

CITY OF DAVIS

ANALYSIS OF
IMPEDIMENTS TO FAIR
HOUSING

PREPARED BY CITY OF DAVIS
FAIR HOUSING SERVICES



SUMMARY/INTRODUCTION

The City of Davis administers the City's Fair Housing Program through its City Manager's Office. The Fair Housing Act of 1968 provides the legal framework for this program which is to affirmatively further fair housing choice and eliminate discriminatory practices in housing. This section outlines the education and community outreach, technical training, compliance activities, counseling and organizational relationships in meeting the fair housing needs of Davis residents and housing providers. The needs assessment for this section was completed as part of the Consolidated Plan needs assessment and is called an Analysis of Impediments.

PURPOSE OF ANALYSIS OF IMPEDIMENTS REPORT

Jurisdictions receiving Community Development Block Grant (CDBG) funds are required to affirmatively further fair housing in accordance with public law and criteria contained in CDBG regulations. The Department of Housing and Urban Development (HUD) is committed to eliminating racial and ethnic segregation and other discriminatory practices in housing. The fundamental goal of HUD's fair housing policy is to make housing choice a reality through fair housing planning. To further this goal, HUD requires that all jurisdictions receiving CDBG funds submit a certification that they actively undertake fair housing planning through:

- The completion of an analysis of impediments to fair housing choice (AI);
- Actions to overcome the effects of any impediments identified through the AI; and
- Maintenance of fair housing records.

The AI summary for the City of Davis is part of the Consolidated Plan. It is a review of the impediments to fair housing choice in the public and private sector. The AI involves:

- A review of laws, regulations and administrative policies, procedures and practices;
- An assessment of how those laws, regulations and administrative policies, procedures and practices affect the location, availability and accessibility of housing; and
- An assessment of conditions, both public and private, affecting fair housing choice.

DEFINITION OF FAIR HOUSING

“Fair Housing” is defined as “a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, marital status, color, religion, ancestry.

The AI assesses the nature and extent of fair housing in Davis by examining available data on demographic changes, land use practices, fair housing program activities, lending patterns and residential attitudes. The report reviews the wide range of activities that the City currently participates in or supports to further fair housing choice.

The report concludes with an affirmation of the City’s fair housing goal to provide equal opportunity to housing for all people regardless of their ethnicity, race, religion, marital status, disability, gender, sexual orientation or age. The document lists the actions and strategies the City plans to pursue over the next five years to further fair housing choice and opportunities. These actions are in the following categories:

- Educate and increase awareness of fair housing issues.
- Research and measure the extent of housing discrimination in Davis.
- Coordinate with other public and private organizations to address fair housing issues countywide.
- Review and monitor the City’s contracts for fair housing activities.

HUD defines fair housing to mean the ability of persons of similar income levels to have the same housing choices regardless of race, ethnicity, religion, sex, disability, familial status or national origin. Discrimination in the sale or rental of housing is prohibited against these protected classes. Fair housing laws are intended to further equal opportunity in housing, mortgage lending, and the purchase of mortgage insurance.

For purposes of this report, impediments to fair housing choice are defined as:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status or national origin that restrict housing choice; or
- Any actions, omissions or decisions that have this effect.

Summary of Impediments:

- Lack of adequate number of affordable housing units
- Awareness of Fair Housing rights
- Inadequate/insufficient fair housing enforcement mechanisms
- Public Policies

DEMOGRAPHIC DATA

The City of Davis population has increased from 60,308 in 2000 to 65,622 in 2010 (Table 1). Continuing the trend towards more ethnic diversity, the percentage of the population of Davis identifying as white decreased from 70% in 2000 to 64.9% in 2010. In 1970, about 2,300 (9.8%) of the city's residents belonged to an ethnic minority group. In 1980 the minority group figure was 4,580 (12.5%). In 1990 the minority group population was 23.9%. In 2000 the minority group population was approximately 34.1%. In 2010, estimates place the minority group population around 36%, although this is based on estimates as the evaluation of racial trends was altered by the enumeration of races by The Census Bureau in 2000. However, under the one race data provided in Table 1 below, whites are 64.9% of the total population. Those who identified themselves as whites alone were 58.9% of the total population in 2010. Asians increased their share of the City's population significantly, growing from 17.5% in 2000 to 21.9% in 2010. During the same period, the Hispanic population in Davis grew from 9.6% to 12.5% while the African American population remained unchanged at 2.3 in 2010.

