

San Francisco State University

We Make Great Things Happen



San Francisco State University STUDENT HOUSING OVERVIEW

Presented By:

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Administration & Finance

Advancing the SF State Mission: Role of Residential Life

- **Access to higher education**
 - ✓ 47% of first-time, full-time freshmen (FTTF) receive a Pell grant
 - ✓ 28% of FTTF are from Southern California
 - ✓ Average 1-bedroom = \$3058/mo versus \$833-1233/mo per bed for 10 mos
 - **Retention of students**
 - ✓ Especially 1st generation, low-income, students of color
 - ✓ Effective residential life programs improve retention rates
 - ✓ Commute time and similar barriers have negative impact
 - ✓ Developmental spectrum of housing options – not just apartment units
 - **Graduation into the Bay Area workforce**
 - ✓ Six-year graduation rate at 50%; goal is 65% by 2025
 - ✓ Destination campus - fosters a sense of community & connection
 - ✓ Ensures sustainable workforce – 80% of grads stay in Bay Area
-

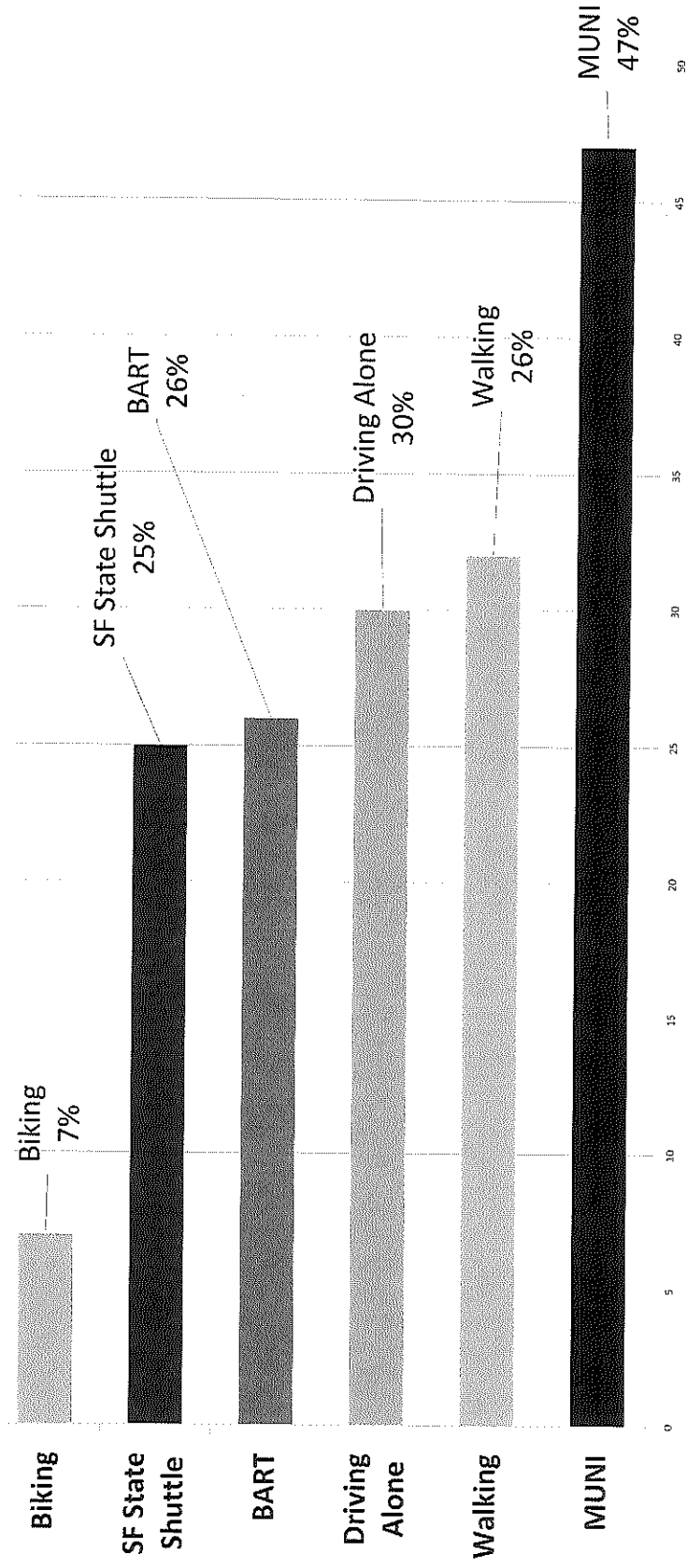
San Francisco State University – Resident Overview

TOTAL STUDENTS HOUSED

4,051

- % of SF Students Living on Campus (N = ~29,500) 14%
- Current Occupancy 98%
- Peak Waitlist 2,000

