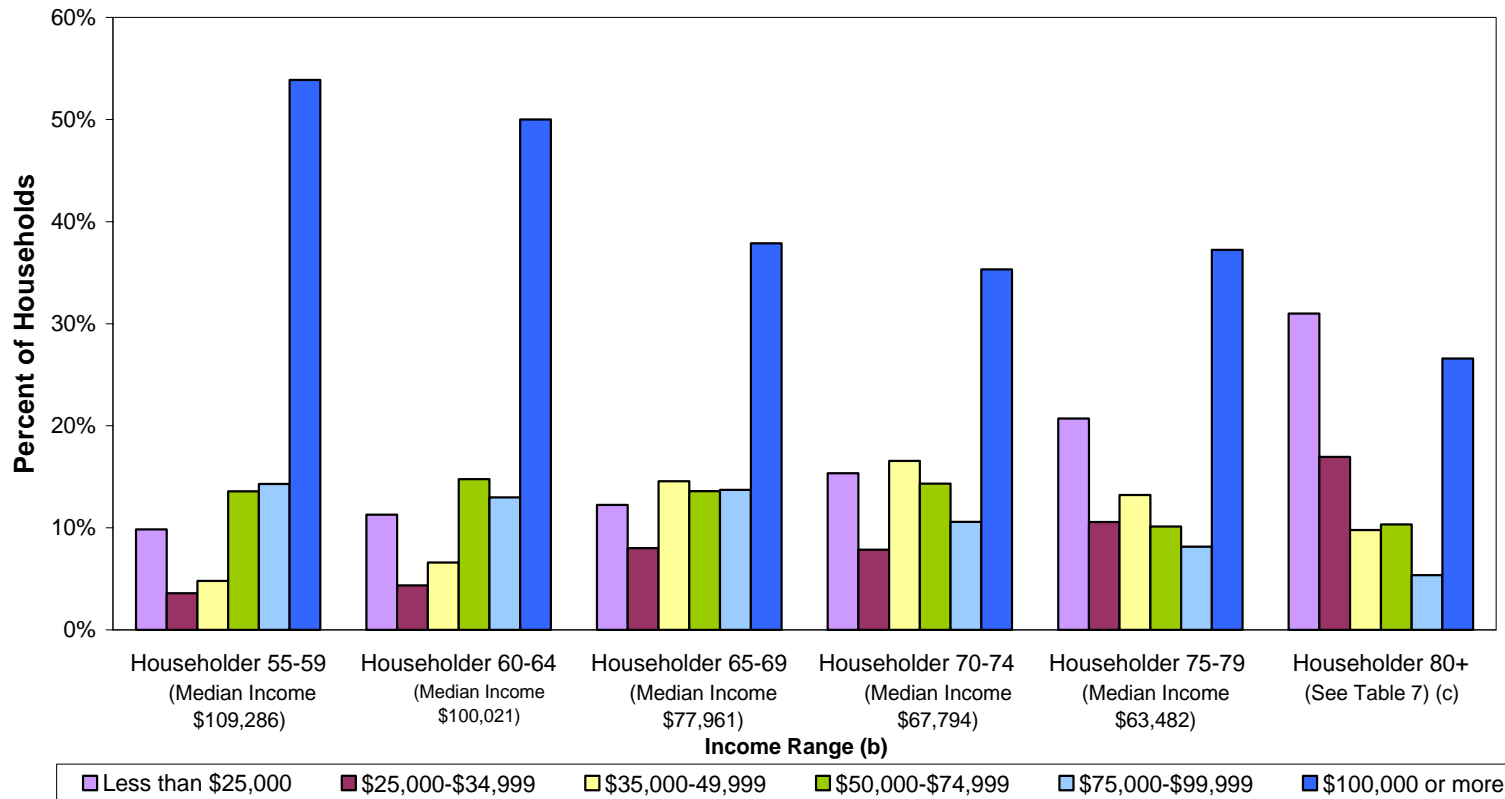
Notes:

(a) According to the U.S. Census Bureau a householder refers to the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either the husband or the wife. Beginning with the 1980 CPS [Current Population Survey], the Bureau of the Census discontinued the use of the terms "head of household" and "head of family. Instead, the terms "householder" and "family householder" are used.

(b) Income range is for total household income, and not only the income of the householder.

Sources: Claritas, Inc, 2009; BAE, 2009.

Figure 4: City of Davis Senior Households Income Distribution by Age of Householder, 2009 (a)



Notes:

(a) According to the U.S. Census Bureau a householder refers to the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either the husband or the wife. Beginning with the 1980 CPS [Current Population Survey], the Bureau of the Census discontinued the use of the terms "head of household" and "head of family." Instead, the terms "householder" and "family householder" are used.

(b) Income range is for total household income, and not only the income of the householder.

(c) Median incomes vary by age groups over 80 (see Table 7).

Sources: Claritas, Inc, 2009; BAE, 2009.

