

**SECTION 3.12**  
**POPULATION AND HOUSING**

## **3.12 POPULATION AND HOUSING**

### **3.12.1 INTRODUCTION**

This section analyzes the proposed project's increased student, faculty, and staff population, and the potential impacts relating to population and housing supplies. The analysis is based on a population and housing technical report prepared by Dudek & Associates (May 2007). A copy of the technical report is provided in EIR **Appendix M**.

### **3.12.2 METHODOLOGY**

The analysis presented in this section is based on data obtained from multiple governmental and private sources, including existing and projected population and housing data generated by the U.S. Census Bureau, the California Department of Finance, the San Diego Association of Governments ("SANDAG"), a housing demand study commissioned by SDSU, and the SDSU Office of Facilities Planning, Design and Construction.

The U.S. Census Bureau maintains national and local databases on population, ethnicity, housing, employment and income. The California Department of Finance prepares statewide growth forecasts. Information specific to the San Diego region, including local population and housing forecasts and total projected college students and government workers, was obtained from SANDAG. SANDAG growth forecasts are used to plan for public infrastructure, housing and job creation throughout the region. The SDSU housing demand study was prepared by Brailsford & Dunlavey in May 2004.

Throughout this section, population and housing characteristics are presented on a per individual basis (*e.g.*, student headcount), rather than on the full-time equivalent student ("FTES") measurement. As outlined in Section 2.0, *Project Description*, a 10,000 FTES increase by the 2024-25 academic year would equate to an additional 11,385 enrolled students. This increase in students would necessitate an increase of approximately 691 faculty members and 591 staff persons over the next 15-20 years. Thus, by the 2024-25 academic year, an additional 12,667 students, faculty and staff would be enrolled/working at SDSU.

### **3.12.3 EXISTING CONDITIONS**

#### **3.12.3.1 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.

#### **3.12.3.2 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 continue 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.

Specific to the college age segment of the population, as discussed in EIR Section 2.0, *Project Description*, recent reports by the US Bureau of the Census, the California Department of Finance, and the Rand Corporation, project 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 is forecasting substantial increased population growth and greater demand for higher education.

Relative to housing, 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 was 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).

Each city and county in California is required to prepare a housing element as part of its general plan that assesses the community's housing needs, consistent with the State-imposed goal of providing housing opportunities for all segments of the community and all income groups. The respective city or county then establishes 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. The Department of Housing and Community Development reviews all local housing elements to ensure that State goals are met at the local level. (See California Government Code, Section 65583).

### **3.12.3.2. Regional Context**

#### **3.12.3.2.1 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 3.12-1, SANDAG Regional Population Forecasts**, lists the existing population of each city in San Diego County, and the unincorporated area, and the forecast increases in population through the year 2030.

**Table 3.12-1  
SANDAG Regional Population Forecasts**

<b>Local Jurisdiction</b>	<b>2004</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>Total Increase (2004 to 2030)</b>	<b>% Change (2004 to 2030)</b>
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%
<b>Region</b>	<b>3,013,014</b>	<b>3,245,279</b>	<b>3,635,855</b>	<b>3,984,753</b>	<b>971,739</b>	<b>32%</b>

Source: SANDAG 2006.

SANDAG interprets many economic and social trends and incorporates them into the regional growth forecast model to predict future population increases. Trends important to determining future population growth in the San Diego region include birth and death rates, domestic and international migration, and major economic indicators, including the opening of major new employment centers or a closure/expansion of a military base. Two important indicators in the regional model are specifically relevant to this analysis: total number of enrolled college

students (a percentage of which will attend SDSU) and total number of government employees (a percentage of which will be SDSU faculty and staff members).

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). (See EIR **Appendix M.**) Therefore, 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).

#### **3.12.3.2.2 Housing**

As shown in **Table 3.12-2, 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 presently outstrips the supply. **Table 3.12-2** also shows that by 2030, 288,726 additional housing units will be needed to accommodate the anticipated 32% increase in the County's population. The 288,726 additional housing units represents a 26% increase over existing housing numbers, and would be sufficient to accommodate the 32% increase in population due to the increasing average size of County households from 2.77 to 2.87 persons (SANDAG 2006). The increase in average household size offsets the total number of housing units needed by 2030 (SANDAG 2006).

