APPENDIX M
POPULATION AND HOUSING TECHNICAL REPORT

POPULATION AND HOUSING TECHNICAL REPORT

for the

SDSU 2007 CAMPUS MASTER PLAN REVISION

San Diego, California

Prepared for:

San Diego State University

Facilities Planning Design and Construction
5500 Campanile Drive
San Diego, California 92182-1624

Prepared by:

DUDEK

605 Third Street
Encinitas, California 92024
Contact: Sarah Lozano
(760) 479-4251

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SUMMARY OF FINDINGS

The 2007 Campus Master Plan Revision (proposed project) is intended to improve, enhance, renovate, and provide new facilities. This project will enable San Diego State University (SDSU) to meet the projected increases in student demand for higher education. To accommodate the projected student increase, the proposed project involves the development of classroom, housing, and student support facilities on the SDSU central campus and immediately adjacent to it. A majority of the proposed project consists of redeveloping existing urban and/or campus uses to provide additional housing, classroom/office, and accessory activity spaces.

This analysis centers on the proposed project's consistency with regional growth assumptions and on available and projected housing units. The San Diego Association of Governments' (SANDAG's) forecasts include SDSU's student and workforce population projections. It is important to note that in order to support growth of the state, regional, and local economy, higher education opportunities are necessary for workforce training, continuing education, and advancement of human knowledge and research. The 2007 Campus Master Plan Revision would help support the higher education needs of the expanding regional population. SDSU is one of the region's largest employers, the growth of which will result in additional job creation to further support the economic health of the state, region, and City.

SANDAG growth forecasts are used to plan for public infrastructure, housing, and job creation throughout the region. The proposed project's inclusion in these forecasts would constitute a growth accommodating rather than growth inducing nature of the Campus Master Plan 2007 because infrastructure (including higher education facilities such as SDSU) are assumed to be needed in order to accommodate this projected future growth. Therefore, the proposed project would not result in a significant environmental impact on regional resources due to an unintended increase in population.

To address the anticipated need for additional housing units to accommodate the 11,385 student increase, SDSU has proposed to provide an additional 2,976 student housing beds on campus. Recent redevelopment trends in the College Area and in the surrounding City and Redevelopment Areas give rise to the assumption that the private market will respond to the demand for additional student housing within the College Area. Based on future housing stock projections, by the year 2024-25, there will be a sufficient number of housing units available either on campus or within 1 mile of campus to house approximately 50% of the future student population, thereby resulting in a less than significant impact to the local housing supply.

1.0 INTRODUCTION

This report analyzes the proposed project's increased student, faculty, and staff population in relation to the potential impacts to housing supplies. *Section 2* describes the environmental and regulatory setting for the proposed project. *Section 3* outlines significance criteria pursuant to Appendix G of the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.). *Section 4* discusses project impacts, and *Section 5* discusses respective mitigation measures. *Section 6* summarizes the level of significance of impacts after mitigation. *Section 7* includes acknowledgements, and *Section 8* lists references cited. *Appendices A* through *I* provide related supplementary material.

Appendix G to the CEQA Guidelines includes three significance thresholds for population and housing (see *Section 3*). One of the three thresholds speaks to whether the proposed project would "induce substantial population growth in an area, either directly or indirectly This relates to a growth-inducement issue characterized in a population and housing context. Growth inducement is often an issue for a project when a component of the public infrastructure system is expanded to allow for additional usage beyond that already assumed in local growth forecasts. In this case, expansion of a university's ability to service the region will correspondingly result in an increase in student/faculty/staff population While all three CEQA population and housing thresholds of significance are addressed in this report, the report is primarily focused on the subject of growth inducement framed in a population increase and adequate housing context.

1.1 Methodology

This analysis utilizes existing population and housing data generated by the U.S. Census Bureau. The Census Bureau keeps national and local databases on population, ethnicity, housing, employment, and income. The California Department of Finance produces statewide growth forecasts (California Department of Finance 2004). Population and housing characteristics were based on information provided by these agencies; in addition, regional and local information was summarized by SANDAG, San Diego's metropolitan planning organization. Data included in the SDSU housing demand study (Brailsford & Dunlavey 2004) as well as data kept by SDSU Office of Facilities Planning, Design and Construction were also used in preparing this section. Relevant portions of these references have been included in appendices to this technical report.

1.2 Project Description

The 2007 Campus Master Plan Revision (proposed project) is intended to improve, enhance, renovate, and provide new facilities. This project will enable SDSU to meet the projected increases in student demand for higher education. To accommodate the projected student

increase, the proposed project involves the development of classroom, housing, and student support facilities on the SDSU central campus and immediately adjacent to it.

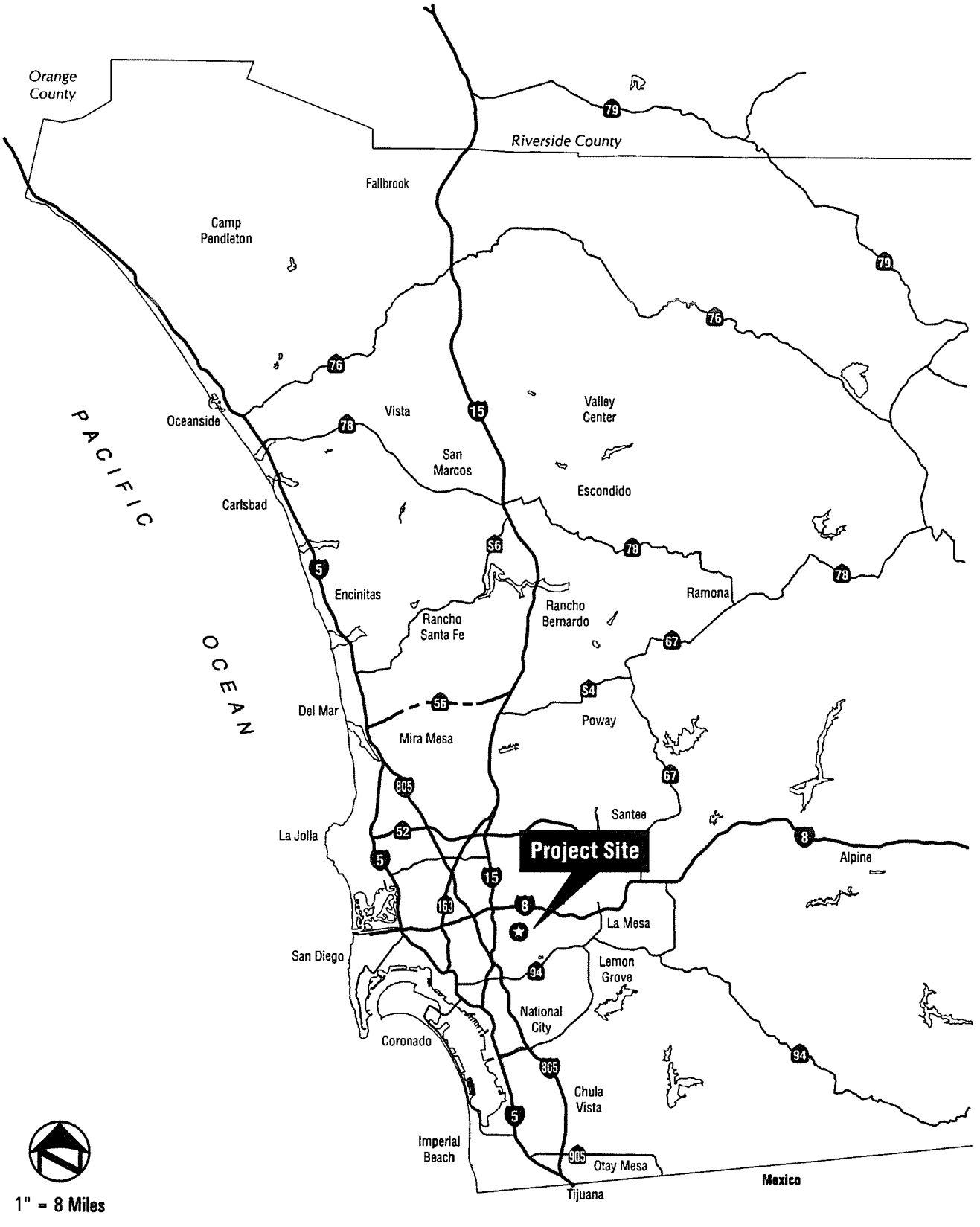
Recent reports by the US Bureau of the Census, the California Department of Finance and the Rand Corporation have projected substantial population increases in California through the year 2040 Utilizing these projections with various growth models and methods, the California Post Secondary Education Commission ("CPEC") has estimated higher education demand and are showing substantial increased population growth and greater demand for higher education.

In 2000, CPEC completed two comprehensive, long-range higher education planning reports -- *Providing for Progress: California Higher Education Enrollment Demand and Resources Into the 21st Century* (February 2000), and *Policy for Progress: Reaffirming California Higher Education Accessibility, Affordability, and Accountability Into the 21st Century* (April 2000) (Copies of the executive summaries for each of these two reports, as well as for *Moving California Ahead, An Executive Summary*, are included in Appendix N to the 2007 SDSU Campus Master Plan Revision EIR These reports may be viewed in their entirety at www.cpec.ca.gov.) The reports combine CPEC's work over the past 25 years and its current effort to move higher education policy forward to address the issues of the 21st century In completing both reports, CPEC took into account a number of critical demographic, economic, social, and educational factors that are likely to significantly influence the future course of higher education in the state Of primary importance is that higher education growth projections at both the state and university-specific level (including SDSU) are being fueled by both substantial state growth as well as a growing percentage of the population seeking a college education

SDSU is located in San Diego County, California (*Figure 1, Regional Map*), near the intersection of Interstate 8 and College Avenue (*Figure 2, Vicinity Map*). *Figure 3, Existing Land Use*, is an aerial photograph documenting existing land uses on campus. *Figure 4, Existing Campus Master Plan*, shows SDSU's existing Campus Master Plan. *Figure 5, Proposed Campus Master Plan,* shows the proposed Campus Master Plan Revision, including proposed project components.

The following six project components are proposed (see *Table 1, Proposed Project Components*). Certain of these components are being analyzed at a project level, while the remaining portions are being analyzed at a program level:

- **ADOBE FALLS FACULTY/STAFF HOUSING.** The Adobe Falls Faculty/Staff Housing component is proposed for SDSU's 33-acre undeveloped land located north of I-8. The site is bordered by Adobe Falls Road/Del Cerro Boulevard to the north, I-8 to the south, and residential communities to the west.



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SAN DIEGO STATE UNIVERSITY

Figure 1

Regional Map

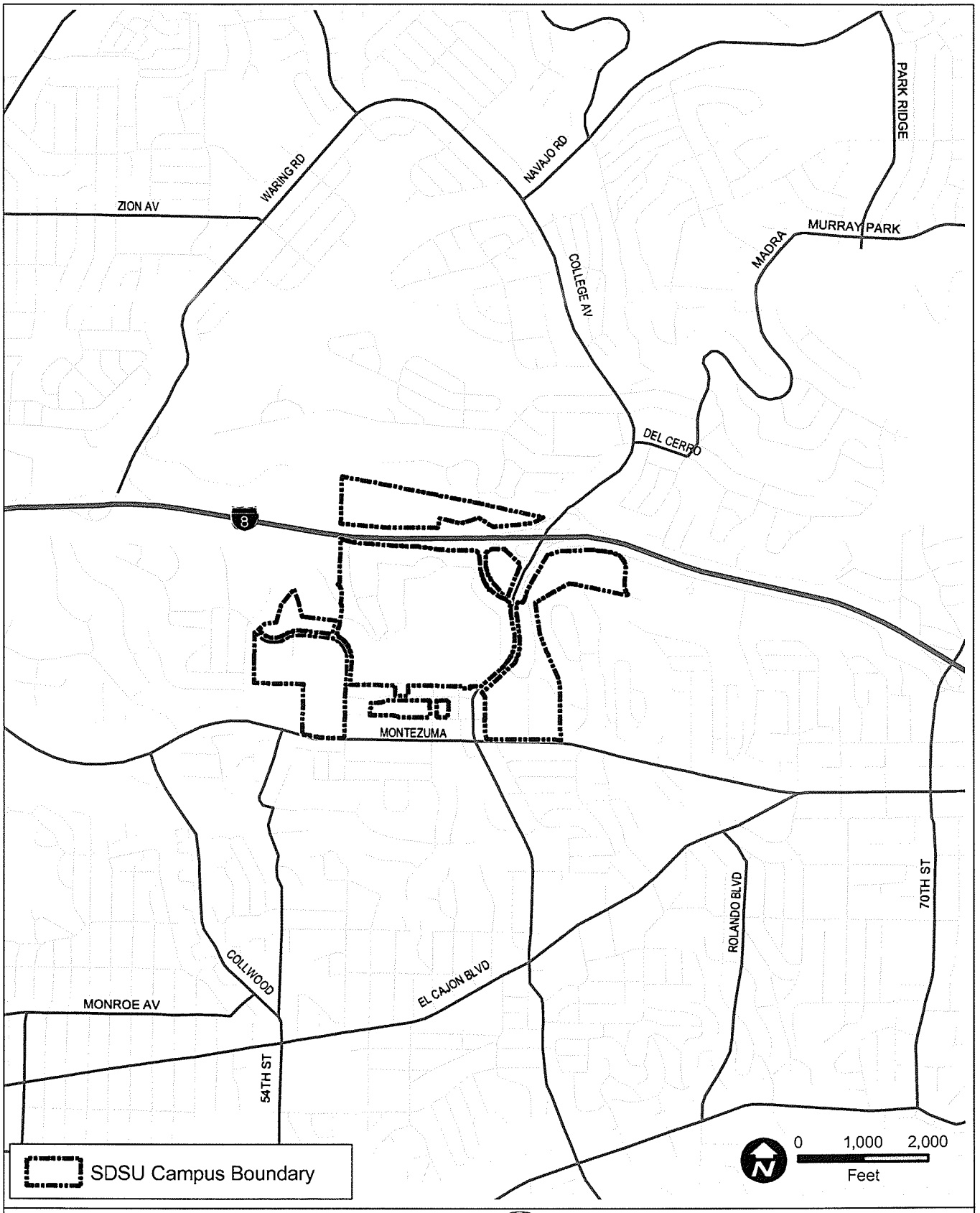

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Figure 2
Vicinity Map

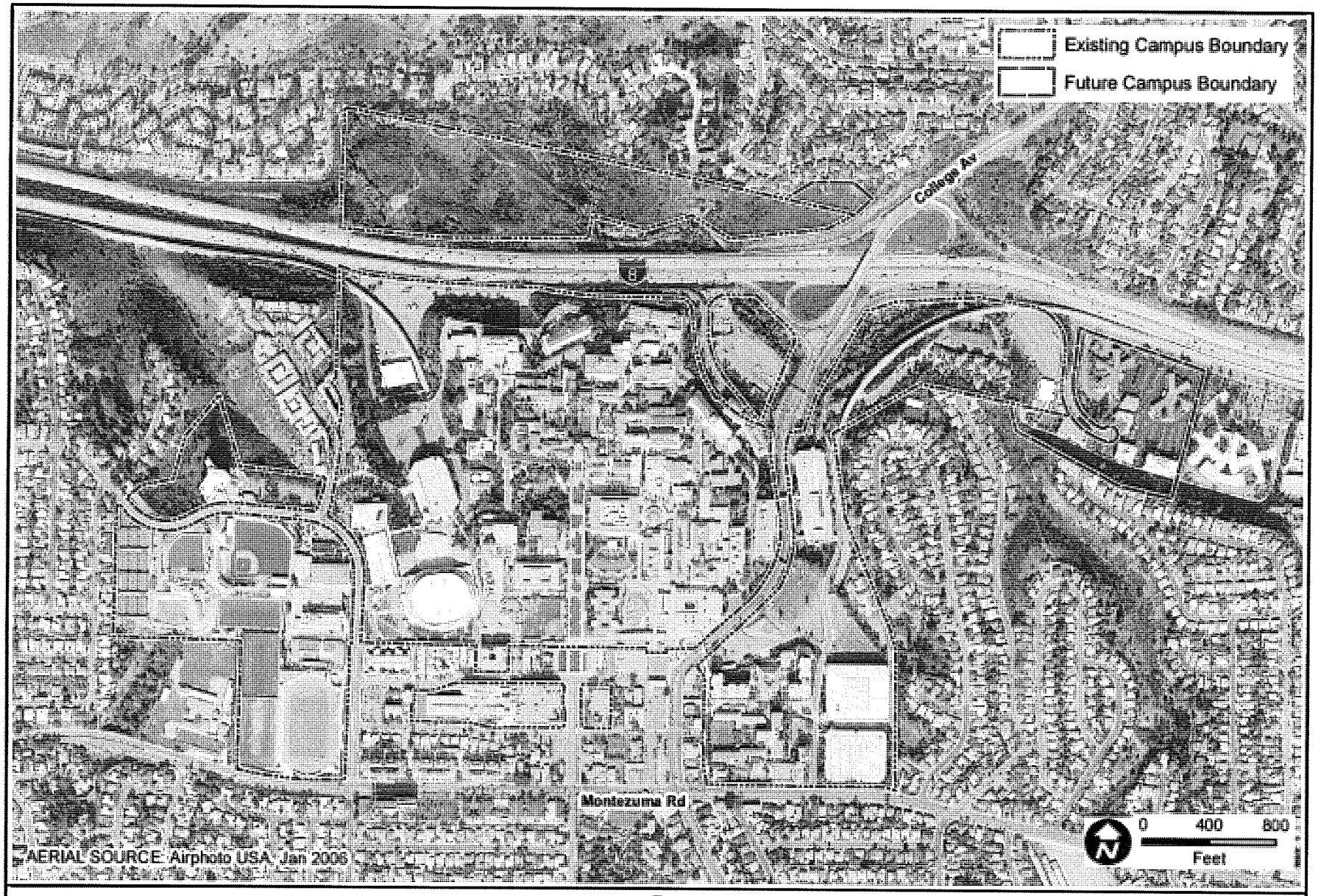

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Figure 3
Existing Land Use

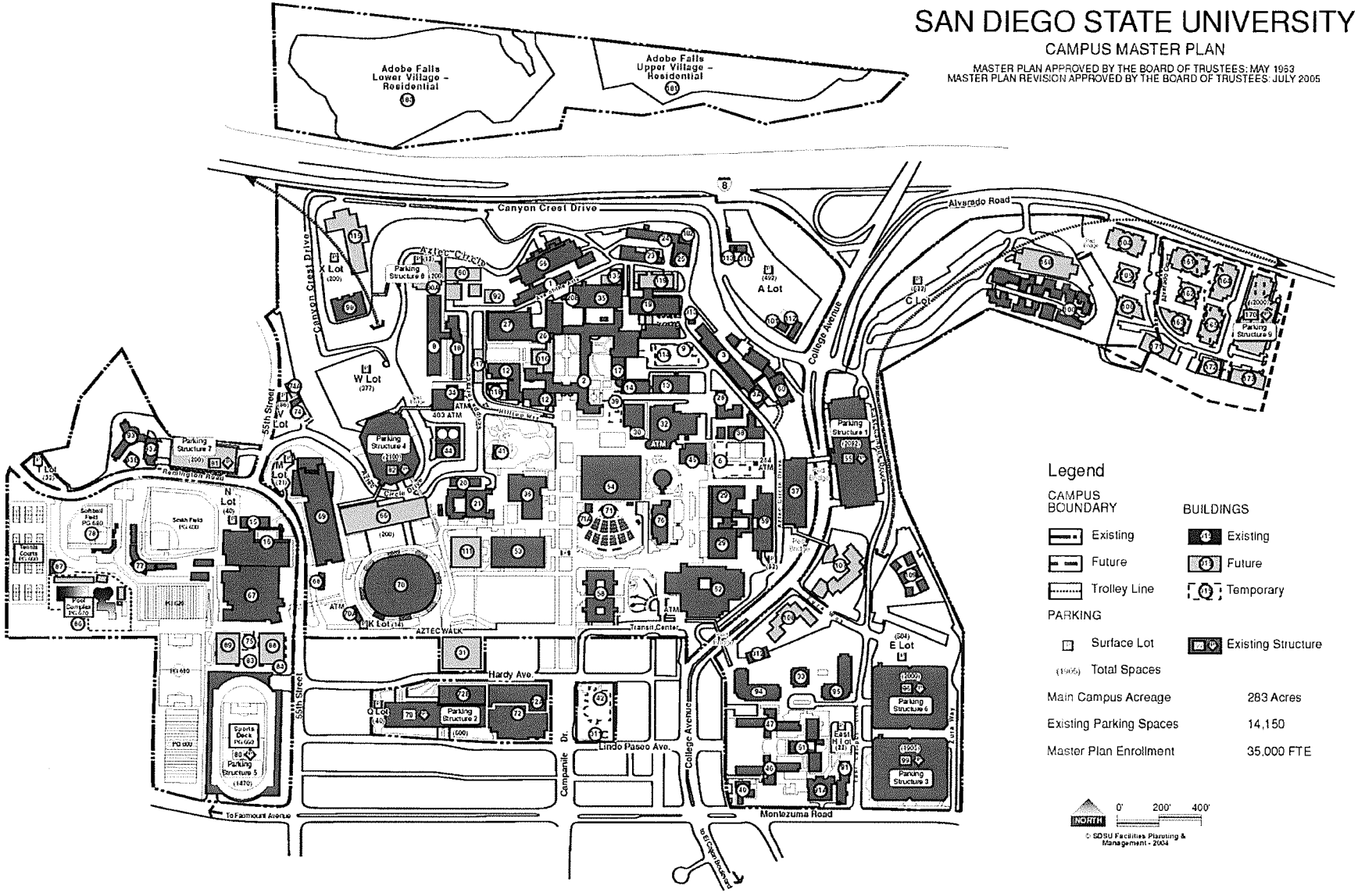

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Figure 4

Existing Campus Master Plan

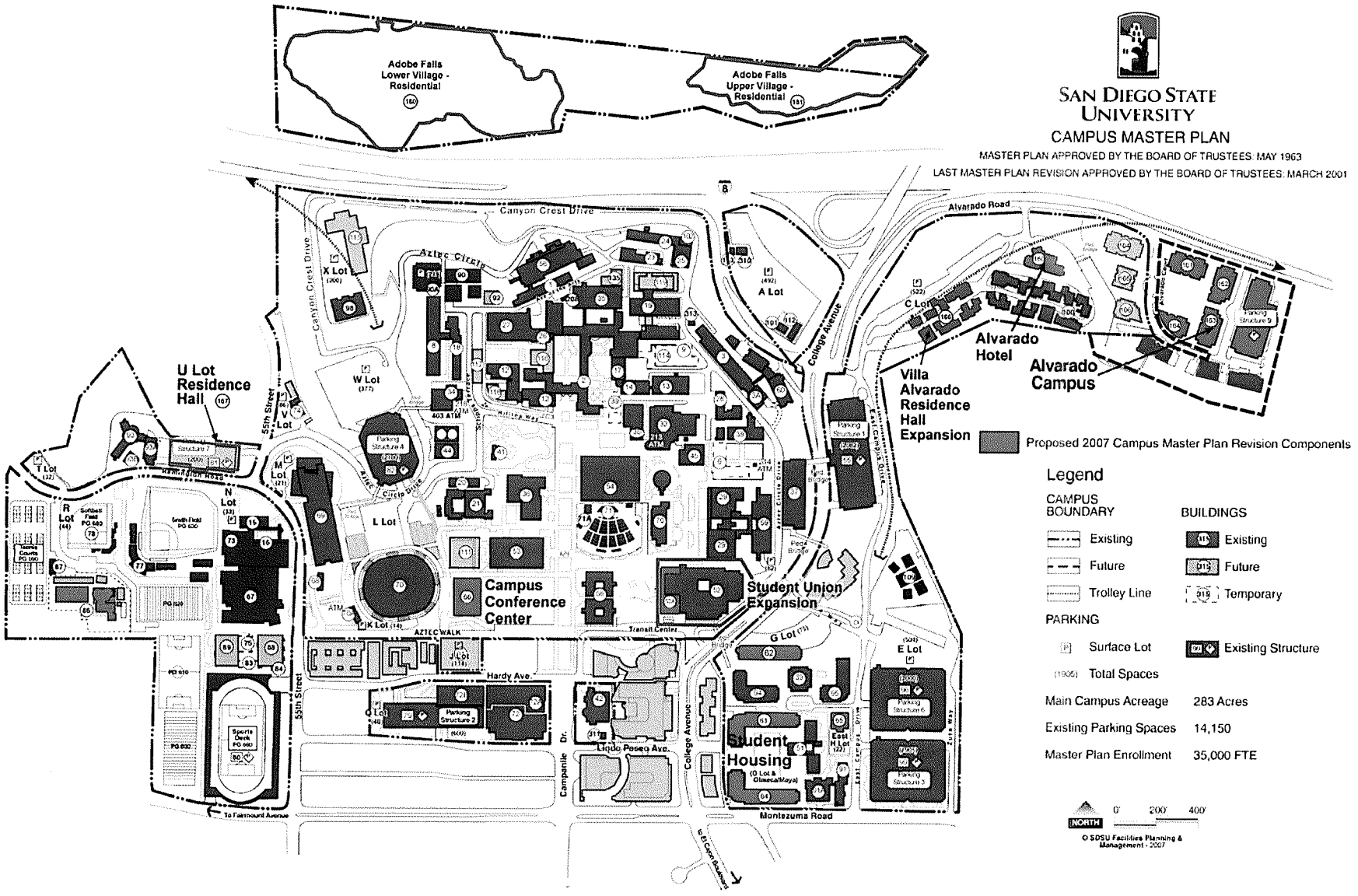

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Figure 5

Proposed Campus Master Plan

TABLE 1
Proposed Project Components

Component Name	Existing Land Use	Existing Campus Master Plan Use	Level of Analysis
Adobe Falls Faculty/Staff Housing	Upper Village Undeveloped land	Not designated	Project
	Lower Village Undeveloped land	Not designated	Program
Alvarado Campus	D Parking Lot (SDSU-owned land)	East Campus Development Area	Project
	Alvarado Core Site - Medical office park (SDSU Foundation-owned land)	None	Program
Alvarado Hotel	C Lot	C Lot	Project
Campus Conference Center	Undeveloped Land	Undeveloped Land	Program
Student Housing	G Lot Residence Hall and Student and Residential Life Administration Building - G Parking Lot	G Lot	Project
	Olmeca/Maya Reconstruction – Student housing	Student Housing	Project
	U Lot Residence Hall - U Parking Lot	Parking Structure 7	Program
	Villa Alvarado Residence Hall Expansion - C Parking Lot	C Lot	Program
Student Union/Aztec Center Expansion	Aztec Center	Aztec Center	Project

Note: The eastern portion of the Alvarado Campus is situated on property owned by the SDSU Foundation. The Alvarado Campus land is designated "Redevelopment Project Area" on the College Area Community Plan Planned Land Use Map (City of San Diego 1989a).

