

4.12.1 INTRODUCTION

This section analyzes the potential impacts to population and housing that would occur as a result of the proposed New Student Housing Project (project). The analysis is based on the 2011–2015 U.S. Census Bureau American Community Survey 5-Year Estimates, the 2010 U.S. Census, San Diego Association of Governments' (SANDAG's) Regional Growth Forecasts (SANDAG 2013a, 2013b, 2015, 2016a, 2016b, and 2016c), and the San Diego State University (SDSU) Student Housing Demand Strategic Plan (Brailsford & Dunlavey 2014).

4.12.2 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, California Department of Finance, and SANDAG. In addition, data was obtained from SDSU; information provided by SDSU included housing demand studies commissioned by SDSU and prepared by Brailsford and Dunlavey in May 2004 and January 2014.

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.

4.12.3 EXISTING CONDITIONS

4.12.3.1 Statewide Context

California is the most populous state in the nation. The population is estimated to grow further 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 life spans of seniors. As of July 2016, the U.S. Census Bureau estimated the California population to be 39,250,017; by 2030, California's population is expected to reach 44,085,600 (U.S. Census Bureau 2016; U.S. Census Bureau 2014). This would constitute an 18.3% increase over the existing population, with approximately 480,000 new arrivals each year.

In 2010, the State of California had 13,680,081 housing units, 1,102,583 (8.1%) of which were vacant (U.S. Census Bureau 2012). In 2010, California had 12,577,498 occupied housing units, 7,035,371 (55.9%) units were owner occupied, while the remaining 44.1% of units were renter occupied (U.S. Census Bureau 2011). By 2015, the state’s housing stock was estimated to be 13,845,790 units (U.S. Census Bureau 2011)

In accordance with State of California housing element consistency regulations (California Government Code, Section 65583), each city/county is required to prepare a housing element that assesses the community's housing 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 the 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 provided statewide. To ensure that state goals are being met at the local level, the state Department of Housing and Community Development reviews all local housing elements (California Government Code Section 65583.)

4.12.3.2 Regional Context

Population

SANDAG is the regional agency responsible for preparing population, housing, and employment projections for the San Diego region. In February 2010, SANDAG adopted the 2050 Regional Growth Forecast (Forecast) for planning purposes, and the Forecast represents SANDAG’s estimate of population, housing, land use, and economic growth using the end of the TransNet program (transportation improvements program) in 2048 as the sunset date.

Between 2012 and 2020, it is anticipated that the population of the San Diego region will grow by approximately 9.2%, a gain of 292,284 residents. During this time period, the City is expected to grow by approximately 9.9%, a gain of 131,952 residents. Between 2020 and 2050, the region’s population is expected to increase by 18.4%, while the population in the City is expected to increase by 22.3% (SANDAG 2015). SANDAG projects the region’s population will grow by nearly one million people by 2050.

The most recent data available (2012) indicates that the population of the San Diego region is 3,143,429 people (SANDAG 2015). There are 1,165,818 existing housing units and 1,346,969 existing jobs. Existing population, housing unit, and employment densities for the region are

shown in Table 4.12-1, **San Diego County Population, Housing Units, and Jobs**. In particular, **Table 4.12-1** provides a breakdown of existing regional population, housing units, and jobs for the 18 incorporated cities and unincorporated County.

Table 4.12-1
San Diego County Population, Housing Units, and Jobs

Jurisdictions	2012 Population	2012 Housing Units	2012 Employment (Jobs)
Carlsbad	107,674	45,171	66,279
Chula Vista	249,382	79,255	65,340
Coronado	23,187	9,596	12,377
Del Mar	4,194	2,637	4,521
El Cajon	100,562	35,934	38,393
Encinitas	60,346	25,586	26,165
Escondido	146,057	48,333	48,844
Imperial Beach	26,609	9,863	3,421
La Mesa	58,296	25,840	25,233
Lemon Grove	25,603	8,813	6,774
National City	58,967	16,720	22,270
Oceanside	169,319	65,469	41,980
Poway	48,382	16,545	30,851
San Diego (City)	1,321,315	518,137	742,718
San Marcos	85,560	28,539	37,608
Santee	54,643	20,124	14,519
Solana Beach	13,000	6,521	7,568
Vista	95,034	30,860	35,840
Unincorporated	495,299	171,875	116,268
San Diego Region	3,143,429	1,165,818	1,346,969

Source: SANDAG 2015

The City of San Diego is the most populous city in the region with an existing population of 1,321,315, which is 42% of the regional total. The unincorporated County (495,299; 16%) and Chula Vista (249,382; 8%) have the second and third largest populations in the region, respectively. Approximately 66% of regional population is in these three jurisdictions. Similar to existing population distribution, approximately 66% of existing housing units are in the City of San Diego (518,137; 44%), unincorporated County (171,875; 15%), and Chula Vista (79,255; 7%). With 742,718 jobs, the City of San Diego accounts for 55% of regional employment, followed by the unincorporated County (116,268; 9%), Carlsbad (66,279; 5%), and Chula Vista (65,340; 5%).

