

CITY OF VACAVILLE

APARTMENT VACANCY AND RENT SURVEY

OCTOBER 1, 2016

Prepared by:

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I. BACKGROUND

The Department of Housing Services (DHS) surveys the Vacaville apartment rental housing stock to determine the availability of apartment rental housing and rental rates. DHS conducted its 2016 survey of the vacancy and monthly rent levels of apartment-type rental units in the City of Vacaville over a sixty-day period between August and September 2016. During that time, information was requested from 6,610 apartment units in the City of Vacaville. This number is based on the availability of ownership and contact information for multi-family, non owner-occupied dwellings consisting of 4 or more units.

	Units In Survey	Units Reported	Vacant Ready	Vacant Not Ready
Market Rate Non-Senior	4,919	4,771	67	40
Market Rate Senior-Only	506**	506	0	0
Below Market Rate Non-Senior	826*	781	13	5
Below Market Rate Senior-Only	359*	359	0	0
Totals	6,610	6,417	80	45

This survey report does not consider: 1) single-family dwellings that are rented; 2) multi-family units that are owner-occupied (condominiums); 3) rental properties with less than four units; 4) apartments with restricted rents below market rate; or 5) senior-only apartment complexes.

Of the 6,610 units surveyed, 1,691 units were not included in this survey because they have restricted rents below market rate* or are senior-only apartments**. Therefore, 4,919 units are included in this survey.

Of the 4,919 units surveyed, 4,771 units responded to the survey. Of the 4,771 rental apartment-type units that reported, 67 were reported to be vacant and available for rent while an additional 40 units were reported to be vacant but unavailable for renting. These 40 unavailable units are not included in the vacancy rate.

II. SUMMARY OF VACANCY FINDINGS

Based upon data collected in this and previous surveys, the following statements may be made about the rental market in Vacaville:

A. Consolidated Vacancy Survey Results

1. The overall vacancy rate is 1.4%.
2. The overall vacancy increased slightly from 2015 from 1.2% to 1.4%.
3. The overall vacancy rate for:
 - a. Studio units is 0.0%.
 - b. One-bedroom units is 1.6%.
 - c. Two-bedroom units is 1.3%.
 - d. Three-bedroom units is 2.0%.

*Survey data for units with restricted rents below market rate are included in the Apartment Rent and Vacancy Survey Below Market Rate Addendum

**Survey data for senior-only units are included in the Apartment Rent and Vacancy Survey Senior-Only Addendum

5. There was a slight increase in:
 - a. One-bedroom unit vacancies since 2015 from 1.1% to 1.6%.
 - b. Two-bedroom unit vacancies since 2015 from 1.2% to 1.3%.
 - c. Three-bedroom unit vacancies since 2015 from 1.0% to 2.0%.

The attached tables provide results of this 2016 survey, as well as historical vacancy data:

Table 1 Overall Vacancy Rate

Table 2 Vacancy Survey Results by Bedroom Size

Table 3 Historical Vacancy Rates – October 1, 1983 through October 1, 2016

*Survey data for units with restricted rents below market rate are included in the Apartment Rent and Vacancy Survey Below Market Rate Addendum

**Survey data for senior-only units are included in the Apartment Rent and Vacancy Survey Senior-Only Addendum

TABLE 1

OVERALL VACANCY RATE

	<u>10/06</u>	<u>10/07</u>	<u>10/08</u>	<u>10/09</u>	<u>10/10</u>	<u>10/11</u>	<u>10/14</u>	<u>10/15</u>	<u>10/16</u>
Total Available Units Surveyed	4,626	4,626	4,969	4,905	4,690	4,899	4,238	4,255	4,771
Vacant/Available for Rent	211	172	247	194	163	83	97	50	67
Vacancy Rate	4.6%	3.7%	5.0%	4.0%	3.5%	1.7%	2.3%	1.2%	1.4%