The Adobe Falls site is proposed as a new residential community to provide faculty and staff housing. Due to topographical features created by the meandering nature of Alvarado Creek, the development would consist of two general areas. The western "Lower Village" and eastern "Upper Village" portion would both include a mixture of townhomes and/or condominiums. Both segments would contain ancillary facilities, including vehicle parking, a community center, and a bicycle/pedestrian path.

- **ALVARADO CAMPUS.** The Alvarado Campus component of the proposed project is located in the northeast portion of the SDSU campus, extending eastward onto property presently owned by the SDSU Research Foundation. The site is bordered by Alvarado Road to the north and an undeveloped slope and Alvarado Creek to the south. The northward-trending bend in Alvarado Creek forms the western boundary, and the edge of the existing medical office facility property serves as the eastern boundary. The Alvarado Campus project component consists of two distinct areas: D Lot, which is an existing

SDSU parking lot with 432 spaces, and the existing Alvarado Medical Center, a complex of medical offices and research facilities located east of D Lot, and owned by the SDSU Research Foundation. Under the proposed project, the two areas that make up the Alvarado Campus component would function as one contiguous campus region.

The Alvarado Campus component ultimately will include a total of approximately 710,000 square feet of new academic/research/medical space. A 1,840-car, multi-story parking structure is also planned for this project component. Access between the Alvarado Campus and central campus would occur through expansion of the Red and Black Shuttle Service. The proposed project also would entail the reconfiguration of Alvarado Court to allow for the development of a more unified campus node.

- **ALVARADO HOTEL.** This project component is proposed to be located on approximately 2.0 acres of existing Lot C, immediately north of Villa Alvarado Residence Hall, a coeducational apartment-style residence hall, and south of Alvarado Road. The site abuts Alvarado Creek to the north and east and campus parking lots to the west.

  The Alvarado Hotel would consist of an approximately 60,000-gross-square-foot six-story building, with up to 120 rooms and studio suites. The facilities will contain a small meeting room, exercise room, board room, business center, on-site restaurant, and hospitality suite. The hotel would be developed by Aztec Shops and operated in cooperation with the SDSU School of Hospitality and Tourism Management. Site parking will be provided for 130 to 140 cars, either on grade or in a subterranean garage. Trash enclosures, storage, and an entry canopy will be provided.

- **CAMPUS CONFERENCE CENTER.** This component would consist of the development of a new 70,000-gross-square-foot three-story building on approximately 0.5 acre located east of Cox Arena for meeting/conference space. The new building would provide meeting/conference space, office space, food services, and retail services. This facility would be utilized by student, faculty, and staff organizations, as well as off-campus groups. This facility would be located on the old tennis court site.

- **STUDENT HOUSING.** This project component, which would be developed in multiple phases, includes the demolition of two existing student housing structures and the construction of five new housing structures, ultimately resulting in a net increase of 2,976 student housing beds on campus. This component would occur in four phases, impacting four areas of campus: G Lot, Olmeca/Maya Residence Halls/HARE, U Lot, and C Lot.

- The G Lot project component would include construction of a 10-story 350,000-gross-square-foot Type 1 (reinforced concrete) structure to house 800 student beds and the reconfiguration of existing G Lot, which would result in a 90% reduction in available surface parking spaces. G Lot is bordered on the northwest by College Avenue, the northeast by Zura Way (an internal campus street), and the south by the East Campus Residence Hall complex, which includes Tepeyac, Cuicacalli, and Tacuba Halls.

- The Olmeca/Maya/Office of Housing Administration and Residential Education (HARE) component would consist of demolition of the existing Olmeca and Maya Residence Halls and HARE buildings. A new two-story, 15,000-gross-square-foot HARE building would be constructed immediately north of H Lot. Two new 10-story 350,000-square-foot residence halls would be constructed on the site formerly supporting Olmeca and Maya Residence Halls. Each of these Type 1 structures would support 800 beds.

- The U Lot portion of this project component would consist of removing existing U Lot parking spaces and replacing them with a 10-story 350,000-gross-square-foot Type-1 structure to house 800 student beds. This structure would be constructed over the previously master-planned but not yet built Parking Structure 7. The parking structure would contain spaces for 750 vehicles, 250 more spaces than previously master-planned.

- The C Lot portion of this project component would result in the redevelopment of this existing parking lot into a 200-student-bed residence hall. This component would consist of 50 two-bedroom apartments, housing 200 student beds, in 2 and 3 story structures. These structures would mirror the existing Villa Alvarado Residence Hall located immediately east of this project component.

- **STUDENT UNION EXPANSION AND RENOVATION.** The existing Student Union, referred to as "Aztec Center," is located immediately west of College Avenue, along the southern border of campus. This component would consist of renovations to the existing Aztec Center, including up to a 70,000-gross-square-foot expansion, to include social space, meeting space, recreation facilities, student organization offices, food services, and retail services.

2.0 EXISTING CONDITIONS

2.1 Project Setting

The proposed project lies within the City of San Diego, County of San Diego, State of California. The County of San Diego is both economically and culturally diverse and has experienced high population growth over the last decade. The City of San Diego is considered to be one of the largest cities (by land area) in the United States. Although the City of San Diego serves as the anchor jurisdiction in the San Diego Metropolitan area, residents live in many outlying City neighborhoods, as well as outlying Cities within the western County area.

Employment centers are focused around metropolitan San Diego, which supports major job centers in the downtown area, Mission Valley, Sorrento Valley, Kearny/Balboa Mesa, Rancho Bernardo, and University City. Job centers have also grown in outlying cities, including in Chula Vista, Carlsbad, and Escondido. It is not uncommon for residents to participate in long daily commutes; many workers have recently moved to southern Riverside County (45+ miles to the north), the Imperial Valley (90+ miles to the east), and northern Baja California (20+ miles to the south) in search of affordable housing (SANDAG 2004, p. 45). As the County's population continues to grow, housing and job centers are becoming more intermixed in an effort to decrease long commute times and better utilize scarce space.

2.2 Statewide Context

In 2000, California's population had reached 34,043,198; it is the most populous state in the nation. The population is estimated to grow as a result of strong immigration from other states and other nations, high birth rates among specific segments of the state's population, and increasing lifespans of seniors. By 2030, California's population is expected to reach 48,110,671 (State of California 2004). This would constitute a 30% increase over the existing population, with approximately 600,000 new arrivals each year.

Providing for Progress: California Higher Education Enrollment Demand and Resources into the 21st Century (California Postsecondary Education Commission 2000) indicates that, as California enters the 21st century, an enrollment surge at higher education facilities will likely occur, similar to the enrollment surges of post-World War II veterans and baby boom-era students in the 1950s, 1960s, and 1970s, known as the "Tidal Wave." Tidal Wave II is now upon us—the children of and, by 2025, the grandchildren of baby boomers will be reaching college age (California Postsecondary Education Commission 2000, p. 2).

In 2000, the State of California had 12,214,549 housing units, 711,679 (5.8%) of which were vacant. Of the 11,502,870 occupied housing units, 6,546,334 units were owner occupied, while

the balance were renter occupied (U.S. Census Bureau 2000). By 2005, the state's housing stock was estimated to be 12,989,254 units (U.S. Census Bureau 2006).

In accordance with State of California housing element consistency regulations (outlined in Government Code, Section 65583), each local City/County is required to prepare a housing element that assesses the community's needs (with the State-imposed goal of providing housing opportunities for all segments of the community and all income groups) and then establish policies to ensure that these needs are met. The housing element includes goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. While provision of general plan/zoning designations that allow for adequate housing is an obligation of local governments, there is considerable State oversight in order to ensure that adequate supplies of all types of housing are being provided statewide. To ensure that State goals are being met at the local level, the Department of Housing and Community Development reviews all local housing elements (Government Code, Section 65583).

2.3 Regional Context

Population

In 2004, the San Diego region supported 3,013,014 people. This figure is expected to increase to 3,245,279 people by 2010; 3,635,855 people by 2020; and 3,984,753 people by 2030 (SANDAG 2006). *Table 2, SANDAG Regional Population Forecasts,* lists each jurisdiction's existing population and forecasted increases.

SDSU's student and government workforce population projections were provided to SANDAG in 2005 prior to SANDAG's most recent update to the 2030 Regional Growth Forecast (September 2006). In May 2005, SDSU and SANDAG met to discuss SDSU's growth projections. In September 2005, SDSU provided a letter to SANDAG that included student and government workforce projections, along with a request to forward the projections to appropriate personnel at the City of San Diego. This letter is included as Appendix A to this report. For purposes of this analysis, it is assumed that SDSU's student and governmental workforce population numbers from September 2005 are included in the 2030 Regional Growth Forecast (SANDAG 2006).

TABLE 2
SANDAG Regional Population Forecasts

Local Jurisdiction	2004	2010	2020	2030	Total Increase (2004 to 2030)	% Change (2004 to 2030)
Carlsbad	92,695	109,611	119,095	127,046	34,351	37%
Chula Vista	208,675	248,174	289,304	316,445	107,770	52%
Coronado	26,591	27,512	29,738	31,038	4,447	17%
Del Mar	4,543	4,661	5,138	5,497	954	21%
El Cajon	97,670	100,919	105,214	112,008	14,338	15%
Encinitas	62,463	65,358	68,030	73,170	10,707	17%
Escondido	140,328	148,630	158,494	169,929	29,601	21%
Imperial Beach	27,799	28,331	32,590	36,125	8,326	30%
La Mesa	56,007	59,920	60,686	64,522	8,515	15%
Lemon Grove	25,590	27,163	28,859	31,175	5,585	22%
National City	56,018	59,905	69,104	74,241	18,223	33%
Oceanside	172,866	186,785	196,482	207,237	34,371	20%
Poway	50,534	51,833	54,035	57,474	6,940	14%
San Diego	1,295,147	1,365,130	1,514,336	1,656,257	361,110	28%
San Marcos	66,850	82,608	90,026	95,553	28,703	43%
Santee	54,084	62,031	66,668	72,115	18,031	33%
Solana Beach	13,396	13,807	14,839	15,761	2,365	18%
Vista	94,030	98,182	106,075	115,768	21,738	23%
Unincorporated	467,728	504,719	627,142	723,392	255,664	55%
REGION	3,013,014	3,245,279	3,635,855	3,984,753	971,739	32%

Source: SANDAG 2006.

Housing

As indicated in *Table 3, SANDAG Existing and Projected Housing Units*, in 2004, there were a total of 1,095,077 housing units in the San Diego region. Of all units, 4.3% were vacant (SANDAG 2006). This low vacancy rate indicates that regional housing demand outstrips the supply. By 2030, a total of 1,383,803 units will be needed to accommodate the anticipated 32% population increase. This is a 288,726-unit increase (26%). An increase of 26% of housing units to accommodate the 32% increase in population will be sufficient due to the increasing average size of household from 2.77 to 2.87 persons (SANDAG 2006). This increase in average household size would help to offset the total number of housing units needed by 2030 (SANDAG 2006).

TABLE 3
SANDAG Existing and Projected Housing Units

Jurisdiction	2004	2010	2020	2030	Total Increase (2004 to 2030)	% Change (2004 to 2030)
Carlsbad	39,287	45,757	48,558	49,899	10,612	27%
Chula Vista	70,609	84,166	97,732	102,885	32,276	46%
Coronado	9,450	9,502	9,690	9,796	346	4%
Del Mar	2,511	2,531	2,544	2,546	35	1%
El Cajon	35,429	35,908	37,423	38,155	2,726	8%
Encinitas	24,521	25,227	26,054	27,066	2,545	10%
Escondido	46,467	48,116	51,404	53,087	6,620	14%
Imperial Beach	9,754	9,830	11,349	12,063	2,309	24%
La Mesa	24,911	26,205	26,623	26,927	2,016	8%
Lemon Grove	8,770	9,163	9,745	10,068	1,298	15%
National City	15,158	15,722	18,481	19,108	3,950	26%
Oceanside	62,767	66,686	69,832	70,428	7,661	12%
Poway	16,183	16,671	17,326	17,747	1,564	10%
San Diego	490,266	518,063	574,254	610,049	119,783	24%
San Marcos	23,190	28,620	31,032	31,696	8,506	37%
Santee	18,891	22,120	23,948	24,747	5,856	31%
Solana Beach	6,473	6,539	6,697	6,728	255	4%
Vista	30,169	30,911	33,507	34,947	4,778	16%
Unincorporated	160,271	172,443	213,141	235,861	75,590	47%
REGION	1,095,077	1,174,180	1,309,340	1,383,803	288,726	26%

Source: SANDAG 2006.

SANDAG, as the San Diego metropolitan area's regional planning entity, prepares a Regional Housing Needs Assessment every 5 years. The purpose of the Regional Housing Needs Assessment is to identify the existing and projected housing needs for the region's local jurisdictions. The Regional Housing Needs Assessment defines existing housing opportunities and the need for more affordable options for all segments of the populations, especially lower incomes. This information is used by local jurisdictions to prepare the housing elements of their general plans. The most recent Regional Housing Needs Assessment was approved on February 25, 2005 (SANDAG 2005).

The State Department of Housing and Community Development, in conjunction/coordination with regional entities such as SANDAG, provides each region with its share of the anticipated

statewide housing needs. The federal, state, and regional growth forecasts concluded that the San Diego region was projected to need between 107,000 and 111,000 new housing units by 2010 (SANDAG planned for 107,301) (SANDAG 2005). SANDAG is then responsible for distributing this need in an equitable way to each jurisdiction. Each jurisdiction is assigned a number of units it will be required to reflect in its housing element. Units are further divided by income category need. Of the total 107,301 units needed by 2010, approximately 45,741 are anticipated to be located within the City of San Diego (SANDAG 2005).

2.4 Local Context

The City of San Diego, the largest city in the region, supports the largest segment of the population. As summarized in *Table 4, SANDAG Local Population Forecasts*, a total of 1,295,147 people lived in the City in 2004. This number is projected to increase to 1,365,130 by 2010; 1,514,336 by 2020; and 1,656,257 by 2030. SDSU is located within two community planning areas: College Area and Navajo, which had populations of 21,454 and 49,259 in 2004, respectively.

TABLE 4
SANDAG Local Population Forecasts

Locality	2004 Population	2010 Population Forecast	2020 Population Forecast	2030 Population Forecast	Total Increase (2004 to 2030)	Total % Increase (2004 to 2030)
City of San Diego	1,295,147	1,365,130	1,514,336	1,656,257	361,110	28%
College Area Community	21,454	23,852	27,978	31,687	10,233	48%
Navajo Community	49,259	49,992	50,968	53,340	4,081	8%

Source: SANDAG 2006.

Table 4, SANDAG Local Population Forecasts, indicates the City is planning for a large population increase in the College Area Community and a small population increase in the Navajo Community. *Table 5, Select SANDAG Local Population Characteristics*, summarizes demographic conditions that may contribute to these disproportionate forecasted population changes. The Navajo Community supports a larger-than-average percentage of 45+-year-old residents (median age is 44.2 years old), compared to the overall City average due to the largely established, single-family-home nature of this community. Most of the Navajo Community is built out, leaving little room for additional housing for new residents. In contrast, the College Area supports a disproportionately large percentage of 18- to 29-year-old residents (median age is 24.9 years old). This segment of the population will continue to be disproportionately large in the College Area because of both an expanding university as well as additional multi-family housing development, a favored housing unit type amongst student populations

TABLE 5
Select SANDAG Local Population Characteristics

Population by Age	2004 (# and % of Total Population)	2010 (# and % of Total Population)	2020 (# and % of Total Population)	2030 (# and % of Total Population)	Total Change 2004-2030	% Change 2004-2030
City of San Diego						
18-19	44,694, 3.5%	46,508, 3.4%	46,188, 3.1%	48,320, 2.9%	3,626	8%
20-24	101,094, 7.8%	108,857, 8.0%	110,818, 7.3%	116,770, 7.1%	15,676	16%
25-29	112,973, 8.7%	118,163, 8.7%	130,914, 8.6%	131,370, 7.9%	18,397	16%
40-44	101,836, 7.9%	95,863, 7.0%	102,987, 6.8%	109,944, 6.6%	8,108	8%
45-49	89,840, 6.9%	92,796, 6.8%	94,711, 6.3%	101,654, 6.1%	11,814	13%
50-54	75,656, 5.8%	86,677, 6.3%	88,932, 5.9%	96,949, 5.9%	21,293	28%
55-59	61,420, 4.7%	75,330, 5.5%	89,710, 5.9%	93,467, 5.6%	32,047	52%
60-61	19,336, 1.5%	26,533, 1.9%	34,230, 2.3%	37,270, 2.3%	17,934	93%
62-64	24,686, 1.9%	35,406, 2.6%	48,194, 3.2%	50,990, 3.1%	26,304	107%
65-69	35,138, 2.7%	42,358, 3.1%	67,584, 4.5%	83,937, 5.1%	48,799	139%
70-74	30,915, 2.4%	31,475, 2.3%	51,637, 3.4%	71,549, 4.3%	40,634	131%
75-79	27,632, 2.1%	25,897, 1.9%	33,307, 2.2%	55,780, 3.4%	28,148	102%
80-84	21,806, 1.7%	21,532, 1.6%	22,510, 1.5%	39,580, 2.4%	17,774	82%
85 and over	17,063, 1.3%	23,128, 1.7%	26,709, 1.8%	35,311, 2.1%	18,248	107%
Median Age	33.4	34.2	35.8	38.0	4.6	14%
College Area Community						
18-19	3,162, 14.7%	3,708, 15.5%	4,408, 15.8%	4,703, 14.8%	1,541	49%
20-24	5,130, 23.9%	5,906, 24.8%	6,667, 23.8%	7,131, 22.5%	2,001	39%
25-29	2,214, 10.3%	2,335, 9.8%	2,670, 9.5%	2,901, 9.2%	687	31%
40-44	933, 4.3%	939, 3.9%	1,214, 4.3%	1,282, 4.0%	349	37%
45-49	819, 3.8%	901, 3.8%	1,021, 3.6%	1,180, 3.7%	361	44%
50-54	788, 3.7%	855, 3.6%	1,034, 3.7%	1,247, 3.9%	459	58%
55-59	602, 2.8%	725, 3.0%	910, 3.3%	1,141, 3.6%	539	90%
60-61	193, 0.90%	303, 1.3%	395, 1.4%	515, 1.6%	322	167%
62-64	261, 1.2%	299, 1.3%	334, 1.2%	408, 1.3%	147	56%
65-69	395, 1.8%	487, 2.0%	602, 2.2%	838, 2.6%	443	112%
70-74	486, 2.3%	534, 2.2%	722, 2.6%	996, 3.1%	510	105%
75-79	595, 2.8%	613, 2.6%	715, 2.6%	1,037, 3.3%	442	74%
80-84	456, 2.1%	431, 1.8%	428, 1.5%	575, 1.8%	119	26%
85 and over	438, 2.0%	524, 2.2%	568, 2.0%	702, 2.2%	264	60%
Median Age	24.9	24.6	24.7	25.8	0.9	4%

TABLE 5
Select SANDAG Local Population Characteristics

Population by Age	2004 (# and % of Total Population)	2010 (# and % of Total Population)	2020 (# and % of Total Population)	2030 (# and % of Total Population)	Total Change 2004-2030	% Change 2004-2030
Navajo Community						
18-19	1,063, 2.2%	949, 1.9%	749, 1.5%	692, 1.3%	-371	-35%
20-24	2,319, 4.7%	2,427, 4.9%	1,980, 3.9%	1,992, 3.7%	-327	-14%
25-29	2,480, 5.0%	2,548, 5.1%	2,613, 5.1%	2,400, 4.5%	-80	-3%
40-44	4,058, 8.2%	3,450, 6.9%	3,031, 5.9%	3,159, 5.9%	-899	-22%
45-49	3,904, 7.9%	3,737, 7.5%	3,008, 5.9%	2,921, 5.5%	-983	-25%
50-54	3,495, 7.1%	3,809, 7.6%	3,151, 6.2%	2,893, 5.4%	-602	-17%
55-59	3,247, 6.6%	3,815, 7.6%	3,884, 7.6%	3,305, 6.2%	58	2%
60-61	1,209, 2.5%	1,641, 3.3%	1,866, 3.7%	1,689, 3.2%	480	40%
62-64	1,628, 3.3%	2,416, 4.8%	2,884, 5.7%	2,536, 4.8%	908	56%
65-69	2,590, 5.3%	3,281, 6.6%	4,736, 9.3%	5,102, 9.6%	2,512	97%
70-74	2,610, 5.3%	2,603, 5.2%	4,203, 8.2%	5,121, 9.6%	2,511	96%
75-79	2,385, 4.8%	2,141, 4.3%	2,625, 5.2%	4,060, 7.6%	1,675	70%
80-84	1,778, 3.6%	1,676, 3.4%	1,580, 3.1%	2,771, 5.2%	993	56%
85 and over	1,150, 2.3%	1,590, 3.2%	1,676, 3.3%	2,106, 3.9%	956	83%
Median Age	44.2	47.3	51.8	55.0	10.8	24%

Source: SANDAG 2006. (Note: Complete population-by-age tables can be found in *Appendix B.*)

In 2004, SDSU commissioned a Student Housing Demand Study to assess existing and likely future demand of housing types, styles, and localities favored by the SDSU student population. This study concluded that SDSU students primarily live in a cluster of seven zip codes that are near the university, along the I-8 corridor, and at the beach (Brailsford & Dunlavey 2004, p. 2). These seven zip codes contain almost 35% of the entire student body; 92115, the zip code that contains most of the College Area, supports 16%, while 92182, the on-campus zip code, supports an additional 17%. It should also be noted that nearly 33% of the student population either owns a home or lives with a relative (Brailsford & Dunlavey, 2004). The surveys conducted through the Student Housing Demand Study resulted in conclusions that students are price sensitive and primarily look to live in proximity to their school or along major automobile transportation routes that provide convenient access to and from campus. The study also concluded that students who live in beach communities (approximately 4% of the total student body) are not as price sensitive due to the higher rents present within these neighborhoods (Brailsford & Dunlavey 2004, p. 2). *Table 6, Distribution of Student Residences,* summarizes these distribution patterns.

TABLE 6
Distribution of Student Residences

Area	Number of Students/Percent of Total
SDSU Campus (92182)	2,993 / 17%
College Area (92115)	2,705 / 16%
Del Cerro (92120)	495 / 3%
Mission Beach (92109)	733 / 4%
La Mesa (91942)	543 / 3%
Casa del Oro (91941)	398 / 2%
Mira Mesa (92126)	297 / 2%
Serra Mesa/South Tierrasanta (92108)	428 / 2%
Remaining Locations	8,592 / 50%
Total	17,184 / 100%

Source: Brailsford & Dunlavey 2004.

Faculty and staff have traditionally lived in and around the SDSU campus, although they are more dispersed than the student population. Approximately 8% of faculty and 7% of staff live within the area immediately surrounding SDSU (i.e., College Area Community). *Table 7, Distribution of Faculty and Staff Residences*, summarizes employee residence distribution patterns.

