

## 4.10 POPULATION AND HOUSING

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### 4.10.1 INTRODUCTION

This section describes existing and projected population and housing conditions at the Hayward campus, in the City of Hayward, and in Alameda County. The growth in population (students, faculty, staff, and their families) directly related to development under the proposed Master Plan, including the housing proposed under the Master Plan, is compared to projections published by the Association of Bay Area Governments (ABAG) and California Department of Finance (DOF), and US Census data.

According to the California Environmental Quality Act, changes in population, employment, and housing demand, which are social and economic effects, should be considered in an EIR only to the extent that they create adverse impacts on the physical environment. Section 15382 of the *2008 California Environmental Quality Act (CEQA) Statutes and Guidelines* states: "An economic or social change by itself shall not be considered a significant effect on the environment." Therefore, this section examines the potential for the proposed master plan to result in a substantial increase in population and employment, and a resultant demand for housing that cannot be met by the existing and/or projected housing supply, thus requiring construction of new housing.

No public or agency comments related to population and housing were received in response to the Notice of Preparation (NOP) issued for this EIR.

### 4.10.2 ENVIRONMENTAL SETTING

#### 4.10.2.1 Study Area

The study area for the evaluation of population and housing impacts is defined to include the Hayward campus, the City of Hayward, and Alameda County because the vast majority of the new population associated with the Hayward campus is expected to reside within this study area.

#### 4.10.2.2 Population

##### *Alameda County*

The population of Alameda County in 2000 was 1,443,741 persons, according to the 2000 US Census data. Based on Census benchmark data, the DOF provides population estimates for the years between the censuses for the cities throughout the state. The DOF estimate of population in Alameda County for 2008 is 1,543,000 persons.

ABAG publishes estimates of historical, current, and projected populations in the study area in *Projections 2007, Forecasts for the San Francisco Bay Area to the Year 2035* (published December 2006). ABAG provides population estimates in 5-year increments and projects that the population of Alameda County would be 1,571,400 in the year 2010. ABAG estimates that the county population would grow to 1,858,800 persons by 2030. This would be an increase of approximately 287,400 persons over the 2010 population and 315,800 persons over the 2008 population in Alameda County.

### *City of Hayward*

According to the 2000 US Census data, the population of the City of Hayward totaled 140,030 persons in 2000, an increase of 26 percent over the population in 1990. The DOF estimates the current population of the City of Hayward in 2008 to be 149,205 persons.

ABAG projects that the population of Hayward will be 152,000 by 2010. ABAG estimates that the Hayward population will grow at a rate of approximately 13.6 percent between the years 2010 and 2030, to 172,600 persons in 2030. There would be an increase of approximately 20,600 persons over the 2010 population in the City of Hayward during buildout of the proposed Master Plan. According to ABAG projections, the average household size in Hayward would be 3.095 persons per household in 2030.

### *Hayward Campus*

Enrollment at the Hayward campus in the fall of 2007 included 8,758 Full Time Equivalent students (FTES). The term FTES is defined as the equivalent to 15 units taken for undergraduates and 12 units for graduate students for the three-quarter academic year excluding summer enrollment and students who do not require instructional space on campus, such as students participating in online courses or field studies. Existing facilities on the campus can support a student enrollment of up to 12,586 FTES. In addition to FTES, headcount figures, which include all enrolled individuals, are required to plan for growth on the campus. Based on a headcount figures, as of fall 2007 12,224 students were enrolled at the campus. Generally, the FTES to headcount ratio is approximately 3:4. In fall 2007, the total number of students living on the campus was about 800 students. With the completion of Pioneer Heights Phase III project in fall 2008 nearly 1,300 students are currently living on the campus. Based on place of residence data for students, approximately 16.5 percent of students attending the Hayward campus live in Hayward.

Employment data for fall of 2007 show that the Hayward campus employees include 738 faculty and 847 staff (headcount). Faculty and staff involved in online instruction are included in headcount figures because they require office space and other facilities. As there is no faculty or staff housing on campus, all

of the faculty and staff currently live off campus, with about 22 percent of the total employee population living in Hayward.

### **4.10.2.3 Housing**

#### *Alameda County*

The 2000 US Census data indicated that as of 2000, there were 540,183 housing units in Alameda County. ABAG estimates that the number of occupied housing units in Alameda County would be 564,880 in 2010, and would increase to 671,700 in 2030.

