TABLES

SECTION 4.10

Population and Housing

This section describes existing and projected population and housing conditions at the SF State campus, in San Francisco, and in the surrounding Bay Area. This section also describes the growth in population (students, faculty, staff, and their families) directly related to development under the proposed Campus Master Plan, and the anticipated changes in population and housing that could result from the growth of the campus under the proposed Campus Master Plan.

Changes in population, employment, and housing demand are social and economic effects, not environmental effects. Section 15382 of the CEQA Guidelines states: "An economic or social change by itself shall not be considered a significant effect on the environment." According to CEQA, these effects should be considered in an EIR only to the extent that they create adverse impacts on the physical environment. This section of the EIR examines the potential for the proposed Campus Master Plan to result in a substantial increase in employment and population, and a resultant demand for housing that cannot be met by the existing and/or projected housing supply, thus requiring construction of new housing.

The additional employment (indirect and induced jobs) and population that would be induced in the region by campus growth under the proposed Campus Master Plan are generally described and reported in Section 6.3, *Growth-Inducing Impacts*.

Public and agency comments related to population and housing were received in response to the Notice of Preparation. The comments received are summarized below.

- A commenter stated that the EIR should assess the overall housing needs created by the proposed project and the effect of this demand on the existing housing stock in the City.
- A concern was also raised that the conversion of housing in the former Stonestown Apartments (now called University Park North/UPN) and a portion of Villas Parkmerced (now called University Park South/UPS) to SF State uses would result in the loss of these units from San Francisco's general housing stock, which could decrease overall housing supply and increase development pressure elsewhere in the City.
- Commenters expressed concern that the non- SF State population living in UPS and UPN would be displaced with the project. Concerns were also expressed about the loss of rent-controlled units in these areas. Commenters stated that the project's increased demand for housing should be provided for within the campus's pre-existing boundaries, or on alternative off-campus sites, not in UPN or UPS.
- Commenters indicated that student enrollment should not be increased at the SF State campus.

To the extent that these issues involve significant effects on the environment under CEQA criteria, they are addressed in this section.

4.10.1 Environmental Setting

4.10.1.1 Study Area

The study area for the evaluation of population and housing impacts is defined to include the SF State campus, the City and County of San Francisco, and the nine-county Bay Area region as a whole. Based on commute and residence patterns, about 56 percent of the new SF State related population would be expected to reside in San Francisco and the remainder would reside in other communities in the Bay Area region (as discussed further in Section 4.10.1.2 below). The Bay Area counties outside of San Francisco are included in the study area but are analyzed as whole, not on a county-by-county basis, as the SF State -related population would represent a small portion of the total populations in these counties, and would not likely result in measurable impacts.

4.10.1.2 Campus Population

Campus population relevant to the analysis in this section consists of students, faculty, and staff, and their dependents. Table 4.10-1 shows the population totals for each group for the baseline academic year, based on Fall 2006 data. The total population reported in this table and discussed in this chapter includes only the employees and students associated with the main campus, as the proposed Campus Master Plan does not address the University's satellite centers, such as the Downtown Center on Market Street. See Section 3.8, *Project Description*, for details regarding campus population.

Table 4.10-1
Existing Campus Daily Population
(headcount)

SF State Population	**Fall 2006**
Students	26,596
Faculty and Staff	3,428
Subtotal	**30,024**
Non- SF State population	300
TOTAL	**30,324**

Source: Table 3-1 in Chapter 3, *Project Description*.

4.10.1.3 Regional Population

Estimates of historical, current and projected populations in the study area are available from the *Projections 2005, Forecasts for the San Francisco Bay Area to the Year 2030* (*Projections 2005*) published by Association of Bay Area Governments (ABAG) in December 2004. Table 4.10-2 shows the historical, current and projected population of the City and County of San Francisco, as well as for the rest of the Bay Area through 2020, the horizon year for the proposed Campus Master Plan. The 1990 and 2000 data are based on actual counts conducted by the U.S. Census. The population numbers for 2005 and the subsequent years through 2020 are forecasts developed by ABAG.

ABAG's *Projections 2005* is based on a set of policy assumptions that are a departure from ABAG's historical practice of population and employment forecasting. The projections assume a certain amount of long-term progress towards the implementation of Smart Growth policies and programs in Bay Area

communities. ABAG developed a Regional Smart Growth Vision in March 2002, out of a two-year planning effort to establish principles and strategies for how the Bay Area can grow smarter and become more sustainable over the next 20 years and beyond. The Vision was then used by ABAG in both *Projections 2003* and *Projections 2005*. While these projections do not meet the full numerical goals of the Vision, they do push change in the prevailing patterns of development by shifting new growth to areas near transit and existing downtowns. However, the projections will be achieved only if local jurisdictions undertake changes in their general plans and zoning ordinances, and state and regional agencies provide appropriate incentives. *Projections 2002* is now considered the "base case" forecast of future growth in the Bay Area without the implementation of Smart Growth policies to promote housing and transit-oriented development. *Projections 2005* assumes a higher number of housing units would be produced than under the previous forecasting assumptions in *Projections 2002*. This additional housing means that additional residents could be accommodated in the region in the long term.

ABAG's *Projections 2005 Monitoring Report* provides a review of the Smart Growth policy assumptions used in *Projections 2003*, which are very similar to those assumptions used in *Projections 2005*, and indicates that those assumptions are appropriate. ABAG conducted a survey of local jurisdictions in 2004 and found widespread support for incorporating Smart Growth measures in their land use policies and decisions. For example, San Francisco, Oakland, and San Jose are actively pursuing policies that promote Smart Growth and transit-oriented development.

This EIR conservatively assumes that the increment of growth in enrollment and employment proposed in the proposed Campus Master Plan represents growth above and beyond the 2020 conditions forecast in *Projections 2005*. San Francisco and Bay Area population levels are further described below.