TABLE 7
Distribution of Faculty and Staff Residences

Area	Number of Faculty/Percent of Total	Number of Staff/Percent of Total
College Area (92115)	198 / 8%	116 / 7%
La Mesa (91941, 91942, 91943, 91944)	215 / 8%	169 / 10%
Del Cerro (92120)	100/ 4%	71 / 4%
Kensington/Normal Heights (92116)	115 / 4%	46 / 3%
El Cajon (92019, 92020, 92021)	110 / 4%	130 / 8%
San Carlos (92119)	97 / 4%	43 / 3%
Hillcrest/Mission Hills (92103)	124 / 5%	36 / 2%
North Park (92104)	80 / 3%	37 / 2%
Remaining Locations	1,524 / 59%	1,013 / 61%
Total	2,563 / 100%	1,661 / 100%

Source: SDSU Human Resources Center October 31, 2006.
Note: Percentage totals may not add up due to rounding.

Student's sensitivity to price, as well as the rapidly changing nature of the central San Diego residential environment, makes it difficult to predict exactly how students' living patterns will change by 2025. The expense of housing in San Diego will also impact faculty and staff living

choices. It is assumed that current percentages of the university population within neighborhoods would be similar in the future. The largest percentage of student population is currently housed in the College Area. Changes in housing affordability and other popular amenities will not likely change the desirability of the College Area among the student population It is likely that the College Area will continue to support a large percentage of students in the future and for this reason, an increase in multi-family residential housing units (a popular housing unit amongst student populations) is projected by SANDAG. *Table 8, SANDAG Existing and Forecasted Housing Stock within the College Area*, summarizes housing unit types predicted to be available by 2030.

TABLE 8
SANDAG Existing and Forecasted Housing Stock within the College Area

	2004	2010	2020	2030	Total Change (2004 to 2030)	Percent Change (2004 to 2030)
Total Population	21,454	23,852	27,978	31,687	10,233	48%
Household Population	16,645	18,498	22,398	25,699	9,054	54%
Group Quarters Population	4,809	5,354	5,580	5,988	1,179	25%
Total Housing Units	7,361	8,118	9,806	10,867	3,506	48%
Single Family	4,249	4,270	4,270	4,211	-38	-1%
Multi-Family	3,112	3,848	5,536	6,656	3,544	114%
Total Occupied Housing Units	7,157	7,938	9,411	10,569	3,412	48%
Occupied Single Family	4,145	4,191	4,127	4,126	-19	0%
Occupied Multi-Family	3.012	3,747	5,284	6,443	3,431	114%
Vacancy Rate	2.8%	2.2%	4.0%	2.7%	-0.1	-4%
Persons per Household	2.33	2.33	2.38	2.43	0.10	4%

Source: SANDAG 2006.

3.0 SIGNIFICANCE CRITERIA

The following significance criteria included in Appendix G of the CEQA Guidelines assist in determining the significance of a population and housing impact. Impacts to population and housing would be significant if the proposed project would:

1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

4.0 IMPACTS

This project's population and housing discussion centers on two separate but related issues: (1) population growth that could result from enhanced higher education facilities that promote people moving to the area to take advantage of school or employment opportunities, and (2) an increase in demand for housing as a result of the university's student/faculty/staff population growth Theses issues are related to the first threshold of significance which determines a project's potential for growth inducing impacts The project's relationship to growth forecasts is described below in *Section 4.1, Population Growth Section 4.2, Housing* speaks to the second issue of whether adequate housing will be available for this projected increase in population growth *Section 4.2, Housing* also discusses the project's potential for displacement of existing housing units and people.

4.1 Population Growth

As shown in *Table 9, Proposed Student, Faculty, and Staff Increases*, a 10,000-FTE increase by 2025 would equate to an additional 11,385 students. This increase in students would necessitate approximately 691 additional faculty and 591 staff members. At the planning horizon year of 2025, a total of 12,667 additional students, faculty, and staff would be attending/working at SDSU.

TABLE 9
Proposed Student, Faculty, and Staff Increases

Campus Population	Population Increase
Students	11,385
Faculty	691
Staff	591
Total Increase in Campus Headcount	11,385 +691 + 591 = **12,667**

Source: SDSU Office of Facilities Planning Design and Construction, October 31, 2006.

The SDSU Campus Master Plan 2007 would allow construction of additional physical facilities to accommodate an increase of 12,667 students, faculty, and staff. The Master Plan is not specifically prompting this growth, but rather responding to the State of California's burgeoning

population. An increasing statewide population is resulting in an increasing need for college education facilities. As indicated in *Providing for Progress California Higher Education Enrollment Demand and Resources into the 21st Century* (California Postsecondary Education Commission 2000), approximately 72% of the anticipated increase in college-bound students will be the result of the state's growing population, which is attributed to rising birth rates, declining death rates, and immigration from other regions of the country, as well as internationally.

The remaining 28% of the projected statewide higher education enrollment increase will be a result of increased college participation rates (California Postsecondary Education Commission 2000, p. 4). The rising cost of living in California coupled with the changing nature of the economy from an industrial to information- and service-based system is prompting more and more young people to pursue a college degree. These larger societal factors are occurring regardless of higher education facilities' ability to support this growing demand. Rapid statewide population growth over the last several years has already strained current higher education facilities; improvements are long overdue to even support the existing demand for higher education. Therefore, on a statewide level, this project is growth accommodating rather than growth inducing.

The Campus Master Plan Revision would help support the projected higher education needs of the regional population. In order to support growth of the state, regional, and local economy, higher education opportunities are necessary for workforce training, continuing education, and advancement of human knowledge and research. SDSU is one of the region's largest employers, the growth of which will result in additional job creation to further support the economic health of the state, region, and City. Therefore, the proposed project would be growth accommodating rather than growth inducing.

The population within the City of San Diego is expected to increase by 28% by 2030; the population in the College Area is expected to increase by 48% by 2030; and the population in the Navajo Community is expected to increase by 8% by 2030. These SANDAG estimates are the basis for the City's *Progress Guide and General Plan Housing Element* (City of San Diego 1989b) updates. These documents are mandated to accommodate the anticipated population growth estimated by the regional planning entity that is summarized in the Regional Housing Needs Assessment (SANDAG 2005). Because the proposed project is long-term in nature and growth projections are periodically updated by SANDAG, in order to continue to ensure that SDSU's growth projections are incorporated into SANDAG forecasts, SDSU will provide SANDAG with the proposed project's growth projections upon project approval (see *Section 5.0, Mitigation Measures, Mitigation Measure 5.1*).

4.2 Housing

The increase of 12,667 SDSU students, faculty, and staff by 2025 in the San Diego region will necessitate additional housing units. This growth was included in regional growth forecasts that are the backbone for local housing elements, policies, land use designations, incentive programs, and regulatory processes that are in place to accommodate this increased housing demand. Each City, including the City of San Diego, updates its housing element to reflect the Regional Housing Needs Assessment, which incorporates SANDAG's regional growth forecasts as the baseline for determining the number of units each jurisdiction must allow. The City of San Diego updated its housing element in December 2006. Current student and faculty/staff residential trends are likely to continue and cause increased demand for housing within specific areas of the City of San Diego.

Student Housing

In 2004, SDSU commissioned a student housing demand study to assess existing and likely future demand of housing types, styles, and localities favored by the SDSU student population. The study determined that SDSU students primarily live in a cluster of seven postal service zip codes encompassing housing near the university, along the Interstate 8 corridor, and at the beach (Brailsford & Dunlavey 2004, p. 2). (See *Table 6.*) This study concludes that student housing preference surveys indicate that approximately 50% of students have a preference for housing in university managed facilities or within walking distance of campus.

SDSU has commissioned a subsequent housing demand and market study during the spring of 2007. This study will document student housing preferences which will further assist SDSU Facilities Planning, Design and Construction staff with designing appropriate housing unit types (i.e., shared suites, standard dormitories, etc.) consistent with student preferences and financial situations. At the time of EIR publication, this study is scheduled for release in the Fall of 2007.

In an attempt to update the 2004 Student Housing Preference Survey (summarized by Brailsford & Dunlavey 2004) and *Table 9*, above, the SDSU Office of Facilities Planning, Design and Construction conducted an inventory of existing multi-family housing units both on campus, off campus (but managed by SDSU), within 0.5 to 1 mile of campus (with access to a private shuttle service), and within 1 mile of campus (without access to a private shuttle service). Conservative assumptions as to the percentage of SDSU student occupants were derived from existing campus data and interviews with on-site private property managers. *Table 10, Existing Student Housing Distribution On and Nearby SDSU*, provides a summary of on-campus and nearby housing units occupied by SDSU students.

As of the 2006-2007 academic school year, there were 4,942 beds available to SDSU students for housing, either on campus or off campus, within facilities managed by SDSU solely for the purpose of student housing. Based on SDSU Office of Facilities Planning, Design and Construction's inventory and apartment manager interviews, it is highly likely that up to 90% of occupants of an additional 3,707 beds within 0.5 to 1.0 mile of campus (which are serviced by a private shuttle to/from SDSU) house SDSU students. Finally, as indicated in *Table 10*, the SDSU Office of Facilities Planning, Design and Construction has determined that an additional 1,983 beds are located within private apartment complexes between 0.5 and 1.0 mile from campus. While *Table 10* does not reflect an estimate, it is reasonable to assume that many of these beds are occupied by SDSU students The known housing units that make up the summaries in Table 10 are depicted on *Figure 6, Existing and Proposed Housing Units On and Nearby SDSU*

TABLE 10
Existing Student Housing Distribution On and Nearby SDSU

Location	Number of Beds	Estimate % Occupied by SDSU Students	Total
On Campus - Cuicicalli (686) - Zura (585) - Olmeca (200) - Maya (200) - Tenochca (380) - Chapultepec (540) - Villa Alvarado (360) - Overflow Lounges, RAs, Guest rooms (271)	3,222	100%	3,222
Off Campus – Within 0.5 Mile – SDSU Managed - Piedra del Sol (227) - University Towers (568) - Aztec Corners (606) - Emerald Isle (30) - Fraternity Row (242) - Sanctuary Suites (47)	1,720	100%	1,720
Off Campus – Within 0.5 Mile or Served by Shuttle	3,707	90%	3,336
Off Campus – Within 0.5 to 1.0 Mile – Privately Owned/Operated	1,983	0%	0
TOTAL	10,632	-	8,278

Source: SDSU Office of Facilities Planning, Design and Construction 2007 This information was derived from an inventory of existing multi-family housing units both on and off-campus Conservative estimates as to the percentage of student occupants were derived from existing campus data and interviews with on-site private property managers.

Based on available data, it is reasonable to conclude that students primarily look to live in proximity to school or along major automobile transportation routes that provide convenient access to and from campus. Students who live in beach communities (approximately 4% of the total SDSU student body) are not as price sensitive, based on the higher rents within these neighborhoods (Brailsford & Dunlavey 2004, p. 2). These studies support the assumption that students will continue to seek housing options on or near the SDSU campus. The SDSU Office of Facilities Planning, Design and Construction summarized the near-term and long-term projected housing units (and associated beds) that are planned for construction and ultimate occupancy during buildout of the proposed project. Projected housing units are included in *Table 11, Projected Student Housing Units On and Nearby SDSU.*

TABLE 11
Projected Student Housing Units On and Nearby SDSU

Location	Number of Beds
Projected (2011/2012)	
On Campus - G Lot (800) - Olmeca/Maya Replacement (1,176)	1,976
Off Campus – Within 0.5 Mile – SDSU Managed - Sorority Row (215)	215
Off Campus – Within 0.5 Mile – Private	974
Off Campus – Within 0.5 to 1.0 Mile – Private	1,128
SUBTOTAL (2011/2012)	4,293
Projected (2024/2025)	
On Campus - U Lot (800) - Villa Alvarado (200)	1,000
Off-Campus – Within 0.5 Mile – SDSU Managed - University Towers (350) - The Paseo (1,300)	1,650
Off Campus – Within 0.5 Mile – Private	2,226
Off Campus – Within 0.5 to 1.0 Mile – Private	850
Future Student Housing (SDSU/Private Partnership) along Trolley Routes	1,900
SUBTOTAL (2024/2025)	7,626
TOTAL PROJECTED	11,919
Existing Housing Units (see Table 10)	10,632
GRAND TOTAL	22,551

Source: SDSU Office of Facilities Planning, Design and Construction 2007.

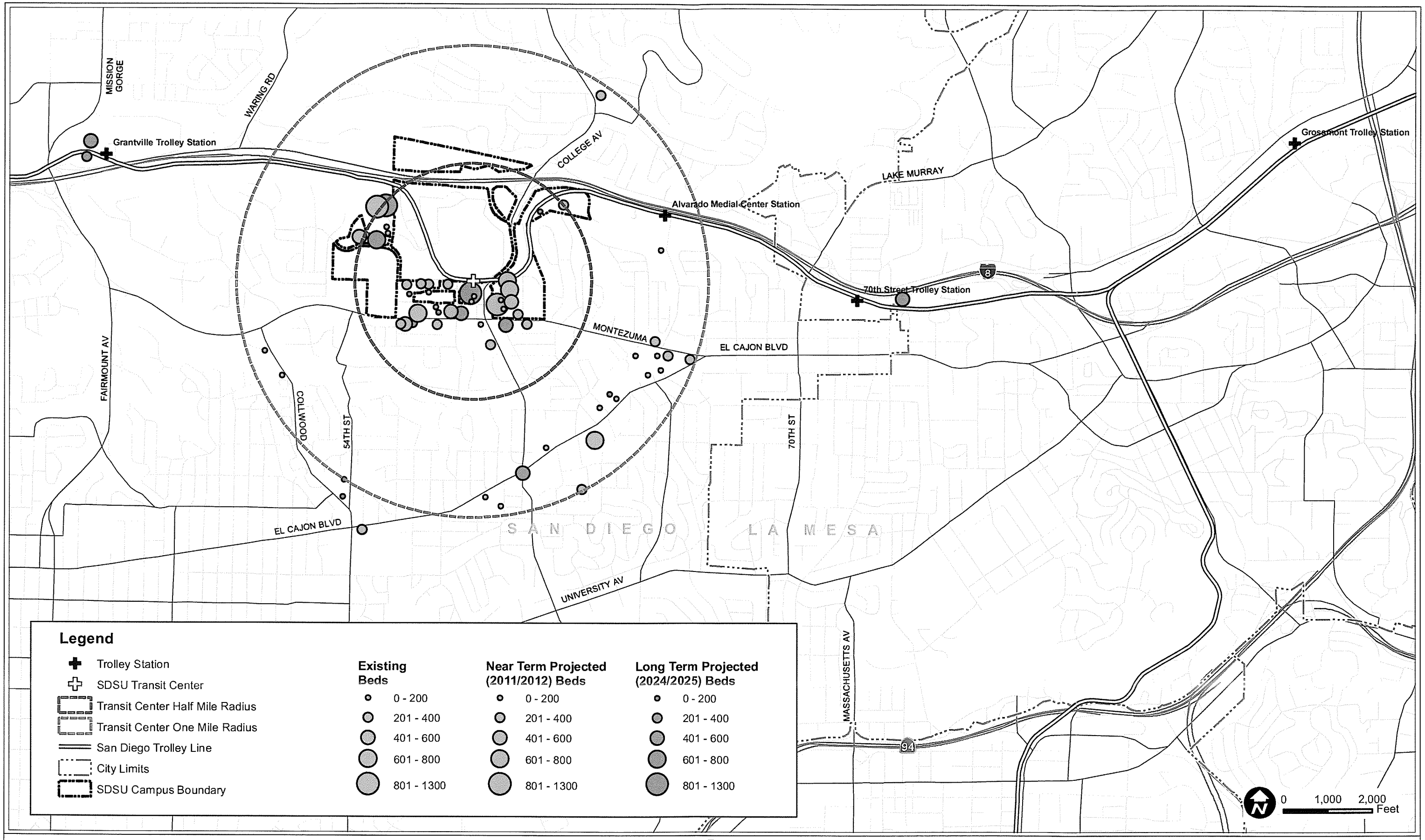

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Figure 6
Existing and Proposed Housing Beds On and Nearby SDSU

To address the anticipated need for additional housing units to accommodate the 10,000-FTE increase, SDSU has proposed an additional 2,976 beds on campus. Recent redevelopment trends in the College Area, and City and Redevelopment Plans' land use designations give rise to the assumption that the private market will respond to the demand for additional student housing within the College Area. Based on future housing stock projections, by the year 2024-25, there will be a sufficient number of housing units available either on campus or within 1 mile of campus to house approximately 50% of the future campus student population Based on existing data, it is estimated that approximately 31 – 33% of existing students live on campus or within one mile of school The proposed addition of 2,976 beds on campus, coupled by the additional off-campus apartment units planned within the College Area show that up to 50% of the projected 44,826 students could find housing on or within 1 mile of campus Based on existing SDSU student residence distribution patterns as well as price considerations expressed in housing preference surveys, not all SDSU students will have the means to live away from home (ie, either on campus or in privately managed housing nearby SDSU) Therefore, the projected increase in on campus or nearby campus facilities to accommodate 50% of the future student population would align with student housing preferences as well as economic realities, therefore adequate housing would be available to accommodate the projected student population increase

To further address the anticipated increase in student housing needs SDSU has and continues to encourage more students to live within walking or public transit commuting distance of campus. This will help to reduce the current demand for parking on campus and reduce traffic congestion in and around the College Area. SDSU's obligation of providing educational facilities for the betterment of the San Diego region fits with the City's obligation to plan for housing opportunities in support of the university population and the planned growth associated with it. This joint effort would result in creation of additional housing units near campus or along trolley stops, which would allow for easy access to campus.

SANDAG's growth forecasts are used to plan for housing throughout the region In order to ensure that forthcoming Regional Housing Needs Assessments and subsequent General Plan Housing Element updates reflect the proposed project, SDSU will forward student growth projections as well as projected on-campus housing units to SANDAG upon approval of the Campus Master Plan Revision (see Section 5.0, Mitigation Measures, Mitigation Measure 5-1)

Over the past several years, members of the residential communities adjacent to SDSU have expressed concerns regarding an increase in the number of student rentals in these neighborhoods These rentals, which are known as nuisance rentals, or "mini-dorms," are single-family homes that have been modified to include additional bedrooms, living areas, and parking spaces, in order to house groups of non-related individuals Mini-dorms are popular with students because the rents are generally lower than on-campus residence hall housing, and, because the students have greater freedom off-campus than they would have in on-campus housing To the

extent the proposed project would increase the number of students attending SDSU, the project potentially would increase the number of students residing in the surrounding residential communities While the proposed project includes a substantial increase in on-campus student housing, a large percentage of students historically have expressed a preference for residing in off-campus, non-residence hall (*i.e.*, dormitory) facilities

The concerns raised by the community generally regard the compatibility of nuisance rentals with the surrounding single-family residences Issues include noise from increased densities of students in residential communities, increased traffic and parking demands, and the general compatibility of student versus neighborhood land use demands Because the proposed project does not include the development of any additional nuisance rentals (*i.e.*, there would be no nuisance rentals constructed as part of the proposed project), any potential effects relating to nuisance rentals would be indirect and speculative Other technical studies (Noise, Aesthetics and Visual Quality and Traffic Technical Reports) address the proposed project's potential impacts relating to aesthetics, noise, and traffic/parking.

Issues relating to nuisance rentals are addressed primarily through the City's land use planning process *via* the development of community plans, the enactment of related zoning ordinances, and the enforcement of local and state laws The City, through the planning and entitlement process, zoning code compliance department, and its police department, is charged with the primary responsibility to develop, implement and enforce land use regulations to ensure land use compatibility SDSU police officers work collaboratively with the City of San Diego Police Department through a reciprocity agreement that allows SDSU police, who have full arrest powers, to patrol city and private property within 1 mile of campus.

At the time of report publication, SDSU and the City of San Diego have jointly taken direct action to curb nuisance law violations through joint enforcement by the City of San Diego and SDSU Police Departments The City also is contemplating modifications to the City's Municipal Development and Zoning Codes, which currently permit legal establishment/approval of modified residences that often end up as university student rental properties.

The following is a description of existing and proposed measures and programs to be enforced by the City of San Diego and SDSU Police Departments to curb associated effects of nuisance rentals:

Existing Tools and Programs

- California Penal Code Section 415 - A neighbor who is being disturbed by another neighbor can affect a citizen's arrest for disturbing the peace.
    - Issues addressed - Noise

- Enforcement Entity – SDSU police; City police

- California Vehicle Code Section 22500 (f) – Vehicles parked in driveways cannot extend over the sidewalk.

  - Issues addressed – Traffic and Parking
  - Enforcement Entity – SDSU police; City police

- City of San Diego Municipal Code Section 59.5.0502 (noise control) – If music or crowds are clearly audible 50 feet from a sensitive receptor's property line between the hours of 10:00 pm and 8:00 am, a citation may be issued.

  - Issues addressed - Noise
  - Enforcement Entity – SDSU police; City police

- City of San Diego Municipal Code Section 56.54 (intoxication in public) – An individual cannot be intoxicated in public such that the person cannot exercise care for his/her own safety.

  - Issues addressed - Noise
  - Enforcement Entity – SDSU police; City police

- City of San Diego Municipal Code Section 142,0510(e) and 142.0510 (f) – Parking is not permitted on lawns, front yards, street side yards or in established set-back areas.

  - Issues addressed – Traffic and Parking
  - Enforcement Entity – SDSU police; City police

- Associated Students of SDSU Good Neighbor Program: Informational program aimed at increasing awareness among SDSU students of the relationship between student behavior and the quality of life on campus/surrounding neighborhoods surrounding campus

  - Issues addressed – Noise; Traffic and Parking; and Neighborhood Aesthetics/Character
  - Enforcement Entity – SDSU administration

- City of San Diego Mid-City Policing Pilot Program Residences that are disturbing the peace may be issued $1,000 citations on the spot

  - Issues addressed – Noise; Traffic and Parking; and Neighborhood Aesthetics/Character
  - Enforcement Entity – SDSU police; City police

- National Conflict Resolution Center – this full service facility can be utilized by City/SDSU officials, adjacent residents and students to settle neighborhood disputes.

    - Issues addressed – Noise; Traffic and Parking; and Neighborhood Aesthetics/Character
    - Enforcement Entity – SDSU administration; SDSU police; City administration; City police; private property owners

- College Area Party Plan (CAPP) – A program that has been implemented by the Mid-City Community Relations Office to curb ongoing problems with parties at private residences Neighbors can sign a petition to have a home "CAPPed" so as to accelerate/eliminate warnings of citations for future violations

    - Issues addressed – Noise; Traffic and Parking
    - Enforcement Entity –SDSU police; City police; private property owners

Proposed Tools and Programs

- Increased Code Compliance Officers (as of March 2007, SDSU will finance one additional code compliance officer to assist City of San Diego with enforcement of code violations)

    - Issues addressed – Traffic and Parking and Neighborhood Aesthetics Character
    - Enforcement Entity –SDSU administration; City administration

- Revisions to the City of San Diego Municipal Development and Zoning Codes to restrict modifications to existing single-family residences for the purpose of creating group living quarters.

    - Issues addressed –
    - Enforcement Entity –SDSU police

The above tools and programs would assist the City, with the help of SDSU, in reducing the development/conversion of additional single family homes into mini dorms as a result of the expanded student body The proposed project's 2,976 additional on-campus student beds would nearly double the existing on-campus housing stock, thereby further assisting to alleviate the demand for student housing in surrounding single-family residential neighborhoods Because the proposed project does not include the development of any additional nuisance rentals (*i.e.*, there would be no nuisance rentals constructed as part of the proposed project) coupled by the fact that the City, with the help of SDSU, are attempting to curb the future development/expansion of additional nuisance rentals, the assumption that an expanded student body would result in

additional student use of single family homes in the surrounding community would be speculative and therefore less than significant

The proposed project would involve demolition of the existing Olmeca and Maya Residence Halls which, combined, contain a total of 424 beds In order to eliminate the potential displacement of existing student residents, the proposed 800-bed G Lot Residence Hall would be constructed prior to the demolition of the Olmeca and Maya Residence Halls Once the G Lot Residence Hall facility is constructed, existing Olmeca and Maya residents would be relocated into the new G Lot Residence Hall This proposed project phasing would eliminate the potential for the project to displace substantial housing units and/or people (i.e., SDSU students).

Faculty/Staff Housing

Faculty and staff traditionally have lived in the general proximity of the SDSU campus, although the locations are more dispersed than the student population. As shown in *Table 7*, approximately 8% of SDSU faculty and 7% of staff live within the area immediately surrounding SDSU.

Faculty and staff tend to live in a more dispersed pattern throughout the San Diego region. Because faculty and staff come to SDSU for jobs rather than as students, and consequently typically have more financial resources than students, their future residential patterns are more likely to mirror future region-wide housing trends (i.e., dispersed residential development as population growth increases competition for desirable housing locations and prices) rather than student housing trends. Therefore, the influx of additional faculty and staff members would not result in a significant impact because it would not result in substantial growth in housing not already anticipated within the region. However, finding affordable housing in the San Diego region will continue to be challenging for new faculty and staff. This challenge will make it difficult to recruit qualified personnel to SDSU; faculty and staff housing is therefore being proposed at Adobe Falls as a component of this project.

