

APPENDIX 3.10

**POPULATION AND HOUSING
TECHNICAL REPORT
for the
SAN DIEGO STATE UNIVERSITY
PLAZA LINDA VERDE PROJECT**

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LIST OF ACRONYMS AND ABBREVIATIONS

CCRP	College Community Redevelopment Project
CEQA	California Environmental Quality Act
City	City of San Diego
County	County of San Diego
CSU	California State University
FTE	Full-Time Equivalent
I-8	Interstate 8
Proposed Project	Plaza Linda Verde project
SANDAG	San Diego Association of Governments
SDSU	San Diego State University

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SUMMARY OF FINDINGS

This report analyzes the potential impacts to population and housing that would occur as a result of the proposed San Diego State University ("SDSU") Plaza Linda Verde project ("Proposed Project"). The project site is located adjacent to the SDSU campus, approximately 8 miles east of downtown San Diego. The Project consists of a transit-based, mixed-use development featuring ground-floor commercial and upper-floor student housing; a campus green featuring a public promenade; pedestrian malls linking proposed mixed-use buildings to the main campus; a multi-story parking structure to accommodate increased parking demand within the area; and student apartments. The Proposed Project would enable SDSU to provide additional on-campus student housing and retail services to support the university and the surrounding community. The analysis is based on data obtained from the San Diego Association of Governments ("SANDAG"), the California Department of Finance, the United State Census Bureau, SDSU, and a housing demand study completed by Brailsford and Dunlavey for SDSU.

The analysis centers on the Proposed Project's consistency with regional growth assumptions and on available and projected housing units. The project site has been identified in SANDAG's Regional Comprehensive Plan, the City of San Diego ("City") Strategic Framework Element, the College Area Community Plan, and the College Community Redevelopment Project as a prime location for infill redevelopment to accommodate regional and statewide growth. Additionally, by providing student housing adjacent to the university, the number of commuter students is reduced, thereby alleviating pressures on both the regional and local transportation network.

The Project would add 390 housing units (1,632 beds) to the existing SDSU housing inventory, as well as 77,209 square feet of retail space in varying sizes that would be available for commercial retail lease. This results in a net increase of 360 housing units (1,525 beds) and 33,009 square feet of commercial space. SDSU is currently anticipating a 10,000 Full-Time Equivalent ("FTE") increase in enrollment by 2025, which would equate to an additional 11,385 students. Enrollment at the university would not increase through implementation of the Proposed Project; SDSU enrollment is governed by the California State University ("CSU") system. Rather, the Proposed Project would alleviate the strains placed on the local housing market by accommodating projected growth in a sustainable manner.

The Project would temporarily displace approximately 107 residents in addition to the employees serving the 44,200 square feet of existing commercial uses on the site. Upon completion, the Proposed Project would be able to accommodate the 107 students currently residing in the 30 existing housing units, as well as an additional 1,525 students. It is assumed that businesses currently occupying the existing commercial space on the project site would be given the opportunity to occupy a comparable portion of the proposed commercial space upon completion.

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of the Project, thereby eliminating a permanent impact on local employment opportunities. Additionally, the proposed project's 1,632 student beds would serve to alleviate the demand for nuisance rentals in surrounding single-family residential neighborhoods by providing an alternative housing option for SDSU students.

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1.0 INTRODUCTION

This report analyzes the Proposed Project's potential impacts to population and housing. Section 1 provides an overview of the project setting as well as a description of the Proposed Project. Section 2 describes the methodology used in carrying out the analysis. Section 3 describes the environmental and regulatory setting for the Proposed Project. Section 4 outlines significance criteria pursuant to Appendix G of the California Environmental Quality Act ("CEQA") Guidelines (14 CCR 15000 et seq.). Section 5 discusses project impacts. Section 6 discusses respective mitigation measures. Section 7 summarizes the level of significance of impacts after mitigation. Section 8 includes acknowledgements, and Section 9 lists references cited. Appendices A through I provide related supplementary material.

1.1 Regional and Local Setting

The project site is located adjacent to the existing SDSU campus, approximately 8 miles east of downtown San Diego. The proposed project would be developed on both CSU- and privately owned property outside of the existing Campus Master Plan boundary, generally between Aztec Walk and Montezuma Road. The existing boundaries of the SDSU campus generally are Hardy Avenue on the south, East Campus Drive on the east, 55th Street/Remington Road on the west, and Adobe Falls Road/Del Cerro Boulevard (north of Interstate 8 ["I-8"]) on the north.

Regionally, the project site can be accessed from either the north or the south. From the north, the campus can be accessed by way of College Avenue, which also provides local access to I-8. Additionally, College Avenue connects I-8 to the Del Cerro, Navajo, and College Area communities. From south of I-8, the SDSU campus can be accessed by way of Montezuma Drive, an east-west roadway near the southern boundary of the campus. Montezuma Road also provides access to I-8 via Fairmont Avenue to the west and El Cajon Boulevard to the east.

The project site and SDSU campus are located within the urban College Area Community Planning Area of the City. Project components adjacent to College Avenue and Montezuma Road are located on land designated as "Redevelopment Project Area" by the College Area Community Plan Map (City of San Diego 1989). The Redevelopment Project Area in which the proposed project is located (the Core Subarea) is generally located south of the existing SDSU campus boundary, west of College Avenue, north of Mary Lane Drive, and east of Remington Road. 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 September 2006, SANDAG estimated that the total population of the College Area Community Planning Area was 21,454; this population was forecasted to increase to 23,852 by 2010 (SANDAG 2006). Although the College Area Community Planning Area is dominated by single-family land uses, multi-family

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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 I-8 and east of the SDSU campus.

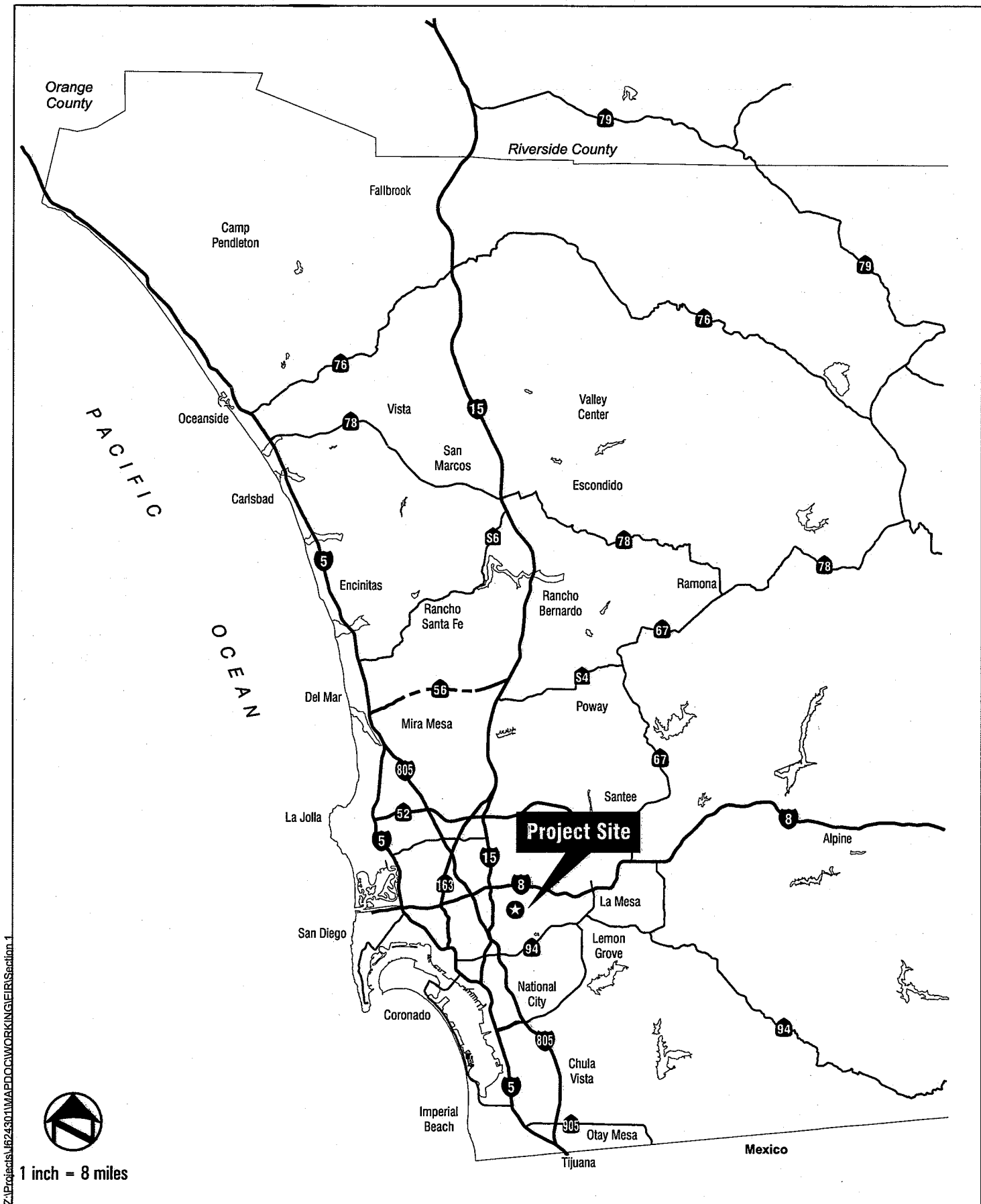
1.2 Project Description

The Proposed Project consists of the development of additional on-campus student housing and retail services to support SDSU and the surrounding community. The Proposed Project is a mixed-use development featuring ground-floor commercial and upper-floor student housing, student apartments, additional parking facilities to accommodate increased parking demand within the area, a Campus Green featuring a public promenade, and pedestrian malls in place of existing streets/alleys linking the proposed mixed-use buildings to the main campus.

The Proposed Project would be located adjacent to the main SDSU campus, which is located approximately 8 miles east of downtown San Diego (Figure 1). The existing boundaries of the SDSU campus generally are Hardy Avenue on the south, East Campus Drive on the east, 55th Street/Remington Road on the west, and Adobe Falls Road/Del Cerro Boulevard (north of I-8) on the north. The Proposed Project would be developed on property located south of the existing Campus Master Plan boundary, generally between Aztec Walk and Montezuma Road (Figure 2). The land on which the Proposed Project would be developed is currently owned by SDSU, the SDSU Foundation, and private entities. Lands currently owned by private entities would be purchased by SDSU prior to development.

The Project consists of the demolition of existing structures and parking lots and is on an approximately 18-acre site located immediately south of the SDSU main campus. The development of certain portions of the Proposed Project, primarily including the pedestrian malls, would be contingent upon the vacation of certain existing vehicular rights-of-way; if the subject vacations are not approved, the Proposed Project would proceed on a modified basis.

In conjunction with the Proposed Project, SDSU also is proposing to amend the SDSU Campus Master Plan boundary such that the southern campus boundary between 55th Street and one block east of College Avenue would extend south generally from Aztec Walk to Montezuma Road.



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SDSU Plaza Linda Verde

Population and Housing Technical Report

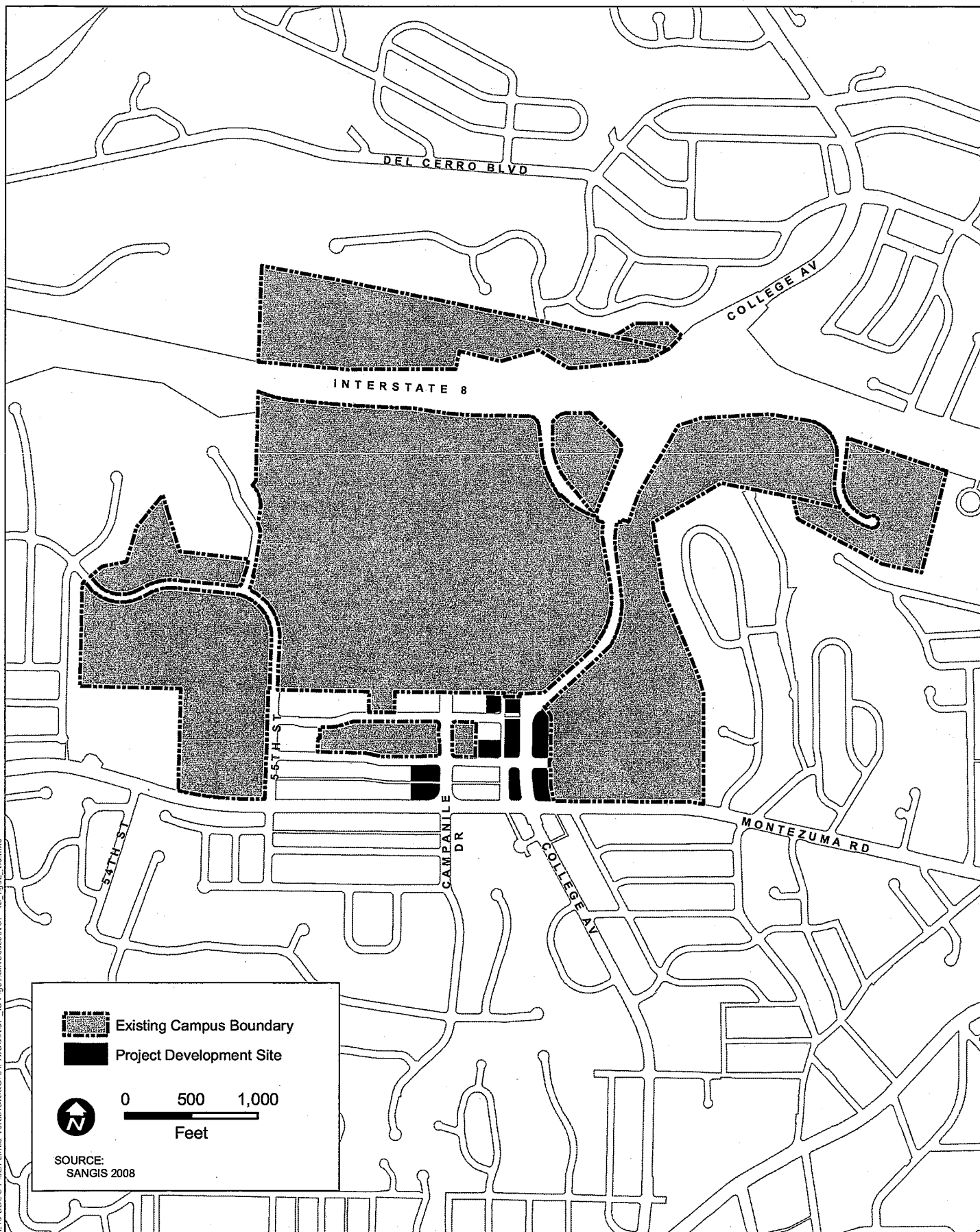


Figure 1
Regional Map

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The Proposed Project would consist of development of the following five project components (Figure 3):

- I. Mixed-Use Retail/Student Housing.** This project component consists of the development of four ground-floor retail and upper-floor residential buildings located south of Hardy Avenue, north of Montezuma Road, and west and east of College Avenue. Collectively, the four buildings would contain approximately 294 apartments to house approximately 1,216 students, and also would contain approximately 75,394 square feet of community serving/university serving retail uses.
- II. Student Apartments.** This project component would consist of two four-story buildings located west of Campanile Drive, north of Montezuma Road, and south of Lindo Paseo. Collectively, the two buildings would contain approximately 96 apartments to house 416 students.
- III. Parking Facilities.** A freestanding parking structure would be constructed at the northwest corner of Lindo Paseo and Montezuma Place. The structure would consist of five levels—one underground parking deck and four aboveground decks—and would provide approximately 342 parking spaces. The parking structure also would support approximately 1,815 square feet of ground-floor retail space. The Mixed-Use Retail/Student Housing buildings to be developed east of College Avenue would contain underground parking for an additional 160 to 210 vehicles, depending on the ultimate configuration.
- IV. Campus Green.** A Campus Green is planned for development south of the existing SDSU Transit Center and would consist of active and passive recreational areas for public use.
- V. Pedestrian Malls.** The Proposed Project also would include two pedestrian malls, in place of existing streets/alleys, to be located along the western and eastern flanks of the main mixed-use building area. These corridors would facilitate non-motorized movement between the proposed buildings and main campus and would support meeting/resting space and outdoor eating facilities associated with the adjacent retail shops. This project component would be ancillary to the Mixed-Use Retail/Student Housing component and would not be essential to development of the overall project site.

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2.0 METHODOLOGY

This analysis is based on data obtained from SANDAG, the California Department of Finance, the United State Census Bureau, SDSU, and a housing demand study completed by Brailsford and Dunlavey for SDSU.

The United State Census Bureau maintains national and local databases on population, ethnicity, housing, employment, and income. Statewide growth forecasts are produced by the California Department of Finance. Regional and local population and housing characteristics are based on information provided by SANDAG. Data included in the SDSU housing demand study, as well as data kept by the SDSU Office of Facilities Planning, Design and Construction, were also used in compiling this report. Relevant portions of these references have been included in appendices to this report.

3.0 EXISTING CONDITIONS

3.1 Project Setting

The Proposed Project is located within the City of San Diego, California. In recent decades, demand for housing has far outpaced housing supply in the region, and as a result new housing development has grown tremendously in communities located just outside the region (SANDAG 2004a). Development in these communities has resulted in increased traffic congestion and commute times. It is not uncommon for residents to have 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 2004b, p. 45). 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.

3.2 Statewide Context

California 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 lifespan 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.



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SDSU Plaza Linda Verde
Population and Housing Technical Report



Figure 3
Proposed Project

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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 of post-World War II veterans and baby boom-era students born in the 1950–1970s, known as the "Tidal Wave," would occur. Tidal Wave II is now upon us—the children 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 remaining units 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 California 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 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 (California Government Code, Section 65583).

3.3 Regional Context

Population

According to SANDAG, the County of San Diego ("County") had a population of 3,013,014 in 2004 and is expected to grow to 3,245,279 in 2010; 3,635,855 in 2020; and 3,984,753 in 2030 (SANDAG 2006). This change between 2004 and 2030 constitutes a 32% increase in the region's population. Table 1 lists each jurisdiction's existing population and forecasted increases. As indicated in Table 1, the greatest population increase over this time period is anticipated to occur in unincorporated areas of the County.

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Table 1
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 2, the San Diego region had a total of 1,095,077 housing units in 2004. It is projected that by 2030, the number of housing units in the region will increase 26% to 1,383,803. Similar to the population projections between 2004 and 2030, the greatest increase in housing units (47%) is anticipated to occur in unincorporated areas of the County. The region is expected to sufficiently accommodate the 32% increase in population with a 26% increase in housing units because the average household size over this same time period is anticipated to increase from 2.77 to 2.87 persons (SANDAG 2006).

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Table 2
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.

State housing law requires that SANDAG adopt a Regional Housing Needs Assessment every five years. This assessment is intended to identify the existing and projected housing needs for the region's local jurisdictions. The most recent assessment was approved on February 25, 2005 (SANDAG 2005). The assessment for 2005–2010 calls for an additional 107,301 housing units in the region, the majority of which (43%) would be located within the City of San Diego. Only 11% of the total projected housing is anticipated to be located in unincorporated areas of the County.

SANDAG's Regional Comprehensive Plan

In 2004, SANDAG completed a Regional Comprehensive Plan to address the region's housing, economic, transportation, environmental, and overall quality-of-life needs. The Regional Comprehensive Plan establishes a planning framework and implementation actions that aim to increase the region's sustainability and encourage smart growth in order to reduce the number of housing units and residents that are expected to be "exported" from the region to Baja California

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and Riverside, Orange, and Imperial counties (SANDAG 2004a). In order to accomplish this, the Regional Comprehensive Plan identifies certain Smart Growth Opportunity Areas in the region. Designation of these areas is intended to provide guidance as to where smart growth development should occur, focusing attention on these areas as local jurisdictions update their general plans and redevelopment plans. The intended effect is to capture those housing units that would be exported outside of the region and instead redirect those housing units to areas within the region that are located near transit stations (SANDAG 2004a). The project site is located within a Regional Comprehensive Plan-designated Smart Growth Opportunity Area.

3.4 Local Context

Population

The City of San Diego had a population of 1,295,147 in 2004, making it the largest city in the region. The City is expected to grow to 1,365,130 in 2010; 1,514,336 in 2020; and 1,656,257 in 2030 (SANDAG 2006). This change between 2004 and 2030 constitutes a 28% increase in the City's population, as indicated in Table 3.