How Do Students Come to Campus -- All Modes



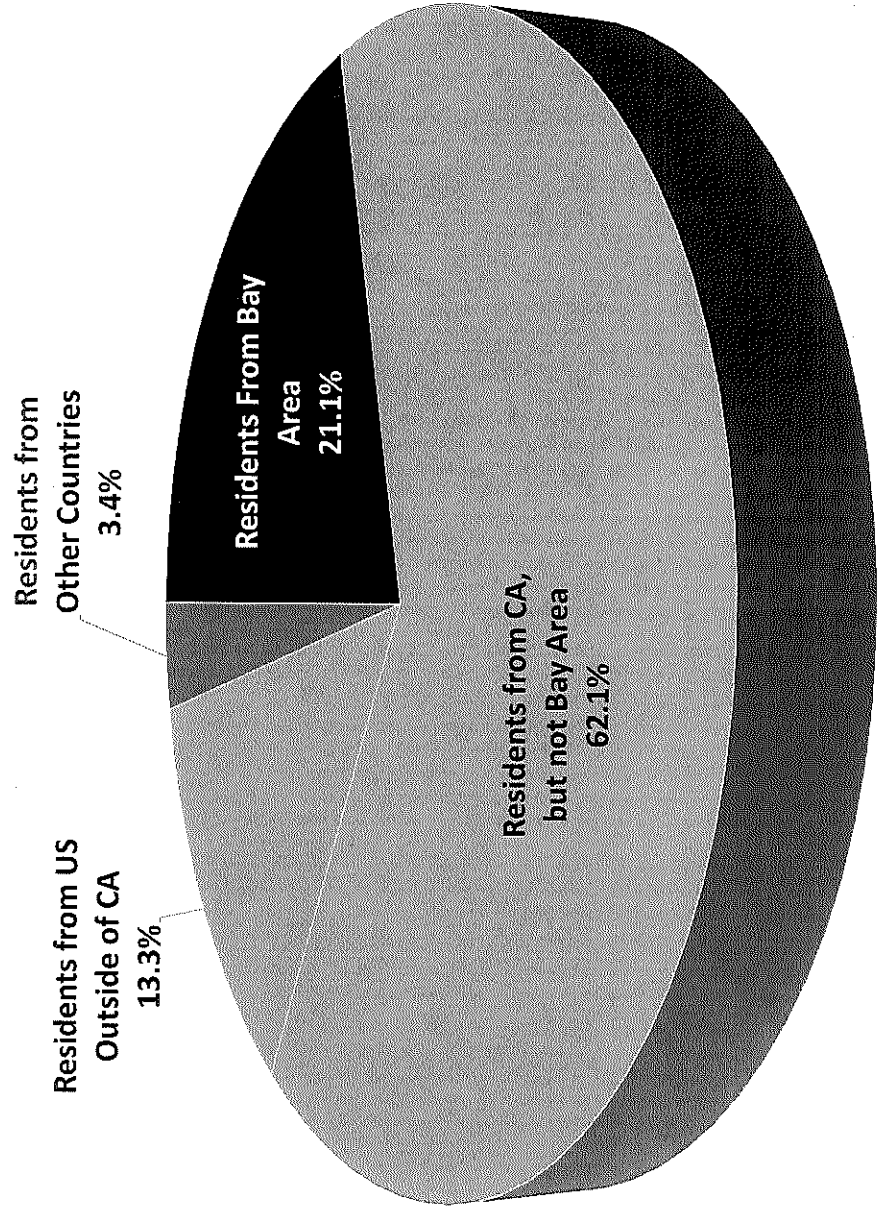
Source: San Francisco State University Transportation Survey Results, August 2014

Student Housing Program

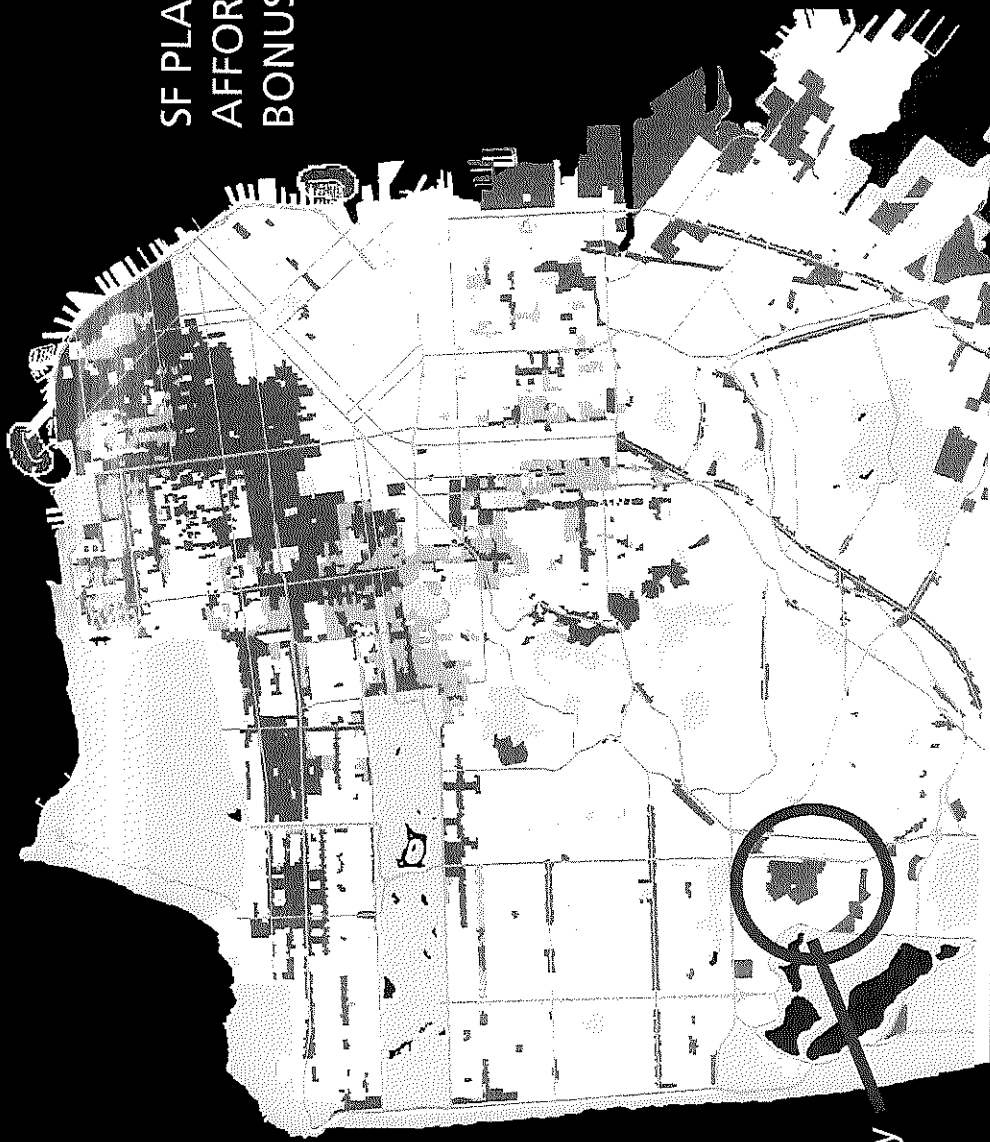
Resident Demographics

- Age
 - Less than 18 (4.6%)
 - 18-20 Years (78.3%)
 - 21+ years (17.1%)
- Class Standing
 - Freshman (54.7%)
 - Sophomore (19.6%)
 - Junior (16.1%)
 - Senior (8.2%)
 - Graduate Student (0.9%)
- Ethnicity
 - Students of Color (69.1%)
 - White (29.1%)
 - Declined to State/Not Specified (1.80%)

Students Living on Campus – Where Do They Come From?



