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Analysis of the
**EASTERN SOLANO COUNTY
CALIFORNIA
HOUSING MARKET**

as of March 1, 1965

Federal Housing Administration
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A Report by the
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

February 1966

ANALYSIS OF THE
EASTERN SOLANO COUNTY, CALIFORNIA, HOUSING MARKET
AS OF MARCH 1, 1965

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Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science the judgmental factor is important in the development of findings and conclusions. There will, of course, be differences of opinion in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst.

Table of Contents

	<u>Page</u>
Summary and Conclusions	i
Housing Market Area	1
Map of Area	3
Economy of the Area	
Character and History	4
Employment	4
Principal Employers	8
Unemployment	11
Future Employment Prospects	11
Income	13
Demographic Factors	
Population	16
Households	17
Housing Market Factors	
Housing Supply	19
Residential Building Activity	20
Tenure of Occupancy	20
Residential Vacancy	21
Sales Market	25
Rental Market	27
Urban Renewal	29
Military Housing	29
Demand for Housing	
Quantitative Demand	30
Qualitative Demand	30

ANALYSIS OF THE
EASTERN SOLANO COUNTY, CALIFORNIA, HOUSING MARKET
AS OF MARCH 1, 1965

Summary and Conclusions

1. The Eastern Solano County Housing Market Area (HMA) derives principal economic support from four basic sources of income: agriculture, petroleum, manufacturing, and military. Manufacturing, much of which is related to agriculture, continues in a minor role; its chief importance lies in the potential of the area for future industrial development. The long-term economic outlook is for a gradually expanding industrial base and a gradual diminishing of the area's economic dependence on military activities.
2. Nonfarm civilian employment in the HMA has risen 30 percent since 1960, equivalent to an average annual rate of 700 new jobs per year. Military-based employment (military and Civil Service personnel) increased 50 percent over the last five years, an annual rate $2\frac{1}{2}$ times greater than that of nonfarm civilian employment outside Travis AFB. However, new civilian jobs were created at an annual rate of 900 per year in 1964, virtually all attributable to non-military employment sources. The outlook for the next two years is for a sustained year-to-year increase of 900 new jobs per year.
3. Since 1959, median after-tax family income in the HMA, among the lowest in the nine-county Bay Area, increased 12 percent to an average level of \$6,650 per year.
4. Growth of civilian and military population in the HMA since 1960 has been at an average annual rate of 4,550 persons, nearly eight percent per year. Total population on January 1, 1965 is estimated at 80,900, about 55 percent of which is directly attributable to Travis AFB employment. Population growth in the next two years is expected to average 3,150 persons, about four percent, a year.
5. Households rose to a level of 20,600 by January 1, 1965, or an average annual increase of 1,150 households a year. Of the total "nonfarm" households currently in the HMA, 41 percent (8,450) are military households attached to Travis AFB (2,200 on-base, 6,250 off-base). Military families absorbed some 450 housing units a year in the last five years, equivalent to nearly 40 percent of the total growth of households in the HMA since 1960. About 70 percent of the military-connected population lives off the military reservation, principally in the immediate Fairfield-Suisun-Vacaville Area. Household growth in the next two years is expected at an average annual rate of 950 households, five percent a year.

6. In the last four and three-quarter years nearly 5,400 units were added to the housing supply, about 1,125 units a year. Single-family houses (excluding house trailers), now more than two-thirds of the housing stock, were added at an average annual rate of 550 houses a year. Multifamily units, now 29 percent of the housing stock, were added to the off-base supply at an average annual rate of over 500 units a year. An additional 560 units of Capehart housing were built on Travis AFB. In 1964, builders completed single-family houses and multifamily structures at a net annual rate of 700 units and 300 units, respectively.
7. Housing demand in recent years increased faster than the supply; the available vacancy rate declined from 4.3 percent in April 1960 to 3.6 percent today. The homeowner vacancy rate declined from 2.4 to 2.2 percent; the rental vacancy rate declined from 6.7 to 5.4 percent. Currently, 800 vacant units (450 multiples, 300 singles, and 50 trailers) are estimated to be available for sale or rent. In addition, 500 units (300 singles and 200 multiples) are under construction.
8. The current sales market for new and existing single-family houses is moderately strong in all geographic sectors and all price levels. The basic underlying weakness is excessive dependence on military home-buyers; three out of four tract houses in the Fairfield-Suisun area, and one of three in the Vacaville area, are currently sold to "military-connected" families.
9. The current rental market is mixed. The market for single-family rental units and new apartments in small projects is strong. However, the market for apartments built prior to 1960 and the market for large-scale projects built since 1960 is weak.
10. Demand for additional new housing in the next two years is forecast at an average annual rate of 900 units per year, 700 sales and 200 rentals. Additional sales housing can be most readily absorbed if developed at prices approximating the pattern presented on page 3b. Demand for additional new rental units is expected to approximate the gross rents and unit sizes on page 32.

ANALYSIS OF THE
EASTERN SOLANO COUNTY, CALIFORNIA, HOUSING MARKET
AS OF MARCH 1, 1965

Housing Market Area

The Housing Market Area (HMA) is defined for purposes of this report as the eastern four-fifths of Solano County, consisting of the planning areas of Fairfield-Suisun (including Green Valley and Cordelia), Vacaville, Dixon, and Rio Vista, as delineated by the Solano County Planning Commission (see Map)^{1/}. The 1960 population of the HMA was 59,300.

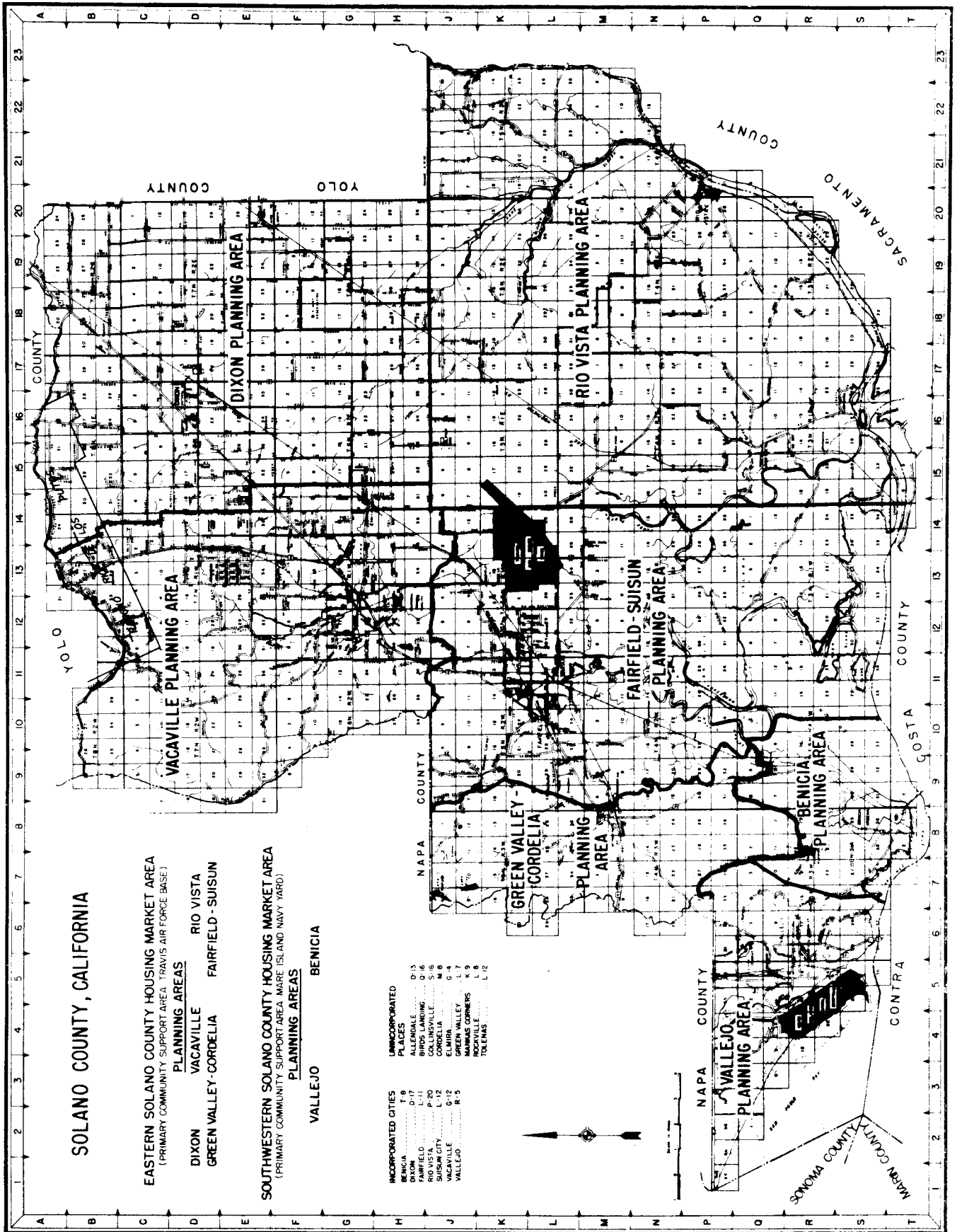
Although Solano is a large county (827 square miles), development of U.S. 40 into a divided eight-lane expressway from the Carquinez Straits to the State Capitol at Sacramento has made the entire county accessible to sources of employment and military establishments in the eastern part of the county. However, almost all commuting to and from other counties in the San Francisco Bay Area is presently confined to the working population of the southwestern part of the county. Such limited commuting to out-of-county jobs or homes as does exist in Eastern Solano County may be expected to increase as enrollment at the University of California at Davis (in neighboring Yolo County) increases, and with the completion of the new access route and freeway (now under construction) from U.S. 40 to the Benicia Bridge which connects State Highway 21 with Contra Costa County.