The Adobe Falls Faculty/Staff Housing component of the proposed project would provide up to an additional 370 units (townhomes and condominiums), 50 to 70 of which would be developed in the near-term and 250 to 300 of which would be developed in the long-term. (The total number of housing units that would be developed at the Adobe Falls site depends in part upon available access routes and associated vehicle-carrying capacities.) Adobe Falls is located in the Navajo Community, where the population is expected to increase by 8% by 2030. (Refer to *Table 4*.) SDSU's contribution to the increase in population in the Navajo Community was accounted for in the 2030 Regional Growth Forecast (SANDAG 2006). Therefore, an increase to the number of residents to the Navajo Community has been accounted for in local and regional forecasts. Furthermore, because the Adobe Falls housing component of the proposed project

would provide housing for each of the new residents it introduces to the Navajo Community, there would be no impact to the Navajo Community housing supply.

4.3 Cumulative Impacts

The proposed project, in combination with several housing projects being processed through the City of San Diego Redevelopment Agency and the City of San Diego Planning Department, would result in beneficial cumulative impacts associated with population/housing. Many multi-family residential unit housing projects are being contemplated within the near- and long-term. The proposed project, when combined with these probable future projects, would result in positive impacts due to the possibility of addressing the region's housing availability and affordability issues.

5.0 MITIGATION MEASURES

Upon approval of the proposed Campus Master Plan Revision, SDSU shall forward project details to SANDAG/City of San Diego for incorporation into forthcoming regional growth and housing projections SDSU shall include the projected student population increase (11,385 students) as well as the projected faculty/staff increase (691 faculty and 591 staff) and projected on-campus housing units in this submittal package

6.0 SIGNIFICANCE OF IMPACT AFTER MITIGATION

Incorporation of mitigation would reduce potential impacts to a level below significant.

7.0 ACKNOWLEDGEMENTS

This report was prepared by the following Dudek staff members:

Sarah Lozano, Project Manager
Erin Shannon, Environmental Planner
Lesley Terry, Graphics and GIS support

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APPENDIX A

SDSU Letter to SANDAG, Including Student and Government Workforce Projections, September 2005

SAN DIEGO STATE UNIVERSITY

Facilities Planning
Design and Construction
Business and Financial Affairs
5500 Campanile Drive
San Diego CA 92182 - 1624
Tel: 619 - 594 - 5224
Fax: 619 - 594 - 4500

October 6, 2005

Mr. Jeff Tayman
Director of Technical Services
SANDAG
401 B Street, Suite 800
San Diego, CA 92101-4231

Dear Mr. Tayman:

RE: San Diego State University Master Plan Revision

As you may know, San Diego State University's ("SDSU") 2005 Campus Master Plan Revision was approved on September 21, 2005 by the California State University ("CSU") Board of Trustees. Now that the revised master plan has been approved, I am writing in response to your comment letter and request of June 7, 2005 that SDSU work with the City of San Diego and SANDAG regarding SDSU's proposed growth forecasts for population and housing in the College and Navajo communities such that they can be included in the 2030 Regional Growth Forecast.

Pursuant to your June 7 letter, CSU adopted a mitigation measure in the 2005 Campus Master Plan Revision Final Environmental Impact Report (Section 3.11.7, pg 3.11-22), which reads as follows:

"**PH-1 Following project approval, SDSU will promptly submit the following information to SANDAG and the City of San Diego and request that the information be incorporated into SANDAG's update to the 2030 Regional Growth Forecast, a draft version of which is due to be approved by the SANDAG Board of Directors in April/May 2006, with the final update to be completed by summer 2007:**

1. SDSU projects that the total number of students enrolled at the San Diego campus will increase from 32,803 in academic year 2003-04, to 44,826 by the academic year 2024-25. This represents an increase of 12,023 students over academic year 2003-04 enrollment;
2. SDSU projects that the total number of faculty and staff employed at the San Diego campus will increase from 2,125 faculty and 1,718 staff persons in academic year 2003-04, to 2,904 faculty and 2,348 staff persons by the academic year 2024-25. The represents an increase of 779 faculty and 630 staff persons over academic year 2003-04 employment levels;
3. The Adobe Falls/North Campus component of the 2005 Campus Master Plan Revision includes 540 multi-family housing units for faculty/staff, retired

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faculty/staff and graduate students. Of this number, 250 housing units will be for retired faculty/staff, 220 units will be for active faculty/staff, and 70 units will be for graduate students. SDSU anticipates occupancy of this project component by the year 2008-09;

4. The East Campus Residence Hall Expansion component of the 2005 Campus Master Plan Revision includes approximately 35-40 suite-style residential units containing a total of 300 beds. SDSU anticipates occupancy of this project component by the year 2013; and,
5. The Alvarado Hotel component of the 2005 Campus Master Plan Revision includes up to 120 hotel rooms. SDSU anticipates occupancy of this project component by the year 2007.

SANDAG and the City of San Diego can and should consider this information in preparing the next update to SANDAG's regional population and housing growth forecasts, local housing elements, policies, land use designations, incentive programs and regulatory processes intended to accommodate future housing demand."

Upon receipt of this letter, please take those steps necessary to incorporate the information contained in the letter into SANDAG's update to the 2030 Regional Growth Forecast. In addition, SDSU requests that you please forward a copy of this letter to the appropriate personnel at the City of San Diego so that the City also is in receipt of the information.

If you should have any questions regarding the above information, please do not hesitate to call.

Sincerely,

W. Anthony Fulton, University Architect
Director Facilities Planning, Design and Construction

Cc: David Rosso

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APPENDIX B

SANDAG 2030 Forecast Data, September 2006

San Diego Region

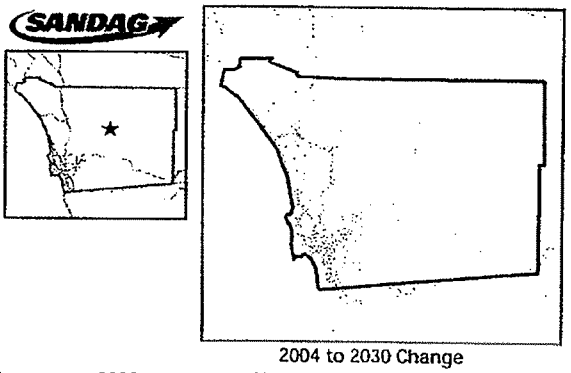
City of San Diego

College Area Community

Navajo Community

2030 REGIONAL GROWTH FORECAST UPDATE

San Diego Region



POPULATION AND HOUSING (2004 to 2030)

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**3,013,014**	**3,245,279**	**3,635,855**	**3,984,753**	**971,739**	**32%**
Household Population	2,907,294	3,109,959	3,489,496	3,819,175	911,881	31%
Group Quarters Population	105,720	135,320	146,359	165,578	59,858	57%
Civilian	62,530	88,866	99,905	119,124	56,594	91%
Military	43,190	46,454	46,454	46,454	3,264	8%
Total Housing Units	**1,095,077**	**1,174,180**	**1,309,340**	**1,383,803**	**288,726**	**26%**
Single Family	670,371	708,868	753,594	777,534	107,163	16%
Multiple Family	378,885	419,519	510,000	560,570	181,685	48%
Mobile Homes	45,821	45,793	45,746	45,699	-122	0%
Occupied Housing Units	**1,048,197**	**1,125,611**	**1,247,522**	**1,331,782**	**283,585**	**27%**
Single Family	646,117	684,321	723,314	753,959	107,842	17%
Multiple Family	359,505	398,678	481,883	535,107	175,602	49%
Mobile Homes	42,575	42,612	42,325	42,716	141	0%
Vacancy Rate	**4.3%**	**4.1%**	**4.7%**	**3.8%**	**-0.5**	**-12%**
Single Family	3.6%	3.5%	4.0%	3.0%	-0.6	-17%
Multiple Family	5.1%	5.0%	5.5%	4.5%	-0.6	-12%
Mobile Homes	7.1%	6.9%	7.5%	6.5%	-0.6	-8%
Persons per Household	**2.77**	**2.76**	**2.80**	**2.87**	**0.10**	**4%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Households by Income Category						
Less than $15,000	111,794	113,293	111,356	105,572	-6,222	-6%
$15,000-$29,999	170,436	174,684	176,941	172,418	1,982	1%
$30,000-$44,999	172,577	180,380	188,546	190,100	17,523	10%
$45,000-$59,999	144,520	153,616	165,472	171,371	26,851	19%
$60,000-$74,999	119,405	129,220	143,367	152,581	33,176	28%
$75,000-$99,999	130,726	143,893	167,209	184,109	53,383	41%
$100,000-$124,999	78,572	88,439	105,998	121,424	42,852	55%
$125,000-$149,999	41,878	48,678	61,813	74,355	32,477	78%
$150,000-$199,999	39,926	47,428	63,351	79,888	39,962	100%
$200,000 or more	38,363	45,980	63,469	79,964	41,601	108%
Total Households	1,048,197	1,125,611	1,247,522	1,331,782	283,585	27%
Median Household Income						
Adjusted for inflation ($1999)	$52,192	$54,223	$58,318	$62,598	$10,406	20%

ADVISORY:

This forecast was accepted by the SANDAG Board of Directors in September 2006 for distribution and use in planning and other studies. The forecast reflects the likely distribution of growth based on the currently adopted plans and policies of the 18 cities and the most recent information from the County of San Diego's general plan update (GP 2020).

Some data presented here may not match 2000 Census information published by the U.S. Census Bureau for the following reasons: sample census data have been controlled to match 100 percent count (Summary File 1) data; and some minor adjustments were made (such as correcting the location of housing units that were erroneously allocated by the Census Bureau to roads and open space) to more accurately reflect the region's true population and housing distribution.

Source: 2030 Regional Growth Forecast Update, September 2006
SANDAG
www.sandag.org

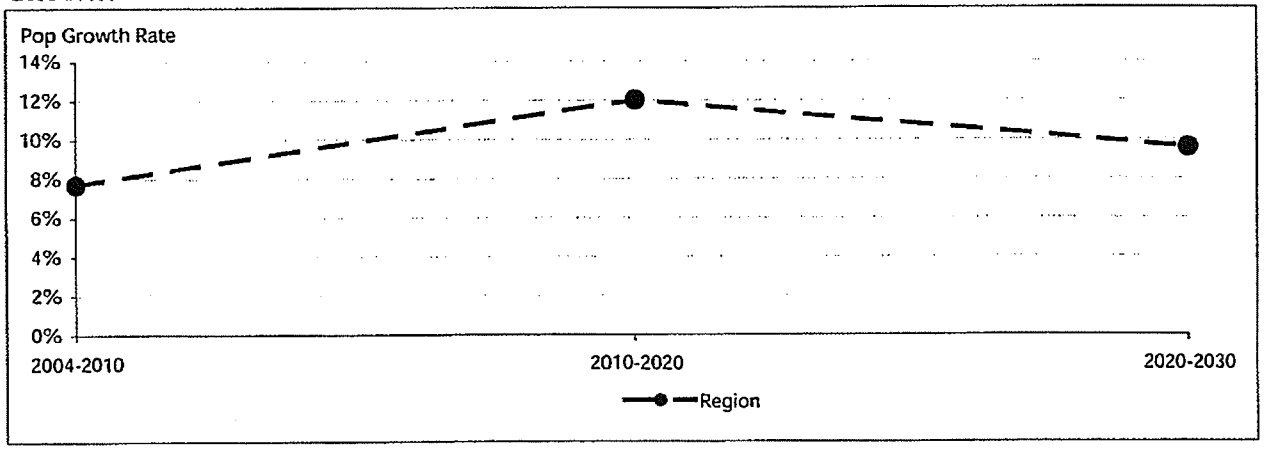
POPULATION BY AGE

	2004	2010	2020	2030	2004 to 2030 Change Numeric	2004 to 2030 Change Percent
Total Population	**3,013,014**	**3,245,279**	**3,635,855**	**3,984,753**	**971,739**	**32%**
Under 5	215,965	218,998	228,276	229,766	13,801	6%
5 to 9	199,180	217,564	226,880	229,106	29,926	15%
10 to 14	221,021	210,657	225,846	233,710	12,689	6%
15 to 17	126,321	135,601	137,214	141,527	15,206	12%
18 to 19	99,338	104,288	102,747	106,489	7,151	7%
20 to 24	238,851	259,390	266,544	281,300	42,449	18%
25 to 29	231,091	244,104	277,125	277,133	46,042	20%
30 to 34	235,356	240,031	262,185	268,834	33,478	14%
35 to 39	227,591	235,545	253,321	283,671	56,080	25%
40 to 44	236,226	227,092	243,068	262,828	26,602	11%
45 to 49	216,480	230,067	231,782	248,399	31,919	15%
50 to 54	182,961	215,907	222,605	238,700	55,739	30%
55 to 59	147,882	185,149	224,039	227,089	79,207	54%
60 to 61	46,720	65,970	86,129	91,205	44,485	95%
62 to 64	58,765	87,686	120,469	123,634	64,869	110%
65 to 69	84,084	105,673	171,992	209,908	125,824	150%
70 to 74	76,382	78,766	135,593	184,731	108,349	142%
75 to 79	68,784	65,076	86,571	143,692	74,908	109%
80 to 84	54,760	54,332	57,423	101,771	47,011	86%
85 and over	45,256	63,383	76,046	101,260	56,004	124%
Median Age	33.7	34.8	36.8	39.0	5.3	16%

POPULATION BY RACE AND ETHNICITY

	2004	2010	2020	2030	2004 to 2030 Change Numeric	2004 to 2030 Change Percent
Total Population	**3,013,014**	**3,245,279**	**3,635,855**	**3,984,753**	**971,739**	**32%**
Hispanic	855,575	1,046,949	1,298,605	1,518,208	662,633	77%
Non-Hispanic	2,157,439	2,198,330	2,337,250	2,466,545	309,106	14%
White	1,573,052	1,513,792	1,511,883	1,519,015	-54,037	-3%
Black	159,790	162,149	177,514	192,748	32,958	21%
American Indian	15,561	16,254	17,510	18,254	2,693	17%
Asian	295,158	349,583	422,628	475,836	180,678	61%
Hawaiian / Pacific Islander	12,778	37,826	47,201	48,381	35,603	279%
Other	7,302	7,520	9,365	11,359	4,057	56%
Two or More Races	93,798	111,206	151,149	200,952	107,154	114%

GROWTH TRENDS IN TOTAL POPULATION

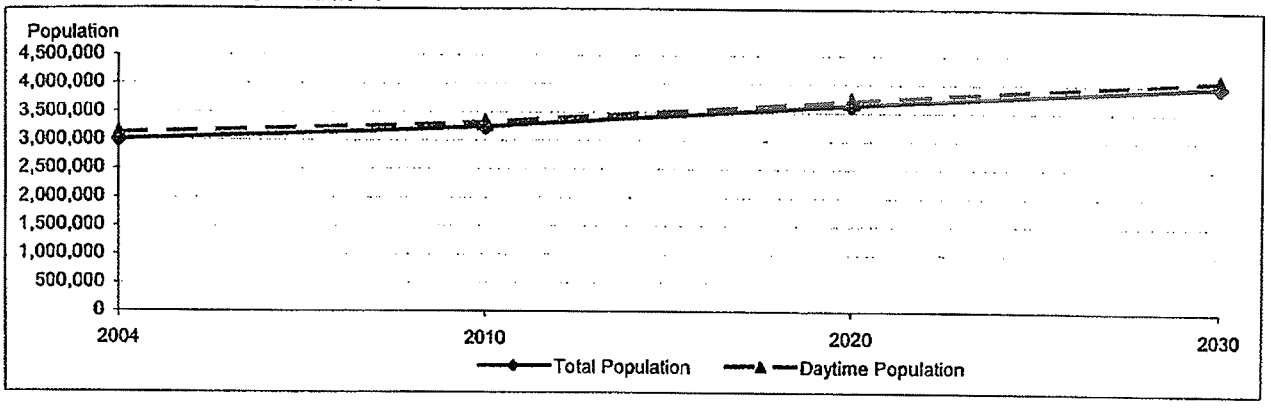


Source: 2030 Regional Growth Forecast Update, September 2006
SANDAG
www.sandag.org

DAYTIME POPULATION

	2004	2010	2020	2030	2004 to 2030 Change Numeric	2004 to 2030 Change Percent
Total Population	**3,013,014**	**3,245,279**	**3,635,855**	**3,984,753**	**971,739**	**32%**
Daytime Population	3,131,277	3,324,847	3,715,411	4,085,927	954,650	30%
Difference	-118,263	-79,568	-79,556	-101,174	17,089	-14%

DAYTIME POPULATION TRENDS

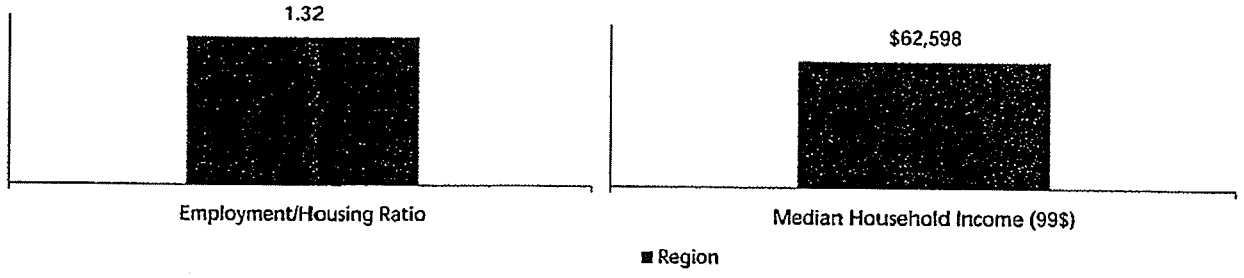


EMPLOYMENT[1]

	2004	2010	2020	2030	2004 to 2030 Change Numeric	2004 to 2030 Change Percent
Employment	**1,449,349**	**1,573,742**	**1,741,033**	**1,913,682**	**464,333**	**32%**
Civilian Employment	1,364,279	1,488,672	1,655,963	1,828,612	464,333	34%
Military Employment	85,070	85,070	85,070	85,070	0	0%
Employment/Housing Ratio[2]	**1.25**	**1.27**	**1.26**	**1.32**	**0.08**	**6%**

Notes:
1 - The number of jobs within this area.
2 - Civilian employment per housing unit.

EMPLOYMENT/HOUSING RATIO AND MEDIAN HOUSEHOLD INCOME IN 2030



Source: 2030 Regional Growth Forecast Update, September 2006
SANDAG
www.sandag.org

LAND USE[1]

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Acres	**2,727,576**	**2,727,576**	**2,727,576**	**2,727,576**	**0**	**0%**
Developed Acres	**1,776,345**	**1,827,214**	**1,908,636**	**2,093,194**	**316,849**	**18%**
Low Density Single Family	155,699	200,699	294,973	503,174	347,476	223%
Single Family	124,021	136,207	146,122	151,534	27,513	22%
Multiple Family	23,474	24,941	28,164	29,118	5,644	24%
Mobile Homes	6,062	5,964	4,994	4,679	-1,382	-23%
Other Residential	3,045	3,042	3,036	3,033	-12	0%
Mixed Use	493	315	977	1,163	670	136%
Industrial	26,319	27,931	30,215	32,542	6,223	24%
Commercial/Services	39,274	41,680	45,261	49,968	10,694	27%
Office	3,091	3,331	3,636	3,905	814	26%
Schools	11,641	12,275	12,523	12,905	1,264	11%
Roads and Freeways	88,745	89,106	89,098	89,096	351	0%
Agricultural and Extractive[2]	139,760	126,852	93,744	55,670	-84,091	-60%
Parks and Military Use	1,154,721	1,154,872	1,155,892	1,156,407	1,686	0%
Vacant Developable Acres	**441,782**	**390,913**	**309,492**	**124,933**	**-316,849**	**-72%**
Low Density Single Family	384,332	350,077	284,682	111,795	-272,538	-71%
Single Family	25,416	14,605	6,365	2,091	-23,325	-92%
Multiple Family	3,209	2,032	487	57	-3,152	-98%
Mixed Use	674	483	50	10	-663	-98%
Industrial	8,561	6,949	5,116	3,386	-5,175	-60%
Commercial/Services	12,215	10,488	8,009	3,827	-8,388	-69%
Office	805	625	386	206	-599	-74%
Schools	1,920	1,377	1,071	716	-1,204	-63%
Parks and Other	2,377	2,003	1,052	572	-1,805	-76%
Future Roads and Freeways	2,274	2,274	2,274	2,274	0	0%
Constrained Acres	**509,448**	**509,448**	**509,448**	**509,448**	**0**	**0%**
Employment Density[3]	**16.9**	**17.4**	**18.0**	**18.3**	**1.4**	**8%**
Residential Density[4]	**3.5**	**3.2**	**2.7**	**2.0**	**-1.5**	**-43%**

Notes:

1 - Figures may not add to total due to independent rounding.

2 - This is not a forecast of agricultural land, because the 2030 Regional Growth Forecast Update does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as low density single family residential, may not preclude the continuation of existing agricultural use.

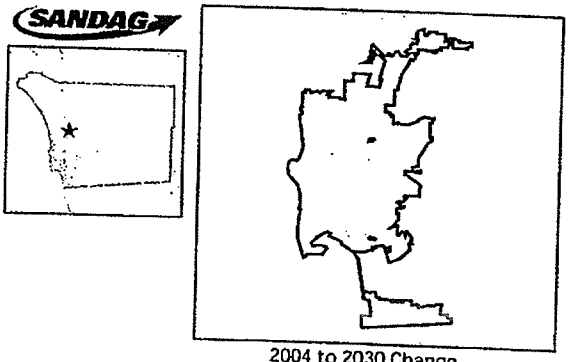
3 - Civilian employment per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).

4 - Total housing units per developed residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).

Source: 2030 Regional Growth Forecast Update, September 2006
SANDAG
www.sandag.org

2030 REGIONAL GROWTH FORECAST UPDATE

City of San Diego



POPULATION AND HOUSING (2004 to 2030)

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**1,295,147**	**1,365,130**	**1,514,336**	**1,656,257**	**361,110**	**28%**
Household Population	1,245,672	1,303,738	1,448,395	1,582,385	336,713	27%
Group Quarters Population	49,475	61,392	65,941	73,872	24,397	49%
Civilian	33,033	43,797	48,346	56,277	23,244	70%
Military	16,442	17,595	17,595	17,595	1,153	7%
Total Housing Units	**490,266**	**518,063**	**574,254**	**610,049**	**119,783**	**24%**
Single Family	285,453	290,608	298,710	297,759	12,306	4%
Multiple Family	199,188	221,902	269,673	306,655	107,467	54%
Mobile Homes	5,625	5,553	5,871	5,635	10	0%
Occupied Housing Units	**470,637**	**496,747**	**546,835**	**585,161**	**114,524**	**24%**
Single Family	276,604	280,718	286,960	288,540	11,936	4%
Multiple Family	188,772	210,832	254,441	291,354	102,582	54%
Mobile Homes	5,261	5,197	5,434	5,267	6	0%
Vacancy Rate	**4.0%**	**4.1%**	**4.8%**	**4.1%**	**0.1**	**3%**
Single Family	3.1%	3.4%	3.9%	3.1%	0.0	0%
Multiple Family	5.2%	5.0%	5.6%	5.0%	-0.2	-4%
Mobile Homes	6.5%	6.4%	7.4%	6.5%	0.0	0%
Persons per Household	**2.65**	**2.62**	**2.65**	**2.70**	**0.05**	**2%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Households by Income Category						
Less than $15,000	57,248	58,643	59,180	57,493	245	0%
$15,000-$29,999	78,579	80,267	82,609	81,829	3,250	4%
$30,000-$44,999	76,635	79,135	83,031	84,647	8,012	10%
$45,000-$59,999	62,005	64,621	69,095	71,968	9,963	16%
$60,000-$74,999	51,628	54,391	59,550	63,828	12,200	24%
$75,000-$99,999	55,989	59,594	67,044	73,818	17,829	32%
$100,000-$124,999	34,231	37,123	43,260	49,340	15,109	44%
$125,000-$149,999	18,515	20,866	25,873	30,934	12,419	67%
$150,000-$199,999	18,535	21,453	28,199	35,270	16,735	90%
$200,000 or more	17,272	20,654	28,994	36,034	18,762	109%
Total Households	470,637	496,747	546,835	585,161	114,524	24%
Median Household Income						
Adjusted for inflation ($1999)	$50,529	$52,040	$55,550	$59,300	$8,771	17%

ADVISORY:

This forecast was accepted by the SANDAG Board of Directors in September 2006 for distribution and use in planning and other studies. The forecast reflects the likely distribution of growth based on the currently adopted plans and policies of the 18 cities and the most recent information from the County of San Diego's general plan update (GP 2020).

Some data presented here may not match 2000 Census information published by the U.S. Census Bureau for the following reasons: sample census data have been controlled to match 100 percent count (Summary File 1) data; and some minor adjustments were made (such as correcting the location of housing units that were erroneously allocated by the Census Bureau to roads and open space) to more accurately reflect the region's true population and housing distribution.

