UC Davis
Student Family Housing Redevelopment Committee
Community Survey

In February and March 2015, the Student Family Housing Redevelopment Committee conducted a survey regarding student family housing. We announced the survey to all graduate students via GradLink, a weekly email newsletter. In addition, we sent an email to 700 current and recent residents of Solano and Orchard Parks:

We are asking all students, postdocs, and family members interested in student family housing at UC Davis to help us prioritize the options identified to meet residents’ needs. We believe that student family housing is an important amenity that helps UC Davis attract and retain a broadly diverse student population. Within this context, the Student Family Housing Redevelopment Committee was charged with taking a comprehensive look at campus planning for the redevelopment of student family housing at UC Davis. Over the past few months we have attempted to do just that, and we are now coming back to the community to help us prioritize what we have learned.

If you are interested in participating in our community survey, please visit: [link]. The survey should take approximately 15 minutes to complete, and the deadline is 8:00am Thursday, March 5th. This survey is not restricted to current or former students; family members are also encouraged to participate. Additional background information on issues related to affordability that might be helpful when taking the survey can be found on the Graduate Studies website (https://gradstudies.ucdavis.edu/current-students/student-family-housing-redevelopment/issues-related-affordability).

Survey introduction:

The Student Family Housing Redevelopment Committee has received input from many sources regarding students/scholars’ and family members’ needs and has explored many options to address them. Although affordability is clearly the primary issue, other issues such as safety and security are important as well. To help us better understand residents’ priorities, we are asking you to complete this survey by 8:00am March 5.

The survey should take about 15 minutes to complete. At the top of each page is an option which will allow you to save your progress and return to the survey later.

Committee members will compile the results and present them at the Community Workshop: 11:30 a.m. - 1:30 p.m. Saturday, March 7, in the Solano Park Community Center. We will provide lunch and have childcare, including a bouncy house, for kids. To RSVP, please visit: bit.ly/ucdrsvp.

At the Community Workshop we will discuss various options we’ve identified to address residents’ needs and to keep the rates as affordable as possible. Our discussions will focus on three areas: facilities (broad goals for building and landscape design), quality of life issues, and affordability. We hope you are able to join us!

135 respondents completed the survey.
11 respondents did not complete all the questions, but a good portion of them.
44 respondents didn't provide much more than the introductory demographics.
146 The number of respondents we consider this survey to have. Of course, not every respondent answered every question.

All respondents answered question 1 - 3.
Current and former residents answered questions 4 – 41 and 69.
Respondents who have never lived in one of the Parks answered questions 42 – 68.
If the questions are the same (e.g., 4 & 42), the data from all respondents were combined for this report.

This survey report is divided into three sections:
Section 1 – All respondents (N = 146)
Section 2 – Current and former residents of Orchard and Solano Parks (N = 101)
Section 3 – Only respondents who have never lived in either of the Parks (N = 45)
Section 1: All respondents were asked the following questions.

1. Please select from the following which describes you best:
   - 11 (7.5%) current undergraduate student
   - 4 (2.7%) former undergraduate student
   - 82 (56.2%) current graduate student
   - 24 (16.4%) former graduate student
   - 6 (4.1%) current postdoctoral scholar
   - 15 (10.3%) spouse/partner of a student
   - 4 (2.7%) spouse/partner of a postdoctoral scholar

2. Are you an international student/scholar or a family member of an international student/scholar?
   - 40 (27.4%) Yes
   - 106 (72.6%) No

3. Have you ever lived in Orchard or Solano Park?
   - 46 (31.5%) Yes, I currently live in Solano Park
   - 55 (37.7%) Yes, but I no longer live there
   - 45 (30.8%) No, I have never lived at the Parks

4. & 42. If Orchard Park were to be redeveloped maintaining two-bedroom units at a starting rent of $906/month (current rent), we could add approximately the same number market-rate units. The additional income from the market-rate units would subsidize the affordable units. Please see the affordability information on our website for additional information. From the following options, please select those that best describe your feelings about this option. (You may select more than one).
   - 61 (41.8%) I am open to adding market-rate units if it can significantly reduce rents and is pursued with community input along the way.
   - 25 (17.1%) I do not support adding market rate units to the property under any circumstances
   - 56 (38.4%) I am open to market-rate units being added on the property only if green space is preserved.
   - 28 (19.2%) I'm concerned that adding market-rate units would hurt the cohesiveness of the community. I'd rather pay more or pursue another option.
   - 9 (6.2%) Not Sure / No Opinion

Comments:
- The price point of "market rate" needs to be defined. I would NOT support market rate like West Village with unnecessary amenities. I would support market rate for basic units with green space like the current Parks. I am open to a limited number of market rate if they are reserved for students and green space is preserved.
- I strongly DIScourage market rate apartments, but if it is the ONLY option, then its still an option.
- I do not support adding market-rate units, but I would not pay more to live here than I already do.
- Cooperative living!
- The parks provided family-friendly housing to students, something that must be preserved.
- Pursue Cooperative Housing options.
- I do not see a problem with raising the rent slightly above $906/mo for a 2 BR, particularly for those without children. Two students on a TA or GSR at 50% (which I believe should be the income basis) could pay ~$650 each if rent = 1/3 income, the most-used benchmark. I also believe that this rate should be offered only to students in demonstrated financial need. I know student who do not have financial need who live in the Parks. It is frustrating they are effectively being subsidized/causing a loss. Also, keep market rate for students only. Living on campus saves money commuting and would add value for students. Faculty and staff who can pay more than market rate should not get these units.
- Let's be clear: the issue all along has been that graduate students need at least the same amount of affordable units--450 plus--that exist now. I have checked my approval for the first option, but that is conditional upon the market-rate units not making it so there is significantly less affordable units available to graduate students and families.
- Cooperative housing is alternative to the 2 bedroom apartments
- The green space is a blessing for raising children. However, if reducing it would allow Orchard Park to be more affordable, I think that would be best.
- I do agree that green space is necessary to promote families and the community feel, but I agree with the need for prices to be affordable for families.
- There needs to be affordable housing for grad students.
- Davis has plenty of market rate apartments to choose from. Graduate students with families need affordable apartments those rates match the salaries Grad students receive from GSR and TA positions.
- Are the parks really running in the "red"? With rent close to $1000 on that many units they must be run poorly.
- My husband worked when I pursued my undergraduate degree. We are not wealthy people however I never qualified for any help via student loans or childcare. I just had to get more student loans. We already had student loans from my husband - I feel that middle income people are punished by a system that only helps low income people. Everyone should benefit equally from the student family housing. I know that it also means that international students will access lower priced units because they do not report out of country income and people who have paid taxes to California do not get benefits.
- The "market rate" in Davis is high, as planned by the city council and as reflected in their attitude toward other affordable housing options, to keep the poor and people of color out. This is not an attitude we want any part of here. The market is not moral. It does not care about people. We do.
- I am open to a mixed income community as long as affordable units are comparable overall quality of construction to the market-rate units and also constructed on-site dispersed throughout the project.
- I strongly believed that maintaining green space and play structure is essential for children to thrive and to develop healthy living habits of exercising, playing and socializing outdoors and appreciating the natural habitat. Loss of green space encourages children and adults to stay instead and thus perpetuate a lack of appreciation for our delicate environment.
- Affordability is key. If the rate goes over $1,000 this project is lost. Already I am taking our more loans than I can afford to make up monthly costs with no guarantee that I will be able to pay these back. This adds anxiety to the project of trying to get a degree.
- I am not opposed to market rate apartments as a whole, but I would like make sure that does not impact the supply and availability of affordable family housing for graduate students in particular, those with children, or visiting scholars with only one-parent income. The issue I see is that graduate students with children should get first priority, in particular if both parents (or if a single parent household) are both graduate students with only two graduate student incomes or if the households has only with one graduate student income and no other income. If one parent is a graduate student and the other parent has a full time job, I think they should have less priority.
The Parks is student housing. All students should have affordable rent, not market rate.

don't segregate market rate and reduced rate under any circumstance

community cohesiveness. Having different pricing I think would drive a wedge between the two parts of the community.

5. & 43. Adding market-rate units would increase the density of Orchard Park (units per acre). While there is a substantial amount of currently undeveloped land on the western side of the property, Orchard would be more dense than its current design. We could preserve much of the open space by constructing buildings to be three or four levels rather than the current two levels (building up rather than out). Please see the affordability information on our website for additional information. From the following options, please select those that best describe your feelings about density. (You may select more than one).

14 9.6% I would rather the property remain two-stories tall. Any additional units should be built on undeveloped land and between existing units.

12 8.2% I do not support increasing the density under any circumstances.

102 69.9% I am open to three-story units if it means preserving green space.

75 51.4% I am open to four-story units if it means preserving as much green space as possible.

127 87.0% are open to increasing the density (open to three or four-story units or both)

2 1.4% Not Sure / No Opinion

Comments:

– Cooperative living!

– You should consider the noise of the floor (use appropriate materials for building).

– Cooperative housing is another alternative.

– Keep the green space.

– If there is a way of building more floors without noisy floors (I live in the first floor of an apartment now, and I can hear my neighbors walking upstairs, imagine if I could here neighbors from 3 floors walking...), then it is ok to have up to 4 floors. More than 4 is too many stairs.

– Are more units really needed to meet graduate student needs, or to increase revenue? Which of these two options should be value more at an institution of learning?

– Already families living on the second floor tend to be less involved in spontaneous community gatherings. I worry that more levels will increase isolation and a sense of unit-living instead of unitary living.

– The green space is one of the best qualities about the Parks, and especially for families with children, to dismiss it to add more apartments would be a shame.

– Green space is important, but I also think of it as a luxury in the long run. Having affordable units that MANY students can take advantage of is, to me, the highest priority.

– Four-story would be too dense a population.

– If the buildings were to have elevators I would support 4 stories.

– My family lived at UCLA student family housing which was 3 levels. I think three is fine if there is outdoor space to play. Also you have to take into consideration easy access, secure ground level storage for young families with large stroller. It is no fun carrying 2 kids under 3 up three flights of stairs and then getting a stroller and it is not safe.

– Build the buildings as high as needed to accommodate more families. The green is a small issue with me. I'm more interested in having places for people to live.

– I feel strongly against building higher than three stories.
The undeveloped land on the western side of Orchard Park gets relatively little use. If there is an economy of scale by adding units there (and reducing overall rent) that might be something to consider. Otherwise, that land should be developed as a community resource.

Great idea to build up! Open space (and its destruction) has ecological benefits (and detriments) that reach well beyond those in the housing unit. We should be supporting water permeation, carbon sequestration, habitat preservation, etc. and thinking about more than ourselves (as the proposed residents). Can UCD sell carbon credits realized by saving green space and planting more trees in the new Parks....?

Elevators are requested for tall buildings

Berkeley has co-ops that are similar to high rises. I would be open to taller buildings if they were cooperatives.

I think building up is an excellent idea. There is a serious shortage of residential units in Davis - increasing the supply by increasing density seems to be the best way to achieve this. I do think maintaining green space would be crucial, however, so that residents could get outside to relax or socialize and not be right on top of one another.

Taller buildings would need elevator access. Moving into 4-story buildings with only stairs is not an easy thing.

Don't take away all the green space or make it super-dense like Russell Park. However, we can afford to trade some proportion of the vast tracts of land at OP for the sake of affordability.

Perhaps ground- and first-floor apartments could be reserved for families with children? Especially the ground-level ones? There's always a lot to carry with the kids.

I'm fine with 3 or 4 story buildings as long as there's an elevator to get strollers/groceries/kids up and down.

Is it possible to keep the tall trees?