Table 1
2010 CENSUS ETHNIC PERCENTAGE BREAKDOWN FOR CITY OF DAVIS

RACE	All ages		18 years and over	
	Number	Percent	Number	Percent
Total population	65,622	100.0	54,862	100.0
One race	62,050	94.6	52,505	95.7
White	42,571	64.9	35,495	64.7
Black or African American	1,528	2.3	1,202	2.2
American Indian and Alaska Native	339	0.5	267	0.5
Asian	14,355	21.9	12,854	23.4
Native Hawaiian and Other Pacific Islander	136	0.2	126	0.2
Some other race	3,121	4.8	2,561	4.7
Two or more races	3572	5.4	2,357	4.3

HISPANIC OR LATINO AND RACE	All ages		18 years and over	
	Number	Percent	Number	Percent
Total population	65,622	100.0	54,862	100.0
Hispanic or Latino (of any race)	8,175	12.5	6,242	11.4
Not Hispanic or Latino	57,450	87.5	48,620	88.6
One race	54,736	83.4	46,820	85.3
White	38,641	58.9	32,564	59.4
Black or African American	1,415	2.2	1,124	2.0
American Indian and Alaska Native	166	0.3	139	0.3
Asian	14,213	21.7	12,743	23.2
Native Hawaiian and Other Pacific Islander	120	0.2	113	0.2
Some other race	181	0.3	137	0.2
Two or more races	2,714	5.0	1,800	3.3

Source: U.S. Census Bureau, 2010 Census & American FactFinder Estimates

The city's population is relatively young. According to the 2010 census, the median age was 25.2. This is attributable to the large proportion of UC Davis students in the population. The 2010 Census shows that exactly half of the residents were under 24; approximately a third were between ages 15 and 24; and 33.9% (22,246) of the population are enrolled in college or graduate school.

Table 2				
UC Davis Student Headcount by Ethnicity, Fall 2010				
	Ethnicity	Undergraduate	Graduate/Professional	Total
	African American/Black	755	141	896
	American Indian/Alaska Native	202	63	265
Asian 10,832	Chinese/Chinese American	4,217	433	4,650
	East Indian/Pakistani	1,114	166	1,280
	Filipino/Filipino American	988	97	1,085
	Japanese/Japanese American	396	73	469
	Korean/Korean American	641	96	737
	Pacific Islander	106	22	128
	Other Asian	796	135	931
	S.E. Asian Not Vietnamese	2	14	16
Hispanic 4,092	Vietnamese	1,464	72	1,536
	Mexican/Mexican American/Chicano	2801	265	3,066
	Other Spanish American/Latin	869	157	1,026
	White/Caucasian	8,499	3,223	11,722
	Other	300	200	500
	Ethnicity unknown or not stated	944	546	1,490
	Non-U.S. citizens	576	991	1,567
	Total Headcount	24,670	6,694	31,364

Source: <http://facts.ucdavis.edu>

Population and Age Distribution

Table 3 summarizes the city's 2010 age distribution. The table shows that a significant proportion of the city population is young. The age range 15 to 24 in 2010 was 36.3%. This is slightly more than the 34.2% in 2000 for the same age range.

