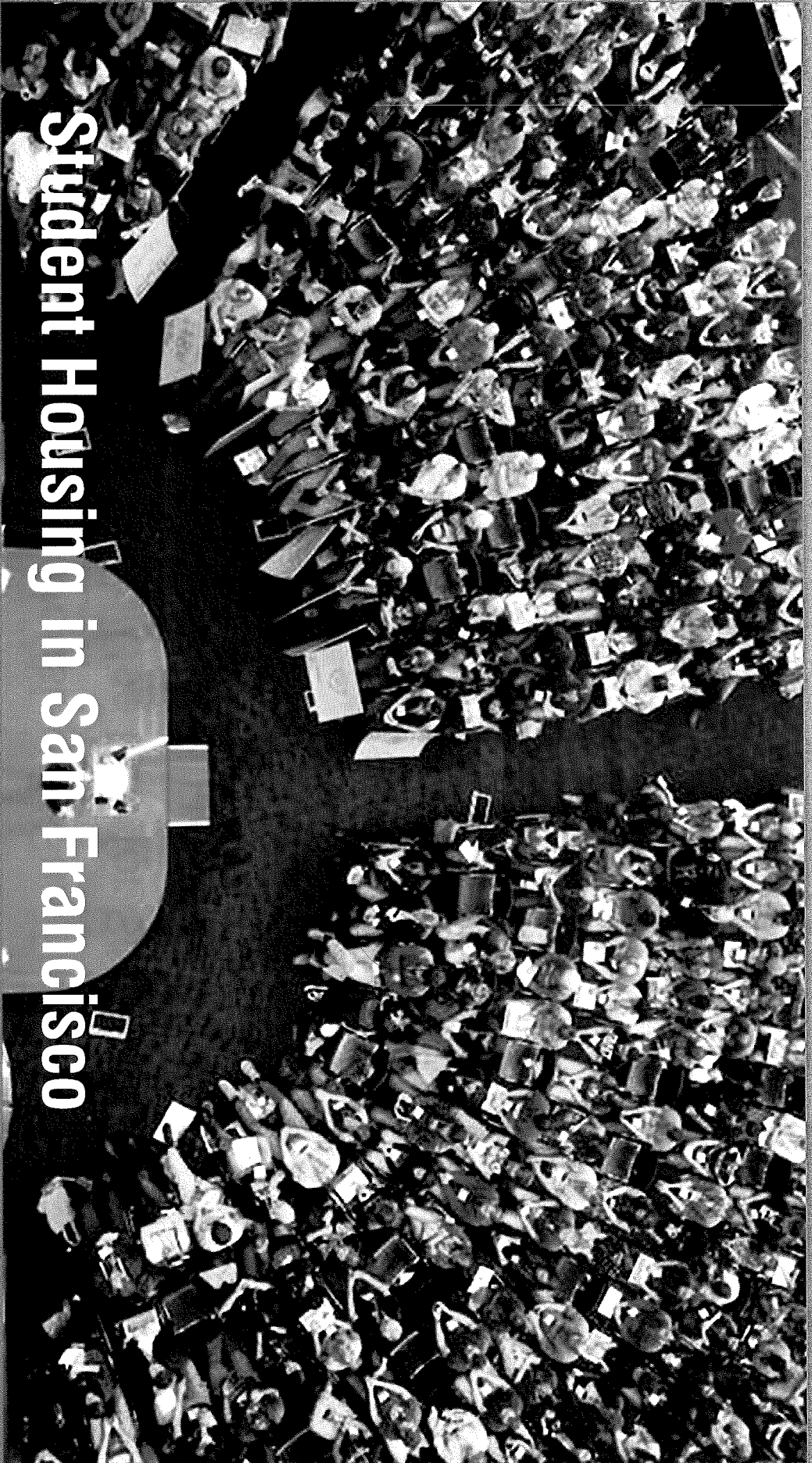


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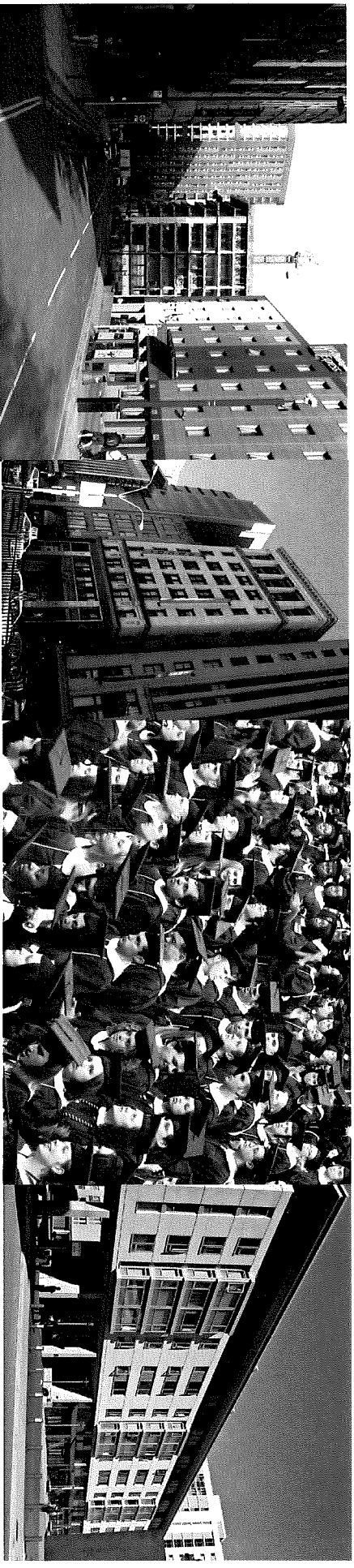


# Student Housing in San Francisco

Board of Supervisor's Land Use & Transportation Committee Hearing  
February 29, 2016

# Presentation

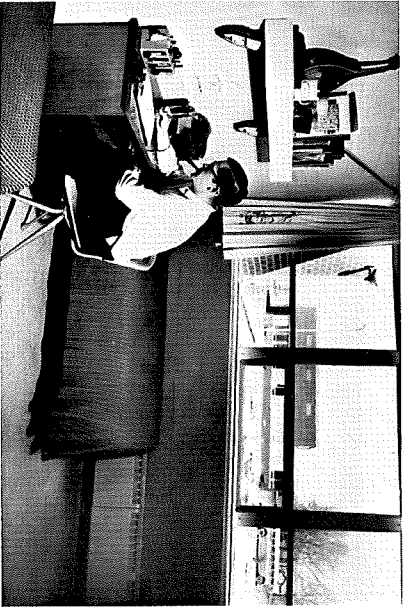
1. Form of Student Housing
2. Need for Student Housing in San Francisco
3. Local Policy & Land Use Law for Student Housing
4. Recent & Pending Student Housing Projects



