

3.3.17 Population and Housing

Introduction

The purpose of the Population and Housing section of an EIR is to provide a context in which to assess the direct and indirect physical and socioeconomic impacts of campus population growth on general population levels, and the housing stock of the region.

Responsible Agencies

None identified.

LRDP EIR

The Population and Housing section should establish the scope of geographic impact for both direct and indirect impacts. For this purpose, it may be useful to organize the region into planning units that are likely to be impacted differently by the proposed project.

The LRDP EIR should establish a comprehensive database of growth conditions that will serve as an "umbrella" for future project environmental documents. Baseline information should be collected and a baseline year established for information on population and housing.

Population

Information on population should include the total on-campus population by sub-group and the population of any applicable city and county jurisdictions. Campus population may be subdivided into a number of sub-groups, but should at least include student, faculty, and staff counts.

The most appropriate population unit to use in the LRDP EIR is the three quarter (or two semester) average headcount. While UC is currently expanding enrollment in the summer, the three quarter average headcount is still the best representation of the campus student population.

Faculty and staff should similarly be expressed in terms of headcount.

Housing

Housing information should include:

- the number of student beds on campus;
- any off-campus student housing controlled by the University;
- faculty units, if applicable, and
- a description of existing housing conditions in the region such as the number of households and average number of persons household.

- While student housing is offered in a variety of forms (residential halls, suites, apartments, theme houses, etc) it is essential to have a comparable unit of measure so housing should be expressed in terms of “beds”.

The Population and Housing section should also include a discussion of growth control restrictions or other conditions that might limit the number of housing units that can be built in the area. In addition, characteristic past growth rates in the region should be documented to assist in the analysis of future growth rates both with and without the project. A professional economist or economic planner should help prepare this section of the EIR.

Project EIR

To the extent not analyzed in an LRDP EIR, the Population and Housing section of a Project EIR should analyze any specific impacts of the proposed project.

Generally, considerably more information is known at the project level about numbers and types of users. Therefore, it is possible to ascertain the primary and secondary impacts that would potentially result from the project. However, if the project is consistent with an LRDP and its EIR, population and housing impacts should have been evaluated previously.

Standards of Significance

Would the project:

- Induce substantial population growth or concentration of population in an area, either directly (for example, by proposing new housing and/or businesses), or indirectly (for example, through extension of roads or other infrastructure)?
- 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?
- Exceed an applicable LRDP EIR or program EIR standard of significance? This question enables the campus to define a campus specific standard of significance.

Analytical Methods

- Collect baseline data on population and housing for the setting section. Ascertain relative growth rates for each study area.
- Describe the campus population (total number of students, faculty, staff, and visitors), and the population of any applicable jurisdictions affected by the proposed project.

- Evaluate the direct impacts of increased campus population on areawide population, and housing stock.
- Project (in percentages) the new campus population by category and household size that would live in the study area (city/county, etc.). Compare off-campus population growth to the region's ability to accommodate that growth.
- Develop multipliers, or apply existing multipliers used by affected jurisdictions (if available) for estimating the indirect impacts of this level of increased growth on areawide population, and housing stock.
- Identify impacts and assign a level of significance.
- Identify the potential for growth-inducing impacts.
- Identify potential cumulative impacts.

Generally Feasible Mitigation Measures

- Build or provide housing on campus for students, or make provisions to provide University controlled housing off campus.
- Offer a variety of housing assistance measures that increase the affordability of home ownership for faculty.
- Most population mitigations will be those identified in other EIR sections dealing with physical effects; e.g., traffic, air, public services and utilities.