Table 8: City of Davis Senior Households, Housing Cost Burden (a), 2008

	2008 (b)			
	Householder Less than 65 Years		Householder 65 Years and Over	
	Number of Households	Percent of Total Households	Number of Households	Percent of Total Households
Owner Households				
Not Computed (c)	58	0.01	0	0.0%
With 0% to 29.9% Housing Cost Burden	5,645	66.3%	1,850	78.2%
With 30% to 34.9% Housing Cost Burden	820	9.6%	104	4.4%
With 35% or Greater Housing Cost Burden	1,995	23.4%	413	17.4%
Subtotal: Owner Occupied Households	8,518	100.0%	2,367	100.0%
Renter Households				
Not Computed (d)	540	4.2%	0	0.0%
With 0% to 29.9% Housing Cost Burden	5,351	41.2%	237	29.2%
With 30% to 34.9% Housing Cost Burden	1,155	8.9%	167	20.6%
With 35% or Greater Housing Cost Burden	5,928	45.7%	407	50.2%
Subtotal: Renter Occupied Households	12,974	100.0%	811	100.0%
Total Households	21,492	100%	3,178	100%

Notes:

(a) Housing costs for owners are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (installment loan payments, personal property taxes, site rent, registration fees, and license fees). Housing costs for renters includes the contract rent plus the estimated cost of utilities.

(b) 2008 estimates are from the 2006-2008 ACS 3-Year data set. These estimates are an average of samples collected from January 1, 2006 through December 31, 2008.

(c) Units occupied by households reporting no income or a net loss.

(d) Units for which no cash rent is paid and units occupied by households that reported no income or a net loss comprise the category.

Sources: U.S. Census Bureau, American Community Survey 2006-2008, 2009; BAE, 2009.

Table 9: City of Davis Senior Population Poverty Status, 2008

Age Range	2008 (a)				
	Total Population for Whom Poverty Status is Determined	Population Below Poverty Level (b)	Percent Below Poverty Level	Population Above Poverty level	Percent Above Poverty Level
Under 55	53,872	14,296	26.5%	39,576	73.5%
55 - 64	5,357	217	4.1%	5,140	95.9%
65 - 74	2,642	21	0.8%	2,621	99.2%
75 and over	2,567	126	4.9%	2,441	95.1%
Total Population	64,438	14,660	22.8%	49,778	77.2%

Notes:

(a) 2008 estimates are from the 2006-2008 ACS 3-Year data set. These estimates are an average of samples collected from January 1, 2006 through December 31, 2008.

(b) The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using Consumer Price Index for all Urban Consumers (CPI-U). The official poverty definition uses money income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps).

Sources: U.S. Census Bureau, American Community Survey 2006-2008, 2009; BAE, 2009.

Profile of Senior Housing Choices

Table 10: Estimated Proportion of U.S. Households Age 65+ Living in Each Type of Senior Housing, 2007

Type of Senior Housing (a)	2007
Continuing Care Retirement Communities	2.00% (b)
Total in Independent and Assisted Living	2.80% (b)
<i>Independent</i>	1.20% (b)
<i>Market-rate Assisted Living</i>	1.60% (b)
Subsidized Senior Apartments (not specified whether service-enriched)	1.50% (c)
Market-rate Senior Apartments with no services	2.00% (c)
Active Adult Residents	7.00% (c)
Total Living in Senior Housing	15.30%
Households 65+ Not Living in Age Restricted Housing (d)	84.70%

Notes:

(a) The American Seniors Housing Association (ASHA) uses the following descriptions for senior housing types:

Continuing Care Retirement Communities (CCRCs) are age-restricted properties that include a combination of independent living, assisted living and skilled nursing services (or independent living and skilled nursing) available to residents all on one campus. Resident payment plans vary and include entrance fee, condo/co-op, and rental programs. The majority of the units are not licensed skilled nursing beds. CCRCs offer a variety of living arrangements and services to accommodate residents of all levels of physical ability and health. The goal of a CCRC is to provide residents with a total range of options to accommodate their changing lifestyle preferences and health care needs as they age.

Independent Living Communities are age-restricted multifamily rental properties with central dining facilities that provide residents as part of their monthly fee with access to meals and other services such as housekeeping, linen services, transportation, and social and recreational activities. Such properties do not provide, in a majority of the units, assistance with activities of daily living (ADLs) such as supervision of medication, bathing, dressing, toileting, etc. There are no licensed skilled nursing beds in the property. Typically, these residences are multifamily structures with 70 to 250 units in high-rise or mid-rise buildings. Individual living units usually include kitchens and apartments decorated and furnished by the resident. Most residences include extensive common areas and activity spaces. Units are usually rented but may include condominium or cooperative ownership structures with a monthly service fee. Services vary but often include: building security, laundry, 24-hour staff presence, and on-call nurse or physician.

Assisted Living Residences are State regulated rental properties that provide all of the same services as independent living communities listed above, but also provide, in a majority of the units, supportive care from trained employees to residents who are unable to live independently and require assistance with activities of daily living (ADLs) including management of medication, bathing, dressing, toileting, ambulating and eating. These properties may have some nursing beds but the majority of units are licensed for assisted living. Many Assisted Living properties include wings or floors dedicated to residents with Alzheimer's or other forms of dementia. Assisted living residences differ from independent living communities in one significant way - they include 24-hour protective oversight and assistance for individuals with functional limitations. Assisted living residences are residential dwellings, typically with less than 100 apartment units and many resemble large single-family homes and house 30 to 60 residents. Most offer private rooms with kitchenettes and common living and dining areas.

Senior Apartments are multifamily residential rental properties restricted to adults at least 55 years of age or older. These properties do not have central kitchen facilities and generally do not provide meals to residents, but may offer community rooms, social activities, and other amenities. These properties typically offer a limited array of supportive care services and/or service coordination, or none at all.