#### *City of Hayward*

The 2000 US Census data indicated that as of 2000, there were 45,922 housing units in the City of Hayward. ABAG estimates that the number of occupied housing units in Hayward would be 48,150 in 2010, and would increase to 54,960 in 2030.

#### *Hayward Campus*

Approximately 800 student beds are provided within the Pioneer Heights I and II student housing complexes. Pioneer Heights III, which includes 472 new student beds and a dining facility, is in the final stages of construction and will open in fall 2008, bringing the total number of students living on campus to nearly 1,300. Currently, no faculty or staff housing units are provided on the Hayward campus.

### **4.10.3 REGULATORY SETTING**

There are no laws or regulations specifically related to population or housing that would apply to the proposed project. The City of Hayward's General Plan policies related to housing are presented below for informational purposes.

#### **4.10.3.1 City of Hayward General Plan**

The Housing Element of the City of Hayward General Plan describes the City's housing strategy to meet identified housing and to achieve the adopted goals and objectives. The general plan includes the following policy to encourage the development of an adequate supply of housing within the City.

**Policy 1:** Encourage the provision of an adequate supply of housing units in a variety of housing types which accommodate the diverse housing needs of those who live or wish to live in the city.

**Policy 2:** Ensure the safety and habitability of the City's housing units and the quality of its residential areas.

#### 4.10.4 IMPACTS AND MITIGATION MEASURES

##### 4.10.4.1 Standards of Significance

In accordance with Appendix G of the *State CEQA Guidelines* and the CSU CEQA Handbook, the impact of the proposed project related to population and housing would be considered significant if it would:

- Induce substantial population growth in an area, either directly (for example, new homes and 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.

As discussed above, this section examines the potential for campus development under the proposed Master Plan to result in a substantial increase in population and employment, and a resultant demand for housing that cannot be met by the existing and/or projected housing supply, thus requiring construction of new housing. Therefore, the analysis under the first standard of significance addresses this topic.

##### 4.10.4.2 Methodology

In order to determine the population impacts of the proposed Master Plan, data gathered by the campus regarding the county of origin of enrolled students were examined. That data show that of all the students enrolled at the campus in fall 2007, 54.7 percent of the students were already residing in Alameda County at the time of enrollment, 28.8 percent were living within the rest of the Bay Area, and only 16.5 percent of the students were living outside the Bay Area at the time of enrollment. For purposes of analysis below, it was assumed that in the future, as the campus's enrollment level increases, only 16.5 percent of the new students would be non-local or "new" and would relocate into the Bay Area. Similar data were not available for faculty and staff, and for these populations, it was assumed that 100 percent of the new faculty that would be hired in the future would be non-local or "new" to the Bay Area. With respect to the new staff, it was assumed that 70 percent of the staff would be local and 30 percent would be non-local or "new" to the Bay Area. Based on these assumptions, **Table 4.10-1, Campus-Related Local and Non Local Population**, shows the non-local population that would relocate to the Bay Area to attend school or work at the buildout of the campus under the proposed Master Plan.

**Table 4.10-1  
Campus-Related Local and Non-Local Population (in headcount)**

Population	2007	2030	Increase	Local	Non local
Students	12,224	25,134	12,910	10,780	2,130
Faculty	738	1,517	779	0	779
Staff	847	1,741	894	626	268

Zip code data provided by the campus were examined to determine the manner in which students, faculty, and staff currently reside. Based on that data, **Table 4.10-2, Current Residence Patterns**, presents the percentage of campus population that currently resides on campus, in the city of Hayward, in Alameda County, and in the rest of the Bay Area.

**Table 4.10-2  
Current Residence Patterns (Percent Total Population)**

Population	On Campus	Hayward	Alameda County	Rest of Bay Area
Students	5.9	16.5	44.9	32.8 <sup>1</sup>
Faculty	0	11.2	51.0	37.8
Staff	0	32.6	41.8	25.6

<sup>1</sup> Assumes that all students that reported living outside of the Bay Area are currently living in the Bay Area.

The data reported in **Tables 4.10-1** and **4.10-2** were used to estimate the number of non-local persons who would be expected to relocate into the Bay Area and the manner in which they could be expected to reside within the Bay Area.