**Table 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%
Census Tract 28.01	4,262	5,817	6,883	7,121	2,859	67%
Census Tract 29.04	7,072	7,389	8,610	9,458	2,386	34%

Source: SANDAG 2006.

The Proposed Project is located within the College Area Community Planning Area, which had a population of 21,454 in 2004. The College Area Community is expected to grow significantly by 2030 and at a much higher rate than the City (a 48% increase between 2004 and 2030). The Proposed Project is located within two census tracts, 28.01 and 29.04, in the College Area Community Planning Area. These census tracts are expected to grow by 67% and 34% between 2004 and 2030, respectively.

The College Area supports a disproportionately large percentage of 18- to 29-year-old residents (median age is 24.9 years old), as do the two census tracts within which the Project is located

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(median age is 22.5 years old) (SANDAG 2006). This segment of the population will continue to be disproportionately large in the College Area because of both an expanding university and additional multi-family housing developments, a favored housing unit type amongst student populations.

Housing

In February 2004, SDSU commissioned a Student Housing Demand Study to provide an updated market study to determine the demand for student housing on or within walking distance to the SDSU campus. The Student Housing Demand Study also looked at opportunities for university-administered housing and overall demand in light of future enrollment increases and the addition of the San Diego Trolley station on campus.

The Student Housing Demand Study 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, p. 2). These seven zip codes contain almost 35% of the student body. The 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 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 4 summarizes these distribution patterns.

**Table 4
Distribution of Student Residences**

Area	Number of Students/Percent of Total
SDSU Campus (92182)	2,993 / 18%
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.

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

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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. Between 2004 and 2030, SANDAG's Regional Growth Forecast anticipates a 114% increase in multi-family housing units within the College Area, and more specifically a 150% increase in multi-family housing units within census tract 28.01 and a 39% increase within census tract 29.04. Over the same time period, a 1% decrease is anticipated for single-family housing units in the College Area. Table 5 summarizes housing unit types predicted to be available by 2030.

Table 5
SANDAG Existing and Forecasted Housing Stock within the
College Area Community Planning 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.

These numbers indicate that the College Area 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 multi-family 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.

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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 6 or more adult occupants.
- On April 15, 2008, the City Council voted to approve the Rooming House Ordinance as an additional tool to address mini dorms. The Rooming House Ordinance generally defines "rooming houses" as dwelling units with 3 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).

City of San Diego Population and Housing Policy Guidance

City of San Diego Strategic Framework Element

The City's Strategic Framework Element, adopted by the City Council in 2002, outlines the conceptual framework and foundation for the General Plan update process. A component of the Strategic Framework Element is the City of Villages strategy, which seeks to target future growth in "village" areas where residential, commercial, employment, and civic/educational uses are integrated (City of San Diego 2002). The intent of the City of Villages strategy is to create subregional and more localized centers that would include a mix of land uses with higher density attached housing. The Proposed Project is located on a site that is designated as an Urban Village Center as part of the City of Villages strategy; the site was originally one of five approved Pilot Village Project locations and was previously being planned for redevelopment as part of "The Paseo Project." It should be noted that The Paseo Project was put on hold due to financial feasibility issues, and in June 2008 SDSU unveiled a revised redevelopment project—the Proposed Project analyzed in this EIR.

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College Area Community Plan

The project site is located within the College Area, and the College Area Community Plan acts as a guide for the orderly growth of the community. The plan indicates 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 1989, p. 37). The plan also calls for redevelopment of the multi-purpose or Core Subarea (of which the Project is a part) with university-oriented housing and commercial facilities.

College Community Redevelopment Project

Established in 1993, the College Community Redevelopment Project ("CCRP") was formed in order to encourage the creation of a community, rather than a commuter, campus at SDSU. The CCRP intends to provide housing for students near the campus to enhance the community quality of the campus, create a mixed-use activity center along College Avenue that becomes a focal point for student life, and develop a strong pedestrian character within these mixed-use areas (City of San Diego 1989, p. 39). The project site is located in the Core Subarea of the College Community Redevelopment Project.

4.0 SIGNIFICANCE THRESHOLDS

Thresholds used to assist in determining the significance of population and housing impacts are derived from Appendix G of the CEQA Guidelines. Significant impacts related to population and housing would occur if the 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
- 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).

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5.0 IMPACTS

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

The project site currently consists of 8 parking lots, 30 dwelling units (107 beds), and 44,200 square feet of commercial space. Table 6 includes a summary of these existing uses and their locations. The Proposed Project would replace these existing uses with a mixed-use residential and commercial development project. The Project would add 390 housing units (1,632 beds) to the existing SDSU housing inventory, as well as 77,209 square feet of retail space in varying sizes that would be available for commercial retail lease. This results in a net increase of 360 housing units (1,525 beds) and 33,009 square feet of commercial space.

The 30 dwelling units (107 beds) that would be displaced are occupied entirely by SDSU students (see Table 6). Because the Project would result in a net increase in student housing of 360 housing units (1,525 beds), the 107 students currently residing in the 30 existing housing units could be accommodated within the proposed new housing units. The Student Housing Demand Study commissioned by SDSU in 2004 found 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 (Brailsford and Dunlavey 2004). Thus, the study supports the assumption that students will continue to seek housing in close proximity to the university; therefore, existing student residents who would be displaced would likely continue to seek housing near the SDSU campus. As a result, the Project would not result in a net displacement of housing and would not necessitate the construction of replacement housing elsewhere.

Table 6
Existing Structures Located on Project Site

Number	Street	Land Use	Square Feet (Commercial Only)	Dwelling Units	Beds	% Occupied by SDSU students
5850-82	Hardy Ave	0	—	—	—	—
5194-98	College Ave	Parking lot	—	—	—	—
5186-92	College Ave	Parking lot	—	—	—	—
5178	College Ave	Medical offices	7,600	—	—	—
5168-74	College Ave	Medical offices	4,600	—	—	—
5164	College Ave	Parking lot	—	—	—	—
5140	College Ave	Parking lot	—	—	—	—
5830-5840	Lindo Paseo	Apartment complex	—	24	54	100
5822	Lindo Paseo	Vacant house	—	1	—	—
5104	College Ave	Parking lot	—	—	—	—

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Table 6 (Continued)

Number	Street	Land Use	Square Feet (Commercial Only)	Dwelling Units	Beds	% Occupied by SDSU students
5130	College Ave	Parking lot	—	—	—	—
5185	College Ave	Restaurant	5,480	—	—	—
5187	College Ave	Bookstore		—	—	—
5157	College Ave	Restaurants	3,160	—	—	—
5155	College Ave	Restaurant	2,160	—	—	—
5141	College Ave	Commercial	2,430	—	—	—
5131	College Ave	Restaurants/ Commercial	15,370	—	—	—
5119	College Ave	Restaurant	2,100	—	—	—
5111	College Ave	Gas station	1,300	—	—	—
5721	Lindo Paseo	Fraternity house	—	1	18	100
5723	Lindo Paseo	Fraternity house	—	1	3	100
5118–5132	Campanile Dr	Parking lot	—	—	—	—
5734	Montezuma Rd	Sorority house	—	1	14	100
5742	Montezuma Rd	Vacant house	—	1	—	—
5750	Montezuma Rd	Rented house	—	1	18	100
Totals			44,200	30	107	100

Source: SANGIS 2008; SDSU Office of Facilities Planning, Design, and Construction 2009

Commercial Space

The Proposed Project would increase the amount of commercial space from the existing 44,200 square feet to 77,209 square feet. This increase is anticipated to result in a corresponding increase in employment in the area, which creates an indirect demand for additional housing. While students seek housing within close proximity to the university, employees tend to live in a more dispersed pattern throughout the San Diego region. Employee housing patterns are more likely to mirror future region-wide housing trends rather than student housing trends, and as a result the influx of additional employees to the area would not be significant because the growth has already been anticipated within the region.

Nuisance Rentals

The Proposed Project's 1,632 student beds would help alleviate the demand for nuisance rentals in surrounding single-family residential neighborhoods by providing an alternative housing option to students. Both the City and SDSU are working together to reduce the prominence of nuisance rentals in neighborhoods adjacent to the university.

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

As indicated in Table 6, the Proposed Project would temporarily displace approximately 107 students, in addition to employees serving the 44,200 square feet of existing commercial uses on the site. Upon completion, the Project would be able to accommodate the 107 students currently residing in the 30 existing housing units, as well as an additional 1,525 students. Similarly, upon completion, the Project would be able to accommodate a similar number of employees as those presently serving the existing commercial uses, as well as an additional number of employees commensurate with the increased commercial space. As a result, the Project would not result in the displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Would the 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 population within the City is expected to increase by 361,110 (28%) by 2030; the population in the College Area is expected to increase by 10,233 (48%) by 2030. Rapid statewide population growth over the last several years has placed significant strains on the state's higher education facilities. Projects such as the 2007 San Diego State University Master Plan Revision have responded to this growth by planning for expanded facilities and increased enrollment (SDSU 2007). The university is currently anticipating a 10,000 FTE increase in enrollment by 2025, which would equate to an additional 11,385 students. Enrollment at SDSU would not increase through implementation of the Proposed Project; SDSU enrollment is governed by the CSU system. Rather, the Proposed Project would alleviate the strains placed on the local housing market by accommodating this growth in a sustainable manner.

Induced population growth is typically construed as growth that exceeds planned growth and results from new development which would not have otherwise taken place. Population growth is anticipated in regional growth forecasts that are the backbone for local housing elements, policies, land use designations, and regulatory processes that are used to accommodate increased housing demand.

The Proposed Project is an infill redevelopment project that replaces existing residential and commercial uses with a higher-density mixed-use residential and commercial development project. The project site has been identified in SANDAG's Regional Comprehensive Plan, the City's Strategic Framework Element, the College Area Community Plan, and the College Community Redevelopment Project as a prime location for infill redevelopment to accommodate

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additional housing units and increased economic opportunities. SANDAG's growth projections for this area have accounted for the increased number of housing units and commercial space that would result from the Proposed Project. Additionally, by providing student housing adjacent to the university, the number of commuter students is reduced, thereby alleviating pressures on both the regional and local transportation network.

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 the projected gross and net increases in housing units and commercial space to SANDAG and the City upon approval of the Proposed Project (see Mitigation Measure 1 in Section 6).

The Proposed Project would tie into existing infrastructure already serving the project area, and thus would not result in growth inducement related to the expansion of infrastructure. By replacing scattered land uses with a denser mixed-use development, the Proposed Project would reduce pressure to develop in areas that are not currently served by infrastructure. Therefore, the Project is growth accommodating rather than growth inducing.

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. Many multi-family residential unit housing projects are being contemplated in the near and long term, consistent with SANDAG's Regional Comprehensive Plan and the City's Strategic Framework Element. 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 Proposed Project would result in positive impacts due to the possibility of addressing the region's housing availability and affordability issues by creating subregional centers that would include a mix of land uses with higher-density housing.

6.0 MITIGATION MEASURES

Following approval of the Proposed Project, 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. The Plaza Linda Verde Project would add 390 housing units (1,632 beds) to the existing SDSU housing inventory, thereby resulting in a net increase of 360 housing

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units (1,525 beds). (Thirty existing housing units currently existing on the project site would be reconstructed under the Proposed Project.)

2. The Plaza Linda Verde Project would add 77,209 square feet of retail space in varying sizes that would be available for commercial retail lease, thereby resulting in a net increase of 33,009 square feet of commercial space. (44,200 square feet of commercial space currently existing on the project site would be reconstructed under the Proposed Project.)

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.

7.0 SIGNIFICANCE OF IMPACTS AFTER MITIGATION

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

8.0 LIST OF PREPARERS

This report was prepared by the following Dudek staff members:

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APPENDIX A

California General Housing Characteristics



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/cen/data/notes/expst1u.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	50,246	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	11,067,556	96.4
White	7,777,625	67.6
Black or African American	793,479	8.9
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	2,300,616	20.0
55 to 64 years	1,483,789	12.9
65 years and over	2,162,487	18.8
55 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 B

*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 C
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

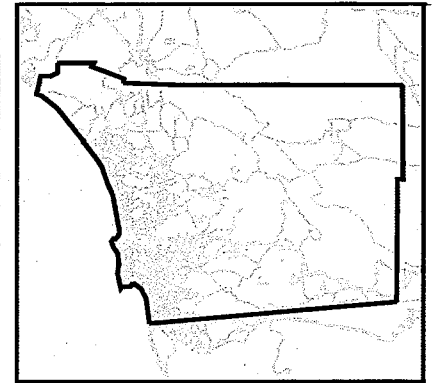
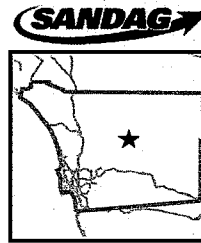
APPENDIX D

SANDAG 2030 Forecast Data, September 2006

San Diego Region

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.

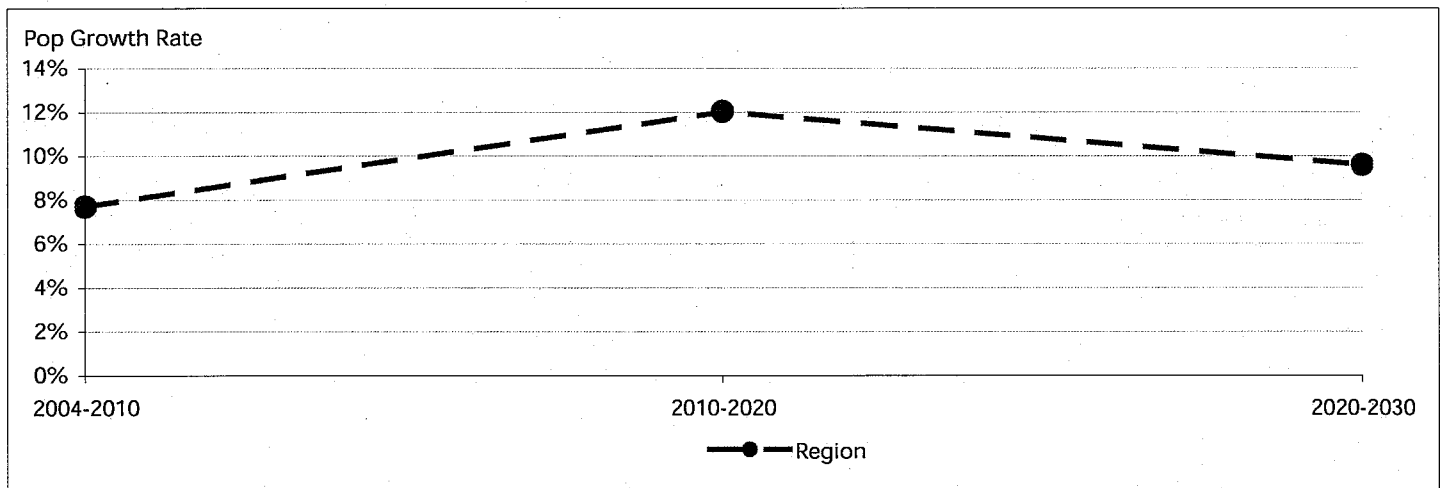
POPULATION BY AGE

	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%
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	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%

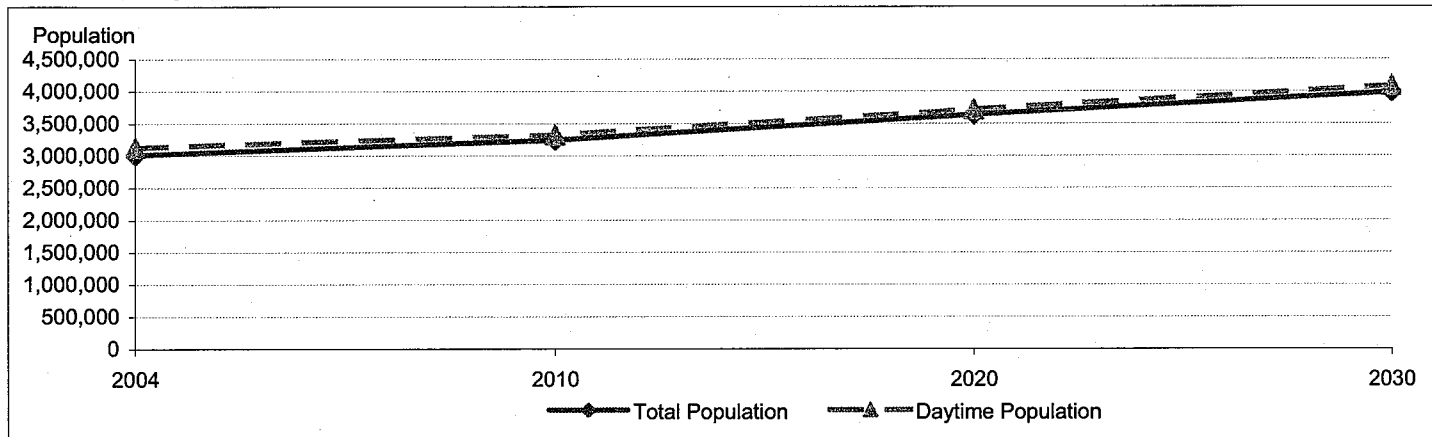
GROWTH TRENDS IN TOTAL POPULATION



DAYTIME POPULATION

	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%
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



EMPLOYMENT¹

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	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 Ratio²	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



LAND USE¹

	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 Density³	16.9	17.4	18.0	18.3	1.4	8%
Residential Density⁴	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.

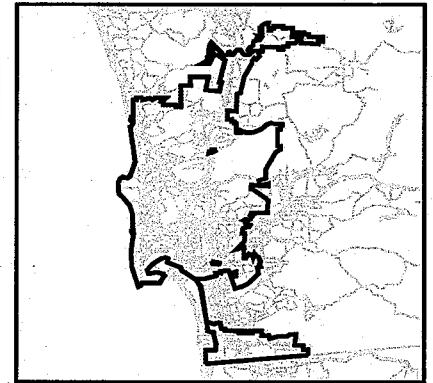
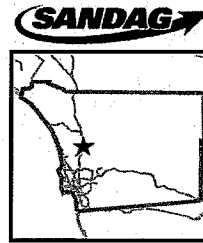
3 - Civilian employment per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).

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

City of San Diego

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.