It’s very important when raising children to have open space for them to run and play and also enjoy the elements of nature. That was the beauty of living in orchard parks.

I am concerned about making the park more dense and think that building up (and creating 3 or 4 stories) can fracture communities and I think we should move towards a stronger community model, perhaps pursuing cooperative housing models.

6. & 44. When the University chooses to build a new housing property, it can either finance, construct, and manage the property itself, or it can hire a third-party (private) developer. In general, using a third party developer results in lower construction and maintenance costs and therefore lower rent. However, this also means that the workers who build and maintain the property are paid less than the prevailing wages, and that the apartments are not managed by the University. According to our current estimate, using a third-party developer would lower the rent by $24 a month for a two-bedroom apartment. Please see the affordability information on our website for additional information. Please select the response below which best describes your feelings about this option. If you would like to qualify your answer, please use the comments box.

39 26.9%  I prefer the option of third-party development if it means lower rent.
84 57.9%  I prefer to have the University finance, construct, and manage the project, even if it means higher rent.
22 15.2%  Not Sure / No Opinion

Comments:
– I do not agree with higher rent, the University should be ablate finance, construct, and manage the project without raising rents, considering that they've been siphoning money about from the Parks for 20+ years, now they better find the money to pay us back
Perhaps SCHA would like to be involved in management

You would have to stop the 3rd party from acting like assholes, with clearly set rules about how they can and can't treat tenants, and an arbitration process for disputes.

I think that the introduction of a third-party developer should induce a decrease in rent of more than $24/month.

Third party developers run on a for-profit model. UC Davis is a land-grant institution with a public mandate to serve the people who pay for it. I do not see how these two models are or ever should be compatible.

The university did a wonderful job managing the apartments, and third party managers, especially in this area are quite horrific.

No lower wages for workers - exploitation

I think that a third-party developer opens the university to absolving themselves of responsibility for budgetary/rent decisions. The administration can shrug their shoulders and say "sorry, it's out of our control, it's the third-party developer's fault" if we have increased rents, reduced unit availability, etc. I think $24 is a small price to pay for the much-deserved liability of the university. Relatedly, I also think that the university has long failed to grasp that this issue is inherently an internal one; we ARE the labor force that keeps this university running. The university is responsible for our wages, and if those wages do not allow us to have affordable homes, that is as much the university's problem as it is ours, if not more so. Our wages are not a separate problem from the housing issue--they are directly tied up in it and therefore something the university needs to take responsibility for.

How would a third party management be obliged to keep the rent down. West village is a good example of this. The rent at west village rivals the rates in Silicon Valley...

I would prefer the property be managed cooperatively by the community, not by a third party developer.

Higher rent as in $24 a month higher, but no higher than that. I do not support a third-party developer because I believe the university should make a commitment to its students to offer affordable housing to students with families that is run by the university itself. There already exist third-party family housing units, such as Russell Park, and they are not only unaffordable for students with families, they do not preserve green space or a communal atmosphere and I believe this is entirely due to the motivations of a private developer vs. a university-run housing project.

university will be more responsible if they are directly in charge of the apartments. $24/month isn't much.

It seems to me that if UCD or the State of California values paying people prevailing wages it is hypocritical to look for loopholes. I don't think that saving $24 a month justifies further exploiting people in the working class.

Being able to delay rent a month in the case of emergency (as often is the case in September or October when we are not paid for working until November) is key. A third party developer would not do this. There is also no guarantee that a third party developer would keep rent low over the years.

The cost basis needs to be justified. What is the assumed design and building standard? E.g., meet code? LEED...level? Also, the answers need to be split into more options - separate question for who should a) finance, b) build, c) manage. Also - where's design in here? UCD should control design, build and management. West Village is an example of why UCD should maintain control here. UCD would operate in the students' best interests The rent cost is outrageous due to needless whistles and bells, the units are horrible boxes with no decks/patios, and they seem to be throwing excessive money into advertising. MISTAKE!!! to have handed off the development, management, etc.

If the university builds and manages then students will have a say going forward and it will still be student housing. This is my preference.

I don't want influences from a 3rd party. UC Davis to own, repair, get my money.

I wouldn't mind the university allowing third-party as long as there are control in place for maintaining low cost (for example, Russell Park is third party and it costs more than Orchard Parks). University should also make a commitment about rental increases.
– One of the things that makes Solano Park a great place to live is that it is managed by the University.
– The university did a very good job managing Solano park when I was there. Cutting costs at the expense of workers and quality is never a good idea.
– The university might stumble onto a way to make it cheaper 5, 10, or 20 years from now, so keeping it under university control would allow that to become reality, whereas we would be locked into the plan from the outset with a third-party developer.
– There MUST be a way to have both a University financed option AND keep rent low. It can't be this black and white.
– $24/month is not a lot to ensure University control of the unit and that construction workers are paid fairly
– At UCSD, the grad student housing is not subsidized and therefore not affordable. A two bedroom is over $1200/month and grad salaries are only around $1800/month. Also, there is no feeling of community there. I have the feeling that if Davis lost control of the Parks, the subsidization would be the first thing to go, and the community that has been so successful at Davis would also diminish to some heartless 3rd party property manager.
– If the apartments are to be manage by a third party, they should still consider the priority for families and graduate students
– This is both flaky math and thinking. The university should manage university housing to ensure the needs of students are met. Privatization will only decrease the quality of the student experience. I just went to the website and did the math. 200 units x $906 = $181,200/month. Monthly expenses are greater than that?! I am not sure. Initially having a third-party developer come in sounds appealing, but what if they start raising the rents and they all end up at market value anyway? What is going to stop the third-party from raising rent eventually?
– If the standard of community feel is not preserved by the third party developers and management, I would be more likely to pay a little more for UCI to run the show.
– If the rent difference is indeed only $24 a month, then I'd probably prefer University to 3rd party, but does that $24/month take into account the ground rent the 3rd party would pay?

7. & 45. Would you be interested in sharing a kitchen in exchange for a reduced rental rate?

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<tr>
<th></th>
<th>25.3%</th>
<th>Yes, as a single student sharing with other single students.</th>
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<tbody>
<tr>
<td>3</td>
<td>2.0%</td>
<td>Yes, as a couple sharing with other couples.</td>
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<td>7</td>
<td>4.8%</td>
<td>Yes, as a family sharing with one other family.</td>
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<tr>
<td>1</td>
<td>0.7%</td>
<td>Yes, as a family sharing with more than one other family.</td>
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<td>12</td>
<td>8.2%</td>
<td>Not Sure / No Opinion</td>
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<tr>
<td>86</td>
<td>58.9%</td>
<td>No</td>
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Comments of respondents who answered “No.”
– a clear distinction between public space and personal privacy would be lost with sharing of kitchens for couples and for families. Cooking and eating is supposed to a relaxing and intimate experience for family and loved one to share together and not be interrupted by others cooking and eating.
– Possibly an option for single students, but not families.
– not interested in sharing a kitchen
– I would never share a kitchen- ever!
– we are a couple and we would never share a kitchen with someone else.
– since these are family housing units I think privacy is important and kitchens should not be shared.
– I would not interested under any circumstances
– I would never want to share a kitchen when feeding my family.
– none
– only if the space were cleaned by management
– if it cut the rent nearly in half
– Bad idea. This doesn't realistically work for families.
– Free

Comments of respondents who answered “Not Sure.”
– I like sharing, but not mediated or determined on monetary terms.

Comments of respondents who answered “Yes.”
– It would have to be a significant savings, like $50, to make it worth it for me, but I would also suggest the idea of having options to live in the cheaper one with a shared kitchen vs. live in the more expensive one with your private kitchen. (Only difficulty would be figuring out how many of each to build!)
– I am interested in this proposal even if it does not lower rent.
– Lower rent by $200 or more
– Lowered by $200 or more

8. & 46. If you selected yes to the above question: We don't yet know how much rent might be reduced by sharing a kitchen. Can you tell us how much rent would need to be reduced in order for this option to be of interest to you?

* Note that some respondents who said “No” or “Not Sure” to the previous question responded to this one.

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<tr>
<th>Rent Reduction</th>
<th>Percentage</th>
<th>Comments</th>
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<tr>
<td>$15 or more</td>
<td>11.8%</td>
<td>As long as it lowers the rent I am open to this option.</td>
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<tr>
<td>$30 or more</td>
<td>2.4%</td>
<td>I would be interested if it lowered the rent by $15 or more.</td>
</tr>
<tr>
<td>$50 or more</td>
<td>44.7%</td>
<td>I would be interested if it lowered the rent by $30 or more.</td>
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<tr>
<td>$50 or more</td>
<td>14.1%</td>
<td>Not Sure / No Opinion</td>
</tr>
<tr>
<td>$200 or more</td>
<td>24.7%</td>
<td>Other</td>
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9. & 47. Current one-bedroom units in Solano are about 460 square feet and two bedroom units in both Parks are about 560 square feet. Would you be interested in renting a micro unit (typically less than 350 square feet) at a reduced rent?

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<th>Rent Reduction</th>
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<th>Comments</th>
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<tbody>
<tr>
<td>Yes</td>
<td>33.1%</td>
<td>Yes (23 single, 8 with just spouse/partner, 13 with children, 4 declined to share family status)</td>
</tr>
<tr>
<td>No</td>
<td>55.2%</td>
<td>No (5 single, 16 with just spouse/partner, 51 with children, 8 declined to share family status)</td>
</tr>
<tr>
<td>Not Sure</td>
<td>11.7%</td>
<td>Not Sure (6 single, 4 with just spouse/partner, 5 with children, 2 declined to share family status)</td>
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Comments of respondents who answered “No.”
– Doesn't appeal to me as a Family needs the space. As the community is good as families and parents with kids, a single tiny box appeals to non-family students which aren’t in theme with the community
– I don't see how this accommodates families, they generally need MORE space.
– I have a family of 5 and when I lived at Solano I had a family of 4. So that wouldn't work for us.
- I have a family of three people so we will always want at least a two bedroom apartment.
- I have two children, and the 2bd apartments were already about as small as I would consider living in.
- I think the Solano Park units are a bare minimum. Anything smaller would need to be designed extremely well with a lot of closet space. Also keep in mind Solano Park has higher than normal ceilings resulting in taller closets and kitchen cabinets.
- Not with kids. Might be good for singles or couples.
- This would not work for a family size greater than 2 + 1 baby.

Comments of respondents who answered "Not Sure."
- I think this should be an option for singles and two persons, myself having a small family need more space, even though my time here is limited. If I was single or without a child I would consider a smaller space if available.
- It depends on how well the layout is designed. If there is no wasted space, it might be ok.
- This would be challenging with a family.
- What amenities would it have?

Comments of respondents who answered "Yes."
- Great idea!
- I would be interested in this if it was just me (not a couple/family).
- If I were a single student.
- Not as family.
- Rent would have to be significantly reduced.
- Significantly reduced rent.
- Tiny units are adorable and perfect for single grad students! Though I think it's important to note that they would likely be unsuitable for families, who are already quite cramped in the Parks.
- Yes, especially if there were different sized units to accommodate different needs, and a greater emphasis on shared community spaces.)

10. & 48. Currently students use coin-operated, communal laundry facilities. We estimate that having a washer and dryer in an apartment would raise rent by approximately $8 a month. Would you be interested in having a washer and dryer in your apartment at this cost?