TABLE 2**VACANCY SURVEY RESULTS BY BEDROOM SIZE**

STUDIO	<u>10/15</u>	<u>10/16</u>							
Total Units Reported	26	26							
Vacant/Available for Rent	0	0							
Vacancy	0.0%	0.0%							
Vacant/Not Available	0	0							
ONE BEDROOM	<u>10/06</u>	<u>10/07</u>	<u>10/08</u>	<u>10/09</u>	<u>10/10</u>	<u>10/11</u>	<u>10/14</u>	<u>10/15</u>	<u>10/16</u>
Total Units Reported	1,864	1,798	1,901	1,902	1,963	1906	1,764	1,595	1,713
Vacant/Available for Rent	73	62	89	92	57	32	48	18	27
Vacancy	3.9%	3.4%	4.7%	4.8%	3.1%	1.7%	2.7%	1.1%	1.6%
Vacant/Not Available	0	0	7	56	28	31	46	28	13
TWO BEDROOM	<u>10/06</u>	<u>10/07</u>	<u>10/08</u>	<u>10/09</u>	<u>10/10</u>	<u>10/11</u>	<u>10/14</u>	<u>10/15</u>	<u>10/16</u>
Total Units Reported	2,565	2,658	2,842	2,809	2,986	2,829	2,350	2,433	2,830
Vacant/Available for Rent	126	101	146	94	100	49	47	30	36
Vacancy	4.9%	3.8%	5.1%	3.3%	3.7%	1.7%	2.0%	1.2%	1.3%
Vacant/Not Available	0	0	23	54	42	67	55	46	26
THREE BEDROOM	<u>10/06</u>	<u>10/07</u>	<u>10/08</u>	<u>10/09</u>	<u>10/10</u>	<u>10/11</u>	<u>10/14</u>	<u>10/15</u>	<u>10/16</u>
Total Units Reported	197	170	179	194	172	164	124	201	202
Vacant/Available for Rent	12	9	12	8	6	2	2	2	4
Vacancy	6.1%	5.3%	6.7%	4.1%	3.5%	1.2%	1.6%	1.0%	2.0%
Vacant/Not Available	0	0	17	2	2	0	3	3	1

TABLE 3

HISTORICAL VACANCY RATES OCTOBER 1, 1983 THROUGH OCTOBER 1, 2016

(All Units Vacant & Ready)

<u>DATE</u>	<u>VACANCY RATE</u>
October 1983	2.5%
October 1984	1.8%
October 1985	1.9%
October 1986	14.3%
October 1987	6.2%
October 1988	2.7%
October 1989	2.3%
October 1990	3.1%
October 1991	3.0%
October 1992	3.2%
October 1993	4.4%
October 1994	4.3%
October 1995	3.0%
October 1996	3.4%
October 1997	4.0%
October 1998	2.2%
October 1999	1.0%
October 2000	1.6%
October 2001	4.2%
October 2002	3.8%
October 2003	5.1%
October 2004	6.4%
October 2005	8.0%
October 2006	4.6%
October 2007	3.7%
October 2008	5.0%
October 2009	4.0%
October 2010	3.5%
October 2011	1.7%
October 2014	2.3%
October 2015	1.2%
October 2016	1.4%

IV. RENT LEVEL SURVEY

The rent level survey determined that median rent levels for all bedroom sizes increased since 2015. The median rent is the midpoint of a set of rents. For example, if the median rent for a one-bedroom unit is \$925 a month, one half of the units rent for less than \$925 a month and one half of the units rent for more than \$925 a month.

1. Median rent levels for all studio units surveyed (26) demonstrated a \$300, or 35.3%, **increase** from the previous survey period. The median rent for all studio units is **\$1,150**.
 - ✓ All studios units surveyed were built prior to 2000.
2. Median rent levels for all one-bedroom units surveyed (1,713) demonstrated a \$210, or 16.0% **increase** from the previous survey period. The median rent for all one-bedroom units is **\$1,525**.
 - ✓ When considering only one-bedroom units (1,210) built prior to 2000, the median is **\$1,412**.
 - ✓ When considering only one-bedroom units (503) built since 2000, the median rent is **\$1,775**.
3. Median rent levels for all two-bedroom units surveyed (2,830) demonstrated a \$205, or 13.7% **increase** from the previous survey period. The median rent for a two-bedroom unit is **\$1,705**.
 - ✓ When considering only two-bedroom units (1,976) built prior to 2000, the median rent is **\$1,600**.
 - ✓ When considering only two-bedroom units (854) built since 2000, the median rent is **\$1,942**.
4. Median rent levels for all three-bedroom units surveyed (202) demonstrated a \$50, or 2.9% **increase** from the previous survey period. The median rent for a three-bedroom unit is **\$1,795**.
 - ✓ When considering only three-bedroom units (129) built prior to 2000, the median rent is **\$1,625**.
 - ✓ When considering only three-bedroom units (73) built since 2000, the median rent is **\$2,423**.