Table 4.10-2
Population in the Study Area

	1990[1]	2000[2]	Increase 1990-2000	1990-2000 Annual Growth Rate	Projected 2005[3]	Projected 2020[3]	Increase 2005-2020	Projected 2005-2020 Annual Growth Rate
San Francisco	723,959	776,733	52,774	0.7%	798,000	859,200	61,200	0.5%
Bay Area	5,299,618	6,007,029	707,411	1.3%	6,293,700	7,234,800	941,100	1.0%
Region Total[4]	**6,023,577**	**6,783,762**	**760,185**	**1.3%**	**7,091,700**	**8,094,000**	**1,002,300**	**0.9%**

Notes:

1. 1990 U.S. Census data, as reported by Bay Area Census, MTC-ABAG Library (www.bayareacensus.ca.gov).

2. 2000 U.S Census data, as reported in *Projections 2005, Forecasts for the San Francisco Bay Area to the Year 2030*, Association of Bay Area Governments, December 2004.

3. *Projections 2005, Forecasts for the San Francisco Bay Area to the Year 2030*, Association of Bay Area Governments, December 2004.

4. The region total includes the nine San Francisco Bay Area counties, including Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

San Francisco

According to the last census, the total population of San Francisco in 2000 was 776,733, an increase of 52,774 persons over 1990 census levels. This represents an increase of 7 percent, or an average annual growth rate of about 0.7 percent per year. According to ABAG projections, as of 2005 the population of San Francisco was projected to be approximately 798,000 persons. This represents an estimated average annual growth rate of about 0.5 percent in the last 5 years (2000-2005). The 2005 Department of Finance

(DOF) estimate for San Francisco is lower, approximately 792,952 persons representing an average annual rate of about 0.4 percent in the past five years. Irrespective, the rate of population growth in San Francisco has slowed since 2000 in comparison to the growth rate of the previous decade.

With respect to population growth through 2020, ABAG projects that the population will grow at a slower pace than in the 1990s—at an average annual rate of about 0.5 percent per year between 2005 and 2020.

Bay Area

During the 1990s, the Bay Area region as a whole, including San Francisco, grew at an average annual rate of about 1.3 percent, and by 2000, the Bay Area had a population of 6,783,762 persons. Based on ABAG forecasts, between 2000 and 2005 the Bay Area's population has grown at an average annual rate of about 0.9 percent and as of 2005, the Bay Area has a total population of about 7,091,700 persons. The DOF population estimate for the nine-county Bay Area region in 2005 is about 7,067,403 persons, which is close to the ABAG estimate for the Bay Area region. With respect to projected growth in the Bay Area population between 2005 and 2020, ABAG's planning forecast anticipates an average annual growth rate of about 0.9 percent, and a population of about 8,094,000 persons by 2020 for the region. Similar to the City and County of San Francisco, the region overall is also expected to grow at a slower pace than observed in the previous decade.

4.10.1.4 Campus Housing and Residence Patterns

This section describes the on-campus housing and regional residence patterns of SF State affiliates.

Campus Housing

As of Fall 2006, SF State had a total University-managed maximum student housing capacity of 2,252, measured in terms of student beds.[1] These included beds on campus in Mary Ward and Mary Park Halls, the Towers and Village at Centennial Square, and the Science and Technology Theme Community. Additional housing is also provided in the University Park North (UPN) and the University Park South (UPS), which were recently acquired by the SF State [2] and have not been fully converted to campus uses to date. See Chapter 3, *Project Description*, for further information about these areas. There are a total of 697 units currently in UPN and 262 units in UPS. The units in UPN and UPS shown in Table 3-3 constitute about 30 percent of the total units in these facilities and are those already occupied and/or converted for SF State affiliates (i.e., students, faculty, or staff). Based on this, a total of 290 units in UPN and UPS are currently occupied by SF State affiliates. Therefore, the campus currently has about 2,252 student beds and 290 units that are being used by SF State affiliates. Ultimately, as units in UPN and UPS are vacated and re-rented they will all eventually be converted to campus uses. The campus projects that by 2020, however, about 85 percent would likely be converted for campus use[3]. There is currently no other housing on campus for faculty or staff.

[1] Student beds refer to the number of students that can be accommodated in the available housing. These beds are contained in dormitories and apartments and therefore do not represent the number of housing units.

[2] UPN was recently acquired by SF State and the SF State Foundation recently acquired UPS.

[3] Conversion of housing refers to units of housing in UPN and UPS that are currently occupied by non-SF State affiliates that will ultimately be turned over for University use if and when existing tenants voluntarily vacate their units through 2020.

Table 4.10-3
Existing On-Campus Housing

Housing Site	Beds	Units
Existing Core Housing		
Mary Ward Hall	430	
Mary Park Hall	430	
Towers at Centennial Square	564	
Science and Technology Theme Community	100	
Village at Centennial Square	728	
Subtotal	**2,252**	
Existing UPS/UPN Housing[1]		
University Park South	---	80
University Park North	---	210
Subtotal	**---**	**290**
TOTAL EXISTING	**2,252**	**290**

Source: Program Assumptions, San Francisco Statue University Master Plan, June 2006.

Notes:

1. University Park South and University Park North were recently acquired and have not been fully converted to campus uses to date. There are currently a total of 697 units in UPN and 262 units in UPS. The units shown above constitute about 30% of the total units in each facility and are those already occupied and/or converted for SF State affiliates (i.e., students, faculty, or staff).

Regional Residence Patterns

Based on the 2000 Census Transportation Planning Package (CTPP2000) Part 3 ("journey-to-work flow data"), approximately 56 percent of those working in San Francisco in 2000 also resided in the City (U.S. Census Bureau, 2004). The remaining 44 percent resided in other Bay Area communities. It is assumed that the existing SF State faculty and staff generally follow this residential pattern. Therefore, about 1,920 SF State faculty and staff and their families are estimated to live in San Francisco and about 1,508 are estimated to live in other Bay Area communities.