**Table 3.12-2  
SANDAG Existing and Projected Housing Units**

<b>Jurisdiction</b>	<b>2004</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>Total Increase (2004 to 2030)</b>	<b>% Change (2004 to 2030)</b>
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.

As the San Diego metropolitan area's regional planning entity, SANDAG 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).

**3.12.3.2.3 Local Context**

The City of San Diego, the largest city in the region, supports the largest segment of the population. As summarized in **Table 3.12-3, 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.

**Table 3.12-3** also shows that in 2004 the two community planning areas adjacent to SDSU, the College Area and the Navajo communities, had populations of 21,454 and 49,259, respectively. The population of the College Area is expected to increase by 48%, or 10,233 people by 2030. During this same period, the Navajo community population is expected to increase by 8%, or 4,081 people. **Table 3.12-3** illustrates that the City is planning for a large population increase in the College Area community, and a relatively small population increase in the Navajo community.

**Table 3.12-3  
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 3.12-4, Select SANDAG Local Population Characteristics**, summarizes the demographic conditions that may contribute to the forecasted population changes for the College Area and Navajo communities. The Navajo Community currently supports a larger-than-average percentage of 45+-year-old residents (median age is 44.2 years old), as compared to the overall City average. This is likely due to the largely established, single-family-home nature of this community. Additionally, 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 is forecast to continue to be disproportionately large in the College Area due to the presence of SDSU, as well as the area's large number of planned multi-family housing developments, a favored housing unit type amongst student populations.

**Table 3.12-4  
Select SANDAG Local Population Characteristics**

<b>Population by Age</b>	<b>2004 (# and % of Total Population)</b>	<b>2010 (# and % of Total Population)</b>	<b>2020 (# and % of Total Population)</b>	<b>2030 (# and % of Total Population)</b>	<b>Total Change 2004-2030</b>	<b>% Change 2004-2030</b>
<i>City of San Diego</i>						
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%

**Table 3.12-4  
Select SANDAG Local Population Characteristics**

<b>Population by Age</b>	<b>2004 (# and % of Total Population)</b>	<b>2010 (# and % of Total Population)</b>	<b>2020 (# and % of Total Population)</b>	<b>2030 (# and % of Total Population)</b>	<b>Total Change 2004-2030</b>	<b>% Change 2004-2030</b>
<b>College Area Community</b>						
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%
<b>Navajo Community</b>						
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.)

Specific to 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. 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. Moreover, 92115, the zip code that contains most of the College Area, supports 16% of the student population, while 92182, the on-campus zip code, supports an additional 17% (Brailsford & Dunlavey, 2004).

The surveys conducted through the housing demand study resulted in the conclusion that students are price sensitive, and they primarily look to live in proximity to 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 3.12-5, Distribution of Student Residences**, summarizes the student housing distribution patterns.

**Table 3.12-5  
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%
<b>Total</b>	<b>17,184 / 100%</b>

Source: Brailsford & Dunlavey 2004.

Faculty and staff traditionally have 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.*, the College Area community). **Table 3.12-**

**6, Distribution of Faculty and Staff Residences**, summarizes employee residence distribution patterns.

**Table 3.12-6  
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%
<b>Total</b>	<b>2,563 / 100%</b>	<b>1,661 / 100%</b>

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 with certainty students' living patterns by the project buildout year, 2025. However, changes in housing affordability and other popular amenities likely will not change the desirability of the College Area among the student population, and it is likely that the College Area will continue to support a large percentage of students in the future. As shown on **Table 3.12-7, SANDAG Existing and Forecasted Housing Stock within the College Area**, this population forecast is consistent with SANDAG housing projections, which show a College Area increase of 114% in the number of multi-family residential housing units, as previously noted, a popular housing unit amongst student populations. In contrast, during the same timeframe the number of single-family units in the College Area is expected to decline by 1%. Thus, SANDAG forecasts the continued conversion of the College Area from a largely single-family area to a multi-family dwelling area.

