



MEMORANDUM

DATE: September 2, 2020
TO: City of Huntington Beach
FROM: Bitian Chen
RE: Community Housing Demand (2021-2030) of UC and CSU campuses in the SCAG Region

Terra Nova performed a preliminary analysis on the community housing demand of University of California (UC) and California State University (CSU) campuses within the Southern California Association of Governments (SCAG) region in the next ten years. The purpose for this analysis is to assess whether student enrollment in these colleges will increase the need for existing off-campus housing or land acquisition for future housing development by a significant amount that reduces housing and/or land available for local jurisdictions to meet their RHNA numbers.

Within the SCAG region, there are three main UC campuses, plus UCR Palm Desert, and eight CSU campuses plus CSUSB Palm Desert (see full list below). The two institutions with locations in Palm Desert are listed separately, because campus master plans normally cover the main campus only and CSUSB Palm Desert has its own master plan. Given its limited full-time equivalent (FTE) students and faculty/staff, UCR Palm Desert is not included in the aggregated result.

- | | |
|----------------------------|--|
| UC Irvine | Cal State Channel Islands |
| UCLA | Cal State Dominguez Hills |
| UC Riverside | Cal State Long Beach |
| UC Riverside (Palm Desert) | Cal State Fullerton |
| | Cal State Los Angeles |
| | Cal State Northridge |
| | Cal Poly Pomona |
| | Cal State San Bernardino |
| | Cal State San Bernardino (Palm Desert) |

UC Irvine
Source: UCI 2007 Long Range Development Plan Final EIR; LRDP Student Housing Amendment approved by the Regents on September 18, 2019.

According to Table 4.10-8 in the FEIR, student enrollment will grow by 12,169 from year 2005-06 to year 2025-26. The 2007 LRDP envisions an increase of approximately 6,815 student bed spaces on campus, for a total of 17,637 beds (FEIR Table 4.10-9). The University amended the 2007 LRDP to increase the on-campus student housing program from 17,637 beds to 22,000 beds, an overall increase of 4,363 beds. This would result in a total of 11,178 additional beds to serve the growth increment.

Amortized: From 2005/06 to 2025/26, an additional 12,169 students
 6,815 + 4,363 = 11,178 new beds
In the next 10 years: 12,169 - 11,178 = 991 students in non-university housing

UCLA

Source: UCLA Long Range Development Plan Amendment (2017) and Student Housing Projects Final Subsequent Environmental Impact Report SCH No. 2017051024.

According to the FEIR, by fall 2025, it is projected that there would be an increase in the 3-quarter weekday (regular session) on-campus population of approximately 9,158 individuals compared to 2014–2015 baseline conditions. This increase includes 1,237 students, 5,578 employees (academic and staff), and 2,343 other individuals.

The UCLA LRDP has identified a potential to develop up to 6,900 beds on five campus sites. With the exception of the Warren Hall site, which would also provide graduate student beds, each of the proposed housing projects would provide undergraduate beds. It is estimated that 1,962 of these would be occupied by current students living on campus in triple rooms designed for two beds. The remaining 4,938 student beds would be occupied by students not currently living on campus (new students, returning student residents, transfer students and graduate students).

Amortized: From 2014/15 to 2025, an additional 1,237 FTE students (UCLA do not
 have goals for staff/faculty housing)
 4,938 of the 6,900 new beds would be occupied by students not currently
 living on campus (new students, returning student residents, transfer
 students and graduate students).
In the next 10 years: 1,237 - 4,938 = -3,701 students in non-university housing

UCLA will reduce community housing need by 3,701 beds. However, it may be less likely to continue adding as many new beds after 2025, the buildout of 2017 LRDP.

UC Riverside

Source: Initial Study (IS) for the University of California, Riverside 2021 Long Range Development Plan Project No. 958098.

According to the IS, approximately 6,395 new students and faculty/staff would be expected to reside in non-affiliated, off-campus housing units, conservatively assumed to all be either in the City of Riverside or Riverside County more broadly. In 2019, the persons per household rate for the City of Riverside was 3.28 and 3.2 for Riverside County (DOF 2019). Assuming those rates are maintained to 2035, the proposed 2021 Long Range Development Plan (LRDP) could generate a need for approximately 1,950 housing units over the proposed 15-year life of the LRDP. The contribution of new residents would be incremental; using a conservative estimate of even housing unit need year over year, approximately 130 housing units would be needed each year over the proposed 15-year life of the 2021 LRDP.