Active Adult Residences are not defined by ASHA, but are generally age-restricted/qualified or age-targeted (marketing materials are aimed at seniors, but residents are not required to be a certain age) communities. Active adult communities can include a range of unit and ownership types.

(b) Based on National Investment Center survey of the 31 most populous Metropolitan Statistical Areas projected by the American Seniors Housing Association to the entire U.S. and with survey results converted to estimates for senior households age 65+.

(c) Based on National Investment Center, National Survey of Adults Age 55+. Survey results converted to estimates for senior households age 65+ by the American Seniors Housing Association.

(d) Excludes senior households with oldest member 55-64 due to lack of data.

Sources: National Investment Center, *Understanding Seniors Housing Demand and Behavior: Insights from the AHEAD and HRS Studies*, 2003; American Seniors Housing Association, *Seniors Housing Statistical Handbook, 5th Edition*, 2008; BAE, 2009.

Table 11: Projected Increase in Demand in City of Davis for Different Types of Senior Housing, Households Ages 65+ (a)

Type of Senior Housing (b)	Net Increase in Households 65+ for Period				
	2008-2010	2010-2015	2015-2020	2020-2030	2010-2030
Continuing Care Retirement Communities	4	16	19	47	81
Total in Independent and Assisted Living (c)	5	22	27	65	114
Independent	2	9	12	28	49
Market-rate Assisted Living	3	12	15	37	65
Subsidized Senior Apartments (not specified whether service-enriched)	3	12	14	35	61
Market-rate Senior Apartments with no services	4	16	19	47	81
Active Adult Residences	13	55	67	163	285
Total Net Increase in Households 65+ in Age Restricted Housing (15.3%) (d)	29	119	147	356	623
Total Net Increase in Households 65+ Not Living in Age Restricted Housing (84.7%) (d)	159	661	815	1,972	3,448
Total Net Increase in Households 65+ (100%) (d)	188	781	962	2,329	4,071

Notes:

(a) Applies 2007 proportions reported in Table 10 to projected net increase in senior households by age group (Table 3). The demand shown in this table would be reduced by the supply of senior housing built/occupied in Davis from 2008 to present.

(b) The American Seniors Housing Association (ASHA) uses the following descriptions for senior housing types:

Continuing Care Retirement Communities (CCRCs) are age-restricted properties that include a combination of independent living, assisted living and skilled nursing services (or independent living and skilled nursing) available to residents all on one campus. Resident payment plans vary and include entrance fee, condo/co-op, and rental programs. The majority of the units are not licensed skilled nursing beds. CCRCs offer a variety of living arrangements and services to accommodate residents of all levels of physical ability and health. The goal of a CCRC is to provide residents with a total range of options to accommodate their changing lifestyle preferences and health care needs as they age.

Independent Living Communities are age-restricted multifamily rental properties with central dining facilities that provide residents as part of their monthly fee with access to meals and other services such as housekeeping, linen services, transportation, and social and recreational activities. Such properties do not provide, in a majority of the units, assistance with activities of daily living (ADLs) such as supervision of medication, bathing, dressing, toileting, etc. There are no licensed skilled nursing beds in the property. Typically, these residences are multifamily structures with 70 to 250 units in high-rise or mid-rise buildings. Individual living units usually include kitchens and apartments decorated and furnished by the resident. Most residences include extensive common areas and activity spaces. Units are usually rented but may include condominium or cooperative ownership structures with a monthly service fee. Services vary but often include: building security, laundry, 24-hour staff presence, and on-call nurse or physician.

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Senior Apartments are multifamily residential rental properties restricted to adults at least 55 years of age or older. These properties do not have central kitchen facilities and generally do not provide meals to residents, but may offer community rooms, social activities, and other amenities. These properties typically offer a limited array of supportive care services and/or service coordination, or none at all.