**Table 3.12-7  
SANDAG Existing and Forecasted Housing Stock within the College Area**

	2004	2010	2020	2030	Total Change (2004 to 2030)	Percent Change (2004 to 2030)
<b>Total Population</b>	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%
<b>Total Housing Units</b>	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%
<b>Total Occupied Housing Units</b>	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%
<b>Vacancy Rate</b>	2.8%	2.2%	4.0%	2.7%	-0.1	-4%
<b>Persons per Household</b>	2.33	2.33	2.38	2.43	0.10	4%

Source: SANDAG 2006.

### 3.12.4 THRESHOLDS OF SIGNIFICANCE

CEQA Guidelines Appendix G provides that a project would have a potentially significant impact relative to population and housing if the project would:

- a) 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);
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Criteria a), whether the project would induce substantial population growth in an area, either directly or indirectly, is applicable to this analysis in that the proposed project would authorize an increase in the number of FTES attending the university from 25,000 to 35,000, and it also would result in the development of new student and faculty housing facilities. These two factors would result in an increase in area population growth. Criteria b) and c) also are

applicable to this analysis because the proposed project would include the demolition of existing on-campus student housing residences and, thereby, could potentially result in the displacement of existing housing and/or people. The project's potential impacts relative to these three criteria are discussed below.

### **3.12.5 PROJECT IMPACTS**

The analysis of the proposed project's impacts relative to population and housing centers generally on two separate but related subjects: (1) population growth that would result from enhanced higher education facilities, and (2) an increase in the demand for housing as a result of the potential population growth. Each of these is discussed separately below.

#### **3.12.5.1 Population Growth**

As discussed in Section 1.0, *Project Description*, the proposed increase in FTES is proposed in response to the State of California's burgeoning population and the associated increase in demand for higher education; an increasing statewide population is resulting in an increasing need for college education facilities. 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 parts of the country and world. (See EIR Section 1.0, *Project Description*.)

The remaining 28% of the projected statewide higher education enrollment increase will result from increased college participation rates. 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 already has strained current higher education facilities; infrastructure improvements are overdue to support even the existing demand for higher education.

The proposed project 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. Therefore, the proposed project is, fundamentally, growth accommodating and not growth inducing.

However, to the extent the project is viewed as inducing growth to the area, as noted at the outset, the proposed increase of 10,000-FTES by the year 2025 would equate to an additional 11,385 students on campus by that time. (See **Table 3.12-8, Proposed Student, Faculty, and Staff Increases.**) This increase in students would necessitate the hiring of approximately 691 additional faculty and 591 staff members. Thus, at project buildout in the year 2025, a total of 12,667 additional students, faculty, and staff would be attending/working at SDSU. This increase is consistent with SANDAG growth forecasts for the area.

**Table 3.12-8  
Proposed Student, Faculty, and Staff Increases**

<b>Campus Population</b>	<b>Population Increase</b>
Students	11,385
Faculty	691
Staff	591
<b>Total Increase in Campus Population</b>	<b>11,385 + 691 + 591 = 12,667</b>

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

As noted above, SANDAG forecasts that the population of the City of San Diego will increase by 28% by the year 2030. Within that same timeframe, the population of the College Area community is expected to increase by 48%, and the population of the Navajo community is expected to increase by 8%. These SANDAG estimates are the basis for the City of San Diego's *Progress Guide and General Plan Housing Element* (City of San Diego 1989b) updates, which are required to plan for or accommodate the anticipated population growth estimated by the SANDAG Regional Housing Needs Assessment (SANDAG 2005). As noted above, 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) and, therefore, were available to SANDAG for inclusion in its growth forecast. However, because the proposed project is long-term in nature (with buildout expected gradually over the next 15-20 years), and because SANDAG regularly updates its growth projections, SDSU will continue to provide SANDAG with the current proposed project's growth projections following project approval, to continue to apprise SANDAG of SDSU's plans for future growth.