The principal city in the housing market area, and only five miles commuting distance to Travis AFB, is Fairfield (the County seat) about 16 miles northeast of Vallejo. The next largest city, 12 miles north of Fairfield and 10 miles northwest of Travis AFB, is Vacaville. Both Fairfield and Vacaville have access to the mainline of the Southern Pacific and Western Pacific Railroads. Suisun City is a bedroom area of Fairfield and Travis AFB, and Dixon and Rio Vista are small trade centers for a large agricultural area outside the immediate impact of Travis AFB.

A recent survey by Travis AFB shows that, of the total military and military-connected personnel residing off base, 86 percent live within the housing market area. Of the total off-base personnel

^{1/} The Planning Areas are delineated as follows: Fairfield-Suisun (Census Tracts C-22-23, C-28 Travis AFB, F-24-26 and S-27); Vacaville (Census Tracts V-30 The California Medical Facility, V-31-32, and C-29); Dixon (Census Tracts C-33 and D-34); and Rio Vista (Census Tract C-35). The Green Valley-Cordelia Planning Area, (Census Tract C-22), which is largely supported by agriculture, is consolidated for purposes of this report with the Fairfield-Suisun Planning Area.

residing in the HMA, 60 percent live in the Fairfield-Suisun Planning Area and 25 percent live in the Vacaville Planning Area (see table I). Less than one-half of one percent of the military-connected personnel live in the Dixon and Rio Vista Planning Areas. At one time Vallejo (in southwest Solano County) was an important source of housing for Travis AFB. Today, only eight percent of the personnel commute to and from Vallejo but this is believed to be offset, in large part, by commutation of Mare Island Naval Shipyard personnel to the HMA.



Economy of the Area

Character and History

The housing market area derives its principal income and economic support from four basic sources: agriculture, petroleum, manufacturing, and the military. Military spending and payrolls is by far the most important basic source of income, and has been the chief contributor to the area's economic growth since acceleration of its development following the Korean War in 1950. Until the advent of Travis Air Force Base in 1942, the area's most important single source of economic support was agriculture. Most of the manufacturing in the area was, and remains today, dependent on the processing of agricultural products.

In 1964, the income from the sale of agricultural crops and livestock products in Solano County (virtually all of which is based in the eastern portion of the county) totaled nearly \$47 million, the highest level of farm income in the history of the county, and 19 percent above the level of income in 1963. Besides an unusually good crop year, an additional 4,000 acres were brought under irrigation in 1964 with the completion of Monticello Dam and the creation of Lake Berryessa under the state-wide water resources program. As further acreage is brought into cultivation under this program, the HMA may be expected to increase its income from agriculture, and its attraction for new food processing firms seeking industrial site locations close to sources of supply.

Income from mineral production (principally oil and natural gas) totaled in excess of \$13½ million in 1963, the highest level of income on record and more than 23 percent above the level of 1962. The Rio Vista Planning area is the site of one of the largest natural gas fields in the Nation. Additional oil and gas production is located in the Dixon Planning area.

As a basic source of employment and income, manufacturing in Solano County continues to remain in a minor role. Its importance lies in the future. The manufacturing resources of the county and potentials for development over the long-term and over the two-year forecast period of this report are presented in a subsequent section of this analysis.

Employment

The total civilian labor force of Solano County, as of January 1965, is estimated by the California State Department of Employment at 46,500. Of the total working population, 36,700 wage and salary workers are employed in nonagricultural establishments, 3,000 in agriculture (nearly all in the HMA) and the remainder are domestics,

proprietors, and unpaid family workers. Of the countywide total of nonfarm wage and salary workers employed at the first of the year, 14,900 (over 40 percent) are estimated to be in the resident labor force of Eastern Solano County.

Nonagricultural Wage and Salary Workers Employed
Eastern Solano County, 1960-1965

<u>Date</u>	<u>Number employed</u>	<u>Annual increase</u>	
		<u>Number</u>	<u>Percent</u>
January 15, 1960	11,500	-	-
1961	12,200	700	6.1
1962	12,500	300	2.5
1963	13,400	900	7.2
1964	14,000	600	4.5
1965	14,900	900	6.4

Source: Estimated by the Housing Market Analyst from data supplied by the California State Department of Employment.

Employment Trends. Opportunities for civilian employment in nonagricultural establishments in Eastern Solano County have increased at an average annual rate of nearly 700 new jobs a year in the last five years, equivalent to an employment gain of 3,400 wage and salary workers and a rise of nearly 30 percent since 1960. The rise in nonfarm employment in this five-year period has been uneven, but without interruption, and reached a peak level of 14,900 on January 1, 1965, or about 900 above the level employed one year ago. Virtually all of the 1964 gain was attributable to sources of employment outside military establishments.

Employment by Industry. A profile of the changes in the industrial structure of the economy is reflected in current county-wide estimates of employment.

Nonagricultural Wage and Salary Workers Employed
Solano County, California, 1960 and 1965 ^{a/}

<u>Industrial structure</u>	<u>Nonagricultural wage & salary workers</u>				<u>Index</u>
	<u>January 1960</u>		<u>January 1965</u>		<u>1960 =</u>
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>100</u>
Mining	100	0.3%	200	0.5%	200
Construction	1,000	3.1	1,600	4.4	160
Manufacturing	1,900	5.8	2,200	6.0	116
Transp., comm., and util.	1,200	3.7	1,600	4.4	133
Trade	5,100	15.6	6,500	17.7	127
Fin., ins., and real estate	800	2.4	1,100	3.0	138
Services	3,400	10.4	4,200	11.4	124
Government	<u>19,200</u>	<u>58.7</u>	<u>19,300</u>	<u>52.6</u>	<u>101</u>
Total	32,700	100.0%	36,700	100.0%	112

^{a/} Not available for Eastern Solano County.

Source: California State Department of Industrial Relations (1960)
and California State Department of Employment (1965).

Based on the 36,700 nonfarm wage and salary workers employed in Solano County on January 1, 1965, government (principally military establishments) is the most important source of job opportunities, accounting for more than half (53 percent) of all jobs in the county. The industry group employing the next highest proportion of workers (18 percent) is retail and wholesale trade, followed by services (11 percent), manufacturing (6 percent) and construction (4 percent).

The biggest shifts in county-wide employment since 1960 (based on industries employing 1,000 or more workers), were in construction (up 60 percent), finance, insurance, and real estate (up 38 percent), transportation, communications, and utilities (up 33 percent), trade (up 27 percent), and services (up 24 percent). Significantly, all but 15 percent of the total net gain in county-wide jobs since 1960 was attributable to the expansion of industry in the HMA.

Among industry groups contributing most heavily to an expanding economy and rising levels of employment in the HMA are construction and retail trade. In 1964, the total value of authorized construction in the HMA is estimated at close to \$40 million (80 percent residential), an expenditure nearly equal to the county's total income received from agriculture in 1964.

The record of expenditures in support of employment in retail trade in the HMA is even more impressive. In 1964, taxable retail sales totaled approximately \$80 million, 16½ percent over 1963, and 52 percent over 1960. The net 1963-64 gain in retail sales in the HMA was more than 1.7 times greater than sales reported for the remainder of the county, thus affirming an apparent shifting in shopping trends from Vallejo to the Fairfield-Vacaville area. This trend seems likely to continue; Fairfield's shopping facilities will soon be augmented by a new 40-acre shopping center north of Parkway Blvd. and the first increment of Leisure Town's new 20-acre shopping center is scheduled for completion in mid-1965. In addition, three new restaurants and two 100-unit motels are scheduled for immediate development in the vicinity of the Nut Tree complex north of Vacaville.

Military-Based Employment. Consolidated military and civilian strength at Travis AFB on January 1, 1965 totaled approximately 16,300 personnel, equivalent to 53 percent of the combined nonfarm military and civilian labor force in the HMA, a net gain in excess of 5,400 or 50 percent in the five-year period since 1960.

To illustrate the degree to which the HMA is dependent on the economic support of Travis AFB, there is presented below the trend in consolidated military-based strength and total nonfarm military and civilian employment in the HMA, 1960 to 1965 (see tables II and III):

Trends in Military-Based and Total Employment
Eastern Solano County HMA, 1960-1965
(In thousands)

Year as of Jan. 1	<u>Consolidated military-based employment</u>			<u>Non-mil. nonfarm civilians employed^{a/}</u>	<u>Total mil. & civilians employed</u>	<u>% military- based of total employed</u>
	<u>Military</u>	<u>Civil.</u>	<u>Total</u>			
1960	9.2	1.7	10.9	9.8	20.7	53%
1961	10.7	2.0	12.7	10.2	22.9	55
1962	11.5	2.6	14.1	9.9	24.0	59
1963	12.9	2.7	15.6	10.7	26.3	59
1964	13.5	2.9	16.4	11.1	27.5	60
1965	13.4	2.9	16.3	12.0	28.3	58
1960-65 increase:						
Number . .	4.2	1.2	5.4	2.2	7.6	71
Percent. .	46%	71%	50%	22%	37%	--

^{a/} Wage and salary workers only, omitting self-employed, domestics, and unpaid family workers; civil service personnel at Travis are included in military-based employment.

Source: Travis AFB and California Department of Industrial Relations.

From the foregoing summary it is apparent that nearly three out of five of the military and civilian jobs in the HMA at this time are directly supported by Travis AFB. Up to 1964, military-based employment increased at a rate that far exceeded the rise in off-base civilian employment. Current trends, however, suggest a much faster rise in nonmilitary over military jobs in the two-year forecast period.

Principal Employers

Travis Air Force Base. In 1964, expenditures at Travis AFB totaled an estimated \$90 million, more than 85 percent of which was attributable to military and civilian payrolls. Of an estimated \$12.2 million spent each year on procurement activities and in support of defense-impacted schools, nearly three-fifths is spent in the Fairfield-Vacaville area. The U.S. Government capital investment in plant and facilities at Travis (exclusive of missiles and aircraft) is estimated at about \$150,000,000.