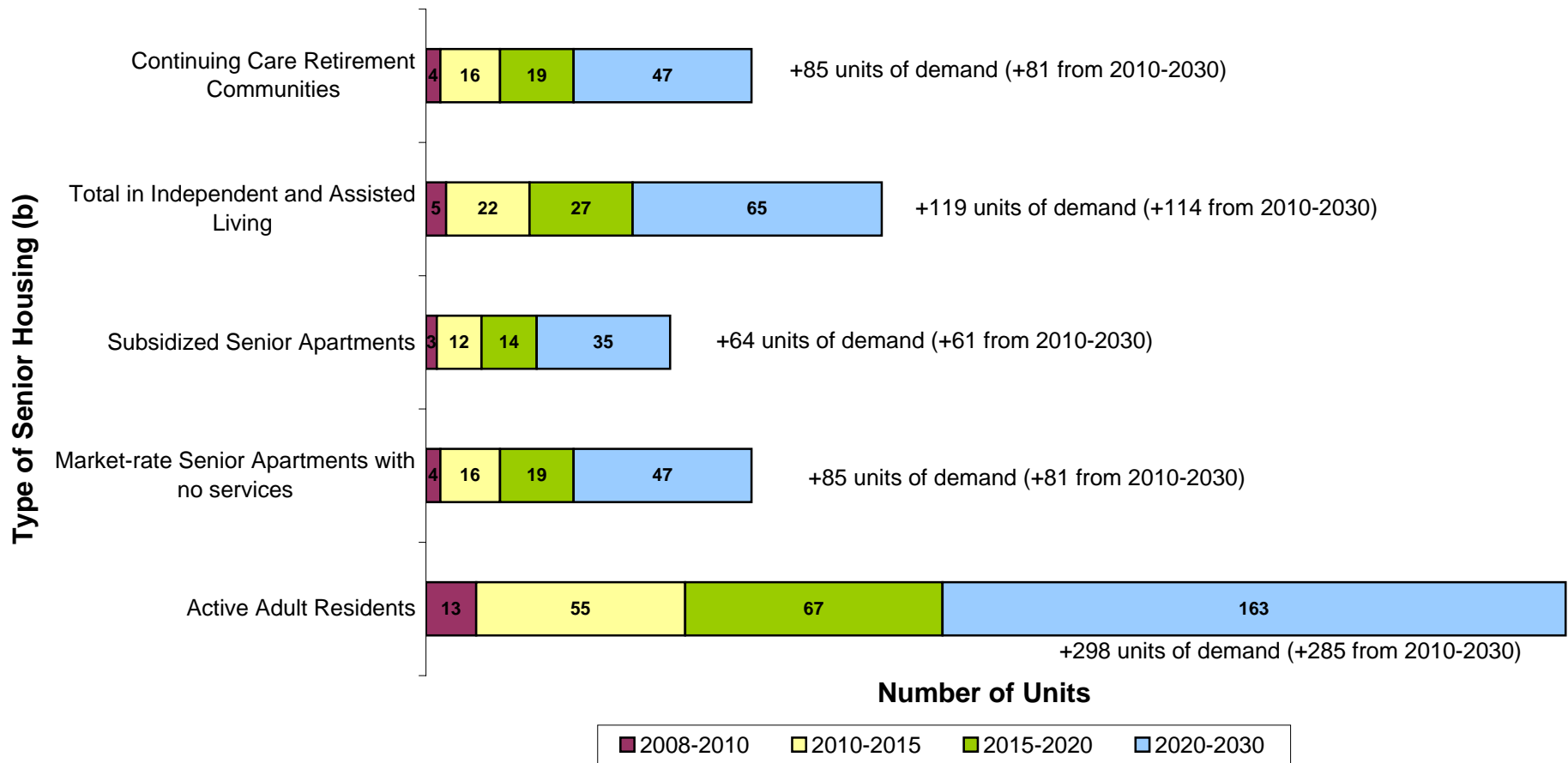
Active Adult Residences are not defined by ASHA, but are generally age-restricted/qualified or age-targeted (marketing materials are aimed at seniors, but residents are not required to be of a certain age) communities. Active adult communities can include a range of unit and ownership types.

(c) Figures in columns may not sum to equal totals due to rounding.

(d) Excludes senior households with oldest member 55-64 due to lack of data.

Sources: National Investment Center, Understanding Seniors Housing Demand and Behavior: Insights from the AHEAD and HRS Studies, 2003; American Seniors Housing Association, Seniors Housing Statistical Handbook, 5th Edition, 2008; Census Bureau, American Community Survey 2006-2008, 2009; California Department of Finance, 2009; 2000 Census Public Use Microdata Sample (PUMS), 2009; BAE, 2009.

Figure 5: Increase in Demand for Age Restricted Senior Housing, City of Davis, Households Ages 65+ , 2008-2030 (a)



Notes:

(a) Applies 2007 proportions reported in Table 10 to projected net increase in senior households by age group (Table 3). The demand shown in this chart would be reduced by the supply of senior housing built/occupied in Davis from 2008 to present.

(b) See Tables 10 and 11 for descriptions of senior housing types.

Sources: National Investment Center, *Understanding Seniors Housing Demand and Behavior: Insights from the AHEAD and HRS Studies*, 2003; American Seniors Housing Association, *Seniors Housing Statistical Handbook, 5th Edition*, 2008; Census Bureau, American Community Survey 2006-2008, 2009; California Department of Finance, 2009; 2000 Census Public Use Microdata Sample (PUMS), 2009; BAE, 2009.

Methodology

1. The California Department of Finance (DoF) population projections for Yolo County are used as a baseline to estimate the shifts in population among age groups between 2008 and 2010, 2010 and 2015, 2015 and 2020, and 2020 and 2030.
 - a. Appendix A reports published DoF projections for Yolo County.
 - b. Appendix B then calculates the shifts in Yolo County population among age groups for 2010, 2015, 2020, and 2030, assuming no growth over each period of time studied. In order to calculate these shifts among age groups, the population distribution at the end of each period (i.e. 2010 for 2008 to 2010, and 2015 for 2010 to 2015) is applied to the total population estimate at the beginning of each period (i.e. 2008 for 2008 to 2010, and 2010 for 2010 to 2015)
 - c. Appendix B also calculates the average annual compound rate of change over each time frame between the population projections from DoF, reported in Appendix A, and the new population projections calculated in Appendix B that assume no population growth, to determine the rate at which the population in each age group is expected to change over time, assuming a stable population overall.
2. Population projections for the City of Davis start from the U.S. Census Bureau's 2006-2008 American Community Survey (ACS) population estimates (see Table 1). ACS provides detailed population estimates for Davis by age and gender cohort.¹
3. The City of Davis population projections for 2010, 2015, 2020, and 2030 use the annual average compound rate of change reported for Yolo County in Appendix B for each age and gender cohort combined with an underlying one percent citywide compound average annual growth rate (see Assumption 1 below). However, the current University of California Davis student population is held constant through 2030 and the annual compound rates of change from Appendix B and the one percent average annual compound growth rate are only applied to the non-student portion of the population (see Assumption 3 in Summary of Key Assumptions section above). The projections are displayed in Table 1.
4. The net changes in population over each time period, including changes due to population shifts/aging and the underlying one percent overall growth rate, are reported in Table 2.
5. Table 3 uses Public Use Microdata Sample (PUMS) data from the 2000 Census to convert the projected net increase in senior population for Davis, from Table 2, into projections of the net increase in senior households, by age group through 2030 PUMS data which are a product of the U.S. Census. While the short form of the Census is administered to all U.S. households, only one percent or five percent of the total population completes different Census long form questionnaires, and Yolo County is part of a 5% Public Use Microdata Area (PUMA) that