### 3.12.5.2 Housing

The increase of 12,667 SDSU students, faculty, and staff by buildout year 2025 likely will necessitate additional housing units in the area. A discussion of student and faculty/staff housing preferences, and projections of future student housing availability, is presented below.

#### 3.12.5.2.1 Student Housing

As previously noted, 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 3.12-5**.) SDSU recently has commissioned a subsequent housing demand and market study. This study will provide supplemental information regarding student housing preferences to further assist SDSU in planning future student housing unit types (*i.e.*, shared suites, standard dormitories, *etc.*) consistent with student preferences and financial situations. This study is scheduled for release in the Fall of 2007.

To update the 2004 student housing preference survey (summarized by Brailsford & Dunlavey 2004) and the information contained in **Table 3.12-5**, above, the SDSU Office of Facilities Planning, Design and Construction conducted an inventory of existing on-campus student housing and off-campus multi-family housing units located in the surrounding area that is available to students. In addition to the on-campus inventory, the survey considered off campus multi-family housing managed by SDSU, off-campus multi-family housing units located within 0.5 to 1 mile of campus with access to campus *via* private shuttle, and off-campus multi-family housing without shuttle access located within 1 mile of campus. Conclusions regarding the percentage of SDSU student occupants for each category were derived based on existing campus data and interviews with on-site private property managers. **Table 3.12-9, Student Housing Distribution On and Nearby SDSU**, summarizes the student housing located within the SDSU vicinity and the percentage of students occupying those units. Although a substantial percentage of the off-campus housing units located between 0.5 mile and 1.0 mile of campus likely are occupied by SDSU students, for purposes of this analysis, a 0 occupancy rates was assumed, thereby understating the number of students currently residing within one mile of campus.



**Table 3.12-9  
Student Housing Distribution On and Nearby SDSU**

<b>Location</b>	<b>Number of Beds</b>	<b>Estimate % Occupied by SDSU Students</b>	<b>Total</b>
<b>On Campus</b> - 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
<b>Off Campus – Within 0.5 Mile – SDSU Managed</b> - Piedra del Sol (227) - University Towers (568) - Aztec Corners (606) - Emerald Isle (30) - Fraternity Row (242) - Sanctuary Suites (47)	1,720	100%	1,720
<b>Off Campus – Within 0.5 Mile or Served by Shuttle</b>	3,707	90%	3,336
<b>Off Campus – Within 0.5 to 1.0 Mile – Privately Owned/Operated</b>	1,983	0%	0
<b>TOTAL</b>	<b>10,632</b>	<b>-</b>	<b>8,278</b>