At least 43 percent of the SF State campus student population (about 11,440 students) lived in San Francisco in Spring 2006, based on an assessment of registered students and their mailing addresses. However, this estimate may be low, as some students continue to use their parent's mailing address, even though they may be living elsewhere. To be conservative, existing students are assumed to reside in San Francisco at the same rate assumed for faculty and staff (i.e., 56 percent). Likewise, the remaining 44 percent of students are estimated to reside in other Bay Area communities. Therefore, approximately 14,895 SF State students are estimated to live in San Francisco and 11,700 are estimated to live in other Bay Area communities. Up to 20 percent of the students living in San Francisco live in on-campus housing, if full occupancy of the existing on-campus housing is assumed.

4.10.1.5 Regional Housing

The information provided below is based on *Projections 2005* (ABAG 2004) unless otherwise indicated. ABAG's projections of the number of households in 2005 and 2020, reported below in Table 4.10-4, are an estimate of the demand for housing as well as an expectation of future housing supply.

San Francisco

In 1990, there were approximately 305,984 households in San Francisco, according to the U.S. Census Bureau. About 23,716 housing units were added in San Francisco between 1990 and 2000, which represented about 11 percent of all units added throughout the Bay Area region in the 1990s and an annual growth rate of about 0.8 percent (see Table 4.10-4). Based on ABAG's *Projections 2005*, as of 2005 there was expected to be a total of 338,700 housing units in San Francisco. Overall, the growth in households in San Francisco has been somewhat slower than in the rest of the region.

Table 4.10-4
Households in San Francisco and the Bay Area

	1990[1]	2000[2]	Increase 1990-2000	1990-2000 Annual Growth Rate	Projected 2005[3]	Projected 2020[3]	Increase 2005-2020	Projected 2005-2020 Annual Growth Rate
San Francisco	305,984	329,700	23,716	0.8%	338,700	370,730 [358,909][4]	32,030 [20,209][4]	0.6% [0.4][4]
Bay Area	1,944,991	2,136,320	191,329	1.0%	2,244,280	2,569,900	325,620	1.0%
Region Total[5]	**2,250,975**	**2,466,020**	**215,045**	**1.0%**	**2,582,980**	**2,940,630**	**357,650**	**0.9%**

Notes:

1. 1990 U.S. Census data, as reported by Bay Area Census, MTC-ABAG Library (www.bayareacensus.ca.gov).

2. 2000 U.S Census data, as reported in Projections 2005, Forecasts for the San Francisco Bay Area to the Year 2030, Association of Bay Area Governments, December 2004.

3. Projections 2005, Forecasts for the San Francisco Bay Area to the Year 2030, Association of Bay Area Governments, December 2004, unless otherwise noted.

4. Based on Land Use Allocation 2002, as adjusted based on the City's preferred alternative (Option B) for the Eastern Neighborhoods Rezoning Project.

5. The region total includes the nine San Francisco Bay Area counties, including Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

Projections of new housing in San Francisco are available from two sources: ABAG's *Projections 2005* and the San Francisco General Plan Housing Element. These projections are further described below.

According to ABAG forecasts, housing growth in San Francisco in the next 15 years will be slower than that experienced between 1990 and 2000 (about 0.6 percent per year), and 32,030 housing units will be added in San Francisco between 2005 and 2020, for a total of 370,730 (see Table 4.10-4).

The *San Francisco General Plan* Housing Element presents the City's plan for development of more housing between 2001 and 2006. The State of California requires the Department of Housing and Community Development to identify housing needs for each region in the state in response to projected growth in population and households. To address this, the Council of Government in each region distributes the housing needs allocation to each jurisdiction in its region. ABAG oversees the Regional Housing Needs Determination (RHND) process for the nine-county Bay Area region, and determines each jurisdiction's fair share of the regional housing need. The RHND process establishes the regional

housing needs for a period of only 5 years at a time. The planning horizon for the current RHND for the San Francisco Bay Area is through 2006.

The *San Francisco General Plan* Housing Element demonstrates how it would develop the needed housing. Although the ABAG-assigned RHND goal for San Francisco was 2,700 new units per year to meet its share of the region's projected housing demand, the Housing Element indicates that 3,200 new units per year must be built between 2001 and 2006, as recent production fell short of the annual target of 2,700 new units per year. Therefore, according to the San Francisco Housing Element, the objective is to produce 3,200 new housing units between 2001 and 2006. According to the *Housing Inventory 2001-2004* (San Francisco Planning Department, 2005) there were 354,063 total housing units in the City as of 2004, with the construction of 8,389 new units between 2001 and 2004.

According to the Housing Element, the San Francisco Planning Department will address the housing targets through initiatives included in the Citywide Action Plan (CAP). The CAP will direct a mix of housing and neighborhood-serving uses to places with good public transit and urban amenities, new office uses to the City's compact downtown core, and needed industrial uses to core industrial lands in portions of the City's east side, thereby releasing the rest for housing and other uses. The CAP promotes housing by increasing densities in areas well served by transit. Specific strategies in these areas include: reduced parking requirements, floor-to-area ratio exemptions, removing density caps in certain areas, increasing height limits, utilizing air-rights for housing, and increased density and height limits at key corner lots.