¹ Due to the age and gender cohort detail available for Davis in the ACS, these populations estimates were used rather than DoF population estimates. However, it should be noted the DoF estimates a total population of 65,568 in Davis in 2008. This is less than a one percent difference from the ACS population estimate of 65,960.

covers all of Yolo County, and a 1% SuperPUMA that includes Yolo County as well as Sutter, Yuba, Nevada, Sierra, and Plumas Counties.² These sample data are used to make inferences about the characteristics of the entire population within the given area. PUMS data for Yolo County were used to determine the average number of seniors in households with at least one senior present. The process of determining the average senior household size is outlined below, and it is important to keep in mind that PUMA record representing one person also contains information on the number of persons within that person's household.

- The PUMS data were sorted by age, and all persons under the age of 55 were eliminated from the data set.
 - Then the data were sorted by serial number. The serial number “links the people in the housing unit to the proper housing unit record.”³
 - If a household contained more than one person over the age of 55, then the record for the oldest person in the household was selected, and other person(s) records were eliminated from the data set, to eliminate double counting of senior households with more than one member who was over the age of 55. The record for the oldest person in the households contains information on the number of seniors within each household.
 - Those persons who live within group quarters were excluded from the data set.
 - The housing unit weight was applied to the remaining data sample,⁴ which consisted of one representative of each household with at least one senior present, to derive information for all of the senior households in Yolo County from the PUMS data.
6. Tables 4 through 9 report various household characteristics data for the City of Davis relating to seniors. These data are from a variety of sources, including the ACS; Claritas Inc., a private vendor of demographic data; and the U.S. Census Bureau's 2000 Census. Each table notes the specific data source used.
 7. Table 10 contains data on the types of housing that U.S. senior households (aged 65+) occupy, from the American Senior Housing Association (ASHA), as estimated for 2007. ASHA is a nonprofit organization, whose members include those who manage, own, or finance senior housing facilities throughout the U.S.
 8. Table 11 applies the 2007 senior housing choice data from Table 10 to the projected net increase in City of Davis households with householders aged 65 or over shown in Table 3, to estimate the potential increase in demand for different types of senior housing in Davis through 2030, based on national housing occupancy patterns. These projections represent the projected net increase in demand for the various types of senior housing for each time period shown. For example, the table shows that there will be a potential increase in demand for age-restricted housing among households aged 65+ equal to 29 units between 2008 and 2010. There will be an additional increase in demand of 119 age-restricted units between 2010 and 2015. These

² Public Use Microdata Sample 2000 Census of Population and Housing: Technical Documentation, 2000.

³ Public Use Microdata Sample 2000 Census of Population and Housing: Technical Documentation, 2000.

⁴ The U.S. Census applies weights to allow users to apply the sample data to the entire population and produce estimates that closely approximate published data in other products.

numbers are additive, so that the total increase in demand between 2008 and 2015 is 148 units, and the total increase in demand between 2010 and 2030 is 623 units. It should be noted that the Table 11 senior household projections exclude seniors living in group quarters facilities, which, based on PUMS data, represent less than 3.2 percent of the senior households in Yolo County. Group quarters facilities include skilled nursing and group care homes. As noted, these projections also exclude the senior households whose oldest members are between 55 and 64 years old, due to a lack of data on the housing occupancy for these particular senior households. Although relatively few households in the 55 to 64 age range might be expected to occupy different types of specialized senior housing units, to the extent that some senior households in the 55 to 64 age category will demand senior housing products, the projections in Table 11 will tend to under-estimate potential demand for senior housing types to a small degree.

Appendices

Table A: Yolo County Population Projections by Age and Gender (Page 1 of 2) (a)

2008						
Age Range	Female	Percent of Total	Male	Percent of Total	Total Population	Percent of Total
Under 55	80,783	40.5%	80,783	40.5%	161,566	81.1%
55 - 59	5,564	2.8%	5,242	2.6%	10,806	5.4%
60 - 64	4,278	2.1%	3,964	2.0%	8,242	4.1%
65 - 69	3,005	1.5%	2,794	1.4%	5,799	2.9%
70 - 74	2,315	1.2%	1,949	1.0%	4,264	2.1%
75 - 79	1,903	1.0%	1,528	0.8%	3,431	1.7%
80 and over	3,198	1.6%	1,973	1.0%	5,171	2.6%
Total Population	101,046	50.7%	98,233	49.3%	199,279	100.0%