Subject	Number	Percent
Total Population	65,622	100.0
Median age (years)	25.2	Not Applicable
Under 5 years	2,444	3.7
5 to 9 years	2,927	4.5
10 to 14 years	3,337	5.1
15 to 19 years	6,609	10.1
20 to 24 years	17,200	26.2
25 to 29 years	5,111	7.8
30 to 34 years	3,417	5.2
35 to 39 years	2,962	4.5
40 to 44 years	3,333	5.1
45 to 49 years	3,387	5.2
50 to 54 years	3,420	5.2
55 to 59 years	3,268	5.0
60 to 64 years	2,610	4.0
65 to 69 years	1,708	2.6
70 to 74 years	1,249	1.9
75 to 79 years	927	1.4
80 to 84 years	789	1.2
85 years and over	924	1.4
<i>Source: U. S. Census Bureau, Census 2010 from Table DP-1</i>		

Income

In 2010 and 2000, Davis' per capita median household and median family income figures were higher than those of Yolo County as a whole. According to the 2010 Census, the per capita income in Davis in 2010 was \$32,907, the Median Household Income was \$61,535 and the Median Family Income was \$108,058.

As is the case with many Davis statistics, students play a significant role. The personal and household incomes of students are often low, and this is reflected in the per capita income being lower for Davis than Yolo County as a whole. However, the Davis incomes in 2000 and 2010 were relatively higher in the other categories of household and family income than the surrounding communities. Table 4 compares the per capita, median household and median family incomes of Davis and Yolo County.

	Davis, 2000	Yolo, 2000	Davis, 2010	Yolo, 2010
Per Capita Income	\$22,937	\$19,365	\$32,907	\$35,855
Median Household Income	\$42,454	\$40,769	\$61,535	\$57,260
Median Family Income	\$74,051	\$51,623	\$108,058	\$72,500
<i>Source: U.S. Census Bureau, 2008-2012 American Community Survey</i>				

The Census revealed that there were 903 Davis families living in poverty in 2010. There was an increase in the total poverty level in the City from 5.4% of families living in poverty according to the 2000 Census compared to 7.7% in reported in the 2010 Census. The 2010 Census shows that there are 407 families with female householder and no husband present and 16,872 individuals that are below poverty level. The overwhelming majority of persons in poverty are non-elderly adults in non family households. Table 5 summarizes the poverty level in 2010.

TABLE 5 POVERTY STATUS IN 2010 (BELOW POVERTY LEVEL)			
Subject	Number		Percent below poverty level
	All income levels	Below poverty level	
Families	11,733	903	7.7
With related children under 18 years	6,372	478	7.5
With related children under 6 years.	1,148	162	14.1
Families with female householder, no husband present	1,616	407	25.2
With related children under 18 years	1,042	1,023	28.8
With related children under 6 years	145	145	100
All individuals for whom poverty status is determined	63,791	16,872	26.4
Under 18 years	11,319	1,012	8.9
65 years and over	5,096	356	7.0
Unrelated individuals for whom poverty status is determined	27,228	13,991	51.4
All individuals below:			
50 percent of poverty level	10,051		
125 percent of poverty level	19,265		
150 percent of poverty level	21,247		
<u>Source: U.S. Census Bureau, 2008-2012 American Community Survey</u>			

HOUSING MARKET CONDITIONS

The 2010 Census indicated that there are 25,869 housing units in the City of Davis. Approximately 55% of the total housing units were single-family, while about 45% were multi-family units (Table 6). The 2010 Census further indicated that of the total 25,869 housing units, 42% were owner-occupied while 54.7% were renter-occupied units.

The housing stock in Davis is relatively new and in good structural shape. 33% of the total housing units were built in the last 20 years and 49% of the total units in the last 30 years. The 2010 census counted 26,056 housing units in the City of Davis, which is an increase of 1,339 new units since the numbers were reported in 2002, and effectively increases the percentage of new units in the city.