Travis AFB is Western Command Headquarters for MATS, the primary mission of which is to airlift cargo, troops, civilian personnel, hospital patients and mail to and from overseas areas in the Pacific. In addition to being the main arterial port of embarkation and debarkation to the Pacific, Travis is a major separation center for Air Force personnel assigned to areas in the Pacific. Included among the base operations and facilities is one of the largest and most modern military hospitals in the West, which also serves as a Nurses' Training School for the University of California at Davis. Other military units assigned to Travis are the 82nd Fighter Interceptor Squadron of the Air Defense Command, the 1st Missile Battalion of the Army, and the 5th Bombing Wing of the Strategic Air Command.

For purposes of evaluating the sustainable long-term economic support of the off-base housing market, Travis AFB may be equated to a large publicly-owned International Air Terminal in which the U.S. Government is subsidizing private carriers to provide a permanent, dependable airlift to and from military areas in the Pacific. The base is one of the largest and most modern in the free world, and capable of further expansion to accommodate the supersonic jet cargo planes now in the planning stage. With the rapid build-up of Northern California civilian and military air traffic, and the further over-crowding of Bay Area air space, the future air operations at Travis appear to be economically secure. The "peace-time" opera-

tions of the base, although not likely to expand, appear to be relatively free of the instability characteristic of many other types of military establishments^{1/}.

Other Military Activities. Among other sources of direct and indirect military support of the HMA economy are the Navy and Air Force Radio and Transmitter Stations in the Dixon Planning Area (105 military and 16 civilians).

University of California at Davis. An increasingly important, if indirect, source of economic support to the HMA is the University of California at Davis (in Yolo County), more than one-fourth of the campus of which is in the Dixon Planning Area. The sustained rapid growth of the university since 1960, and the sharp rise in enrollment anticipated in the next two years, is illustrated as follows:

Trend and Projection of Support From
University of California at Davis
Eastern Solano County, 1960-1967

<u>Year</u> <u>(September)</u>	<u>University of California-Davis</u>		
	<u>Students</u>	<u>Faculty</u>	<u>Other employees</u>
1960	2,883	490	N.A.
1961	3,500	540	N.A.
1962	4,116	620	N.A.
1963	4,956	635	1,468
1964	6,444	680	2,287
1965 (Feb.)	6,240	795	2,102
1967 (Projected)	11,200	1,050	3,000

Source: Office of Public Affairs, University of California (Davis).

While the overflow of the student and working population from Yolo to the HMA has been only nominal to date, it is expected to become an increasing source of economic support for the Dixon Planning Area as the university continues its rapid expansion.

California Medical Facility. An additional expanding source of economic support to Eastern Solano County is the California Medical Facility, a State correctional institution for youth and adults located two miles southwest of Vacaville. This modern hospital and prison, which had its inception in 1955, currently supports an average daily population of 2,000 inmates and provides

^{1/} Omitted entirely from consideration in this analysis is the emergency impact on Travis AFB of hostilities in Vietnam. If participation in the Vietnamese war increases to any appreciable degree, military and civilian activity and personnel at Travis also may be expected to increase.

a \$5½ million annual payroll for 539 State Civil Service employees. Effective March 15, 1965, an additional 62 employees will be added to the institution's staff. A \$9 million State bond issue authorizes approval of plans for development of a "maximum security prison and hospital" which will accommodate an additional inmate population of 1,200 and require upwards of 350 additional staff employees by 1969.

Leisure Town. A further source of economic support to the urban housing market, but which involves relatively little direct participation in the area's permanent working force, is Leisure Town, an all-adult community designed for Senior Citizens and located north of Vacaville. This conventionally-financed, well-planned community, 90 percent of whose residents originate from outside Solano County (principally the San Francisco Bay Area), had its inception in 1962 and by January 1, 1965 had completed homes for 525 families. Present plans, based on the developer's marketing experience to date, provide for the completion of an additional 500 sales housing units by January 1, 1967.

Unemployment

Unemployment in Solano County, as of the midweek of January 1965, is estimated by the California State Department of Employment at a seasonally high level of 3,600, equivalent to 7.7 percent of the total civilian labor force. Although no unemployment estimates are available for the eastern portion of Solano County, it is judged that unemployment rate in that portion of the county probably exceeds somewhat the average for the entire county because of the concentration of seasonal agriculture and seasonal food processing industries in that portion of the county.

Future Employment Prospects

Potentials for Manufacturing Growth. The long-range outlook for development of new industrial plants in the HMA is very favorable because of the following basic factors:

- (1) the availability of an abundance of raw land suitable for industrial use at relatively low prices compared with other industrial Bay Area sites;
- (2) the need for additional manufacturing sites to accommodate Northern California's rapidly expanding markets and growth of population;
- (3) the strategic location of the area midway between two large and fast-growing metropolitan cities, San Francisco and Sacramento, and its accessibility to the Interstate Highway System;
- (4) access to transcontinental trucking routes and rail service (Southern Pacific and Western Pacific) and to ocean-going steamship lines on the Sacramento River and Carquinez Straits;
- (5) the availability of large supplies of electric power and natural gas, both of which will soon be augmented by completion of the West Coast pipe line to Canada and development of a nuclear power plant at Rio Vista; and
- (6) the availability of a greatly increased supply of industrial water for use of chemical and food processing plants since completion of the Monticello Dam.

The area with the largest potential for immediate industrial growth is the Vacaville Valley. A 2,300-acre Industrial Park, complete with a new sewer treatment plant, water facilities, rail-siding service, roads, etc., is now being developed by the Crocker Land

Company and Southern Pacific. Since World War II, Vacaville has had one of the Nation's first dehydration plants (Basic Vegetable Products) and, in the fall of 1965 or early 1966, the city will have one of the largest automated food processing plants in the world: American Home Foods, Inc., which is moving its operations from the City of Oakland. This new plant, construction of which has been started on an 80-acre site, will employ 700 during the 12-week seasonal harvest in 1966, and will provide year-round employment for 400 (50 salaried, 350 wage earners). Virtually all seasonal workers (300) will be women, and about one-third or more of the year-round wage earners also will be women, most of whom are expected to be recruited from the local resident labor force. Negotiations for other manufacturing plants in the new Vacaville industrial park will result in the employment of an additional 200 wage and salary workers by the end of 1966.

Manufacturing potentials in the Fairfield-Suisun Planning area remain more limited at this time. However, the Southern Pacific is currently negotiating a contract for development of a 603-acre industrial site in the vicinity of Fairfield. Fairfield recently has created a 40-acre industrial park southwest of the city and plans for construction of three small plants, employing upwards of 100 manufacturing workers, are reported to be in advance stages of negotiation. In addition, Explosives Technology, Inc., a research and manufacturing firm, is building a new plant in Potrero Hills near Travis AFB which, on completion in mid-1965, will employ 50 workers at the start and upwards of 100 or more workers within the next year and a half. To accommodate anticipated industrial and residential growth, Fairfield recently passed a \$2½-million bond issue for a new sewer treatment plant and extension of sewer lines to service an additional 12,000 acres of undeveloped land.

Rio Vista, on the Sacramento River, has zoned a 35-square-mile area for heavy industrial use. Collinsville in the Rio Vista Planning area was chosen recently by Pacific Gas & Electric for a 600-acre site to accommodate an \$80 million nuclear power plant to be developed over the next five-year period. Also under consideration at Collinsville is the development of a pulp and paper mill which, if negotiations are successful, will employ approximately 200 wage and salary workers within the next two years.

While the manufacturing potentials of the Dixon Planning area are less evident, negotiations are now in process for a food processing plant which is expected to provide employment in 1966 for 50 or more manufacturing workers. Because of its proximity to the National Primate Research Center of the University of California at Davis, future industrial expansion is expected to be in fields related mainly to biological and food research.

Total Prospective Employment. The employment outlook in the HMA for 1965 and 1966 is for a sustained six percent annual rise in nonfarm, nonmilitary civilian employment, and a generally stable level of military and civilian strength at Travis AFB. The projected rise in nonfarm civilian employment is equivalent to an average annual rate of 900 new jobs per year. The sustained increase in employment opportunities over the next two years is predicated principally on: (1) the development of new manufacturing plants which will, at minimum, provide basic employment for an estimated annual average of 400 or more new jobs per year in the next two years; and (2) the expansion of existing trade and service facilities, utilities, communications, and public services, (which continue to lag behind population growth) and which will provide, together with other sources of non-basic employment, an annual average of 500 or more new jobs per year in 1965 and 1966.

The present two-year forecast, which is believed to be conservative, does not take into account such additional, but indirect, sources of economic support as the University of California at Davis, which may be expected to create additional out-of-county jobs for residents of the HMA. Nor does the forecast take into account Southern Pacific's current negotiations for development of additional manufacturing plants near Fairfield which, if successful, could radically alter the outlook for employment. Needless to say, no consideration can be given, at this time, to the possibility that military and civilian manpower levels at Travis AFB may rise sharply if the United States becomes more deeply committed in the Vietnamese war.

Income

Family incomes in the HMA remain well below the average for the nine counties of the San Francisco Bay Area. Following is the unadjusted annual median family income in 1959 for the HMA and for each of the nine counties of the San Francisco Bay Area as reported by the 1960 Census:

<u>Bay area</u> <u>county</u>	<u>Median family</u> <u>income - 1959</u>	<u>Bay area</u> <u>county</u>	<u>Median family</u> <u>income - 1959</u>
EASTERN SOLANO (HMA)	\$5,647	Alameda	\$6,766
Sonoma	5,725	Contra Costa	7,327
SOLANO	6,140	Santa Clara	7,417
Napa	6,524	San Mateo	8,103
San Francisco	6,717	Marin	8,110

Following is the unadjusted annual median family income in 1959 for each of the four planning areas of Eastern Solano County, and Travis AFB, as reported by the 1960 Census:

<u>Planning area</u>	<u>Median family income - 1959</u>
Fairfield-Suisun	\$5,360
Travis AFB	5,817
Dixon	5,647
Vacaville	5,827
Rio Vista	6,566

Since 1959, the median family income (after adjustment for Federal taxes) is estimated to have risen 12 percent in the HMA, and is currently at an average level of approximately \$6,650 a year. Contributing to the average rise in family income is an estimated 11 percent rise in military payrolls and a rise of 15 percent in Federal civil service payrolls since 1960. During this same period, State civil service employees at the California Medical Facility received a 23 percent increase in pay.