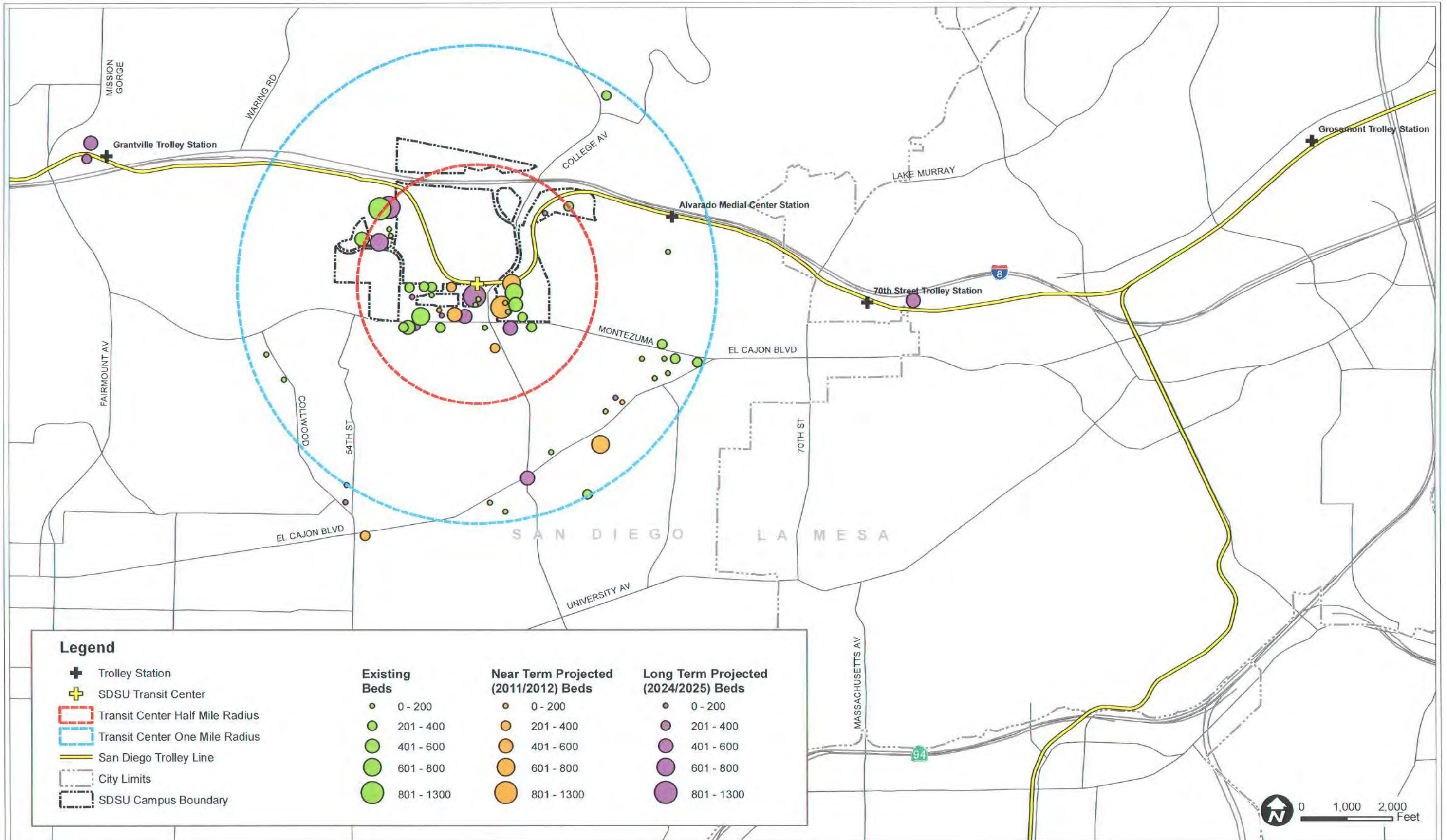
Source: SDSU Office of Facilities Planning, Design and Construction 2007. This information was derived from an inventory of existing multi-family housing units both on and off-campus. Estimates of student occupants were derived from campus data and interviews with on-site private property managers.

**Table 3.12-9** shows that as of the 2007-2008 academic school year, there will be 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 records and apartment manager interviews, SDSU estimates that approximately 90% of the occupants of an additional 3,707 beds located within 0.5 to 1.0 mile of campus, which are serviced by a private shuttle to/from SDSU, house SDSU students. Lastly, as indicated in **Table 3.12-9**, an additional 1,983 beds are located within private apartment complexes located between 0.5 and 1.0 mile from campus that are available to students. As previously noted, while **Table 3.12-9** depicts 0 percentage of students residing in these privately owned/operated housing located between 0.5 mile and 1.0 mile of campus, it is reasonable to assume that many of these beds in fact are

occupied by SDSU students. Based on this information, which assumes a 0% occupancy of certain facilities likely housing a sizable number of SDSU students, SDSU conservatively estimates that 31% to 33% of current SDSU students either live on campus or within one mile of campus. **Figure 3.12-1, Existing and Proposed Housing Units On and Nearby SDSU**, depicts the location of the housing facilities included in Table 3.12-9.

Based on the available data, 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.