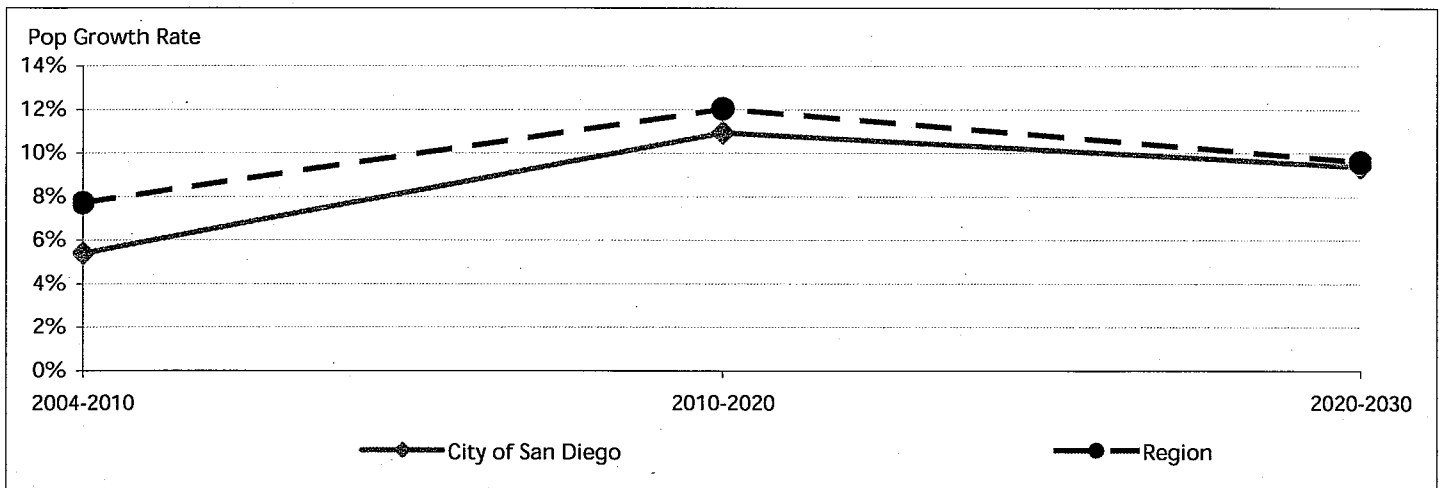
POPULATION BY AGE

	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%

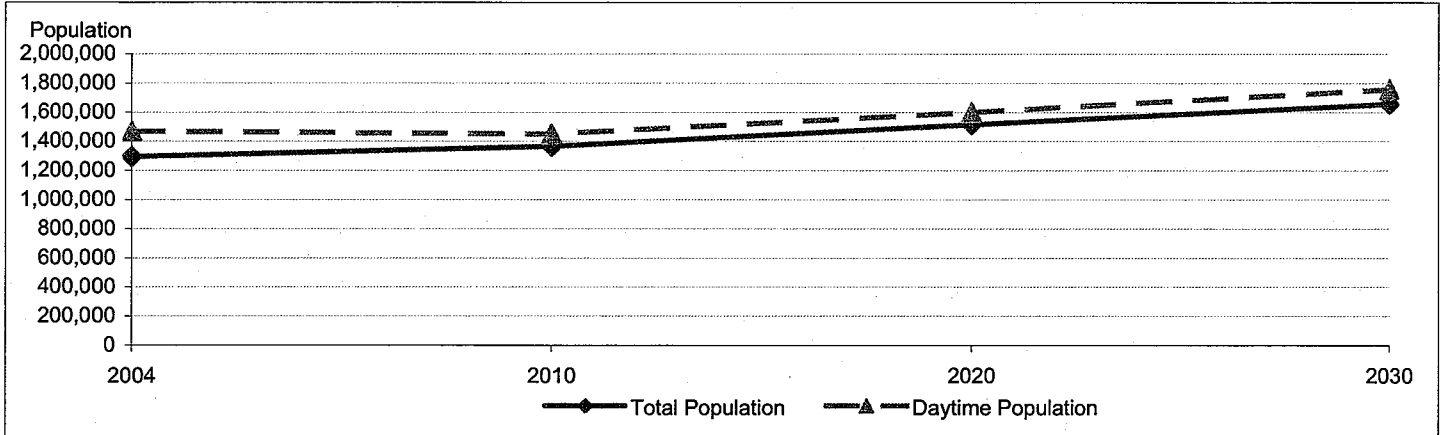
GROWTH TRENDS IN TOTAL POPULATION



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



EMPLOYMENT¹

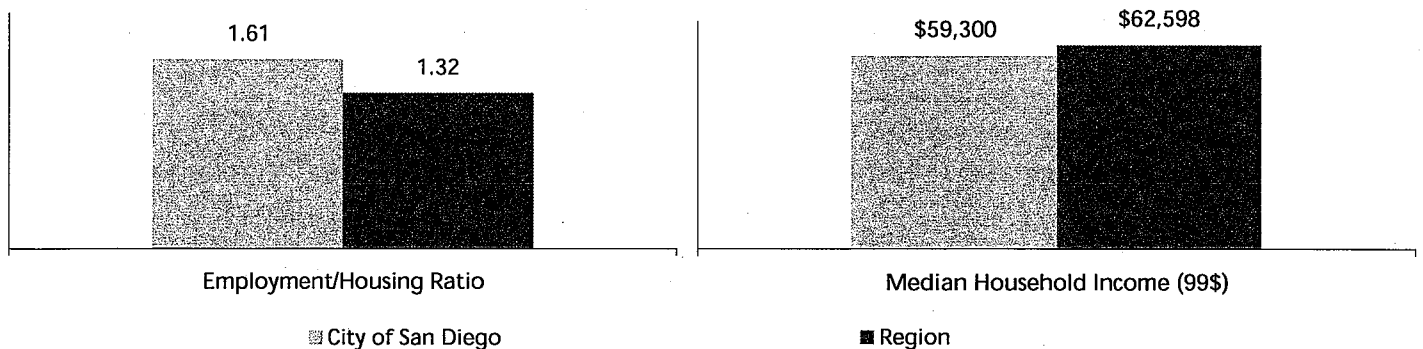
	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Employment	812,028	880,326	956,165	1,010,157	198,129	24%
Civilian Employment	782,245	850,543	926,382	980,374	198,129	25%
Military Employment	29,783	29,783	29,783	29,783	0	0%
Employment/Housing Ratio²	1.60	1.64	1.61	1.61	0.01	1%

Notes:

1 - The number of jobs within this area.

2 - Civilian employment per housing unit.

EMPLOYMENT/HOUSING RATIO AND MEDIAN HOUSEHOLD INCOME IN 2030



LAND USE¹

	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 Density³	24.8	25.7	26.7	27.4	2.6	10%
Residential Density⁴	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).

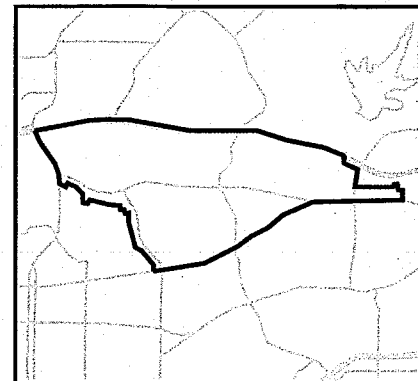
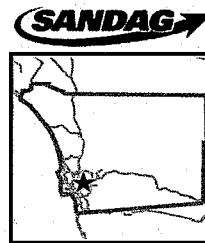
4 - Total housing units per developed residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).

College Area Community

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	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	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.

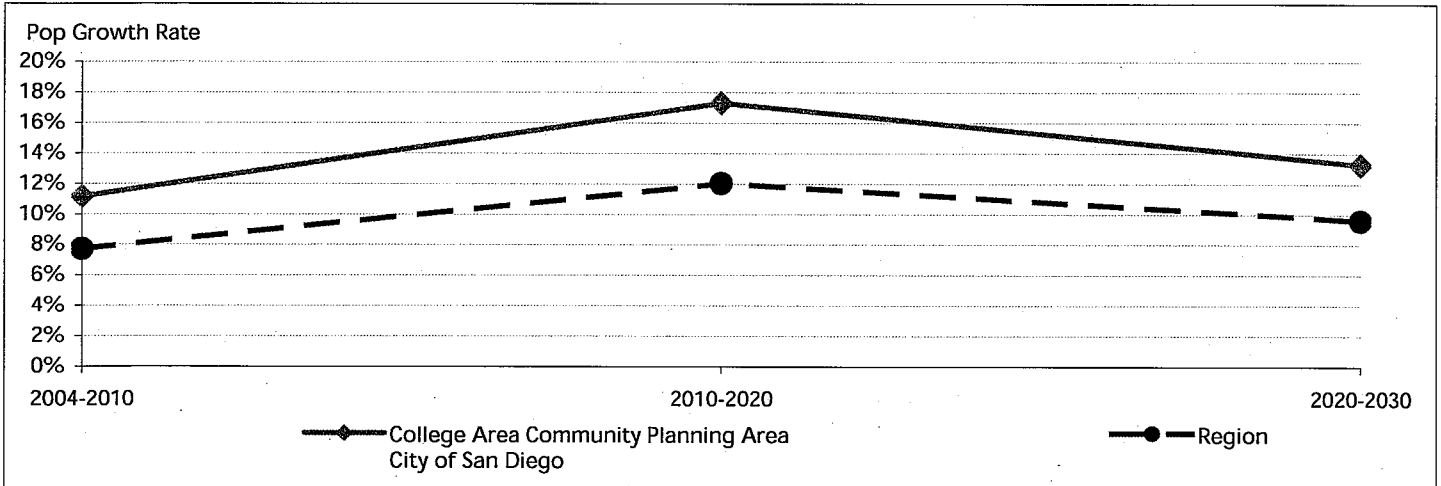
POPULATION BY AGE

	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%

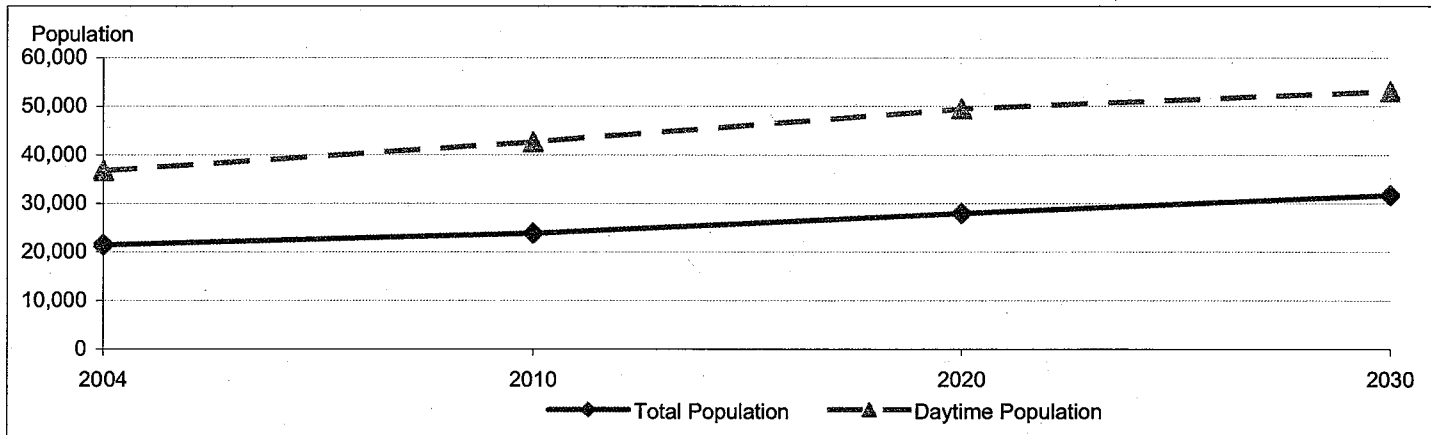
GROWTH TRENDS IN TOTAL POPULATION



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



EMPLOYMENT¹

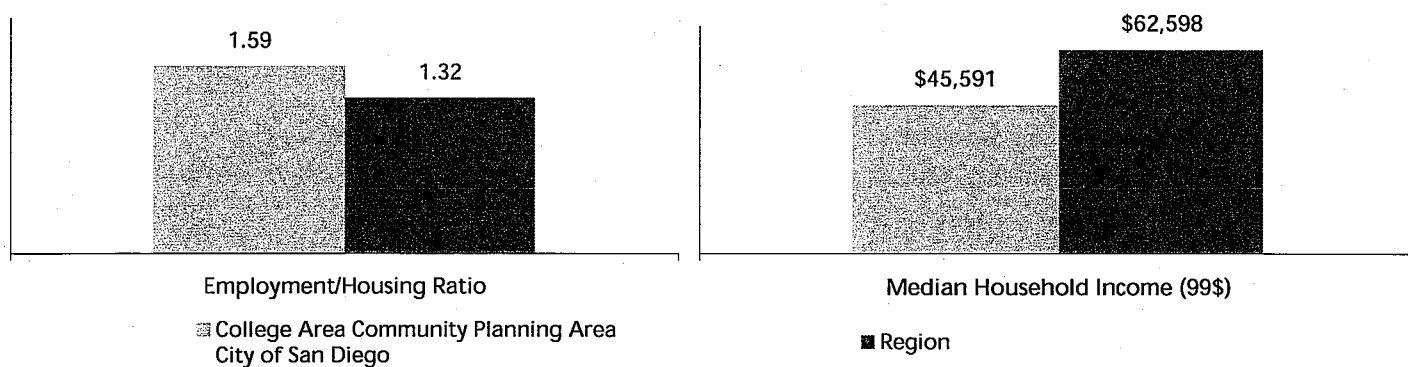
	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Employment	14,842	15,238	15,572	17,274	2,432	16%
Civilian Employment	14,842	15,238	15,572	17,274	2,432	16%
Military Employment	0	0	0	0	0	0%
Employment/Housing Ratio²	2.02	1.88	1.59	1.59	-0.43	-21%

Notes:

1 - The number of jobs within this area.

2 - Civilian employment per housing unit.

EMPLOYMENT/HOUSING RATIO AND MEDIAN HOUSEHOLD INCOME IN 2030



LAND USE¹

	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 Density³	45.7	46.5	46.8	51.3	5.6	12%
Residential Density⁴	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.

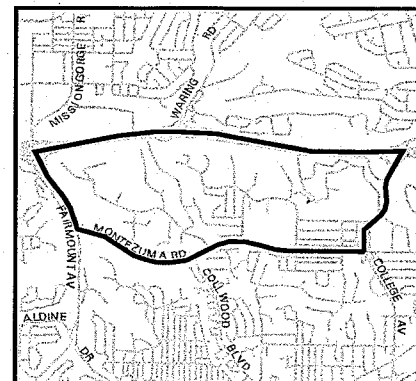
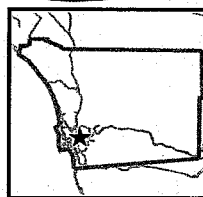
3 - Civilian employment per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).

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

Census Tract 28.01

2030 REGIONAL GROWTH FORECAST UPDATE

Census Tract 28.01



POPULATION AND HOUSING (2004 to 2030)

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Total Population	4,262	5,817	6,883	7,121	2,859	67%
Household Population	2,801	4,306	5,348	5,544	2,743	98%
Group Quarters Population	1,461	1,511	1,535	1,577	116	8%
Civilian	1,461	1,511	1,535	1,577	116	8%
Military	0	0	0	0	0	0%
Total Housing Units	1,179	1,780	2,214	2,214	1,035	88%
Single Family	491	494	495	495	4	1%
Multiple Family	688	1,286	1,719	1,719	1,031	150%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,156	1,741	2,122	2,149	993	86%
Single Family	482	479	464	479	-3	-1%
Multiple Family	674	1,262	1,658	1,670	996	148%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.0%	2.2%	4.2%	2.9%	0.9	45%
Single Family	1.8%	3.0%	6.3%	3.2%	1.4	78%
Multiple Family	2.0%	1.9%	3.5%	2.9%	0.9	45%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.42	2.47	2.52	2.58	0.16	7%

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	374	446	469	459	85	23%
\$15,000-\$29,999	219	299	346	352	133	61%
\$30,000-\$44,999	115	198	249	251	136	118%
\$45,000-\$59,999	32	112	161	163	131	409%
\$60,000-\$74,999	94	166	212	222	128	136%
\$75,000-\$99,999	78	148	207	208	130	167%
\$100,000-\$124,999	55	107	142	146	91	165%
\$125,000-\$149,999	41	71	98	100	59	144%
\$150,000-\$199,999	59	85	114	120	61	103%
\$200,000 or more	89	109	124	128	39	44%
Total Households	1,156	1,741	2,122	2,149	993	86%
Median Household Income						
Adjusted for inflation (\$1999)	\$28,973	\$39,508	\$44,819	\$46,150	\$17,177	59%

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.

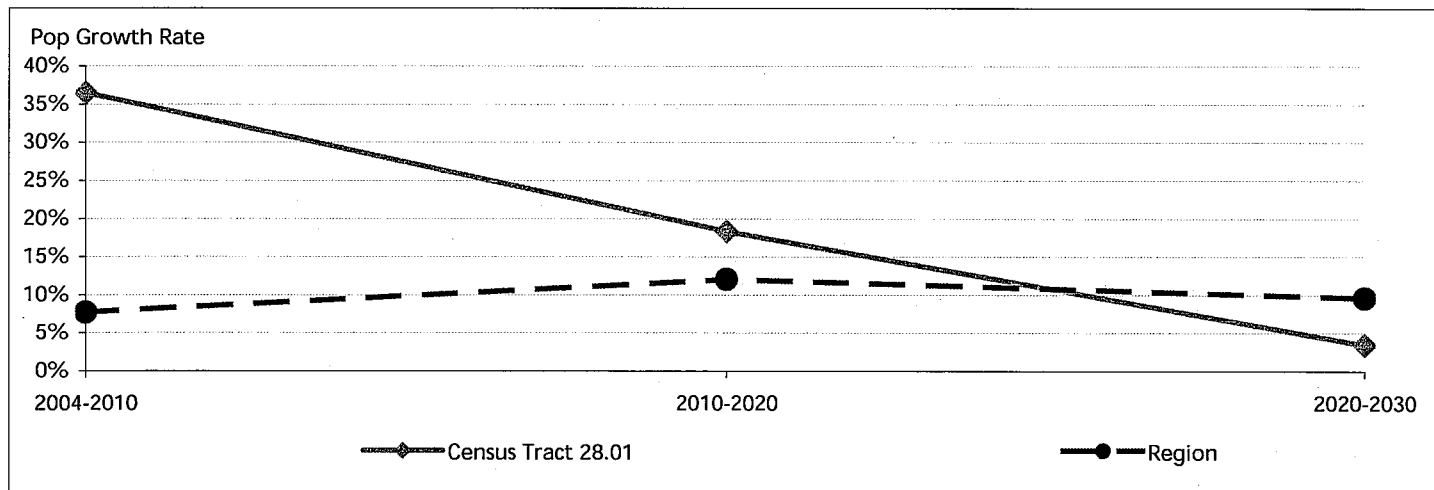
POPULATION BY AGE

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Total Population	4,262	5,817	6,883	7,121	2,859	67%
Under 5	49	58	68	76	27	55%
5 to 9	43	57	69	73	30	70%
10 to 14	54	54	65	65	11	20%
15 to 17	33	69	90	90	57	173%
18 to 19	1,301	1,745	2,057	2,120	819	63%
20 to 24	1,574	2,155	2,543	2,634	1,060	67%
25 to 29	162	199	222	228	66	41%
30 to 34	100	112	121	122	22	22%
35 to 39	100	156	198	204	104	104%
40 to 44	97	128	147	149	52	54%
45 to 49	88	134	160	164	76	86%
50 to 54	108	145	160	160	52	48%
55 to 59	96	120	135	139	43	45%
60 to 61	36	74	99	107	71	197%
62 to 64	43	43	43	44	1	2%
65 to 69	82	142	184	198	116	141%
70 to 74	110	159	199	206	96	87%
75 to 79	109	146	182	196	87	80%
80 to 84	47	59	66	66	19	40%
85 and over	30	62	75	80	50	167%
Median Age	22.1	22.1	22.1	22.2	0.1	0%

POPULATION BY RACE AND ETHNICITY

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Total Population	4,262	5,817	6,883	7,121	2,859	67%
Hispanic	624	852	998	1,021	397	64%
Non-Hispanic	3,638	4,965	5,885	6,100	2,462	68%
White	3,044	4,177	4,952	5,130	2,086	69%
Black	183	245	289	302	119	65%
American Indian	17	17	17	17	0	0%
Asian	277	377	449	462	185	67%
Hawaiian / Pacific Islander	11	11	11	11	0	0%
Other	19	19	19	19	0	0%
Two or More Races	87	119	148	159	72	83%

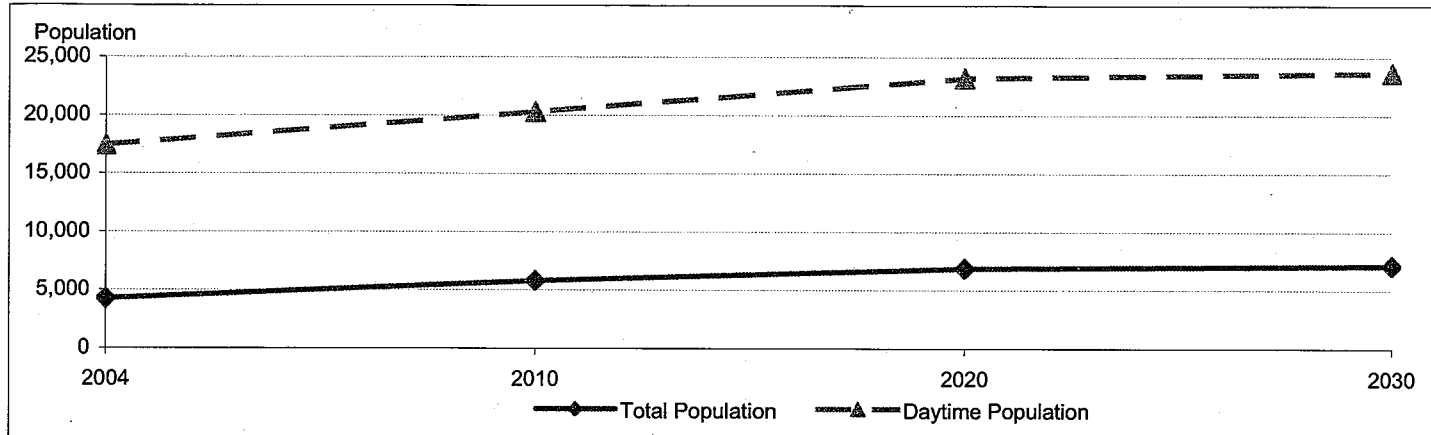
GROWTH TRENDS IN TOTAL POPULATION



DAYTIME POPULATION

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Total Population	4,262	5,817	6,883	7,121	2,859	67%
Daytime Population	17,436	20,300	23,223	23,686	6,250	36%
Difference	-13,174	-14,483	-16,340	-16,565	-3,391	26%

DAYTIME POPULATION TRENDS



EMPLOYMENT¹

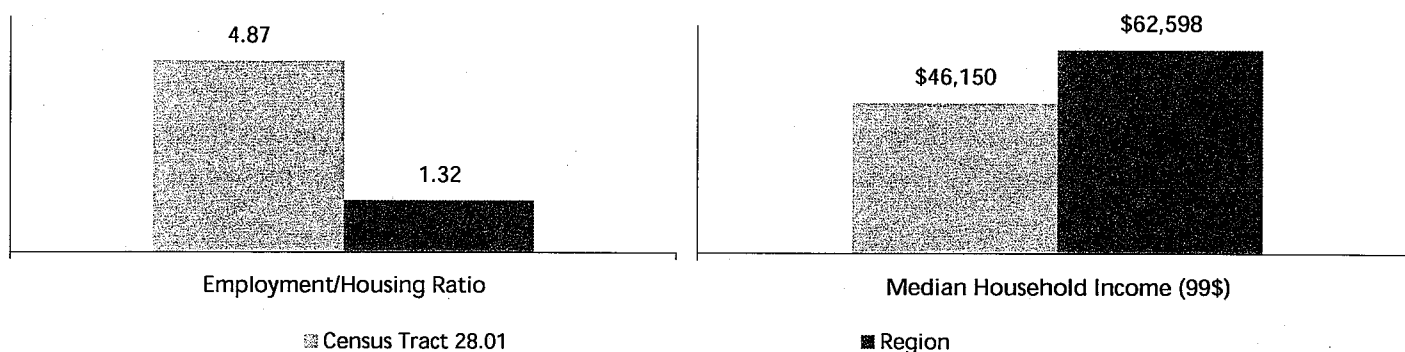
	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Employment	8,973	9,266	9,374	10,783	1,810	20%
Civilian Employment	8,973	9,266	9,374	10,783	1,810	20%
Military Employment	0	0	0	0	0	0%
Employment/Housing Ratio²	7.61	5.21	4.23	4.87	-2.74	-36%

Notes:

1 - The number of jobs within this area.