The median income of civil service personnel and personnel paid from non-appropriated funds at Travis AFB is currently estimated at \$6,000. Only about one worker out of six earns as much as \$7,500 or more per year. Following is a distribution of annual income received by approximately 2,900 civilian workers currently employed at Travis AFB:

Annual Income of Civilians Employed at Travis AFB
Eastern Solano County, January 1, 1965

<u>Annual income</u>	<u>Total civilians employed^{a/}</u>	
	<u>Number</u>	<u>Percent</u>
Under \$5,000	835	28.8%
\$5,000 - 7,499	1,572	54.2
7,500 - 9,999	423	14.6
10,000 -12,999	64	2.2
13,000 or more	6	0.2
Total	2,900	100.0%

^{a/} Civil Service employees and concessionaire personnel are paid out of non-appropriated funds.

Source: Travis Air Force Base (Fairfield).

More significant in its impact on the urban housing market is the yearly income of the approximately 8,400 married military personnel who are reported to be living in the HMA. Married officer and upper grade enlisted personnel on base who occupy family housing currently receive an average annual income of \$6,500 per year.

Among officers, the range of current annual income (including allowances for housing and subsistence) is typically from \$7,000 for a 2nd lieutenant to \$9,800 for a captain. Among upper grade enlisted men, the range of annual income (including allowances for housing and subsistence) is from \$4,600 for a staff sergeant to \$5,500 for a master sergeant.

Among lower grade enlisted men, who are not eligible to occupy housing on base, the annual family income (including housing allowance) ranges from \$2,500 for an airman 2nd Class with one dependent to \$2,900 for an airman with two dependents and \$3,200 for an airman with three or more dependents.

Demographic Factors

Population

Current Estimate and Past Trend. The current civilian and military population of the HMA is estimated at 80,900, or approximately 21,600 above the level of population on April 1, 1960, and accounts for nearly half the total population of Solano County. The rural farm population (included) is equal to less than five percent of the total population of the HMA.

The growth of civilian and military population in a period of less than five years since the 1960 census has been 36.5 percent, equivalent to an average annual rate of 7.7 percent a year. Currently, and since the leveling off of military strength at Travis AFB in 1964, population in the housing market area has been growing at an estimated annual rate of about four percent per year.

Population in Group Quarters. Population in group quarters, i.e., individuals living outside households, is currently estimated at approximately 8,200 and accounts for 10 percent of the total civilian and military population of the HMA. Virtually the entire net population gain of 1,600 occupying group quarters since 1960 is attributable to military personnel assigned to barracks at Travis AFB. The institutional population of the California Medical Facility near Vacaville remained virtually level over the last five years (see table IV).

Military-Connected Population. Military personnel and civilians (including dependents) identified with Travis AFB account for a population of 44,700 or 55 percent of the total current population of the HMA. Since 1960, the military-connected population has increased 40 percent, an average annual growth rate of 8.4 percent a year. Not included in the military-connected population are contractors employed on military construction projects, technical representatives on short-term assignments, students, missile contractor personnel, or individuals connected with defense-impacted schools.

Net Migration. Net migration of population, i.e., the growth of population in excess of out-migration and natural increase (net births over deaths), is an important (but virtually immeasurable) factor in the growth of this split-county area. Net migration of military personnel and military dependents (excluding civil service) accounted for 44 percent of the net increase in the total civilian and military population of the HMA since 1960. In consideration of all factors in support of the population growth of this part of the county, it is conservatively estimated that 60 percent or more of the HMA growth in the last five years is attributable to net migration, equivalent to approximately the same rate of net migration reported for the State of California.

Future Population Growth. An assessment of the strength and outlook of the economic forces which support the growth of population in the HMA provides a reasonable basis of support for a population of 87,200 by January 1, 1967, equivalent to an average annual growth rate of about 3,150 (four percent) in each of the next two years. This two-year forecast is hypothesized on (1) a continuing expansion of off-base civilian employment opportunities at the current annual rate of 900 new jobs per year, (2) a relatively stable level, or at most only a slight rise, in military and civilian strength at Travis AFB, and (3) a continuing in-migration of elderly population to Leisure Town.

Households

Current Estimate and Past Trend. Reflecting a substantial rise and high rate of population growth, the number of households rose 36.1 percent from a level of some 15,100 at the time of the 1960 census to a level of 20,600 today. This growth is equal to an average annual rate of 7.6 percent or 1,150 households per year (see table V). Currently, households in the HMA are increasing at an average annual rate of approximately 900 per year. The highest rate of household growth since the 1960 census has been in the Fairfield-Vacaville Area (39 percent).

Military households currently number approximately 8,450 (2,200 on base and 6,250 off base), equivalent to 41 percent of the total number of nonfarm households in the HMA. Of the total net increase of nearly 2,100 military households in the last five years, 72 percent were in off-base areas.

Household Size. The average size household (i.e., the average number of persons per occupied housing unit) in the HMA has moved up from 3.48 in 1960 to 3.53 today (see table V). The rise in average size households in the five-year period no doubt would have been greater were it not for the development of Leisure Town; 95 percent of the Leisure Town households are from outside the HMA and their average size is only 1.75 persons. The average size military household is currently 4.00 for families living on Travis AFB and 3.77 for all military families living in the HMA.

Of a projected net addition of approximately 150 military households to be assigned to Travis AFB in the two-year forecast period, about 125 are expected to be families of officers and upper grade enlisted men (average size 4.00), and 25 are expected to be families of lower grade enlisted men (average size 2.66). Of an additional influx of 400 elderly households projected for Leisure Town in this

two-year period, the average size is expected to remain at 1.75. The average size of all civilian and military households in the HMA is projected at 3.50 as of January 1, 1967.

Future Household Growth. Based on an anticipated sustained rise in off-base employment opportunities and population growth at current annual rates, a modest rise in military households (150), and a continuing rise in households (400) at Leisure Town, a net addition of 1,900 households is forecast for the HMA over the next two years, equivalent to an average annual growth rate of five percent, or 950 households a year.

Housing Market Factors

Housing Supply

Current Estimate and Past Trend. The total housing supply of the HMA has increased by nearly 5,400 units, over 32 percent, in a period of less than five years since the 1960 census. The current inventory of all types of housing in the HMA is approximately 21,900 units (see table VI). Net additions to the supply, i.e., net completions over demolitions, plus house trailers, are currently being developed at an average annual rate of 1,025 units per year based on the 12-month period ending January 1, 1965. Areas with the highest annual rate of net additions are Fairfield-Suisun (nearly 700 units per year) and Vacaville (nearly 250 units per year).

Principal Characteristics. The total current standing stock of single-family houses in the HMA is approximately 14,800 units, equivalent to more than two-thirds of all types of housing in the inventory.

Since 1960, net additions to the supply of multifamily housing, i.e., structures of two or more units (plus all types of on-base military housing and off-base public housing) have increased this sector of the housing inventory by almost 2,600 units (equal to the number of single-family houses added), 69 percent above the inventory level of apartments less than five years ago. The total current standing stock of multifamily rental units in the HMA is approximately 6,300 units, almost 29 percent of the total housing supply. Of the total supply of multifamily units, 2,172 units (excluding military trailers) are located on Travis AFB.

House trailers constitute about four percent of the housing supply of the HMA. An FHA-Post Office Department survey made during the week ending February 19, 1965 revealed 851 house trailers (including 48 at Travis AFB) located in established trailer parks, an increase of 206, or 32 percent above the inventory level of trailers reported at the time of the 1960 Census.

The supply of housing in the HMA is in relatively good physical condition. The 1960 census reported only five percent of the entire housing inventory of Solano County as "deteriorating, lacking some or all facilities, and dilapidated". Substandard housing in the HMA is located principally in rural farm areas.

Residential Building Activity^{1/}

Permits to private builders for development of new housing in the HMA were issued in 1964 at an adjusted annual rate of a little over 1,025 units per year (725 single-family houses and 300 apartments). This is a building rate 37 percent below the 1963 all-time high rate of approximately 1,600 units per year but double the volume of 1960 when 515 units were authorized. A little over half the net decline in 1964 was attributable to single-family construction. The largest volume of single-family tract houses authorized for construction in 1964 was in the Fairfield-Suisun area where the adjusted annual rate (431 units) was only slightly below the high rate of 1963. Biggest declines in single-family and multi-family construction were in the Vacaville area (see table VII).

Units Under Construction. Based on a current postal vacancy survey, results of which were verified by field observations and interviews, it is estimated that there are approximately 500 privately-financed housing units under construction in the HMA at this time: 300 single-family houses and 200 multifamily units. No military or public housing is currently under construction or authorized for future construction in the HMA. The largest volume of housing units currently under construction (over 300) is in the Fairfield-Suisun area and in the Vacaville area (nearly 150).

Demolitions. The average annual demolition rate in Eastern Solano County during the last five years has been about 30 units per year, and the projected annual rate for 1965 and 1966 is 25 units per year. Although omitted from consideration at this time, 531 substandard World War II emergency housing units owned and operated by the cities of Fairfield and Vacaville are scheduled for removal within the next two to five years. These temporary units, below structural standards set by the California State Housing Code, are occupied almost entirely by families of lower grade enlisted personnel and other low-income families in the HMA.

Tenure of Occupancy

Despite a net rise of almost 36 percent in owner-occupants in the last five years, the ratio of home-ownership in the HMA remained virtually constant; 53.6 percent in 1960 comparing with 53.4 percent at present. Likewise, the ratio of renters to owners remained constant, notwithstanding a net increase of almost 37 percent in renter occupants.