# 1. The Form of Student Housing

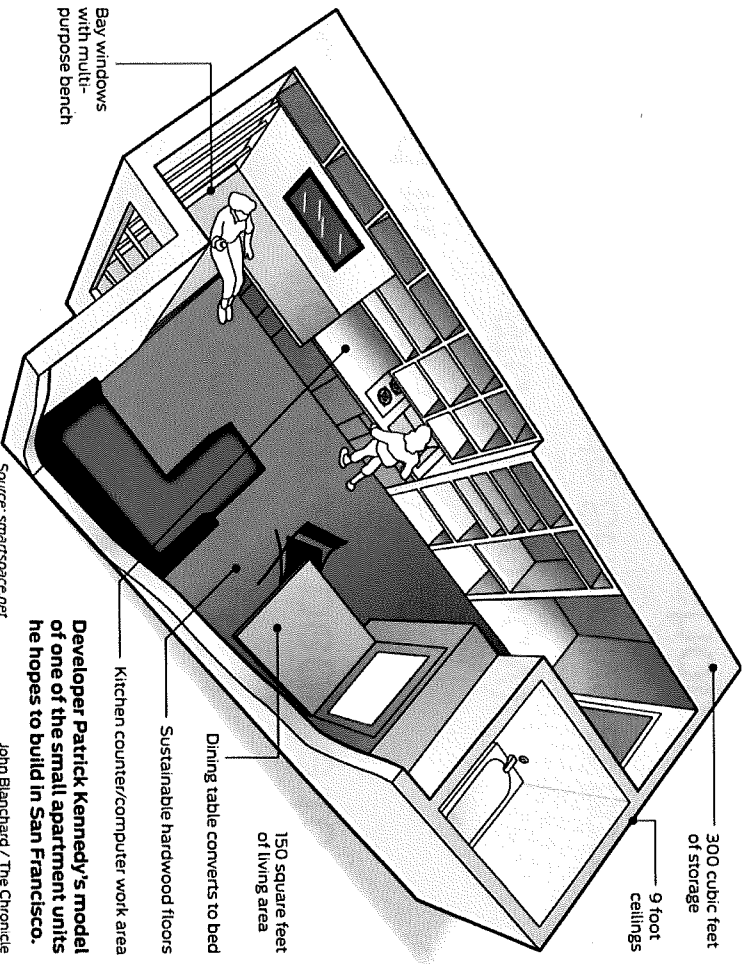
## Traditional

*Standard*



## Contemporary Variety

*Style: dorms, apartments, group housing*



## 2. Need for Student Housing in SF

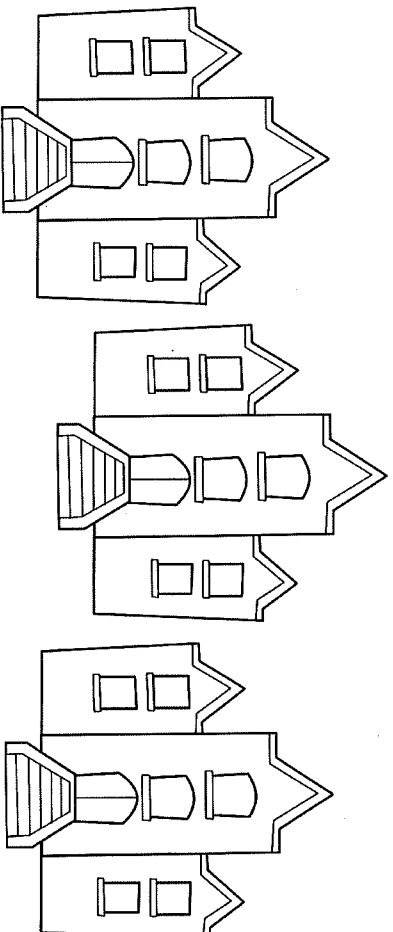
- The City has a housing crisis
  - Availability of student housing is one aspect of that crisis
- Over 30 educational institutions draw people to The City
- 80k students estimated in San Francisco
- Need for 40k beds (for 50% student body)
  - Assuming, 50% commute from outside SF or live at home.
- Only 9k beds currently provided, 40k shortfall

*(Sources: Business Times, February 4, 2016; SF Controller's Office of Economic Analysis Report on Student Housing, 12/6/2010, [Housing Action Coalition website](#))*

### **3. Local Policy in the General Plan**

#### ***Housing Element***

- **POLICY 1.9** Require new commercial developments and higher educational institutions to meet the housing demand they generate, particularly the need for affordable housing for lower income workers and students.



### **3. Local Land Use Law, Planning Code Intent**

- a) Encouraging the Production of Student Housing**
- b) Protecting Existing Housing**

#### **2010 Exemption of Inclusionary Housing Requirements**

Ordinance No. 321-10 (Supe. Bevan Duffty)

- Exempt certain qualified student housing projects from Inclusionary Requirements
- Prohibit the conversion of existing housing (SROs, Group Housing, Dwelling Units) into Student Housing

#### **2012 Increase regulatory effectiveness and ease compliance**

Ordinance No. 188-12 (Supe. Wiener)

- Create a definition for “student housing” to track change of use
- Establish mechanism to recapture Inclusionary Fees if student housing converts to a Residential Use
- Replace annual reporting on specific students’ incomes with a report on student body income
- Prohibit conversion of Residential Units to Student Housing

### **3. Local Land Use Law**

#### **The Planning Code & Student Housing**

**Definition:** *A Residential Use characteristic defined as a living space for students of accredited Post-Secondary Educational Institutions that may take the form of Dwelling Units, Group Housing, or SRO Unit and is owned, operated, or otherwise controlled by an accredited Post-Secondary Educational Institution.*

**Zoning:** *The land use type “Student Housing” is permitted where the underlying form of housing is permitted in the Zoning District in which it is located. Student Housing may consist of all or part of a building.*

## 4. New Student Housing Added approximately 1200 beds

Address	No. of Units	No. of beds	School	Source
1321 Mission	120 studios & 40-3 bedroom suites	400 beds	1/2 CCA/ 1/2 SF Conservatory of Music	Planning Permit
38 Harriet	23 units	46 beds	California College of the Arts (CCA)	Planning Permit
SF State Campus	Not specified	+800 Beds, through remodel	San Francisco State	Business Times