2 - Civilian employment per housing unit.

EMPLOYMENT/HOUSING RATIO AND MEDIAN HOUSEHOLD INCOME IN 2030



LAND USE¹

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Total Acres	728	728	728	728	0	0%
Developed Acres	714	720	727	727	13	2%
Low Density Single Family	0	2	3	3	3	--
Single Family	300	300	298	298	-2	-1%
Multiple Family	24	24	27	27	3	14%
Mobile Homes	0	0	0	0	0	0%
Other Residential	13	13	14	14	0	3%
Mixed Use	6	8	8	8	2	41%
Industrial	4	4	4	4	0	0%
Commercial/Services	2	3	8	8	6	334%
Office	0	0	0	0	0	0%
Schools	157	157	157	157	0	0%
Roads and Freeways	138	138	138	138	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	71	71	71	71	0	0%
Vacant Developable Acres	14	7	1	1	-13	-92%
Low Density Single Family	4	2	1	1	-3	-73%
Single Family	0	0	0	0	0	-100%
Multiple Family	1	1	0	0	-1	-100%
Mixed Use	2	0	0	0	-2	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	6	4	0	0	-6	-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 Density³	54.3	55.2	54.4	62.6	8.3	15%
Residential Density⁴	3.5	5.2	6.4	6.4	2.9	85%

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.

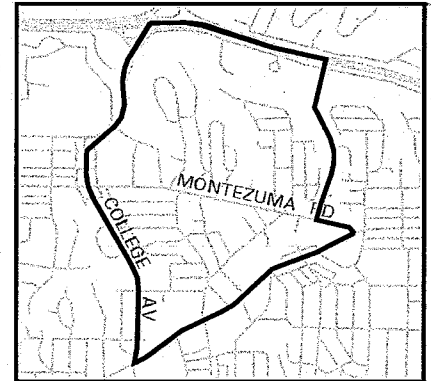
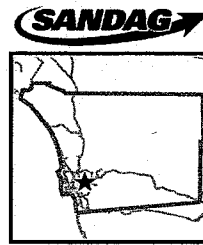
3 - Civilian employment per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).

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

Census Tract 29.04

2030 REGIONAL GROWTH FORECAST UPDATE

Census Tract 29.04



POPULATION AND HOUSING (2004 to 2030)

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Total Population	7,072	7,389	8,610	9,458	2,386	34%
Household Population	4,754	4,914	6,079	6,818	2,064	43%
Group Quarters Population	2,318	2,475	2,531	2,640	322	14%
Civilian	2,318	2,475	2,531	2,640	322	14%
Military	0	0	0	0	0	0%
Total Housing Units	2,141	2,209	2,746	2,978	837	39%
Single Family	1,014	1,014	1,018	1,022	8	1%
Multiple Family	1,127	1,195	1,728	1,956	829	74%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,069	2,159	2,642	2,893	824	40%
Single Family	984	1,000	996	1,007	23	2%
Multiple Family	1,085	1,159	1,646	1,886	801	74%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.4%	2.3%	3.8%	2.9%	-0.5	-15%
Single Family	3.0%	1.4%	2.2%	1.5%	-1.5	-50%
Multiple Family	3.7%	3.0%	4.7%	3.6%	-0.1	-3%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.30	2.28	2.30	2.36	0.06	3%

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	634	642	679	665	31	5%
\$15,000-\$29,999	407	418	472	497	90	22%
\$30,000-\$44,999	329	340	410	440	111	34%
\$45,000-\$59,999	236	246	304	335	99	42%
\$60,000-\$74,999	161	168	218	253	92	57%
\$75,000-\$99,999	159	179	253	298	139	87%
\$100,000-\$124,999	79	87	136	169	90	114%
\$125,000-\$149,999	36	40	71	92	56	156%
\$150,000-\$199,999	23	31	66	89	66	287%
\$200,000 or more	5	8	33	55	50	1000%
Total Households	2,069	2,159	2,642	2,893	824	40%
Median Household Income						
Adjusted for inflation (\$1999)	\$29,760	\$30,860	\$36,220	\$39,699	\$9,939	33%

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.

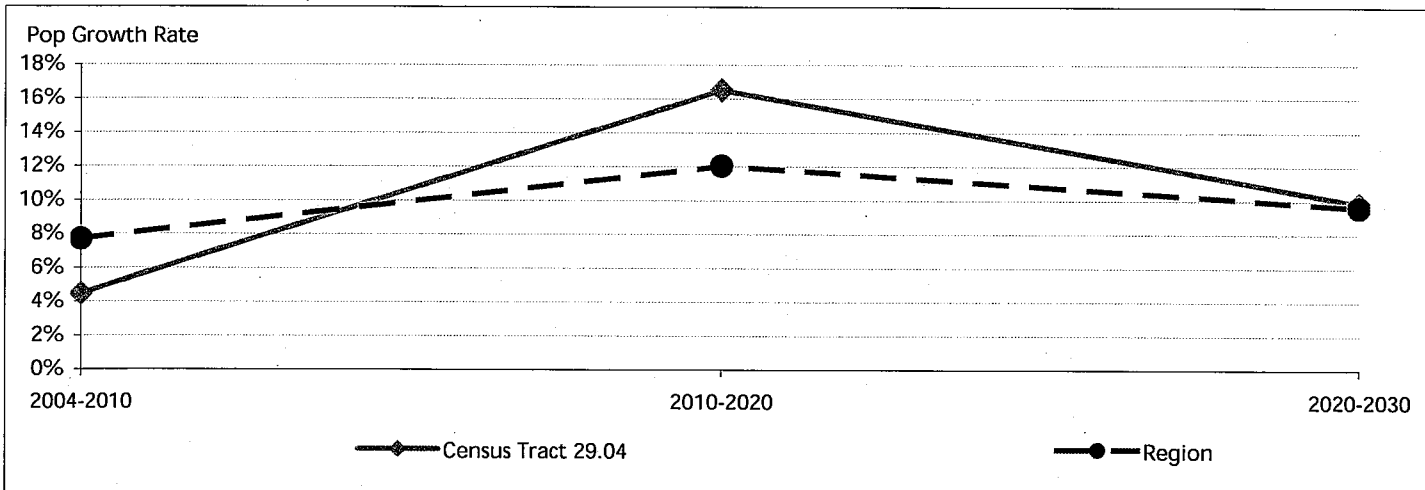
POPULATION BY AGE

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Total Population	7,072	7,389	8,610	9,458	2,386	34%
Under 5	225	232	257	276	51	23%
5 to 9	152	166	203	229	77	51%
10 to 14	113	115	128	142	29	26%
15 to 17	72	74	74	74	2	3%
18 to 19	1,717	1,805	2,140	2,362	645	38%
20 to 24	2,194	2,305	2,678	2,975	781	36%
25 to 29	581	601	711	767	186	32%
30 to 34	356	369	413	451	95	27%
35 to 39	238	247	298	327	89	37%
40 to 44	206	216	260	279	73	35%
45 to 49	170	171	192	212	42	25%
50 to 54	131	133	170	178	47	36%
55 to 59	112	114	123	127	15	13%
60 to 61	25	27	26	26	1	4%
62 to 64	54	54	62	65	11	20%
65 to 69	80	80	80	81	1	1%
70 to 74	127	135	159	180	53	42%
75 to 79	191	201	246	274	83	43%
80 to 84	148	155	166	171	23	16%
85 and over	180	189	224	262	82	46%
Median Age	22.9	22.8	22.8	22.8	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Total Population	7,072	7,389	8,610	9,458	2,386	34%
Hispanic	971	1,011	1,181	1,286	315	32%
Non-Hispanic	6,101	6,378	7,429	8,172	2,071	34%
White	4,848	5,063	5,914	6,493	1,645	34%
Black	298	313	362	398	100	34%
American Indian	43	46	55	63	20	47%
Asian	617	639	738	808	191	31%
Hawaiian / Pacific Islander	12	12	12	12	0	0%
Other	22	25	39	48	26	118%
Two or More Races	261	280	309	350	89	34%

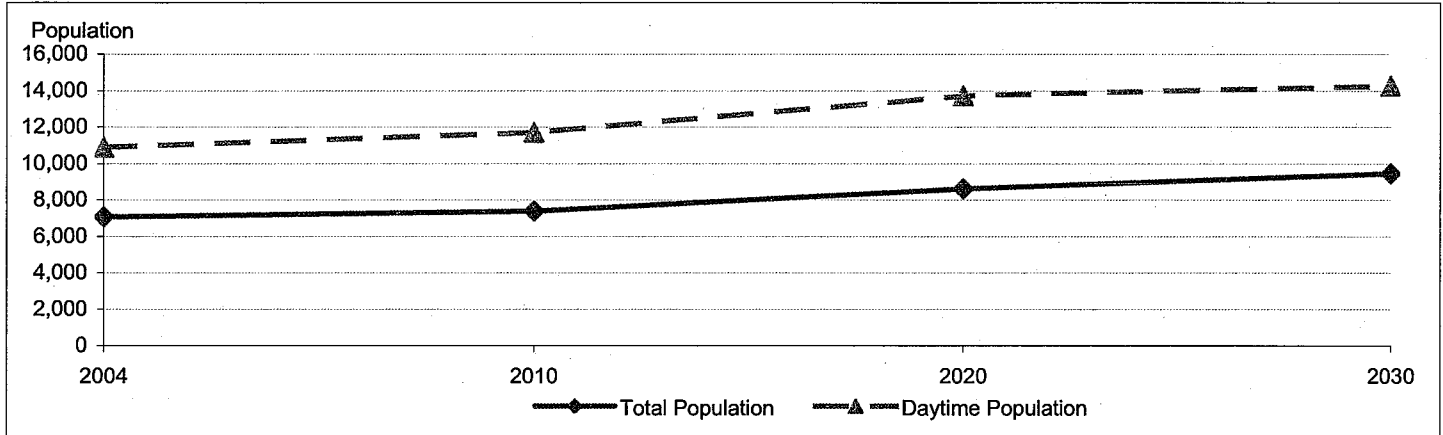
GROWTH TRENDS IN TOTAL POPULATION



DAYTIME POPULATION

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Total Population	7,072	7,389	8,610	9,458	2,386	34%
Daytime Population	10,886	11,693	13,727	14,276	3,390	31%
Difference	-3,814	-4,304	-5,117	-4,818	-1,004	26%

DAYTIME POPULATION TRENDS



EMPLOYMENT¹

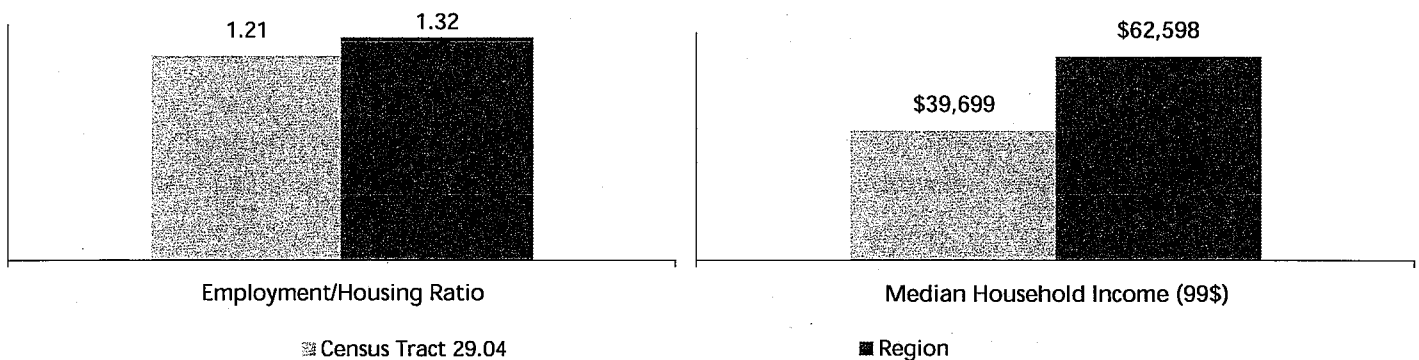
	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Employment	3,320	3,423	3,598	3,610	290	9%
Civilian Employment	3,320	3,423	3,598	3,610	290	9%
Military Employment	0	0	0	0	0	0%
Employment/Housing Ratio²	1.55	1.55	1.31	1.21	-0.34	-22%

Notes:

1 - The number of jobs within this area.

2 - Civilian employment per housing unit.

EMPLOYMENT/HOUSING RATIO AND MEDIAN HOUSEHOLD INCOME IN 2030



LAND USE¹

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Total Acres	437	437	437	437	0	0%
Developed Acres	434	434	435	437	3	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	186	186	187	187	1	1%
Multiple Family	30	30	31	32	2	6%
Mobile Homes	0	0	0	0	0	0%
Other Residential	17	17	17	17	0	0%
Mixed Use	2	2	2	2	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	53	53	53	54	0	1%
Office	3	3	3	3	0	0%
Schools	51	51	51	51	0	0%
Roads and Freeways	87	87	87	87	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	5	5	5	5	0	0%
Vacant Developable Acres	3	3	2	0	-3	-96%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	2	0	0	-2	-100%
Multiple Family	1	1	1	0	-1	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-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 Density³	30.7	31.7	33.3	33.3	2.6	8%
Residential Density⁴	9.2	9.4	11.7	12.6	3.4	37%

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).

APPENDIX E

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



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.

CHAIRPERSON

ATTEST: _____

SECRETARY

MEMBER AGENCIES: Cities of Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Santee, Solana Beach, Vista, and County of San Diego.

ADVISORY MEMBERS: California Department of Transportation, Metropolitan Transit System, North San Diego County Transit Development Board, Imperial County, U.S. Department of Defense, San Diego Unified Port District, San Diego County Water Authority, and Baja California/Mexico.

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

Exhibit 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
<i>Units to/from Unincorporated Area</i>		<i>353</i>	<i>268</i>	<i>0</i>	<i>(621)</i>	<i>418</i>	<i>292</i>	<i>0</i>	<i>(709)</i>
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
<i>Units to/from Unincorporated Area</i>		<i>(353)</i>	<i>(268)</i>	<i>0</i>	<i>621</i>	<i>(418)</i>	<i>(292)</i>	<i>0</i>	<i>709</i>
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 F

***SANDAG Regional Comprehensive Plan Final
Program EIR. July 2004 (select portions)***

3.0 PROJECT DESCRIPTION

This section describes the proposed project evaluated throughout this Program Environmental Impact Report (PEIR), including the project's background, purpose, primary objectives, and main characteristics.

3.1 Project Background

In recent decades, demand for housing has far outpaced housing supply in the San Diego region, which has led to higher home prices, low rental vacancy rates, and more crowded homes. Much of the new housing that has been developed in the region has occurred on the outskirts of San Diego's urbanized communities, while new housing development has grown tremendously in communities located just outside the region, like the City of Temecula in Riverside County. Recent surveys have shown that 29,000 western Riverside County residents commute into San Diego County for work, and 40,000 workers, many of them U.S. citizens, cross the border from Mexico each day for San Diego region jobs (SANDAG 2004). With new "bedroom communities" being developed far from the major employment centers of the San Diego region, traffic congestion and commute times are increasing significantly, while important open space is being lost to development.

Over the next 30 years it is estimated that more than one million people will be added to the region as a result of natural growth (births) and immigration. If the region continues to build homes at a slower pace than housing demand, interregional commuting will increase. Specifically, under current land use plans, it is estimated that approximately 93,000 households would be "exported" to Baja California, Riverside, Orange, and Imperial counties. The resulting sprawled housing growth and long-distance commuting pattern will put a strain on the region's transportation and infrastructure systems, intensify the region's housing problems, impede economic growth, and degrade the environment and overall quality of life.

Fiscal and political realities provide impediments to the production of new homes, but geography is also a major factor. Little undeveloped land that is suitable for large-scale residential development remains in the region. Topography, water supply, public ownership, and endangered plants and animals constrain most new development to 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 have environmental or engineering constraints that impede development.

Some of the major challenges facing the region are how to: (1) intelligently plan the small amount of remaining undeveloped land designated for residential development; (2) protect the region's natural environment; (3) maximize urban redevelopment and infill opportunities; and (4) coordinate these revitalization efforts with our current and future transportation networks, maximizing mobility within the San Diego region. One obstacle to crafting effective solutions to these challenges lies in the existing structure of the region's governments; most land use plans for future development patterns are developed by local governments, while most transportation planning is done regionally by SANDAG.

After more than two years of planning, SANDAG approved the updated 2030 Regional Transportation Plan (RTP) in March 2003. The RTP represents SANDAG's transportation policy and action statement to: (1) address the region's long-term mobility needs, (2) better connect transportation and land use policy decisions, and (3) create a transportation network that will serve the region through the year 2030. In concert with this RTP planning effort, in early 2002, the SANDAG Board of Directors called for the preparation of a Regional Comprehensive Plan (RCP) to address the region's housing, economic, transportation, environmental and overall quality of life needs. The RCP complements the previously approved RTP by identifying a preferred approach for regional growth that takes into consideration the future transportation system planned in the RTP.

The RCP effort was headed by SANDAG's Regional Planning Committee, which consists of local elected officials representing the San Diego region. The committee also includes a number of advisory members, including California Department of Transportation (Caltrans), the San Diego Unified Port District, the Department of Defense, local transit agencies, the San Diego County Water Authority, and representatives from two SANDAG working groups: the Regional Planning Technical Working Group (TWG), made up of the region's planning and community development directors, and the Regional Planning Stakeholders Working Group (SWG), composed of community stakeholders from throughout the region. SANDAG's Borders Committee and Transportation Committee also provided input on key parts of the RCP.