Amortized: $6395/15 = 426.3$ students and faculty/staff $1,950/15 = 130$ units
In the next 10 years: $426.3*10 = 4,264$ students and faculty/staff in non-university housing
 $130*10 = 1,300$ housing units based on 2019 persons per household rate

This analysis may be conservative, as it assumes that it is possible that multiple students would cohabitate (based on the average household size of over 3 persons per household).

Cal State San Bernardino

Source: Final Environmental Impact Report 2016 Campus Master Plan California State University, San Bernardino.

CSU San Bernardino is primarily a commuter campus with the majority of students and faculty already residing within San Bernardino and Riverside counties and commuting to campus from their residences; this pattern will continue under the proposed Master Plan (85.2% of the students attending CSUSB in Fall 2014 resided in Riverside or San Bernardino counties). The purpose of the 2016 Master Plan is to support and advance the University's educational mission by providing a guide to the development of the physical campus and its facilities over the next twenty to twenty-five years in order to accommodate a projected enrollment of 25,000 FTE students (by 2035 in FEIR). Currently, the University's enrollment has already reached 18,070 FTEs.

The plan calls for greatly expanded student housing totaling around 3,300 new beds integrated into residential precincts complete with dining opportunities, new student amenities and additional and enhanced athletic playfields that combine to support a vibrant 24/7 LIVE- LEARN-WORK-PLAY campus life.

Amortized: $(25,000-18,070)/20 = 346.5$ students $3,300/20 = 165$ beds
In the next 10 years: $(346.5-165)*10 = 1,815$ students in non-university housing

CSUSB Palm Desert

Source: CSUSB PDC Final EIR 2016 Campus Master Plan.

The Palm Desert campus currently serves as an off-campus center (satellite campus) for the California State University San Bernardino main campus and helps to reinforce the University's mission and its educational processes. The CSU San Bernardino Palm Desert 169.4-acre campus is part of a rapidly developing portion of the City of Palm Desert within the Coachella Valley. The existing campus development consists of four buildings within an approximately 55-acre campus area. The 2016 Master Plan provides concentrates campus development within an approximately 85-acre compact area at the southwestern corner of the PDC campus land, incorporating the existing PDC campus facilities and structuring the bulk of campus growth eastwards over the next 20 years. The remaining campus area will remain as unlandscaped open space.

The 2016 Master Plan provides a framework for implementation of the University's goals and programs, by identifying needed facilities and improvements to accommodate a gradual growth in student enrollment projected to reach 8,000 FTEs by 2035. Student Housing will add approximately 616 beds in new residence halls. Currently, the University's enrollment has already reached 1,200 FTEs.

Amortized: $(8,000 - 1,200)/20 = 340$ FTEs
 $616 \text{ beds}/20 = 30.8$ beds
In the next 10 years: $(340 - 30.8)*10 = 3,092$ students in non-university housing

Note: The CSU system conducted a study on the system capacity for the potential need for an additional CSU campus among five potential locations, for which the near 170-acre CSUSB Palm Desert campus was a top candidate. However, the study found that projected 2035 enrollment demand alone does not justify the development of a new 7,500 FTES (Full-Time Equivalent Student) CSU campus at any of the five evaluated locations, assuming construction of the physical capacity identified in the approved Master Plans at all 23 campuses is funded. Given the study results and recent budget cuts due to the COVID-19 pandemic, the CSU board and chancellor responded to the study that looked at Palm Desert, Stockton/Stanislaus County, Concord, Chula Vista and San Mateo County, that if a new campus is built, it will be well into the future, if at all. Therefore, the 2016 Master Plan is a more likely future scenario for the Palm Desert campus and is thus used in this analysis of community housing demand.

Cal State Northridge

Source: Final CSUN 2005 Master Plan Update (Updated Feb. 24, 2006).

In the Fall of 2005, there were 25,139 full-time equivalent students, and the campus has reached its limit of 25,000 FTES. California State University Northridge determined that it would need to increase its cap to 35,000 FTES, allowing for the possibility of adding 10,000 new FTES over the course of that 30-year period. The Master Plan allocates space for up to 2,688 new student residential bed-spaces.

Amortized: $(35,000 - 25,139)/30 = 328.7$ FTES
 $2,688/30 = 89.6$ new beds

In the next 10 years: $(328.7 - 89.6)*10 = 2,391$ off-campus student residents

Cal State Fullerton

Source: California State University, Fullerton Master Plan Update Final Environmental Impact Report State Clearinghouse No. 2019080575.

The Campus Master Plan would add approximately 7,000 total FTE students by 2039 compared to the 2016/2017 academic year: 3,000 on-campus student residents and 4,000 off-campus student residents.