To address the anticipated need for additional housing units to accommodate the 10,000-FTES increase, SDSU has proposed to construct an additional 2,976 residence hall beds on campus. These additional beds are included in the number of student housing units projected to be available by the year 2024-25, as shown in **Table 3.12-10, Projected Student Housing Units On and Nearby SDSU**. Table 3.12-10 summarizes 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. 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. As previously noted, 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 with the additional off-campus apartment units planned within the College Area, illustrate that housing would be available on or within 1 mile of campus for up to 50% of the projected 44,826 students.



**Table 3.12-10  
Projected Student Housing Units On and Nearby SDSU**

Location	Number of Beds
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
<b>Subtotal (2011/2012)</b>	<b>4,293</b>
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
<b>Subtotal (2024/2025)</b>	<b>7,626</b>
<b>Total Projected</b>	<b>11,919</b>
<b>Existing Housing Units (see Table 3.12-9)</b>	<b>10,632</b>
<b>GRAND TOTAL</b>	<b>22,551</b>

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 (*i.e.*, either on campus or in privately managed housing nearby SDSU). Furthermore, not all of the future students will choose to live in the immediate vicinity of SDSU in the College Area community. Therefore, the projected increase in the availability of on-campus and nearby campus housing to accommodate 50% of the future student population likely would exceed student housing demand. Because adequate housing would be available to accommodate the projected student population increase, in combination with the fact that SDSU provided SANDAG with its future growth projections, and the fact that the proposed project

would not induce substantial population growth to the area, the proposed project would not result in potentially significant impacts relative to housing.

#### **3.12.5.2.1.1 Nuisance Rentals/Mini-Dorms**

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 in these so-called mini-dorms. As noted above, 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.*, non-dormitory) facilities located in the College Area.

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.

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 of San Diego, 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 EIR publication, SDSU and the City of San Diego have jointly taken direct action to curb nuisance law violations through joint enforcement by the City 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 intended to curb the 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 – Noise; Traffic and Parking; and Neighborhood Aesthetics/Character

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 nuisance rentals/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. Furthermore, as discussed in section 3.12.5.2.1 above, based on future housing stock projections, by the year 2024-25, there will be a sufficient number of housing units built and available, either on campus or within 1 mile of campus, to house approximately 50% of the future campus student population, more than 20,000 students. Significantly, this number does not take into account the full housing entitlements granted to the Redevelopment Area surrounding the campus, which, if utilized, would allow for the development of several thousand additional beds that would further alleviate the need for students to live in the surrounding communities.

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), combined with the fact that the City, with the help of SDSU, is attempting to curb the future development/expansion of additional nuisance rentals, and considering the large number of multi-family housing units suitable for student use that are forecast to be developed in the surrounding community over the next 15-20 years, any potential impacts associated with an expanded student body resulting in additional student use of single family homes in the surrounding community would be speculative and, in any event, less than significant.

With respect to significance criteria b) and c) discussed above in section 3.12.4, Thresholds of Significance, the proposed project would involve demolition of the existing Olmeca and Maya Residence Halls, which contain a combined total of 424 beds, thereby resulting in the potential displacement of housing units and the students residing in them. However, to eliminate any



potential impacts relating to such displacement, the proposed 800-bed G Lot Residence Hall would be constructed *prior* to the demolition of the Olmeca and Maya Residence Halls. (See EIR Section 1.0, *Project Description*.) Once the G Lot Residence Hall facility is constructed, existing Olmeca and Maya residents would be relocated into the new G Lot Residence Hall, and the demolition of the existing Olmeca and Maya Residence Halls would take place. This phasing component of the proposed project would eliminate any potential for impacts relating to the displacement of housing units and/or people.