2010						
Age Range	Female	Percent of Total	Male	Percent of Total	Total Population	Percent of Total
Under 55	82,482	40.0%	82,819	40.2%	165,301	80.2%
55 - 59	6,000	2.9%	5,605	2.7%	11,605	5.6%
60 - 64	4,805	2.3%	4,541	2.2%	9,346	4.5%
65 - 69	3,390	1.6%	3,046	1.5%	6,436	3.1%
70 - 74	2,471	1.2%	2,107	1.0%	4,578	2.2%
75 - 79	1,956	0.9%	1,549	0.8%	3,505	1.7%
80 and over	3,256	1.6%	2,073	1.0%	5,329	2.6%
Total Population	104,360	50.6%	101,740	49.4%	206,100	100.0%

2015						
Age Range	Female	Percent of Total	Male	Percent of Total	Total Population	Percent of Total
Under 55	87,690	38.9%	88,932	39.4%	176,622	78.3%
55 - 59	6,598	2.9%	6,169	2.7%	12,767	5.7%
60 - 64	5,944	2.6%	5,444	2.4%	11,388	5.1%
65 - 69	4,674	2.1%	4,271	1.9%	8,945	4.0%
70 - 74	3,228	1.4%	2,748	1.2%	5,976	2.7%
75 - 79	2,220	1.0%	1,795	0.8%	4,015	1.8%
80 and over	3,492	1.5%	2,284	1.0%	5,776	2.6%
Total Population	113,846	50.5%	111,643	49.5%	225,489	100.0%

Note:

(a) Figures for female and male age cohorts as published by the California Department of Finance.

Sources: California Department of Finance, 2009; BAE, 2009.

Table A: Yolo County Population Projections by Age and Gender (Page 2 of 2)

Age Range	2020					
	Female	Percent of Total	Male	Percent of Total	Total Population	Percent of Total
Under 55	92,719	37.8%	95,021	38.8%	187,740	76.6%
55 - 59	7,177	2.9%	6,623	2.7%	13,800	5.6%
60 - 64	6,541	2.7%	5,995	2.4%	12,536	5.1%
65 - 69	5,760	2.4%	5,132	2.1%	10,892	4.4%
70 - 74	4,417	1.8%	3,858	1.6%	8,275	3.4%
75 -79	2,908	1.2%	2,337	1.0%	5,245	2.1%
80 and over	3,926	1.6%	2,638	1.1%	6,564	2.7%
Total Population	123,448	50.4%	121,604	49.6%	245,052	100.0%

Age Range	2030					
	Female	Percent of Total	Male	Percent of Total	Total Population	Percent of Total
Under 55	99,628	36.2%	103,179	37.5%	202,807	73.7%
55 - 59	7,472	2.7%	7,548	2.7%	15,020	5.5%
60 - 64	6,977	2.5%	6,592	2.4%	13,569	4.9%
65 - 69	6,811	2.5%	6,022	2.2%	12,833	4.7%
70 - 74	5,952	2.2%	5,121	1.9%	11,073	4.0%
75 -79	4,936	1.8%	3,984	1.4%	8,920	3.2%
80 and over	6,562	2.4%	4,576	1.7%	11,138	4.0%
Total Population	138,338	50.2%	137,022	49.8%	275,360	100.0%

Note:

(a) Figures for female and male age cohorts as published by the California Department of Finance.

Sources: California Department of Finance, 2009; BAE, 2009.

Table B: Yolo County Population Shifts by Age and Gender (Page 1 of 4)

Change from 2008 Distribution Based on 2010 Projections				
Age Range	Female			
	2010 % of Total (a)	New 2008 Population (b)	Net Change from Original 2008 (c)	Rate of Change from Original 2008 (d)
Under 18	11.4%	22,705	-366	-0.8%
18 - 21	5.7%	11,361	-84	-0.4%
22 - 24	2.8%	5,654	-43	-0.4%
25 - 34	7.0%	13,959	-211	-0.7%
35 - 54	13.1%	26,073	-327	-0.6%
55 - 59	2.9%	5,801	237	2.1%
60 - 64	2.3%	4,646	368	4.2%
65 - 69	1.6%	3,278	273	4.4%
70 - 74	1.2%	2,389	74	1.6%
75 -79	0.9%	1,891	-12	-0.3%
80 and over	1.6%	3,148	-50	-0.8%
Total Population	50.6%	100,906	-140	-0.07%

Age Range	Male			
	2010 % of Total (a)	New 2008 Population (b)	Net Change from Original 2008 (c)	Rate of Change from Original 2008 (d)
Under 18	12.2%	24,375	-320	-0.7%
18 - 21	5.3%	10,632	-118	-0.5%
22 - 24	3.0%	5,921	92	0.8%
25 - 34	6.9%	13,666	-335	-1.2%
35 - 54	12.8%	25,484	-24	0.0%
55 - 59	2.7%	5,419	177	1.7%
60 - 64	2.2%	4,391	427	5.2%
65 - 69	1.5%	2,945	151	2.7%
70 - 74	1.0%	2,037	88	2.2%
75 -79	0.8%	1,498	-30	-1.0%
80 and over	1.0%	2,004	31	0.8%
Total Population	49.4%	98,373	140	0.07%