Amortized: $4,000/(2039-2017) = 181.8$

In the next 10 years: $181.8*10 = 1,819$ off-campus student residents

Cal State Channel Islands

Source: CI 2025 Vision Plan (updated in 2014); 32 Acre Development Update, Site Authority Board, April 17, 2017.

The CI 2025 Vision Plan (equivalent to a campus master plan in most other campuses) is intended to guide the growth of the campus from approximately 4,300 full-time equivalent students (FTES) 2013-2014 to 15,000 FTES in 2025. The plan allows 4,500 beds on campus in the long term to accommodate approximately 30% of the 15,000 FTES. In 2013-2014, on-campus housing had a design capacity of 820 beds. Due to an increase in students and increased demand for on-campus housing, singles have converted to doubles and doubles have converted to triples for a total of 1,155 students living on-campus. Off-campus, in University Glen, an additional 124 students are housed in singles and doubles even though the design capacity is 108 beds.

Under the existing CSUCI Specific Reuse Plan, the approximately 32-acre site within the East Campus Residential Neighborhood, or University Glen is entitled for 242 single-family residential units. Under the proposed CSUCI Specific Reuse Plan Amendment and Phase 2 Development of the East Campus Residential Neighborhood Project, up to 600 residential units would be developed on the 32 acres of vacant land. The 600 residential units would include 66 town houses (for sale), 54 single family houses (for sale), 310 market rate apartments, and 170 senior living apartments (age restricted). While University Glen was intended to provide housing for faculty, some units were set aside as student beds. Therefore, the Phase 2 University Glen would provide a maximum of 620 student beds (assume the market rate apartments are 2-bedroom units based on alternative plans).

Amortized: $(15,000 - 4,300)/(2025-2013) = 891.7$ students
 $(4,500 + 620 - 1,155)/(2025-2013) = 330.4$ beds

In the next 10 years: $(891.7 - 330.4)*10 = 5,613$ students in non-university housing

Cal Poly Pomona

Source: California State Polytechnic University Pomona Campus Master Plan Revision (21 February 2012); California State Polytechnic University, Pomona Master Plan Update, MP Advisory Committee Update, May 1, 2019 (Part 2); Headcount and FTES by Term, Academic and College Year Averages, 2000-2001 through 2019-2020, California State Polytechnic University, Pomona Academic Research and Resources 4/2/2020; Personal communication with Julie Tsang, University Planner at Cal Poly Pomona, August 27th 2020.

The Campus Master Plan updated in 2012 anticipates a campus buildout to accommodate 20,000 full-time equivalent (FTE) students by 2030. Based on the university's Academic Research and Resources FTES data, the 20,000 FTE goal was exceeded in 2016-2017 academic year (21,377 FTE). The university is in the process of updating the campus master plan and completed preliminary analysis and workshops by 2020. However, the draft plan is not yet available as confirmed by the university planner due to delays caused by the pandemic. A new future enrollment cap is not yet available.

The 2019-2020 academic year average enrollment was 23,795 FTE. Assuming linear growth from 2000 to 2020 based on the academic year average FTES data, in 2029-2030 academic year the enrollment would be 26,358 FTE, an increase of 2,563 from the 2019-2020 academic year.

According to the Master Plan Update, MP Advisory Committee Update presentation dated May 1, 2019, completion of Phase I (open 2020), Phase II (open 2023-24) and Phase III (tentative open 2028-29) potentially adds 1,500 beds to on-campus housing capacity.

Amortized: $2,563/10 = 256.3$ students
 $1,500/10 = 150$ beds

In the next 10 years: $(256.3 - 150)*10 = 1,063$ students in non-university housing

Cal State Long Beach

Source: California State University, Long Beach Campus Master Plan Revision May 2018; Addendum to The Final Environmental Impact Report (State Clearinghouse #2007061092) Campus Master Plan Housing Expansion Phase I – Parkside North Housing Project, July 2019; Personal communication with Michael Gardner, Director of Campus Planning & Sustainability, California State University, Long Beach, August 27th 2020.

The 2008 Campus Master Plan anticipated enrollment growth to 31,000 FTE through 2020, as noted in the FEIR Addendum for Housing Expansion Phase I (July 2019). An update schedule of the campus master plan or more recent information is not available. Mr. Gardner kindly provided the following data: The 2019-2020 enrollment was about 30,060 FTE; given the pandemic situation, the university is planning for roughly 1% growth over the next two years as of 2020, then 2% per year through 2030. The 2029-2030 enrollment is estimated at 35,929 FTE based on these data, an increase of 5,869 from the 2019-2020 level.

The 2008 Campus Master Plan provides for 2,014 new beds in both the Parkside and Hillside Residential Housing complexes in two phases. As of the FEIR Addendum for Housing Expansion Phase I (July 2019), none of these bed spaces had been built on the campus.