Rezoning efforts associated with the CAP could boost the City's housing capacity by as much as 12,000 additional housing units. For example, in the Central Waterfront area, a mix of uses is being planned to accommodate housing in a largely industrial area. Lands occupied by the former Central Freeway around Market Street and Octavia Boulevard are being programmed for new housing while increasing existing residential densities. In Balboa Park, new housing is planned which capitalizes on city-owned land and an existing transit node. In the Downtown area, dense housing is planned on underutilized parcels. In the redevelopment areas of Mission Bay and Hunters Point Naval Shipyard, new neighborhoods are planned. The Eastern Neighborhoods, representing about one-quarter of the City, are being re-zoned to focus the core areas needed to promote job expansion, while the rest of this area will be allocated to housing development.

According to the Planning Department's *Land Use Allocation (LUA) 2002*,[4] the citywide growth allocation, San Francisco is projected to have 358,909 households in 2020, based on interpolated data provided for 2025, which is somewhat lower than ABAG's *Projections 2005*, identified below and in Table 4.10-4. *LUA 2002* represents the Planning Department's expectation of reasonably foreseeable citywide growth. It is based on ABAG's *Projections 2002*, but housing growth was increased to account for the implementation of the CAP initiatives that San Francisco is undertaking to increase housing production. This is consistent with the Smart Growth policies that form the basis for *Projections 2005*. While lower than *Projections 2005*, the housing production identified in *LUA 2002* is actually higher than ABAG's *Projections 2002*, which is now considered to be the "base case" growth forecast for the region, as it did not account for Smart Growth policies that are now incorporated in *Projections 2005*, as described above.

[4] The information provided above related to the *Land Use Allocation 2002*, is as adjusted based on the City's preferred alternative (Option B) for the Eastern Neighborhoods Rezoning Project.

Bay Area

Between 1990 and 2000, approximately 215,045 new households were added in the Bay Area region as a whole, at an average annual growth rate of about 1.0 percent, for a total of 2,466,020 households in the region. Based on ABAG's *Projections 2005*, approximately 2,582,980 were anticipated by 2005 and 2,940,630 are projected by 2020, for an increase of 357,650 units between 2005 and 2020. This represents an average annual growth rate of about 0.9 percent, slightly lower than in the previous decade. As indicated above, ABAG's *Projections 2005* provide for a greater amount of housing development in the Bay Area region than *Projections 2003.*

4.10.2 Impacts and Mitigation Measures

4.10.2.1 Standards of Significance

The following standards of significance are based on Appendix G of the CEQA Guidelines. For the purposes of this EIR, the proposed project would have a significant impact on population and housing if it would:

- Directly induce substantial population growth in the area by proposing new housing and employment.
- Indirectly induce substantial population growth in an area (for example, through extension of roads or other infrastructure).
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- Create a demand for housing that would exceed the supply or contribute substantially to a cumulative demand for housing that could not be accommodated by local jurisdictions.

This housing demand would be considered a significant effect if the housing demand cannot be met with existing and future housing supply within the study area, requiring the construction of additional housing.

4.10.2.2 Analytical Method

The impact analysis presented below examines the population and housing impacts that would result from the population added to the study area as a result of campus growth under the proposed Campus Master Plan. The analysis is based on current and projected headcount population, which includes all individuals enrolled or employed at SF State, even those considered to have part-time status. To forecast the distribution of the new population in the study area, current regional residence patterns were examined. Methods and assumptions used to develop the analysis are summarized below. Note that the indirect and

induced employment[5] and population growth that would result from campus growth under the proposed Campus Master Plan is generally described in Section 6.3, *Growth Inducing Impacts*.

New SF State -Related Population

The analysis in this section is based on the campus's projected increase in student enrollment to 32,113 students, which is the total number of students (headcount) that would be enrolled at SF State with the increase in the enrollment cap to 25,000 FTE. This would result in an increase of about 5,520 total students by 2020 over a 2006 baseline. Likewise, the number of campus employees would grow to a total of about 4,140 faculty and staff by 2020, an increase about 710 new employees over the 2006 baseline. Overall, the proposed Campus Master Plan would result in a net increase of about 6,230 students, faculty, and staff.

Historically, the majority of new SF State students already lived in the Bay Area region at the time of their enrollment at SF State; however, this trend is shifting with increasingly more students relocating to the Bay Area from other areas to attend SF State. Therefore, this EIR assumes that about 50 percent of all the additional students (or 2,760 students) would be "new" to the study area, that would relocate in order to study at SF State. This EIR also assumes that all of the faculty will be new to the study area, as faculty is likely to be recruited from outside the area. Although staff positions are typically filled by persons already living in the Bay Area, conservatively this EIR assumes that the additional staff will also be new to the study area. Based on these assumptions approximately 3,470 SF State affiliates will be new to the study area and therefore will be seeking housing, as shown in Table 4.10-5, below.

Dependents. Dependents are children, spouses, parents or other persons living in a household who do not contribute to the household income. The number of dependents associated with the new off-campus employee households who would move into the study area was estimated based on an average household size of 2.69 persons per household, which is the 2000 Census average household size for the Bay Area region (ABAG 2004). The number of dependents associated with new on-campus SF State employee families was estimated based on the average expected occupancy of 2 people per unit in the new and converted housing under the proposed Campus Master Plan.

For new students living off-campus, this EIR assumes an average household size of 1.5 persons to account for dependents of new students. This will probably overestimate the number of dependents, as many students do not have families. It is expected that on-campus housing will not accommodate a substantial numbers of students with families, therefore the number of dependents associated with new on-campus student families was not estimated for this EIR.