^{1/} Data for 1964 exclude 350 single-family houses authorized in the last two weeks of December for development in the Fairfield-Suisun Planning Area. Virtually a whole year's supply of permits taken out by developers in December to avoid a special sewer tax assessment of \$150 per subdivided lot effective December 31, 1964.

Future shifts in tenure during the two-year forecast period are expected to be in the direction of a further slight net decrease in the proportion of home-ownership.

Owner-Occupancy by Planning Areas
Eastern Solano County, California, 1960 and 1965

<u>Planning area</u>	<u>1960 Census</u>		<u>Jan.1, 1965 est.^{a/}</u>		<u>Net increase</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total households occupied by owners						
Fairfield-Suisun	3,580	46.3%	5,450	48.2%	1,870	52.2%
Travis AFB ^{b/}	(59)	(3.6)	(48)	(2.2)	(11)	(-18.6)
Rio Vista	714	54.4	850	56.7	136	19.0
Dixon	968	59.0	1,175	53.4	207	21.4
Vacaville	<u>2,844</u>	<u>64.1</u>	<u>3,525</u>	<u>62.9</u>	<u>681</u>	<u>23.9</u>
Eastern Solano Co.	8,106	53.6	11,000	53.4	2,894	35.7

^{a/} Rounded to nearest 25 units.

^{b/} Privately-owned house trailers located on-base.

Source: 1960 U.S. Census of Housing; estimates for January 1, 1965 developed by the Housing Market Analyst with the assistance of Travis AFB.

Residential Vacancy

Despite an unprecedented expansion of Eastern Solano County's housing supply since the 1960 Census, demand for housing has more than kept pace with additions to the supply. This is evident in the fact that, the average home-owner vacancy rate (as based on 11,000 owner-occupied units and 250 available vacant single-family units "for sale only"), is currently estimated at 2.2 percent, down moderately from the 2.4 percent rate reported nearly five years ago. The average rental vacancy rate (based on 9,600 renter-occupied units and 550 available vacant rental units, including 100 vacant single-family houses "for rent") is currently estimated at 5.4 percent, also down moderately from the 6.7 percent reported at the time of the 1960 census.

Postal Vacancy Survey. A survey made the week ending February 19, 1965, revealed a net available vacancy rate of 3.6 percent. The survey covered 94.4 percent of the total inventory of housing.

Application of the current rate of vacancy to the total housing inventory, as of January 1, 1965, indicates approximately 800 units available for sale or rent at this time (including house trailers). Of the total vacancies, only a little over 10 percent are reported to be "vacant new" units, i.e., units never previously occupied, reflecting a currently high rate of absorption of new housing added to the supply. In addition, the survey revealed nearly 500 units of all types of housing currently under construction and to be absorbed in the HMA in 1965 (see table VIII).

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include row type houses, and some duplexes and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators the survey serves a valuable function in the derivation of estimates of local market conditions.

Following is a summary by submarket area of changes in the overall housing demand and supply relationship of the HMA in the period April 1, 1960 to February 1965:

Trend of Available Vacancies and Vacancy Rate by Subarea
Eastern Solano County, 1960 to 1965
(Including All Types of Housing)

<u>Submarket area</u>	<u>Vacant units for sale or rent</u>		<u>Available vacancy rate</u>	
	<u>1960 Census</u>	<u>February 1, 1965</u>	<u>1960 Census</u>	<u>February 1, 1965</u>
Fairfield-Suisun	454	464	5.3%	3.9%
Rio Vista	20	21	1.4	1.4
Dixon	64	72	3.6	3.5
Vacaville	<u>172</u>	<u>226</u>	3.6	3.8
Total HMA	710	783	4.3	3.6

Source: U.S. Census (1960) and FHA-Postal Vacancy Survey (1965).

In light of the high rate of housing completions in the Fairfield-Suisun area, it is significant to note that the average over-all rate of vacancy in this area declined from 5.3 percent in 1960 to 3.9 percent today. Also, there was relatively little change in the over-all vacancy rate (3.8 percent) of the Vacaville Area, which experienced the next highest rate of residential building in the HMA since the 1960 census.

The postal vacancy survey reveals an available single-family vacancy rate in Eastern Solano County of 1.9 percent, equivalent to approximately 300 vacant single-family houses for sale or for rent (exclusive of house trailers). The survey also reveals that only one-fourth of the vacant single-family houses are "new" units, i.e., houses never previously occupied.

On the basis of informed observers of the local real estate market, it is estimated that some 200 of the single-family vacancies (exclusive of trailers) are available "for sale only", and about 100 units are available "for rent".

Following is a summary of available single-family vacancies and the average available single-family vacancy rate in each of the four major submarket areas of Eastern Solano County as of January 1, 1965 (see table VIII):

Single-family Houses Vacant and Average Vacancy Rate
Eastern Solano County, February 1965
(Excluding House Trailers)

<u>Submarket</u> <u>area</u>	<u>Single-family houses vacant</u>	
	<u>Total number</u>	<u>Vacancy rate</u>
Fairfield-Suisun	127	1.8%
Rio Vista	6	0.5
Dixon	59	3.2
Vacaville	<u>95</u>	<u>2.1</u>
Total HMA	287	1.9

Source: FHA-Postal Vacancy Survey.

It is evident that single-family vacancy rates tend to be low in all submarket areas of Eastern Solano County.

The postal vacancy survey further reveals an average available private apartment vacancy rate in Eastern Solano County of 13.3 percent (exclusive of public, military and college housing). The current vacancy rate is equivalent to approximately 450 multifamily units, all of which are assumed to be "for rent" since the only available condominiums (at Leisure Town) are still under construction. The survey also reveals that virtually all vacancies in multifamily structures are in "used" units, i.e., units which have been previously occupied.

Following is a summary of available multifamily vacancies and the average available multifamily vacancy rate in each of the four major submarket areas of Eastern Solano County as of February 1, 1965 (see table VIII):

Private Multifamily Units Vacant and Average Vacancy Rate
Eastern Solano County, February 1965
(Excluding Military, Public and College Housing)

<u>Submarket</u> <u>area</u>	<u>Private multifamily units vacant</u>	
	<u>Total number</u>	<u>Vacancy rate</u>
Fairfield-Suisun	322	16.6%
Rio Vista	15	5.7
Dixon	13	7.7
Vacaville	<u>89</u>	<u>9.6</u>
Total HMA	439	13.3

Source: FHA-Postal Vacancy Survey.

It is evident that vacancy rates of privately-financed multifamily units tend to be on the high side in the submarket areas, and particularly high in the Fairfield-Suisun area where nearly four out of five multifamily vacancies in the HMA are reported to exist.

Of 2,172 military family housing units on Travis AFB (exclusive of house trailers), less than one percent (13) are reported vacant at this time, equivalent to no more than a normal rate of turnover. Of the 531 low rent public housing units operated by the cities of Fairfield and Vacaville, none was reported vacant on the survey date. The University of California at Davis also reported no vacancies in its new 276-unit family housing project financed under HHFA and located in the Eastern Solano County sector of the college campus.

The average multifamily vacancy rate for all types of housing units in the HMA, including private, public, military and college housing, is currently estimated at 7.2 percent.

FHA Survey of Modern New Apartments. A March 1965 survey of approximately 1,500 privately-financed apartments completed in Eastern Solano County since the 1960 Census, equivalent to 88 percent of the total net additions to the off-base supply of multiple housing, reveals an average 8.4 percent rate of vacancy for multifamily units built in the last five years (see table IX). Market absorption appears to have been reasonably satisfactory at all size and rent levels of the market.

The current 8.4 percent average vacancy rate for modern new apartments built in the HMA is well below the 13.3 percent reported for the private off-base apartment house market as a whole, and the 17.3 percent (derived by subtraction) for multifamily housing units privately developed prior to 1960.

Comparison between the two submarket areas with the largest volume of apartment building in the HMA reveals striking differences. The lowest vacancy rate for modern new apartments (5.3 percent) is in the Fairfield-Suisun area, but this area has the highest over-all private apartment vacancy rate (16.6 percent). Conversely, Vacaville has the highest vacancy rate for modern new apartments (17.9 percent) and the lowest over-all private apartment vacancy rate (9.6 percent).

Sales Market

The current single-family sales market remains moderately strong in all submarket areas, with a currently well-balanced supply and demand relationship. Speculative tract building is at a minimum with most houses being pre-sold from models.

The single-family sales market is heavily dependent on military home-buyers. A survey by the analyst in March 1965 reveals three out of four tract houses in the Fairfield-Suisun area, the area with the largest volume of tract construction, are military-connected families; one out of three tract buyers in the Vacaville area are military-connected. Most home-buyers are service personnel whose tours of duty average between two and one-half and three years.

Once a year, between the closing and opening of school (from June to September), there is an annual rotation of military families moving in and out of the area, with the result that there is a short period of abnormally high turnover throughout the residential real estate market. Ownership is transferred from one party to

another for existing homes and tract builders at the same time merchandise their new houses to in-migrant military buyers. This high annual rate of military turnover has tended to accelerate the filtering-up or upgrading process as occupants of existing single-family houses and apartments take advantage of the re-sale opportunities to improve their housing standards.

Unsold Inventory of New Tract Houses. The price structure of single-family tract houses completed in 1964 and the unsold-completion ratio at each price level in the HMA as of January 1, 1965, were as follows (see table X):

Price Structure and Unsold Inventory of New Tract Houses
Eastern Solano County HMA, January 1, 1965

<u>Price structure</u>	<u>Single-family houses completed in 1964</u>		<u>Percent unsold at each price level^{a/}</u>
	<u>Number</u>	<u>Percent</u>	
Under \$15,000	155	24.7%	1.9%
\$15,000 - 17,499	220	35.0	2.7
17,500 - 19,999	97	15.4	10.3
20,000 - 24,999	117	18.6	3.4
25,000 and over	40	6.3	10.0
Total	629	100.0%	4.3%

^{a/} Excluding unsold models.