SF PLANNING:
AFFORDABLE HOUSING
BONUS PROGRAM

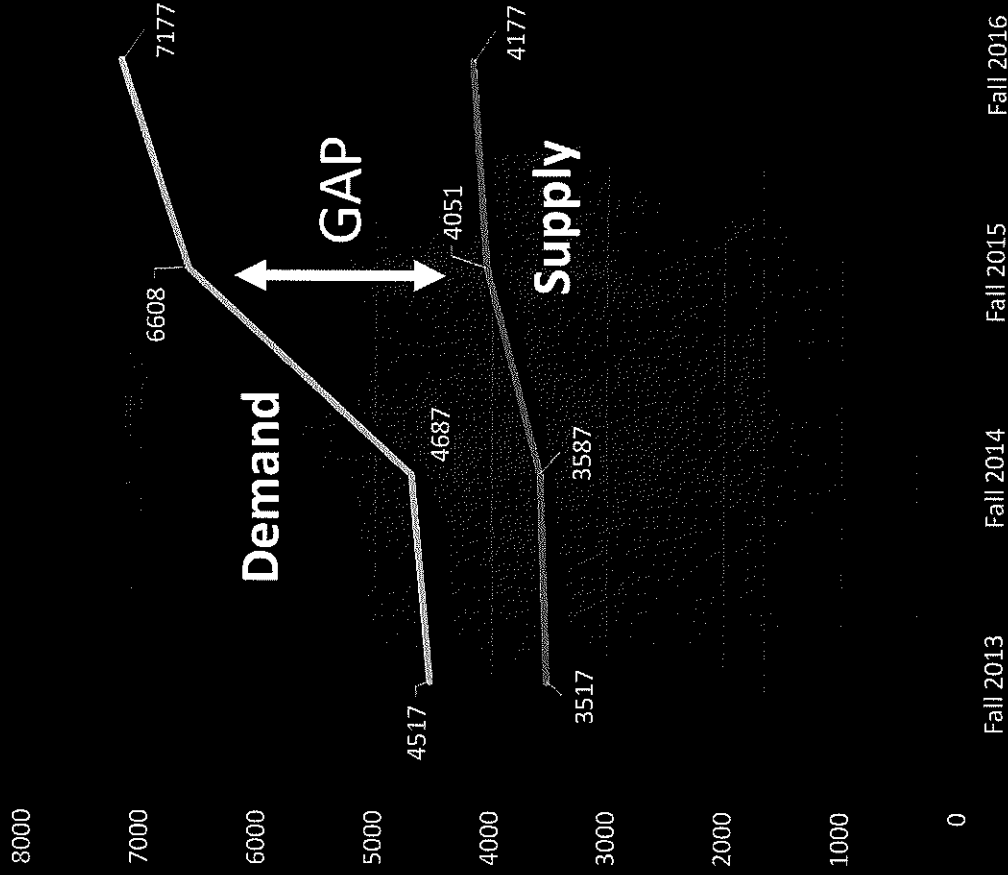


study identifies
sf state parcels
for increased density

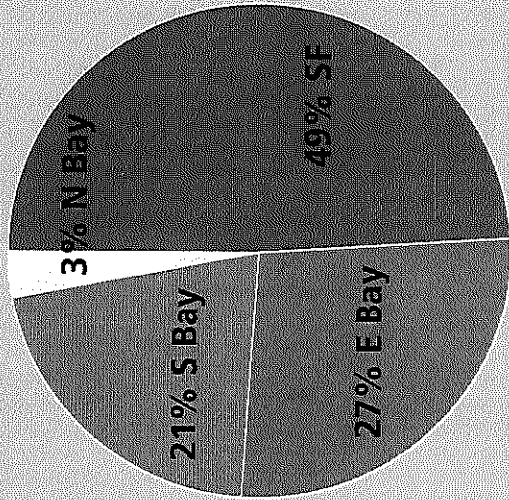
SF STATE HOUSING SUPPLY AND DEMAND

in spite of a 13% increase in student housing supply last year, demand increased 41%... in a market escalating 10 to 15% annually

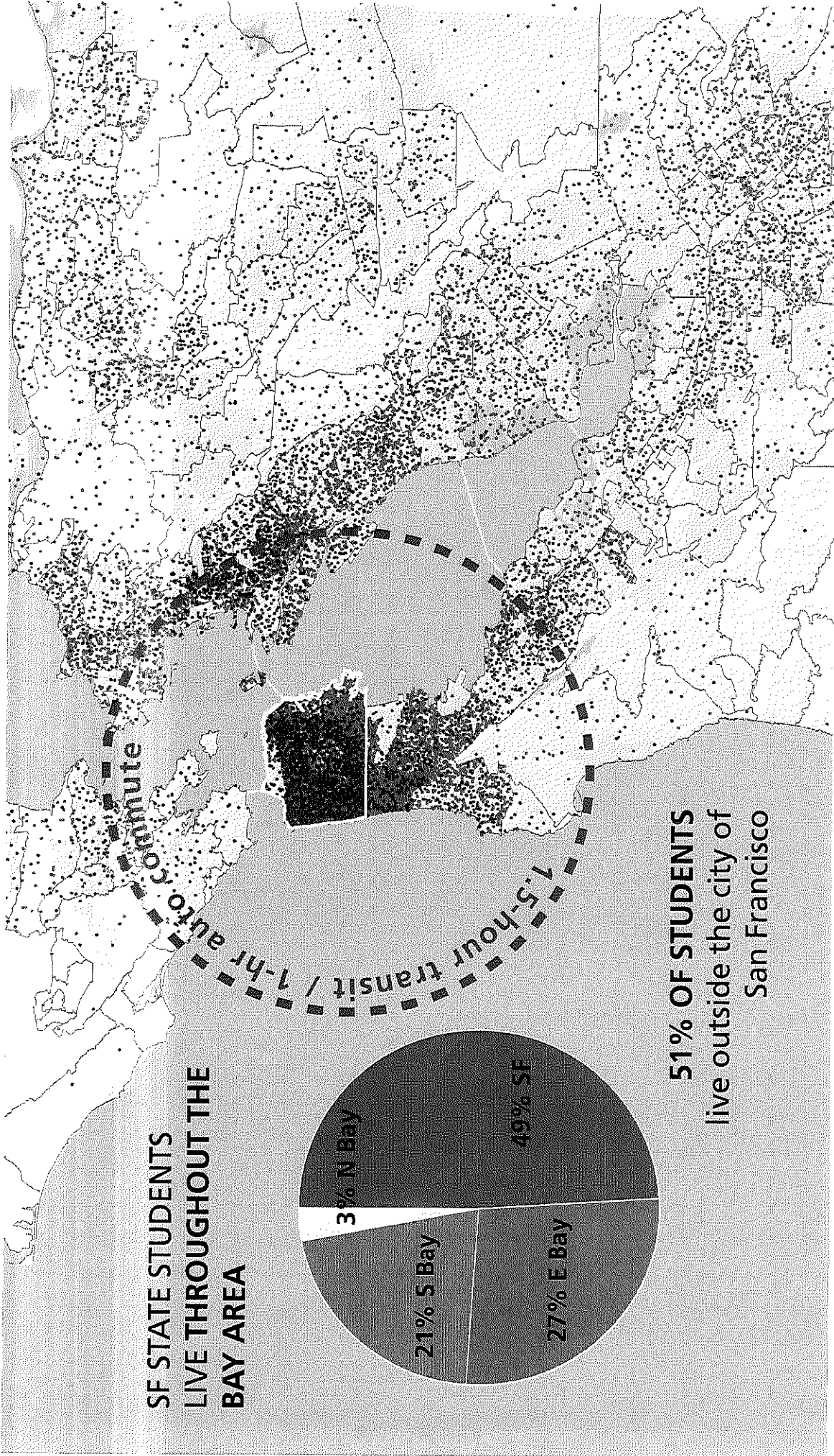
UPM wait list increased 132% in the same period