TABLE 6 EXISTING HOUSING UNITS PER 2010 CENSUS		
	Number	Percent
Total Housing Units	26,056	100.0
Single-family	14,392	55.20
Multifamily	11,664	44.80
Notes:		
1. Single-family refers to one-unit attached and detached, mobile home, boat, RV, vans, and etc. 385 mobiles, boat, RV, van and etc in the table were added to 11,577 and 2,430 detached and attached one-unit figures to get 14,392		
2. Multifamily refers to 2 units, 3 or 4 units, 5 to 9 units, 10-19 units and 20 or more units		
Source: Census 2010 as compiled by SACOG and DOF		

The next table below summarizes housing units in 2010 by tenure; whether they are owner-occupied or rented. Ownership housing may include single-family units, condominiums, or mobile homes. Rental housing includes rented single-family houses and duplexes as well as apartments. Table 7 shows that the percent of the total-housing units' vacancy in 2010 was 3.5.

TABLE 7 SUMMARY OF HOUSING UNITS BY OCCUPANCY IN 2010		
	Number	Percent
Total housing units	25,869	100.0
Occupied housing units	24,873	96.1
Vacant housing units	996	3.9
Owner-occupied housing units	10,699	43.0
Renter-occupied housing units	14,174	57.0
Homeowner vacancy rate (percent)	-	0.3
Rental vacancy rate (percent)	-	3.5
Average household size of owner-occupied units	2.58	-
Average household size of renter-occupied units	2.53	-
Source: U. S. Census Bureau, Census 2010 from Table DP-1		

Housing purchase prices in Davis are generally higher than in the rest of the region. According to the Multiple Listing Service (MLS), in 2012 the average sale price of a home in Davis was \$463,500. The sale price for a single family home in Davis increased by 18.09% between 2002 and 2012 (Table 8). Although the housing market crash across the nation did have an effect in Davis, as the table below illustrates, Davis did not experience the dramatic losses felt by surrounding communities.

TABLE 8			
AVERAGE MLS RESIDENTIAL SALES PRICES IN DAVIS FROM 2002 TO 2012			
Year	No. of Sales	Average Sales Price	Percent Change
2002	687	\$392,500	Base Year
2004	615	\$561,274	43.00%
2006	445	\$641,703	63.49%
2008	287	\$577,485	47.13%
2010	291	\$528,055	34.54%
2012	399	\$463,500	18.09%

Sources: Multiple Listings Service, Yolo County Board of Realtors; Compiled by NeighborWorks Sacramento

Table 9 shows that as of January 2012 Davis and Woodland have many of the units in the market in Yolo County, although no longer the largest amount. Davis and Woodland combined have 723 of the 1859 single-family units on the market. This is 39% of the total listed homes for sale in the county. This is a decrease from over 80% of single-family units for sale as shown in 2002.

TABLE 9						
RECENT HOUSING MARKET PRICE COMPARISON, JANUARY 2012						
	Davis		Woodland		Yolo County	
Housing Type	Number	Average Price	Number	Average Price	Number	Total Average Price
Condominium	58	\$216,544	13	\$114,403	130	\$157,483
Split-lot Unit	37	\$298,042	20	\$122,255	87	\$206,674
Single-family	399	\$463,500	324	\$182,261	1859	\$279,077

Notes:

1. **Average Price** is Average asking price.
2. Yolo County total includes Davis, Woodland, Esparto, and all unincorporated areas
3. Davis and Woodland have a total of 723 out of 1859 total County single-family units listed for sales, 71 of the 130 condominium units, and 57 of the 87 split-lot units

Sources: Multiple Listings Service, Yolo County Board of Realtors; Compiled by NeighborWorks Sacramento

Cost of Renting

The rental market in Davis primarily consists of apartments, but also includes condominiums and houses. According to UC Davis Apartment Vacancy/Rental Rate report, a typical three-bedroom unit rented at an average range of \$1,125 to \$1,888 per month depending on whether it is furnished or unfurnished in 2012. An unfurnished four-bedroom unit rented at an average of \$2,582 per month. Some newly constructed apartments in the city contain four and five bedroom units. A challenge was presented in the collection of data for 2012. In addition to the ongoing challenge of getting responses from property owners, leasing specials that include rent discounts, which is a fairly new occurrence in the Davis market, makes the comparison between 2011 and 2012 data difficult to accurately gauge. The survey process therefore is undergoing evaluation to see if there are alternative, and more accurate, methods of gathering data.