Enabling Legislation

In September 2003, the Governor of the State of California signed AB 361 (Kehoe) into law, declaring, among other things, that if SANDAG chooses to prepare a regional comprehensive plan, it must complete a public process of preparing and adopting the plan by June 30, 2004. The law specifies that in allocating transportation resources, SANDAG must consider the extent to which each jurisdiction's general plan implements land use policies recommended in the RCP. The law also specifies that the public must be provided with opportunities to participate in decisions affecting the region's future quality of life.

Broad Public Involvement

To gain involvement of the residents from throughout the region on the vision, core values, goals, policy objectives, and actions, nearly 40 workshops and forums were held in cities all over the region. Initial efforts enlisted participation from residents and stakeholders to help craft the vision and core values. Thousands of people participated at these local public workshops, including business leaders, environmentalists, housing advocates, educational leaders, civic organizations, farming interests, design professionals, health advocates, planning directors, public works directors, city managers, community based organizations, local and state-elected officials, and representatives from state agencies, federal agencies, neighboring counties, and the Republic of Mexico. Feedback and comments from these workshops, presentations, and public meetings was used to develop the policy objectives and actions outlined in the RCP.

As part of this public involvement effort, a number of community-based organizations received grants from SANDAG to perform outreach in their communities on RCP issues. These community-based organizations helped identify issues of importance in their communities that have been incorporated throughout the RCP.

3.2 Regional Planning Area

The RCP addresses growth and development in the incorporated and unincorporated portions of the San Diego region as illustrated on Figure 3.2-1. This region was chosen because it reflects the area that is most likely to be affected by land use and transportation policy decisions that will result from implementation of the RCP.

3.3 Purposes and Objectives of the Plan

Together with the previously adopted 2030 RTP, the primary purpose of the RCP is to provide a comprehensive framework for greater coordination of regional transportation and land use planning so that local jurisdictions and infrastructure providers can update their plans in a manner that achieves the following objectives:

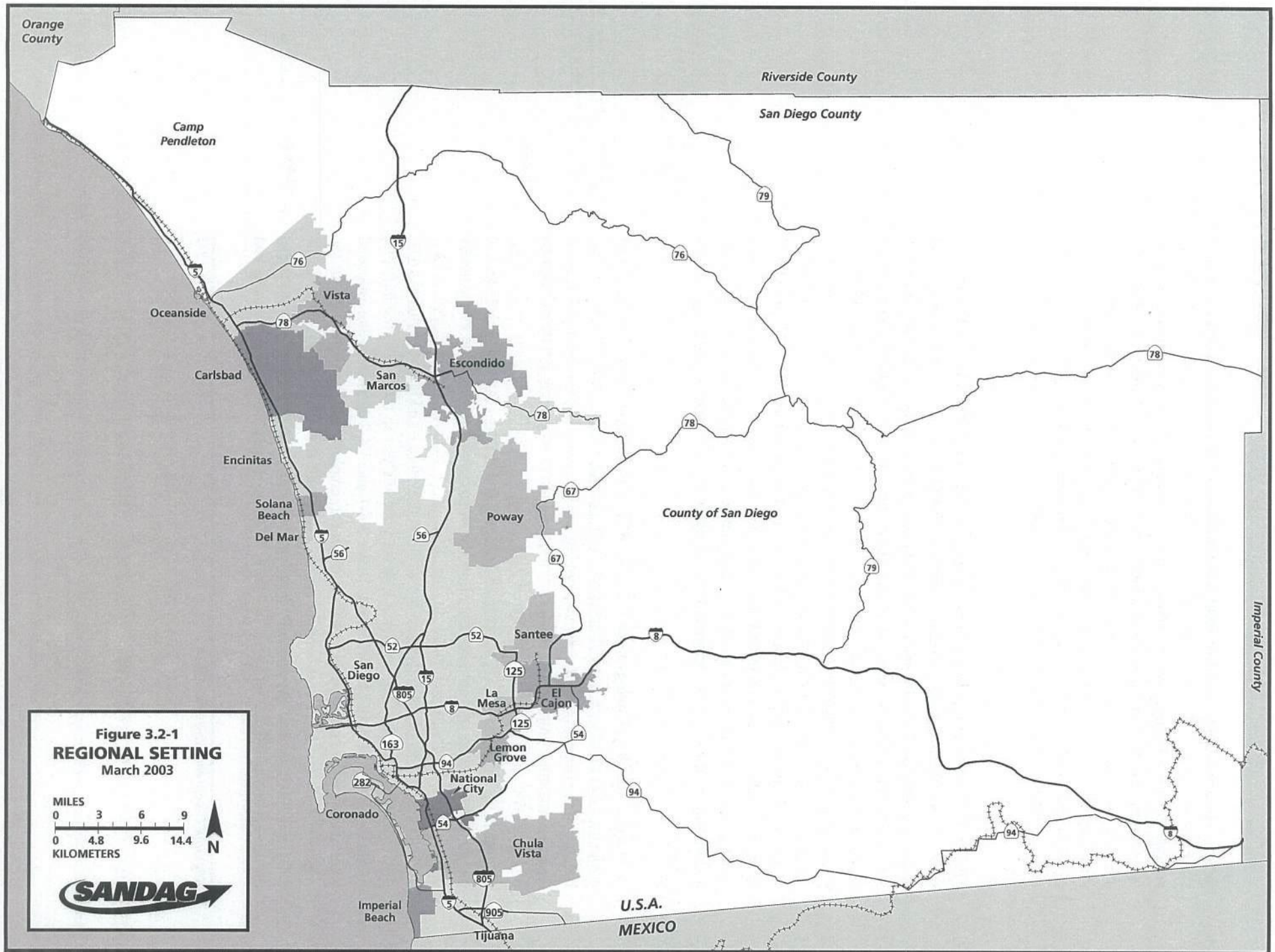
- Encourage sustainable development by making land use decisions and infrastructure investments that are good for the environment. Sustainability means planning and development that meets economic, environmental, and community needs, without jeopardizing the ability of future generations to meet these needs;
- Support "smart growth" through the prioritization of regional transportation funds. Smart growth is a compact, efficient and environmentally-sensitive pattern of development that provides people with additional travel, housing and employment choices by focusing future growth away from rural areas and closer to existing and planned job centers and public facilities while preserving open space and making more efficient use of existing urban infrastructure. Smart growth both complements and encourages sustainability; and
- Address the region's housing needs, recognizing that the rate of population increase is exceeding the rate of housing unit increase.
- Achieve fairness and equity in regional planning and development processes.

Deleted: <#>Identify a preferred approach for regional growth that will allow the region to capture some of the approximately 93,000 housing units that are expected to be exported from the region by 2030 under currently adopted land use plans;¶

3.4 Plan Concept

The RCP is the long-range planning document that addresses the region's housing, economic, transportation, environmental and overall quality-of-life needs. The RCP establishes a planning framework and implementation actions that aim to increase the region's sustainability and encourage "smart growth." These two interrelated approaches, sustainability and smart growth, form the basis of the RCP.

To encourage regional sustainability and smart growth, the RCP aims to reduce the number of housing units and residents that are expected to be "exported" from the region by 2030 according to currently adopted land use plans as well other political and physical



Project Description

factors. To achieve this, the Plan identifies certain areas in the region as Smart Growth Opportunity Areas (SGOA). Designation of these opportunity areas is intended to provide guidance to local governments, property owners, and service providers as to where smart growth development should occur from a regional perspective, and focuses attention on these areas as local jurisdictions update their general plans and redevelopment plans. Once these areas are designated by local jurisdictions for development types, densities, and intensities consistent with the goals of this Plan, transportation facility improvements and other infrastructure will be targeted to these areas.

The intended effect of this is to capture housing units that are anticipated to be exported from the San Diego region to Baja California, Riverside County, Orange County, and Imperial County by 2030 and redirect those housing units to areas within the region that are located near transit stations along the existing and proposed regional transportation corridors identified in Figure 3.4-1 as well as other locations where compact development is appropriate from a regional transportation/land use perspective. These other locations may include, but are not limited to, unincorporated communities, such as Valley Center, Fallbrook, Ramona, Alpine, and Lakeside. A portion of this redirected development will occur in areas of vacant land and a portion will occur as redevelopment and infill development in urbanized communities. Based upon regional projections, approximately 93,000 housing units will be exported from the region by 2030 based on existing land use plans.

Deleted: if the RCP is not implemented.

Although when the planning process for the RCP was initiated, one of the scenarios envisioned was to balance population growth with housing needs, this PEIR assumes that because of the complexities of regional planning, coordination between local and regional agencies, and other political and fiscal realities, about 40 to 60 percent (37,000 to 55,000) of the 93,000 units could be recaptured as a result of implementing the RCP. This number is provided in the EIR for analysis purposes and is only intended to demonstrate the potential impacts of implementing all of the interrelated quality-of-life goals, policy objectives, and actions contained in the RCP in a manner that assumes related infrastructure investments in conjunction with the provision of additional housing units. Where a specific population number is necessary for analysis in this PEIR, the midpoint of this range will be used (46,000 units). Tables 3.4-1 and 3.4-2 summarize the estimated level of residential and non-residential development, employment and population for the region in 2004 and 2030 both without the RCP and with the RCP. As shown in Table 3.4-1 and 3.4-2, an increase in 46,000 housing units and 130,640 persons is projected in the region in 2030 as a result of the RCP. The percentage change in housing and

Deleted: visions was to recapture a

Deleted: majority of the exported units,

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population between 2004 and 2030 is expected to be 4 percent higher with implementation of the RCP. As shown in Tables 3.4-1 and 3.4-2, implementation of the RCP is expected to have a negligible effect on the region's employment growth.

The effects of the new urban growth pattern that may result from the RCP as well as implementation of the other components of the RCP are addressed in this PEIR. It should be noted that direct "on the ground" change from the RCP will not occur immediately. Subsequent approvals from local jurisdictions will be required.

**Table 3.4-1
Population, Housing and Employment Growth – Year 2030 without RCP**

Growth Factor	Year 2004	Year 2030 without RCP	2004 – 2030 Change without RCP	
			Numeric	Percentage
Population	2,972,988	3,855,085	882,097	30%
Housing Units	1,099,071	1,354,136	255,065	23%
Employment	1,442,214	1,824,030	381,816	26%

Notes:

2.84 persons per housing unit assumed for 2030.

Population and housing forecasts based on adopted general plans for the 18 cities and the County of San Diego.

**Table 3.4-2
Population, Housing and Employment Growth – Year 2030 with RCP**

Growth Factor	Year 2004	Year 2030 with RCP	2004 – 2030 Change with RCP	
			Numeric	Percentage
Population	2,972,988	3,985,725	1,012,737	34%
Housing Units	1,099,071	1,400,136	301,065	27%
Employment	1,442,214	1,836,174	393,960	27%

Notes:

Midpoint housing units growth of 46,000 assumed.

2.84 persons per housing unit assumed for 2030.

Each new housing unit was assumed to generate 0.264 service sector jobs. (Matthew Eary, SANDAG Economist, February 2004).

Population and housing forecasts based on adopted general plans for the 18 cities and the County of San Diego.

Source: SANDAG, February 2004.

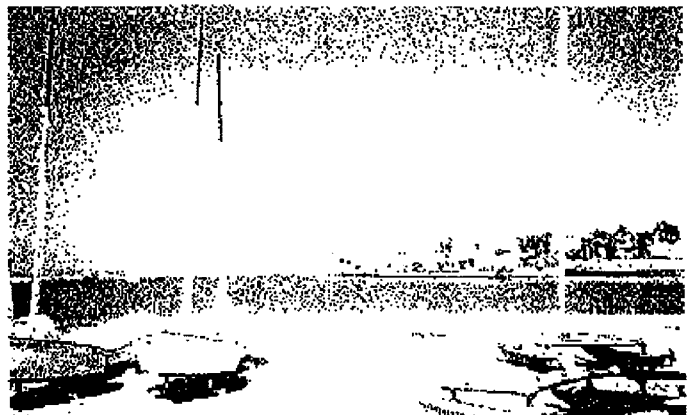
3.5 RCP Contents and Organization

The RCP consists of nine chapters and an executive summary that provide the long-term planning framework for the San Diego region. A general description of each chapter is provided below. The goals, policy objectives, and actions associated with the RCP are summarized in Table 3.5-1, located at the end of this chapter.

APPENDIX G
Student Housing Demand Study

SAN DIEGO STATE UNIVERSITY

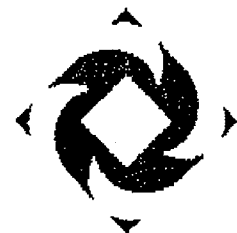
STUDENT HOUSING DEMAND STUDY



MAY 5, 2004



BRADFORD & DONALD



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

1. Executive Summary
2. Market Analysis

Exhibits

- A. Focus Group Report
- B. Student Housing Survey
 - Demographic Comparison
 - Survey Results and Comments
- C. Market Supply Analysis
 - Zip Code 92115
 - Zip Code 92109
 - Zip Code 91942
 - Zip Code 91941
 - Zip Code 92120
 - Zip Code 92126
 - Zip Code 92108
 - Zip Code Random
 - Future Supply
- D. Market Supply Analysis Maps
- E. Housing Demand Analysis and Projections



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

EXECUTIVE SUMMARY

- 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



EXECUTIVE SUMMARY

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

EXECUTIVE SUMMARY

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)



EXECUTIVE SUMMARY

- 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*

EXECUTIVE SUMMARY

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



APPENDIX H

*City of San Diego Strategic Framework Element
Final EIR. June 2002 (select portions)*

III. PROJECT DESCRIPTION

A. Major Project Features - Strategic Framework Element (SFE)

The proposed City of Villages, the Strategic Framework Element, would replace the existing chapter "Guidelines for Future Development" (adopted in 1990) within the City of San Diego *Progress Guide and General Plan*. The Guidelines for Future Development mainly addressed the buildout of vacant land within the City. However, less than ten percent of the City's 331 square miles is currently available for new development, and many of these adopted guidelines have become obsolete. The proposed Strategic Framework Element provides a long-term strategy to address the City's forecasted population growth and development needs, predominately through effective and innovative redevelopment and infill.

Overall, the Strategic Framework Element is designed to guide the update of the entire 1979 *Progress Guide and General Plan* and, where necessary, the City's 43 community plans (the Land Use Element of the *Progress Guide and General Plan*) through 2020. These subsequent updates would provide for the necessary zoning changes and other legal requirements to implement a new growth and development strategy outlined in this proposed Element. Based on an extensive outreach program initiated by the City during the past two years, the preferred growth and development strategy to be implemented by this Element has been termed "A City of Villages." For this analysis, the terms, "the proposal", "the City of Villages", "SFE" or simply "the strategy" are synonymous with the proposed project.

The proposed City of Villages strategy embraces a loosely defined term "village" as a place where residential, commercial, employment and civic/education uses are integrated. These villages would be pedestrian-friendly and have inviting open spaces and places for community events. They will offer a variety of housing types at a range of densities connected by an expanded and improved public transit system to create a cohesive City. Downtown San Diego, the Centre City, would remain the regional center with its transit hub, major cultural and institutional facilities, convention and visitor attractions, retail and entertainment opportunities, and prominent public and civic space. Opportunities to further increase employment intensities and residential densities in the Centre City to take advantage of its many amenities will be explored. The intent of the City of Villages proposal is to create subregional and more localized centers. These proposed centers range from subregional districts to urban centers to neighborhood centers. An existing subregional district is Mission Valley where further employment and residential intensification would be encouraged by the proposed strategy. The proposed centers will include a mix of land uses, significant public spaces, and a variety of attached housing types at relatively higher densities. Efficient, improved and/or expanded transit service is an essential component of the proposed village design. Ultimate village design locations

will be coordinated with the concurrent strategic transit effort by MTDB, Transit First. The proposal would apply the Transit Oriented Development (TOD) guidelines for each proposed center location, as identified on the Fourth Revised Version of the City of Villages Map, as an interim measure until community plans can be amended to locate centers more definitely and include associated design standards to implement the strategy. The TOD guidelines will not supercede community plan land use and density recommendations. A full range of public facilities would be required and phased in for each community in which a village center is envisioned. Existing and planned transit corridors would also be proposed for mixed-use intensification. This strategy is designed to focus growth when and if it occurs. As growth does occur over the next 10, 20 or 50 years, the proposed village design concept would enable growth to be located in such a way that the quality of life for City residents, is as a minimum maintained, if not improved.

The City of Villages Map

The City of Villages map graphically identifies potential village opportunity areas throughout the City. The map has been prepared for the purpose of environmental analysis. If adopted, it does not replace the land use maps included in each community plan. Ultimately, communities will recommend where villages should occur in their communities through a community plan amendment/update process. A generalized version of the map is included in the Strategic Framework Element to provide direction for amendments and updates of community plans. Community planning groups, MTDB, development and planning professionals, and citizen subcommittee members assisted in the development of the village types and locations indicated on the map. The precise boundaries, specific mix of uses, specific density and intensity ranges, and the amount and definition of required public or civic space within proposed village areas will be determined through the community plan amendment process.

Village Types

Although the term "village" is used as a unifying concept, specific types of villages were developed to further define the general development parameters of an area. These village types include both new target growth areas as well as areas already designated for growth in existing community plans which could redevelop with a village design. They loosely define associated land use characteristics and residential densities while identifying potential opportunity areas where further study should occur.

The proposed land use categories include:

Regional Center (Downtown) - The Centre City community plan area has a unique role to play in the 21st century development of the City and County of San Diego. Downtown has remained the administrative and legal center to San Diego County and has recently reemerged as the most important cultural, and entertainment center in the region. Development of the Gaslamp Quarter and San Diego Convention Center has resulted in Downtown becoming an increasingly important destination for visitors to this region. The

Downtown ballpark currently under construction and the future Central Library would only add to the Downtown attraction. The proposed City of Villages strategy encourages the further intensification of downtown to increase its role as a regional hub. An important goal is for Downtown to enhance its role as the pre-eminent business center in this region and intensify its emergence as major urban residential center with higher density residential uses and mixed-use development.

Downtown currently offers more convenient and extensive transit connections than any other location throughout the region and contains a larger and more exciting pedestrian-oriented area than any other location. The area is expected to remain unique in the scope and variety of services available to pedestrians and transit riders. Downtown's unique attributes should be capitalized on to create the largest concentration of medium to high density housing in the region and a much expanded office district. Downtown would continue to be our administrative, business, cultural and institutional center.

Subregional District - The proposed Subregional District is a major employment and/or commercial district within the region containing corporate or multiple-use office, industrial, and retail uses with some adjacent multifamily residential uses. Some of the potential higher densities and employment intensities in the City could occur in these areas. In all of the districts, there is a permitted increase in employment intensity. Existing Subregional Districts include the Mission Valley and North University City areas. Emerging districts include Otay Mesa, Midway/Pacific Highway, Kearny Mesa, and Sorrento Mesa/Sorrento Valley. Where appropriate, the collocation of medium to high-density residential uses with employment uses could occur. The proposed Subregional districts would include more focused high density/intensity growth areas known as Urban Village Centers.

Urban Village Centers - The proposed Urban Village Centers are focused areas or transit hubs within Subregional Districts with a mix of more intensive employment, residential, regional and subregional commercial uses. The village center would have public gathering spaces and civic uses. The clustering of uses would maximize walkability and support transit. The Urban Village Centers would range in size and could support medium to high-density residential uses as identified on the City of Villages Map.

University Towne Center and the higher density development surrounding it are an example of an existing Urban Village Center.

Neighborhood Village Centers - Neighborhood Village Centers are proposed in most communities. They are neighborhood or community-oriented areas with local commercial, office, and multifamily residential uses that could include some commercial buildings with second floor office uses or residences. They would be required to contain public gathering spaces and/or civic uses. The clustering of uses maximizes walkability and supports transit. Neighborhood Village Centers are expected to range in size from approximately 3 acres in the most urbanized portions of the City to over 100 acres in vacant or redevelopable newer

areas. Most villages could support a medium to medium-high range of densities in a variety of building types. These residential densities would apply to that portion of the site developed as residential or mixed-use.