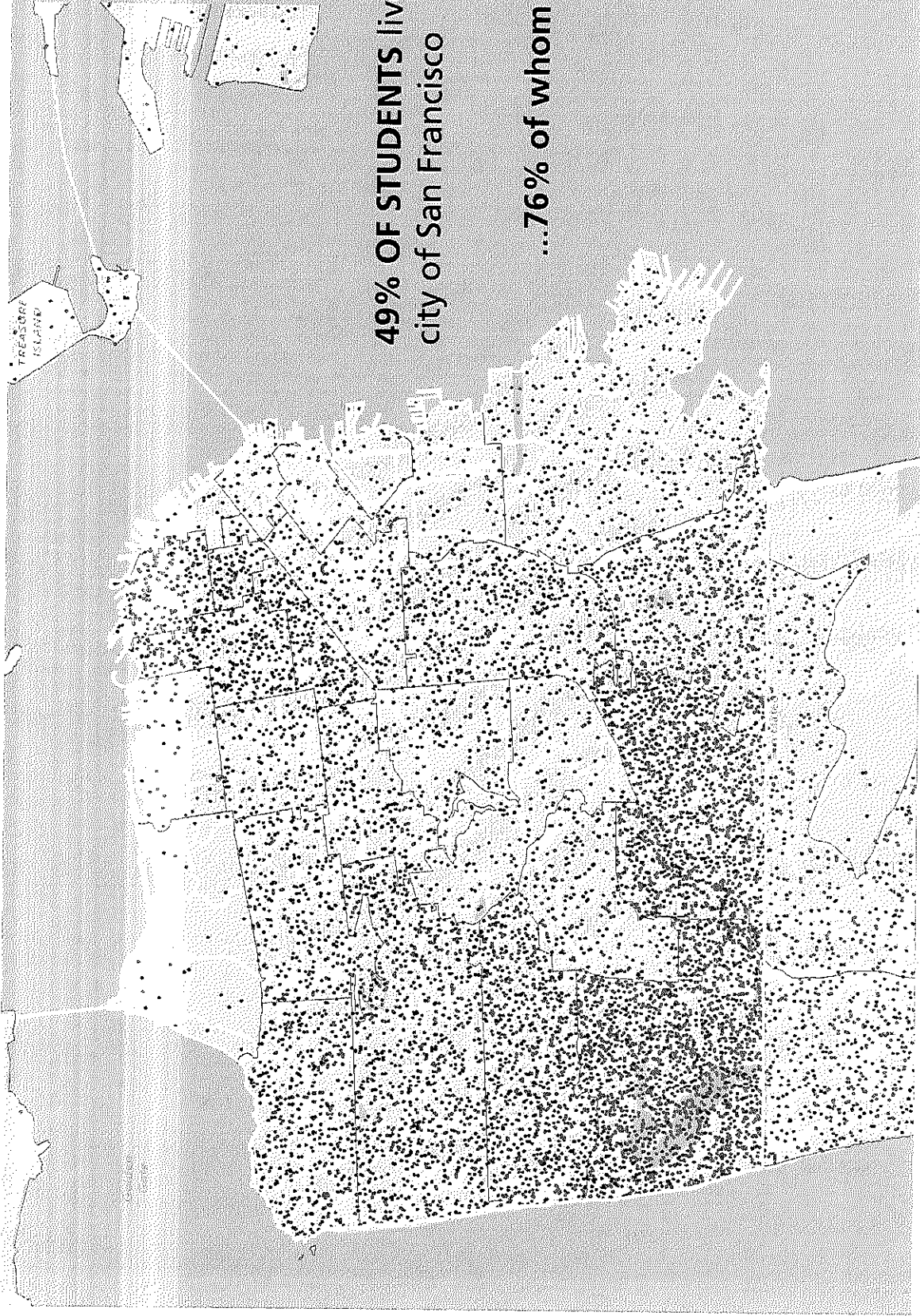


**SF STATE STUDENTS
LIVE THROUGHOUT THE
BAY AREA**



**51% OF STUDENTS
live outside the city of
San Francisco**





49% OF STUDENTS live in the
city of San Francisco