Housing

From 2012 to 2050, the number of housing units in the region is forecasted to increase by 326,117, from 1,165,818 to 1,491,935, resulting in an increase of 28%. **Table 4.12-2, San Diego County Housing Unit Projections**, shows existing housing units in 2012 and forecasted housing units for 2020, 2035, and 2050 for the region and by jurisdiction. This table does not include civilian (e.g., dormitories) or military (e.g., barracks) group quarters.

Similar to forecasted increases in population growth, the highest rates of housing unit increases would occur in the south County cities of National City (48%) and Chula Vista (37%). Forecasted housing unit increases in the City of San Diego (34%), north County cities of San Marcos (31%) and Vista (30%), the unincorporated County (30%), and the City of La Mesa (29%) in the east County also will be higher than the regional average of 28%. Increases in the rates of housing units are forecasted to be lower than the regional average in the coastal cities of Oceanside (8%), Carlsbad (12%), Encinitas (8%), Solana Beach (9%), Del Mar (1%), Coronado (2%), and Imperial Beach (17%); the north County inland cities of Poway (8%) and Escondido (16%); and the east County cities of El Cajon (13%), Lemon Grove (19%), and Santee (19%).

Numerically, the highest housing unit increases from 2012 to 2050 are forecasted for the City of San Diego (177,566; 54% of the regional increase), the unincorporated County (51,123; 16% of the regional increase), and City of Chula Vista (29,018; 9% of the regional increase). The region is expected to sufficiently accommodate the increase in population with an increase in housing units.

Table 4.12-2
San Diego County Housing Unit Projections

Jurisdictions	2012	2020	2035	2050	Increase (2012–2050) Housing Units Percent	
Carlsbad	45,171	48,448	50,261	50,505	5,334	12%
Chula Vista	79,255	89,176	101,188	108,273	29,018	37%
Coronado	9,596	9,668	9,697	9,801	205	2%
Del Mar	2,637	2,646	2,653	2,674	37	1%
El Cajon	35,934	36,180	38,163	40,758	4,824	13%
Encinitas	25,856	26,146	26,765	27,686	2,100	8%
Escondido	48,333	53,564	55,567	56,034	7,701	16%
Imperial Beach	9,863	10,001	10,926	11,528	1,665	17%
La Mesa	25,840	26,460	30,001	33,407	7,567	29%
Lemon Grove	8,813	9,118	9,654	10,526	1,713	19%
National City	16,270	17,458	20,877	24,736	8,016	48%
Oceanside	65,469	67,817	70,395	70,942	5,473	8%

**Table 4.12-2
San Diego County Housing Unit Projections**

Jurisdictions	2012	2020	2035	2050	Increase (2012–2050)	
					Housing Units	Percent
Poway	16,545	16,855	17,685	17,839	1,294	8%
San Diego	518,137	559,143	640,668	695,703	177,566	34%
San Marcos	28,539	32,625	35,795	37,337	8,798	31%
Santee	20,124	21,490	22,776	23,886	3,762	19%
Solana Beach	6,521	6,583	6,833	14,870	600	9%
Vista	30,860	31,012	35,307	40,181	9,321	30%
Unincorporated	171,875	185,294	209,572	222,998	51,123	30%
Region	1,165,818	1,249,684	1,394,783	1,491,935	326,117	28%

Source: SANDAG 2015

4.12.3.3 Local Context

Project Setting

The proposed project is located within the City of San Diego, California. In recent decades, demand for housing within the City has far outpaced housing supply in the region; as a result, new housing development has grown tremendously in communities located just outside the region (SANDAG 2004). Development in these communities has resulted in increased traffic congestion and commute times. As housing demand continues to increase, smart growth development and the location of housing near major employment centers are strategies being proposed in order to encourage regional sustainability and to reduce the number of housing units being “exported” from the region.