Residential density and intensity varies according to each center's size, location, surrounding community character, and availability of public facilities, particularly transit. The Uptown District in Hillcrest, at about 45 dwelling units per acre on the residential portion, and downtown La Jolla are examples of existing neighborhood village centers. Many of the proposed Neighborhood Centers are expected to be located on greyfields, (i.e. aging and underutilized shopping centers and/or strip malls).

Transit Corridors - The City contains a significant number of existing commercial corridors in urbanized communities that offer reuse potential and could provide important linkages between village centers. Some of these corridors are "main streets" in that they are lively and vital, pedestrian-friendly, and home to a rich variety of small business and restaurants. However, in some cases, these corridors are unsightly strip commercial districts struggling to compete with more upscale centers. These corridors could be redeveloped or revitalized through subsequent plan designations and zoning that permit a higher intensity of mixed-use, residential/commercial development and employment or multiple uses which retain commercial uses or convert to higher density residential development.

The applicable density ranges would be medium to high-density residential uses. The increased residential densities can assist the City in meeting our housing goals, in addition to providing a built-in population base to support the local street level businesses and encouraged to use the expanded transit system. A high level of transit service and a variety of streetscape improvements would characterize corridors.

Existing and Future Villages and Transit Corridors - Existing and future village areas and corridors are not currently proposed for intensification, but have development capacity and design guidelines in their existing community plans which would allow them to develop more fully into villages and transit corridors. These areas could increase in density/intensity after 2020 due to a variety of factors such as availability of transit, development phasing, and availability of infrastructure. These areas also include expansions to areas adjacent to Urban Village Centers, Neighborhood Village Centers, and Transit Corridors where development will most likely occur after the adjacent village develops. The existing corridors are currently zoned for mixed-use; the implementation of the proposed City of Villages may place a requirement such that the planned/zoned residential densities are realized. These areas are identified on the map for informational purposes only and were not included in the environmental analysis.

Figure 2
City of Villages Map
Northern Area

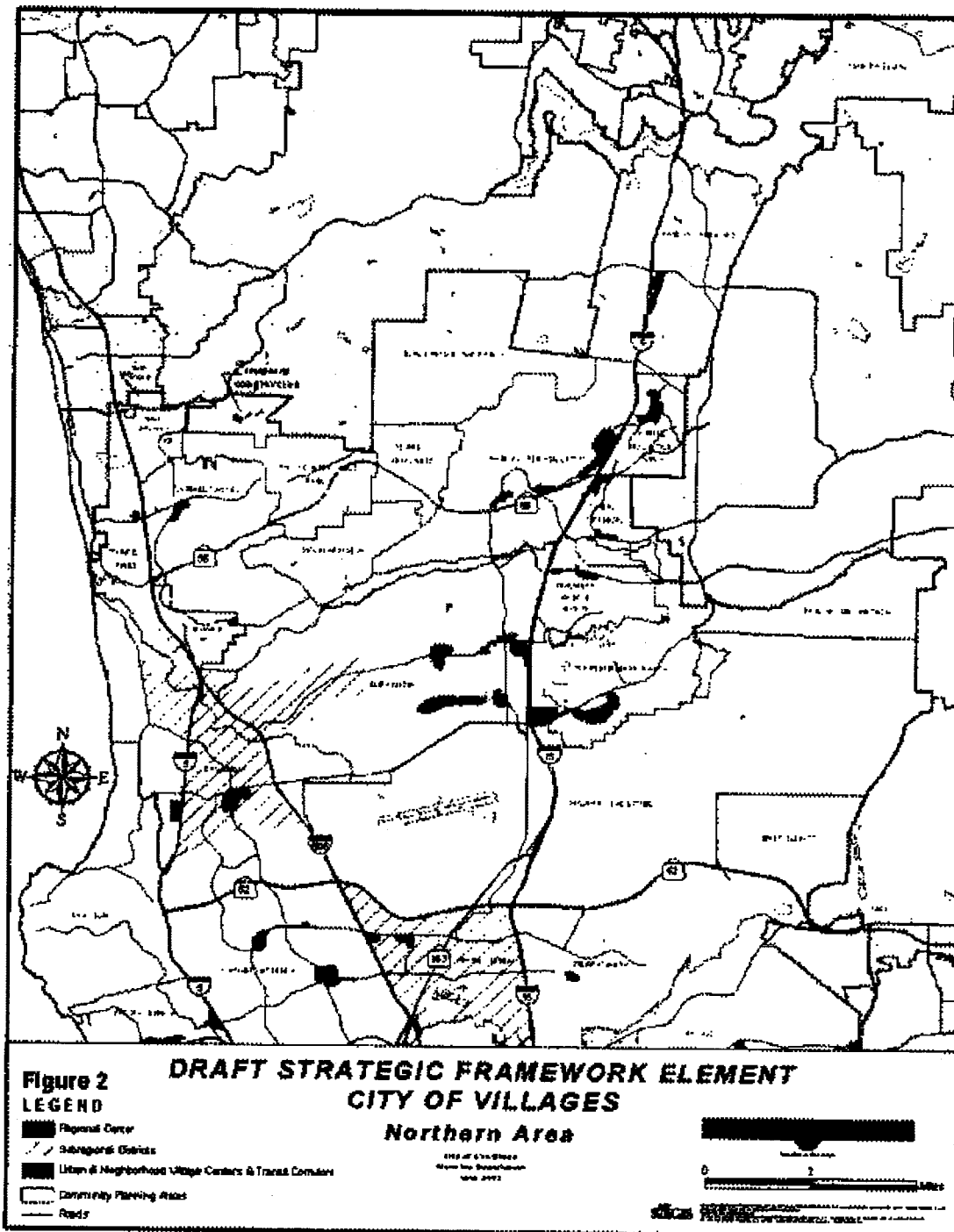


Figure 3
City of Villages Map
Central Area

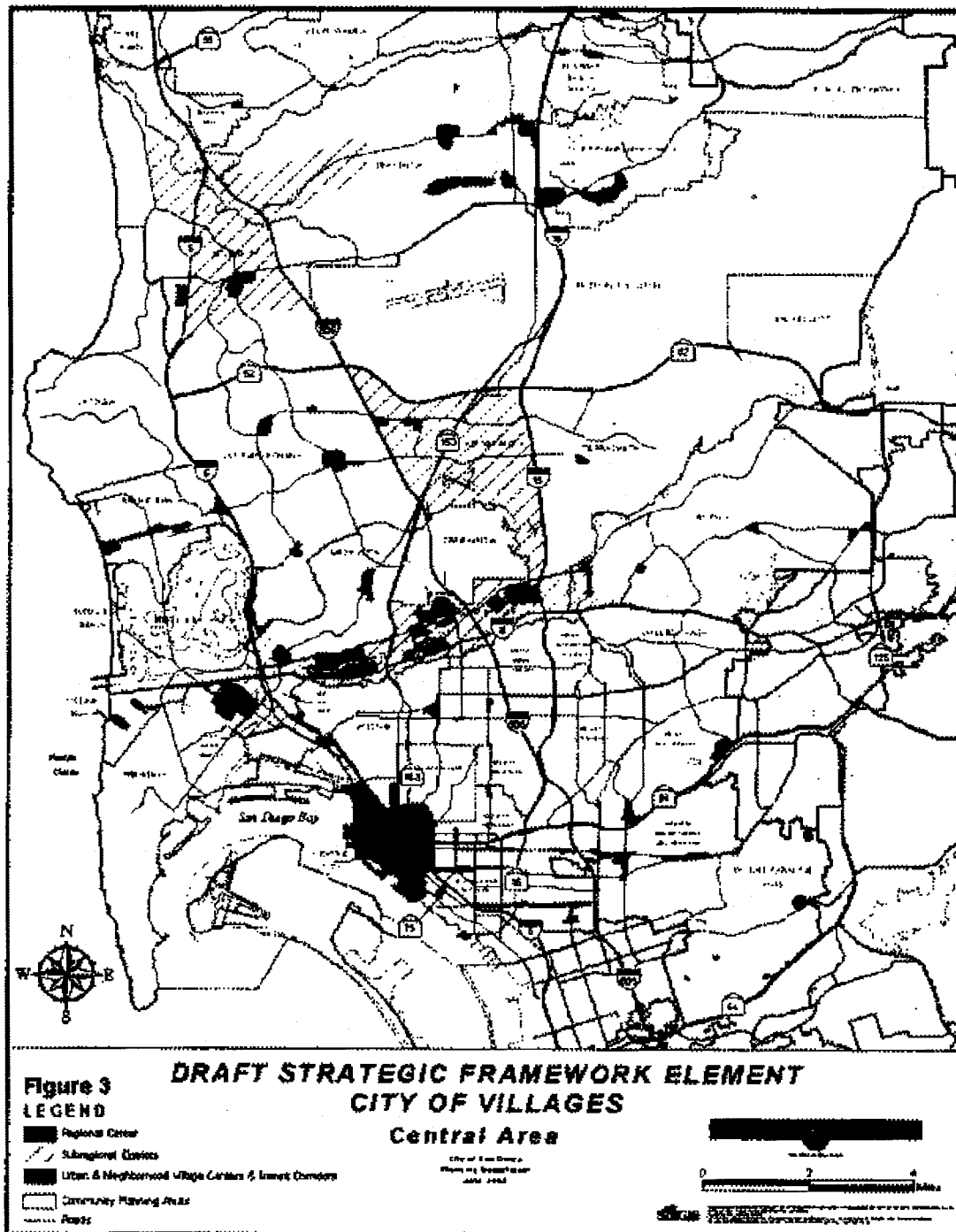
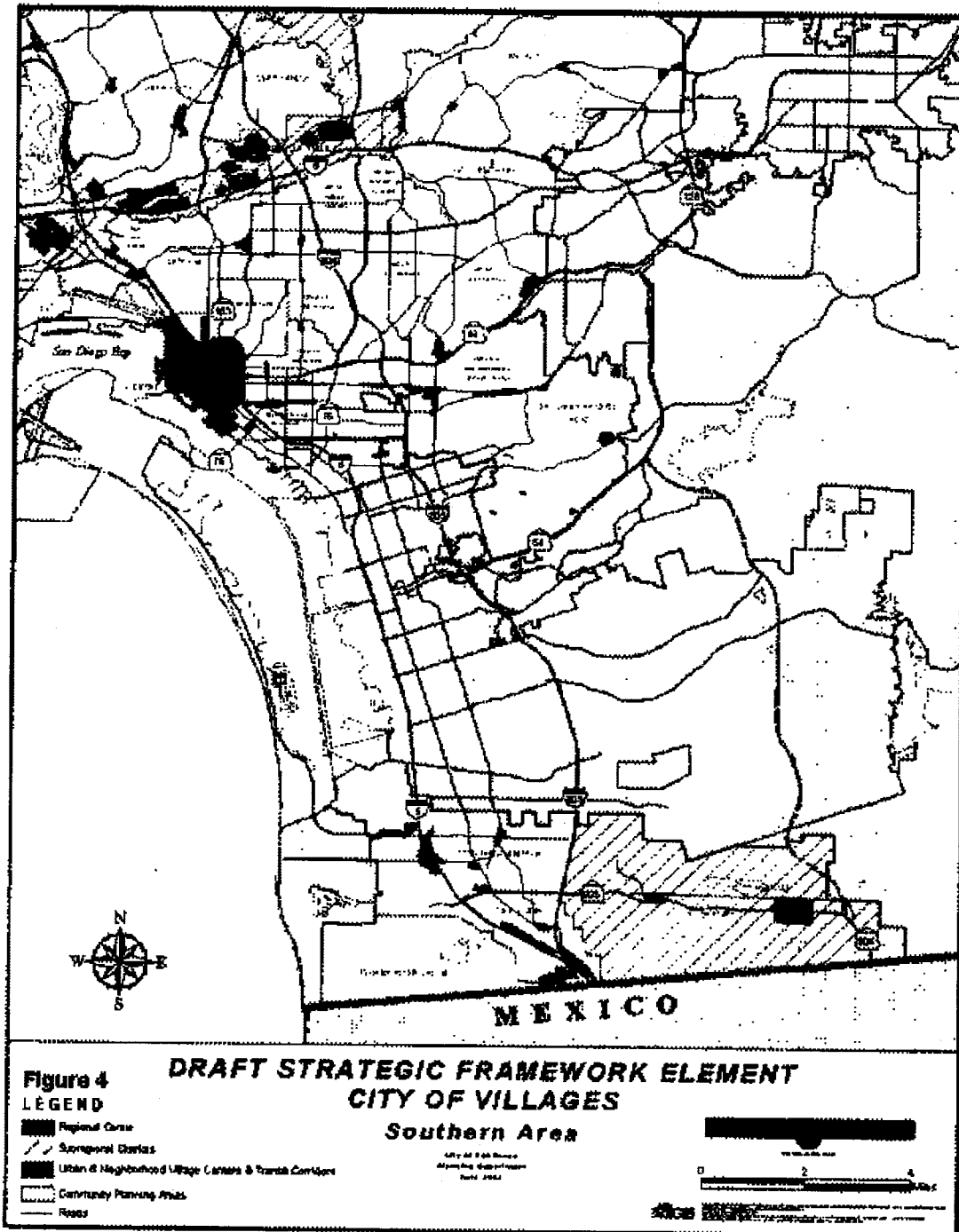


Figure 4
City of Villages Map
Southern Area



A Comprehensive Strategy

The proposed City of Villages Strategy represents a comprehensive approach to growth and development. Seven interrelated issues were identified. These issues, the following accompanying policies, and proposed Strategic Framework Five-Year Action Plan. (the strategies described to implement them) will guide the subsequent comprehensive update to the general plan and associated phased, individual community plan amendments/updates.

Urban Form and the Environment - Subsequent new development/redevelopment will respect the City's natural features and open spaces. Natural and built linkages will be enhanced to connect neighborhood and urban centers throughout the City, define neighborhood edges, and provide strong ties to our natural environment. Proposed neighborhood and urban centers will include public gathering places, walkable tree-lined streets, affordable housing, opportunities for art and culture, and quality education facilities. Joint use planning will be encouraged to maximize proposed public infrastructure improvements. Greater attention to neighborhood safety and balanced street design will also be addressed.

Historic Preservation - Historic resources will be addressed in a comprehensive manner and will be incorporated into many of the proposed urban villages which may develop in older neighborhoods. Historic resources are expected to play a major role when revitalizing older areas of the City. Subsequent village design and development, therefore would preserve those historic resources which have been identified as being significant through local, state, or federal historic designation or by less formal identification in community plans, historic surveys, and/or CEQA environmental review process.

Economic Prosperity - Proposed Subregional Districts and Urban Centers will provide the land area, zoning regulations, and infrastructure needed to support business development which offers a variety of employment opportunities. Economic prosperity policies include those which promote business expansion, middle-income jobs, and efficient use of employment land.

Infrastructure/Public Facilities - The provision of adequate infrastructure and public facilities is a key component for the entire proposed growth strategy. New funding sources, reallocation of existing resources, and adjustments to certain facilities standards are all part of the proposed strategy for accommodating new growth and remedying existing deficiencies. Joint use planning to maximize public infrastructure investments is also part of the strategy. This also means better integration of public schools into the neighborhood's social and physical environments. Greater attention to neighborhood safety and balanced street design goals will also be addressed through a revised Street Design Manual (to be considered by the City Council in Summer 2002) and implementation of crime prevention through Environmental Design (CPTED) measures.

Conservation - The proposed strategy will be subsequently applied in a manner which will support a stable, diverse and equitable economy; protect/enhance the quality of the air, water, land and other natural resources; conserve native vegetation and wildlife habitat.

Mobility - While the proposed villages are intended to have a variety of uses and services which would meet the daily transportation needs of the people living and working in and around them, villages are not expected to be self-sufficient enclaves. San Diego's more densely populated and intensely developed Neighborhoods and Urban Centers and Corridors would be linked to each other and to regional-subregional centers through high quality, rapid transit services on an expanded network of varying transit modes. The goal is to create a world-class transit system that is competitive in ease of use, comfort, and travel times with personal automobile use. Increased transit accessibility also relies upon improving walkability and bicycle-friendliness within and surrounding the proposed villages.

Housing Affordability - Affordable or "workforce" housing is critically needed in the City to meet social equity and economic prosperity goals. The goal is to increase the supply, diversity, and geographic balance of affordable housing in the City and region.

Economic Prosperity and Regionalism - The potential Subregional Districts and Urban Village Centers would play an important role in the City's economic prosperity strategies. With subsequent discretionary actions, these areas are expected to provide the land area, zoning regulations, and infrastructure needed to support business development and a variety of employment opportunities. The proposed City of Villages strategy is intended to complement and support growth management in effect elsewhere throughout the greater San Diego region. The City continues to work closely with regional planning agencies including San Diego association of Governments (SANDAG), Metropolitan Transit Development Board (MTDB), and the San Diego Unified Port District. The City's proposed strategy of encouraging growth near transit nodes and corridors, and increasing residential and employment concentrations in areas with the best transit connections to major activity centers throughout the City as well as the region should continue to support the Transit First Plan, and the Regional Transit Vision which incorporates the Transit First network into a regionwide plan..

Proposed Strategic Framework Five-Year Action Plan

The Strategic Framework Five-Year Action Plan is the implementation program for updating the *Progress Guide and General Plan* to include the Strategic Framework Element and executing the City of Villages growth strategy. The Five-Year Action Plan is a separate document that sets the City's growth strategy in motion following adoption of the Strategic Framework Element by the City Council. Overall, the Action Plan identifies the following:

- ACTIONS to be taken;

-
- **POTENTIAL PARTNERS** who will work on these actions;
 - **HIGH PRIORITY** actions for implementation;
 - **AVAILABILITY OF STAFF RESOURCES** to pursue these actions, and;
 - **DEPARTMENT** responsible for ensuring that these actions are successfully carried out, and
 - **MONITORING** of Action Plan implementation.

Draft Strategic Framework Action Plan

The draft Action Plan contains nine goal areas that implement the policy recommendations of the Strategic Framework Element as follows: Urban Form, Neighborhood Quality, Public Facilities, Conservation and the Environment, Mobility and Walkable Communities, Housing Affordability, Economic Prosperity and Regionalism, Equitable Development, and City of Villages Development. Below is a summary of the major recommended actions for each goal area.

Urban Form – Identify centers on the City of Villages Map; update the Urban Design Element of the General Plan to address Transit First design concepts, street design, big box and super center design, public spaces, and Crime Prevention Through Environmental Design principles; develop Community Identify Elements for community plans to highlight and protect the natural forms and environmental resources of neighborhoods/communities; and amend Environmentally Sensitive Lands regulations as needed.

Neighborhood Quality –Promote distinctive neighborhoods through land use plans and current projects, tailored design guidelines, neighborhood signs, and landmarks; maximize the opportunities for community-oriented public spaces; maintain the historic fabric of neighborhoods through survey and designation, zoning, community plan designations, and design guidelines; promote safe and secure neighborhoods through CPTED measures; improve the quality of infill development through building code changes and new partnerships; design schools so they function as centers for community activities; and develop General Plan policies to address Arts and Culture.

Public Facilities and Services – Develop a financing strategy; update the Public Facilities Element of the General Plan; expand community plan facilities elements to provide policy direction on the desired character, prioritization, and mix of community facilities; update the Recreation Element of the General Plan to develop a Park Master Plan and expand options for how communities can meet park and recreation standards; and expand applications of existing mechanisms to fund infrastructure, including impact fee programs.

Conservation and the Environment – Adopt a Conservation Element of the General Plan to address resource protection, pollution prevention, energy conservation, storm water runoff, land development, environmental equity, and education policies; develop energy conservation, supply, and efficiency programs; work toward citywide development of

energy efficient “green buildings,” implement storm water and urban runoff prevention policies; create and sponsor environmental education efforts; protect topographic and open space resources; increase efforts to conserve renewable and non-renewable resources; and work with other agencies to improve air quality.

Mobility and Walkable Communities – Adopt a Mobility Element of the General Plan to incorporate the Transit First network of projects, coordinate policies and projects with the 2030 Regional Transportation Plan, and improve the pedestrian environment; revise and implement the City’s Street Design Manual to improve the pedestrian environment and provide incentives for an interconnected street system; design new neighborhoods and modify the existing street network to better support walking, transit, and bicycling; mix land uses to create walkable destinations; design buildings to create an active streetscape; and amend grading regulations to require convenient pedestrian access points from new development to adjacent uses and streets.