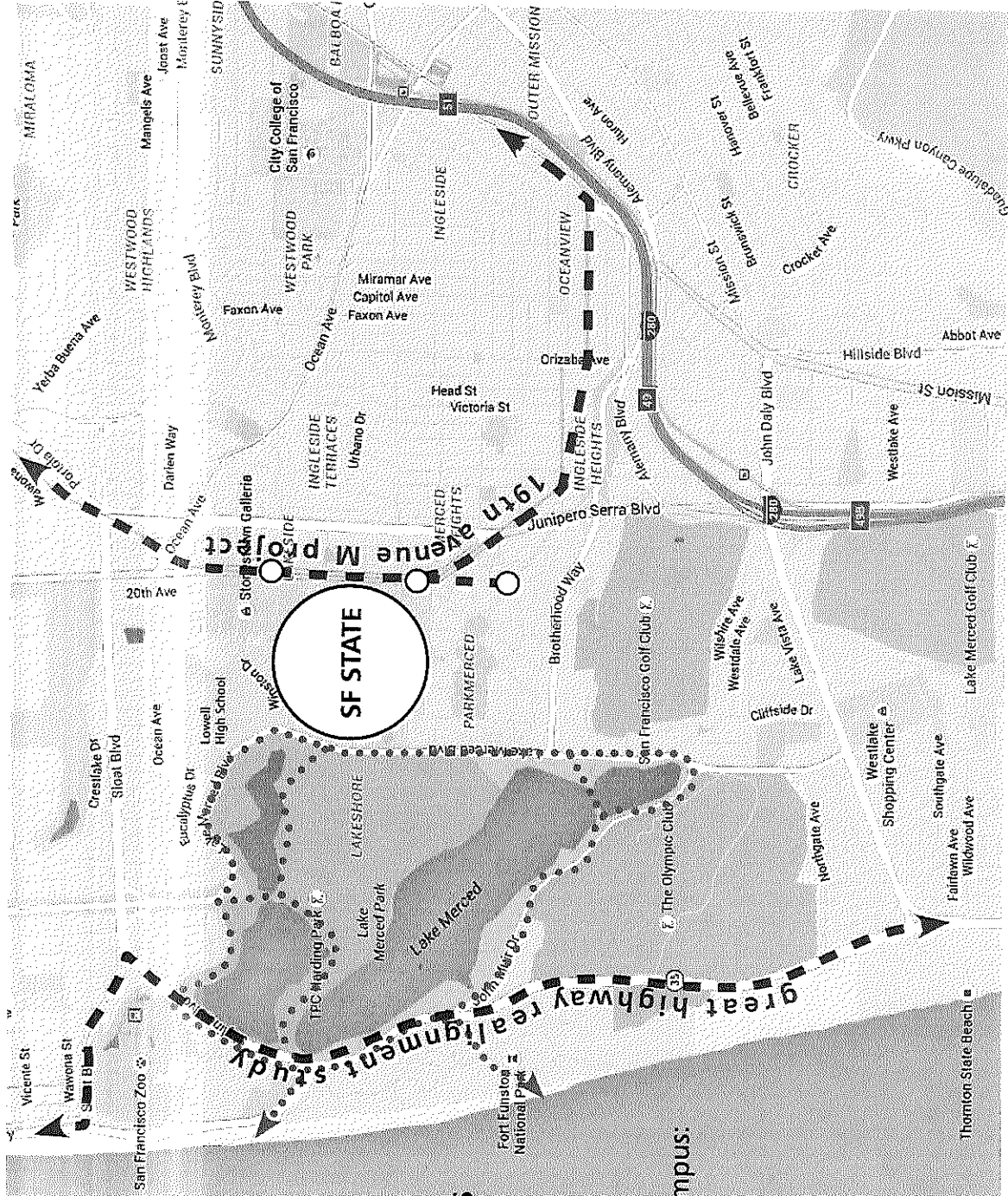
...76% of whom live off campus

REGIONAL PLANNING CONTEXT

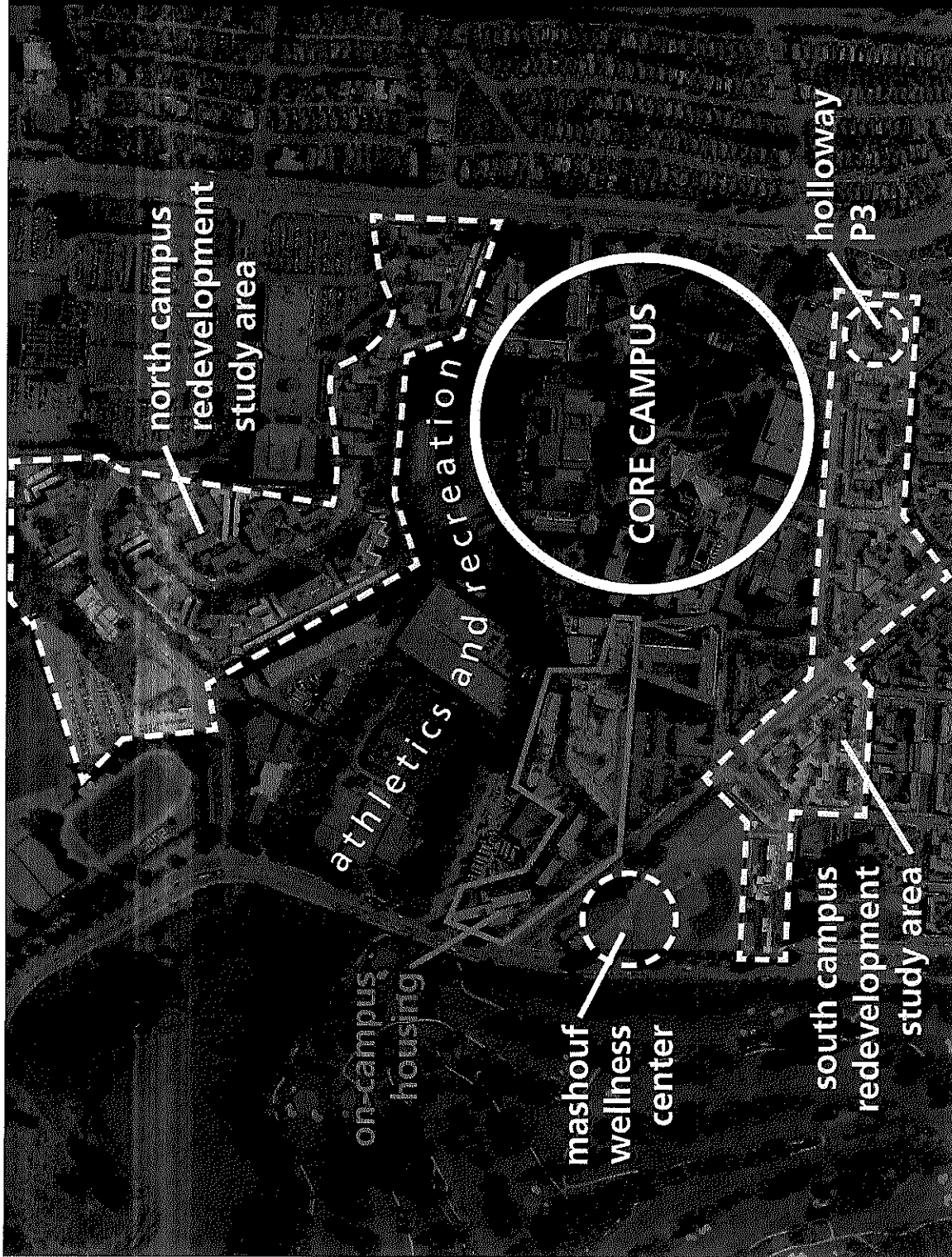
**access to open space
and transit are advantages
to living on campus**