Source: FHA Appraisal Section (San Francisco Insuring Office).

The median price of single-family tract houses completed in the HMA in 1964 was \$16,800; the median price of houses remaining unsold at the year's end was \$18,650, or more than 10 percent above the price level of houses sold.

Market acceptance in the HMA has been relatively good at all price levels and in all submarket areas. However, it is clear that the largest volume of completions (60 percent) and strongest sales of tract houses have been in price brackets below \$17,500, where the income base of the military-connected buyer is broadest. Only six percent of last year's completions were priced at \$25,000 or more; 34 percent were houses priced between \$17,500 and \$24,999. Low unsold completion ratios were reported in both the Fairfield-Suisun area (2.4 percent) and the Vacaville area (5.6 percent).

Rental Market

On balance, while the rental market for single-family houses remains moderately strong and the market for modern new apartments of good quality also shows signs of satisfactory acceptance, the off-base demand for older apartments and apartments of inferior quality remains weak.

As in the case of the single-family sales market, the entire off-base rental market is typified by its dependence on the support of Travis AFB. A qualitative rental survey, made in early March 1965 by FHA staff appraisers, reported that 72 percent of all apartments completed in the HMA since the 1960 census are occupied today by families of military-connected personnel.

Rent Structure of Modern New Apartments. An authentic picture of the current rent structure and rate at which modern new unfurnished apartments are being absorbed at each rent level of the private off-base market is revealed by the FHA qualitative survey of March 1965 (see table IX).

Rent Structure and Vacancy
Modern Unfurnished Apartments Completed Since April 1, 1960
Eastern Solano County, March 5, 1965

<u>Contract</u> <u>rent</u> <u>structure</u> ^{a/}	<u>Multifamily units completed</u> <u>off-base</u> ^{b/}		<u>Vacant</u>
	<u>Number</u>	<u>Percent</u>	
Under \$80	29	2.0%	10.3%
\$80 - 99	706	47.8	6.4
100 - 119	510	34.5	10.6
120 - 139	192	13.0	11.5
140 and over	40	2.7	0.0
Total	1,477	100.0%	8.4%

a/ Typically includes carpets, drapes, fully-equipped kitchen, water, garbage collection, and laundry facilities.

b/ Excluding ~~one~~ atypical project with a high vacancy experience.

Source: FHA Appraisal Section (San Francisco Insuring Office).

In the preceding summary, monthly contract rent covers the cost of public utilities in 18 percent of the units surveyed, garage or carport in 38 percent of the units, and swimming pools in 35 percent of the units. Furnished units are generally priced at \$20 to \$30 above the unfurnished market, depending on size of unit.

The median contract rent for modern new apartments is approximately \$100 per month. Project managers of over 84 percent of the units reported rents of less than \$120 per month. Only three percent reported rents of \$140 or more per month.

Occupancy is currently 91.6 percent. The largest volume of apartments completed (nearly half the total) rent from \$80 up to \$100 per month; apartments at this rent level also experienced the highest occupancy (93.6 percent). At all other rent levels, except for a few apartments completed at the highest rent scale (\$140 and over) and which reported no vacancies, occupancy was below the area-wide average in a range of 88.5 percent to 90.0 percent.

Size Distribution of Modern New Apartments. Following is the bedroom composition, median contract rent, and vacancy by bedroom size of modern new apartments completed off-base since 1960:

Size Distribution and Vacancy of Modern Apartments
Eastern Solano County, March 5, 1965

<u>Size of unit</u>	<u>Multifamily units completed off-base since 1960</u>	<u>Census^{a/}</u>	<u>Median contract rent</u>	<u>Vacant</u>
	<u>Number</u>	<u>Percent</u>		
1 BR ^{b/}	419	28.4%	\$ 94	7.9%
2 BR	987	66.8	103	8.7
3 BR	<u>71</u>	<u>4.8</u>	133	7.0
Total	1,477	100.0%	\$101	8.4%

a/ Excluding one atypical project with a high vacancy experience.

b/ Including 16 "efficiency" apartments completed in Fairfield since 1960.

Source: FHA Appraisal Section (San Francisco Insuring Office).

Two out of three apartments completed since 1960 are two-bedroom units. The average contract rent of these is \$103 per month and occupancy is 91.3 percent.

Urban Renewal

There are no approved Workable Programs in the HMA and no planned urban renewal projects.

Military Housing

On-base housing on Travis AFB totals 2,172 units, of which 560 units were completed since 1960. The entire inventory is reported to be in excellent physical condition since nearly all of it was developed in the past nine years. In addition, there is a trailer park in which there are 48 privately-owned trailers. No additional on-base housing units are planned, but planning is underway for the development of 100 additional trailer spaces.

The 6,250 military households resident off-base are heavily concentrated in the Fairfield-Suisun area (60 percent) and in Vacaville (25 percent). Nine percent are in Dixon and Rio Vista and fewer than six percent are resident outside the HMA. As of June 30, 1964, about 54 percent of the military households resident off-base were inadequately housed. Nearly 25 percent of the occupants of off-base trailers reported to be inadequately housed were so classified because of rents in excess of ten percent above the housing allowances received. Most of the remainder, including all those occupying trailers, were so classified as resident in substandard housing.

Demand for Housing

Quantitative Demand

The total effective demand for newly constructed housing in the HMA in 1965 and 1966 is forecast at an average annual rate of 900 sales and rental units a year. This rate of residential building in the next two years is hypothesized principally on (1) a moderate rate of economic and household growth, with a gradually rising ratio of civilian to military support (2) a sustained peace-time level of military support, with a possible modest rise in strength and military housing demand, (3) a maintenance of reasonable rates of vacancy in relation to economic growth; and (4) the recovery of a moderately active demand for housing at Leisure Town once the new models and new shopping center are completed in mid-1965.

Sales Housing Demand. The market for new sales housing construction in the HMA in 1965 and 1966 is forecast at an average annual rate of 700 housing units a year or about the same number of single-family units as were completed in 1964, and only slightly under the number completed in 1963.

Rental Housing Demand. As a peripheral portion of the San Francisco Bay Area, the HMA is not a highly urbanized area in which apartment living is a fully accepted way of life. In addition to the greater popularity of the single-family house market among both military and civilian families, home-ownership in this area is available at prices and under credit terms which are intensely competitive with the private off-base rental market. The relatively large number of vacancies in multiple-structures (450 units), the high vacancy rate in the private off-base apartment supply (13.3%), and the additional large number of privately-financed apartments under construction (200 units), suggest that the demand for additional new privately-financed apartments in 1965 and 1966 is limited. An annual rate of about 200 units per year is forecast for multifamily building, one-third below the annual rate of apartments authorized in 1964, and two thirds below the authorized rate of apartment building in 1962 and 1963.

Qualitative Demand for Housing

Sales Housing Demand. Based on the capacity of prospective home-buyers to pay for housing, as measured by family incomes in relationship to prices typical in the HMA, and based on the current behavior and strength of the new sales market (measured by operative builders' experience) it is estimated that 700 new sales housing units can be absorbed annually in 1965 and 1966 at the following price levels:

Annual Demand for New Sales Housing by Price
Eastern Solano County, 1965 and 1966

<u>Sales</u> <u>price</u>	<u>Total</u> <u>units</u>	<u>Percent of</u> <u>total</u>
Under \$14,000	75	11%
\$14,000 - 15,999	100	14
16,000 - 17,999	175	25
18,000 - 19,999	175	25
20,000 - 24,999	100	14
25,000 and over	<u>75</u>	<u>11</u>
Total	700	100%

Source: Office of the Housing Market Analyst (San Francisco).

The median price of new sales housing in 1965 and 1966 is projected at \$18,000 or about seven percent above the average price level of tract houses completed in 1964.

The foregoing distribution differs from that in table X, which reflects only selected subdivision experience during the year 1964. It must be noted that the 1964 data do not include new construction in subdivisions with less than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction, and some of the lower-value homes, are concentrated in the smaller building operations which are quite numerous. The preceding demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Rental Housing Demand. The monthly gross rents (including utilities) at which an estimated 200 new, privately-financed net additions to the rental housing supply can be absorbed annually in the HMA during the next two years are projected for various unit sizes and rent levels in the following table. Net additions to the rental supply may be accomplished by new construction or by rehabilitation at the specified rents. The production of new units in higher rental ranges than indicated below may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result.

Minimum gross rents achievable in the HMA under FHA standards for modern new apartments at market interest rate financing are estimated at approximately \$95, \$110, \$120, and \$135 for efficiency, one-bedroom, two-bedroom, and three-bedroom units, respectively.

Annual Demand for New Rental Housing
by Monthly Gross Rent and Unit Size
Eastern Solano County, 1965 and 1966

<u>Monthly</u> <u>gross rent</u> ^{a/}	<u>Size of unit</u>			
	<u>Efficiency</u>	<u>One-</u> <u>bedroom</u>	<u>Two-</u> <u>bedroom</u>	<u>Three-</u> <u>bedroom</u>
\$95 and over	25	-	-	-
100 " "	25	-	-	-
105 " "	25	-	-	-
110 " "	20	75	-	-
115 " " - - - - -	20 - - - -	70	-	-
120 " "	20	70	75	-
125 " "	-	60	70	-
130 " "	-	55	65	-
135 " "	-	50	55	25
140 " " - - - - -	- - - - -	45 - - -	55 - - -	20
145 " "	-	-	50	20
150 " "	-	-	45	20
160 " "	-	-	30	15
170 " "	-	-	25	10
180 " "	-	-	20	5

^{a/} Gross rent is shelter rent or contract rent plus the cost of all utilities and services.

Note: Projection of demand by size and rent levels are cumulative, i.e., the columns cannot be added vertically. For example, demand (above the minimum rent achievable) for one-bedroom units at \$110 to \$125 is 15 (75 minus 60); demand for two-bedroom units at \$120 to \$135 is 20 (75 minus 55); and demand for three-bedroom units at \$135 to \$160 is 10 (25 minus 15).