Housing Affordability– Increase funding for affordable housing; form partnerships to further affordable housing goals; increase the overall supply of housing through appropriate land development regulations and permit processing procedures; and improve housing affordability throughout the City.

Economic Prosperity and Regionalism – Adopt an Economic Prosperity Element of the General Plan that contains coordinated and comprehensive economic prosperity goals, objectives, and implementation measures; amend community plans to intensify employment uses in Subregional Districts and Urban Centers and designate transit corridors where employment uses should be emphasized; monitor implementation of the Land Development Code and propose additional amendments if needed to intensify employment uses and provide flexibility for business expansion; adopt living wage legislation; consider the economic and fiscal impacts of projects; increase international trade; and encourage equitable access to educational opportunities.

Equitable Development – Village or other long-range plans should promote equitable development, avoid the displacement of existing residents, and preserve desired neighborhood character through neighborhood-specific strategies.

City of Villages Development – Require application of elements of the TOD Guidelines as an interim implementation measure; designate mixed-use village sites and prepare master plans through community plan amendments; amend the Land Development Code, as necessary to achieve City of Villages goals; evaluate Council Policies for consistency with the Strategic Framework Element; create a Land Use Element of the General Plan to clarify the role of the community plans as a part of the General Plan; develop a phasing proposal; pursue implementation of pilot villages, MTDB Showcase Projects, and a model urban school; increase community outreach; and work with lending institutions to facilitate financing of mixed-use development.

The Action Plan also includes the City of Villages Implementation Monitoring Plan which will measure progress toward attainment of 2020 Housing Goals by Community Plan Area; Implementation of Action Items; and relevant "Sustainable Community Program Indicators."

B. Discretionary Actions

The discretionary action needed to begin to implement the proposed City of Villages, Strategic Framework Element, is the City Council adoption of the proposed Strategic Framework Element for inclusion in the City's *Progress Guide and General Plan* and the Strategic Framework Five-Year Action Plan and the placement of the TOD guidelines over the potential village center sites identified on the Fourth Revised Version of the City of Villages map. This project would be initially considered at a public hearing of the Planning Commission. Recommendations of the Planning Commission will be forwarded to the City Council for consideration, a final decision to adopt the Strategic Framework Element, and for certification of the EIR.

APPENDIX I

College Area Community Plan 1989
(select portions)

SAN DIEGO STATE UNIVERSITY

EXISTING CONDITIONS

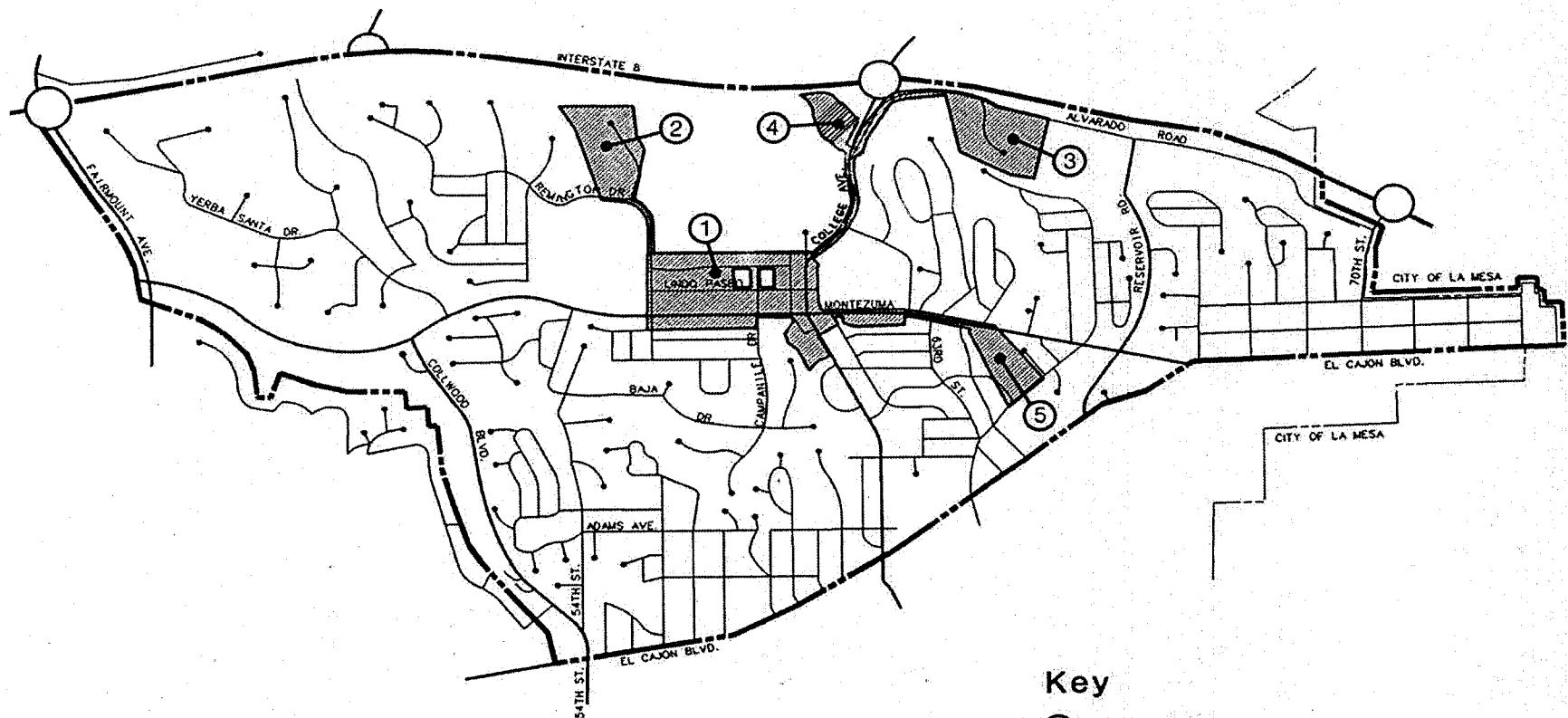
1. The university has been located in the community since 1931 and has grown considerably since that time.
2. Present enrollment is not expected to increase over the next five years.
3. Parking and housing facilities in the area are insufficient for the number of enrolled students.
4. A regional Light Rail Transit (LRT) station and bus transit center will exist along Aztec Walk, between Campanile Drive and College Avenue. The bus transit center is well integrated into the adjacent redevelopment project area.

The university has been a growing presence in the community since it first relocated here in 1931. It presently occupies a 242-acre site (see **Figures 7B and 8**) and had an enrollment in the spring of 1993 of approximately 28,000 students (21,000 full-time equivalent students). The campus facilities are centralized, thereby allowing easy pedestrian access throughout the entire campus area.

Approximately 3,050 students live on-campus with an additional 5,000 students living within one mile of the campus. The remainder of the student body live outside of the vicinity of the university, many in the beach area, La Mesa, South Bay, Greater North Park and the Navajo community. These students commute to campus, many by automobile. Approximately 13,000 parking spaces are provided on campus for the approximately 20,000 parking stickers sold. Although the number of parking stickers sold is greater than the number of parking spaces available, vacant spaces can be found on campus throughout the day, though not necessarily conveniently located to the campus core. Because classes are in session from 7:00 a.m. to 9:40 p.m., and because part-time students are on campus only two or three days each week, the number of cars on campus at any one time does not equal the number of parking stickers issued. The university has in the last decade increased on-campus parking and has recently provided 1,800 net new spaces. Carpooling is encouraged at registration, regional bus pass discounts are offered, and bicycle parking facilities are liberally provided as efforts by the university to reduce the impact of automobile traffic in the campus area. In addition, the university provides employees with subsidized vanpools and a guaranteed ride home for ride-sharers.

According to the Housing and Residential Life Office of the university, the amount of on-campus housing has increased in the last 15 years from 1,709 beds to 3,077 beds.

Off-campus student housing is limited in the community. Students who are not eligible for on-campus housing or do not want to live on-campus, may find nearby housing difficult to locate. The community and students indicate apartments and houses occupied by students are overcrowded, due both to efforts on the students' part to reduce their individual rental costs and the lack of available housing.



Key

- ① Core Subarea
- ② 55th Street Subarea
- ③ Alvarado Road Subarea
- ④ Lot 'A' Subarea
- ⑤ Montezuma School Subarea

Redevelopment Subareas

College Area Community Plan

7a
FIGURE



At present, students living off-campus live in single-family houses, multifamily units, fraternity and sorority houses and a private dormitory. The community believes that too many students living in single-family houses is disruptive to established single-family neighborhoods. Fraternities and sororities located adjacent to single-family neighborhoods are also disruptive. One solution is to provide additional housing close to the university and away from single-family neighborhoods. Existing R-400 and R-600 zoning adjacent to the university provides the opportunity for increased student housing in an area close to the university. More student housing provided near the university will reduce the number of commuting students, relieve congestion on public streets and make more on-campus parking available.

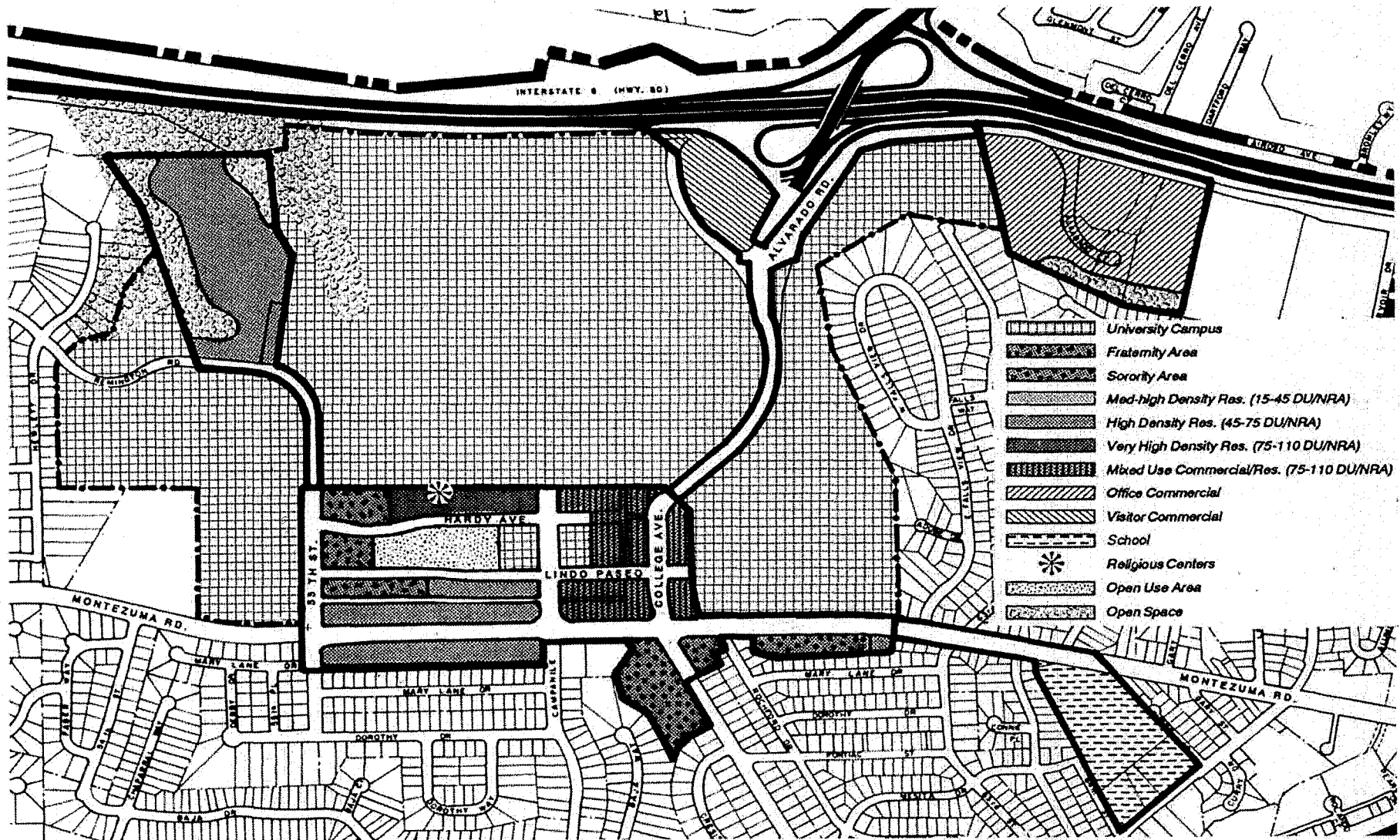
In the fall of 1993, there were 29 fraternities and sororities located just off-campus along Hardy Avenue, Montezuma Road, Campanile Drive, and College Place. In recent years, noise from social functions, auto congestion and lack of off-street parking, and lack of property maintenance by some fraternities and sororities has created a nuisance for adjacent single-family neighborhoods. As a result, the College Area Community Plan was amended in 1983 to designate areas where fraternities and sororities would be permitted to locate. Multifamily housing and dormitories are also permitted in these areas which are located close to the university, generally removed from most single-family neighborhoods. The 1989 plan maintains areas for the location of fraternities and sororities as part of the multi-purpose or Core Subarea. Multifamily housing, dormitories, and commercial development are also recommended for development in the multi-purpose or Core Subarea. Because fraternities and sororities must be developed under a permit issued by the City, the City has the opportunity to place conditions of development and operation on them which will integrate these uses more effectively with adjacent land uses.

The university's long-range plans do not foresee any growth in the full-time equivalent enrollment cap of 25,000 students at this campus.

Physical growth at the university is planned to be minimal (see **Figure 8**). New facilities are intended to meet existing needs only. New administrative facilities are proposed, and a recently completed parking garage provides 1,800 net new spaces. New academic buildings are proposed to replace obsolete facilities for engineering and science laboratories. Renovation of some existing academic facilities is also planned. The university does not plan to expand to other sites within the community. The Montezuma school site is not included in the university's long-term plans for use by the university.

The Montezuma Elementary school site was leased by the university for five years beginning in December 1986, with an option to renew the lease for an additional five years. At the present, the university uses the site for administrative, classroom, parking and storage purposes.

The campus facilities are open to and are used by members of the non-university community. Athletic facilities, the library, book store, and art and drama facilities are used by the community at large. Even the parking structures are used by some non-university residents who have purchased parking stickers from the university. The university plans to continue its open campus policy and encourages the rest of the community to take advantage of its athletic and cultural facilities.



Proposed Land Use - University and Redevelopment Areas

College Area Community Plan

7b

FIGURE

The San Diego State University Foundation is a private non-profit corporation working separately to serve the university. Besides its involvement in a myriad of activities relating to instruction, research, and community service, the Foundation owns and manages off-campus property in support of university-related uses. Most of the Foundation-owned property is located along Hardy Avenue and Lindo Paseo, as well as portions of College Avenue south of Montezuma Road, to the south of the main campus, and along Alvarado Road to the east of the main campus. While the property is not owned by the university, present uses or ultimate development is intended for uses which support the university. To date, offices have been the primary use developed or managed by the Foundation on its property. The Foundation is at present developing a master plan to coordinate the development of all of its property within the multi-purpose or Core Subarea and along Alvarado Road. The Foundation plans to use this master plan as a tool to coordinate its own development plan with the development plans of other owners in the multi-purpose or Core Subarea. The Foundation is working with other property owners, the community, fraternities and sororities, campus religious centers, business owners, the university administration and the City of San Diego to develop a comprehensive land use plan and implementation program. In 1993, the San Diego City Council adopted the College Community Redevelopment Project (Doc. No. RR-282801) for five subareas adjacent to San Diego State University, and in 1977, that effort was followed by the City Council adopting the Core Subarea Design Manual (Urban Design Plan) Resolution No. R-289099 to implement the community plan and redevelopment project.

RECOMMENDATIONS

1. The university should develop a long-term policy to maintain the present enrollment cap at the campus.
2. 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.

Space and financial constraints of the university may be mitigated by developing multi-level parking/housing structures over existing university-owned garages and parking lots. Joint university/private development ventures could provide needed facilities within the cost constraints of the university.

3. The university should continue to expand its programs encouraging non-automobile types of commuter transportation, including bicycles and use of mass transit.
4. The university should not expand beyond its present campus (see **Figure 7B**). The university's own master plan should be amended to remove any College Community Redevelopment Project area properties from its plans. The university should not renew the Montezuma school site lease beyond the expiration date of one five-year renewal of the original five-year lease (December 1996).
5. The multi-purpose or Core Subarea should redevelop with university-oriented housing and commercial facilities. Redevelopment will be guided by the community plan and a Master Project Plan to be prepared for the redevelopment project area.

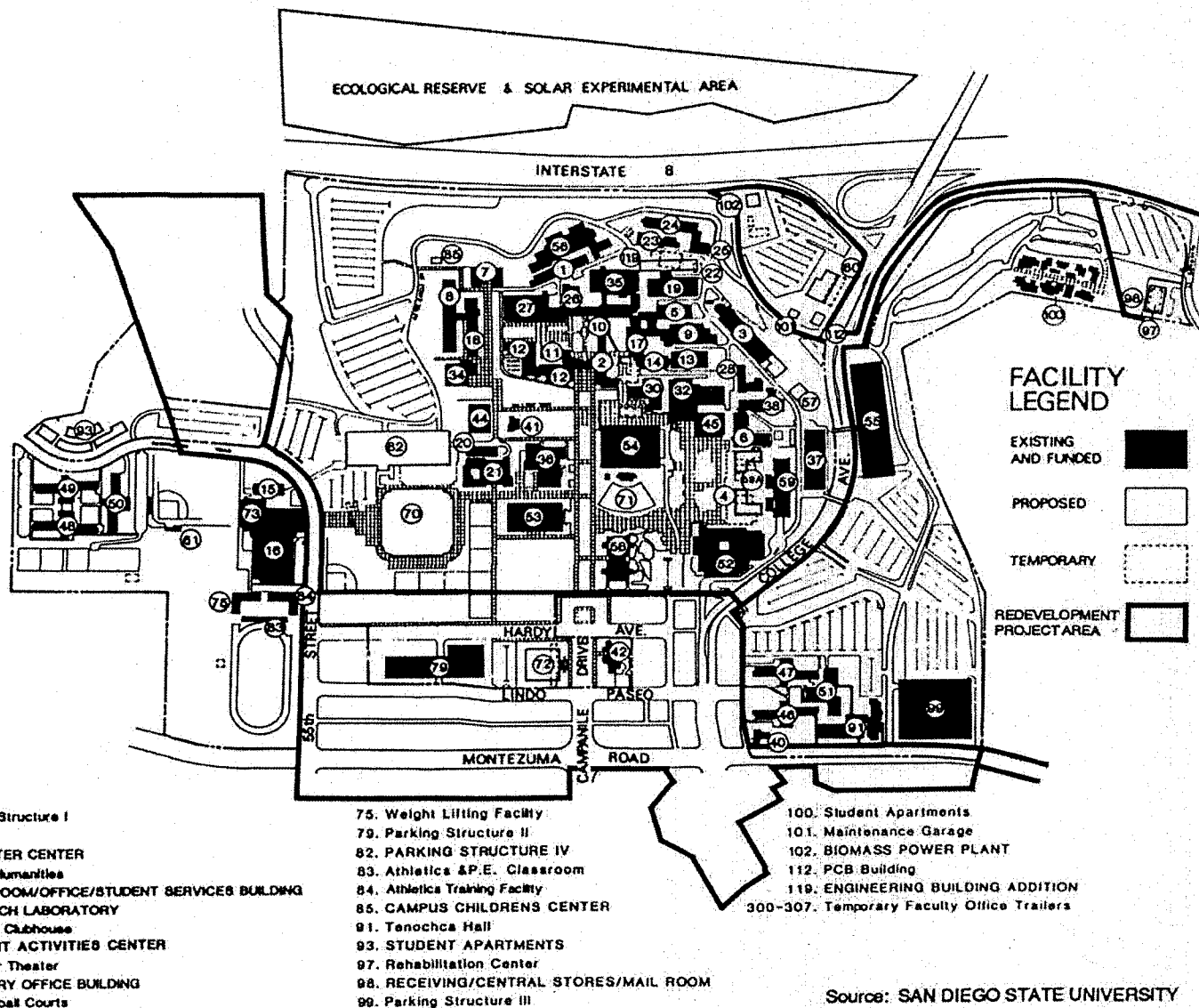
BUILDING LEGEND

1. Art I
2. Hepner Hall
3. Chemistry/Geology
4. Campus Lab School
5. Engineering Lab
6. Education
7. Family Studies
8. Storm Hall
9. Industrial Arts
10. Life Science
11. Little Theater
12. Speech & Telecommunications
13. Physics
14. Physics/Astronomy
15. Physical Education
16. Peterson Gymnasium
17. Physical Sciences
18. Nasatir Hall
19. Engineering
20. Womens Gym Annex
21. Women's Gymnasium
22. Engineering Test Cell
23. Corporation Boiler Shop
24. Corporation Addition
25. Cogeneration Plant
26. Hardy Memorial Tower
27. Professional Studies & Fine Arts
28. Communications Clinic
30. Administration
32. East Commons
34. West Commons
35. Life Science Addition
36. Dramatic Arts
37. Business Administration & Mathematics
38. North Education
39. Faculty/Staff Center
40. Housing & Residential Life
41. Scripps Cottage
42. Student Health Services
44. Chilling Plant
45. Aztec Shops Bookstore
46. Maya Hall
47. Olmeca Hall
48. Tarastec Hall
49. Tottec Hall
50. Zapotec Hall
51. Zura Hall
52. Aztec Center
53. Music
54. Love Library
55. Parking Structure I
56. Art II
57. COMPUTER CENTER
58. Adams Humanities
59. CLASSROOM/OFFICE/STUDENT SERVICES BUILDING
60. RESEARCH LABORATORY
61. Baseball Clubhouse
70. STUDENT ACTIVITIES CENTER
71. Open Air Theater
72. AUXILIARY OFFICE BUILDING
73. Racquetball Courts

