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Dear Community Advisory Group Members:

The purpose of this letter is to confirm UCSF's agreement with the community:

1. UCSF will postpone the demolition of 5 buildings at the Aldea San Miguel Family Student Housing complex beyond the originally scheduled demolition completion date of February 2000.
2. UCSF will target "full lease up" of these buildings by Fall quarter (September) 2000, with students beginning to transition into the apartments as early as Spring quarter (April) 2000 as units become available. The last day of occupancy of the five buildings will be August 31, 2005 at the latest, with demolition to follow expeditiously.
3. Of the 65 total units, 56 are one-bedroom units. Each one-bedroom unit will be occupied by one person. The two-bedroom units will be occupied by small families or two single students.
4. Net revenue generated by renting these 65 units will be applied to future housing development. Funds for the demolition of these five buildings, and for the restoration and landscaping of the five building pads, will be taken from the general revenues of the entire Aldea project—not just from these five buildings.
5. The Aldea complex will be landscaped according to plans drawn up with advice and input from the Parnassus CAG Action Team (CAT). (UCSF will convene a Parnassus CAT meeting in early 2000 to review the revised landscaping plan with neighbors).
6. These five buildings will not be replaced by housing. One site may be used for a child care/common use facility of not more than 2,500 assignable square feet, one for a parking lot (see #7), one site for open surface recreation (e.g.-basketball or volleyball court), and the remaining two sites (pads #4 and 5 on map) for open space. Children of Aldea residents will receive preference at the child care center. If the child care/common use facility is not built, this pad will become open space, and the square footage will be deducted from the space ceiling overage. The sites targeted for open space will have retaining walls removed (unless there are geologic or safety reasons for not removing the retaining walls), and will be planted to blend in with the forest.

7. Prior to demolition of the 5 buildings, UCSF will conduct a study of the need for parking spaces for Aldea residents and their guests. Should it be determined that the parking lot cited in #6 above is not necessary to alleviate parking impacts on the nearby neighborhood, the parking lot will not be built, and the site will become open space. Parking in the Aldea complex—both on the streets and in parking lots—is designated for Aldea residents and their visitors; Aldea will not be used for staff and faculty parking from other campus areas.

The housing problem facing everyone in the Bay Area is a complex and difficult one with no easy solutions. We appreciate your participation and that of all of our neighbors who have worked with us on this plan.