Source: 2030 Regional Growth Forecast Update, September 2006
SANDAG
www.sandag.org

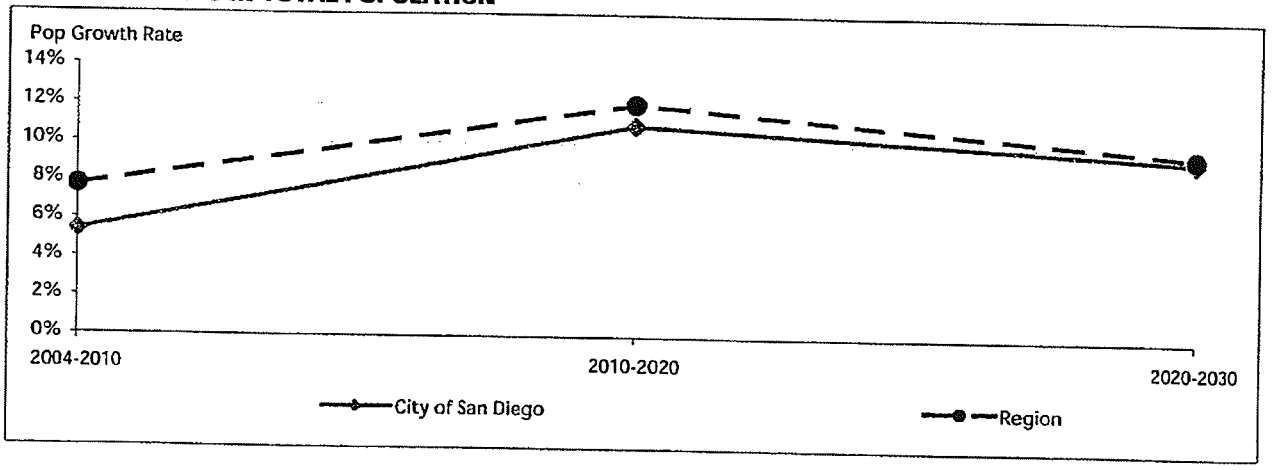
POPULATION BY AGE

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**1,295,147**	**1,365,130**	**1,514,336**	**1,656,257**	**361,110**	**28%**
Under 5	89,625	89,356	92,442	92,156	2,531	3%
5 to 9	81,169	86,591	91,021	90,797	9,628	12%
10 to 14	88,244	82,037	88,558	90,500	2,256	3%
15 to 17	49,632	52,143	52,797	54,290	4,658	9%
18 to 19	44,694	46,508	46,188	48,320	3,626	8%
20 to 24	101,094	108,857	110,818	116,770	15,676	16%
25 to 29	112,973	118,163	130,914	131,370	18,397	16%
30 to 34	116,770	117,135	126,497	129,138	12,368	11%
35 to 39	105,618	107,345	114,590	126,485	20,867	20%
40 to 44	101,836	95,863	102,987	109,944	8,108	8%
45 to 49	89,840	92,796	94,711	101,654	11,814	13%
50 to 54	75,656	86,677	88,932	96,949	21,293	28%
55 to 59	61,420	75,330	89,710	93,467	32,047	52%
60 to 61	19,336	26,533	34,230	37,270	17,934	93%
62 to 64	24,686	35,406	48,194	50,990	26,304	107%
65 to 69	35,138	42,358	67,584	83,937	48,799	139%
70 to 74	30,915	31,475	51,637	71,549	40,634	131%
75 to 79	27,632	25,897	33,307	55,780	28,148	102%
80 to 84	21,806	21,532	22,510	39,580	17,774	82%
85 and over	17,063	23,128	26,709	35,311	18,248	107%
Median Age	33.4	34.2	35.8	38.0	4.6	14%

POPULATION BY RACE AND ETHNICITY

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**1,295,147**	**1,365,130**	**1,514,336**	**1,656,257**	**361,110**	**28%**
Hispanic	343,741	410,025	520,211	601,906	258,165	75%
Non-Hispanic	951,406	955,105	994,125	1,054,351	102,945	11%
White	608,455	570,066	544,289	553,682	-54,773	-9%
Black	92,691	88,719	88,564	84,626	-8,065	-9%
American Indian	4,331	5,626	7,314	8,238	3,907	90%
Asian	193,365	219,178	257,693	285,723	92,358	48%
Hawaiian / Pacific Islander	5,488	17,145	22,167	23,342	17,854	325%
Other	3,737	3,780	4,667	5,628	1,891	51%
Two or More Races	43,339	50,591	69,431	93,112	49,773	115%

GROWTH TRENDS IN TOTAL POPULATION

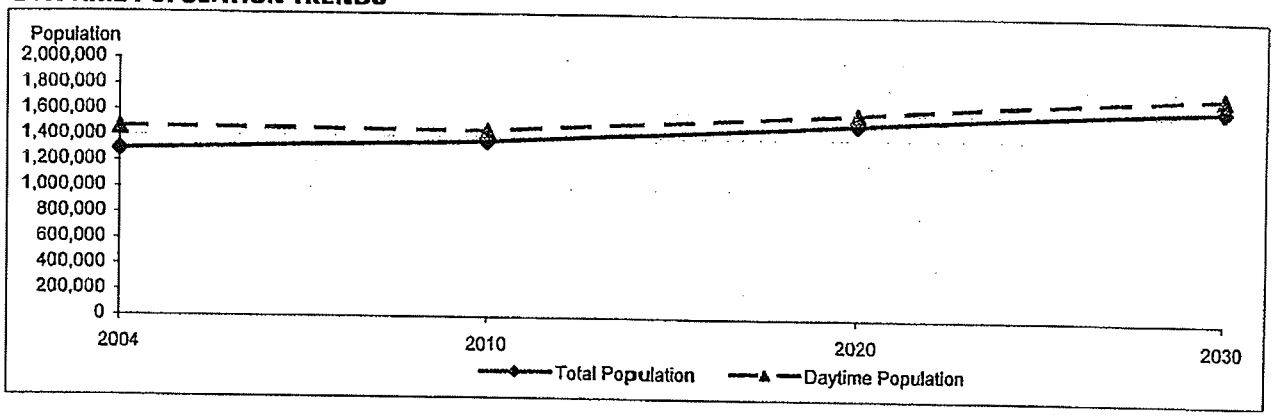


Source: 2030 Regional Growth Forecast Update, September 2006
SANDAG
www.sandag.org

DAYTIME POPULATION

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**1,295,147**	**1,365,130**	**1,514,336**	**1,656,257**	**361,110**	**28%**
Daytime Population	1,469,203	1,448,660	1,598,815	1,757,025	287,822	20%
Difference	-174,056	-83,530	-84,479	-100,768	73,288	-42%

DAYTIME POPULATION TRENDS

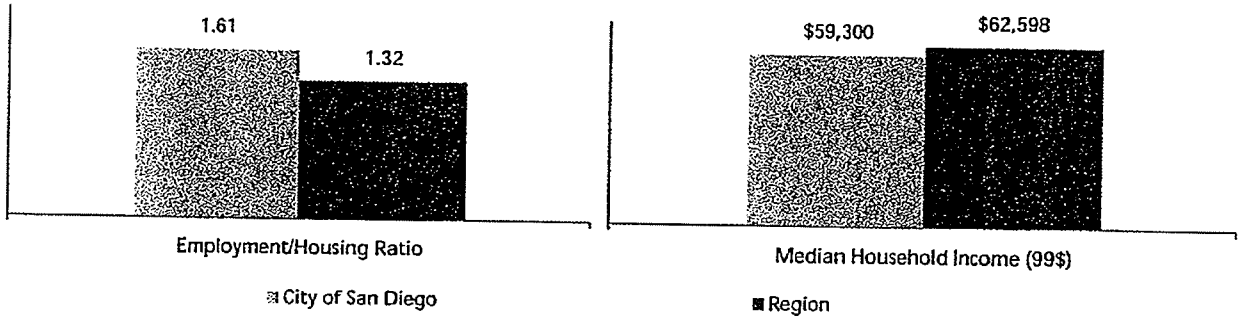


EMPLOYMENT[1]

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Employment	**812,028**	**880,326**	**956,165**	**1,010,157**	**198,129**	**24%**
Civilian Employment	782,245	850,543	926,382	980,374	198,129	25%
Military Employment	29,783	29,783	29,783	29,783	0	0%
Employment/Housing Ratio[2]	**1.60**	**1.64**	**1.61**	**1.61**	**0.01**	**1%**

Notes:
1 - The number of jobs within this area.
2 - Civilian employment per housing unit.

EMPLOYMENT/HOUSING RATIO AND MEDIAN HOUSEHOLD INCOME IN 2030



Source: 2030 Regional Growth Forecast Update, September 2006
SANDAG
www.sandag.org

LAND USE[1]

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Acres	**219,305**	**219,305**	**219,305**	**219,305**	**0**	**0%**
Developed Acres	**199,418**	**203,461**	**206,984**	**208,455**	**9,037**	**5%**
Low Density Single Family	269	487	547	622	352	131%
Single Family	38,458	40,303	42,075	42,008	3,550	9%
Multiple Family	11,112	11,606	12,677	13,243	2,131	19%
Mobile Homes	572	558	500	399	-173	-30%
Other Residential	500	495	489	488	-12	-2%
Mixed Use	62	119	122	124	61	99%
Industrial	11,479	12,105	12,793	13,343	1,863	16%
Commercial/Services	12,740	13,235	13,852	14,142	1,402	11%
Office	1,939	2,070	2,193	2,282	343	18%
Schools	5,329	5,612	5,821	5,944	614	12%
Roads and Freeways	30,842	30,866	30,866	30,866	24	0%
Agricultural and Extractive[2]	8,545	8,347	7,222	6,995	-1,551	-18%
Parks and Military Use	77,569	77,659	77,827	78,002	433	1%
Vacant Developable Acres	**13,121**	**9,078**	**5,554**	**4,083**	**-9,037**	**-69%**
Low Density Single Family	1,947	1,786	1,741	1,700	-247	-13%
Single Family	3,352	1,500	207	103	-3,249	-97%
Multiple Family	1,341	872	272	11	-1,330	-99%
Mixed Use	65	4	3	3	-62	-95%
Industrial	2,853	2,200	1,503	1,033	-1,820	-64%
Commercial/Services	1,302	892	445	168	-1,133	-87%
Office	328	238	137	63	-265	-81%
Schools	663	414	222	129	-534	-81%
Parks and Other	466	369	222	68	-398	-85%
Future Roads and Freeways	803	803	803	803	0	0%
Constrained Acres	**6,767**	**6,767**	**6,767**	**6,767**	**0**	**0%**
Employment Density[3]	**24.8**	**25.7**	**26.7**	**27.4**	**2.6**	**10%**
Residential Density[4]	**9.6**	**9.7**	**10.2**	**10.7**	**1.1**	**12%**

Notes:

1 - Figures may not add to total due to independent rounding.

2 - This is not a forecast of agricultural land, because the 2030 Regional Growth Forecast Update does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as low density single family residential, may not preclude the continuation of existing agricultural use.

3 - Civilian employment per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).

4 - Total housing units per developed residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).

Source: 2030 Regional Growth Forecast Update, September 2006
SANDAG
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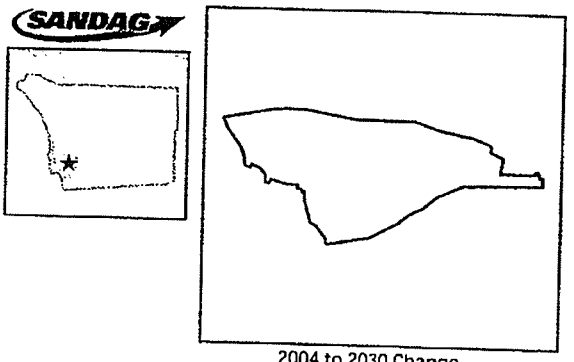
2030 REGIONAL GROWTH FORECAST UPDATE

College Area Community Planning Area
City of San Diego



POPULATION AND HOUSING (2004 to 2030)

	2004	2010	2020	2030	2004 to 2030 Change Numeric	2004 to 2030 Change Percent
Total Population	**21,454**	**23,852**	**27,978**	**31,687**	**10,233**	**48%**
Household Population	16,645	18,498	22,398	25,699	9,054	54%
Group Quarters Population	4,809	5,354	5,580	5,988	1,179	25%
Civilian	4,809	5,354	5,580	5,988	1,179	25%
Military	0	0	0	0	0	0%
Total Housing Units	**7,361**	**8,118**	**9,806**	**10,867**	**3,506**	**48%**
Single Family	4,249	4,270	4,270	4,211	-38	-1%
Multiple Family	3,112	3,848	5,536	6,656	3,544	114%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	**7,157**	**7,938**	**9,411**	**10,569**	**3,412**	**48%**
Single Family	4,145	4,191	4,127	4,126	-19	0%
Multiple Family	3,012	3,747	5,284	6,443	3,431	114%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	**2.8%**	**2.2%**	**4.0%**	**2.7%**	**-0.1**	**-4%**
Single Family	2.4%	1.9%	3.3%	2.0%	-0.4	-17%
Multiple Family	3.2%	2.6%	4.6%	3.2%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.33**	**2.33**	**2.38**	**2.43**	**0.10**	**4%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2004	2010	2020	2030	2004 to 2030 Change Numeric	2004 to 2030 Change Percent
Households by Income Category						
Less than $15,000	1,785	1,874	1,976	1,952	167	9%
$15,000-$29,999	1,347	1,450	1,606	1,667	320	24%
$30,000-$44,999	1,163	1,281	1,486	1,617	454	39%
$45,000-$59,999	803	902	1,088	1,230	427	53%
$60,000-$74,999	659	753	940	1,100	441	67%
$75,000-$99,999	643	750	977	1,193	550	86%
$100,000-$124,999	341	408	558	715	374	110%
$125,000-$149,999	165	203	293	397	232	141%
$150,000-$199,999	151	191	291	416	265	175%
$200,000 or more	100	126	196	282	182	182%
Total Households	7,157	7,938	9,411	10,569	3,412	48%
Median Household Income						
Adjusted for inflation ($1999)	$35,759	$37,553	$41,341	$45,591	$9,832	27%

ADVISORY:

This forecast was accepted by the SANDAG Board of Directors in September 2006 for distribution and use in planning and other studies. The forecast reflects the likely distribution of growth based on the currently adopted plans and policies of the 18 cities and the most recent information from the County of San Diego's general plan update (GP 2020).

Some data presented here may not match 2000 Census information published by the U.S. Census Bureau for the following reasons: sample census data have been controlled to match 100 percent count (Summary File 1) data; and some minor adjustments were made (such as correcting the location of housing units that were erroneously allocated by the Census Bureau to roads and open space) to more accurately reflect the region's true population and housing distribution.

Source: 2030 Regional Growth Forecast Update, September 2006
SANDAG
www.sandag.org

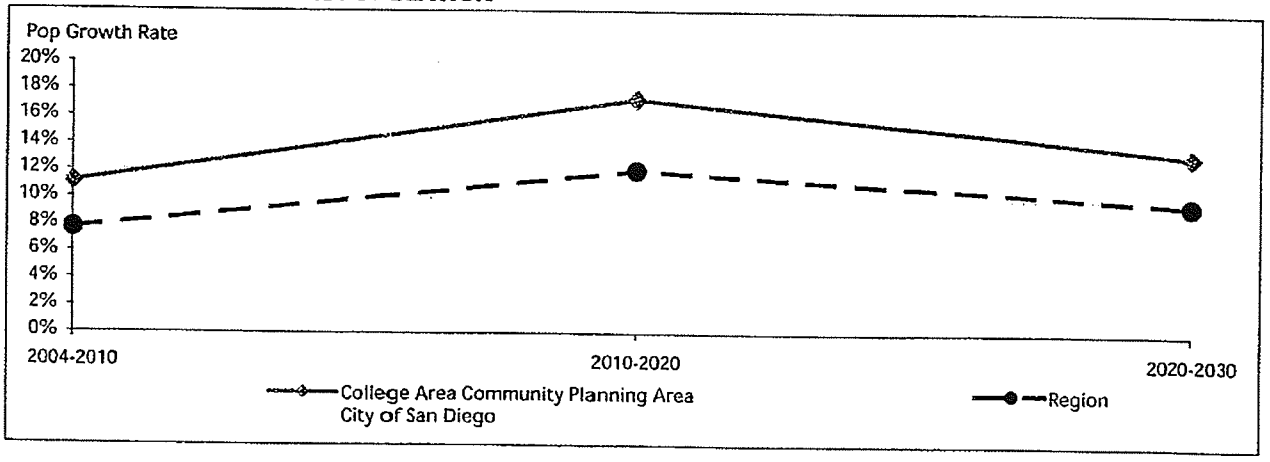
POPULATION BY AGE

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**21,454**	**23,852**	**27,978**	**31,687**	**10,233**	**48%**
Under 5	976	1,020	1,140	1,249	273	28%
5 to 9	660	771	968	1,044	384	58%
10 to 14	609	594	735	772	163	27%
15 to 17	298	364	430	482	184	62%
18 to 19	3,162	3,708	4,408	4,703	1,541	49%
20 to 24	5,130	5,906	6,667	7,131	2,001	39%
25 to 29	2,214	2,335	2,670	2,901	687	31%
30 to 34	1,349	1,368	1,593	1,852	503	37%
35 to 39	1,090	1,175	1,424	1,632	542	50%
40 to 44	933	939	1,214	1,282	349	37%
45 to 49	819	901	1,021	1,180	361	44%
50 to 54	788	855	1,034	1,247	459	58%
55 to 59	602	725	910	1,141	539	90%
60 to 61	193	303	395	515	322	167%
62 to 64	261	299	334	408	147	56%
65 to 69	395	487	602	838	443	112%
70 to 74	486	534	722	996	510	105%
75 to 79	595	613	715	1,037	442	74%
80 to 84	456	431	428	575	119	26%
85 and over	438	524	568	702	264	60%
Median Age	24.9	24.6	24.7	25.8	0.9	4%

POPULATION BY RACE AND ETHNICITY

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**21,454**	**23,852**	**27,978**	**31,687**	**10,233**	**48%**
Hispanic	3,474	5,092	9,353	11,644	8,170	235%
Non-Hispanic	17,980	18,760	18,625	20,043	2,063	11%
White	13,982	13,649	10,866	11,623	-2,359	-17%
Black	1,101	1,264	1,586	1,542	441	40%
American Indian	110	126	183	198	88	80%
Asian	1,884	2,461	3,836	4,038	2,154	114%
Hawaiian / Pacific Islander	50	155	257	307	257	514%
Other	71	80	123	156	85	120%
Two or More Races	782	1,025	1,774	2,179	1,397	179%

GROWTH TRENDS IN TOTAL POPULATION



Source: 2030 Regional Growth Forecast Update, September 2006
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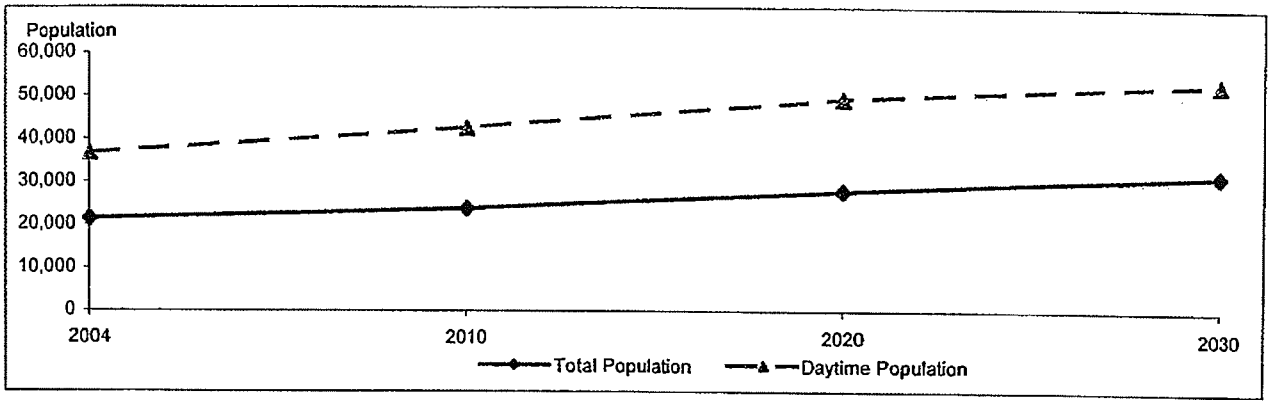
DAYTIME POPULATION

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**21,454**	**23,852**	**27,978**	**31,687**	**10,233**	**48%**
Daytime Population	36,754	42,692	49,500	53,116	16,362	45%
Difference	-15,300	-18,840	-21,522	-21,429	-6,129	40%

DAYTIME POPULATION TRENDS

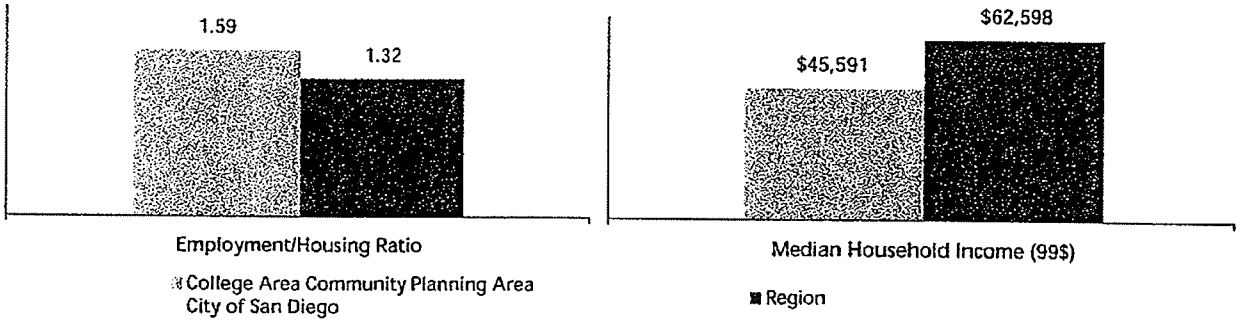


EMPLOYMENT[1]

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Employment	**14,842**	**15,238**	**15,572**	**17,274**	**2,432**	**16%**
Civilian Employment	14,842	15,238	15,572	17,274	2,432	16%
Military Employment	0	0	0	0	0	0%
Employment/Housing Ratio[2]	**2.02**	**1.88**	**1.59**	**1.59**	**-0.43**	**-21%**

Notes:
1 - The number of jobs within this area.
2 - Civilian employment per housing unit.

EMPLOYMENT/HOUSING RATIO AND MEDIAN HOUSEHOLD INCOME IN 2030



Source: 2030 Regional Growth Forecast Update, September 2006
SANDAG
www.sandag.org

LAND USE[1]

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Acres	**1,968**	**1,968**	**1,968**	**1,968**	**0**	**0%**
Developed Acres	**1,939**	**1,949**	**1,959**	**1,966**	**27**	**1%**
Low Density Single Family	0	2	3	3	3	--
Single Family	905	907	901	884	-21	-2%
Multiple Family	153	154	164	183	31	20%
Mobile Homes	0	0	0	0	0	0%
Other Residential	37	37	37	37	0	1%
Mixed Use	7	9	9	9	2	32%
Industrial	4	4	4	4	0	0%
Commercial/Services	98	100	105	109	11	11%
Office	5	5	5	5	0	0%
Schools	214	214	214	214	0	0%
Roads and Freeways	401	401	401	401	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	115	115	115	115	0	0%
Vacant Developable Acres	**29**	**19**	**9**	**2**	**-27**	**-93%**
Low Density Single Family	4	2	1	1	-3	-73%
Single Family	7	4	1	1	-6	-89%
Multiple Family	5	3	2	0	-5	-100%
Mixed Use	2	0	0	0	-2	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	11	9	4	0	-11	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**45.7**	**46.5**	**46.8**	**51.3**	**5.6**	**12%**
Residential Density[4]	**6.7**	**7.3**	**8.8**	**9.8**	**3.1**	**46%**

Notes:

1 - Figures may not add to total due to independent rounding.

2 - This is not a forecast of agricultural land, because the 2030 Regional Growth Forecast Update does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as low density single family residential, may not preclude the continuation of existing agricultural use.

3 - Civilian employment per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).

4 - Total housing units per developed residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).