The 2012 Apartment Vacancy and Rental Rate report shows that there was an overall mean average rent increase of 4.97% in 2012 when compared to 2011. The report states that to draw any conclusions about the rate would require analysis of each property. It also states that in addition to or instead of profit, other potential contributors to the increase include the overall inflation, increased utility rates, property sales, current or planned renovations, refinancing, or other expenses. See Table 10 below.

**TABLE 10
2013 AVERAGE RENTAL RATE COMPARISON BY TYPE OF UNIT (FAIR MARKET UNITS)**

Unit Type	Total # of Units	2011 Average Rent	2012 Average Rent	2013 Average Rent	% Change From Base (2011)
Studio Unfurnished	180	\$705	\$871	\$911	29.22%
Studio Furnished	2	\$699	\$995	No Data	43.35%
One Bedroom Unfurnished	2192	\$946	\$998	\$1,005	6.24%
One Bedroom Furnished	5	\$1,157	\$800	No Data	-30.86%
Two Bedroom Unfurnished	3371	\$1,260	\$1,307	\$1,275	1.19%
Three Bedroom Unfurnished	1236	\$1,808	\$1,888	\$1,764	4.42%
Three Bedroom Furnished	2	\$1,500	\$1,125	No Data	-25.00%
Four Bedroom Unfurnished	442	\$2,444	\$2,582	\$2,338	-4.34%
Five Bedroom Unfurnished	0	N/A	N/A	No Data	N/A
Six Bedroom Unfurnished	4	\$2,850	\$2,870	No Data	0.70%
Mean Average Increase					⁽¹⁾ 3.73%

Notes:

1. This is a weighted average based on the number of units of each type. The unit types with more units (for example, one, two and three bedroom unfurnished) contribute more to this figure.
2. The 2012 survey was conducted in October and November.
3. The 2013 survey did not include rental averages for furnished apartments. Percentage change is calculated with the average rents from 2012.
4. 101 of the 177 complexes participated in providing data.
5. Subsidized apartments or affordable housing apartments that require an income eligibility test to qualify for reduced rent were not included in the survey.

Source: UC Davis Housing Office

Table 11 shows that Davis has the highest average rent and rental increase when compared to the Sacramento and Placer County communities in the first quarter of 2013. It also shows that Davis has the lowest vacancy rate when compared with other communities. A vacancy rate of 5% is typically the ideal balance between the interests of landlord and tenant. This is largely predicated on the assumption that it serves as a deterrent to unjustified rent increases, while still allowing property owners to make a fair return on their investment. It is believed to provide landlords an incentive to maintain facilities in good working order, and gives renters a choice and an opportunity to negotiate contractual terms. The ideal has not been possible in most rental markets throughout the State of California. When the rental data of Davis is compared with the surrounding communities, Davis has the highest rents.

	Vacancy		Average Rent Increase		Average Rent	
	1Q 2013	1Q 2012	1Q 2013	1Q 2012	1Q 2013	1Q 2012
Antelope	5.6%	4.2%	4.3%	3.7%	\$936	\$897
Carmichael	7.2%	8.0%	2.5%	-1.6%	\$740	\$722
Citrus Heights / Fair Oaks	5.3%	5.1%	0.1%	1.8%	\$858	\$857
Davis	1.6%	3.3%	10.7%	-0.7%	\$1,459	\$1318
Elk Grove / Laguna	5.1%	5.9%	0.7%	-1.0%	\$1,093	\$1,085
Greenhaven / Pocket	6.2%	6.1%	-1.8%	2.0%	\$936	\$953
North Highlands	13.9%	12.1%	-0.4%	6.8%	\$750	\$753
Orangevale / Folsom	8.2%	6.1%	-2.8%	6.7%	\$1,159	\$1,192
Rancho Cordova	6.5%	7.5%	1.3%	0.1%	\$829	\$818
Roseville / Rocklin	5.3%	5.1%	2.8%	5.0%	\$1,148	\$1,116
Sacramento	6.4%	6.5%	0.3%	-0.2%	\$893	\$890
South Sacramento	7.3%	6.5%	-1.4%	3.5%	\$720	\$730
Totals	5.9%	5.9%	2.1%	1.3%	\$976	\$956
<u>Notes:</u> All figures are through April 2013.						
<u>Source:</u> Hendricks & Partners Apartment Update, Third Quarter, Northern California Region						