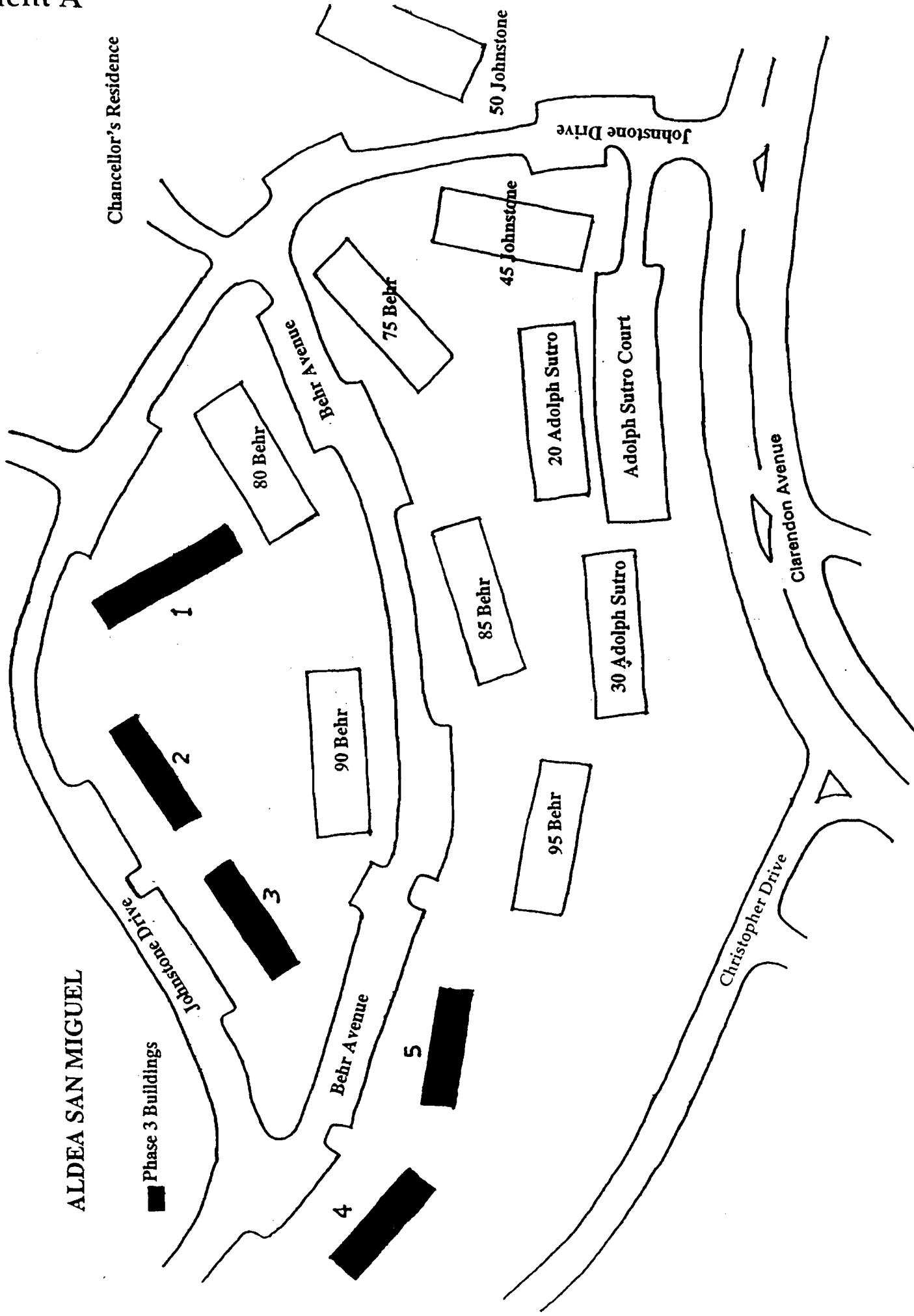
Sincerely,



J. Michael Bishop, M.D.  
Chancellor  
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JMB:bb

Attachments: A. Map of Aldea area  
B. Background Information



## Attachment B

UCSF is in the midst of a housing crisis. Along with other low-income people in San Francisco, UCSF students are unable to compete in this housing market—with a nearly 1% vacancy rate. In the process of developing strategies for a long-term solution, the campus is planning to enact a temporary “stopgap” measure that will help ease the seriousness of the UCSF housing shortage. UCSF will postpone the demolition of 5 buildings containing 65 units of student housing for a period of up to five years, affording time to produce new housing at Mission Bay and other potential sites. While this plan will not increase the campus population, it will temporarily add to the Parnassus campus “space ceiling” overage.

### Background on the Aldea Redevelopment Project

The Aldea San Miguel Family Student Housing is located in a wooded area on the upper slopes of Mount Sutro. The original development, built in 1960, contained 165 units in 14 buildings. Because of deterioration over the years and modern housing needs—including larger bedrooms and accessibility for disabled people—the buildings were obsolete. The renovated Aldea complex includes 130 units in 9 buildings. Phases one and two involved the construction of the new buildings. The new buildings are larger than the old ones, but the overall square footage is the same because there are fewer buildings. The final building was occupied in November 1999. Phase three, which was scheduled to be completed in February 2000, involves the demolition of the five remaining buildings. Attached is a site map of the Aldea complex, with the five old buildings colored black.

### The plan to postpone demolition of housing units

Postponing the demolition of these 65 units of housing will enable UCSF to temporarily satisfy a portion of the campus demand for student housing, and will also afford time to develop some new housing at other locations. Buying time also enables the campus to house the students on the wait list, and build up reserve funds for future housing.