Source: 2030 Regional Growth Forecast Update, September 2006
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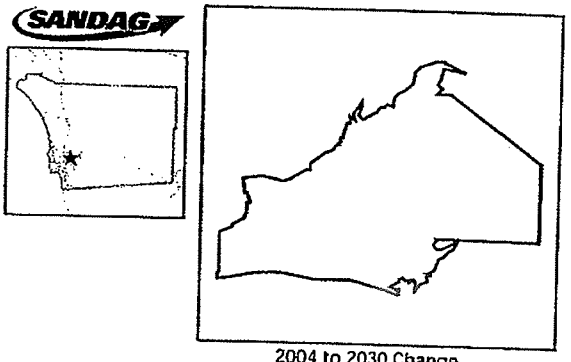
2030 REGIONAL GROWTH FORECAST UPDATE

Navajo Community Planning Area

City of San Diego



POPULATION AND HOUSING (2004 to 2030)

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**49,259**	**49,992**	**50,968**	**53,340**	**4,081**	**8%**
Household Population	49,142	49,503	50,325	52,402	3,260	7%
Group Quarters Population	117	489	643	938	821	702%
Civilian	117	489	643	938	821	702%
Military	0	0	0	0	0	0%
Total Housing Units	**20,558**	**21,129**	**21,295**	**21,307**	**749**	**4%**
Single Family	17,737	17,761	17,866	17,866	129	1%
Multiple Family	2,451	2,991	2,991	2,991	540	22%
Mobile Homes	370	377	438	450	80	22%
Occupied Housing Units	**20,333**	**20,535**	**20,463**	**20,689**	**356**	**2%**
Single Family	17,620	17,313	17,200	17,375	-245	-1%
Multiple Family	2,354	2,856	2,849	2,886	532	23%
Mobile Homes	359	366	414	428	69	19%
Vacancy Rate	**1.1%**	**2.8%**	**3.9%**	**2.9%**	**1.8**	**164%**
Single Family	0.7%	2.5%	3.7%	2.7%	2.0	286%
Multiple Family	4.0%	4.5%	4.7%	3.5%	-0.5	-13%
Mobile Homes	3.0%	2.9%	5.5%	4.9%	1.9	63%
Persons per Household	**2.42**	**2.41**	**2.46**	**2.53**	**0.11**	**5%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Households by Income Category						
Less than $15,000	1,242	1,152	960	804	-438	-35%
$15,000-$29,999	2,432	2,311	2,024	1,780	-652	-27%
$30,000-$44,999	3,016	2,934	2,693	2,481	-535	-18%
$45,000-$59,999	2,909	2,885	2,752	2,635	-274	-9%
$60,000-$74,999	2,784	2,810	2,776	2,753	-31	-1%
$75,000-$99,999	3,282	3,383	3,484	3,603	321	10%
$100,000-$124,999	1,959	2,068	2,235	2,425	466	24%
$125,000-$149,999	1,105	1,200	1,371	1,573	468	42%
$150,000-$199,999	997	1,112	1,341	1,623	626	63%
$200,000 or more	607	680	827	1,012	405	67%
Total Households	20,333	20,535	20,463	20,689	356	2%
Median Household Income						
Adjusted for inflation ($1999)	$63,058	$65,261	$69,740	$74,409	$11,351	18%

ADVISORY:

This forecast was accepted by the SANDAG Board of Directors in September 2006 for distribution and use in planning and other studies. The forecast reflects the likely distribution of growth based on the currently adopted plans and policies of the 18 cities and the most recent information from the County of San Diego's general plan update (GP 2020).

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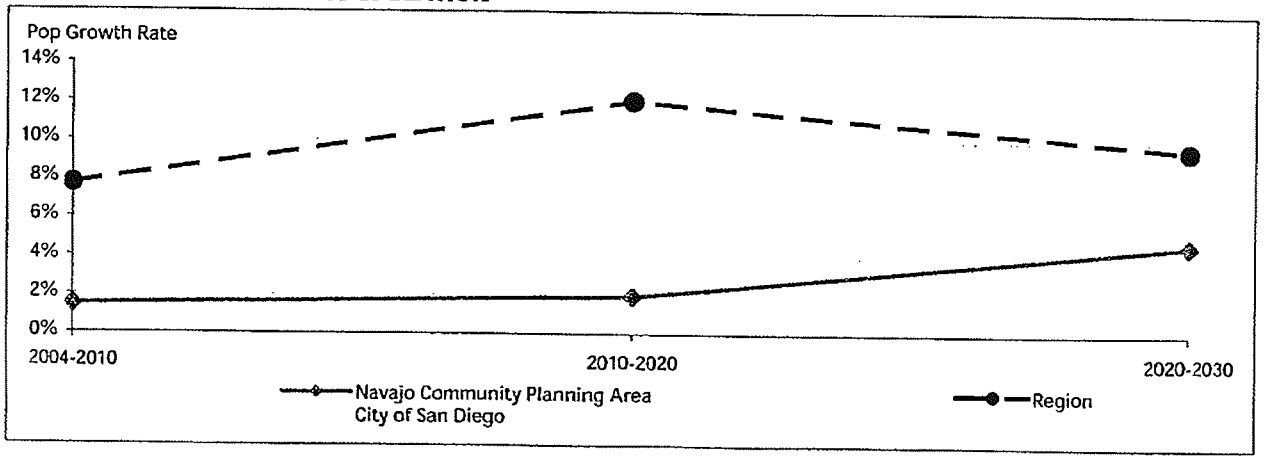
POPULATION BY AGE

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**49,259**	**49,992**	**50,968**	**53,340**	**4,081**	**8%**
Under 5	2,810	2,570	2,378	2,283	-527	-19%
5 to 9	2,441	2,281	2,035	1,962	-479	-20%
10 to 14	2,650	2,152	1,998	1,938	-712	-27%
15 to 17	1,487	1,351	1,169	1,124	-363	-24%
18 to 19	1,063	949	749	692	-371	-35%
20 to 24	2,319	2,427	1,980	1,992	-327	-14%
25 to 29	2,480	2,548	2,613	2,400	-80	-3%
30 to 34	2,767	2,622	2,620	2,377	-390	-14%
35 to 39	3,188	2,933	2,782	2,909	-279	-9%
40 to 44	4,058	3,450	3,031	3,159	-899	-22%
45 to 49	3,904	3,737	3,008	2,921	-983	-25%
50 to 54	3,495	3,809	3,151	2,893	-602	-17%
55 to 59	3,247	3,815	3,884	3,305	58	2%
60 to 61	1,209	1,641	1,866	1,689	480	40%
62 to 64	1,628	2,416	2,884	2,536	908	56%
65 to 69	2,590	3,281	4,736	5,102	2,512	97%
70 to 74	2,610	2,603	4,203	5,121	2,511	96%
75 to 79	2,385	2,141	2,625	4,060	1,675	70%
80 to 84	1,778	1,676	1,580	2,771	993	56%
85 and over	1,150	1,590	1,676	2,106	956	83%
Median Age	44.2	47.3	51.8	55.0	10.8	24%

POPULATION BY RACE AND ETHNICITY

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**49,259**	**49,992**	**50,968**	**53,340**	**4,081**	**8%**
Hispanic	5,056	6,431	7,267	8,194	3,138	62%
Non-Hispanic	44,203	43,561	43,701	45,146	943	2%
White	38,340	36,390	35,389	35,720	-2,620	-7%
Black	1,386	1,609	1,957	2,375	989	71%
American Indian	167	190	202	204	37	22%
Asian	2,515	3,031	3,389	3,618	1,103	44%
Hawaiian / Pacific Islander	129	440	511	507	378	293%
Other	138	122	124	137	-1	-1%
Two or More Races	1,528	1,779	2,129	2,585	1,057	69%

GROWTH TRENDS IN TOTAL POPULATION

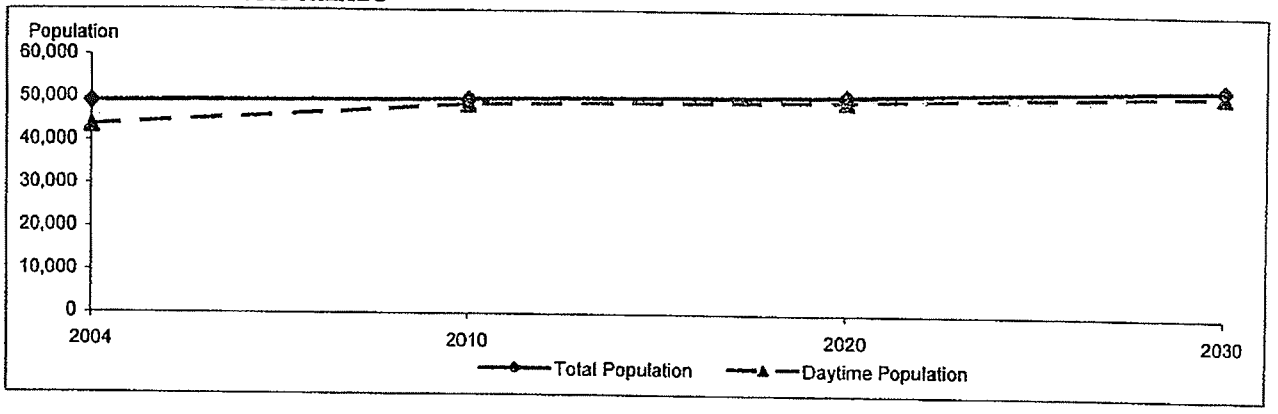


Source: 2030 Regional Growth Forecast Update, September 2006
SANDAG
www.sandag.org

DAYTIME POPULATION

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**49,259**	**49,992**	**50,968**	**53,340**	**4,081**	**8%**
Daytime Population	43,697	48,884	49,778	52,063	8,366	19%
Difference	5,562	1,108	1,190	1,277	-4,285	-77%

DAYTIME POPULATION TRENDS

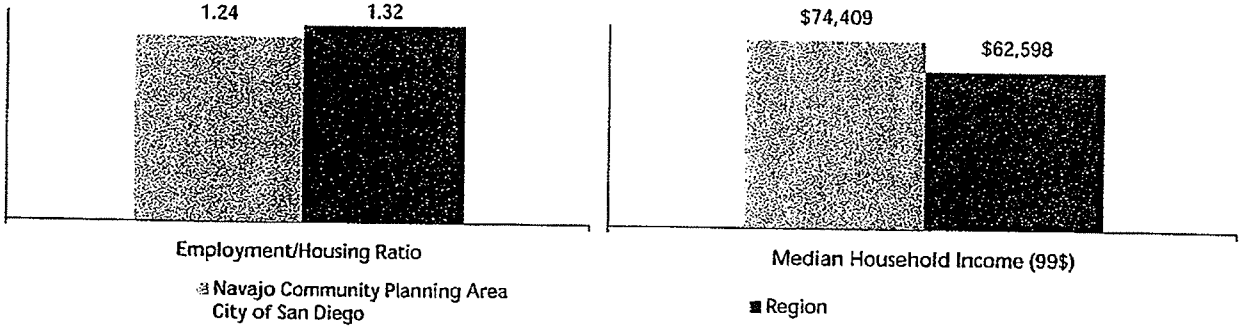


EMPLOYMENT[1]

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Employment	**21,733**	**22,059**	**23,166**	**26,442**	**4,709**	**22%**
Civilian Employment	21,733	22,059	23,166	26,442	4,709	22%
Military Employment	0	0	0	0	0	0%
Employment/Housing Ratio[2]	**1.06**	**1.04**	**1.09**	**1.24**	**0.18**	**17%**

Notes:
1 - The number of jobs within this area.
2 - Civilian employment per housing unit.

EMPLOYMENT/HOUSING RATIO AND MEDIAN HOUSEHOLD INCOME IN 2030



Source: 2030 Regional Growth Forecast Update, September 2006
SANDAG
www.sandag.org

LAND USE[1]

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Acres	**9,087**	**9,087**	**9,087**	**9,087**	**0**	**0%**
Developed Acres	**8,909**	**8,952**	**8,989**	**9,070**	**162**	**2%**
Low Density Single Family	0	0	0	0	0	0%
Single Family	2,875	2,879	2,892	2,892	17	1%
Multiple Family	256	287	287	287	31	12%
Mobile Homes	44	44	44	44	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	278	287	309	385	106	38%
Commercial/Services	422	422	424	426	4	1%
Office	33	33	35	38	5	15%
Schools	225	225	225	225	0	0%
Roads and Freeways	1,259	1,259	1,259	1,259	0	0%
Agricultural and Extractive[2]	44	44	43	43	-1	-3%
Parks and Military Use	3,472	3,472	3,472	3,472	0	0%
Vacant Developable Acres	**162**	**119**	**81**	**0**	**-162**	**-100%**
Low Density Single Family	0	0	0	0	0	0%
Single Family	17	14	0	0	-17	-99%
Multiple Family	31	0	0	0	-31	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	106	98	75	0	-106	-100%
Commercial/Services	3	3	2	0	-3	-100%
Office	5	4	3	0	-5	-100%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	**17**	**17**	**17**	**17**	**0**	**0%**
Employment Density[3]	**22.7**	**22.8**	**23.3**	**24.6**	**1.9**	**9%**
Residential Density[4]	**6.5**	**6.6**	**6.6**	**6.6**	**0.1**	**2%**

Notes:

1 - Figures may not add to total due to independent rounding.

2 - This is not a forecast of agricultural land, because the 2030 Regional Growth Forecast Update does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as low density single family residential, may not preclude the continuation of existing agricultural use.

3 - Civilian employment per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).

4 - Total housing units per developed residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).

Source: 2030 Regional Growth Forecast Update, September 2006
SANDAG
www.sandag.org

APPENDIX C

SANDAG Regional Housing Needs Assessment for 2005-2010 Housing Element Cycle for the San Diego Region September 25, 2005

SANDAG

401 B Street, Suite 800
San Diego, CA 92101
Phone (619) 699-1900 • Fax (619) 699-1905
www.sandag.org

RESOLUTION NO. 2005-17

RESOLUTION OF THE SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) APPROVING THE FINAL REGIONAL HOUSING NEEDS ASSESSMENT FOR THE 2005-2010 HOUSING ELEMENT CYCLE FOR THE SAN DIEGO REGION

WHEREAS, the Regional Comprehensive Plan (RCP) adopted by San Diego Association of Governments (SANDAG) in July 2004 calls for increasing the supply of housing and greater housing choice for all income levels; and

WHEREAS, state housing element law requires that the SANDAG adopt a Regional Housing Needs Assessment (RHNA) prior to the due date for each five-year update of local general plan housing elements; and

WHEREAS, the California Department of Housing and Community Development (HCD) is required to consult with SANDAG in determining the existing and projected housing need for the region prior to each five-year housing element cycle; and

WHEREAS, HCD provided SANDAG with two alternative sets of housing need numbers (107,301 and 110,739) distributed by four income categories based on the regional percentages of very low (22.5 percent), low (17.1 percent), moderate (18.9 percent) and above moderate (41.5 percent) income households from the 2000 U.S. Census; and

WHEREAS, HCD stated that the minimum number of housing units the region should plan for as part of its 2005-2010 housing element cycle was 107,301 units; and

WHEREAS, SANDAG is required by state law to allocate the overall regional housing needs by jurisdiction and income category; and

WHEREAS, SANDAG with the assistance of Regional Planning Committee (RPC) and its working groups, including the Regional Housing Task Force (RHTF), Regional Planning Technical Working Group (RPTWG), Regional Planning Stakeholders Working Group (RPSWG), and Regional Housing Needs Working Group (RHNWG), developed a number of potential methodologies for allocating the region's housing needs by jurisdiction and income category; and

WHEREAS, these methodologies were based on state law and local jurisdiction land use plans, market demand for housing, public facilities, suitable sites, commuting patterns, employment projections, percentage of lower income households, and a number of other local planning and demographic factors and principles; and

WHEREAS, in accordance with state law the distribution of the housing needs seeks to reduce the concentration of lower income households in jurisdictions which already have disproportionately high proportions of lower income households; and

WHEREAS the allocation of and planning for the region's future housing needs will assist the region in solving its housing crisis and addressing other RCP quality of life goals; NOW THEREFORE

BE IT RESOLVED BY THE SANDAG BOARD OF DIRECTORS to adopt Modified Alternative 1 (Exhibit 1) as the Final RHNA for the 2005-2010 housing element cycle for incorporation into the Regional Housing Needs Statement, which includes housing and demographic data and a toolbox of programs that local jurisdictions can use in preparing their 2005-2010 housing elements; and

BE IT FURTHER RESOLVED BY THE SANDAG BOARD OF DIRECTORS that the memorandum signed by Mayor Lori Pfeiler, Mayor Steve Padilla, and Councilmember Jim Madaffer (Exhibit 2) is approved in conjunction with the Final RHNA.

PASSED AND ADOPTED this 25th day of February, 2005.

_____ ATTEST: _____

CHAIRPERSON SECRETARY

Exhibit 1

Final Regional Housing Needs Assessment
Income Allocation Alternative 3 and Modified Alternative 1

		Modified Alternative 1**				Alternative 3*** Draft RHNA Allocation			
	Regional Share	Very Low	Low	Moderate	Above Moderate	Very Low	Low	Moderate	Above Moderate
Carlsbad	**8,376**	1,922	1,460	1,583	3,411	2,506	1,816	1,583	2,471
Chula Vista	**17,224**	3,875	2,945	3,255	7,148	3,730	2,592	3,255	7,647
Coronado	**64**	14	11	12	27	20	14	12	18
Del Mar	**25**	6	4	5	10	7	6	5	7
El Cajon	**621**	86	75	117	343	86	75	117	343
Encinitas	**1,712**	392	299	324	697	502	373	324	513
Escondido	**2,437**	548	417	461	1,011	486	359	461	1,131
Imperial Beach	**87**	13	9	16	49	13	9	16	49
La Mesa	**396**	89	68	75	164	79	56	75	186
Lemon Grove	**242**	46	32	46	118	46	32	46	118
National City	**319**	18	39	60	202	18	39	60	202
Oceanside	**6,423**	1,445	1,098	1,214	2,666	1,454	1,042	1,214	2,713
Poway	**1,242**	285	216	235	505	419	288	235	300
San Diego - Original	45,741	10,292	7,822	8,645	18,983	9,195	7,834	8,645	20,067
Units to/from Unincorporated Area		*353*	*268*	*0*	*(621)*	*418*	*292*	*0*	*(709)*
San Diego - Revised*	**45,741**	10,645	8,090	8,645	18,362	9,613	8,126	8,645	19,358
San Marcos	**6,254**	1,407	1,069	1,182	2,595	1,434	966	1,182	2,672
Santee	**1,381**	317	241	261	562	384	261	261	475
Solana Beach	**131**	30	22	25	53	37	30	25	39
Vista	**2,267**	510	388	428	941	511	305	428	1,023
Unincorporated Area - Original	12,358	2,781	2,113	2,336	5,129	3,217	2,251	2,336	4,554
Units to/from Unincorporated Area		*(353)*	*(268)*	*0*	*621*	*(418)*	*(292)*	*0*	*709*
Unincorporated Area - Revised*	**12,358**	2,476	1,881	2,336	5,666	2,799	1,959	2,336	5,263
San Diego Region	**107,301**	24,143	18,348	20,280	44,530	24,144	18,348	20,280	44,529

Note: Some jurisdiction allocations by income category were adjusted slightly to ensure that regional income category percentages provided by the California Department of Housing and Community Development (HCD) -- 22.5 percent very low income, 17.1 percent low income, 18.9 percent moderate income, and 41.5 percent above moderate income -- were met.

*Adjusted to reflect transfer of lower income units from Unincorporated Area to City of San Diego.

**Modified Alternative 1 was approved by the SANDAG Board on February 25, 2005.

***Alternative 3 is referenced in the memorandum approved by the SANDAG Board in conjunction with the approval of the Final RHNA .

Totals may be affected by rounding.

March 18, 2005

San Diego
ASSOCIATION OF GOVERNMENTS

MEMO

February 25, 2005

TO: SANDAG Board of Directors

FROM: Mayor Lori Pfeiler, Mayor Steve Padilla, and Councilmember Jim Madaffer

SUBJECT: Agenda Item No. 12 – Final Regional Housing Needs Assessment (RHNA)

Our regional housing needs are significant – both now and in the future. Addressing these needs is often a complex process when dealing with the varied interests of the cities in our region. We are committed to doing everything we can to address our regional housing needs. Recognizing the differences between the cities, we are proposing an incentive-based compromise to the RHNA Modified Alternative 1. Simply put, for those cities that are willing and able to accommodate additional housing, those cities should be compensated through incentives that would help improve existing as well as future infrastructure.

We recommend the Board approve Modified Alternative 1, with the following provisions:

1. Jurisdictions whose 1999 lower income households as a percentage of total households is estimated to be greater than the regional average (Attachment 2, Column 1) shall receive 15 bonus points (out of 100 possible) for projects requesting funding through the Pilot Smart Growth Incentive Program. (This would include National City, El Cajon, Imperial Beach, Lemon Grove, La Mesa, Escondido, Vista, Chula Vista, San Diego, and San Marcos.)

2. In addition to the current Pilot Smart Growth Incentive Program, for all future discretionary funding allocated to local agency projects by SANDAG (following the adoption by jurisdictions of housing elements for 2005-2010), the following criteria shall apply:

    a. In order to qualify for such funding, a jurisdiction will be required to demonstrate that they are in compliance with provisions of their adopted housing element which set forth their commitment to providing adequate multi-family zoned land or other actions necessary to accommodate their share of lower income housing under the adopted RHNA.

    b. Incentive points (a minimum of 25 points out of 100 possible) will be given to projects in jurisdictions in which lower income housing units are being produced in accordance with the housing unit figures contained in Alternative 3 (Attachment 2, Column 13).

    c. In order to verify compliance with these provisions, each jurisdiction shall annually submit a report to SANDAG indicating their progress in complying with requirements of their housing element, as well as actual production of housing units within their jurisdiction by income category, during the preceding year.

APPENDIX D

Government Code Section 65583

Government Code Section 65583

65583. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584. Local agencies shall calculate the subset of very low income households allotted under Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction's allocation of very low income households pursuant to Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (6), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities identified pursuant to paragraph (6).

(5) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of

housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

(6) An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.

(7) An analysis of opportunities for energy conservation with respect to residential development.

(8) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.

(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate.

(C) The analysis shall identify public and private nonprofit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments.

(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program which have not been legally obligated for other purposes and which could be available for use in preserving assisted housing developments.

(b) (1) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the

community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.

(c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing single-room occupancy units, emergency shelters, and transitional housing.

(A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2.

(B) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.

(2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.

(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

(6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (8) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (8) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

(7) The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

(d) Except as otherwise provided in this article, amendments to this article that alter the required content of a housing element shall apply to both of the following:

(1) A housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, where a city, county, or city and county submits a first draft to the department for review pursuant to Section 65585 more than 90 days after the effective date of the amendment to this section.

(2) Any housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, where the city, county, or city and county fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02.

65583.1. (a) The Department of Housing and Community Development, in evaluating a proposed or adopted housing element for substantial compliance with this article, may allow a city or county to identify adequate sites, as required pursuant to Section 65583, by a variety of methods, including, but not limited to, redesignation of property to a more intense land use category and increasing the density allowed within one or more categories. The department may also allow a city or county to identify sites for second units based on the number of second units developed in the prior housing element planning period whether or not the units are permitted by right, the need for these units in the community, the resources or incentives available for their development, and any other relevant factors, as determined by the department. Nothing in this section reduces the responsibility of a city or county to identify, by income category, the total number of sites for residential development as required by this article.

(b) Sites that contain permanent housing units located on a military base undergoing closure or conversion as a result of action pursuant to the Defense Authorization Amendments and Base Closure and Realignment Act (Public Law 100-526), the Defense Base Closure and

Realignment Act of 1990 (Public Law 101-510), or any subsequent act requiring the closure or conversion of a military base may be identified as an adequate site if the housing element demonstrates that the housing units will be available for occupancy by households within the planning period of the element. No sites containing housing units scheduled or planned for demolition or conversion to nonresidential uses shall qualify as an adequate site.

Any city, city and county, or county using this subdivision shall address the progress in meeting this section in the reports provided pursuant to paragraph (1) of subdivision (b) of Section 65400.

(c) (1) The Department of Housing and Community Development may allow a city or county to substitute the provision of units for up to 25 percent of the community's obligation to identify adequate sites for any income category in its housing element pursuant to paragraph (1) of subdivision (c) of Section 65583 where the community includes in its housing element a program committing the local government to provide units in that income category within the city or county that will be made available through the provision of committed assistance during the planning period covered by the element to low- and very low income households at affordable housing costs or affordable rents, as defined in Sections 50052.5 and 50053 of the Health and Safety Code, and which meet the requirements of paragraph (2). Except as otherwise provided in this subdivision, the community may substitute one dwelling unit for one dwelling unit site in the applicable income category. The program shall do all of the following:

(A) Identify the specific, existing sources of committed assistance and dedicate a specific portion of the funds from those sources to the provision of housing pursuant to this subdivision.

(B) Indicate the number of units that will be provided to both low- and very low income households and demonstrate that the amount of dedicated funds is sufficient to develop the units at affordable housing costs or affordable rents.

(C) Demonstrate that the units meet the requirements of paragraph (2).

(2) Only units that comply with subparagraph (A), (B), or (C) qualify for inclusion in the housing element program described in paragraph (1), as follows:

(A) Units that are to be substantially rehabilitated with committed assistance from the city or county and constitute a net increase in the community's stock of housing affordable to low- and very low income households. For purposes of this subparagraph, a unit is not eligible to be "substantially rehabilitated" unless all of the following requirements are met:

(i) At the time the unit is identified for substantial rehabilitation, (I) the local government has determined that the unit is at imminent risk of loss to the housing stock, (II) the local government has committed to provide relocation assistance pursuant to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1 to any occupants temporarily or permanently displaced by the rehabilitation or code enforcement activity, or the relocation is otherwise provided prior to displacement either as a condition of receivership, or provided by the property owner or the local government pursuant to Article 2.5 (commencing with Section 17975) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code, or as otherwise provided by local ordinance; provided the assistance includes not less than the equivalent of four months' rent and moving

expenses and comparable replacement housing consistent with the moving expenses and comparable replacement housing required pursuant to Section 7260, (III) the local government requires that any displaced occupants will have the right to reoccupy the rehabilitated units, and (IV) the unit has been found by the local government or a court to be unfit for human habitation due to the existence of at least four violations of the conditions listed in subdivisions (a) to (g), inclusive, of Section 17995.3 of the Health and Safety Code.