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<th></th>
<th>109</th>
<th>74.7%</th>
<th>Yes</th>
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<tr>
<td></td>
<td>32</td>
<td>21.9%</td>
<td>No</td>
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<td></td>
<td>4</td>
<td>2.7%</td>
<td>Not Sure / No Opinion</td>
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Comments of respondents who answered “No.”
- Could make it an option. Families might appreciate and pay. Singles less so.
- having a washer and dryer inside the apartments is a waste of precious, limited space
- I don't think I would ever spend $8/month at coin-op places so it's not worth the additional rent for the convenience of in-unit laundry *as long as communal laundry facilities are well maintained
- It seems like an unnecessary use of space and resources, both of which affect the local and global environment. Sharing resources may also be a straightforward way to build community interaction and make the development less isolating.
− I think there should be a communal laundry room that people use that is not coin-operated but maintained by the facilities.
− The current laundry facilities work great. If you put washers and dryers on each apartment that might create a problem in terms of maintenance and probably will generate a bigger consumption of energy and water.

Comments of respondents who answered “Yes.”
− Absolutely.
− Convenience and saving time are priorities to student parents. As a single student mom, I often had to do laundry at odd hours of the night and it was terrifying leaving the apartment to do so...even though the laundry room was just around the corner.
− For family units.
− Given so many families live in the community, often times it is difficult to find an available water/dryer.
− Hell yes.
− I already pay that much using the communal facilities.
− I want to say with 2 kids at UCD, we paid about $30/month for laundry. At UCSD, with my 3 kids, we paid as much as $80/month for laundry. We had a couple months higher than $100. This is a no-brainer if those costs are realistic.
− I'd pay more than that - this would be a huge convenience for my family.
− Seriously, only $8? Yes, totally! I spend that much on coin laundry a month as it is, and in-house units are a HUGE convenience, especially for families.
− the price is good. I now pay 3 dollars for wash and dry once. I usually have a month expense of around 24 dollars.
− This is definitely a perk though.
− Though the small size of the apartments might offset my interest.
− We definitely would spend way more than that each month on coin-operated laundry! This would save money for us.
− we installed our won washing machine when we lived there. But we still used communal laundry facilities when we have to wash bed sheets or blanket.
− With small children and lots of laundry, it would be worth it to me to have those units in my apartment. It about breaks even with the cost of laundry machines anyway.
− Yes, people with families probably do more than $8 worth of laundry throughout he coin ops. Single students may not need washer and dryers in apartments and coin op would be better.

11. & 49. Would you support development of student family housing off campus, even as far as Woodland, if it was affordable, had good transportation options to campus, and was close to amenities such as childcare, grocery stores, etc.?  

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<td>23</td>
<td>15.8%</td>
<td>Yes, this would be an acceptable alternative to student family housing on campus.</td>
</tr>
<tr>
<td>75</td>
<td>51.4%</td>
<td>Yes, but only in addition to affordable student family housing on campus.</td>
</tr>
<tr>
<td>41</td>
<td>28.1%</td>
<td>No</td>
</tr>
<tr>
<td>5</td>
<td>3.4%</td>
<td>Not Sure / No Opinion</td>
</tr>
</tbody>
</table>

Comments of respondents who answered “Yes, this would be an acceptable alternative to student family housing on campus.”
− But only if the rate was much lower
But the draw to scholars with children is the excellent Davis school system.

Right now on campus there is a security issue with theft and random people that thieve, so I would want to make sure that a community off campus was UCD students and safety was a number one priority for our families. A gates community with a secure entry would be helpful with security patrol.

There is a substantial change in housing prices over in Woodland. Instead of considering $906 as a starting cost if done in woodland this would only be worthwhile if in the $400-$600 range.

This is something I could have lived with under the right conditions.

Comments of respondents who answered “Yes, but only in addition to affordable student family housing on campus.”

I would only support this option if the transportation options were really good (bus/shuttle/etc. at least every 30 min).

If it is affordable with good transportation options might work for some families. However, Solano Park current location is just perfect.

It would need to have a dedicated Unitrans bus line that went to campus very frequently (like every 30 minutes all day long) and also had the monthly bus fare as part of the amenity of living there.

Location next to campus would be most convenient to busy student parents.

The price would have to be hundreds of dollars cheaper to make up for the commute and parking costs. On campus family housing is a major asset to students with children, especially the many single parent students I have known while here.

To do so, you will need very good transportation options, including summer, finals, weekends and evenings. Graduate students usually work at “weird” hours, they work on summer and finals, and sometimes weekends.

Woodland is too far- would prefer it to be biking distance to campus

Comments of respondents who answered “Not Sure / No Opinion.”

Maybe, it would depend on logistics. Initially I want to say no because my children and I might never get to see my husband with him being so far away and having to travel. But maybe it wouldn't been so bad. It depends on the transportation cost, time, and price of housing.

Comments of respondents who answered “No.”

Campus housing should be walking distance and on campus

I chose Davis for my family so that I could walk or bike to my house to nurture and raise my children until school age, and then send them to Davis Public Schools when they reached school age. I do not believe it is right to push students of UC Davis out of Davis itself. The University should provide the resources to keep its employees and their families in the same city in which they work, teach, and study.

I think that right now it's often true that Woodland, Dixon, Winters, etc. ARE more affordable places to live. The import of on-campus affordable housing is that it allows working mothers (and fathers) easier access to their children during the working day, builds community, and makes it easier for busy grad students to transition between work and home life. This option of off-siting them is better than no option, but it think it pretty sorely leaves out some key things grad students need.

It is really depends on what kind of community you offered and also the schedule of buses.

It's absolutely vital that parents, especially breastfeeding mothers like myself that work at UCD, be able to come home quickly for family matters (such as nursing). The university has many programs to encourage breastfeeding and have published findings that prove the necessity of breastfeeding infants therefore the university should not discourage breastfeeding, working mothers by placing a large distance between their workspace and their home/infant.

Not as far as Woodland, but within Davis yes if affordable housing was also available on campus.

page 11, Section 1: All respondents
- Parents should be as close as possible to their children and job or school
- The quality of the education for my kids would not be even close to what is near campus. My point of view as a parent is that student family housing should be preferred in campus, because that will also helps to the cohesion of the families.
- There's cheap housing there now. No need for UCD to go elsewhere.
- Too far!

15. Current & former residents: How often do/did you or a family member use the following public areas at the Parks?

50. Nonresidents - How often would you anticipate wanting to use the following public areas?

<table>
<thead>
<tr>
<th>Public Area</th>
<th>Most Days</th>
<th>Several Times a Week</th>
<th>Weekly</th>
<th>Bi-weekly</th>
<th>Monthly or Less</th>
<th>Use Only in Warm Months</th>
<th>NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sandboxes</td>
<td>38 (26.2%)</td>
<td>19 (13.1%)</td>
<td>11 (7.6%)</td>
<td>0 (0%)</td>
<td>7 (4.8%)</td>
<td>5 (3.4%)</td>
<td>56</td>
</tr>
<tr>
<td>Outdoor Picnic Tables</td>
<td>14 (9.7%)</td>
<td>30 (20.7%)</td>
<td>19 (13.1%)</td>
<td>10 (6.9%)</td>
<td>18 (12.4%)</td>
<td>29 (20%)</td>
<td>25</td>
</tr>
<tr>
<td>Barbeques</td>
<td>1 (0.7%)</td>
<td>4 (2.8%)</td>
<td>6 (4.1%)</td>
<td>14 (9.7%)</td>
<td>35 (24.1%)</td>
<td>37 (25.5%)</td>
<td>48</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>51 (35.2%)</td>
<td>17 (11.7%)</td>
<td>4 (2.8%)</td>
<td>0 (0%)</td>
<td>13 (8.1%)</td>
<td>4 (3.4%)</td>
<td>54</td>
</tr>
<tr>
<td>Open Grassy Areas</td>
<td>66 (45.5%)</td>
<td>23 (15.9%)</td>
<td>12 (8.3%)</td>
<td>5 (3.4%)</td>
<td>8 (5.5%)</td>
<td>14 (9.7%)</td>
<td>18</td>
</tr>
<tr>
<td>Community Garden</td>
<td>24 (16.6%)</td>
<td>29 (20%)</td>
<td>16 (11%)</td>
<td>7 (4.8%)</td>
<td>11 (7.6%)</td>
<td>15 (10.3%)</td>
<td>46</td>
</tr>
</tbody>
</table>

17. & 51. Would you prefer to have several separate playgrounds or one, larger, centralized playground? Several smaller playgrounds and grassy areas increases the number of apartments with a play area just outside their apartment whereas a larger playground permits play that requires more space and encourages groups to play together.

44 30.1%  Have a single, larger playground
60 41.1%  Have several smaller playgrounds
42 29.0%  No Opinion

Of just the current and former Parks residents, 25.3% (25) prefer a single, larger playground, 49.5% (49) prefer several smaller playgrounds, and 25.3% (25) have no opinion.

18. Current & former residents: Do/Did you require onsite parking?

52. Nonresidents - Would you require onsite parking?

121 83.4%  Yes
  2  1.4%  No, I would consider parking my car offsite.
 15 10.3%  No, I don’t have a car.
19. Current & former residents: If you do/did need onsite parking, how many parking spaces do/did you need?

53. Nonresidents - If you would need onsite parking, how many parking spaces would you need?

- 94 64.8% One
- 29 20.0% Two
- 14 9.7% Not Applicable, I would not need parking.

20. & 54. Students who have shared input so far have indicated that affordability is the most important aspect of any new housing project. Within the scope of facilities, however, there are many other items that have been discussed by the community as being of high importance. Please rank the following items in order of how important each one is to you and your family.

N = 138

<table>
<thead>
<tr>
<th>Importance →</th>
<th>Most</th>
<th>2nd</th>
<th>3rd</th>
<th>4th</th>
<th>5th</th>
<th>6th</th>
<th>7th</th>
<th>Least</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordability of the Apartment</td>
<td>117 84.8%</td>
<td>11 8.0%</td>
<td>9 6.5%</td>
<td>0 0%</td>
<td>0 0%</td>
<td>0 0%</td>
<td>0 0%</td>
<td>0 0%</td>
</tr>
<tr>
<td>Preserving Open Outdoor Space</td>
<td>18 13%</td>
<td>50 36%</td>
<td>27 19.6%</td>
<td>16 11.6%</td>
<td>13 9.4%</td>
<td>7 5.1%</td>
<td>3 2.2%</td>
<td>1 0.7%</td>
</tr>
<tr>
<td>Having a Variety of Apartment Options</td>
<td>11 8.0%</td>
<td>32 23.2%</td>
<td>19 13.8%</td>
<td>13 9.4%</td>
<td>16 11.6%</td>
<td>22 15.9%</td>
<td>11 8.0%</td>
<td>9 6.5%</td>
</tr>
<tr>
<td>Natural Ventilation and Temperature Control</td>
<td>11 8.0%</td>
<td>25 18.1%</td>
<td>30 21.7%</td>
<td>26 18.8%</td>
<td>25 18.1%</td>
<td>14 10.1%</td>
<td>5 3.6%</td>
<td>1 0.7%</td>
</tr>
<tr>
<td>Increased Closet and Storage Space (Assuming Minimal Cost Increase)</td>
<td>3 2.2%</td>
<td>11 8.0%</td>
<td>27 19.6%</td>
<td>25 18.1%</td>
<td>20 14.5%</td>
<td>22 15.9%</td>
<td>19 13.8%</td>
<td>10 7.2%</td>
</tr>
<tr>
<td>Indoor Community Meeting Spaces</td>
<td>3 2.2%</td>
<td>8 5.8%</td>
<td>13 9.4%</td>
<td>28 20.3%</td>
<td>28 20.3%</td>
<td>25 18.1%</td>
<td>17 12.3%</td>
<td>10 7.2%</td>
</tr>
<tr>
<td>Options for Residents to Have Pets</td>
<td>4 2.9%</td>
<td>9 6.5%</td>
<td>10 7.2%</td>
<td>8 5.8%</td>
<td>15 10.9%</td>
<td>14 10.1%</td>
<td>34 24.6%</td>
<td>42 30.4%</td>
</tr>
</tbody>
</table>

Other priorities respondents added:

- 3 - safety & security
- 3 - free internet & cable/digital TV
- 2 - preserving mature shade trees
- 2 - keeping in on or close to campus
- family-centered housing
- decent playground areas for the children
- outdoor community meeting spaces
- cooperative Housing
- better heating system
- having a workout facility
- study area
- adequate bike storage and repair station
- amenities in the apartment
- sound resistant walls and ceilings
Comments:

- Affordability really is the most important BY FAR. Everything else should be subordinated to it if there is a conflict -- even the green space that is so dear to me. To be honest, since the main cause of high rents in Davis is the super-low occupancy rate, I would be in favor of densifying OP and SP even just for the sake of accommodating more student families so that the pressure on the occupancy rate decreases, so that rents can go down a little more all over the city.