The Campus Housing department proposes to do minor repairs and cosmetic upgrades to the five buildings before moving students in for spring and fall quarters: Of the 65 units, 9 contain two bedrooms, and 56 contain one bedrooms. The mix will be primarily single students, but also some student families. While some of the units may be occupied on a temporary basis in the spring of the year 2000, the buildings will not be fully occupied until September 2000.

The rents will be very affordable and considerably below market rate. There is sufficient parking for residents and their guests: one parking space per unit (195 spaces), with 45 extra spaces for guests and second cars.

### Housing Crisis

At UCSF, we have a different student population than many universities because we are a graduate health science institution. UCSF students are older than an undergraduate

population, and many have families. UCSF houses only 314 students, or 12% of the current student population of 2,600. There are currently 284 students on the housing waiting list. Some highly qualified students are choosing to attend other schools because they know about the dismal hopes of finding housing in San Francisco. With close to a 1% vacancy rate in San Francisco, and average two-bedroom apartments going for over \$1,800 to \$2,300 and more, it is a monumental task for a person or family to find a place to live in this city. This plan will remove 65 students from competition with other San Franciscans for scarce housing units, thus alleviating some impact on the neighborhood.

### **Housing Development Plan**

In the 1996 Long Range Development Plan (LRDP), which guides UCSF development over a fifteen-year period, Goals and Objectives developed in conjunction with the UCSF Community Advisory Group (CAG) called for trying to house approximately 25% of the student body. In January 1999, UCSF hired a team of housing consultants to work jointly with UCSF staff and the CAG to develop strategies for the development of housing.

A housing development plan will be produced in January 2000, and of course will be available to the public. This plan will provide the core recommendations of a campus Housing Master Plan, which will guide future development of new housing units for UCSF students, faculty, and staff at both the Parnassus and Mission Bay campus sites.

### **Impact on Space Ceiling**

In response to community concerns about growth at the Parnassus Heights campus, in 1976 the University of California Board of Regents enacted a space ceiling of 3.55 million gross square feet at the site. Structures within the campus boundaries, including Aldea housing, parking garages, and storage facilities, are included in the space to be counted toward the ceiling. Only space used for housing in buildings on Third, Fifth, and Parnassus Avenues, and Kirkham and Irving Streets was excluded. The 1996 LRDP identified the campus' baseline gross square footage at 3.69 million, about 4% over the ceiling. UCSF has committed to reducing the space ceiling overage by implementing the LRDP proposals for building demolitions and construction over time. Proposals contained in this LRDP would reduce the overage by about half. Based on current knowledge, it is anticipated that the following buildings will be demolished during the next five to six years: UC Hall, Laboratory of Radiobiology, Central Services Building, Medical Research I, Medical Research II, and Medical Research Annexes.

The buildings scheduled for demolition at Aldea total 39,010 gross square feet. Because this plan is a temporary one and the buildings will be demolished within five years, LRDP goals for reducing the overage will not be impacted. In addition to growth in square footage, neighbors have expressed concern about the average daily population of the campus, which also contributes to density, affecting traffic volumes. This plan to preserve the 65 units will *not* adversely impact campus population. In fact, because these students will be residing on campus, they will not need to commute to and from the campus, which is an added benefit to nearby residents.

## Community Involvement Process

UCSF has long understood that developing a thoughtful response to the campus housing crisis would require actively consulting with our Parnassus neighbors. To that end, we began conversations with the Parnassus area neighbors who serve on the our Community Advisory Group (CAG) to communicate the extent of our problems and to solicit their input into our plan. In addition, we mailed a letter to over 1,100 individuals and neighborhood associations describing this plan and announcing a community meeting on the subject.

Of 6 phone calls in response to the letter, 4 were supportive, 1 was opposed, and 1 appeared neutral. While their concerns were discussed, none of the neighbors who attended the community meeting asked that we demolish the buildings immediately and abandon this plan. In addition, the UCSF Chancellor's Office received a supportive letter from the Cole Valley Improvement Association.