Affordability Analysis

The monthly rents affordable to two and four-person households by income level are as shown in the Table 12 below. The figures in the table assume that the maximum affordable rent would be 30 percent of gross monthly income. The table shows that the maximum affordable rent for a very-low income household of four is \$961.25 per month. This amount is considerably smaller than the average rent of \$1,459.00 in Davis in 2013, according to Hendricks & Partners rental report. It also exceeds the \$1,888 rent for a three-bedroom unfurnished unit reported in 2012 by the UC Davis Housing Office (Table 11).

Income Levels	2-Person Household		4-Person Household	
	Income Limit	Affordable Rent	Income Limit	Affordable Rent
Very-Low income	\$30,800	\$770.00	\$38,450	\$961.25
Low-income	\$49,200	\$1,230.00	\$61,500	\$1,537.50
Median-income	\$61,500	\$1,537.50	\$76,900	\$1,922.50
Moderate-income	\$73,850	\$1,846.25	\$92,300	\$2,307.50

Notes:

- Affordable rent is 30 percent of gross monthly income and includes utilities.
- These are the affordable rents for households at the maximum of the income range. The affordable rent for a household elsewhere in the range would be lower than shown in this table.

Source: HUD for Income Limit ceiling; Affordable Rents Compiled by City Manager's Office Staff, City of Davis

Very-low income households are likely to have trouble finding unassisted affordable housing in Davis. This table shows that two-person low-income household could afford an average-priced apartment at rent of \$770. The UC Davis apartment rental table indicates that in 2012 the average rent for a one-bedroom apartment was \$800 and \$1,307 for a two-bedroom apartment. The low-income family of four, on the other hand, could afford the average-priced two-bedroom apartment based on the affordable rent of \$1,307. According to the UC Davis rental rate comparison, an unfurnished three-bedroom apartment rented for an average of \$1,888 in 2012.

Many of the households that rent in Davis are composed of students. Student households have greater volatility in household size than do family households. Moreover, students have different income and expenditure standards than do families. This may allow a student household to pay what would otherwise be a disproportionately high amount of income in rent. Also, students combine households to share a unit easier than most families. Student housing concerns usually are temporary, while family housing concerns are long-term.

Overpaying

Overpaying refers to the number of very-low-income and low-income households occupying units at a cost greater than 30 percent of gross household income. Historically, 25 percent was used to compute overpaying. Today, 30 percent is the standard used to compute overpaying. Over the years, the percentage used in computing overpaying has shifted several times.

Census data allow us to compare the percentage of overall households overpaying for housing between 2000 and 2010. In 2000, about 23 percent of owners were overpaying, and approximately 59 percent of renters were overpaying. The overall households overpaying percentage in 2000 was about 44 percent. Table 13 below shows that between 2000 and 2010 that this trend has held steady, although there was an increase in the actual number of overpaying households.

The City of Davis Housing Element, it was explicitly pointed out that large proportions of the households overpaying for housing were UC Davis students. It is believed that this fact has not changed.