(ii) The rehabilitated unit will have long-term affordability covenants and restrictions that require the unit to be available to, and occupied by, persons or families of low- or very low income at affordable housing costs for at least 20 years or the time period required by any applicable federal or state law or regulation.

(iii) Prior to initial occupancy after rehabilitation, the local code enforcement agency shall issue a certificate of occupancy indicating compliance with all applicable state and local building code and health and safety code requirements.

(B) Units that are located in a multifamily rental housing complex of four or more units, are converted with committed assistance from the city or county from nonaffordable to affordable by acquisition of the unit or the purchase of affordability covenants and restrictions for the unit, are not acquired by eminent domain, and constitute a net increase in the community's stock of housing affordable to low- and very low income households. For purposes of this subparagraph, a unit is not converted by acquisition or the purchase of affordability covenants unless all of the following occur:

(i) The unit is made available at a cost affordable to low- or very low income households.

(ii) At the time the unit is identified for acquisition, the unit is not available at an affordable housing cost to either of the following:

(I) Low-income households, if the unit will be made affordable to low-income households.

(II) Very low income households, if the unit will be made affordable to very low income households.

(iii) At the time the unit is identified for acquisition the unit is not occupied by low- or very low income households or if the acquired unit is occupied, the local government has committed to provide relocation assistance prior to displacement, if any, pursuant to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1 to any occupants displaced by the conversion, or the relocation is otherwise provided prior to displacement; provided the assistance includes not less than the equivalent of four months' rent and moving expenses and comparable replacement housing consistent with the moving expenses and comparable replacement housing required pursuant to Section 7260.

(iv) The unit is in decent, safe, and sanitary condition at the time of occupancy.

(v) The unit has long-term affordability covenants and restrictions that require the unit to be affordable to persons of low- or very low income for not less than 55 years.

(C) Units that will be preserved at affordable housing costs to persons or families of low- or very low incomes with committed assistance from the city or county by acquisition of the unit or the purchase of affordability covenants for the unit. For purposes of this subparagraph, a unit shall not be deemed preserved unless all of the following occur:

(i) The unit has long-term affordability covenants and restrictions that require the unit to be affordable to and reserved for occupancy by persons of the same or lower income group as the current occupants for a period of at least 40 years.

(ii) The unit is within an "assisted housing development," as defined in paragraph (3) of subdivision (a) of Section 65863.10.

(iii) The city or county finds, after a public hearing, that the unit is eligible, and is reasonably expected, to change from housing affordable to low- and very low income households to any other use during the next five years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

(iv) The unit is in decent, safe, and sanitary condition at the time of occupancy.

(v) At the time the unit is identified for preservation it is available at affordable cost to persons or families of low- or very low income.

(3) This subdivision does not apply to any city or county that, during the current or immediately prior planning period, as defined by Section 65588, has not met any of its share of the regional need for affordable housing, as defined in Section 65584, for low- and very low income households. A city or county shall document for any housing unit that a building permit has been issued and all development and permit fees have been paid or the unit is eligible to be lawfully occupied.

(4) For purposes of this subdivision, "committed assistance" means that the city or county enters into a legally enforceable agreement during the first two years of the housing element planning period that obligates sufficient available funds to provide the assistance necessary to make the identified units affordable and that requires that the units be made available for occupancy within two years of the execution of the agreement. "Committed assistance" does not include tenant-based rental assistance.

(5) For purposes of this subdivision, "net increase" includes only housing units provided committed assistance pursuant to subparagraph (A) or (B) of paragraph (2) in the current planning period, as defined in Section 65588, that were not provided committed assistance in the immediately prior planning period.

(6) For purposes of this subdivision, "the time the unit is identified" means the earliest time when any city or county agent, acting on behalf of a public entity, has proposed in writing or has proposed orally or in writing to the property owner, that the unit be considered for substantial rehabilitation, acquisition, or preservation.

(7) On July 1 of the third year of the planning period, as defined by Section 65588, in the report required pursuant to Section 65400, each city or county that has included in its housing element a program to provide units pursuant to subparagraph (A), (B), or (C) of paragraph (2) shall report in writing to the legislative body, and to the department within 30 days of making its report to the legislative body, on its progress in providing units pursuant to this subdivision. The report shall identify the specific units for which committed assistance has been provided or which have been made available to low- and very low income households, and it shall adequately document how each unit complies with this subdivision. If, by July 1 of the third year of the planning period, the city or county has not entered into an enforceable agreement of committed assistance for all units specified in the programs adopted pursuant

to subparagraph (A), (B), or (C) of paragraph (2), the city or county shall, not later than July 1 of the fourth year of the planning period, adopt an amended housing element in accordance with Section 65585, identifying additional adequate sites pursuant to paragraph (1) of subdivision (c) of Section 65583 sufficient to accommodate the number of units for which committed assistance was not provided. If a city or county does not amend its housing element to identify adequate sites to address any shortfall, or fails to complete the rehabilitation, acquisition, purchase of affordability covenants, or the preservation of any housing unit within two years after committed assistance was provided to that unit, it shall be prohibited from identifying units pursuant to subparagraph (A), (B), or (C) of paragraph (2) in the housing element that it adopts for the next planning period, as defined in Section 65588, above the number of units actually provided or preserved due to committed assistance.

65583.2. (a) A city's or county's inventory of land suitable for residential development pursuant to paragraph (3) of subdivision (a) of Section 65583 shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels pursuant to Section 65584. As used in this section, "land suitable for residential development" includes all of the following:

(1) Vacant sites zoned for residential use.

(2) Vacant sites zoned for nonresidential use that allows residential development.

(3) Residentially zoned sites that are capable of being developed at a higher density.

(4) Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for, residential use.

(b) The inventory of land shall include all of the following:

(1) A listing of properties by parcel number or other unique reference.

(2) The size of each property listed pursuant to paragraph (1), and the general plan designation and zoning of each property.

(3) For nonvacant sites, a description of the existing use of each property.

(4) A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.

(5) A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.

(6) Sites identified as available for housing for above-moderate income households in areas not served by public sewer systems. This information need not be identified on a site-specific basis.

(7) A map that shows the location of the sites included in the inventory, such as the land use map from the jurisdiction's general plan for reference purposes only.

(c) Based on the information provided in subdivision (b), a city or county shall determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by

income level during the planning period, as determined pursuant to Section 65584. The analysis shall determine whether the inventory can provide for a variety of types of housing, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, emergency shelters, and transitional housing. The city or county shall determine the number of housing units that can be accommodated on each site as follows:

(1) If local law or regulations require the development of a site at a minimum density, the department shall accept the planning agency's calculation of the total housing unit capacity on that site based on the established minimum density. If the city or county does not adopt a law or regulations requiring the development of a site at a minimum density, then it shall demonstrate how the number of units determined for that site pursuant to this subdivision will be accommodated.

(2) The number of units calculated pursuant to paragraph (1) shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (4) of subdivision (a) of Section 65583.

(3) For the number of units calculated to accommodate its share of the regional housing need for lower income households pursuant to paragraph (2), a city or county shall do either of the following:

(A) Provide an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households.

(B) The following densities shall be deemed appropriate to accommodate housing for lower income households:

(i) For incorporated cities within nonmetropolitan counties and for nonmetropolitan counties that have micropolitan areas: sites allowing at least 15 units per acre.

(ii) For unincorporated areas in all nonmetropolitan counties not included in clause (i): sites allowing at least 10 units per acre.

(iii) For suburban jurisdictions: sites allowing at least 20 units per acre.

(iv) For jurisdictions in metropolitan counties: sites allowing at least 30 units per acre.

(d) For purposes of this section, metropolitan counties, nonmetropolitan counties, and nonmetropolitan counties with micropolitan areas are as determined by the United States Census Bureau. Nonmetropolitan counties with micropolitan areas include the following counties: Del Norte, Humboldt, Lake Mendocino, Nevada, Tehama, and Tuolumne and such other counties as may be determined by the United States Census Bureau to be nonmetropolitan counties with micropolitan areas in the future.

(e) A jurisdiction is considered suburban if the jurisdiction does not meet the requirements of clauses (i) and (ii) of subparagraph (B) of paragraph (3) of subdivision (c) and is located in a Metropolitan Statistical Area (MSA) of less than 2,000,000 in population, unless that jurisdiction's population is greater than 100,000, in which case it is considered metropolitan. Counties, not including the City and County of San Francisco, will be considered suburban unless they are in a MSA of 2,000,000 or greater in population in which case they are considered metropolitan.

(f) A jurisdiction is considered metropolitan if the jurisdiction does not meet the requirements for "suburban area" above and is

located in a MSA of 2,000,000 or greater in population, unless that jurisdiction's population is less than 25,000 in which case it is considered suburban.

(g) For sites described in paragraph (3) of subdivision (b), the city or county shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential. The methodology shall consider factors including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

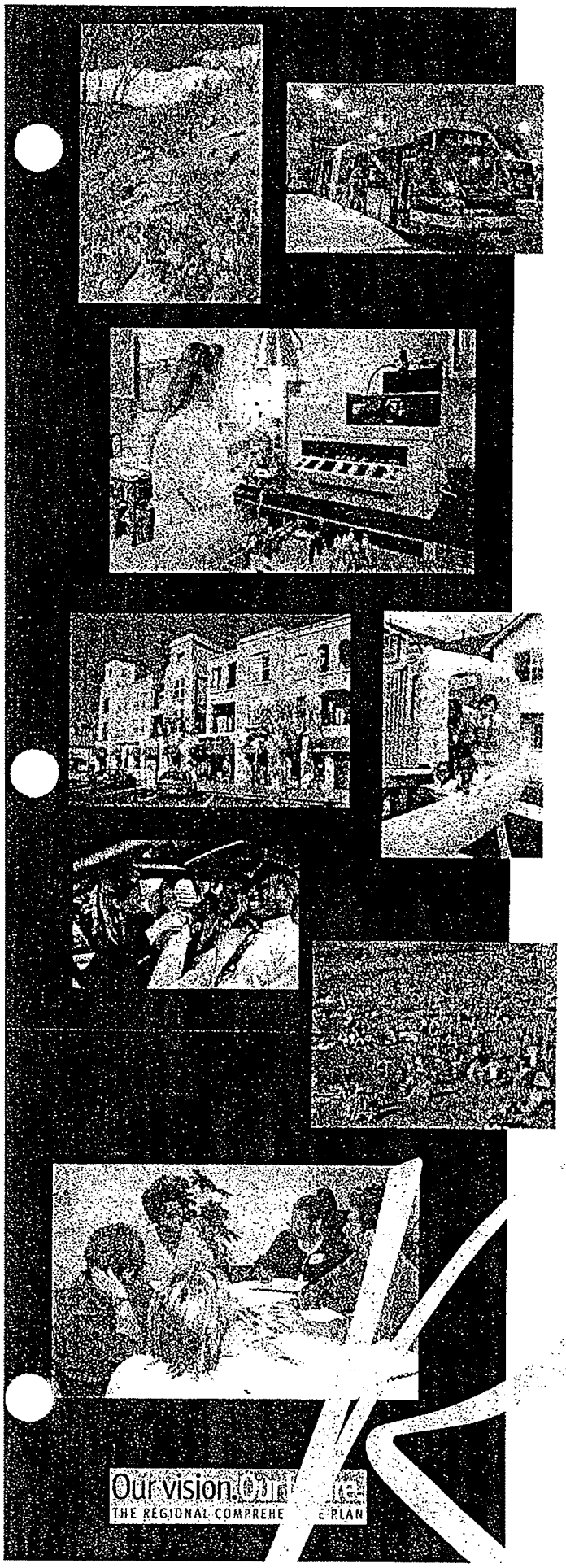
(h) The program required by subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 shall accommodate 100 percent of the need for housing for very low and low-income households allocated pursuant to Section 65584 for which site capacity has not been identified in the inventory of sites pursuant to paragraph (3) of subdivision (a) on sites that shall be zoned to permit owner-occupied and rental multifamily residential use by right during the planning period. These sites shall be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 16 units per acre in jurisdictions described in clause (i) of subparagraph (B) of paragraph (3) of subdivision (c) and at least 20 units per acre in jurisdictions described in clauses (iii) and (iv) of subparagraph (B) of paragraph (3) of subdivision (c). At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted.

(i) For purposes of this section and Section 65583, the phrase "use by right" shall mean that the local government's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. A local ordinance may provide that "use by right" does not exempt the use from design review. However, that design review shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Use by right for all rental multifamily residential housing shall be provided in accordance with subdivision (f) of Section 65589.5.

www.leginfo.ca.gov/cgi-bin/displaycode?section=gov&group=65001-66000&file=65580-65589.8

APPENDIX E

SANDAG Regional Comprehensive Plan. June 2004 (select portions)



SANDAG

Regional Comprehensive Plan

for the San Diego Region

Final
July 2004

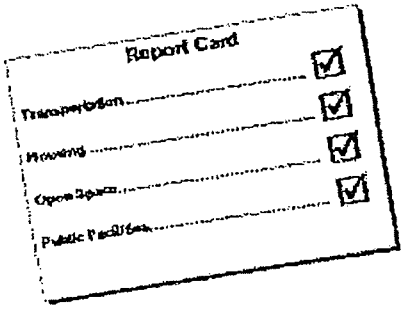
2. Infrastructure service providers should develop and implement strategic plans to bridge annual expenditures of a capital improvement program to long-term goals of a facilities master plan. The facility master plans of each infrastructure provider should be linked to each other and the RCP.

3. Local jurisdictions and service providers should formally establish procedures and mechanisms, such as memorandums of understanding (MOUs) or compacts, to coordinate planning and investment in regional infrastructure facilities to support the RCP.

As the San Diego region continues to change, we must regularly assess the ability of our infrastructure to keep pace and to maintain our quality of life.

MEASURING OUR PROGRESS

How will we track our progress? In many cases, the RCP calls for major changes in the current ways of doing business, looking out 30 years and beyond. Many of the actions and paradigm shifts discussed in the plan may take years to develop, fund, and implement. Some short-term impacts are likely to be subtle. Some will be more noticeable. Over time, however, smart decisions and the cumulative effects of our actions will result in the future that the plan envisions.



The Performance Monitoring chapter contains a set of annual performance indicators to monitor the region's progress toward achieving the goals and objectives of the RCP. It also includes periodic indicators — indicators that may not be available on an annual basis but can provide relevant information for assessing the region's quality of life.

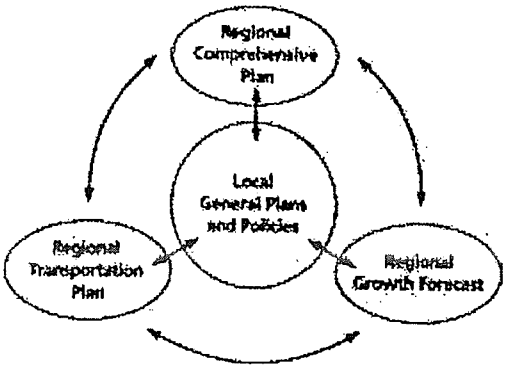
In the fall of 2004, a baseline monitoring report will be published to create a benchmark by which to measure future performance. Specific targets to be used as performance measures will be developed after the publication of the baseline monitoring report. Where possible, both a short-range target — probably five years — and a year 2030 target will be developed for each indicator. The baseline monitoring report will serve as a starting point, and subsequent annual reports will describe further progress.

TRANSLATING VISION INTO ACTION

The Implementation chapter focuses on two fundamental themes: collaboration and incentives. Building upon these themes, the heart of the chapter is a collection of "Strategic Initiatives" — an initial work program that organizes and prioritizes the recommended actions and concepts in each chapter of the RCP.

The RCP was not designed as a regulatory plan, but rather as a guidance plan. As such, the preferred implementation approach is that local and regional agencies incorporate the recommended policy objectives and actions into their local and regional plans as they update those plans. Updates to local and general plans will then be reflected in SANDAG's regional growth forecast, the Regional Comprehensive Plan, and the Regional Transportation Plan. In other words, the implementation of the RCP will be a dynamic and iterative process.

ITERATIVE PLANNING PROCESS



The *collaborative* aspect of the implementation strategy includes:

- Strengthening the connection between local and regional land use and transportation plans;
- Creating subregional planning programs;
- Encouraging private sector participation; and
- Developing compacts or agreements between agencies within and across our borders.

The *incentives* aspect of the implementation strategy focuses on strengthening the link between smart growth land uses and transportation investments. Because SANDAG is the transportation planning and implementation agency for the San Diego region, the RCP calls for using regional transportation funds, in conjunction with local land use incentives, as catalysts to encourage smart growth development in key locations throughout the region. The application of incentives will take place under a three-pronged approach: developing a Smart Growth Concept Map that will serve as a planning tool to communicate where smart growth will happen; developing the smart growth incentive program and applying those incentives toward Smart Growth Opportunity Areas; and assembling an urban design "best practices" manual focused on smart growth development principles for use by local and regional agencies.

Other key implementation components of the RCP important across all areas of the plan are: public participation, social equity and environmental justice, intergovernmental review, performance monitoring, and analytical tools.

The RCP is unique in that it advocates for a collaborative, incentive-based, bottom-up approach to implementation. The plan will only succeed with strong partnerships that include local governments, public agencies at all levels, community interest groups, the private sector, and the public; and proposed timeframes in which to achieve the plan's recommended actions.

CONCLUSION:
MOVING FORWARD, TOGETHER

What does the RCP mean to you and me? On a more personal level, it will help us to breathe easier by promoting cleaner air. It may not be able to reduce traffic in the short run, but it will give us more ways to avoid it over the long haul by providing other travel options. It will give us more housing styles to choose from. It will give us more opportunities to live and work in the same neighborhood. By saving more land for habitat, the RCP will help us leave a greater legacy by safeguarding the future for our children and grandchildren.

Better connecting our land use and transportation plans is critical for our region to grow in a smarter, more sustainable way. The RCP provides a blueprint for coordinating transportation and other regional infrastructure investments, and directing these investments into Smart Growth Opportunity Areas identified in collaboration with local jurisdictions.

The Regional Comprehensive Plan will function as a "living" document, evolving over time as specific policies and programs are advanced. It will be updated every few years to reflect the region's accomplishments, add new topics that weren't included in this initial RCP, and address the region's changing needs.

Now and in the future, SANDAG welcomes your ideas into this dynamic and vital process.

INTRODUCTION
What is the Regional Comprehensive Plan?

Over the next 30 years, San Diego County is expected to grow by more than one million people, bringing the total population to almost four million. Many of these people will be our children and grandchildren. Where will they live? Where will they work? And what will the region around them be like?

The region's 19 local governments, working under the umbrella of the San Diego Association of Governments (SANDAG), have developed a plan to address our region's projected population growth. The goal is to ensure a high quality of life for ourselves and our future generations — to work toward a society that has resolved its housing shortage, transportation problems, and energy issues, and provides healthy, desirable environments for people and nature. Sounds like a fictional utopia? No. This blueprint for our region's future is called the Regional Comprehensive Plan.

WHAT IS THE RCP?

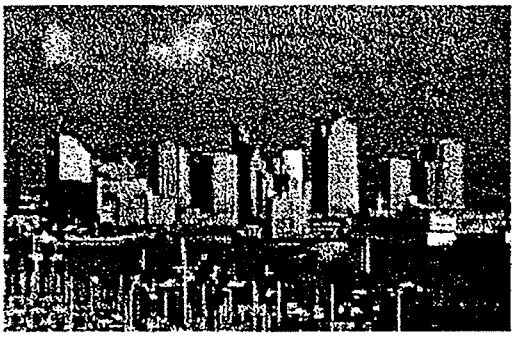
The Regional Comprehensive Plan (RCP) is the long-term planning framework for the San Diego region. It lays out a regional vision. It provides a broad context in which local and regional decisions can be made that foster a healthy environment, a thriving economy, and a high quality of life for all residents. It balances regional population, housing, and employment growth with habitat preservation, agriculture, open space, and infrastructure needs. It moves us toward a sustainable future — a future with more choices and opportunities for all residents of the region.

The RCP is not merely a compilation of local and regional plans. It recognizes that each jurisdiction in the region makes its own decisions regarding land use, and then builds upon the best elements of our existing local plans and regional infrastructure plans to provide a regional blueprint for where and how we want to grow. It identifies challenges that we face as a region, and provides a more sustainable alternative to where we could end up if we continue with business as usual.

Most important, the RCP acknowledges that cooperation and consensus-building among all jurisdictions and stakeholders are key to realizing our shared vision of the future. The RCP springs from our neighborhoods and communities. It is based on a bottom-up approach with a regional framework that will strengthen local plans. It is not about consistency and conformity, but about strengthening the connections between land use and transportation, linking local and regional plans, and providing needed infrastructure.

WHY IS THE RCP IMPORTANT?

Our Unique Setting



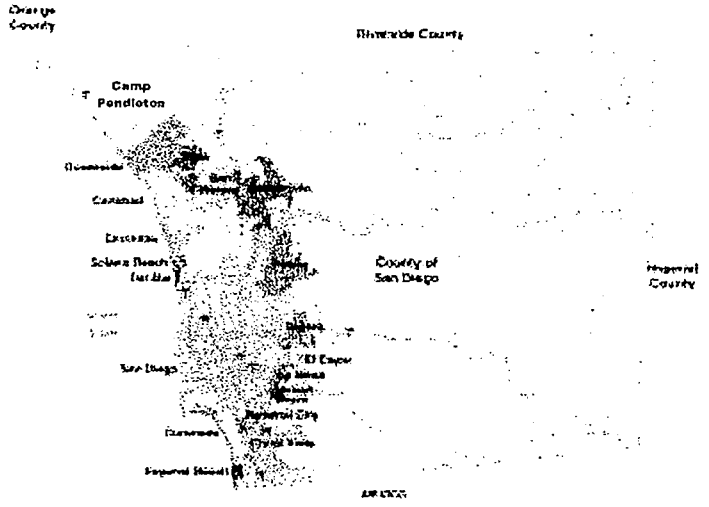
The San Diego region spans more than 4,200 square miles in the southwest corner of the continental United States. Geographically, our western boundary is the Pacific Ocean. Mexico lies just to the south. Camp Pendleton to the north separates us from Orange County and Los Angeles, and we share a border with fast-growing Riverside County. The agriculturally-based Imperial County flanks our eastern border (Figure 1.1).

Politically, the San Diego region consists of 18 cities and the County of San Diego. Our region also contains 17 sovereign tribal governments, administering 18 Native American reservations, the largest number of reservations in any county in the continental United States.

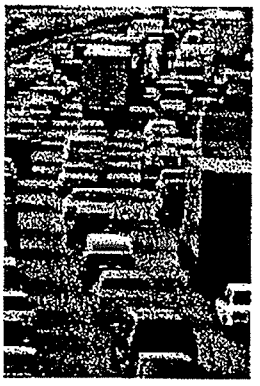
The San Diego region strives to balance both its economy and its ecology. While our region is well-known for our high-technology job base, it is also recognized for our pioneering habitat conservation efforts that protect our native plant and animal species. We have one of the most biodiverse regions in the world and, for that reason, have been identified as a major "hot spot" for biodiversity and species endangerment.

The region possesses a unique and varied landscape. Within a one-hour drive of the center of the region are mountains, deserts, mesas, canyons, river valleys, lakes, bays, and the ocean. It is a major tourist destination thanks to our mild climate and miles of breathtaking coastline. A bustling and diverse international border with Mexico also helps attract tourism, new residents, and new businesses every year.

FIGURE 1.1—THE SAN DIEGO REGION AND NEIGHBORING AREAS



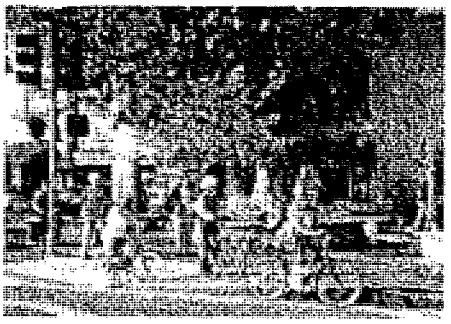
The Challenges We Face Today



In recent decades, the region has struggled with worsening traffic congestion. Resolving this problem requires a comprehensive approach. Given existing land patterns and increasing cost constraints, simply building more freeways won't solve our traffic congestion problems.

One obstacle to crafting effective solutions lies in the existing structure of our governments; most land use plans for future development patterns are developed by local governments, while most transportation planning is done regionally by SANDAG and the California Department of Transportation (Caltrans).

The region needs to view both new development and new transportation systems in the same light to ensure that our housing and travel needs are met and our transportation investment decisions are smart ones. How and where the region grows plays a major role in resolving many problems beyond traffic congestion, including rising housing prices, loss of open space, and ever-lengthening commutes.



The demand for housing has outpaced the region's supply, creating higher home prices, low rental vacancy rates, and more crowded homes. When our children grow up, it is likely they won't be able to afford to live on their own in this region. Over time, high home costs will drive many middle and lower income residents like school teachers, firefighters, caregivers, and service workers out of the region. Simply put, the region will suffer without a long-term solution to skyrocketing housing costs.