- Allowing pets would make me less likely to want to live in an apartment complex, for noise and safety concerns for my toddler.

- Pets in these areas is a HORRIBLE idea. NO PETS!

- Being a single parent going to school is one of the toughest tasks I have encountered, and without living at Solano Park I may not be able to go to school and have the resources to provide for my daughter and my education.

- Please don’t allow pets. Don’t make special provisions for people to have pets because they have “comfort” needs. Sure, assistance dogs, but too many people in San Diego make up excuses to illegally own pets.

- I don’t know what natural ventilation and temperature control actually means, but there was definitely an issue with heating and cooling the bedrooms of the Solano Park apartments. The heating and cooling only seemed to change the temperature of the living room and kitchen area.

- These are our shared priorities: 1) Rebuild Solano and Orchard Parks on the same sites; 2) Preserve the current number of housing units; 3) Preserve the current building-to-green-space ratio; 4) Maintain unprivatized, UC management of Solano and Orchard Parks; 5) Guarantee, in writing, a monthly rent for the new housing developments no higher than 30% of a single TA income.

- Cooperative and collective housing is an effective way to accommodate large numbers of people, provide affordable housing, reduce the need for individual amenities, cut down building costs, retain quality of living, and build civic and community engagement.

- Seriously does not need a tanning salon

- Offer extra storage for a separate fee. Natural ventilation is a human right. Re: #13, who can resist a sandbox or swing at any age??

25. & 55. At some other institutions, residents work with housing staff to develop policies and procedures relating to their housing. Would you support a student family housing advisory committee at UC Davis?

<table>
<thead>
<tr>
<th></th>
<th>30.0%</th>
<th>56.3%</th>
<th>30.1%</th>
<th>5.9%</th>
<th>6.7%</th>
</tr>
</thead>
<tbody>
<tr>
<td>40</td>
<td>I would be interested in participating in this type of committee.</td>
<td>I would not be interested in participating myself, but I think it is a good idea.</td>
<td>I am not opposed to an advisory committee but I don’t see the need for one.</td>
<td>I think creating a student advisory committee will only create problems, and should not be pursued.</td>
<td>No Opinion</td>
</tr>
</tbody>
</table>

Comments:

- Affordability really is the most important BY FAR. Everything else should be subordinated to it if there is a conflict -- even the green space that is so dear to me. To be honest, since the main cause of high rents in Davis is the super-low occupancy rate, I would be in favor of densifying OP and SP even just for the sake of accommodating more student families so that the pressure on the occupancy rate decreases, so that rents can go down a little more all over the city.
26. & 56. Open Response: Please share your thoughts on anything related to the quality of life in student family housing (praises, concerns, needs, or overall experience).

Comments:

- Family Student Housing doesn't have to be expensive. Keep in mind that the University of California pays us low salaries and hence should be expected to provide some solutions in providing cheap housing in order to compensate for the low salaries. It is significantly cheaper for the University to subsidize housing than to raise our salaries.

- The thing that made the Parks so successful and good for my family was a) they were affordable, which took huge stresses off of us while in grad school. b) The resident assistants planned frequent activities which gave many opportunities to build community. c) The location near the Arboretum (Solano) and the Arc (Orchard) is great for quality of life. d) a bunch of other good positive stuff (gardens, etc.)

- I response to what type of playground I would like, I marked that I would prefer one large playground. I would like to clarify my response. I would prefer at least two playgrounds. As children of many ages will be using the playground, there will be considerable differences in the developmental abilities of the children. With only a single playground, older more active children could create safety issues for younger children who are just learning to use the equipment. Because of that I recommend at least two playgrounds, one for older kids where they can play freely without worrying about little kids, and one for younger kids where they can learn how to go up stairs and down slides without worrying about being knocked over by larger children.

- I think it should be the other way around. Housing Staff get to offer our community suggestions. Having a few people represent a diverse community is a recipe for conflict.

- I would highly encourage Orchard Park to be developed with affordable 2 bedroom apartments as well as or only with large cooperative houses. Co-ops encourage community, experimentation, and love.

- Thank you for everything you've been doing. I know this is an extensive and multifaceted endeavor and I applaud your work so far.

- Keep housing basic, designed for basic needs and do not add amenities like West Village and co. Set and validate financial need criteria for applicants to get "affordable" units. In defining financial need factor in whether applicants who are ABLE to work CHOOSE NOT to. Do not preference couples and discriminate against singles just of the basis of relationship status. It is frustrating to see couples (married or not) without kids get into the Parks (subsidized housing) because they happen to be a couple; in cases where one spouse has a great salary that would enable them to pay market rates, or one spouse chooses not to work. Also, call and email people on the wait list when a unit opens for them. Don't just use USPS, as people seeking housing may have moved since applying.

- I am a Russell Park resident currently. And what I see that is missing here [as opposed to] to Solano Park is the community building that is happening there. I would much like it if I could be a part of it. But the current state of the buildings and community in general is, for me, not one that I would want to have my family living in. If Orchard and Solano are renewed and things said in this survey preserved, I would much likely move to any of those locations.

- It makes sense to me to have the residents give input and shape policies that impact their own lives. How can administration or policy makers who have NEVER BEEN STUDENTS WITH FAMILIES or lived under the very laws they enforce possibly understand what is fair, adequate, or even practical for residents?

- Below market-rate student Family housing was the only way I, as a undergraduate single parent, could afford to move to Davis to go to school to better my life for my son. The fact that UC Davis had affordable and well maintained student family housing, with lots of open space for my son to play in with other kids, was a big factor in my decision to come here for school. I have made incredible friends in my 5 years here at the Parks. I think in rebuilding the Parks, preserving as much of the current quality of life in the new construction will greatly benefit future students and

- The community was best being quiet, yet still involved with activities, especially for families. I feel if the housing becomes dense with studio and small apartments students with families will lose the best option in the community for being in a supportive environment for both families and students.
- I thought that what the university was doing was good.
- Would there be childcare on site and, if yes, would the residents be prioritized?
- Limiting eligibility to those who actually have a family -- defined as a married/domestic partnership couple, with or without kids -- would be very helpful. There are more than enough student families at UC Davis who would qualify to be able to fill up Orchard Park, even if the occupancy were doubled. These are the students who need affordable housing the most, because they have more people to provide for. As a secondary reason, having everyone in the same situation of life really helps us connect very easily, as opposed to the neighbors we had who were single college students who were living in family housing, who lived completely separate lives and never socialized. That said, I understand that lots of single students desperately need affordable housing. The best solution there is to build additional complexes for them. Second-best solution, if that is not feasible: give much higher priority on the wait-list to students with families, even to the point of not considering any single students until every last student family on the wait list has been moved in. The reality is that each single student living in family housing is displacing a student family.
- Not having student family housing on campus and taking away the UCD childcare subsidy clearly sends a message that UC Davis does not support or welcome student families...
- Orchard Park was our home for 2 years my children lived a life there that allowed them to be kids. The green space and family environment was what made living in a 550 sqft apartment bearable. We made friends for life there including the maintenance people (Peter).
- Provide cheap housing for families. Or a better idea is to pay grad students more money and then you don't have to worry about affordable housing. Making ship affordable for students so we don't have to be on Medicare. Higher wages would mean we don't have to be on wow or food stamps either.
- I really enjoyed my graduate school years in Davis. Besides an excellent research and learning environment, the great experience provided by the Parks housing made my life easy and comfortable. (1) the open, green space and the big trees in the Solano and Orchard Parks (I lived in both Parks) have always made me feel happy; (2) the easy application process, the fair priority policy and the friendly housing office staff, such as Salli Arreola, made our life easy; (3) the maintenance of the Parks has also been top-notch. Despite that the buildings are almost 40-50 years old, the inside and outside have been kept very well and remarkably clean; (4) I believe that only when the apartments are directly managed by the University can the above-mentioned greatness be preserved, especially item 2 and 3. Please think carefully before making any decision on using 3rd party developers / management.
- I'm glad we're not talking about swimming pools and gyms anymore. UC Davis doesn't pay graduate students enough to let us afford those type of luxuries. I'm glad we've paused and thought our way through this, and that you seem to be listening.
- Please try to maintain the affordability and the community of parents and families in the new Orchard Park. Student families are extremely vulnerable and in need of strong institutional support, because they are typically low-income, overworked due to the demands of school and family life, often international (thus having even more challenges). Life is hard for us as it is, please don't make it worse! Help us successfully pursue our studies, be productive members of the academic and broader community, and also be good parents and spouses - instead having to worry about money and living conditions!
- I think student family housing is critical for the success of many students and should be considered an investment by the university to ensure the students well-being and success.
- Increased security, please.
- There need to be more AFFORDABLE opportunities, with a low ecological footprint and low emphasis on profit for UC Davis!
- I am grateful for a community like Solano park that supports students with families to finish their education. Without it my goal of earning a degree at a prestigious University may be extremely harder and deter me from finishing,
- Bikes get stolen easily. This concerns me and makes me feel unsafe.
– It was the best place to raise my children. I do expect that aspect to change if green space is eliminated. Once again, housing opportunities are more important than the green space, though I did enjoy that aspect of Orchard Park greatly.

– Very good experience living in Orchard and Solano for many years (4)

– I am near the end of my studies and so would not be open in participating in an advisory committee. Earlier on I would have been and it should be done because the families in family housing have a hard time getting their voice heard because of their family commitments together with work and school

– A lot of my friends live in these apartments, and I feel they serve an important role for affordable and good housing next to campus, especially for people who couldn't afford more expensive options. They are also important in that they place a community's needs above profit...something that is unfortunately disappearing in today's materialistic worlds.

– This is a great experience, Solano Park is a great place to live and we feel very lucky of having been given the chance to live here! Please UC Davis continue to maintain the parks affordable for the families, this is especially important for international students and could be also used as a strong decision item to attract future students to UCD.

– Quality of life in family housing is very good. The community is very peaceful, rent is reasonable, and the location is perfect. The only negative is the condition of the kitchen and bathroom plumbing, which does not work well even after repair.

– This is a great place to live, it's quiet, close to campus, and affordable. If this housing were not available I would have to move to Sacramento to find housing I could afford. If these are redeveloped and the rent goes up I will be forced to move out of Davis and I will suggest to all other potential graduate students that Davis is a bad university to come to as they do not pay their graduate students enough for the local cost of living.

– I've heard good things about Solano and Orchard from friends who live there, and right now Solano is affordable, but Davis is lacking in affordable housing, and projects like Ramble and Viridian are doing a huge disservice to the rental market.