The newer units that have been built since 2000 have greater amenities and therefore, typically, significantly higher rents. Overall vacancy does not seem to be impacted by these higher rents.

The attached tables provide results of this 2016 survey, as well as historical rent level data:

Table 4	Comparison of Median Rent Levels – October 1, 2016 Overall Units, Pre-2000 and Post-2000 Units By Bedroom Size
Table 5	Comparison of Median Rent Levels – All Units October 1, 2006 – October 1, 2016 By Bedroom Size
Table 6	Rental Market Survey – Historical Median Rents for Apartments – October 1, 2006 – October 1, 2016

TABLE 4**COMPARISON OF MEDIAN RENT LEVELS – OCTOBER 1, 2016 OVERALL UNITS, PRE-2000 AND POST-2000 UNITS BY BEDROOM SIZE**

	<u>10/16 – Overall</u>	<u>Pre-2000</u>	<u>Post-2000</u>
Studio Median Rent	\$1,150	\$1,150	N/A
One Bedroom Median Rent	\$1,525	\$1,412	\$1,775
Two Bedroom Median Rent	\$1,705	\$1,600	\$1,942
Three Bedroom Median Rent	\$1,795	\$1,625	\$2,423

TABLE 5**COMPARISON OF MEDIAN RENT LEVELS - ALL UNITS OCTOBER 1, 2006 – OCTOBER 1, 2016 BY BEDROOM SIZE**

	<u>10/06</u>	<u>10/07</u>	<u>10/08</u>	<u>10/09</u>	<u>10/10</u>	<u>10/11</u>	<u>10/14</u>	<u>10/15</u>	<u>10/16</u>	<u>% change 2015-2016</u>
Studio Median Rent	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$850	\$1,150	35.3%
One Bedroom Median Rent	\$950	\$953	\$920	\$947	\$925	\$950	\$1,085	\$1,315	\$1,525	16.0%
Two Bedroom Median Rent	\$1,095	\$1,095	\$1,105	\$1,125	\$1,120	\$1,103	\$1,300	\$1,500	\$1,705	13.7%
Three Bedroom Median Rent	\$1,195	\$1,375	\$1,250	\$1,400	\$1,335	\$1,300	\$1,400	\$1,745	\$1,795	2.9%

TABLE 6**RENTAL MARKET SURVEY- HISTORICAL MEDIAN RENTS FOR APARTMENTS – OCTOBER 1, 2006 – OCTOBER 1, 2016**

	<u>OCT '06</u>	<u>OCT '07</u>	<u>OCT '08</u>	<u>OCT '09</u>	<u>OCT '10</u>	<u>OCT '11</u>	<u>OCT '14</u>	<u>OCT '15</u>	<u>OCT '16</u>
Studio									
Median Rent	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$850	\$1150
No. Surveyed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	26	26
1 Bedroom									
Median Rent	\$950	\$953	\$920	\$947	\$925	\$950	\$1,085	\$1,315	\$1,525
No. Surveyed	1,864	1,798	1,901	1,902	1,936	1,906	1,764	1,595	1,713
2 Bedroom									
Median Rent	\$1,095	\$1,095	\$1,105	\$1,125	\$1,120	\$1,103	\$1,300	\$1,500	\$1,695
No. Surveyed	2,565	2,658	2,842	2,809	2,982	2,829	2,350	2,433	2,830
3 Bedroom									
Median Rent	\$1,195	\$1,375	\$1,250	\$1,400	\$1,335	\$1,300	\$1,400	\$1,745	\$1,795
No. Surveyed	177	197	170	179	194	172	164	124	202