The project site is located within the urban College Area Community Planning Area of the City of San Diego. The College Area Community Planning Area is comprised of approximately 1,950 acres, most of which is developed as single-family residential uses. As of January 2015, SANDAG estimated that the total population of the College Area Community Planning Area was 23,635; this population was forecasted to increase to 49,089 by 2050 (SANDAG 2016a). Although the College Area Community Planning Area is dominated by single-family land uses, multifamily and commercial land uses are located adjacent to the major transportation corridors in the planning area, including Montezuma Road, College Avenue, and El Cajon Boulevard. Institutional land uses in the planning area are represented by SDSU and the Alvarado Medical Center, which is located south of Interstate 8 (I-8) and east of the SDSU campus.

Project components adjacent to College Avenue and Montezuma Road are located on land designated as “Redevelopment Project Area” and “Park/Open Space” by the College Area

Community Plan Map (City of San Diego 2002). The Park/Open Space portion is referred to as the 55th Street Subarea in the Community Plan, and directly abuts SDSU on the northwest and overlooks I-8. Because the redevelopment program was dissolved in 2012, the redevelopment subarea designation is no longer applicable within the project area.

Population

SANDAG estimated that the City of San Diego had a population of 1,368,061 in 2015, making it the largest city in the region (SANDAG 2016b). From 2012 to 2050, the City of San Diego is forecasted to grow by 177,566 residents (54% of the regional increase). This change between 2012 and 2050 constitutes a 35% increase in the City’s population, as indicated in **Table 4.12-3, SANDAG Local Population Forecasts**.

**Table 4.12-3
SANDAG Local Population Forecasts**

Locality	2012 Population (Most Recent)	2020 Population Forecast	2035 Population Forecast	2050 Population Forecast	Total Increase (2012 to 2050)	Total % Increase (2012 to 2050)
City of San Diego	1,321,315	1,453,267	1,665,609	1,777,936	456,621	35%
College Area Community	20,735	25,437	28,012	49,089	28,354	137%
Census Tract 28.01	3,040	5,936	9,468	9,452	6,412	211%

Source: SANDAG 2016c.

As noted above, the proposed project is located within the College Area Community Planning Area, which had a population of 20,735 in 2012. The College Area Community is expected to grow significantly by 2050 and at a much higher rate than the City generally (a 137% increase between 2012 and 2050). The proposed project is located within census tract 28.01 in the College Area Community Planning Area. This census tract is expected to grow by 211% between 2012 and 2050.

The College Area Community supports a disproportionately large percentage of 18- to 29-year-old residents (median age is 24.3 years old) (SANDAG 2016c), as does the 28.01 census tract within which the project would be located (median age is 23.2 years old). This segment of the population will continue to be disproportionately large in the College Area Community because of the presence of the university and additional multifamily housing developments, a favored housing unit type among student populations.

Housing

In spring 2013, SDSU commissioned a Student Housing Demand Strategic Plan prepared by Brailsford & Dunlavey, which identified demand and established a plan to implement housing improvements necessary to meet SDSU's strategic objectives (Brailsford & Dunlavey 2014). The strategic plan focused on the impact of changing enrollment projections for incoming freshmen classes that would require a renewed focus on the residential environment.

Brailsford & Dunlavey concluded there would be a demand for 6,102 beds of student housing across all class levels for fall 2013 (Brailsford & Dunlavey 2014). This demand represents a shortage in student housing of approximately 2,665 beds over the designed capacity of 3,437 (Brailsford & Dunlavey 2014). Assuming all other factors including overall headcount and retention rates remain constant, the increasing percentage of out-of-state students in the freshman class will dramatically increase the demand for housing at SDSU (Brailsford & Dunlavey 2014). Without any improvements to housing, a shortage of approximately 5,665 beds will be present in the fall of 2022. Nearly 3,880 of those beds are in freshman-appropriate units.

In order to meet student housing demand for the freshman population, Brailsford & Dunlavey developed a series of new construction, renovation, and acquisition projects. The projected total project cost for all projects is \$650 million in 2013 dollars, averaging \$136,000 per bed for new construction and \$46,000 per bed for renovation. Over 3,400 new beds have been approved but are not yet built and will be available to the campus and over 3,400 beds will be renovated by fall 2027. Renovation projects are designed to increase community spaces within the halls and improve flexibility by supporting triple occupancy in residence hall rooms (Brailsford & Dunlavey 2014).

In an earlier 2004 Student Housing Demand Strategic Plan, Brailsford and Dunlavey concluded that SDSU students primarily live in a cluster of seven zip codes near the university, along the I-8 corridor, and at the beach. (Brailsford & Dunlavey 2004). At the time, these seven zip codes contained almost 35% of the student body. The 2004 study concluded 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 2004 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). SDSU did not update this aspect of the Student Housing Demand Study in 2013/2014; however, SDSU housing officials believe that this population distribution is still accurate.