Five transit systems provide access to campus:

- MUNI Rail (M, K)
- MUNI Bus (29, 28, 28R, 57)
- BART (Balboa Park, Daly City)
- SFSU Shuttle from BART Daly City
- SAMTRANS

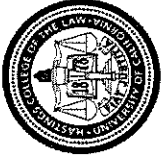


SF STATE
PLANNING ZONES
AND CURRENT
PROJECTS



UCSF

University of California
San Francisco



UC HASTINGS
COLLEGE OF THE LAW



SAN FRANCISCO
STATE UNIVERSITY

San Francisco's Student Housing Needs and Production

University of California, San Francisco

- *Clare Shimmerl, Ed.D., Associate Vice Chancellor, Campus Life Services*

UC Hastings College of the Law

- *David Seward, Chief Financial Officer*

San Francisco State

- *Dr. Luohuo Hong, Vice President & Title IX Coordinator, Student Affairs & Enrollment Management*
- *Thomas Lollini, Senior Associate Vice President for Physical Planning & Development and Campus Architect, Administration & Finance*

February 29, 2016

An Overview of San Francisco's Student Housing Needs and Production

	Student/Trainee Enrollment	Current Beds/Units	Near-Term (1-5 years)	Long-Term
UCSF	6,391	662 units	670 units* *Does not include Joint UC Hastings/UCSF Project.	172 units
UC Hastings	940	280 beds/252 units	Joint UC Hastings/UCSF Housing Village: 525-720 units/750 beds and rehabilitate and modernize 252 units	
SF State	29,400	4,000 beds	250-400 beds	Goal: housing for 40-50% of full-time students approx. 6,000-8,000 beds
TOTAL	36,731	4,736 beds/units	1,000-1,150 beds/units	6,200-8,200 beds

The UCSF logo consists of the letters 'UCSF' in a bold, white, sans-serif font, positioned on the left side of a dark rectangular area.

University of California
San Francisco
advancing health worldwide

UCSF Housing Overview

Clare Shimmer, Ed.D. Associate Vice Chancellor, Campus Life Services

Presentation to Board of Supervisors, Land Use & Economic Development Committee
February 29, 2016



UCSF

- Is one of the 10 campuses comprising the University of California (a public university system).
- Focuses exclusively on health sciences at the graduate level.
- Ranks among the best in the country according to *U.S. News & World Report*).
- Enrolls over 6,391 students and trainees (post-doctoral students, clinical residents and clinical fellows).
- Employs nearly 24,800 faculty and staff; representing the second largest employer in San Francisco.
- Generates more than 39,000 jobs, produces an estimated \$6.2 B in economic impact, and serves as an integral member of the community as a health care provider.

Impact of High Housing Costs on UCSF

- Rising housing costs are significant drivers in rising graduate and professional student debt.
 - Graduating UCSF medical students had an average cumulative debt of \$116,000 four years ago. Debt has now increased to \$140,000 – largely because of rising cost of living expenses.
- UCSF struggles to keep pace with private institutions in admitting the very best students, including Stanford and Harvard, because these institutions provide greater financial assistance through grants and endowments.
- UCSF is less able to offer on-campus housing than comparable urban institutions, such as Cornell and Columbia in New York and Harvard in Cambridge/Boston.

Housing Shortfall at UCSF

- Demand for campus housing among students is soaring according to several indicators. Demand increases all correlate with rapidly rising off-campus housing rates.
- On-campus housing rentals are \approx 40% below market rate.

Housing Applications Rejection Levels:

	2011	2015
Rejected	54%	62%

Recent Studies of Housing Demand:

Want <input type="checkbox"/> Campus <input type="checkbox"/>	2015	2016
Housing	51%	61%

- Currently, only 14% (or 456) of students and trainees can be accommodated.
- This is an estimated shortfall of 1,200 - 1,500 units just among students. There is an additional shortfall for junior faculty and staff.

Impact of Housing Shortfall at UCSF

- Shortfall of campus housing stock has reached a dire state, impeding recruitment and retention across all sectors of UCSF, especially among students and trainees.
- In a recent presentation given by UCSF's Executive Vice Chancellor and Provost, Dan Lowenstein, MD expressed:

“For UCSF, the greatest current threat to our excellence is the high cost of living in our community. UCSF’s success in life sciences research, education and patient care has been what attracts the best, most passionate and brightest students, staff and faculty. But we’re losing talent at all levels in all segments of our community.”

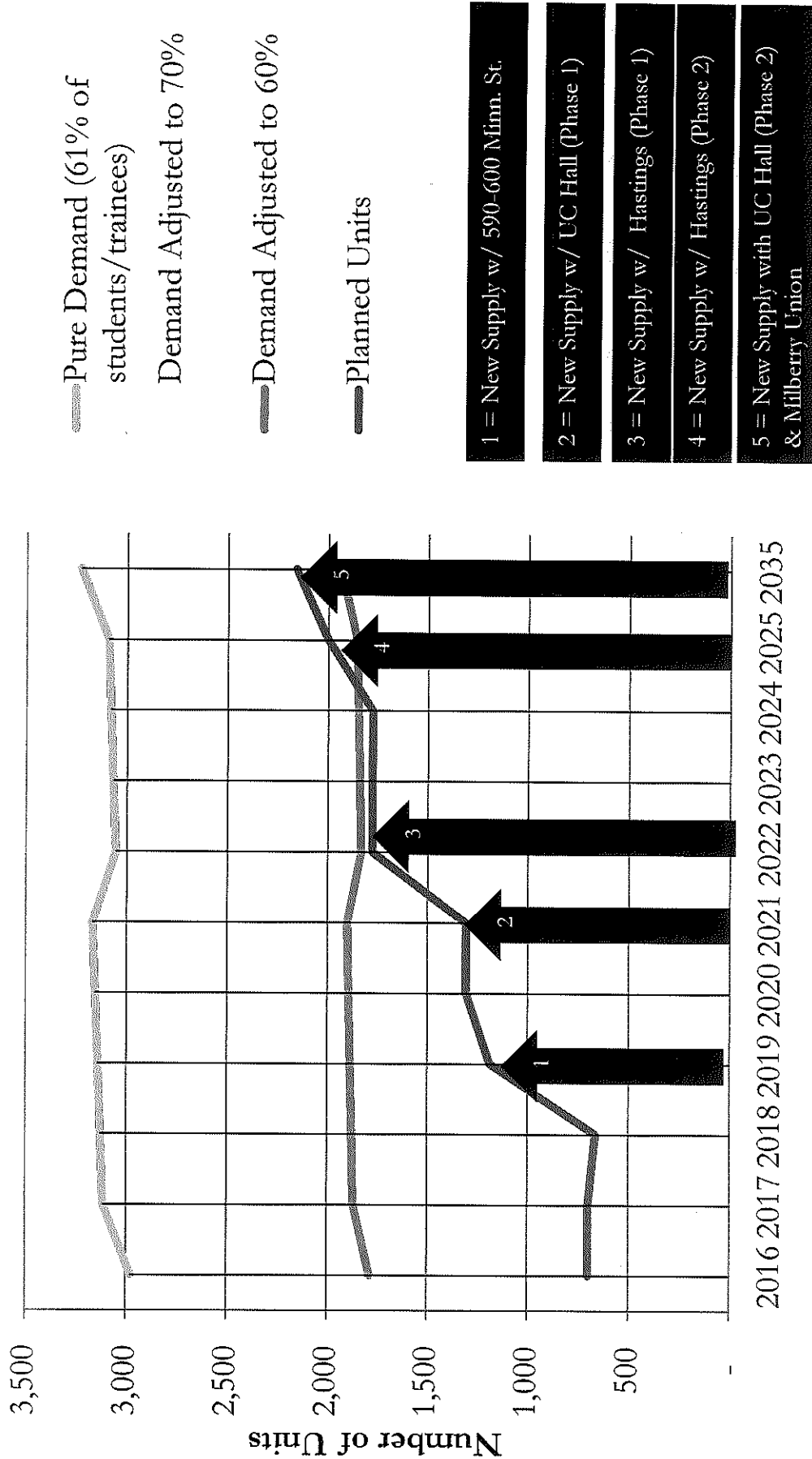
What is UCSF Doing?