– Solano Park gave my wife and I and eventually our son a safe, affordable place to live while we went to UCD and made it possible for us to graduate debt-free. We were thus more prepared for the future downturn in the economy. With the horrendous tuition charged these days, affordable housing on campus makes a degree possible for international students, student families, and others who are not served by the typical housing options available in the city. The University is here to serve the citizens and educate the public; the Parks are a part of that commitment.

– Keeping this a family student housing will ensure the integrity of the community. It was so helpful to have people in the same stage of life, and feel supported. The size of the apartments were taxing on the quality of life, but the outdoor space and community made up for it. Orchard Park was truly a gem.

– I absolutely loved my time raising my family at Solano Park while my husband attended UCD. I loved being surrounded by other families of diverse nationalities and finding common experience together at the parks. I loved the open spaces and pathways where my children could learn to ride bikes away from busy streets. The community garden and open space allowed for outdoor living, so the small size of the apartment mattered less to me and my family. I would love to see these things mirrored in the new community plan.

– We want something as similar to the current facilities as possible. We are happy here and don't think using a third party will result in this feeling.

– I really enjoyed living at Solano Park. Obviously it had its frustrations and pitfalls, but every apartment complex does. I really liked the grass and playgrounds for my children to play in. We lived outside every day and it was wonderful. I enjoyed the sense of community that prevailed and felt safe among my neighbors. We lived at Alhambra prior to living at Solano I we didn't feel any of that enjoyment of nature and outdoors or community support while living there. Also, I thought it would be really hard to live in 600 sqft, as it was the smallest apartment we had ever lived in and we had the most family members we had ever had (two parents and two children). But it was well worth the squeeze because of how enjoyable it was to live on campus with other student families and enjoy such a sense of community. We really loved it!
I really enjoyed community friendly environments especially with children, holding some events, sharing foods and ideas, and having friendships with children and adults. I still missed it.

It was a very positive experience for my husband, myself and our 3 children. I hope that it is possible to maintain the wonderful sense of community that we had while living in Orchard Park. Probably will always be some of our fondest memories.

29. & 58. What best describes your current housing profile?

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Housing Profile</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.6%</td>
<td>Living independently</td>
</tr>
<tr>
<td>15.6%</td>
<td>Living with unrelated roommate(s)</td>
</tr>
<tr>
<td>46.7%</td>
<td>Living with spouse/partner and child/children</td>
</tr>
<tr>
<td>20.7%</td>
<td>Living with spouse/partner and no children</td>
</tr>
<tr>
<td>4.4%</td>
<td>Living with children</td>
</tr>
<tr>
<td>3.0%</td>
<td>Other</td>
</tr>
</tbody>
</table>

Comments from respondents who responded “other”:
- Live alone but landlord has the right to stay in one bedroom and comes several times annually for 1-5+ days each time.
- Live with 50+ people.

30. & 59. Including yourself, how many people are currently in your family?

<table>
<thead>
<tr>
<th>Number of Adults</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6+</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Adults</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Children</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>6+</td>
</tr>
<tr>
<td>Number of Children</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

31. & 60. What are your sources of financial support? Select all that apply.

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Financial Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>36.8%</td>
<td>Graduate Stipend</td>
</tr>
<tr>
<td>35.3%</td>
<td>Grants/Scholarships</td>
</tr>
<tr>
<td>25.6%</td>
<td>Fellowships</td>
</tr>
<tr>
<td>24.1%</td>
<td>Loans</td>
</tr>
<tr>
<td>49.6%</td>
<td>TA or GSR</td>
</tr>
<tr>
<td>7.5%</td>
<td>Paid position on campus other than TA/GSR</td>
</tr>
<tr>
<td>12.0%</td>
<td>Paid position off campus</td>
</tr>
<tr>
<td>30.1%</td>
<td>Support by spouse/partner</td>
</tr>
<tr>
<td>7.5%</td>
<td>Family Contributions</td>
</tr>
<tr>
<td>6.8%</td>
<td>Other</td>
</tr>
</tbody>
</table>

Comments from respondents who responded “other”:
- NOTE - fellowship only one quarter, GSR the others. Should separate GSA and TA, and ask about % time
– Most of my time in school it was just my GSR salary, and the goal should be that people should be able to afford on-campus housing on just a GSR or TAship
– Spouse
– I’m answering this question as it was in grad school before I graduated.
– Food Stamps
– Both parents are graduate students
– alimony

Of the 66 students who have a TA or GSR position,

15 22.7% have no other source of income
23 34.8% also have a graduate stipend
21 31.8% also have grants/scholarships
22 33.3% also have fellowships
17 25.8% also have loans
0 0.0% also have a paid position on campus other than TA/GSR
5 7.6% also have a paid position off campus
22 33.3% also have support by spouse/partner
6 9.1% also have family contributions
5 7.7% also have other financial support

32. & 61. Please select the best option that describes your total annual family income:

6 4.5% Less than or equal to $5,000
4 3.0% 5,001 - $10,000
6 4.5% 10,001 - $15,000
19 14.3% 15,001 - $20,000
26 19.5% 20,001 - $25,000
16 12.0% 25,001 - $30,000
7 5.3% 30,001 - $35,000
7 5.3% 35,001 - $40,000
7 5.3% 40,001 - $45,000
3 2.3% 45,001 - $50,000
6 4.5% 50,001 - $55,000
2 1.5% 55,001 - $60,000
3 2.3% 60,001 - $65,000
2 1.5% 65,001 - $70,000
1 0.8% 70,001 - $75,000
2 1.5% 75,001 - $80,000
7 5.3% $80,001 or higher
9 6.8% Do not wish to answer
33. & 62. Do you or members of your immediate family use governmental assistance programs (e.g., WIC, CalFresh, free reduced lunch, MediCal, etc.)?
   - 47 35.3% Yes
   - 84 63.2% No
   - 2 1.5% Not Sure

34. & 63. Do you or members of your immediate family use Section 8 Housing Vouchers?
   - 2 1.5% Yes
   - 134 97.8% No
   - 1 0.7% Not Sure

35. & 64. Do you currently use any childcare programs on campus?
   - 16 11.9% Yes
   - 31 23.0% No, but I am interested
   - 88 65.2% No / Not applicable

36. If you currently have a child in an on-campus childcare program, were you on a wait-list for this program at one time?
37. & 66. If you were on a wait-list, how long were you on the wait-list?
   - 11 68.8% Yes
   - 2 12.5% No
   - 3 19.5% I do not have a child in an on-campus childcare program.
   - 8 50.0% Less than 6 months
   - 2 12.5% 6 months - 1 year
   - 1 6.3% 1 - 2 years
   - 0 0.0% 2 - 3 years
   - 1 6.3% More than 3 years
   - 4 25.0% Not applicable

38. & 67. Are you currently on the wait-list for any on-campus childcare?
   - 7 22.6% Yes
   - 24 77.4% No
39. & 68. If you are on a wait-list for child care on campus, how long have you been on the current wait-list?

<table>
<thead>
<tr>
<th>Time</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 6 months</td>
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<td>6 months - 1 year</td>
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<tr>
<td>1 - 2 years</td>
<td>3.8%</td>
</tr>
<tr>
<td>2 - 3 years</td>
<td>0.0%</td>
</tr>
<tr>
<td>More than 3 years</td>
<td>3.8%</td>
</tr>
<tr>
<td>Not applicable</td>
<td>69.2%</td>
</tr>
</tbody>
</table>

69. Is there anything else you would like to share or comment on?

Comments from current and former residents:

- Campus housing should have more options for family housing. It should have two, three, and four bedrooms and even two and three bathrooms with little lower price than outside just in case of bigger family or would be family. For family residents, it should provide some spaces to study quietly in a regular day or at least during exams.
- Good Luck!
- :)  
- I enjoyed my time at Solano Park, and loved living so close to the Arboretum.
- I loved my time at Orchard Park, it was very special for me, my spouse, and our two children (at the time).
- I think it would be a great tragedy for UCD to lose the parks.
- I would describe the time at the parks as some of the best times in our lives. I would really encourage people (decision makers and tenants) to pursue an holistic approach when redesigning the parks and not to think of it only as another housing project.
- I would support redeveloping and densifying Orchard Park, doing the same to Solano, and then purchasing additional land in locations in Davis or as far away as Woodland, Dixon, or Winters in order to build additional student-family housing. We need to provide more affordable housing for UC Davis students, especially those with families, and we need more housing generally in order to take the pressure off the super-low vacancy rate so that it does not become more and more of a landlords' market every single year, with rents going up all over Davis and landlords caring less and less about providing good customer service.
- If you let a 3rd party develop the space, there needs to be clear limits on how they can treat students. You are giving them a monopoly on affordable on-campus housing, and with monopolies must come regulation. Housing in Davis is impacted enough that landlords often get away with murder, and you don't want your students treated that way under your watch.
- In regards to the on campus childcare- I was on the wait list for over a year when I found out that I was pregnant, more childcare would be very nice. The graduate student childcare grant has been a life saver.
- Living in Orchard Park felt like the way to achieve real world peace. There were students from all over the world living together with all the different cultures to share. We all helped each other out. We loved it.
- No
- Thank you for all your efforts to maintain the student family housing ethic that is part of the UC Davis legacy. I hope you are successful in continue the legacy long into the future to benefit many more students and their families!
- THANK YOU for pursuing this issue further, and reaching out to the community for feedback! Keep up the good (if sometimes tiring) work - from a former resident and community leader :)
We loved our time there. The apartments were small but the closets were huge & green space ample. Huge balconies were also super amazing!

We really love the life in parks and wish others can have the same experiences.

When we lived at Solano Park our 4 year old was attending the ECL Preschool. That was also a great thing to have so close to home for our family. Just one more reason we loved Solano.

When I was a student at UCD last year, I was completely dependent on the childcare subsidy. Without it, I could not afford childcare for my daughter. The family housing and childcare subsidy go hand in hand.

Your office is doing a great job. Best wishes to the redevelopment project.

There are several aspects of the interior living spaces at Solano Park that are not family friendly that I hope will change with redevelopment: too small, almost industrial feel, lack of reasonable pantry space, no dishwasher, no garbage disposal, lead paint, leaking pipes above us (mold?), heater without external thermostat and opening to control/flames at toddler level. I've been happy with my years at Solano Park, but for the sake of future student families, I'd love to see housing that's actually family friendly inside (as well as out) and maintains the current affordability at the same time.

I hope you realize how the families in the parks struggle to live in affordable housing. Everyone is on some kind of welfare program, WIC, food stamps, Medicare. Either provide affordable housing or pay more for grad students. The university has lots of money and the idea that they can't afford this is bullshit. When they calculate the cost of housing do they take into account all the money grad students provide the UC from their work or that under grades pay? Probably not but they should. So to whoever reads this be a fucking human being and actually care for people instead of how much money is in your pocket.

In my opinion the parks represent the vision of the UC Davis in a sense that offer a peaceful, beautiful and high quality life for their students and their families.

Please keep the housing affordable.

1) Rebuild Solano and Orchard Parks on the same sites; 2) Preserve the current number of housing units; 3) Preserve the current building-to-green-space ratio; 4) Maintain unprivatized, UC management of Solano and Orchard Parks; 5) Guarantee, in writing, a monthly rent for the new housing developments no higher than 30% of a single TA income.

I really enjoy living in family housing. It is necessary to maintain this community at UC Davis.

If there was child-care provided at the apartments I think an increase in rent would be justifiable.

Thank you for getting our input.

We love living here. The maintenance staff are great!

Hundreds of students, faculty, staff, and concerned citizens have already pledged their support of Solano Park residents' demands, and I feel it essential to repeat them here, with commentary:

1. Rebuild Solano and Orchard Parks on the same sites; it is not enough to rebuild Orchard Park and then pass over the fate of Solano Park. Solano Park provides access to community and campus resources that Orchard Park does not. For those families who are committed to a healthy and green lifestyle by biking and walking rather than driving, Solano Park provides easy access to grocery stores, central park, downtown Davis, campus classrooms and offices, the arboretum, the Mondavi Center, and many more uniquely positioned features of Davis.