Age Range	Total			
	2010 % of Total (a)	New 2008 Population (b)	Net Change from Original 2008 (c)	Rate of Change from Original 2008 (d)
Under 18	23.6%	47,080	-686	-0.7%
18 - 21	11.0%	21,993	-202	-0.5%
22 - 24	5.8%	11,576	50	0.2%
25 - 34	13.9%	27,625	-546	-1.0%
35 - 54	25.9%	51,556	-352	-0.3%
55 - 59	5.6%	11,221	415	1.9%
60 - 64	4.5%	9,037	795	4.7%
65 - 69	3.1%	6,223	424	3.6%
70 - 74	2.2%	4,426	162	1.9%
75 -79	1.7%	3,389	-42	-0.6%
80 and over	2.6%	5,153	-18	-0.2%
Total Population	100.0%	199,279	0	0.00%

Notes:

- (a) Figures from Table A.
- (b) New population estimates calculated assuming no growth over the period of time studied and applying the population distribution at the end of the time period to the total population estimate at the beginning of the time period.
- (c) Net population change estimates are the difference between the new population estimates and those reported in Appendix A.
- (d) Rate of change calculated using the population estimates in Appendix A and the new population estimates calculated assuming no population growth.

Sources: California Department of Finance, 2009; BAE, 2009.

Table B: Yolo County Population Shifts by Age and Gender (Page 2 of 4)

Change from 2010 Distribution Based on 2015 Projections				
Age Range	Female			
	2015 % of Total (a)	New 2010 Population (b)	Net Change from Original 2010 (c)	Rate of Change from Original 2010 (d)
Under 18	11.3%	23,216	-266	-0.2%
18 - 21	5.2%	10,762	-988	-1.7%
22 - 24	2.9%	5,886	38	0.1%
25 - 34	6.8%	13,955	-482	-0.7%
35 - 54	12.8%	26,331	-634	-0.5%
55 - 59	2.9%	6,031	31	0.1%
60 - 64	2.6%	5,433	628	2.5%
65 - 69	2.1%	4,272	882	4.7%
70 - 74	1.4%	2,950	479	3.6%
75 -79	1.0%	2,029	73	0.7%
80 and over	1.5%	3,192	-64	-0.4%
Total Population	50.5%	104,057	-303	-0.06%

Age Range	Male			
	2015 % of Total (a)	New 2010 Population (b)	Net Change from Original 2010 (c)	Rate of Change from Original 2010 (d)
Under 18	12.2%	25,111	-98	-0.1%
18 - 21	4.9%	10,024	-972	-1.8%
22 - 24	2.9%	6,060	-64	-0.2%
25 - 34	7.0%	14,388	254	0.4%
35 - 54	12.5%	25,702	-654	-0.5%
55 - 59	2.7%	5,639	34	0.1%
60 - 64	2.4%	4,976	435	1.8%
65 - 69	1.9%	3,904	858	5.1%
70 - 74	1.2%	2,512	405	3.6%
75 -79	0.8%	1,641	92	1.2%
80 and over	1.0%	2,088	15	0.1%
Total Population	49.5%	102,043	303	0.06%

Age Range	Total			
	2015 % of Total (a)	New 2010 Population (b)	Net Change from Original 2010 (c)	Rate of Change from Original 2010 (d)
Under 18	23.4%	48,327	-364	-0.2%
18 - 21	10.1%	20,786	-1,960	-1.8%
22 - 24	5.8%	11,946	-26	0.0%
25 - 34	13.8%	28,344	-227	-0.2%
35 - 54	25.2%	52,033	-1,288	-0.5%
55 - 59	5.7%	11,669	64	0.1%
60 - 64	5.1%	10,409	1,063	2.2%
65 - 69	4.0%	8,176	1,740	4.9%
70 - 74	2.7%	5,462	884	3.6%
75 -79	1.8%	3,670	165	0.9%
80 and over	2.6%	5,279	-50	-0.2%
Total Population	100.0%	206,100	0	0.00%

Notes:

- (a) Figures from Appendix A.
- (b) New population estimate calculated assuming no growth over the period of time studied and applying the population distribution at the end of the time period to the total population estimate at the beginning of the time period.
- (c) Net population change estimates are the difference between the new population estimates and those reported in Appendix A.
- (d) Rate of change calculated using the population estimates in Appendix A and the new population estimates calculated assuming no population growth.

Sources: California Department of Finance, 2009; BAE, 2009.

Table B: Yolo County Population Shifts by Age and Gender (Page 3 of 4)

Change from 2015 Distribution Based on 2020 Projections				
Age Range	Female			
	2020 % of Total (a)	New 2015 Population (b)	Net Change from Original 2015 (c)	Rate of Change from Original 2015 (d)
Under 18	11.3%	25,581	181	0.1%
18 - 21	4.8%	10,793	-981	-1.7%
22 - 24	2.6%	5,813	-627	-2.0%
25 - 34	6.6%	14,935	-333	-0.4%
35 - 54	12.5%	28,196	-612	-0.4%
55 - 59	2.9%	6,604	6	0.0%
60 - 64	2.7%	6,019	75	0.3%
65 - 69	2.4%	5,300	626	2.5%
70 - 74	1.8%	4,064	836	4.7%
75 -79	1.2%	2,676	456	3.8%
80 and over	1.6%	3,613	121	0.7%
Total Population	50.4%	113,593	-253	-0.04%