## 4. New Student Housing in the Pipeline

approximately 1700 beds

Address	No. of Units	No. of Beds	School	Status
75 Arkansas	30	228	CCA Lease	Under Review
2500 Turk	155 units	606	University of San Francisco	Under Review
200 Van Ness	144 Units	320	Conservatory of Music	Under Review
188 Hooper		600	CCA	Under Review

## 4. Legalization Requests for Student Housing by Academy of Art University

Summary from 1/21/16 BOS GAO Committee Hearing on Institutional Master Plan

Total number of AAU properties with student housing: 17 (per Nov 2015 IMP Update)

- *approx. 177 dwelling units in 8 buildings\* were converted to student housing*
- *approx. 165 group housing units in 4 buildings\* were converted to student housing*
- *approx. 360 hotel rooms in 6 buildings were converted to student housing*
- *approx. 61 live work units in 1 buildings were converted to student housing*

1783 students housed in AAU facilities, 1783 AAU beds

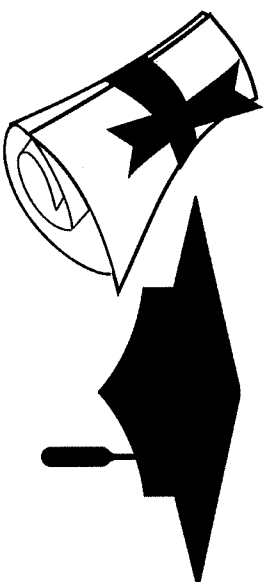
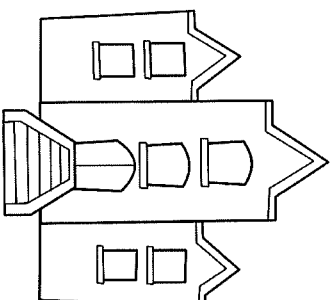
### **Application Submitted by AAU to Amend Planning Code**

- 7 properties cannot be legalized due to prohibition on conversion of existing housing to student housing
- 439 beds cannot be legalized due to prohibition on conversion of existing housing to student housing (*estimated*)

**4. Still, we have a significant shortage of housing.** And, this is true for our college students today. The student housing crunch will, without changes, be even more challenging in the future.



*Future college students.*





**THANK YOU**

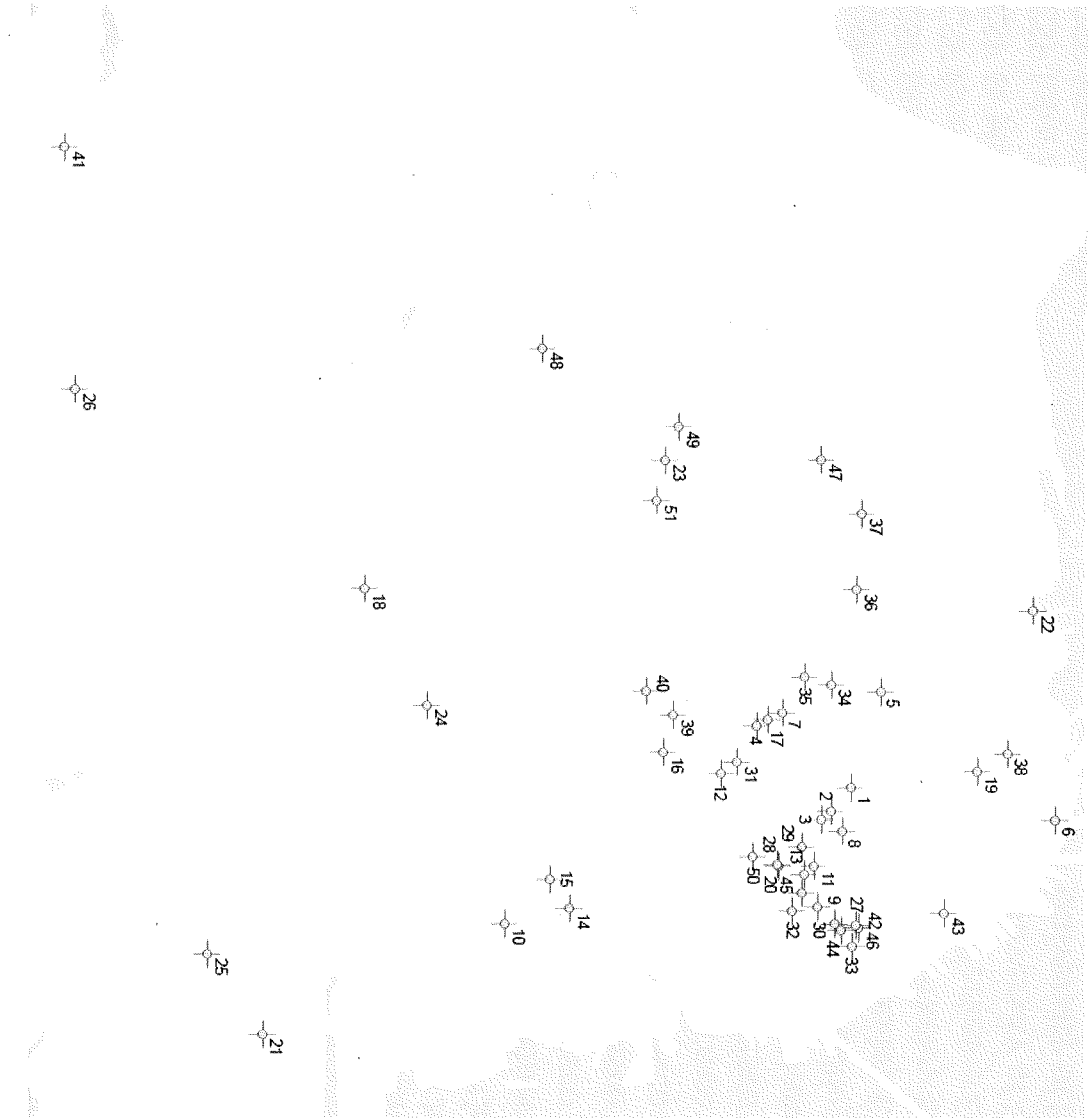
*[www.sfplanning.org](http://www.sfplanning.org)*