2. Preserve the current number of housing units; Given the growing population of undergraduates and the many graduate students and students with families who were turned away from Orchard and Solano or never made it off the wait-list, it is absolutely essential that the university offer the same number of units, and even more units, at affordable rates for students. And it is equally imperative that the university continue to keep Solano open while Orchard is being rebuilt.

3. Preserve the current building-to-green-space ratio; The green space can be reconfigured to make maximum use out of it, but safety and community must remain a priority.

4. Maintain unprivatized, UC management of Solano and Orchard Parks; This is perhaps the most
important issue, next to affordability. Students need a commitment from the university that we are not to be discriminated against because we have to stretch our financial resources farther than students without families. If a third-party developer takes over, there can be no guarantee that the best interest of the students will come first because the bottom line will be profit. The university should consider family housing an investment in the time-to-completion and success of its students.

5. Guarantee, in writing, a monthly rent for the new housing developments no higher than 30% of a single TA income. The university should invest in family housing with the same vigor as it does in surrounding buildings: the welcome center, alumni center, mondavi center, shrem museum, etc. All of these buildings are contributing to the prestige of the university’s appearance, but what about the incredibly powerful argument in favor of those who actually study at and work for the university, like graduate students with families?

Comments from respondents who have never lived in either of the Parks:

– Building multiple cooperative houses on Orchard Park would make UC Davis a unique and important place. As a California university, especially Davis, we aim to be leaders in environmentally friendly and supportive communities and housing. Having multiple co-ops so close to campus would be a strong message that UC Davis supports cooperative community, fostering students in all their different facets of life.

– Housing in Davis is very hard to find, very overpriced, and in very poor condition. The university should do many more things to address this, including working with the city to ensure the health and safety of student renters!

– I think pursuing affordable housing with a cooperative living model would benefit the amount of green space saved, community building aspects of the space, and lowering cost through community used spaces such as kitchens, laundromats, playgrounds, meeting rooms, gardens, and more.

– PLEASE really consider the impact of what you are trying to accomplish. Also consider whether this is even affordable for the population needing homes to live in. Another piece of advice is how can this be a community cooperative living environment for families!!

– Priority for families with children is paramount as are child care and child care funding. A large indoor community space for family movies, birthday parties and maybe even some indoor play structures or light sports on rainy days would be fantastic.

– Thank you for reaching out and hearing what we have to say about housing. This is a really important issue for grad students!!

– This survey did not mention amenities. Please do NOT incorporate unnecessary amenities into this housing, such as gyms, and other items that have made West Village, La Rue and the Atriums so costly. Also, spell out the design assumptions that underlie the cost assumption. Is there really NO room to reduce projected costs further? What utilities are included?
Section 2: Current and former residents of the Parks were asked the following questions.

12. We are interested in learning about your use of one of the community centers at the Parks. Please rate the following aspects according to your experience:

<table>
<thead>
<tr>
<th>Aspect</th>
<th>Too Small</th>
<th>Too Few</th>
<th>Just Right</th>
<th>Too Large</th>
<th>Unnecessary</th>
<th>Not applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall Size</td>
<td>11</td>
<td>13</td>
<td>66</td>
<td>3</td>
<td>7</td>
<td>8</td>
</tr>
<tr>
<td>Kitchen Amenities</td>
<td>13</td>
<td>16</td>
<td>62</td>
<td>3</td>
<td>10</td>
<td>8</td>
</tr>
<tr>
<td>Picnic Tables Outside</td>
<td>16</td>
<td>29</td>
<td>61</td>
<td>1</td>
<td>8</td>
<td>9</td>
</tr>
<tr>
<td>Indoor Table/Counter Space</td>
<td>29</td>
<td></td>
<td>44</td>
<td>3</td>
<td>10</td>
<td>11.8</td>
</tr>
<tr>
<td>Play Areas for Children</td>
<td>13</td>
<td></td>
<td>63</td>
<td>1</td>
<td>10</td>
<td>11.5</td>
</tr>
<tr>
<td>General Amenities (TV, etc)</td>
<td>7</td>
<td></td>
<td>55</td>
<td>7</td>
<td>18</td>
<td>20.7</td>
</tr>
<tr>
<td>Storage Space for Public Goods</td>
<td>14</td>
<td></td>
<td>46</td>
<td>5</td>
<td>22</td>
<td>25.3</td>
</tr>
</tbody>
</table>

Comments:
- The biggest benefit for the community center at OP was having the park right next door, so you could sit at the picnic table and socialize with your neighbors during community events while keeping line of sight on your kids while they played.
- I LOVE the community center. Another wonderful thing about living here!
- Wireless Internet (i.e. moobilenet(x)) in Solano Park would be appreciated.
- Never used it
- I rarely use the community center, but I am aware that others use it often. I rather preserve the open space for playgrounds and green space than preserve the community center.
- I absolutely loved the community rooms at both the Parks when we lived there.
- A dishwasher would be very nice.
- Both the community centers in the parks give space for parties and events but need some insulation (not quite right word) or taller ceilings to help prevent the intensity of the reverberating noise inside. Kids and adults get loud during events and it can make socializing harder when it is hard to hear each other.
- Commercial kitchen would be good. This could be used for community meals like done at the at Muir Commons coop on Shasta Drive. I think it would deb beneficial to have a study area with printers etc. So parents could study without having to travel back to campus. Babysitter fees increase with increased commute.
– The community centers are pretty nice to have, but don't need a lot of components to be highly functional.
– There was no play area in community center at Orchards but the one at Solano was just right.
– This was one of my favorite aspects of living in Solano park and is the main reason I did not want to leave upon graduation. The open, safe play areas are what create such a wonderful family environment. This is where neighbors get to know each other!
– The space could be used better and the tables, chairs, etc. could have better storage.
– I enjoyed having a community center while living in Orchard Park, but I would rather not have one if it meant that rent could go down by $100 or more.
– The community center is one of many communal centers in Solano Park.

13. How often did/do you want to use either of the community centers at the Parks but can't/couldn't because it is/was already booked?

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Often</td>
<td>6 6.4%</td>
</tr>
<tr>
<td>Rarely</td>
<td>51 54.3%</td>
</tr>
<tr>
<td>Never</td>
<td>37 39.4%</td>
</tr>
</tbody>
</table>

14. Open Ended: What do you like about the community center and how could be improved? (Optional)

– I like that it gives my family options to do things on campus, while getting to know our neighbors, and it is free. The transition for my daughter has been tough while I am going to school and the community center lets us get to know others who share our experience, which is priceless.
– Include a study lounge, should be accessible 24/7 like the one in Russell Park
– It does provide a good space to get together with neighbors, and hold events.
– It is an awesome amenity.
– Keep it as it is. The parks are perfect being cheap and with lots of families living in them.
– Maintaining the community events (organized by the RAs) and the possibility of free rental for personal events has been crucial!
– The Community Center was generally accessible and adequate for normal gatherings. Better Kitchen space would be all that could improve them.
– Would like a better system for reserving. The RAs can be hard to get a hold of.
– A place that could accommodate studying and childcare.
– Audio and video amenities
– I liked that community events and private events were held there. I liked that I could plan activities and host them there.
– I liked the location of the community center right next to open space and a playground. This makes get-together with children much more doable.
– I love going to park events at both centers and appreciate the efforts the staff and RA’s put into their events. My son loves the events too. I think having a bigger room with taller ceilings would improve the center.
– I love having a space where I can have my friends/family convene in a larger space than my own apartment. I'm only not sure about the appropriate time to book it--there is confusion between booking it the month of or one month before. I’d like the option to book it along with the RAs without giving them ultimate priority.
– I love it because it's convenient and often available.
I love that it's available to all to reserve. It'd be nice if the reservation schedule was available online, so we could plan, knowing what's already taken.

I love the kitchen, island, and layout and also that the cleaning supplies are easily accessible (to promote community responsibility of keeping the center tidy and clean). I really do not at all like the storage of tables and chairs in the same space as the children's play area. MANY times I have seen children climbing up those stacks of chairs or opening the closet door with the tables stacked lengthwise, presenting a grave danger to themselves and other children in the playroom. Separating the chairs and tables from the playroom seems like an easy and practical solution.

It needs to be larger overall.

It was free to use! Perfect as is.

It was great just having it -- definitely a central part of building the sense of community and close ties with your neighbors. The main thing that it lacked was a separated indoor play space for the kids like the community center at Solano Park has, for occasions like winter events or events on rainy days, but this is a small inconvenience. A bigger and more useful thing to fix would be to put the community center and the main playground for the complex at the center of the complex, not off on one side, so that everyone has easy access to it (this might also make it a marginally safer play environment). In practice, due to having it off on one side, there formed two main cliques of neighbors, the ones who lived close to the playground by the community center, and the ones who lived close to the other playground.

It was outdated and the layout could be more functional. It just seemed like it wasn't well planned out. It was pretty big for a gathering and I liked that it was close to the playground.

 Liked that I could get it at least once a month. Liked that had kitchen and lots of space. Improved ease of booking would have been nice. I don't think TV had an associated DVD player and that would have been nice.

Loved the ability to borrow it after work hours & able to have so many kitchen supplies & toys there on hand!

The community was an amazing place to congregate and have activities to get together with your neighbors. It was also so nice to have as an affordable option for birthday parties and personal events. Having all of the rentals i.e. bouncy houses was so nice. Since graduating and moving the community center is something we have really missed.

we love the community center because the activities and gathering with neighbors it offer.

16. Are there any public areas at Solano or Orchard Park that you feel are not often used? In addition, how could any of the outdoor areas be improved? (Optional)