TABLE 13 2010 OVERPAYING		
Owners	Number in 2010	% in 2010
Total:	10,800	100%
Housing units with a mortgage:	8,054	NA
Housing units without a mortgage:	2,746	NA
Selected Monthly Costs as a Percentage of Household Income in 2010		
Less than 20.0 percent	2,930	36.4%
20 to 24 percent	1,505	18.7%
25 to 29 percent	1,215	15.1%
30 to 34 percent	584	7.3%
35 percent or more	1,806	22.5%
<i>Not computed</i>	14	<i>N/A</i>
Renters	Number in 2000	% in 2000
Total:	12,671	100.00%
Gross Rent as a Percentage of Household Income in 1999		
Less than 15 percent	854	7.0%
15 to 19 percent	1,031	8.4%
20 to 24 percent	1,040	8.5%
25 to 29 percent	1,170	9.5%
30 to 34 percent	960	7.8%
35 percent or more	7,224	58.8%
<i>Not computed</i>	691	<i>N/A</i>
Total # of Owners Overpaying	2,390	22.6%
Total # of Renters Overpaying	8,184	77.4%
Total # of Households Overpaying	10,574	42.1%
Source: U.S. Census Bureau, 2008-2012 American Community Survey		

CITY OF DAVIS FAIR HOUSING PROFILE

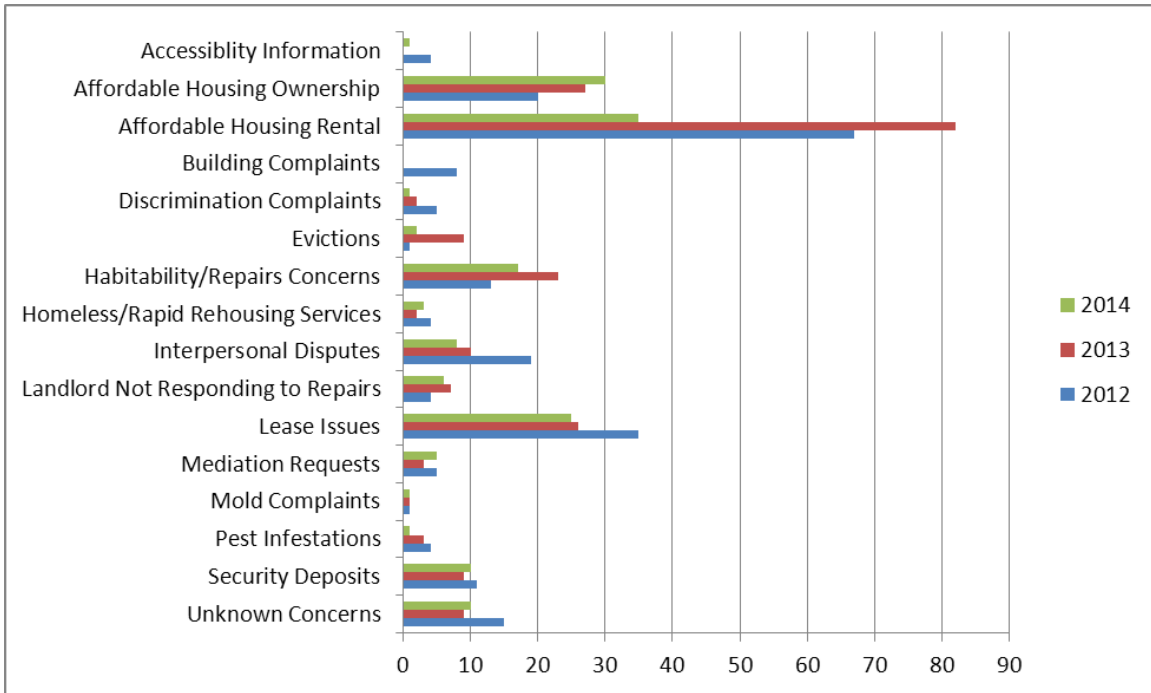
The City of Davis Fair Housing Services provides assistance with housing discrimination complaints and referrals to resources for landlords and tenants in the city of Davis. Complaints of discrimination in housing are referred to an enforcement agency such as the Housing and Urban Development office of Fair Housing and Equal Opportunity or the California State Department of Fair Employment and Housing. Although mediation services had been provided through the City of Davis and volunteers, significant budget cuts to the Housing and Human Services Division necessitated the elimination of the mediation service in July of 2011. Fair Housing resource and referral had also been limited to tenants and landlords in Davis (no longer in all of Yolo County) and in-person office hours were eliminated. In 2013 the Fair Housing staff became the first point of contact for the City's Affordable Housing Program in addition to Fair Housing resource and referrals.