- **Goal: Increase inventory AND keep campus housing rental rates well below market.**
 - UCSF rental rates for students and trainees for 1 bedroom averages \$2,300 a month (current academic year).
 - UCSF typically increases campus housing rates by only 4% per year.
- **Quantifying the Problem:** Measuring demand for campus housing among various populations, identifying campus locations for development, and identifying unit typology / mix to accommodate demand.
- **Prioritizing the Solution:** Recognizing that UCSF cannot address the needs of *all* members of the community, it is prioritizing:
 - Phase 1: Students and trainees (now)
 - Phase 2: Junior faculty
 - Phase 3: Other populations

Planned Housing Development for Students / Trainees

- Fortunately, several housing projects are in the planning phases:
 - ≈ 550 units on 590 & 600 Minnesota Street, 2019
 - ≈ 105 – 120 units at UC Hall (Phase 1), 2020
 - ≈ 685 units at UC Hastings (Phase 1), 2022
 - ≈ 260 units UC Hastings (Phase 2), 2025
 - ≈ 69 – 89 units at UC Hall (Phase 2), 2035
 - ≈ 83 units at Millberry Union, 2035

Impact of UCSF's Planned Housing Projects on Demand (Students/Trainees)



Short-Term Demand is the Greatest Challenge for UCSF

- Greatest issue is demand between 2016 and 2019, until housing on Minnesota Street opens for students and trainees.
- UCSF reviewed several off-campus options to help fill short term need, including Master Leasing and Purchasing Existing Apartment Complexes and rejected these mainly because of extremely high costs.
- UCSF prefers to develop its own housing so that it avoids adversely affecting the availability of limited inventory in San Francisco.
- Proximity to campus is critical, since students and trainees need easy access to labs, clinics and hospitals – often late at night. This also keeps commuting costs down.

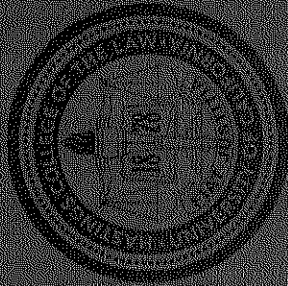
UCSF

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UCSF & UC Hastings

Campus Housing - Joint Feasibility Review
January 29, 2016



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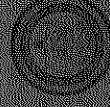
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UCSF

University of California
San Francisco

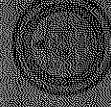
Background

- Both UC Hastings and UCSF face shortage of affordable campus housing.
- UC Hastings and UCSF executed letter of intent in December 2015 for joint development of campus housing including:
 - Leasing campus housing on same terms and conditions.
 - Sharing campus amenities (e.g., dining, fitness, shuttle)
- UC Hastings currently already contracts with UCSF for printing and reprographics services.
- UCSF/UC Hastings Consortium on Law, Science, and Health Policy also supports interdisciplinary collaboration regarding intersections of law, science and health policy.