- sandbox, it's mostly just for squirrels
- Updated playground areas
- The garden area was terrible. No one kept it up very well.
- There should be a place where people could put the stuff they leave behind when moving (like furniture, dishes, electronic devices, glassware, etc.) so other neighbors can check if they want to reuse them or donate to the SPCA before the end in the trash (considering how unsustainable is to send valuable materials -like metals- to the landfill where they will never be able to be recovered again).
- I feel that the community garden is not often used probably because most tenants are very busy and have little time or energy to maintain a garden. I think that the community gardens are less essential to community cohesiveness and daily mental well-being than the playgrounds and open grassy areas which I use all day every day with my husband and daughter!
- More trees and greenery would greatly improve the outdoor areas.
- Small sand boxes for the kids that do not have equipment in them and the community garden.
- Upgrade to a modern feel, they look 80's
- I think the public areas are a crucial part of the parks, and are utilized by tenants.
- They are all used.
- Standalone sandboxes (w/out slides, swings etc.) are not necessarily hygienic (esp. with feral cants around), and I don’t recall all that they were maintained or used regularly.
- Most outdoor areas next to the huge redwood trees or whatever they were are not often used as the trees are messy, take up all the space, and house animals we like to see but not share food with.
- The big grass field on the north end of Solano Park is right outside our kitchen window, and the full space only gets used maybe a couple times a year. Two fields half that size might spread out the open space and get better use.
- We did not have children at the time, but we do now and we would use and appreciate the outdoor space that much more- we would now use the playgrounds, sandboxes and picnic tables daily.
- I think we have to consider what "used" means. Having open space, even if it is not continuously occupied by people doing things on or in it, still provides a sense of place and peace. Open and “unused” green space is very important. Also, depending on who lives in the Parks and the season, spaces get “used” in various and varying ways.
- tether ball. It was on the corner of a busy street so not safe to have the kids there.
- I liked that there were two play grounds and LOTS of green grass that my kids could run around in. Benches could be added to more convenient locations for watching the kids play on the play structures.
- More garbage cans
- I think the public areas are well used and enjoyed. It would be nice to have a basket ball hoop or court and more gardening spaces in the immediate area of the apartments (like the patch of dirt currently next to the patios). Because the apartments cover so much space, the two larger parks are great. The older kids have more options and the parents of smaller kids can stay closer to their homes if needed.
- There is a very large green area next to the red playground and land there is uneven, so kind of dangerous to run on, and seems gigantic and a bit wasted. It also gets very soggy because it is concave. There are also a few green areas outside of three-story single apartments that seem entirely in shadow and unused. I would also not have a problem with putting more apartments in green spaces that directly border the outer sidewalk and street. It seems like it would be even safer if many of those grassy areas were closed off by buildings.
- It would be great if the community garden was located closer to the living areas. For example, there could be garden beds instead of grass or next to playground. This would make maintenance easier and if you have children you could more easily garden while children played at the playground. The children could also learn about growing there own food.
- Every bit was used. For us, mostly for children’s adventures.
- Although I am a huge fan of green space, there are some grassy areas at OP that are much bigger than really necessary, such as the area surrounding the larger playground. I suspect the same is true about some of the huge fields at Solano, like the one with the giant concrete pipe stuck in the grass. We don't need such large fields; what we really need is a bunch of moderate-sized field that forms a sort of courtyard for the surrounding apartment buildings, with everyone's front door (or perhaps patio door) facing toward that grassy field, so it forms a center for interaction for all neighbors in those apartment buildings. You could even insert a micro-playground, such as can be found along the jogging trails all over the east side of Davis, as a small portion of those courtyard grassy areas, so that each grassy area has its own tiny playground -- in addition to one large playground in the center of the apartment complex. (This qualifies my answer to #17.) Last, definitely keep the shade trees across the main complex if at all possible: this made getting outdoors, playing at the playground, and socializing with neighbors possible during the hot summer months where lack of shade would have meant everyone was indoors cranking up the AC.
- Gates to enclose playground areas for escaping little ones. Benches were awesome for moms!
- I felt most days you could see a large number of residents using most of the public spaces.
We rarely used the BBQ's because we had our own but if we wanted to host a large group it would have been beneficial. The sandboxes were fun for the kids but a bit much. Some of them were just plain sand with no toys in them and those got used less often. I think bark or recycled tires in the playgrounds would have been preferable for me over the sand, since there were so many other sandboxes around the complex. I just got tired of having to "desand" my children every day. Some of the larger open grassy areas were fun to play in but not used as often as the grassy areas right outside the apartment patios.

21. Please share your experience with the process of applying for and being placed in an apartment:

9 = unclear & frustrating
5 = neutral
1 = clear & easy

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<tr>
<th>rating →</th>
<th>9</th>
<th>8</th>
<th>7</th>
<th>6</th>
<th>5</th>
<th>4</th>
<th>3</th>
<th>2</th>
<th>1</th>
<th>average rating ↓</th>
</tr>
</thead>
<tbody>
<tr>
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<td>3</td>
<td>2</td>
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<td>5</td>
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<td>5</td>
<td>9</td>
<td>11</td>
<td>13</td>
<td>4.17</td>
</tr>
</tbody>
</table>

Comments:

- The only issue I had as a new international student was to not be allowed to register for the waitlist while I was overseas. Student Housing kept telling me the waitlist was closed, however, when I arrived I learned that the waitlist is open all year around. There needs to be better information for international student on how to apply (preferably online) for student housing before they arrive in Davis (NOTE: international students are NOT allowed to enter the country earlier than 30 days prior to the beginning of the school year, they rarely get campus visits and are thus in a difficult position to apply for student housing in person and/or by writing out a check (which requires a US bank account, which in turns requires proper legal paper work such as DS 2019, or I-20) for the application process - this issue needs to be solved, for instance allowing international students to sign up for apartments and paying the fee once they arrive).
- Staff should be more friendly and considerate with the students that are moving in, consider that they come from thousands of kilometers away -if they are international students- and this might be their first experience abroad signing a lease.
- The incorrect key was in our file upon check-in. We had to wait a couple of hours to obtain the correct key.
- Fast, simple to the point. No hassle. It was great, was able to focus on other priorities in dealing with the university.
- I was unclear of the apartment location and had to come on two separate occasions to complete the application and get the key. I felt this could have been simplified since i was commuting 2 hours each time.
– The management was very helpful and kept things running very smoothly

– I really hated that my husband (because he was the student) was the only one that could sign documents and, as an extension, submit maintenance requests. It felt very 1950s.

– The policies for the application process and check-in are somewhat confusing/frustrating, but the housing staff member and RA when we moved in were awful to work with and made them much worse.

– I would like to thank Salli Arreola for her friendliness, professionalism and attention to details. She has been very helpful to Park residents, and she always reply to our inquiries in a timely manner. She really cares about our well-being.

– By the time you find out whether or not you have a place most other apartments in Davis are full so it's a real gamble.

– Wonderful.

– I was only given 72 hours to respond to an email or my spot would be lost. Those hours happened to occur over a weekend where I was not checking my student email. I was never informed that my student email would be used (I was still attending another university and so not using my UC Davis email at the time)

– Many friends and families have applied to live here, with vacant units visible. I have started to collect the emails they received turning them down. We are beginning to suspect that Student Housing is engineering vacancies in order to create a false statistic that the Parks are actually underutilized and hence unneeded. Student Housing is incredibly difficult to work with. They have a reputation for saying "no" to whatever is asked. I have never had a positive interaction with them. It is the residents in Solano Park who make living here so wonderful. More governance/involve ment of residents in the process may be beneficial, but not in a hierarchical system or disciplinary role.

– The staff at Orchard Park where unaware of the Davis community and we not invested with the families. For example when I asked what the local school was I was given the response of "I have no idea." This is unacceptable. It is an important job to make sure families are as comfortable with there new homes are freshman. There are no recourse offered to families about how to navigate Davis and options available to kids. I can imagine this only being worse for inter national students. If you have a person how does move in with the families they need to understand the community the University. I felt left to fair on my own while trying to settle my kids and start my education.

– On my visiting day in April the spring before I began as a grad student, I went to visit Solano Park and asked at the office if I could apply there. I was told a cold "No" and sent to the Student Housing Office, with no instruction of its location. Since I had never been to campus and only had a lunch break to both pump for my infant and sign up for the waitlist, I was very frustrated in trekking across campus to the Student Housing office and did not understand why applications were not available at Solano Park Office itself. I called and emailed regarding our position on the waitlist from April to August and was extremely nervous and confused about where my family would live once I began my program in September. Finally, in August I was told I would have an apartment at the end of September, after my mandatory orientation had begun. My family and I were forced to pay for three nights at the Motel 66 while I waited for the apartment move in date AND during this time I had to pay for daily parking, despite the fact that I would be able to buy a Solano Parking pass three days later. We wasted more than $200 just waiting for our move in date during this time. Later, after witnessing the move-out and move-in process in other empty apartments in Solano Park I was furious: apartments sat empty for weeks and even months before the cleaning and painting crew prepared them for a new family. I know that our apartment was just sitting there empty while we were waiting for our "move in date" in a dangerous motel (there was literally a shoot-out on the balcony across from us while we were there, between the SWAT team and a motel customer). I do not understand why Student Housing does not coordinate its move-in days with the start of graduate programs' MANDATORY orientation program, especially if the apartment is already vacated. I would have gladly cleaned and painted the place myself if it had meant that we could have moved in at a convenient date before my graduate program began. This is only one of my grievances about the move-in process. The absence of any kind of guarantee or reassurance about getting an apartment while one is waiting to move to Davis is another frustration of the whole process, especially since I signed up for the wait-list as early as possible, even before I was required to accept admission to UCD.

– The respond-within-48-hours requirement is ridiculous.
22. What was your experience like during the first few weeks?

9 = I did not feel well supported in my transition to on-campus housing.

5 = neutral

1 = I felt well supported in my transition to on-campus housing.

<table>
<thead>
<tr>
<th>rating →</th>
<th>9</th>
<th>8</th>
<th>7</th>
<th>6</th>
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<th>average rating ↓</th>
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<tbody>
<tr>
<td># of respondents →</td>
<td>5</td>
<td>2</td>
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<td>18</td>
<td>7</td>
<td>6</td>
<td>9</td>
<td>11</td>
<td>3.98</td>
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Comments:
- This bugged on my phone browser. I was very busy with school my first few weeks and didn't have time for community things.
- Other families present made it a positive experience.
- My RA brought me cookies and really got to know my family, and I met great people who understood my situations.
- The people who lived in this housing were very friendly and welcoming.
- It would have been good to know that there were dollies/carts to help me move in before I moved in.
- I couldn't say enough positive things about it.
- Again, it is the community of residents here who are so entirely supportive and amazing. Living in Solano Park has been one of the best, most impactful experiences in my life. And I am choosing to do me PhD here largely due to this supportive, kind, and hardworking community.
- I met so many people at the park while my son was playing outside in my first few weeks at Orchard Park. The open space really gives the kid lots of room to run around and stay active.
- The staff needs training on how to be appropriate. I felt that working with the staff, there was a lot of rudeness and insensitivity to the move-in process.
- Because we had to move in after my orientation had already started, I was extremely stressed during the entire first six months of our residency and I felt so behind because of losing time to move in while my classes had already started that I didn't take advantage of the wonderful community support I would eventually get to know. It took me almost an entire school year to recover from the stressful move-in experience.
- We just moved in. I took it for granted. No need for extra support outside the group of friends that helped us move our furniture, in our case. I know that for others, that might not be the case, though.
- I had other families living in Solano that we were friends with and excited to live by. So the first few weeks were great with help moving in and friends to play with at the park, etc.
- We moved in without children so we did not have much interaction with neighbors. We feel much more connected with the community since having kids.

23. How satisfied are/were you with the sense of community? Please tell us why in the comments box.

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<tr>
<td>44</td>
<td>47.8%</td>
<td>Very Satisfied</td>
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<td>34</td>
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<td>Satisfied</td>
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<tr>
<td>10</td>
<td>10.9%</td>
<td>Neutral</td>
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<tr>
<td>3</td>
<td>3.3%</td>
<td>Dissatisfied</td>
<td></td>
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<tr>
<td>1</td>
<td>1.1%</td>
<td>Very Dissatisfied</td>
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Page 30, Section 2: Current and former residents of the Parks
Comments:

- This place was family. You can't find that anywhere else, at any other university.
- There should be more events for people without children
- I never knew any of my neighbors
- Room for improvement.
- I met such wonderful people, and it was so nice to be able to have my kids play with other graduate students' kids while we would talk. It is tough to have children while in graduate school, and having people to talk to, living nearby, was a source of so much support. Since moving out I have had much more difficulty with this.
- It was nice being with fellow married students. We could connect easier as a community. Most of us had kids near the same age.
- This is a wonderful experience.
- Really strong sense of community and caring for each other. Lots of interactions outside and pot lucks at the picnic tables. Wonderful having so much green space to interact in.
- At first it was uncomfortable, but after seeing other students with their families, it felt like home. I didn't like, however, when the single students moved in and made the people with children feel unwelcomed.
- Most activities are targeted towards student with family. I felt single students are often excluded.
- There are not other places like it. The people were mostly in the same stage of life and very friendly.
- It's been wonderful all around: the community events, the kids playing together, being able to ask neighbors for help when needed, the outdoor space compensated for the smallness of the apartment.
- I'm a very introverted, private person. Occasionally the outgoing-ness of the community causes me some anxiety, but I also appreciate the general kindness and that my toddler has made many friends on the playgrounds.
- Residents looked after one another, great diversity of people during events.
- Due to the affordability and priority given to families, the types of students and families living in the parks have a lot in common and families stay for long enough to get to know their neighbors.
- It depends on who your neighbors are. Student residents with children sometimes may receive complaints from neighbors about living sounds made by their children, whereas some neighbors are very considerate about this situation.
- We really enjoyed the multicultural instances we shared while living in Orchard. It also really helped us to train our tolerance when facing cultural differences.
- In comparison to the community at UCSD graduate housing, both the Parks were well, the best there is, probably. Having resident assistants is VERY important to cultivating that community.
- I have a family and was looking for family housing. When we first moved in three and a half years ago, there were many families. Nearly all the two bedroom apartments were filled with families and there was a very good sense of community. Since that time, there have been fewer families as many of the two-bedroom apartments have been occupied by single graduate students who are rooming together. There has been a clear change in the community, in the negative direction, over the years that we have lived here.
- Community activities were nice.
- Solano Park was comparable to an utopia (in terms of community) that I have been yearning for my whole life. I doubt that I will ever have that experience in my life again. It was wonderful.
- We have no family near. But we do have neighbors that take our children and care for them when a partner breaks his leg or when someone has a baby. We bring each other food, and when our bank accounts are empty at the month's end we have potlucks. We play together. Work together. Cry together. Our children grow up together. People here share. It's not a forced or rule-regulated community, it's a necessarily dynamic, evolving one.