According to findings by national fair housing experts, a great deal of under-reporting of discrimination occurs since the act of reporting is a commitment of time and attention which many people cannot or chose not to make. This national trend is true in Davis as well. A significant factor contributing to the under reporting of fair housing violations in Davis is fear of retaliation in the form of eviction or other negative action by property owners. Renters often report that due to the increased rental rates and limited availability of rental units in Davis they would not file a fair housing complaint because they fear the property manager may refuse to renew their lease, increase the rent amount or be labeled a "trouble-maker". Renters also report that when they attempt to negotiate rental increase amounts or request necessary repairs to their rental unit, the property managers respond with the attitude of "if you don't like it you can leave". This attitude combined with the current rental market conditions contribute to the under reporting of fair housing violations in Davis.

Another significant challenge the Davis market faces is the amount of new renters. The large portion of students looking to live off-campus are often on their own for the first time since living with guardians, and are thus often unaware of fair housing laws. A reluctance to "rock the boat," and upset a landlord or roommates, as well as unfamiliarity with lease agreements and housing laws can contribute to significant fair housing issues.

Without the conflict resolution of city Fair Housing Services, in addition to the separation of the Administrative Hearings for Parking Tickets from the Fair Housing/Mediation Program to the Police Department, calls to Fair Housing have decreased significantly since last reported in 2003. However, calls for resources and referrals have increased since the addition of the Affordable Housing component, and because of increased awareness of the services provided by successful outreach.

The statistics in the following table shows the type of issues reported to the City of Davis Fair Housing Services during a three-year period, from 2012-2015.



IDENTIFICATION OF IMPEDIMENTS TO FAIR HOUSING CHOICE

HUD defines fair housing to mean the ability of persons of similar income levels to have the same housing choices regardless of race, color, religion, sex, handicap, familial status or national origin. Discrimination in the sale or rental of housing is prohibited against these protected classes. Fair housing laws are intended to further equal opportunity in housing, mortgage lending, and the purchase of mortgage insurance.

For purposes of this report, impediments to fair housing choice are defined as:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status or national origin that restrict housing choice; or
- Any actions, omissions or decisions that have this effect.

The analysis identified needs in the following areas:

- Lack of adequate number of affordable housing units.

- Public knowledge of fair housing laws.
- Enforcement activities.

Each identified area of need will be addressed by applying strategies in the following areas:

- A. Community outreach and education
- B. Technical assistance and guidance
- C. Referral to mediation and conciliation
- D. Strengthening organizational relationships to enhance enforcement

In fiscal year 2013-2014, the City of Davis took the following actions to overcome the impediments identified:

- The fair housing program marketed and supported a county-wide fair housing conference for landlords, in partnership with the Yolo County Housing Authority and the local Legal Services office;
- Developed and distributed fair housing educational materials;
- Maintained a resource library of fair housing and related publications;
- Participated in community events and celebrations to distribute Fair Housing information to the event attendees, including events at the University of California, Davis targeted at first-time renters in the community; and

In fiscal year 2014-2015, the City of Davis continued the actions above and took the further steps of:

- The creation of more documents and informational handouts for students and all first-time renters to promote understanding of fair housing laws, and to educate tenants on the process for looking and applying for rental housing, with additional handouts geared towards the needs of students seeking affordable housing who are partially or fully undocumented, and
- Identified, in communication with the University, which languages would reach the widest audience of students, and will translate basic renter rights and responsibilities flyers into these languages: Spanish, Chinese and Korean. These flyers will be distributed on campus and posted on the city's website.