New Housing. As indicated in Chapter 3, *Project Description*, the new housing in UPN (including that provided on the Sutro Library site) and UPS provide for a total of about 542 new and replacement units. Additionally, the proposed Campus Master Plan acknowledges that the number of SF State affiliates in the existing UPN and UPS units will likely increase over time as units become available to SF State through attrition (i.e., as existing tenants voluntarily vacate their units). For the purposes of this EIR, it is

[5] Indirect employment refers to jobs that are created or supported by direct jobs or direct spending of the campus. For instance, an indirect job is created/supported in an office supply store when the Campus buys office supplies locally. Induced employment, on the other hand, refers to jobs that are created/supported when persons employed in direct and indirect jobs spend their wage incomes to purchase goods and services. A job in a grocery store would be considered an induced job.

projected that about 85 percent of the total units would be occupied by SF State affiliates by 2020. Therefore, the conversion of existing housing units to SF State uses would result in about 354 additional units of housing being available for SF State uses through the planning horizon. Overall, there would be a net increase of about 846 units on the campus by 2020, taking into consideration this conversion of UPS/UPN housing, construction of new units, and the loss of 49 units of housing in the campus core that will be converted to faculty offices under the proposed Campus Master Plan. Table 3-3 in Chapter 3, *Project Description*, summarizes the amount of existing and projected on-campus housing through 2020.

The proposed Campus Master Plan does not indicate how these units will be allocated to students, faculty, and staff. For the purposes of this EIR, it is assumed that faculty and staff will occupy about 50 percent of the additional 846 units with an average occupancy of 2 people per unit (one SF State employee and one non- SF State person) and students will occupy about 50 percent of the units with an average occupancy of 3 students per unit. This assumption is reasonable given the campus's desire to provide housing for faculty and staff to assist with recruitment. Moreover, it provides for a conservative analysis of the effects of campus population growth in San Francisco and the region, because it is assumed that for the faculty and staff units only 1 person would be a SF State affiliate. Therefore, fewer of the new SF State affiliates could be accommodated on campus than would be the case if more units were allocated to students. This will result in more SFSU affiliates seeking housing elsewhere in San Francisco and the region.

Based on the above assumptions, the new student units on campus will accommodate about 1,270 new SF State students. Therefore, overall the proposed new and converted housing on campus would accommodate about 1,270 SF State students and 423 SF State faculty and staff for a total of about 1,693 SF State affiliates, or 49 percent of the net new population, assuming full occupancy of the new and converted housing (see further information below). Table 4.10-5 below summarizes this information.

Table 4.10-5
New SF State Affiliates in the Study Area Accommodated in On- and Off-Campus Housing

	Total New SF State Population	Net New SF State Population in the Study Area	New SF State Population Accommodated in New On-Campus Housing[1]	New SF State Population Seeking Housing Off-Campus	Number of Units Needed Off-Campus
Students	5,517	2,760[2]	1,270	1,490	745
Faculty & Staff	711	711[3]	423	288	288
Non- SF State Employees[4]	200	0	0	0	0
Total	**6,291**	**3,471**	**1,693**	**1,778**	**1,033**

Notes:

1. The numbers provided are based on the following: A total of 846 new and converted units of housing will result during the planning horizon. It is assumed that about 50% of this housing will serve students with an occupancy of 3 students per unit and 50% will serve faculty and staff with an occupancy of 2 people per unit, but only 1 SF State employee.

2. About 50% of the total new students are expected to be new to the study area.

3. 100% of the total new faculty and staff are expected to be new to the study area, as faculty are more likely to be recruited from outside the area.

4. Non- SF State employees on campus are related to the proposed Hotel and Conference Center.

Distribution of SF State Population. To estimate the distribution of the new SF State -related people that would live on and off campus, the following assumptions were used:

- Housing Occupancy. The 846 new and converted units would have 100 percent occupancy. This is a reasonable planning assumption because, based on past occupancy data, the occupancy levels of on-campus housing have been close to 100 percent of capacity.
- New Students. Of the total 2,760 students that will be new to the study area, about 1,545 students (56 percent) will live in San Francisco, based on current residential patterns (see Section 4.10.1.4 above for additional information). Given that 1,270 new SF State students would be accommodated in on-campus housing, about 275 new SF State students would live off-campus in San Francisco with the remaining 1,215 students (44 percent) living elsewhere in the Bay Area region.
- Faculty and Staff. Of the total 711 new faculty and staff that will be new to the study area, about 400 employees (56 percent) will live in San Francisco, based on current residential patterns (see Section 4.10.1.4 above for additional information). Given that 423 new SF State employees would be accommodated on campus, it is expected that no additional SF State employees would live off-campus in San Francisco, and the remaining 288 employees (about 44 percent) would live elsewhere in the Bay Area region.
- Conclusion. Therefore, as shown in Table 4.10-5, a total of about 1,778 new SF State affiliates would seek off-campus housing in the study area.

New Non-SF State-Related Population

New employment generated by development under the proposed Campus Master Plan would include new staff and faculty positions, and new student positions, both of which are accounted for in the population numbers identified above. Some of the new jobs created however would not be filled by SF State affiliates, but rather by members of the general public. The Hotel and Conference Center is likely to involve new jobs that would be filled by some members of the non- SF State population. As shown in Table 3-1, in Chapter 3, *Project Description*, the new employment associated with this use is conservatively assumed to be 200 new employees. However, it is expected that people already living in San Francisco would fill the vast majority of these jobs. Therefore, this new employment would not result in substantial new population in the City or the demand for new housing.

Jobs related to the other semi-public uses and neighborhood retail would also likely be filled by SF State students or by other people already living in San Francisco. Therefore, this new employment would also not result in substantial new population in the City or the demand for new housing.

4.10.2.3 Campus Master Plan Impacts and Mitigation Measures

Impact POP-1:	Development under the proposed Campus Master Plan would directly cause population growth in the study area by accommodating increased enrollment and employment, but this growth would not be substantial.
Significance:	Less than significant
Mitigation POP-1:	Mitigation not required
Residual Significance:	Less than significant

Growth of the campus under the proposed Campus Master Plan would directly increase the study area population by about 5,127 people as a result of new SF State affiliates and their dependents (see Table 4.10-6).