SDSU is located in the San Diego Central and East County region; these two areas have a current vacancy rate of 5.77% and 3.13% respectively. Students’ sensitivity to price makes it difficult to predict exactly how students’ living patterns will change in the future. The largest percentage of SDSU student population is currently housed in the College Area Community. Changes in housing affordability and other popular amenities will not likely change the desirability of the College Area Community among the student population. Between 2012 and 2050, SANDAG’s forecast anticipates a 341% increase in multifamily housing units within the College Area Community, and more specifically a 276% increase in multifamily housing units within census tract 28.01 (SANDAG 2016a). Over the same time period, a 7% decrease is anticipated for single-family housing units in the College Area Community. **Table 4.12-4, SANDAG Existing and Forecasted Housing Stock within the College Area Community Planning Area**, summarizes housing unit types predicted to be available by 2050 in the College Area Community.

Table 4.12-4
SANDAG Existing and Forecasted Housing Stock within the
College Area Community Planning Area

	2012	2020	2035	2050	Total Change (2012 to 2050)	Percent Change (2012 to 2050)
Total Population	20,735	25,437	48,012	49,089	28,534	137%
Household Population	17,654	20,395	42,881	43,890	26,235	149%
Group Quarters Population	3,081	5,042	5,131	5,199	2,118	69%
Total Housing Units	7,436	8,402	17,494	18,028	10,592	142%
Single Family	4,247	4,247	3,989	3,958	-289	-7%
Multifamily	3,189	4,155	13,505	14,070	10,881	341%
Total Occupied Housing Units	7,162	8,104	16,981	17,406	10,244	143%
Occupied Single Family	4,090	4,091	3,689	3,823	-267	-7%
Occupied Multifamily	3,072	4,013	13,112	13,583	10,511	342%
Vacancy Rate	3.7%	3.7%	2.9%	3.5%	-0.2	-5%
Persons per Household	2.46	2.52	2.53	2.52	0.1	2%

Source: SANDAG 2013b.

The data presented in **Table 4.12-4** indicate that the College Area Community will likely continue to support a large percentage of students in the future, particularly because the area has been planned for significant increases in the number of multifamily housing units. This is consistent with SANDAG’s Regional Comprehensive Plan, which has identified the proposed

project site and surrounding areas as a Smart Growth Opportunity Area in response to these demographic factors and projections.

In recent years, residents in the communities adjacent to SDSU have expressed concerns regarding an increase in the number of student rentals in surrounding single-family neighborhoods. These “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. Nuisance rentals are popular with students because the rents are generally lower than at other nearby housing options.

Community concerns 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.

The City, through local land use and zoning controls, has already helped curb the flow of students utilizing single-family homes as nuisance rentals in the following ways:

- In July 2007, the City Council voted to amend the Land Development Code to restrict the number of bedrooms in single-family residential neighborhoods, limit the width of driveways, and clarify the requirements for garage conversions.
- On January 14, 2008, the City Council voted to approve the Residential High Occupancy Permit Ordinance, which requires an annual permit and fees for any single dwelling unit with six or more adult occupants.
- On April 15, 2008, the City Council voted to approve the Rooming House Ordinance, which generally defines “rooming houses” as dwelling units with three or more bedrooms that are rented separately to tenants by the individual bedroom, and then prohibits rooming houses from locating in low-density residential zones (City of San Diego 2009).
- On November 15, 2016, the City Council voted to approve the College Area Mini-Dorms Ordinance which applies to properties within the College Area Community Plan, and limits the number of bedrooms a house can have and where parking spots can be located. The maximum number of bedrooms for housing built on lots smaller than 10,000 square feet was reduced from six to five, and the number of bedrooms on lots larger than 10,000 square feet will now be limited to six. Parking spots, except in driveways, have to be located at least 30 feet away from the front of a property.

City of San Diego Population and Housing Policy Guidance

The California State University system, as a state agency, is not subject to local plans, policies, and guidelines, but the following discussion is provided for informational purposes and to address community concerns presented at the Notice of Preparation Scoping Meeting and in Notice of Preparation Comment Letters.

College Area Community Plan. The project site is located within the College Area Community, and the College Area Community Plan acts as a guide for the orderly growth of the community. The College Area Community Plan provides that the university should develop a program to provide additional housing and parking facilities on or adjacent to campus to meet existing needs and to reduce the number of commuter students (City of San Diego 2002).

College Community Redevelopment Project. Established in 1993, the College Community Redevelopment Project would provide housing for students near the campus and create a mixed-use activity center along College Avenue. The proposed project site is located in the 55th Street Subarea of the College Community Redevelopment Project. However, because the City's Redevelopment Program was cancelled in 2012, this policy guidance is no longer applicable in the project area.