Source: Office of FHA Field Market Analyst (San Francisco).

The preceding distribution of average annual demand for new apartments is based on projected tenant-family income, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration is also given to the recent absorption experience of new rental housing. Thus, it represents a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Even though a deviation may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or sub-markets.

Table I

Area of Residence of Off-Base Travis AFB Personnel
Eastern Solano County, California
As of June 30, 1964

(Including Air Force Tenants, U.S. Army, and other Support Facilities)

<u>Area of residency</u>	<u>Total military personnel</u>		<u>Total civilian personnel</u>		<u>Total military- connected personnel</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Benicia	13	0.2%	6	0.2%	19	0.2%
Dixon	13	0.2	6	0.2	19	0.2
Fairfield	3,479	55.7	1,529	53.0	5,008	54.9
Rio Vista	13	0.2	6	0.2	19	0.2
Suisun City	337	5.4	153	5.3	490	5.4
Vacaville	1,605	25.7	709	24.6	2,314	25.3
Vallejo	425	6.8	317	11.0	742	8.1
Other Areas in Solano Co.	50	0.8	20	0.7	70	0.8
Outside Solano Co.	<u>312</u>	<u>5.0</u>	<u>138</u>	<u>4.8</u>	<u>450</u>	<u>4.9</u>
Total Off-Base	6,247	100.0%	2,884	100.0%	9,131	100.0%
Travis AFB	7,251	-	-	-	7,251	-
Total Strength	13,498	-	2,884	-	16,382	-

Source: Travis AFB (Fairfield, Calif.) and MATS Headquarters (Scott AFB, Illinois).

Table II

Trend and Projection of Civilian Strength Authorized
Travis Air Force Base
1960 - 1967

(Covering All Military Facilities Located in Travis AFB Area)

<u>Date</u> <u>(June 30)</u>	<u>Total</u> <u>civilian</u> <u>strength</u>	<u>AF</u> <u>civil</u> <u>service</u>	<u>Tenant</u> <u>civil-</u> <u>ians</u> ^{a/}	<u>Non-</u> <u>approp.</u> <u>fund</u> ^{b/}
1960	1,690	997	561	132
1961	1,993	1,126	633	234
1962	2,600	1,466	825	309
1963	2,729	1,452	816	461
1964	2,884	1,504	846	534
1965 (Jan. 1)	2,895	1,476	830	589
1967 (Jan. 1)	2,900	1,472	828	600

Note: Figures include several categories of personnel not regularly reported to the California State Department of Employment, e.g., the CSDE excludes 679 civilians herein reported. Omitted from all civilian strength figures are construction contractor personnel and technical representatives on temporary tours of duty.

a/ Includes civilians attached to other branches of the service.

b/ Includes concessionaire personnel.

Source: Travis AFB (Fairfield, Calif.) and MATS Headquarters (Scott AFB, Illinois).

Table III

Trend and Projection of Total Military Strength Assigned
Travis Air Force Base
1960 - 1967

(Includes all Military Facilities in Travis AFB Area)

Date (June 30)	Total military strength ^{a/}	<u>Personnel eligible for on-base hsg.</u>			Lower grade enlisted personnel ^{c/}
		<u>Total</u>	<u>Officers</u>	Upper grade enlisted ^{b/}	
1960	9,169	5,003	880	4,123	4,166
1961	10,695	5,852	1,582	4,270	4,843
1962	11,522	6,286	1,714	4,572	5,236
1963	12,908	7,043	1,957	5,086	5,865
1964	13,498	7,365	2,020	5,345	6,133
1965 (Jan. 1)	13,376	7,298	2,082	5,216	6,078
1967 (Jan. 1)*	13,542	7,394	2,108	5,286	6,148

* Based on funded programs as of FY 1966 or nearest date.

a/ Omitting students and technical representatives on temporary assignments of short-term duration and other transient personnel not attached to permanent operating units of the base. Including Air Force, Air Force tenants, and Army personnel.

b/ Grade E-5 and above plus Grade E-4 with four or more years of service.

c/ Grade E-4 (with less than four years of service) and below.

Source: Travis AFB (Fairfield, Calif.) and MATS Headquarters (Scott AFB, Illinois).

Table IV

Growth of Total Population and Population in Group Quarters
by Planning Areas of Solano County, California
April 1, 1960 - January 1, 1965

<u>Planning area</u>	<u>April 1, 1960 Census</u>	<u>Jan. 1, 1965 estimate^{a/}</u>	<u>Population growth</u>	
			<u>Number</u>	<u>Percent</u>
<u>Total Civilian and Military Population^{b/}</u>				
Fairfield-Suisun	31,468	46,500	15,032	47.8%
Travis AFB	(9,974)	(13,700)	(3,726)	(37.4)
Rio Vista	4,760	5,400	640	13.4
Dixon ^{c/}	5,388	7,200	1,812	33.6
Vacaville	17,648	21,800	4,152	23.5
Calif. Med. Facility	<u>(2,081)</u>	<u>(2,025)</u>	<u>(- 56)</u>	<u>(- 2.7)</u>
Eastern Solano County	59,264	80,900	21,636	36.5
<u>Population Living in Group Quarters^{c/}</u>				
Fairfield-Suisun	3,597	5,100	1,503	41.8%
Travis AFB	(3,406)	(4,875)	(1,469)	(43.1)
Rio Vista	706	750	44	6.2
Dixon	114	150	36	31.6
Vacaville	2,193	2,200	7	0.3
Calif. Med. Facility	<u>(2,076)</u>	<u>(2,025)</u>	<u>(- 51)</u>	<u>(- 2.5)</u>
Eastern Solano County	6,610	8,200	1,590	24.1

^{a/} Includes population in group quarters.

^{b/} Current estimate rounded to nearest 100.

^{c/} Includes total resident population of Solano Park Apartments, owned and operated by the University of California (Davis). Includes, in addition to military population in barracks, on-base and inmates of institutions, resident population in motels, hotels, rooming houses, labor camps, etc. Current estimate rounded to nearest 50.

Source: 1960 U.S. Census of Population; estimates for January 1, 1965 developed by the Office of the FHA Field Market Analyst (San Francisco), with the assistance of Travis Air Force Base (Fairfield), the University of California (Davis), and the California Medical Facility (Vacaville).

Table V

Growth of Total Households and Changes in Average Size Household
by Planning Areas of Solano County, California
April 1, 1960 - January 1, 1965

<u>Planning area</u>	<u>Apr. 1, 1960 Census</u>	<u>Jan. 1, 1965 estimate^{a/}</u>	<u>Household growth</u>	
			<u>Number</u>	<u>Percent</u>
<u>Total civilian and military households</u>				
Fairfield-Suisun	7,740	11,300	3,560	46.0%
Travis AFB	(1,621)	(2,200)	(579)	(36.7)
Rio Vista	1,313	1,500	187	14.2
Dixon	1,641	2,200	559	34.1
Vacaville	<u>4,437</u>	<u>5,600</u>	<u>1,163</u>	<u>26.2</u>
Eastern Solano County	15,131	20,600	5,469	36.1
<u>Average population in resident households</u>				
Fairfield-Suisun	3,601	3.66	-	-
Travis AFB	(4,052)	(4.00)	-	-
Rio Vista	3,088	3.10	-	-
Dixon	3,214	3.21	-	-
Vacaville	3,483	3.50	-	-
Eastern Solano County	3,480	3.53	-	-

^{a/} Current estimate rounded to nearest 100.

Source: 1960 U.S. Census of Housing; estimates for January 1, 1965, developed by the Office of the FHA Field Market Analyst (San Francisco), with the assistance of Travis Air Force Base (Fairfield), the Solano County Planning Commission (Fairfield), and the University of California (Davis).

Table VI

Estimated Annual Inventory of Housing
In Major Planning Areas of Eastern Solano County, California
April 1, 1960 to January 1, 1965

<u>Date</u>	<u>Types of housing in the inventory^{a/}</u>					<u>Percent multi-family</u>
	<u>Single-family</u>	<u>Multi-family</u>	<u>Total units</u>	<u>House trailers</u>	<u>All types</u>	
<u>Total Eastern Solano County</u>						
Apr. 1, 1960 Census	12,186	3,718	15,904	645	16,549	22.5%
Dec. 31, 1960	12,541	3,904	16,445	645	17,090	22.8
" 1961	12,855	4,098	16,953	703	17,656	23.2
" 1962	13,330	5,179	18,509	761	19,270	26.9
" 1963	14,082	5,984	20,066	820	20,886	28.7
" 1964	14,783	6,277	21,060	851	21,911	28.6
<u>Fairfield-Suisun Planning Area^{b/}</u>						
Apr. 1, 1960 Census	5,554	2,733	8,287	259	8,546	32.0%
Dec. 31, 1960	5,806	2,832	8,638	259	8,897	31.8
" 1961	5,966	3,021	8,987	317	9,304	32.5
" 1962	6,261	3,714	9,975	375	10,350	35.9
" 1963	6,604	4,275	10,879	434	11,313	37.8
" 1964	7,137	4,421	11,558	434	11,992	36.9
<u>Vacaville Planning Area^{b/}</u>						
Apr. 1, 1960 Census	3,841	676	4,517	296	4,813	14.0%
Dec. 31, 1960	3,888	751	4,639	296	4,935	15.2
" 1961	3,988	756	4,744	296	5,040	15.0
" 1962	4,106	860	4,966	296	5,262	16.3
" 1963	4,424	1,045	5,469	296	5,765	18.1
" 1964	4,536	1,147	5,683	327	6,010	19.1

^{a/} Annual net changes in the supply are based on estimated completions derived from building permits less housing units removed from the supply by actual demolition and by "deactivation" of units for future demolition. In the absence of adequate data, no account is taken of net gains or losses by conversion since the 1960 census.