Fiscal and political realities provide formidable impediments to the production of new homes, but geography is also a major factor. Our region is simply running out of undeveloped land for large-scale residential development. Although the region is large — almost the size of Connecticut — much of it is unsuitable to build upon. Topography, water supply, public ownership, and endangered plants and animals mean that most new development will occur in the western third of the region. The mountains and deserts to the east are too far from jobs, schools, and services, and in many instances, are ecologically fragile.

Of our remaining vacant land currently designated in local plans for new housing, less than ten percent (about 38,000 acres) is planned at densities equal to or greater than one dwelling unit per acre. Figure 1.3 depicts these areas, of which many are already in the process of being developed. The areas shown on the map are generally small and difficult to see on a map of this scale, illustrating the fact that very little vacant land planned for urban densities remains in the region.

This means that redevelopment and residential infill will play increasingly critical roles in providing future housing opportunities.

As a region, we should provide enough homes to meet the demand created by projected job and population growth. The RCP recognizes that local land use plans, if left unchanged, do not provide enough capacity to meet the region's projected housing needs over time. If housing capacities in key locations of our more urbanized areas are not increased, more San Diego workers will live in surrounding areas including Riverside and Imperial Counties and Baja California. The result for our region will be a continued housing crisis and worsening traffic.

Therefore, the RCP calls for the San Diego region to take more responsibility for its own housing needs and create additional housing and mixed use capacity in appropriate locations.

The major challenges before us, then, are how to intelligently use the small amount of remaining undeveloped land designated for residential development, how to protect our natural environment, how to maximize urban redevelopment and infill opportunities, and how to coordinate these revitalization efforts with our current and future transportation networks, maximizing mobility within our region.

FIGURE 1.2—MAJOR USES FOR THE RCP

A major goal of the RCP is to strengthen the connections between land use and transportation planning and local and regional planning.

- **Identifying a preferred direction for regional growth.** Through the RCP, our region collectively determines where future growth should be encouraged and where it should be avoided. The RCP identifies smart growth opportunity areas and provides a policy framework for prioritizing infrastructure investments in those areas.
- **Strengthening the connection between land use and transportation decisions.** Most land use decisions are made locally, while most transportation decisions are made regionally. The RCP provides a framework to better integrate land use and transportation decisions.
- **Connecting local general plans and regional infrastructure plans.** The RCP serves as a framework for local jurisdictions as they implement their general plans, and for infrastructure service providers as they prepare and update their facility master plans. SANDAG does not have land use or regulatory authority and does not issue permits. However, through the RCP, the regional leadership has agreed to an incentive-based framework for achieving a regional vision.
- **Supporting smart growth with regional transportation dollars.** SANDAG is responsible for programming federal, state, and local transportation funds in the San Diego region. SANDAG will provide funding incentives to communities that have or are willing to adopt land use plans that support smart growth. The current regional transportation plan, *MOBILITY 2030*, takes a first step toward our efforts to grow in a smarter, more sustainable way, but the RCP moves us even further in that direction.
- **Achieving more sustainable development for future generations.** The RCP embraces the concept of sustainability, which means making land use decisions and infrastructure investments that are good for the environment, the economy, and all people.
- **Providing a proactive approach to issues of fairness and equity.** Our region is becoming more ethnically diverse and, as the Baby Boom generation ages, collectively older. The RCP evaluates our policies for fairness - to ensure they do not disproportionately affect minority and low income communities in a negative manner. It also promotes the inclusion of a diverse mix of people in our local and regional planning processes.
- **Cooperating with our neighbors within and outside our region.** The RCP highlights issues that should be addressed cooperatively by SANDAG, the region's 19 local jurisdictions and tribal governments, our neighboring counties and cities, and Mexico.
- **Monitoring our progress.** SANDAG and member agencies will use performance measures to track progress made toward achieving the RCP goals.
- **Helping to meet state government goals.** Caltrans has been a major underwriter of the RCP, in hopes that better, long-term planning and coordination in the San Diego region will improve the region's transportation system. The RCP can help achieve state goals such as less traffic congestion, more transportation alternatives for our increasingly diverse population, greater economic prosperity, more effective use of our energy and fuel, increased public involvement in transportation planning, and a healthier environment.

APPENDIX F

Annual Percent Change of Housing Unit Estimates for the US and States and State Rankings

Table 3: Annual Percent Change of Housing Unit Estimates for the United States and States, and State Rankings: July 1, 2004 to July 1, 2005								
Geographic Area	Housing unit estimates		Change, 2004 to 2005		National ranking of states			
					Housing unit estimates		Change, 2004 to 2005	
	July 1, 2005	July 1, 2004	Number	Percent	July 1, 2005	July 1, 2004	Number	Percent
United States	124,521,886	122,676,668	1,845,218	1.5	(X)	(X)	(X)	(X)
Alabama	2,082,140	2,058,884	23,256	1.1	22	22	25	31
Alaska	274,246	271,528	2,718	1.0	50	50	49	40
Arizona	2,544,806	2,458,296	86,510	3.5	18	19	5	2
Arkansas	1,249,116	1,233,174	15,942	1.3	31	31	32	23
California	12,989,254	12,807,257	181,997	1.4	1	1	2	19
Colorado	2,053,178	2,010,770	42,408	2.1	23	23	12	8
Connecticut	1,423,343	1,414,433	8,910	0.6	29	29	38	46
Delaware	374,872	367,448	7,424	2.0	45	45	41	10
District of Columbia	277,775	276,600	1,175	0.4	49	49	51	50
Florida	8,256,847	8,010,005	246,842	3.1	3	3	1	3
Georgia	3,771,466	3,673,467	97,999	2.7	10	10	4	6
Hawaii	491,071	482,873	8,198	1.7	42	42	39	15
Idaho	595,572	578,766	16,806	2.9	40	40	29	4
Illinois	5,144,623	5,094,259	50,364	1.0	6	6	8	41
Indiana	2,724,429	2,690,292	34,137	1.3	13	13	19	25
Iowa	1,306,943	1,292,731	14,212	1.1	30	30	34	33
Kansas	1,196,211	1,185,097	11,114	0.9	33	33	35	42
Kentucky	1,865,516	1,842,967	22,549	1.2	26	26	27	26
Louisiana	1,940,399	1,919,474	20,925	1.1	24	24	28	34
Maine	683,799	676,667	7,132	1.1	39	39	42	35
Maryland	2,273,793	2,250,340	23,453	1.0	20	20	24	36
Massachusetts	2,688,014	2,672,061	15,953	0.6	14	14	31	48
Michigan	4,478,507	4,432,393	46,114	1.0	8	8	9	37
Minnesota	2,252,022	2,214,306	37,716	1.7	21	21	15	14
Mississippi	1,235,496	1,221,206	14,290	1.2	32	32	33	30
Missouri	2,592,809	2,564,341	28,468	1.1	17	17	21	32
Montana	428,357	423,260	5,097	1.2	44	44	45	29
Nebraska	766,951	757,742	9,209	1.2	38	38	37	27
Nevada	1,019,427	976,429	42,998	4.4	34	34	11	1
New Hampshire	583,324	575,671	7,653	1.3	41	41	40	22
New Jersey	3,443,981	3,415,652	28,329	0.8	11	11	22	43
New Mexico	838,668	828,149	10,519	1.3	37	37	36	24
New York	7,853,020	7,819,354	33,666	0.4	4	4	20	49
North Carolina	3,940,554	3,858,519	82,035	2.1	9	9	6	7
North Dakota	304,458	300,816	3,642	1.2	48	48	46	28
Ohio	5,007,091	4,966,287	40,804	0.8	7	7	14	44
Oklahoma	1,588,749	1,572,726	16,023	1.0	27	27	30	38
Oregon	1,558,421	1,535,508	22,913	1.5	28	28	26	18
Pennsylvania	5,422,362	5,385,726	36,636	0.7	5	5	17	45
Rhode Island	447,810	446,305	1,505	0.3	43	43	50	51
South Carolina	1,927,864	1,890,684	37,180	2.0	25	25	16	11
South Dakota	347,931	342,592	5,339	1.6	46	46	43	17
Tennessee	2,637,441	2,595,059	42,382	1.6	16	16	13	16
Texas	9,026,011	8,846,800	179,211	2.0	2	2	3	9
Utah	873,097	848,675	24,422	2.9	35	36	23	5
Vermont	307,345	304,289	3,056	1.0	47	47	48	39
Virginia	3,174,708	3,116,829	57,879	1.9	12	12	7	12
Washington	2,651,645	2,606,596	45,049	1.7	15	15	10	13
West Virginia	872,203	866,950	5,253	0.6	36	35	44	47
Wisconsin	2,498,500	2,463,802	34,698	1.4	19	18	18	20
Wyoming	235,721	232,613	3,108	1.3	51	51	47	21

Suggested Citation:
Table 3: Annual Percent Change of Housing Unit Estimates for the United States and States, and State Rankings: July 1, 2004 to July 1, 2005 (HU-EST2005-03)
Source: Population Division, U.S. Census Bureau
Release Date: August 21, 2006

APPENDIX G

California General Housing Characteristics

U.S. Census Bureau

American FactFinder

QT-H1. General Housing Characteristics: 2000
Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data
Geographic Area: **California**

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see http://factfinder.census.gov/home/en/datanotes/expsf1u.htm.

Subject	Number	Percent
OCCUPANCY STATUS		
Total housing units	**12,214,549**	**100.0**
Occupied housing units	11,502,870	94.2
Vacant housing units	711,679	5.8
TENURE		
Occupied housing units	**11,502,870**	**100.0**
Owner-occupied housing units	6,546,334	56.9
Renter-occupied housing units	4,956,536	43.1
VACANCY STATUS		
Vacant housing units	**711,679**	**100.0**
For rent	190,321	26.7
For sale only	92,197	13.0
Rented or sold, not occupied	50,846	7.1
For seasonal, recreational, or occasional use	236,857	33.3
For migratory workers	2,205	0.3
Other vacant	139,253	19.6
RACE OF HOUSEHOLDER		
Occupied housing units	**11,502,870**	**100.0**
One race	11,087,556	96.4
White	7,777,625	67.6
Black or African American	793,479	6.9
American Indian and Alaska Native	101,539	0.9
Asian	1,107,202	9.6
Native Hawaiian and Other Pacific Islander	29,474	0.3
Some other race	1,278,237	11.1
Two or more races	415,314	3.6
HISPANIC OR LATINO HOUSEHOLDER AND RACE OF HOUSEHOLDER		
Occupied housing units	**11,502,870**	**100.0**
Hispanic or Latino (of any race)	2,566,688	22.3
Not Hispanic or Latino	8,936,182	77.7
White alone	6,697,480	58.2
AGE OF HOUSEHOLDER		
Occupied housing units	**11,502,870**	**100.0**
15 to 24 years	538,613	4.7
25 to 34 years	2,131,308	18.5
35 to 44 years	2,798,057	24.3
45 to 54 years	2,388,616	20.8
55 to 64 years	1,483,789	12.9
65 years and over	2,162,487	18.8
65 to 74 years	1,114,732	9.7
75 to 84 years	809,072	7.0
85 years and over	238,683	2.1

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H3, H4, H5, H6, H7, and H16.

APPENDIX H

Existing and Proposed Student Housing on and Surrounding the SDSU Campus

Appendix H. Existing and Proposed Student Housing on and Surrounding the SDSU Campus

Existing

Location	Number of Beds	Estimate % Occupied by SDSU Students	Total
On Campus	3,222	100%	3,222
Cuicicalli (686)			
Zura (585)			
Olmeca (200)			
Maya (200)			
Tenochca (380)			
Chapultepec (540)			
Villa Alvarado (360)			
Overflow Lounges, RAs, Guest rooms (271)			
Off Campus – Within 0.5 Mile – SDSU Managed	1,720	100%	1,720
Piedra del Sol (227)			
University Towers (568)			
Aztec Corners (606)			
Emerald Isle (30)			
Fraternity Row (242)			
Sanctuary Suites (47)			
Off Campus – Within 0.5 Mile or Served by Shuttle	3,707	90%	3,336
Off Campus – Within 0.5 to 1.0 Mile – Privately Owned/Operated	1,983	0%	0
TOTAL EXISTING	**10,632**	-	**8,278**

Projected

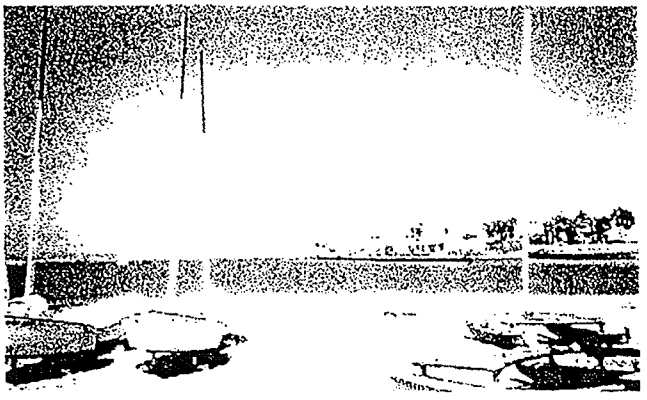
Location	Number of Beds	Estimate % Occupied by SDSU Students	Total
Projected (2011/2012)			
On Campus	1,976	100%	1,976
- G Lot (800)			
- Olmeca/Maya Replacement (1,176)			
Off Campus – Within 0.5 Mile – SDSU Managed	215	100%	215
- Sorority Row (215)			
Off Campus – Within 0.5 Mile – Private	974	90%	876
Off Campus – Within 0.5 to 1.0 Mile – Private	1,128	0%	0
SUBTOTAL (2011/2012)	4,293	-	3,067
Projected (2024/2025)			
On Campus	1,000	100%	1,000
- U Lot (800)			
- Villa Alvarado (200)			
Off-Campus – Within 0.5 Mile – SDSU Managed	1,650	100%	1,650
- University Towers (350)			
- The Paseo (1,300)			
Off Campus – Within 0.5 Mile – Private	2,226	90%	2,003
Off Campus – Within 0.5 to 1.0 Mile – Private	850	0%	
Future Student Housing (SDSU/Private Partnership) along Trolley Routes	1,900	50%	950
SUBTOTAL (2024/2025)	7,626	-	5,603
TOTAL PROJECTED	**11,919**	-	**8,670**
Existing Housing Units	10,632	-	10,632
GRAND TOTAL	**22,551**	-	**19,302**

APPENDIX I

Student Housing Demand Study

SAN DIEGO STATE UNIVERSITY

STUDENT HOUSING DEMAND STUDY



MAY 5, 2004

BRAILSFORD & DUNLAVEY

CATALYSTS FOR BUILDING COMMUNITY

In February 2004, San Diego State University ("SDSU" or the "University") and SDSU Foundation, engaged Brailsford & Dunlavey ("B&D") to provide an updated market study to determine the demand for student housing on or within walking distance to the SDSU campus. Also studied were opportunities for University administered housing and overall demand in light of future enrollment increases and the addition of a new Trolley line that will pass through the SDSU campus.

In order to respond to these issues, B&D's work included:

- A Demographic analysis
- A focus group of student leaders
- A detailed off-campus housing analysis
- An internet survey of the student population
- A Demand analysis

The recommendations of this report are meant to help the University and SDSU Foundation respond to demand among various demographic segments of the population, address occupancy levels, and understand the types of units and amenities that are important to students. Following these recommendations will provide an opportunity to capitalize on market opportunities within the overall context of University decisions regarding the type of student housing needed to best meet its goals and objectives.

The findings contained herein represent the professional opinions of B&D personnel based on assumptions and conditions existing at the time of this report. B&D analysts have conducted research using both primary and secondary information sources which are deemed to be reliable, but whose accuracy B&D cannot guarantee. Due to variations in national and global economic and legal conditions, demand projections may vary and these variations could be substantial.

Student Housing Demand Study

Narrative

Exhibits

Introduction

San Diego State University ("SDSU") is facing a set of unprecedented circumstances that significantly impact student housing:

- In the last ten years, the CSU system has grown by almost 100,000 students and will likely grow by 100,000 more by 2011.
- Enrollment at SDSU has also grown rapidly, making SDSU the third largest University in the State.
- As the applicant pool at SDSU has increased, the level of academic preparation of entering students has been elevated, thus changing the demographic composition of the student body and the types of housing desired
- At the same time, California is facing budget concerns that may continue to affect the funding of higher education, which in turn may affect enrollment in the short term.
- Meanwhile, the housing market in San Diego continues to show signs of strength, with low vacancies and upward pressure on market-rate housing rents.
- Finally, the Mission Valley East Trolley line will open on the SDSU campus in Fall 2005, possibly making the campus more accessible to the student population.

These facts impact current and proposed initiatives being undertaken by the Office of Housing Administration ("Housing") and the San Diego State University Foundation ("Foundation"). In order to assess the viability of current and proposed housing plans in the context of the facts outlined above, Brailsford & Dunlavey ("B&D") was asked to answer a series of questions posed by Housing and Foundation staff members. The following summary of key findings broadly addresses those questions while summarizing the most important results of the data collected by B&D.

Summary of Key Findings

Why has occupancy in University affiliated housing dropped?

According to Housing Administration officials, occupancy dropped in the 2003-2004 school year from typical opening occupancy rates of approximately 102% to approximately 99%. This drop representing approximately 100 people is not only highly unusual in the context of historical occupancy, but also in light of a large waiting list (approximately 400 people) that did not respond affirmatively to the openings when contacted.

- B&D has concluded that several factors contributed to the occupancy drop experienced in 2003-2004. The combination of the following factors contributed to the decline in occupancy and the failure of waitlisted students to ultimately choose University affiliated housing: Price sensitivity to a normal 3% to 4% rise in rental rates

- An increased in the number of beds available in the private sector, possibly marketed to students with incentives
- A minimal change in enrollment

In an effort to understand why individuals on the waitlist made different housing choices, B&D recommends that future waitlists (including contact information) be kept for the purpose of analysis.

Demand

B&D found the following in regard to student demand for off-campus housing:

- Students primarily live in a cluster of seven zip codes that are near the University, along the I-8 corridor and near the beach. These seven zip codes contain almost 35% of the entire student body. (Please see Exhibit D for complete zip code maps and data regarding off-campus students. These maps are broken down by class status, along with the percent of students housed, the estimated number of students housed, the average rent paid, and comparisons to on-campus prices.)
- Demand for these locations appears to be driven primarily by proximity and access to the University or, in the case of about 4% of the population, proximity to the beach.
- For the seven primary zip codes, students pay an average of approximately $688 per month for rent and utilities. The average cost of rent and utilities for all zip codes is approximately $709 per month. This suggests that a large portion of the student body looks for bargains in desirable locations.

Supply

Though the San Diego multi-family housing market does not appear to be in danger of overbuilding, it should be noted that there has been increased interest in the County among developers. The U.S Department of Commerce, Bureau of the Census reports that 6,900 multifamily units were approved for construction in 2003, a significant increase over the 4,166 units approved in 2002. Because this trend is not expected to turn down in the short term, it can be expected that there will be increased competition for student housing dollars over the course of the next 5 years. It is also expected that vacancies will continue to remain low and rents will continue to rise. This means that planning and marketing decisions being made now regarding University affiliated housing (i.e. The Paseo and Piedra del Sol style apartments) will be critical to the success of those projects as they begin to come on line in the future and compete with a greater supply of market rate housing.

A comparison of off-campus apartment market to comparable University affiliated housing shows that price points for Piedra del Sol are less than the most desirable off-campus properties, which

indicates that there is further opportunity to provide more housing near campus that is configured and priced similarly to Piedra del Sol.

How do demographic changes in the student body affect demand for housing?

The increasing competition and upward pressure on rents occurring in the San Diego market is balanced by an increasing flow of population into the San Diego area and, perhaps more significantly, by a growing segment of affluence among SDSU students. As the applicant pool increases, SDSU appears to be accepting a better-prepared student, which tends to correlate with a more affluent demographic. *The growing segment of affluence in the student population will respond positively to higher rental rates but will also seek out housing with a higher degree of amenities.* This is demonstrated by the significant portion (20%) of the population that has more than $250 per month in discretionary income, which equates to an estimated $42 Million per year. Additionally, the median amount of rent paid by this group is about $885 per month.

How do students perceive the Trolley and how will it impact their housing choices?

B&D asked several Trolley-related questions on the student survey distributed to the SDSU campus. In general, it appears that the Trolley's impact on where students live will be minimal. About 1% expressed interest in living near one of the new stations that will be serviced by the Mission Valley East Trolley line and approximately 2% expressed interest in living near existing Trolley lines. This may change as students become comfortable with the Trolley as a way to access the SDSU campus, but for the time being the demand appears to be relatively weak for off-campus, Trolley accessible housing. On the other hand, there is some evidence suggesting that students will view the campus as a better potential housing location once the Trolley is in service. *B&D recommends that the issue be studied in depth after the Trolley has been in operation for its first full year.*

What are the opportunities for the SDSU campus to become more residential?

Though a full 33% of the student population either owns a home or lives with a relative, there is still a significant opportunity for SDSU to become "more residential". *In order for SDSU to become more residential, understanding the amount of potential opportunity available in the redevelopment area is critical.*

At what levels should the redevelopment area be built-out over the next ten years?

B&D tested demand for several basic styles of housing pertinent to the redevelopment area:

1. Piedra del Sol style apartments

2. Apartment style housing located over retail (the Paseo)
3. Traditional and Suite style living arrangements

Furthermore, demand was assessed (with prices) for 1, 2, 3 and 4 bedroom apartment units. (Incidentally, no off-campus apartment building studied contained 4 bedroom units. In the context of the survey, which shows significant demand for 4 bedroom units, this gives SDSU a competitive advantage over the private market for this unit type.)

Housing demand in the redevelopment area can be measured in several ways, primarily based upon the definition of the "target market" applied to the survey sample. At its broadest level, according to Question 18 of the student survey, 50% of the respondents indicated a preference for either Piedra del Sol-style, The Paseo-style or other off campus housing within walking distance to the University. This demand would include both University administered and privately operated housing and equates to 15,716 beds of demand (based upon enrollment of 31,432 students – an average of Spring and Fall enrollment for the 2003-2004 school year).

In order to realistically project demand B&D has evaluated three alternative "target markets" in order to project a reasonable amount of University administered housing for the 2007-2008 school year (assumed first year of operations at The Paseo). Each successive scenario increasingly narrows the target market. In all of these target markets, freshmen have been excluded from the demand projections, based upon the University policy to house freshmen in the campus residence halls. These three target market scenarios are:

A) **University Administered Housing** – In this scenario, the gross population of students was narrowed to reflect those most likely to select University administered housing. This target market excludes students who:

- Live at home with parents/relatives (non-renters)
- Own a home (non-renters)
- Pay less than $350 per month in rent
- Said that having "fewer rules and supervision" was "very important"

This last group is excluded under the assumption that these students may not be the best fit for University administered housing. This target market scenario projects 3,747 beds of demand for Piedra del Sol and The Paseo-style housing.

B) **Students Not Sensitive to Rules and Supervision** – This target market is identical to the previous one, except for one difference. No students were excluded on the basis of their aversion to "fewer rules and supervision". In other words, this target market excludes students who:

- Live at home with parents/relatives (non-renters)

- Own a home (non-renters)
- Pay less than $350 per month in rent

This scenario projects 4,920 beds of demand for Piedra del Sol and The Paseo-style housing.

C) **Income Qualified Students** – An "Affordable Student Housing Program" is being considered for The Paseo that may offer housing subsidies for qualified students. In such a scenario, The Paseo may be able to accommodate this segment of the student population. The projection made is composed of students renters interested in Piedra-del-Sol and Paseo style housing who currently pay less than $350 per month in rent. This market was created by subtracting a target market with no rental restrictions from the full target market. After subtracting, the remaining students are those currently paying less than $350 per month in rent. B&D projects demand for 115 bed spaces in Piedra del Sol-style units and 486 bed spaces in The Paseo-style units.

Responses from the most restrictive target market were then used to project demand for Piedra del Sol style apartment units and units to be located in the Paseo development. As an example, the following chart shows projected demand for the 2007-2008 school year and assumes that the Paseo development has just come on-line and been leased up:

Class	Piedra del Sol (Beds)	Paseo (Beds)
Sophmores	275	669
Juniors	281	1,091
Seniors/5+	266	155
Graduate	209	803
Total	1,031	2,716
Actual Supply (In Beds)	**230**	**1,407**
Current Surplus / (Deficit) of Beds	**(801)**	**(1,309)**

The study also determined that for the 2007-8 school year, there is also an additional 119 beds of demand for Cuicacalli-style beds. When enrollment growth reaches projected levels in 2013-2014, there will be enough demand to build about 300 beds of Cuicacalli style beds in the Redevelopment Area. Demand projections for traditional housing types is relatively low because of the Target Market imposed on the data and because the survey asked students to indicate what choice "they would have made" at the beginning of the academic year.

These demand projections represent reasonable ceilings for demand, given the enrollment assumptions contained in the model and the exclusion of certain demographic groups based on the target market. *As planning continues over the next 5 to 10 years, actual enrollment and*

changing market conditions must be carefully monitored to ensure the success of planned projects.