Age Range	Male			
	2020 % of Total (a)	New 2015 Population (b)	Net Change from Original 2015 (c)	Rate of Change from Original 2015 (d)
Under 18	12.3%	27,725	252	0.2%
18 - 21	4.5%	10,218	-749	-1.4%
22 - 24	2.6%	5,906	-724	-2.3%
25 - 34	7.0%	15,859	117	0.1%
35 - 54	12.3%	27,728	-392	-0.3%
55 - 59	2.7%	6,094	-75	-0.2%
60 - 64	2.4%	5,516	72	0.3%
65 - 69	2.1%	4,722	451	2.0%
70 - 74	1.6%	3,550	802	5.3%
75 -79	1.0%	2,150	355	3.7%
80 and over	1.1%	2,427	143	1.2%
Total Population	49.6%	111,896	253	0.05%

Age Range	Total			
	2020 % of Total (a)	New 2015 Population (b)	Net Change from Original 2015 (c)	Rate of Change from Original 2015 (d)
Under 18	23.6%	53,305	432	0.2%
18 - 21	9.3%	21,010	-1,731	-1.6%
22 - 24	5.2%	11,718	-1,352	-2.2%
25 - 34	13.7%	30,794	-216	-0.1%
35 - 54	24.8%	55,924	-1,004	-0.4%
55 - 59	5.6%	12,698	-69	-0.1%
60 - 64	5.1%	11,535	147	0.3%
65 - 69	4.4%	10,022	1,077	2.3%
70 - 74	3.4%	7,614	1,638	5.0%
75 -79	2.1%	4,826	811	3.7%
80 and over	2.7%	6,040	264	0.9%
Total Population	100.0%	225,489	0	0.00%

Notes:

- (a) Figures from Appendix A.
- (b) New population estimate calculated assuming no growth over the period of time studied and applying the population distribution at the end of the time period to the total population estimate at the beginning of the time period.
- (c) Net population change estimates are the difference between the new population estimates and those reported in Appendix A.
- (d) Rate of change calculated using the population estimates in Appendix A and the new population estimates calculated assuming no population growth.

Sources: California Department of Finance, 2009; BAE, 2009.

Table B: Yolo County Population Shifts by Age and Gender (Page 4 of 4)

Change from 2020 Distribution Based on 2030 Projections				
Age Range	Female			
	2030 % of Total (a)	New 2020 Population (b)	Net Change from Original 2020 (c)	Rate of Change from Original 2015 (d)
Under 18	10.9%	26,641	-1,159	-0.4%
18 - 21	4.6%	11,361	-368	-0.3%
22 - 24	2.5%	6,090	-227	-0.4%
25 - 34	5.8%	14,293	-1,938	-1.3%
35 - 54	12.4%	30,277	-365	-0.1%
55 - 59	2.7%	6,650	-527	-0.8%
60 - 64	2.5%	6,209	-332	-0.5%
65 - 69	2.5%	6,061	301	0.5%
70 - 74	2.2%	5,297	880	1.8%
75 -79	1.8%	4,393	1,485	4.2%
80 and over	2.4%	5,840	1,914	4.1%
Total Population	50.2%	123,112	-336	-0.03%

Age Range	Male			
	2030 % of Total (a)	New 2020 Population (b)	Net Change from Original 2020 (c)	Rate of Change from Original 2015 (d)
Under 18	11.8%	28,906	-1,224	-0.4%
18 - 21	4.4%	10,866	-238	-0.2%
22 - 24	2.6%	6,397	-21	0.0%
25 - 34	6.2%	15,244	-1,991	-1.2%
35 - 54	12.4%	30,410	276	0.1%
55 - 59	2.7%	6,717	94	0.1%
60 - 64	2.4%	5,866	-129	-0.2%
65 - 69	2.2%	5,359	227	0.4%
70 - 74	1.9%	4,557	699	1.7%
75 -79	1.4%	3,545	1,208	4.3%
80 and over	1.7%	4,072	1,434	4.4%
Total Population	49.8%	121,940	336	0.03%

Age Range	Total			
	2030 % of Total (a)	New 2020 Population (b)	Net Change from Original 2020 (c)	Rate of Change from Original 2015 (d)
Under 18	22.7%	55,547	-2,383	-0.8%
18 - 21	9.1%	22,227	-606	-0.5%
22 - 24	5.1%	12,487	-248	-0.4%
25 - 34	12.1%	29,537	-3,929	-2.5%
35 - 54	24.8%	60,687	-89	0.0%
55 - 59	5.5%	13,367	-433	-0.6%
60 - 64	4.9%	12,076	-460	-0.7%
65 - 69	4.7%	11,421	529	1.0%
70 - 74	4.0%	9,854	1,579	3.6%
75 -79	3.2%	7,938	2,693	8.6%
80 and over	4.0%	9,912	3,348	8.6%
Total Population	100.0%	245,052	0	0.00%

Notes:

- (a) Figures from Appendix A.
- (b) New population estimate calculated assuming no growth over the period of time studied and applying the population distribution at the end of the time period to the total population estimate at the beginning of the time period.
- (c) Net population change estimates are the difference between the new population estimates and those reported in Appendix A.
- (d) Rate of change calculated using the population estimates in Appendix A and the new population estimates calculated assuming no population growth.

Sources: California Department of Finance, 2009; BAE, 2009.