- Residents and kids make the place special. RA’s did a great job with events.

- I found lots of friends there, but didn't feel pushed to be a part of the community.

- I loved that families with children could gather outside together easily and become acquainted. The community newsletters and activities planned by RA's allowed for additional opportunities to get to know neighbors.

- The sense of community has been strong in both Orchard and Solano park. The community events and open spaces are really the center pieces of this.

- I LOVE my neighbors!

- Once able to settle in, I was overwhelmed by the demands of my graduate program. I realized that time at the playground talking with other parents was actually a wonderful de-stresser. When the weather turned warm and more and more neighbors began to play outside and have outdoor meals, I felt instantly part of a very unique community. I spent two summers studying for exams on my patio while my children played on the green space on the other side of my patio, which all of the neighbors in my building shared. They set up the bouncy house, swimming pools, barbecues and picnic tables and I was able to be both productive in my graduate work and a social and supported parent. I also am so grateful for the community center and the events that the RA's put on there, as well as for the opportunity to rent it and bouncy houses at no additional cost to our rent. Finally, the winding cement footpaths connecting the internal green spaces have meant that my children could learn to bike and scooter safely. I will also add that the close proximity of apartments has been a veritable lifesaver for my neighbors. Though a "lack" of privacy may seem like a detriment to Solano Park, last week when I was gazing out our patio I happened to see into our neighbor's kitchen window that a burst of flames was consuming the cabinets above the stovetop. I yelled for my husband who quickly ran over there, asked if help was needed, ushered the children out of the house, and grabbed the fire extinguisher to put out the oil fire. Our neighbor has thanked us again and again for coming to her aid; she said she knew there was a fire extinguisher but had felt paralyzed in that moment and was just standing in front of the fire, at high risk of catching it herself. I know that neighbors here look out for each other like this every day.

- made good friends

- This is the coolest thing about Orchard Park. Having everyone all be in this together, all poor students just starting families, and in an environment that provided a really enticing setting (enough green space, great playgrounds, and good community center/events) to get us outdoors socializing with each other: all of this added up to a sense of community stronger than I have ever found in any apartment complex (or suburban housing area, for that matter).

- We enjoyed the community activities each month and they helped us to meet new neighbors and find new friends for my children to play with. They also brought us together racially as lots of varying nationalities resided at the parks, and I usually only meet my friends of my same race at the playground to play.

- It really depended on the RA.

- Living at the parks was one of things I miss most after moving from Davis. It was so nice to be able to walk out your door and have a built in support system. We had our first child there and went though a second pregnancy and it was so nice to be able to talk with other people who have gone through and are going through the same experience. It was also really nice to be surrounded by such an international group of people. It helped to educate as well as create comfort groups for those students coming from similar backgrounds and languages.
24. How do/did you feel about the administration of the community?

9 = Strongly Disagree
5 = neutral
1 = Strongly Agree

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<th>rating →</th>
<th>9</th>
<th>8</th>
<th>7</th>
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<th>3</th>
<th>2</th>
<th>1</th>
<th>average rating ↓</th>
</tr>
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<tbody>
<tr>
<td>Community-building programming was helpful and fun.</td>
<td>1</td>
<td>0</td>
<td>4</td>
<td>3</td>
<td>25</td>
<td>2</td>
<td>6</td>
<td>14</td>
<td>6</td>
<td>3.93</td>
</tr>
<tr>
<td>I/We understood the need and rationale for the housing policies.</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>13</td>
<td>4</td>
<td>15</td>
<td>11</td>
<td>10</td>
<td>3.81</td>
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<tr>
<td>Staff enforced policies fairly and respectfully.</td>
<td>5</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>14</td>
<td>4</td>
<td>10</td>
<td>11</td>
<td>11</td>
<td>3.90</td>
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<tr>
<td>I/We felt that staff were genuinely concerned about the quality of residents' lives.</td>
<td>9</td>
<td>4</td>
<td>4</td>
<td>2</td>
<td>13</td>
<td>6</td>
<td>6</td>
<td>11</td>
<td>10</td>
<td>4.49</td>
</tr>
<tr>
<td>When residents shared concerns with staff, residents felt heard and their concerns were addressed.</td>
<td>7</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>16</td>
<td>2</td>
<td>12</td>
<td>9</td>
<td>9</td>
<td>4.45</td>
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</table>

Comments:

– Peter the maintenance manager is incredibly approachable and really nice and helpful
– However, some members of the current staff at the Solano Park housing office have an unfriendly behavior when one approaches them. They should always say "hello" and smile!
– I am upset and fed up with the housing administration not prioritizing the needs of families and especially when the parents are researchers bringing in money for the university! It is upsetting that the university is becoming so unfriendly and unwelcoming of families, this will not help them attract good students and researchers to the university and it implies that family planning has no place with education which is simply untrue. Students and researchers should not feel like work and family are mutually exclusive. To create a happy, well-balanced society and community, the university needs to show support for ALL of its students and researchers regardless of their family status.
– Our RA was really great.
– They were friendly and caring.
– My bike trailer was stolen a month after moving in, from my balcony, and I thought I should have been pre-warned about the commonality of theft in the apt community, I would have been more prepared.
– The maintenance people were unparalleled, and did an impeccable job at keeping the buildings maintained to the best of their ability. The managers were also quite kind and considerate.
– Many of our maintenance requests were never fully solved until after many visits. It was a waste of time for us and the staff. There was probably a financial loss due to the time staff spent coming back and the amount of water that leaked from our faucets because numerous problems were never totally fixed. In fact, we grew so tired of trying to get one leak fixed at our bathroom sink, that we finally just turned the hot water off instead of reaching out to the maintenance staff again.
– After some negative interactions with the application/move-in process, I’ve only had positive experiences with the staff at Solano Park. Sometimes I wish rules were more strictly enforced.
Once again, resident assistants make this much better.

I can only think of one person: [name withheld]. Maybe her intentions are good, but her actions are usually not. No coherence!

Don't remember the community building (long time ago)

Again, the only negative thing about living in Solano Park has been our interactions with staff. We are a family of color and have felt discriminated against multiple times.

Sue was great and the RA's did a good job. They front desk staff was out of touch with the community.

Maintenance and office staff were sometimes rude and abrupt. Complex coordinator was friendly but firm. RA's were helpful.

I don't feel any concern from the director or from current RAs. They don't care about the safety of Solano Park, only about enforcing arbitrary and costly rules that make us suffer. A $100 parking ticket, for example, for parking that I ALREADY PAY FOR, is horrible when the rules aren't even clear. But I can have my bike or bike trailer stolen and it's not even a concern. Or a disagreement with someone about laundry facilities, and no one bothers to make rules for everyone in SP to follow. The parking tickets steal a weeks' worth of food for my family. I literally starved myself so that I could pay for it. But no RA or anyone else in staff cared.

I really don't like having to do so much for apartment inspections, like removing everything off our counters.

There does not seem to be the understanding that family housing has different needs than undergraduate housing. The patio inspections and requirements are demeaning and nonsensical for families' needs. The communication between administration and residents is either fraught, disrespectful, or lacking altogether. When a disturbing impersonation-break in occurred, we were not notified by the office, but only heard about the incident from witnesses, and then later sent a cryptic and unspecific message about changing the procedures for acquiring keys after lock-outs. It seems that only one member of maintenance cares about and understands families' needs, but it is unfair to cast the entire burden of family housing sympathy onto his shoulders.

I felt like crying when I moved into our new apartment. At Orchard Park, we were treated with great respect and love. At our new apartment, I feel like I've done something wrong when something is not in compliance with the lease or if we need something fixed. It's not the same nor will it ever be. Orchard Park had a sense of being part of a small community.

RAs were pretty awesome, personable, and you could tell they really cared about you and your family. The office staff was often a little frustrating to work with.

RA's for the most part were good. The administration not so good. Enjoyed the programming but did not feel that staff were integral.

I felt the RAs did an excellent job where as the office staff were often less than helpful.

We still remember a very nice staff named Peter. My kid loved to see him driving around in the community to fix everything.

27. What type of unit do/did you rent at the Parks?

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<tr>
<td>20</td>
<td>22%</td>
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<tr>
<td>71</td>
<td>78%</td>
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</table>

Comments:

This place was family. You can't find that anywhere else, at any other university.
28. If available to you at an affordable rate (proportional to current rates), which unit type would you prefer?

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Count</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Studio</td>
<td>4</td>
<td>4.3%</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>10</td>
<td>21.7%</td>
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<tr>
<td>Two Bedroom</td>
<td>52</td>
<td>56.5%</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>25</td>
<td>27.2%</td>
</tr>
<tr>
<td>Four Bedroom</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Other</td>
<td>1</td>
<td>1.1%</td>
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Comment from person who responded “other”:
- We could make do with a two-bedroom: we have four kids but use bunk beds for them, all in the same room as each other.
Section 3: Only respondents who have never lived in either of the Parks were asked the following questions.

40. Where do you live?
   - 6.7% On campus
   - 73.3% Davis
   - 2.2% West Sacramento
   - 4.4% Sacramento
   - 4.4% Woodland
   - 0.0% Dixon
   - 8.9% Other (respondents specified - Berkeley, Martinez, San Francisco)

41. You have chosen to live outside of Davis because of: (select all that apply)
   - 87.5% Cheaper accommodation
   - 25.0% Spouse/partner works outside of Davis
   - 0.0% I work at the Sacramento Campus
   - 37.5% Kids go to school outside of Davis
   - 0.0% Other

   Comments from individuals who responded “other”:
   - Spouse owned condo there when we married
   - Prefer more urban setting

57. Which type of unit do you currently rent or own?
   - 2.3% Studio Apartment
   - 18.6% One Bedroom Apartment
   - 23.3% Two Bedroom Apartment
   - 7.0% Three Bedroom Apartment
   - 11.6% Four Bedroom Apartment
   - 23.3% House (Rent)
   - 7.0% House (Own)
   - 7.0% Other

   Comments from respondents who responded “other”:
   - Co-op
     - I rent a house under a work/limited share with landlord situation that makes it affordable. This is not a common situation. I got lucky.
   - own condo