Amortized: $5,869/10 = 586.9$ students
 $2,014/10 = 201.4$ beds (assuming all student housing development under the 2008 campus master plan would be complete between 2020 and 2030)
In the next 10 years: $(586.9 - 201.4) * 10 = 3,855$ students in non-university housing

Cal State Dominguez Hills

Source: California State University Dominguez Hills Guidelines for 2018 Master Plan; Final Environmental Impact Report State Clearinghouse No. 2017081035, Cal State University, Dominguez Hills Campus Master Plan, September 2019.

The 2016-2017 enrollment was 11,004.1 full-time-equivalent students (FTES). CSUDH's 2018 Campus Master Plan provides a framework for development of the University's campus that accommodates growth from the current enrollment of approximately 11,000 FTES to the maximum enrollment of 20,000 FTES in the next twenty years (over a planning horizon extending to 2035 according to the FEIR).

The 2018 Campus Master Plan allows an estimated net 1,590 new beds. According to the FEIR, the existing Pueblo Domingo Student Housing with 649 student beds will be replaced by the new student apartment housing with approximately 990 student beds, resulting in a net increase of 341 student beds on campus. In addition to the replacement of the existing on-campus housing, the master plan includes approximately 2,150 campus apartment housing available for faculty, staff, students, and the general public with leasing priority as follows: university faculty and staff; students; employees of another CSU campus; employees of educational partners of the university which are covered by an agreement with the university, graduates from a CSU campus; and lastly members of the general public. The new campus Residence Halls (part of the new University Village) will include housing for 1,100 students and a dining facility.

Amortized: $(20,000 - 11,004.1)/20 = 449.8$ students
 $1,590/20 = 79.5$ beds (assuming 1,100 beds in new Residence Halls, 341 net beds at student apartments, and 149 beds from the 2,150-unit campus apartment housing together make up the 1,590 planned estimate student beds)
In the next 10 years: $(449.8 - 79.5) * 10 = 3,703$ students in non-university housing

Cal State Los Angeles

Source: Personal communication with R. Yancey Modesto, Director of Facilities Planning and Construction, California State University, Los Angeles, September 1st 2020; Cal State LA Housing and Residence Life website (<https://www.calstatela.edu/housing/new-housing-designed-student->

success-set-open-fall-2021), accessed September 1st 2020; Cal State LA Institutional Effectiveness website, (<https://www.calstatela.edu/InstitutionalEffectiveness/student-enrollment>), accessed September 1st 2020.

According to the student enrollment data on the Institutional Effectiveness website, Spring 2020 enrollment was 20,187.6 FTE. Mr. Yancey Modesto kindly provided the following information: CSU LA is in the process of starting a campus master/academic plan which may take several years to complete; CSU LA is planned for a capacity of 25,000 FTE's with a modest projection of 1.5% -2% in the next 5 years as dictated by the CSU Chancellor's Office.

Student Housing East, an eight-story facility offering 1,500 beds for freshmen and sophomores, is currently under construction and expected to open fall 2021. Mr. Modesto confirmed that CSU LA does not have any other planned housing facilities in the foreseeable future.

Amortized: $(20,187.6 * (1+2\%)^{10} - 20,187.6) / 10 = 442.1$ students
 $1,500 / 10 = 150$ beds

In the next 10 years: $(442.1 - 150) * 10 = 2,921$ students in non-university housing

Results and Conclusion

Amortized for the next ten years (2021-2030), UC Irvine, UC Riverside, UCLA, Cal Poly Pomona, and seven other Cal State Universities (Fullerton, Northridge, Channel Islands, San Bernardino and the Palm Desert campus, Long Beach, Dominguez Hills, Los Angeles) in the SCAG region are projected to add a total of 27,826 students (including staff/faculty for UCR) in non-university housing. This represents 2.07% of the total RHNA for SCAG, and 5.5% of the total Projected Need as calculated by SCAG.

It should be noted that the aggregated demand is an estimate based on assumptions and averaging over time. For example, the impact of future student enrollment in UCLA on community housing demand may be underestimated based on the current addition of housing units. While the on-campus housing capacity is based on master plan buildout, funding availability and other factors may affect the actual completion time of housing development. It should also be noted that some colleges (e.g. Cal State San Bernardino) may have a higher number of commuting students from their own homes, some of whom may not need on- or off-campus housing. The results herein may assist the City in determining the impact of the community housing demand of local colleges on housing resources/lands available as it relates to SCAG's allocation of the RHNA without consideration of university demand for off-campus housing.