Table 4.10-6 below presents the distribution of the Campus Master Plan-related population in the study area. Of the estimated 5,127 new people in the study area, based on assumptions listed earlier in this section, about 2,116 people are expected to reside on the campus, about 413 people are expected to live off-campus in San Francisco, and about 2,598 people are expected to live elsewhere in the Bay Area. The assumptions and methodology used to distribute the new population are described in Section 4.10.2.2, *Analytical Method*.

Table 4.10-6
Estimated Distribution of New SF State Affiliates and Dependents in the Study Area[1]

Residence Location	SF State Students	SF State Employees	Dependents/Family Members[2]	Total
SF State Campus	1,270	423	423	2,116
San Francisco	275	0	138	413
Other Bay Area Communities	1,215	288	1,095	2,598
Total New Population	**2,760**	**711**	**1,656**	**5,127**

Notes:

1. The projected new SF State -related population under the proposed Campus Master Plan excludes the daily non- SF State population (e.g., visitors, Hotel employees, etc.) identified in Table 3-1 in Chapter 3, Project Description, as this population is assumed to already live in the region.

2. Dependents of the new faculty and staff living off-campus are estimated based on an average household size of 2.69 persons per household (number of new employees living off campus x 1.69), which is the 2000 Census average household size for the Bay Area region. Dependents of the new faculty and staff living on-campus are estimated based on an estimated average household size of 2 persons per household (number of new employees living on campus x 1). Dependents of the new students living off-campus are estimated based on an average household size of 1.5 persons per household (number of new students living off campus x 0.5). This probably overestimates the number of dependents, as many students do not have families.

As noted earlier, this EIR conservatively assumes that the increment of growth in enrollment and employment anticipated in the proposed Campus Master Plan represents growth above and beyond the 2020 conditions forecast in *Projections 2005*. The increment of population that would be added to the study area as a result of SF State campus growth under the proposed Campus Master Plan will not be substantial compared to the projected population in San Francisco and the rest of the Bay Area in 2020. As Table 4.10-7 below shows, with about 5,127 new SF State-related persons living in the study area, the SF State-related new population would make up approximately 0.3 percent of the total projected population in San Francisco, and less than 0.01 percent of the projected population in the Bay Area. SF State-related population growth would make up about 4.1 percent of the projected population growth in San Francisco between 2005 and 2020, and about 0.5 percent of the projected population growth in the Bay Area as a whole. Overall, the increment of population that would be added to the study area as a result of SF State campus growth under the proposed Campus Master Plan would not be substantial, and the impact would be less than significant.

Table 4.10-7
SF State -Related Population as Percentage of Projected Population

Community	New SF State -Related Population (in 2020)	2020 Population (ABAG Forecast)	New SF State - Related Population as % of 2020 Population	ABAG Projected Population Growth (2005- 2020)	New SF State - Related Population as % of Projected Growth
San Francisco (on- and off-campus)	2,529	859,200	0.3%	61,200	4.1%
Other Bay Area Communities	2,598	7,234,800	<0.01%	941,100	0.3%
Study Area Total	**5,127**	**8,904,000**	<0.01%	**1,002,300**	**0.5%**

Impact POP-2: Development under the proposed Campus Master Plan would not indirectly induce substantial population growth in the study area through extension of roads or other infrastructure.

Significance: Less than significant

Mitigation POP-2: Mitigation not required

Residual Significance: Less than significant

Additional growth beyond that directly associated with the proposed Campus Master Plan could be triggered if the infrastructure to serve the proposed project is constructed with excess capacity, or where the lack of infrastructure is an obstacle to growth, that obstacle is removed by the project.

As discussed in Section 4.12, *Utilities*, the campus is currently provided water and wastewater services by the San Francisco Public Utilities Commission (SFPUC), and natural gas and electricity by Pacific Gas and Electric Company. Under the proposed Campus Master Plan, campus utility systems would be expanded and extended as necessary to serve the anticipated new development. However, it should be noted that proposed Campus Master Plan development would occur in areas already served by local services and infrastructure, as the campus is already fully developed and planned new development would replace old buildings and/or increase the existing density of the campus. Utility systems would not be extended into undeveloped areas and therefore would not facilitate the development of such areas. All of the utility improvements would occur in conjunction with the growth in campus building space that would be developed to serve increased enrollment and employment anticipated under the proposed Campus Master Plan. The environmental effects of the growth within the confines of the campus that would be facilitated by these utility extensions are analyzed in the other sections of this EIR.

Growth in off-campus areas would not be triggered by the utility extensions serving new campus buildings, as the surrounding neighborhoods are already built out, and the undeveloped lands adjacent to the campus to the west are within city or state parks and are protected from development. Moreover, the proposed Campus Master Plan does not propose any roadway widening improvements. Therefore, the surrounding neighborhoods and commercial areas would not be expected to grow substantially as a result of utility extensions or roadway widening from campus development.

In summary, the proposed Campus Master Plan would not induce substantial population growth indirectly through the extension of roads and utilities.

Impact POP-3:	Growth of the SF State campus under the proposed Campus Master Plan, would not create a demand for housing that would exceed the supply or displace substantial numbers of existing housing, necessitating construction of replacement housing elsewhere in the region.
Significance:	Less than significant
Mitigation POP-3:	Mitigation not required
Residual Significance:	Less than significant

The proposed Campus Master Plan would affect study area housing resources in two ways: (1) by adding more people to the study area that would require housing and (2) by removing and replacing some of the existing housing on and adjacent to the campus. Each of these impacts is discussed separately below and then the combined impact on study area housing resources is evaluated at the end of the discussion.

Impact of New SF State Population on Housing Supply

As discussed above under Impact POP-1, the analysis of population and housing impacts in this section assumes that 50 percent of the new students and all of the new employees would be non-local (i.e., living outside the Bay Area) and that these persons would relocate into the study area, and thereby add to the study area population. Therefore, the increased population associated with the proposed Campus Master Plan would result in increased demand for housing in the study area.