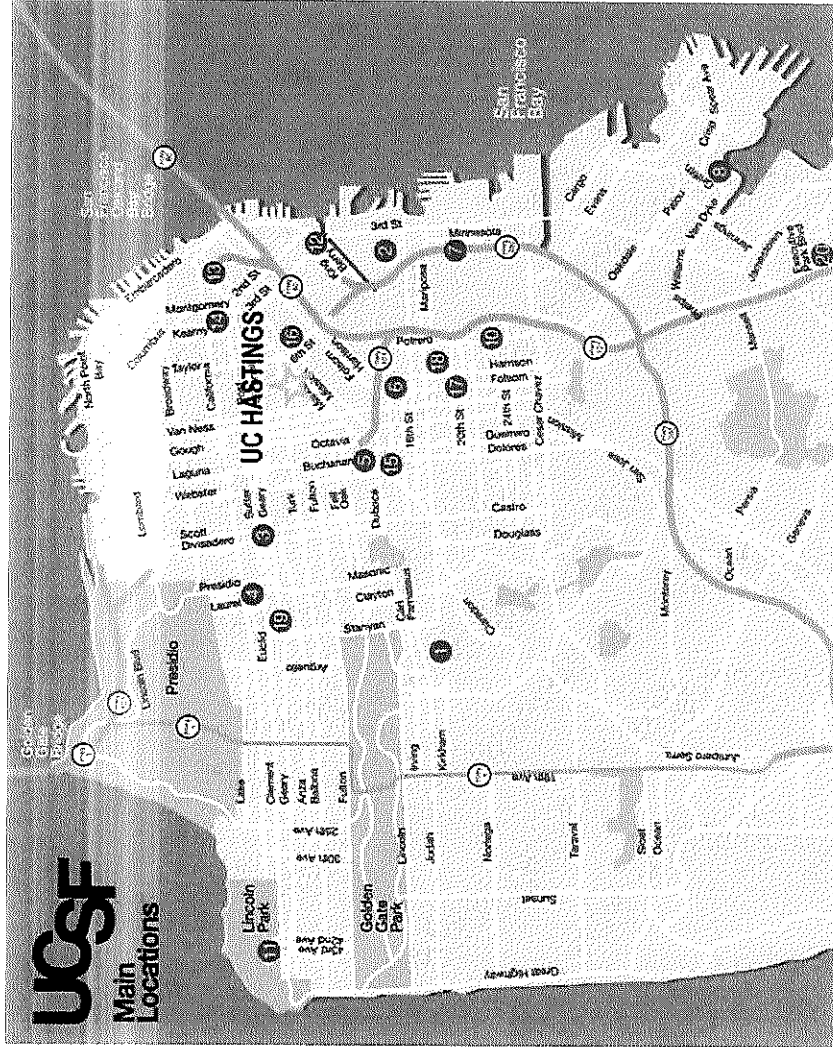


Background

- UC Hastings' campus location is central to UCSF's main facility locations.
- UC Hastings and UCSF would like to expand their existing cooperative and mutually beneficial relationship.
- Other potential areas of collaboration include:
 - Safety and Security
 - Student Health Center
- Performing joint feasibility review and joint development of campus housing on UC Hastings campus to meet needs of both parties is in alignment with these objectives.

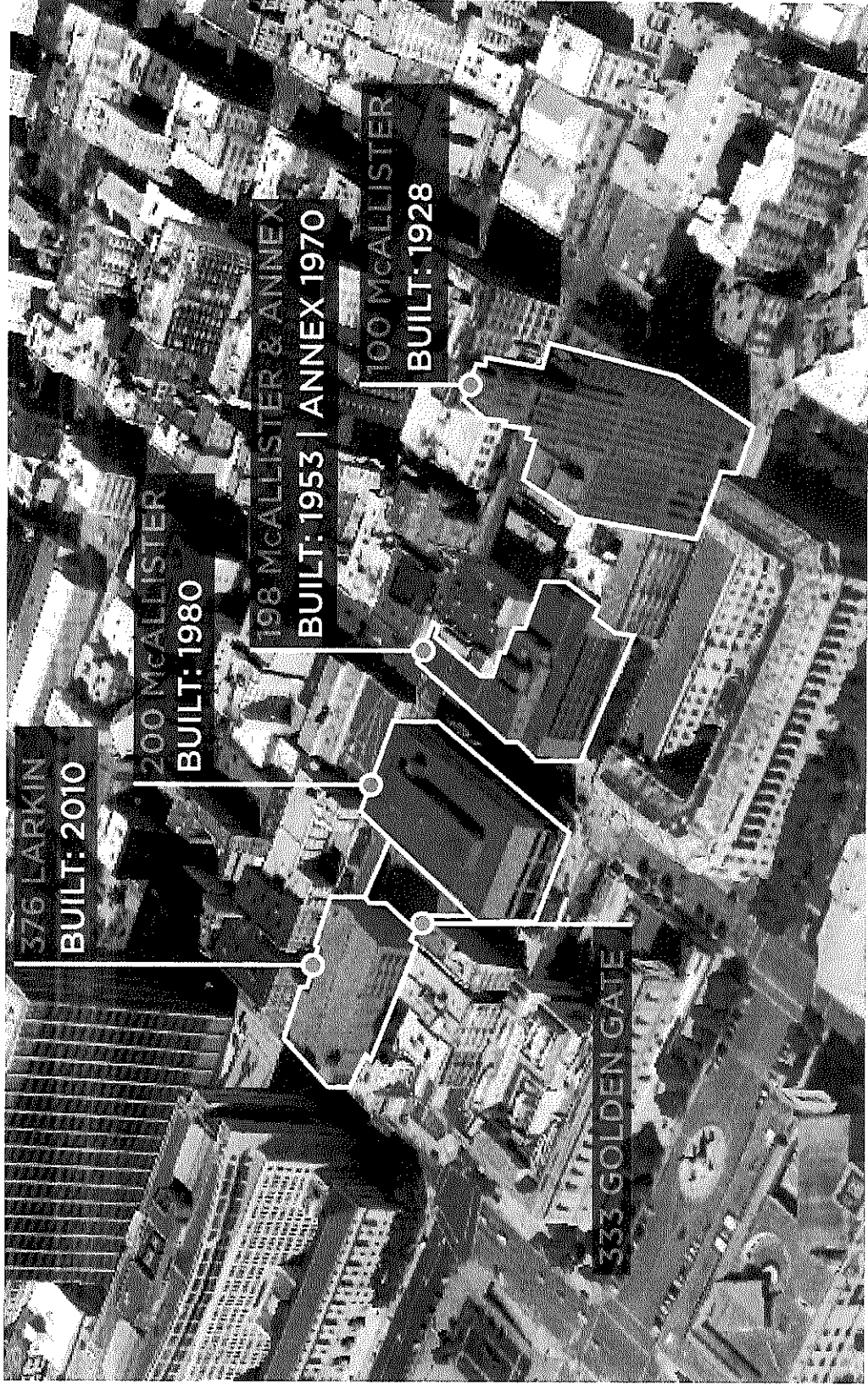


UCSF Main Locations and UC Hastings Campus



- 1 Parnassus Heights
- 2 Mission Bay
- 3 Mount Zion
- 4 Laurel Heights
- 5 Buchanan Dental Clinic
- 6 Mission Center Building
- 7 654 Minnesota Street
- 8 Hunters Point
- 9 Oyster Point
- 10 San Francisco General Hospital (Affiliation)
- 11 Veterans Affairs Medical Center (Affiliation)
- 12 185 Berry Street
- 13 50 Beale Street
- 14 220 Montgomery Street
- 15 1930 Market Street
- 16 982 Mission Street
- 17 2300 Harrison Street
- 18 2727 Mariposa Street
- 19 3360 Geary Boulevard
- 20 250 Executive Park Boulevard

UC Hastings Campus Aerial View



Potential UC Hastings Campus Housing Sites

- Depending on unit mix and size, between 785 and 1,120 new or rehabilitated units are anticipated.
- Estimated number of units are shown below:

	198 McAllister	50 Hyde	100 McAllister	Total
Existing	0	0	252	252
Projected	400 - 600	125 - 170	260 - 350	785 - 1,120