^{b/} Inventory of Fairfield-Suisun Planning Area has been adjusted to reflect a net addition of 1,273 multifamily units and a net reduction of 1,273 single-family units reported at the time of the 1960 Census, virtually all of which is accounted for by Travis AFB. Inventory of Vacaville Planning Area has been adjusted to reflect a net addition of 419 multifamily units and a net reduction of 419 single-family units reported at the time of the 1960 Census. The adjustment was made on the basis of the current survey of housing units in the area.

Source: Inventory estimates by type of structure derived from 1960 Census, Solano County Planning Commission (Fairfield), and City Building Inspection Departments.

Table VII

Private Housing Units Authorized for Construction by Type of Structure
In Major Planning Areas of Eastern Solano County
1960-1964

Calendar year	Single- family	Multifamily units			Total, all types	% Multiple of total
		Duplexes	3-or-more	Total ^{a/}		
Total Eastern Solano County						
1960	339	24	152	176	515	34.2%
1961	445	8	341	349	794	44.0
1962	521	40	585	625	1,146	54.5
1963	1,030	28	562	590	1,620	36.4
1964	1,075 ^{b/}	40	264	304	1,379	22.0
Fairfield-Suisun Planning Area						
1960	175	8	142	150	325	46.2%
1961	253	6	295	301	554	54.3
1962	333	6	426	432	765	56.5
1963	479	4	326	330	809	40.8
1964	781 ^{b/}	20	208	228	1,009	22.6
Vacaville Planning Area						
1960	101	12	4	16	117	13.7%
1961	133	2	42	44	177	24.9
1962	117	28	114	142	259	54.8
1963	477	20	192	212	689	30.8
1964	224	8	53	61	285	21.4
Dixon Planning Area						
1960	46	4	6	10	56	17.9%
1961	34	0	4	4	38	10.5
1962	44	6	6	12	56	21.4
1963	56	4	40	44	100	44.0
1964	48	8	3	11	59	18.6
Rio Vista Planning Area						
1960	17	0	0	0	17	0.0%
1961	25	0	0	0	25	0.0
1962	27	0	39	39	66	59.1
1963	18	0	4	4	22	18.2
1964	22	4	0	4	26	15.4

^{a/} Excluding 560 units of military housing, 276 units of college housing, and 75 units of public housing authorized for construction during the period 1960-64.

^{b/} Rise in building permits attributable to a Sewer Assessment Law in Fairfield which imposes a tax of \$150 per subdivided lot for all building permits issued after December 31, 1964.

Source: U. S. Department of Commerce (San Francisco), and Solano County Planning Commission (Fairfield).

Table VIII

Current Vacancy Rates by Type of Structure
Privately-Financed Units by Major Planning Areas
Eastern Solano County, California
February 1965

<u>Type of housing structure</u>	<u>Total inventory of units^{a/}</u>	<u>Available vacant units for sale and for rent^{b/}</u>		<u>Avail. vacancy rate^{c/}</u>	<u>Units under construction</u>
		<u>Total</u>	<u>New</u>		
<u>Eastern Solano County</u>					
Single-family	14,783	287	74	1.9%	313
House trailers ^{c/}	<u>851</u>	<u>44</u>	<u>0</u>	5.2	<u>0</u>
Total singles	15,634	331	74	2.1	313
Private apartments	3,298	439	10	13.3	171
Military housing ^{d/}	2,172	13	0	0.6	0
Public housing ^{e/}	<u>807</u>	<u>0</u>	<u>-</u>	0.0	<u>0</u>
Total multiples	<u>6,277</u>	<u>452</u>	<u>10</u>	<u>7.2</u>	<u>171</u>
Grand total	21,911	783	84	3.6%	484
Fairfield-Suisun	7,137	127	28	1.8%	184
Vacaville	4,536	95	21	2.1	103
Dixon	1,873	59	19	3.2	18
Rio Vista	<u>1,237</u>	<u>6</u>	<u>6</u>	0.5	<u>8</u>
Total	14,783	287	74	1.9	313
<u>Multi-family units (excluding military and Public units)</u>					
Fairfield-Suisun	1,935	322	0	16.6%	122
Vacaville	930	89	10	9.6	43
Dixon	169	13	0	7.7	6
Rio Vista	<u>264</u>	<u>15</u>	<u>0</u>	5.7	<u>0</u>
Total	3,298	439	10	13.3	171

^{a/} Based on net additions over demolitions since the April 1960 census.

^{b/} Excluding units estimated to be not available to the market, i.e., "seasonal" units, "dilapidated" units, units held off the market, etc.

^{c/} Including 48 privately-owned house trailers on-base.

^{d/} Travis Air Force Base (excluding 48 house trailers).

^{e/} Including 276 units of family housing owned and operated by the University of California (Davis).

Source: Vacancy and units under construction reflect the total inventory and are derived from the Postal Vacancy Survey made during the week ending February 19, 1965, covering 94.4% of the total estimated inventory.

Table IX

Rent Structure and Vacancy Rate of Modern (Private) Apartments
Completed Since 1960 Census by Rent Levels by Size of Units by
Planning Areas, Eastern Solano County, California
As of March 5, 1965

<u>Rent structure^{a/}</u>	<u>One-bedroom</u>		<u>Two-bedroom</u>		<u>Three-bedroom</u>		<u>Total units</u>	
	<u>Total units</u>	<u>Vacant units</u>	<u>Total units</u>	<u>Vacant units</u>	<u>Total units</u>	<u>Vacant units</u>	<u>Total units</u>	<u>Vacant units</u>
<u>Total Eastern Solano County^{b/}</u>								
Under \$80	29	3	0	0	0	0	29	3
\$80 - 99	265	23	441	22	0	0	706	45
100 - 119	125	7	382	47	3	0	510	54
120 - 139	0	0	142	17	50	5	192	22
\$140 and over	<u>0</u>	<u>0</u>	<u>22</u>	<u>0</u>	<u>18</u>	<u>0</u>	<u>40</u>	<u>0</u>
Total	419	33	987	86	71	5	1,477	124

Vacancy rate	7.9%	8.7%	7.0%	8.4%
Median rent	\$94	\$103	\$133	\$101

<u>Fairfield-Suisun Planning Area^{c/}</u>								
Under \$80	5	0	0	0	0	0	5	0
\$80 - 99	233	23	299	3	0	0	532	26
100 - 119	100	1	289	23	1	0	390	24
120 - 139	0	0	113	6	13	1	126	7
\$140 and over	<u>0</u>	<u>0</u>	<u>10</u>	<u>0</u>	<u>7</u>	<u>0</u>	<u>17</u>	<u>0</u>
Total	338	24	711	32	21	1	1,070	57

Vacancy rate	7.1%	4.5%	4.8%	5.3%
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<u>Vacaville Planning Area</u>								
Under \$80	14	0	0	0	0	0	14	0
\$80 - 99	32	7	84	5	0	0	116	12
100 - 119	25	6	74	24	0	0	99	30
120 - 139	0	0	29	11	37	4	66	15
\$140 and over	<u>0</u>	<u>0</u>	<u>12</u>	<u>0</u>	<u>11</u>	<u>0</u>	<u>23</u>	<u>0</u>
Total	71	13	199	40	48	4	318	57

Vacancy rate	18.3%	20.1%	8.3%	17.9%
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Note: The foregoing data were developed from a sample equivalent to 88% of the total net private apartments completed in Eastern Solano County since the April 1960 Census.

^{a/} Based on unfurnished contract rents only. Rent generally includes refrigerator and range, laundry facilities, carpets and drapes, water, and garbage collection. Among projects in the selected sample, all utilities were included in the rent of 262 units (17.7%); garage and/or carports were included in the rent of 561 units (38.0%); and swimming pools were reported in apartments containing 514 units (34.8%).

^{b/} Includes Dixon and Rio Vista Planning Areas, the total number of apartment units for which was too small to report separately.

^{c/} Including 16 zero bedroom units.

Source: Prepared by Staff Appraisers of the FHA San Francisco Insuring Office under the direction of the Housing Market Analyst.

Table X

Unsold Inventory of Tract Houses by Geographic Area
and Price Structure, Eastern Solano County, California
As of January 1, 1965

Geographic area	Total houses	Percent of total	Unsold ^{a/}		% unsold by area & price
			Total houses	Percent of total	
<u>Houses completed by area^{b/}</u>					
Fairfield (10)	421	66.9%	10	37.1%	2.4%
Vacaville (4)	162	25.8	9	33.3	5.6
Dixon (4)	35	5.6	2	7.4	5.7
Rio Vista (2)	<u>11</u>	<u>1.7</u>	<u>6</u>	<u>22.2</u>	<u>54.5</u>
Total	629	100.0%	27	100.0%	4.3%
<u>Houses under construction by area</u>					
Fairfield (8)	61	38.1%	32	53.4	52.5%
Vacaville (5)	83	51.9	14	23.3	16.9
Dixon (4)	11	6.9	11	18.3	100.0
Rio Vista (1)	<u>5</u>	<u>3.1</u>	<u>3</u>	<u>5.0</u>	<u>60.0</u>
Total	160	100.0%	60	100.0%	37.5%
<u>Houses completed by price structure</u>					
Under \$15,000	155	24.7%	3	11.1%	1.9%
\$15,000 - 17,499	220	35.0	6	22.2	2.7
17,500 - 19,999	97	15.4	10	37.1	10.3
20,000 - 24,999	117	18.6	4	14.8	3.4
25,000 - 29,999	33	5.2	4	14.8	12.1
\$30,000 and over	<u>7</u>	<u>1.1</u>	<u>0</u>	<u>0.0</u>	<u>0.0</u>
Total	629	100.0%	27	100.0%	4.3%
Median price	\$16,800		\$18,650		

Note: Figures in parentheses indicate number of tracts surveyed.

^{a/} Excluding 27 unsold model houses.

^{b/} Completed in 12-month period prior to January 1, 1965.

Source: Annual Unsold Inventory Survey conducted by FHA Appraisal Section,
(San Francisco Insuring Office).

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