The proposed Campus Master Plan includes the conversion of existing housing in UPN and UPS to campus use and the construction of new campus housing for students, faculty, and staff. Specifically, the proposed Campus Master Plan would result in approximately 846 new units of on-campus housing for students, faculty, and staff. This new housing would accommodate about 49 percent of the net new SF State affliates. Table 4.10-8 presents the projected distribution of students and employees by residence location (i.e., on- or off-campus), along with the estimated number of housing units that may be demanded by the proposed Campus Master Plan-related population. The assumptions and methodology used to distribute the new population are described in Section 4.10.2.2, *Analytical Method*.

Of the total 2,760 new students that would be added to the study area under the proposed Campus Master Plan, 1,270 would be housed on campus and the rest (about 1,490 students) would seek housing elsewhere in the study area. Of the 711 new employees, 423 would be housed on campus and the rest (about 288 employees) would seek housing elsewhere in the study area. Assuming a worst case of one SF State employee per housing unit and two students per housing unit, there would be about 1,033 new households seeking housing units off-campus in the study area.

Table 4.10-8
Number of Housing Units Needed by SF State Affiliates and Projected Supply in 2020

Location of Residence	SF State Students[1]	SF State Employees[1]	Housing Units Required[2]	Projected New Housing Supply by 2020	Demand as % of Increase in Supply
SF State Campus	1,270	423	846	846	100%
San Francisco	275	0	138	20,209[3]	0.7%
Other Bay Area Communities	1,215	288	896	325,620[4]	0.3%
Total	**2,760**	**711**	**1,880**	**346,675**	**0.5%**

Notes:

1. Data taken from Table 4.10-6, based on assumptions provided in Section 4.1.2.2, *Analytical Method.*
2. The on-campus units required is based on the assumption of one SF State employee per unit and three SF State students per unit. The off-campus units required is based on the assumption of one SF State employee per housing unit and 2 students per housing unit.
3. The projected new housing supply in San Francisco is based on the increase in households between 2005-2020 from Table 4.10-4. The number of total units in 2020 is based on *LUA 2002* (358,909 households), as this number is smaller than that projected by ABAG's *Projections 2005*.
4. The projected new housing supply in other Bay Area communities is based on the projected number of households in 2020 from ABAG's *Projections 2005*, as reported in Table 4.10-4.

The housing demand in San Francisco associated with new SF State affiliates in the study area would represent about 0.7 percent of projected additional housing units by 2020. This projected supply is based on the projected number of households in 2020 from *LUA 2002*, as described previously in Section 4.1.1.5, *Regional Housing*, and shown in Table 4.10-4, as this number is smaller than that projected by ABAG's *Projections 2005.* The housing demand in San Francisco associated with new SF State affiliates will be well within the projected supply and would not trigger shifts of demand to other parts of the Bay Area region, nor would it stimulate the need to build additional new housing above and beyond that already projected. Likewise, housing demand elsewhere in the Bay Area region associated with new SF State affiliates also would be well within the projected supply. Therefore, there would be no substantial shift in demand to more distant communities outside the Bay Area region, nor would the project stimulate the need to build additional new housing above and beyond that already projected. The impact is less than significant.

Impact of Displacement of Housing Units on Housing Supply

As described in Chapter 3, *Project Description*, SF State and the SF State Foundation have acquired apartment buildings north and south of the academic core along Buckingham Way and Holloway Avenue. These include the former Stonestown apartments, now called UPN, and several buildings formerly part of Villas Parkmerced, now called UPS (see Figure 3-1, *Campus Master Plan Boundary*). There are about 960 units in these areas of which approximately 30 percent are currently occupied by SF State affiliates. The proposed Campus Master Plan calls for new housing on a portion of the UPN and UPS sites. Redevelopment of these sites will involve the demolition of about 205 existing apartments and the construction of about 542 new units, for a net gain of about 340 units on campus as a result of new housing construction. While the project would temporarily displace housing units, it would more than compensate for the loss, and the total housing supply in the study area would increase as a result of the proposed Campus Master Plan. Therefore, this temporary displacement of housing units will not necessitate the construction of replacement housing elsewhere in the region. The impact is less than significant. (See Impact POP-4 for a discussion of potential displacement of people as a result of the demolition and replacement of existing units in UPN and UPS.)

Impact Summary

Overall, growth of the SF State campus under the proposed Campus Master Plan, would not create a demand for housing that would exceed the supply or displace substantial numbers of existing housing, necessitating construction of replacement housing elsewhere in the region.

Impact POP-4: Development under the proposed Campus Master Plan would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere in the region.

Significance: Less than significant

Mitigation POP-4: Mitigation not required

Residual Significance: Not applicable

As discussed above, it is estimated that out of the 960 units in UPS and UPN, about 288 units are currently occupied by SF State affiliates and by 2020, an estimated 642 units will be occupied by SF State affiliates. This conversion would take place only as existing tenants voluntarily vacate their units and therefore this conversion would not result in displacement of people. However, the redevelopment of a few blocks in UPS and UPN would result in the removal and replacement of about 205 units of housing, which could displace non-SF State people that have not already voluntarily vacated their units by the time this proposed construction takes place. Assuming conservatively that 70 percent of the 205 units to be removed and replaced are still occupied by non-SF State renters at the time that the redevelopment projects are proposed, the plan could result in the displacement of up to 144 households. Because the number of units is small compared to the projected increase in housing in San Francisco and the Bay Area, this displacement will not necessitate the construction of replacement housing elsewhere, and the impact would be less than significant.