**San Francisco  
Planning**

# Colleges & Universities in San Francisco

- 1 - AAU
- 2 - AAU
- 3 - AAU Liberal Arts
- 4 - AAU School of Fashion
- 5 - AAU School of Industrial Design
- 6 - AAU School of Interior Architecture
- 7 - Academy of Art
- 8 - Academy of Art College
- 9 - Academy of Art University
- 10 - American College of Traditional Chinese Medicine
- 11 - American Conservatory Theater
- 12 - Art Institute of California San Francisco
- 13 - Bryan College
- 14 - California College of the Arts
- 15 - California Culinary Academy
- 16 - California Institute of Integral Studies
- 17 - CCSF Alemany Campus Center
- 18 - CCSF Castro/Valencia Campus
- 19 - CCSF Chinatown/North Beach Campus
- 20 - CCSF Downtown Campus
- 21 - CCSF Evans Campus
- 22 - CCSF Ft Mason Center
- 23 - CCSF John Adams
- 24 - CCSF Mission Center
- 25 - CCSF Southeast Campus
- 26 - City College of San Francisco
- 27 - DeVry University
- 28 - Everest College
- 29 - Fashion institute of Design & Merchandising
- 30 - Golden Gate University
- 31 - Hastings College of the Law
- 32 - Heald Colleges of California
- 33 - Heald Colleges of California San Francisco
- 34 - Institute for Advanced Study of Human Sexuality
- 35 - Intercultural Institute of California
- 36 - Psychoanalytic Institute of Northern California
- 37 - Rudolf Steiner College
- 38 - San Francisco Art Institute
- 39 - San Francisco Conservatory of Music
- 40 - San Francisco Law School
- 41 - San Francisco State University
- 42 - San Francisco State University Downtown Center
- 43 - Saybrook University
- 44 - Sonoma College
- 45 - UC Berkeley Extension Art and Design Center
- 46 - UC Berkeley Extension Downtown Center
- 47 - UC Berkeley Extension Jewish Community Center
- 48 - University of California San Francisco
- 49 - University of San Francisco
- 50 - University of the Pacific Dugoni School of Dentistry
- 51 - Westmont College

# Colleges & Universities in San Francisco



Planning

# Student Housing: Precedents and Benchmarks

	Students Enrolled	Student Housing Provided	% students to housing
SF State	29,500	3000*	10%
CCA	2,000	550	27%
UC Hasting	946	252 units (280 students)	30%
UCSF	2,940	42 Junior 1-bd 431 units 1-3bds (x) 1-2 bds	n/a
City College	23,000	None	-
University of San Francisco	9,850	2,045	21%

# Student Housing: Precedents and Benchmarks

*Image from USF Institutional Master Plan.*

▽ FIGURE 13: STUDENT HOUSING AT USF PEER INSTITUTIONS