4.12.4 THRESHOLDS OF SIGNIFICANCE

Thresholds used to assist in determining the significance of population and housing impacts are derived from Appendix G of the California Environmental Quality Act Guidelines. Significant impacts related to population and housing would occur if the proposed project would:

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

4.12.5 IMPACT ANALYSIS

Following issuance of the Notice of Preparation for the proposed project, SDSU received comments related to population and housing issues concerning the increased student population

and housing density in close proximity to the surrounding residential neighborhoods and adherence to the 2007 Campus Master Plan. The comments regarding increased student population density involved project-related impacts from the increased traffic and congestion on surrounding roadways. These traffic- and congestion-related impacts from increased student population density on the project site are addressed in **Section 4.14, Transportation/Circulation and Parking**. The analysis presented below addresses each of these topics.

Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

~~The proposed project would be developed in three successive phases: Phase I would include construction of facilities to house up to 850 student housing beds on the existing Parking Lot 9 (formerly “U” Parking Lot), east of the existing Chapultepec Hall; Phase II would include construction of 850 student housing beds to the west of the existing Chapultepec Hall; and Phase III would include construction of 866 student housing beds in buildings behind Chapultepec Hall.~~

No existing housing is located on the proposed project site, as such the project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. Further, the proposed project would introduce ~~2,566~~850 new beds into the area, which would provide more housing for students (particularly, freshman students) at SDSU. The introduction of additional freshman housing would free up already existing on-campus residences that are more suitable to sophomore housing. Therefore, **no impacts** associated with the displacement of existing housing would occur.

Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

~~As discussed above, the proposed project would be developed in three successive phases. No people or housing are present on the existing project site, and thus the project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Further, the proposed project would introduce ~~2,566~~850 new beds into the area, which would provide more housing for students (particularly, freshman students) at SDSU. The introduction of additional freshman housing would free up already existing on-campus residences that are more suitable to sophomore housing. Therefore, **no impacts** associated with the potential displacement of people would occur from the implementation of project.~~

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)?

The proposed project would include the expansion of on-campus student housing facilities to accommodate existing students. No part of the project would result in allowance of additional full-time-equivalent (FTE) growth at SDSU. The project site has been identified in the College Area Community Plan as a location that will accommodate additional housing units. The College Area Community Plan designates this subarea for redevelopment as a faculty, staff, and student housing area at medium to medium-high density. The College Area Community Plan also anticipates some small-scale commercial services to serve the needs of area residents will be constructed (City of San Diego 2002). Additionally, SANDAG's growth projections for this area have accounted for the increased number of housing units that would result from the proposed project.

The proposed project would serve to house incoming freshman students and free up space in already existing on-campus residences for sophomore students who live at home or in off-campus residences, and thus would not result in growth inducement related to the development of housing. Additionally, by providing student housing on campus, the number of commuter students would be reduced, thereby alleviating pressures on both the regional and local transportation network.

Thus, the proposed project would assist in meeting existing and future demands placed on the local housing market by better accommodating the existing student population and placing them on-campus. As such, the proposed project would not induce substantial population growth either directly or indirectly ~~during any of the three phases~~, and impacts would be **less than significant**.

4.12.6 CUMULATIVE IMPACTS

The proposed project, in combination with other reasonably foreseeable projects in the area, would result in beneficial cumulative impacts associated with population and housing. Consistent with SANDAG's Regional Comprehensive Plan and the City's Strategic Framework Element, other multifamily residential unit housing projects are planned in the near and long term for the area. (See, e.g., **Chapter 2, Cumulative Impacts Methodology, Table 2-1, Cumulative Projects**.) Future growth is expected to occur in areas identified in the Regional Comprehensive Plan and Strategic Framework Element as suitable for smart-growth projects. When combined with these probable future projects, ~~the three phases of~~ the proposed project would result in beneficial impacts relative to the region's housing availability and affordability.

4.12.7 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:

MM-PH-1 Following approval of the proposed project, San Diego State University (SDSU) will promptly submit the following information to the San Diego Association of Governments (SANDAG) and the City of San Diego and request that the information be incorporated into SANDAG’s next update to the 2050 Regional Growth Forecast:

1. The New Student Housing Project would add ~~366~~182 housing units (~~2,566~~850 beds) to the existing SDSU housing inventory, thereby resulting in an increase in housing units to the College Area Community.

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.

4.12.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

No significant impacts associated with population and housing have been identified.

4.12.9 REFERENCES

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