Furthermore, the campus will comply with the California Relocation Assistance Act (Government Code 7260 et seq), which applies to state entities that may displace residents and businesses. This act generally requires that public entities provide assistance and financial payments to persons who are displaced as the result of the acquisition of property for a public use. Financial assistance that may be required would include, for example, moving expenses and temporary rent subsidies. SF State will provide displaced persons with the option to relocate to comparable units in other campus housing in UPN and UPS. As development in UPS would not take place until that property, currently owned by the SF State Foundation, is transferred to SF State, displacement of people in UPS will also be subject to these requirements.

4.10.2.4 Cumulative Impacts and Mitigation Measures

Impact POP-5: Growth of the SF State campus under the proposed Campus Master Plan, in conjunction with other regional growth, would create a demand for housing that would exceed the supply, but the project's contribution will not be cumulatively considerable.

Significance: Less than significant

Mitigation POP-5: Mitigation not required

Residual Significance: Not applicable

Impact POP-3 above presents the demand for housing that campus growth would place on the housing resources in the City of San Francisco and the rest of the Bay Area. As reported there, an estimated 138 housing units in San Francisco and about 896 units in the rest of the Bay Area would be needed to accommodate the new population that would be added to the study area as a result of the proposed Campus Master Plan. The cumulative impact of this demand for housing in conjunction with demand associated with other regional growth is evaluated below for the City and County of San Francisco and the rest of the Bay Area.

City and County of San Francisco

According to ABAG planning forecasts, between 2005 and 2020 the population of San Francisco is projected to increase by about 61,200 persons (see Table 4.10-2). Based on a household size of 2.4 (the average household size for San Francisco per the 2000 Census), this projected growth translates into about 25,500 new households. Assuming each household requires one housing unit, these households would demand 25,500 units, which combined with the SF State-related demand for about 138 units, would amount to a total demand of about 25,638 units. Given that the estimated supply in San Francisco is about 20,209 units in 2020, based on the projected growth in households, there would be a theoretical deficit of about 5,429 units by 2020, as shown in Table 4.10-9. However, if the City's housing stock were to grow at the rate that housing has been added to the San Francisco's housing stock in the recent past, it is likely that housing units will be added in the City at a rate of between 1,400 and 2,000 units per year.[6] This would result in the addition of 21,000 to 30,000 between 2005 and 2020. This is a reasonable assumption, as it is based on recent production information and it is also substantially lower than ABAG's most recent goal for San Francisco of 2,700 new units per year to meet its share of the region's projected housing demand. It should also be noted that the San Francisco General Plan Housing Element (Part I, Data and Needs Analysis) estimates that there is the potential to add 29,000 new units in San Francisco, based on an assessment of vacant and underutilized sites under current zoning. Therefore, it is possible that the total housing demand associated with regional growth and SF State-related growth could be met in 2020. However, this EIR considers this to be a significant cumulative impact. Even if there were a deficit in supply in San Francisco in 2020, the SF State-related contribution to this cumulative impact would be relatively small at about 2.5 percent (see Table 4.10-9) and therefore would not be considerable.

Rest of Bay Area

With respect to the rest of the Bay Area, according to ABAG planning forecasts, between 2005 and 2020 the population of other Bay Area communities is projected to increase by about 941,100 persons (see Table 4.10-2). Based on a household size of 2.69 (the average household size for the Bay Area per ABAG's *Projections 2005*), this projected growth translates into about 349,850 new households, and a corresponding demand for housing units. This demand when combined with the SF State-related demand for about 896 units would amount to a total demand of about 350,747 units. Given that the estimated

[6] Between 1989-1998 the average annual housing production in San Francisco was approximately 1,400 units, according to the *San Francisco General Plan Housing Element Part I, Data and Needs Analysis* (2004). Between 2001-2004 the average annual housing production in San Francisco was approximately 2,000 units, according to the *Housing Inventory 2001-2004* (2005).

supply in other Bay Area communities is about 325,620 units in 2020, based on the projected growth in households, there would be a theoretical deficit of about 25,127 units by 2020, as shown in Figure 4.10-9. It is unclear whether such a housing deficit could occur by 2020, although it should be noted that other Bay Area communities outside of San Francisco will likely have a greater ability to add housing capacity than is the case in the San Francisco. However, this EIR considers this to be a significant cumulative impact. Even if there were a deficit in supply in other Bay Area communities in 2020, the SF State-related contribution to this cumulative impact would be relatively small at about 3.6 percent (see Figure 4.10.9) and therefore would not be considerable.

Table 4.10-9
New Demand for Housing Units by SF State Affiliates and other Regional Sources between 2005-2020

Location	Projected New Housing in 2020[1]	SF State - Related Demand	Regional Demand[2]	Total Demand[3]	Supply Deficit[4]	SF State Contribution to Deficit
San Francisco	20,209	138	25,500	25,638	5,429	2.5%
Other Bay Area Communities	325,620	896	349,851	350,747	25,127	3.6%
Total	**345,829**	**1,034**	**375,351**	**376,385**	**30,556**	**3.4%**

Notes:

1. From Table 4.10-8.
2. Regional demand is based on the increase in population between 2005-2020 in San Francisco and other Bay Area communities from Table 4.10-2 divided by the average household size of 2.4 in San Francisco, per the 2000 Census; and 2.69 in the Bay Area, per ABAG's Projections 2005.
3. Equals the sum of columns 2 and 3.
4. Supply deficit is equal to total demand in column 4 minus projected new housing in column 1.

In summary, campus growth under the proposed Campus Master Plan, in conjunction with other regional growth in the study area, would result in a demand for housing that could potentially exceed the projected housing supply in 2020. This cumulative impact would be significant. However, because the demand generated by campus growth would not constitute a substantial portion of the total housing demand in the region (3.4 percent or less than 80 new units per year over the 13-year plan period), the project's contribution would not be cumulatively considerable.

4.10.3 References

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