Once the number and distribution of non-local population was determined, using the standards of significance listed above, the population and housing growth associated with the proposed Master Plan was compared to published population and housing projections to determine if the resultant demand for housing cannot be met by the existing and/or projected housing supply, thus requiring construction of new housing. As described in **Section 4.0, Environmental Impact Analysis**, cumulative impacts are evaluated by considering the proposed Master Plan along with buildout of the City of Hayward General Plan. As the Master Plan and City of Hayward General Plan horizon years coincide, the projections used to evaluate master plan impacts apply to the cumulative impact analysis as well.

#### 4.10.4.3 Project Impacts and Mitigation Measures

**MP Impact POP-1:** Implementation of the proposed Master Plan would not substantially increase the population of the City of Hayward or Alameda County such that additional housing would be required, the construction of which could cause significant environmental impacts.

**Level of Significance:** Less than significant

The Hayward campus as of fall 2007 had an enrollment of 8,758 FTES, with a headcount of 12,224 students. The campus is already approved to increase its enrollment up to 18,000 FTES (25,134 headcount). However, existing facilities on the campus can support a student enrollment of up to 12,586 FTE, or a headcount of 17,574 students. Approval of the proposed Master Plan would allow the campus to construct additional instructional, housing, and campus support facilities that would in turn allow the campus to continue to grow to an enrollment level of 18,000 FTES. In other words, the proposed Master Plan would facilitate the growth in student population and associated increases in faculty and staff beyond the 12,586 FTES enrollment level. However, because CEQA requires an evaluation of impacts against conditions that exist at the time that the NOP is published, the analysis below evaluates the increase in campus population from levels that existed in 2007 (latest year for which complete data were available) to the levels projected at buildout of the campus under the proposed Master Plan.

**Table 4.10-3, Campus-Related Population Increases**, presents the current and projected population associated with the campus at buildout of the proposed Master Plan. As the table shows, as a result of the implementation of the proposed Master Plan, the campus' total direct population (students, faculty, and staff) would increase by 14,583 persons, including 12,910 students, 779 faculty, and 894 staff.

**Table 4.10-3  
Campus-Related Population Increases (Headcount)**

Attribute	Students	Faculty	Staff	Total
<b>Change in Population</b>				
2007	12,224	738	847	13,809
2030	25,134	1,517	1,741	28,392
Increase	12,910	779	894	14,583
Number of Persons already living in Bay Area	10,780	0	626	11,406
Number of Persons relocating from outside Bay Area	2,130	779	268	3,177
<b>Place of Residence of Non Local Persons</b>				
On-Campus	2,130	150	70	2,350
Hayward	0	70	64	134
Alameda County	0	320	83	403
Rest of Bay Area	0	238	51	289
<b>Estimated Dependent Population</b>				
On-Campus	0	300	140	440
Hayward	0	140	128	268
Alameda County	0	640	166	806
Rest of Bay Area	0	476	102	578

<sup>1</sup> Only 2,130 new students are expected to be non-local. Because the campus would add 3,500 student beds, all of the new non-local students could be accommodated in on-campus housing. Therefore, the table shows no new students moving into the Bay Area communities.

<sup>2</sup> Dependents estimated based on an average household size of 3 persons per household. This average is derived from 2007 ABAG projected average household size of 3.095 persons per household in Hayward, 2.72 persons per household in Alameda County, and 2.92 persons per household in the Bay Area in 2030

### Student Population Impact

In 2007, there were 800 student beds provided within the Pioneer Heights I and II student housing complexes. The completion of Pioneer Heights III opened an additional 472 student beds in fall 2008. As of fall 2008, the total number of students living on campus is nearly 1,300. At buildout of the proposed Master Plan, the Hayward campus would provide 5,000 student beds. Therefore, under the proposed Master Plan, an additional 3,700 student beds would be provided on the Hayward campus. Based on the county of origin data for enrolled students, as shown in **Table 4.10-3**, about 2,130 students would be new to the Bay Area. Given that the proposed Master Plan provides an additional 3,700 student beds by 2030, all of the 2,130 non-local students could be accommodated on campus and the study area communities would not experience an increase in population from Hayward campus students moving into available housing. In fact, because the proposed Master Plan includes more housing than there would be relocating non-local students, it would be reasonable to assume that at buildout, some of the students already living in the Bay Area at the time of enrollment would move on campus into available housing. Thus, with the

provision of the planned housing, the impact of the growth in enrollment would not only be offset but the existing impact of the campus students on off-campus housing would be reduced.