55. Parking Structure I
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61. Baseball Clubhouse
70. STUDENT ACTIVITIES CENTER
71. Open Air Theater
72. AUXILIARY OFFICE BUILDING
73. Racquetball Courts

ECOLOGICAL RESERVE & SOLAR EXPERIMENTAL AREA

INTERSTATE 8



FACILITY LEGEND

- EXISTING AND FUNDED
- PROPOSED
- TEMPORARY
- REDEVELOPMENT PROJECT AREA

75. Weight Lifting Facility
79. Parking Structure II
82. PARKING STRUCTURE IV
83. Athletics & P.E. Classroom
84. Athletics Training Facility
85. CAMPUS CHILDRENS CENTER
91. Tenochca Hall
93. STUDENT APARTMENTS
97. Rehabilitation Center
98. RECEIVING/CENTRAL STORES/MAIL ROOM
99. Parking Structure III

100. Student Apartments
101. Maintenance Garage
102. BIOMASS POWER PLANT
112. PCB Building
119. ENGINEERING BUILDING ADDITION
- 300-307. Temporary Faculty Office Trailers

Source: SAN DIEGO STATE UNIVERSITY



COLLEGE COMMUNITY REDEVELOPMENT PROJECT

Overall Objectives

Basic objectives of the College Community Redevelopment Project in the subareas near San Diego State University adopted by City Council in 1993, by Doc. No. RR-282800, include:

1. Encourage creation of a community campus rather than a commuter campus at San Diego State University;
2. Promote reduction of vehicular trips associated with the university, thereby helping to reduce local traffic congestion and improve air quality;
3. Increase the availability of student residences and vehicular parking spaces in close proximity to the campus;
4. Provide cohesive, unified development adjacent to the campus that is physically and functionally linked to the university; and
5. Develop a strong pedestrian orientation between new residential and commercial development adjacent to the campus and the campus itself.

Specific concerns raised in this community plan regarding the interaction between the university and the community focus on the impacts of the university's student population. These impacts are most strongly felt in the limited availability of student housing, traffic congestion, scarcity of parking, and corollary issues of noise and the shifting character of traditional single-family neighborhoods.

The most significant action required to reverse these impacts is tied to achieving the first objective stated above: encouraging creation of a community campus rather than a commuter campus.

Altering the commuter campus character of San Diego State University and transforming it into a community campus is a major effort requiring achievement in a number of areas. Three closely related actions are especially important: provide housing for students near the campus to enhance the community quality of the campus, create a mixed-use activity center along College Avenue that becomes a focal point for student life, and develop a strong pedestrian character within the housing/mixed-use development areas so that walking, biking and use of transit is encouraged.

Development immediately south of the university campus—the “core area”—has been the central focus of both the community plan and the proposed redevelopment effort. It is within this core area that an urban village is proposed. However, redevelopment in other areas near the university is integral to the accomplishment of the overall redevelopment program. That is, the entire program must be sufficiently broad-based to be responsive to market conditions and simultaneously remain fiscally sound to support the major capital expenditures, including infrastructure, which are crucial to the success of initial and long-term development.

For these reasons, a redevelopment project area is identified which covers approximately 131 acres; it is divided into five subareas: Core, 55th Street, Alvarado Road, Lot A, and Montezuma School (see **Figure 7A**). At buildout, the 131 acres are expected to support up to 3,100 dwelling units in two of the subareas (with gross density averaging 42 units/acre in the Core and 26 units/acre at 55th Street), and 1.3 million square feet (SF) of non-residential development spread throughout all five subareas. (See **Table 4**.) Of the 1.3 million SF of non-residential uses, about half is made up of office development, just under half is comprised of retail commercial and hotel development, and the remaining square footage includes campus religious centers and neighborhood support uses.

While a specific land use program is proposed for the entire 131-acre redevelopment area, it will be the combination of policy and market conditions which ultimately determines the final phasing, type and mix of uses which actually develop. In the subarea discussions below, the character of each of the five subareas, the basic development entitlements, and the ultimate build-out conditions are defined.

It is expected that the timing of development in different subareas will vary, as will the timing of development within distinct subareas. It is likely that a gradual phasing in of new development will occur over the life of the redevelopment project, anticipated to be up to 30 years.

In the sections which follow, each of the subareas is identified and development policy described.

TABLE 4
Summary of Redevelopment Projects by Subarea

Land Use	Acres	Units	Square Footage
Core Subarea	59		
Residential		2,050	
Fraternity/Sorority		450	
Religious Centers			45,000 ³
Retail/Office			300,000
55th Street Subarea	23		
Residential		600	
Retail			5,000 ¹
Alvarado Road Subarea	22		
Office			600,000
Research/Development			110,000
Retail			5,000 ¹
Lot A Subarea	14		
Hotel			235,000
Conference Facilities			15,000
Retail			10,000
Montezuma School Subarea	13		
Elementary School			2
Day Care/Preschool			2
Library			10,000
Total	131	3,100	1,335,000

- 1 A small amount of incidental retail use is permitted, so long as it is intended specifically to serve residents and/or employees of the subarea.
- 2 The Elementary School and Day Care/Preschool are existing uses whose square footage is not included as part of the Redevelopment Project.
- 3 The Religious Centers shall not be limited to 45,000 square feet, however, the total square footage for Religious Centers and Retail/Office uses within the Core Subarea shall not exceed 345,000 square feet.

GENERAL CONDITIONS

Throughout the redevelopment project area, all new multifamily development projects, including student housing, should provide a variety of on-site recreational facilities which may include but are not limited to: swimming pools, spas, gyms, tennis courts, picnic areas, barbecues and lounge areas. Because of the lack of public park and recreational facilities in the College community, on-site recreational facilities will help meet the recreational needs of local residents.

Throughout the redevelopment project area, the pedestrian environment is to be upgraded through landscaping, building facade enhancement, provision of street furniture and a high level of maintenance of both private property and adjacent sidewalk areas.

The amount of required parking for individual commercial development proposals within the redevelopment project area will be evaluated on a project-by-project basis. Individual development proposals will be required to provide off-street parking according to the parking rates and conditions approved by the City Transportation Planning Division in the Transportation and Parking Analysis prepared by JHK Associates (December 1992).

Development levels described for each subarea represent the maximum development for that subarea. Unless otherwise noted, land areas are described in gross acreage, which includes rights-of-way.

SUBAREA DESCRIPTIONS

1. Core Subarea

a. Site:

Approximately 59 gross acres surrounded by campus development on three sides, this is the largest of the five redevelopment subareas. Montezuma Road runs east-west near the southern boundary of the site; College Avenue runs north-south near the eastern boundary of the site. The Core Subarea is sometimes called the multi-purpose area.

b. Use:

The Core Subarea will be redeveloped as a mixed-use area. As a function of its location and size, the Core Subarea has the most diverse combination of uses and the greatest intensity of development within the redevelopment project area. The use mix within the Core Subarea emphasizes both high-density (45-75 dwelling units per net acre) and very high-density (75-110 dwelling units per net acre) residential use, along with retail and office commercial development. Up to 8,500 students are expected to be housed within the Core Subarea, including approximately 1500 fraternity and sorority members. Other important uses are fraternity and sorority houses, campus religious centers and the LRT station and bus transit center along Aztec Walk. Specific portions of the subarea are designated for campus religious centers, open use, fraternities, sororities, mixed use (retail/office/residential) and high- and very high-density residential development. Some small-scale commercial uses intended to serve the needs of area residents are expected to locate in portions of the subarea designated principally for residential development.

c. Character:

The urban design character for new development within the College Area Redevelopment Project Core Subarea has been established by the Core-Area Design Manual adopted by City Council in 1997 by Resolution No. 289099.

Residential Development - Houses/Apartments: 2050 dwelling units;
Fraternity/Sorority: 38 houses, totaling the equivalent of 450 dwelling units.
Commercial Development - Retail/Office: 300,000 square feet;
Religious Centers: not less than 45,000 square feet.

Heights - Both residential and commercial building heights should be graduated, with lower buildings located on the edges of the Core Subarea adjacent to the community, and higher buildings located toward the center of the core. Heights are to be a maximum of four stories on the north side of Montezuma Road, and south of Montezuma Road, including the portion of College Avenue south of Montezuma. Heights are to be a maximum of four stories along 55th Street and five stories along Campus Plaza Drive, and the portion of College Avenue north of Montezuma. Within the area enclosed by Montezuma Road, 55th Street, Campus Plaza Drive and College Avenue, heights can rise up to a maximum of 12 stories along Hardy Avenue.

Zoning: Open Use Area, R1-40000; Fraternity Area, R-600; Sorority Area, R-600; Mixed Use Area, Commercial Neighborhood (CN), with Very High-Density Residential, R-400; Residential/High Density, R-600; Residential/Very High-Density, R-400.

d. Conditions

- 1) Core Subarea development must integrate with the community. At the edges of Core Subarea, new development must show an obvious intent to be compatible with the bulk, scale and character of adjacent off-campus development.
- 2) Strong pedestrian orientation is essential within the Core Subarea, and strong pedestrian links are to be created with the university campus.
- 3) Streetscape elements, including widened sidewalks, kiosks, street furniture, street lighting and signage should be used to enhance the appearance and function of commercial development. These elements should be compatible with the materials, color and design of the structures and should be planned as a unifying element of the commercial area.
- 4) To create a sidewalk pattern that enhances pedestrian activity, a consistent setback should be established by commercial and mixed-use buildings within the Core Subarea. Generally, buildings are to be sited at or within ten feet of the property line; otherwise they clearly should be separated from the property line by pedestrian-oriented courtyards, sidewalk cafes, landscaped areas, etc.
- 5) Because College Avenue is expected to continue as a route for local buses and Montezuma Road as a route for express buses, at least 10,000 square feet of retail commercial use should be provided within 1/8 mile of transit stops.
- 6) Multifamily residential and commercial development along College Avenue and Montezuma Road should front on the public street and provide identifiable pedestrian access from the street into the project, especially in areas where parking lots are located between the street and the project.
- 7) Parking areas for commercial development are generally to be located within commercial structures or behind them. Auto access to commercial parking structures should be highly restricted from College Avenue.

- 8) Surface parking lots are discouraged. Surface parking lots provide an important function as an interim use in that they handle parking demands while the pedestrian orientation of an area is developing. Once the pedestrian character is established, surface parking lots should be converted to other uses.
- 9) On-street parking is to be permitted to help support retail uses oriented toward the street.
- 10) A LRT station east of Alvarado Road, adjacent to the Alvarado Medical Center, will provide service to Redevelopment Project Subarea No. 3. The LRT station design should be compatible with the character of the area.
- 11) Bicycle lockers and racks, as well as secure parking for bicycles and motorcycles should be provided with each phase of development.
- 12) Retail commercial use should emphasize a student/university orientation, particularly in the area east of Campanile Drive, north of Montezuma Road, and along College Avenue north of Montezuma.
- 13) Commercial drive-through establishments are to be highly restricted.
- 14) Curb cuts along College Avenue are to be highly restricted.
- 15) Ground floor retail is to be emphasized in areas of commercial development. Office and residential uses may occur above retail uses, or behind retail structures.
- 16) University-oriented religious centers may locate anywhere within the redevelopment project area, except those areas designated for fraternities and sororities.
- 17) "Walling off" of the street is to be avoided, whether by fences or structures. Blank or solid walls should be avoided at sidewalks. For this reason, commercial buildings or the commercial portion of mixed-use buildings should devote at least 50 percent of the first-story street walls to pedestrian entrances, display windows, or windows providing a view into a building interior. Shrubbery, trees and architectural detailing should be used to add visual interest.
- 18) University housing along Montezuma Road should orient toward Montezuma rather than attempt separation from it.
- 19) New fraternity and sorority housing is permitted to develop only in areas reserved for such uses as shown on **Figure 7B**. Within these designated areas, no new development is permitted other than: housing for fraternities and sororities; uses which are intended primarily to serve fraternity and sorority residents, such as parking garages and recreational areas; and multifamily uses which can be converted to fraternity or sorority housing under terms and conditions specified at the time of development approval.

- 20) Meeting and social affairs at fraternities and sororities should conform to noise variance agreements between the City of San Diego, the university, and the fraternities and sororities. Continued monitoring of fraternities and sororities by the AIFC/GRP and enforcement by the university police is encouraged.

2. 55th Street Subarea

a. Site:

Containing approximately 23 gross acres, this site directly abuts the university on the northwest and overlooks I-8. The only road access is via 55th Street.

b. Use:

This subarea will be redeveloped residentially as a faculty, staff, and student housing area at medium to medium-high density. Some small scale commercial services intended to serve the need of area residents will also be permitted. Because of steep slopes, particularly along the northern and western edges of the site, a portion of the subarea will remain in open space. This area is shown on **Figure 7B** with the community plan designation of "high-density residential."

c. Character:

Residential Development - Houses/Apartments: 600 dwelling units.

Commercial Development - Retail/Services: 5,000 square feet. Height - Maximum height for development is four stories.

Zoning - Compatible zones include R-600 for the residential portion of the project and R1-40000 for areas where the Hillside Review Overlay Zone is applied.

d. Conditions:

- 1) Desirable non-residential uses include eating places, laundry or dry cleaning establishments, stationery supply stores and copying centers.
- 2) Emphasis should be placed on locating non-residential uses/commercial services on the ground floor of multifamily buildings, integrated into the wall design of the structure.
- 3) Secured parking areas for bicycles and motorcycles should be included.
- 4) Development within the area should minimize impacts to slopes and natural hillsides. Existing R1-40000 and Hillside Review Overlay Zones are to be retained within the slope and hillside areas.

3. Alvarado Road Subarea

a. Site:

Approximately 22 acres in size, this subarea is east of and wholly separated from the university. The site overlooks I-8. Road access is via Alvarado Court.

b. Use:

The Alvarado Road Subarea will be redeveloped into university-serving office and research and development uses, all of which are general office uses compatible with the current use of the site. This area is shown on **Figure 7B** with the community plan designation of "office commercial."

c. Standards:

Commercial Development - Office: 600,000 square feet; Research and Development: 110,000 square feet; Retail: 5,000 square feet.

Height - Maximum height is eight stories.

Zoning - Compatible zones include Commercial Office (CO) for the developed portion of the site and R1-40000 for areas where the Hillside Review Overlay Zone is applied.

d. Character:

- 1) Pedestrian orientation is to be emphasized among office uses and in connecting office uses to parking facilities.
- 2) Pedestrian areas are to be buffered from parking lots by landscaped areas.
- 3) Pedestrian crossings at streets and driveways are to be clearly marked employing, e.g. signs, surface markings, patterned paving.
- 4) Some commercial services such as stationery, copying, food, or other convenience commercial uses should be provided for employees within the office park to minimize their need to drive outside the subarea.
- 5) Any development adjacent to the hillside must be lower than the hill itself.
- 6) Development within the area should minimize impacts to slopes and natural hillsides. The existing R1-40000 is to be retained within the slope and hillside areas.

4. Lot A Subarea

a. Site:

Approximately 14 gross acres, this site is bound by Interstate 8, College Avenue, and the university. Access is via Canyon Crest Drive.

b. Use:

Lot A will be redeveloped as a hotel and conference facility, with some retail activity directed to hotel and conference users. This area is shown on **Figure 7B** with the community plan designation of "visitor commercial."

c. Character:

Commercial - Hotel: 300 rooms; Hotel Conference Facilities: 15,000 square feet; Hotel-Associated Retail: 10,000 square feet.

Height - Maximum height is twelve stories (to allow for subterranean/structured parking).

Zoning - The Commercial Visitor (CV) Zone is most compatible.

d. Conditions:

- 1) Location of site gives it a gateway status, heightening the importance of distinctive architecture.
- 2) Emphasis is to be placed on integrating on-site development with adjacent land use.

5. Montezuma School Subarea

a. Site:

Approximately 13 gross acres in size, this site lies within a predominantly residential area. Access is available via Montezuma Road, Catoctin Drive, 64th Street, and Cherry Drive.

b. Use:

Redevelopment of this subarea is contingent on a decision by the San Diego Unified School District whether Montezuma Elementary School is to be re-opened. The school district and the university have a lease agreement which expires in 1996. Until that time, the school facility may continue to be used for university-serving office functions.

The College Area Community Council and the San Diego State University Foundation strongly encourage the re-opening of Montezuma School.

If a school re-opens on the site, it is proposed that the existing daycare/preschool facility remain and that a library develop in a small area on the northernmost portion of the site, adjacent to Montezuma Road. If the school is not re-opened, the site is proposed for daycare/preschool, private pre-K through 8th grade school, library, park, or other community-serving uses. The area is shown on **Figure 7B** with the community plan designation of "school."

c. Character:

Library - 10,000 square feet; Daycare/Preschool: 120 students.

Height - Height maximum is three stories adjacent to Montezuma Road and two stories for the balance of the property.

Zoning - The existing R1-5000 Zone should remain until after a decision is made regarding the re-opening of the Montezuma School.

d. Conditions:

- 1) Visual and use compatibility of new development with existing adjacent development is critical. New uses must not disrupt existing area character.
- 2) Pedestrian orientation is to be heavily emphasized, especially if a library is developed on the site, with new links created to adjacent residential and park use.
- 3) If library redevelopment occurs on the site, it must occur near Montezuma Road and away from existing neighborhood residential development.
- 4) Retail commercial development is prohibited from the site.

IMPLEMENTATION

Land use policies and development conditions described in this section, including processing requirements, specifically apply to property within the five redevelopment subareas and take precedence over all other policies and development conditions. Zones identified as compatible for each subarea establish underlying development regulations, although regulations may be modified in the implementation process.

Prior to the approval of new development within the five subareas, a Master Project Plan and a Facilities Financing Plan must be prepared and approved.

The Master Project Plan must describe the community plan policies and development conditions to be applied within each of the redevelopment project subareas and provide guidelines for development. The Master Project Plan must provide a basis against which phased development plans can be evaluated. Development standards of the Master Project Plan supersede those of the underlying zone, although even Master Project Plan regulations

can be modified if the modifications provide greater consistency with the goals and objectives of the Master Project Plan and the community plan. Authorization enabling the preparation and use of a Master Project Plan must be approved by the City Council. An urban design plan, the Core Subarea Design Manual, was prepared and adopted by the City Council in 1997 by Resolution No. R-289099. The manual is consistent with policies and recommendations of this community plan but provides additional details that will assist redevelopment projects.

The Facilities Financing Plan must include a listing of the public facilities required as a consequence of the redevelopment project, and identify how those facilities are to be financed. All new public facilities required by the redevelopment project must be available at the time of need.

Following approval of the Master Project Plan and a Facilities Financing Plan, applications for development within the five redevelopment project subareas will be processed through the City of San Diego and submitted for review to the College Area Community Council and the Project Area Committee (PAC), for as long as the PAC remains in existence.