#### **3.12.5.2.2 Faculty/Staff Housing**

As previously noted, faculty and staff tend to live in a more dispersed pattern throughout the San Diego region than the students. As shown in **Table 3.12-6**, approximately 8% of SDSU faculty and 7% of staff live within the area immediately surrounding SDSU, as compared to 36% of the students. Because faculty and staff come to SDSU for jobs, rather than as students, they typically have more financial resources than students, which contributes to residential patterns likely to mirror future region-wide housing trends (*i.e.*, dispersed residential development as population growth increases competition for desirable housing locations and prices). Additionally, like the gradual increase in student enrollment that would occur under the proposed project, the increase in faculty and staff also would occur gradually, over the next 15-20 years. Therefore, the increase in faculty and staff members attributable to the proposed project would not result in a significant impact relative to housing because the increase would be gradual, largely dispersed throughout the region, and consistent with the anticipated growth within the region.

However, finding affordable housing in the San Diego region will continue to be challenging for new faculty and staff. As discussed in EIR Section 1.0, *Project Description*, the Adobe Falls Faculty/Staff Housing component of the proposed project would provide up to 348 housing units (townhomes and condominiums), 48 of which would be developed in the near-term, with the remaining number to be developed in the long-term. (The total number of housing units that ultimately would be developed at the Adobe Falls site depends in part upon available access routes and associated vehicle-carrying capacities.) 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, the proposed project would not impact the Navajo community housing supply.

### **3.12.6 CUMULATIVE IMPACTS**

The proposed project, in combination with other housing projects planned in the SDSU vicinity over the near- and long-term, would provide adequate housing for the additional students, faculty and staff that likely would reside in the area with project implementation. Therefore, the proposed project impacts would not be cumulatively considerable and the project would not result in potentially significant cumulative impacts to population and housing.

### **3.12.7 MITIGATION MEASURES**

Although no potentially significant impacts relative to population and housing have been identified, to ensure that any potential impacts relating to assumptions contained in the SANDAG forecasts remain at a level below significant, the following mitigation measure is proposed:

**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 next update to the 2030 Regional Growth Forecast:

1. SDSU projects that the total number of students enrolled at the San Diego campus will increase from 33,441 in academic year 2006-07, to 44,826 by the academic year 2024-25. This represents an increase of 11,385 students over academic year 2006-07 enrollment;
2. SDSU projects that the total number of faculty and staff employed at the San Diego campus will increase by 691 faculty and 591 staff persons over academic year 2006-07 employment levels by the academic year 2024-25;
3. The Adobe Falls Faculty/Staff Housing component of the 2007 Campus Master Plan Revision would provide up to 348 multi-family housing units for SDSU faculty and staff. Of this number, 48 housing units will be developed in the near-term, with occupancy projected by the 2010-2012 timeframe. The remaining units will be developed long-term, with occupancy anticipated sometime after the year 2012;
4. The Student Housing component of the 2007 Campus Master Plan Revision includes the near- and long-term development of five on-campus residence hall facilities, ultimately resulting in a net increase of 2,976 student residence hall beds on campus, to be developed as follows:

- (i) G Lot Residence Hall - Near-term construction of a 10-story structure to house 800 student beds. SDSU anticipates occupancy of this project component by the year 2010-2011;
  - (ii) Olmeca Residence Hall Reconstruction - Near-term construction of a 10-story structure to house 800 student beds, replacing an existing structure that houses 212 beds. SDSU anticipates occupancy of this project component by the year 2011-2012;
  - (iii) Maya Residence Hall Reconstruction - Near-term construction of a 10-story structure to house 800 student beds, replacing an existing structure that houses 212 beds. SDSU anticipates occupancy of this project component by the year 2011-2012;
  - (iv) U Lot Residence Hall - Long-term construction of a 10-story structure to house 800 student beds. SDSU anticipates occupancy of this project component after the year 2012; and
  - (iv) Villa Alvarado Residence Hall Expansion - Long-term construction of 50 two-bedroom apartments housing 200 student beds. SDSU anticipates occupancy of this project component after the year 2012;
5. The Alvarado Hotel component of the 2007 Campus Master Plan Revision includes up to 120 hotel rooms. SDSU anticipates occupancy of this project component by the year 2009-2010.

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.

### **3.12.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

The proposed project would not result in potentially significant impacts to population and housing, nor would it result in any significant and unavoidable impacts.