### **Faculty and Staff Impact**

**Table 4.10-3** also reports the projected increases in faculty and staff at Master Plan buildout. As the table shows, there would be a total of 1,673 additional employees on the campus at buildout. The proposed Master Plan includes the construction of up to 220 housing units on the campus for faculty and staff. Therefore, 220 of the new employees would live on campus.

With respect to the rest of the new employees, they would be expected to reside in the Bay Area in a manner similar to the current employees. As shown in the table, an estimated 134 new employees and their dependents are expected to live in Hayward, about 403 employee households would live in other communities in Alameda County, and about 289 employee households would live in other parts of the Bay Area.

Based on the above, it is estimated that approximately 402 campus-related persons (134 employees plus their dependents) would live in Hayward. The DOF estimates the current population in Hayward to be 149,205 persons. According to ABAG projections, the City of Hayward would have a population of 172,600 persons by 2030. Based on an increase in the City of Hayward population through 2030 of 23,395 persons, population growth due to the proposed Master Plan would account for approximately 2 percent of the ABAG-projected growth by 2030. When considering the campus population as a percentage of the City of Hayward population in 2030, the campus-related new population would represent less than 0.5 percent of the City's population.

Assuming one employee household per dwelling unit, the 134 employee households would together require approximately 134 dwelling units within the City of Hayward. This number reflects the maximum demand for housing at buildout of the campus under the proposed Master Plan which is expected to occur in 2030. Assuming a steady rate of increase in campus population and associated housing demand, this equates to a demand for about 7 dwelling units in Hayward each year by the campus-related households. ABAG projections indicate that there will be a growth of 6,810 dwelling units in the City of Hayward by 2030. The housing demand associated with new employee households for 134 housing units in Hayward would represent about 2 percent of projected additional housing units by 2030. As the dwelling unit growth projections published by ABAG indicate that there would be ample housing available to accommodate the indirect population increase, the impact would be less than significant.

With respect to the rest of Alameda County, campus-related new population that would reside in other communities in Alameda County would include 403 employees and their dependents for a total population of 1,209 persons. The current population of Alameda County is 1,543,000 persons. According to ABAG projections, the population of Alameda County would reach 1,858,800 persons by 2030. The campus-related population that would reside in Alameda County would account for approximately 0.4 percent of the growth projected by ABAG, which represents a very small fraction of the total increase in county population and is not considered substantial. These households would require up to 403 housing units. ABAG projections indicate that there will be a growth of 106,820 housing units in Alameda County by 2030. The housing demand associated with new employee households for about 403 housing units in Alameda County would represent about 0.4 percent of projected additional housing units by 2030.

In summary, there would be adequate housing available in the county and the broader Bay Area to house the campus-related new population. The impact related to the population increase would be less than significant. For impacts on study area schools, see **Section 4.11, Public Services**.

**Mitigation Measure:** No mitigation is required.

**MP Impact POP-2:      Implementation of the proposed Master Plan would not displace existing housing or population.**

**Level of Significance:** No impact

The student and faculty housing proposed as part of the Master Plan would be constructed within existing campus boundaries. Other development associated with Master Plan implementation would occur on the developed portion of the Hayward campus. The Master Plan does not propose displacement of existing housing or households on or off campus. No impact would occur.

**Mitigation Measure:** No mitigation is required.

#### **4.10.4.4 Cumulative Impacts and Mitigation Measures**

As described in **Section 4.0, Environmental Impact Analysis**, the cumulative impact analysis is based upon buildout of the City of Hayward General Plan. Implementation of the proposed Master Plan along with buildout of the General Plan would increase the population in the City of Hayward and Alameda County. The EIR prepared for the General Plan concluded that impacts to population and housing would be less than significant at buildout of the General Plan. As discussed in the analyses above, impacts related to population and housing would be less than significant. Based on the impact analyses contained

in this EIR and the EIR prepared for the General Plan, cumulative impacts related to population and housing would be less than significant.

#### 4.10.5 REFERENCES

Association of Bay Area Governments. 2006. Projections 2007, Forecasts for the San Francisco Bay Area to the Year 2035. December.

Bay Area Census. 2003. City of Hayward Census 2000. <http://www.bayareacensus.ca.gov/cities/Hayward.htm>. August 6, 2008.

California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2008, with 2000 Benchmark. Sacramento, California, May 2008.