3.3 SOCIOECONOMICS

This section describes the regional socioeconomic setting. Socioeconomics includes employment, population, housing, and schools. Data are presented for San Francisco and Alameda counties, as well as for NSTI. It is expected that most future workers at NSTI would commute from these two counties, which are connected to the site by the SFOBB.

3.3.1 Plans and Policies

Socioeconomic considerations that are applicable to NSTI closure and reuse are addressed in Section 2903(c) of the National Defense Authorization Act for Fiscal Year 1994 (Pub. L. 103-160), and amendments, and in the Report of the California Military Base Reuse Task Force to Governor Pete Wilson: A Strategic Response to Base Reuse Opportunities (Task Force Report) (California Military Base Reuse Task Force January 1994). Generally, the intent is to provide economic stimulus and consider local areas in base disposal. These two aspects are discussed briefly below.

National Defense Authorization Act (Pub. L. 103-160)

Consideration of Economic Needs with Respect to Revitalization and Redevelopment of Closed Military Installations (Pub. L. 103-160 § 2903[c], Nov. 30, 1993, 107 Stat. 1547, 1915) states that economic needs must be considered with regard to reutilization and redevelopment of closed military installations. It goes on to state:

> In order to maximize the local and regional benefit from the reutilization and redevelopment of military installations that are closed, or approved for closure, pursuant to the operation of a base closure law, the Secretary of Defense shall consider locally and regionally delineated economic development needs and priorities into the process by which the Secretary disposes of real property and personal property as part of the closure of a military installation under a base closure law.

California Military Base Reuse Task Force

In the Task Force Report, the task force developed six principles to be considered in the closure and reuse of military bases in the state. These include the following:

- Treat closing military bases as economic engines for job creation.
- The state should assist local officials in the process of base reuse and evaluating potential uses that may have overriding state or regional importance.
- Provide a variety of financing for base reuse.
- Streamline regulatory processes so that the state is not in danger of stifling local efforts to devise workable reuse plans.
- The federal government must clean up closed bases as soon as possible to a level appropriate to the reuse and consistent with long-term protection goals.

- The federal government must assume responsibility for a smooth transfer of military base property to local control.

3.3.2 Economic Trends and Conditions

Economic growth trends and projections for the nine-county Bay Area, and for San Francisco and Alameda counties in particular, provide a context for understanding changes in jobs and employment at NSTI from implementing any of the reuse alternatives under consideration. Economic trend information, provided for 1980 and 1990, is based primarily on U.S. census data. The year 1990 is the closest to the 1993 baseline for which comprehensive socioeconomic data are available that are comparable on a local, regional, and national basis. NSTI census data is from Census Tract 179.02, which encompasses both Treasure Island and Yerba Buena Island. Although this data captures both NSTI and US Coast Guard operations, it is representative of Navy baseline conditions in 1993. Projections, by geographic area, for the number of jobs by sector and the number of employed residents in 2015 are from the Association of Bay Area Governments (ABAG) *Projections 2002* (ABAG 2001). The 1990 annual average unemployment rate by area was obtained from the California Employment Development Department (EDD) and is indicated for each area.

Bay Area

The nine Bay Area counties share a diversified and interconnected regional economy. In general, San Francisco has served as the major financial and commercial center, and East Bay counties have become the industrial and manufacturing center. Silicon Valley in the South Bay has emerged as a world center for computer and electronic technology.

In the context of the past several decades, regional economic growth rates were substantial until the mid-1970s, but have been slower since. Through the 1970s, the regional economy was strong and robust. Since that time, growth has been moderated, at times, by recessions. Regional economic recessions or slowdowns occurred in 1975-1976, 1982-1983, and during the first half of the 1990s. While the recession of the early 1990s was no deeper than the previous ones, its duration was longer and its effect broader in terms of weaknesses across economic sectors. Regional job loss during this recent recession was greater than during the recession of the early 1980s.

Regional economic recovery began in the mid-1990s. The next decade was one of economic growth, fueled principally by the technological innovation of the Internet, particularly in the Bay Area. The limits on the value of this technology, along with the terrorist attacks of September 11, 2001, caused an economic downturn in late 2001 and 2002. Although short-term (2000 to 2005) job growth in the region is expected to be limited, long-term economic prospects in the Bay Area continue to grow due to existing technological infrastructure and economic diversity. Between 1990 and 2015, the total number of Bay Area jobs is projected to increase from approximately 3.2 million to approximately 4.5 million, an increase of 39.9 percent over the 25-year period (ABAG 2001).

Jobs by Sector

Between 1980 and 1990, the number of jobs in the Bay Area increased by 23 percent, which was less than half the job growth experienced during the prior decade. In 1990, there were 3,073,000 jobs in the region. Approximately 33 percent of all jobs in 1990 were in services. Manufacturing and wholesale trade represented 22 percent of all jobs, and retail trade accounted for 17 percent of all jobs. Jobs in other sectors represented 27 percent of all Bay Area jobs. Agriculture, forestry, mining, and fisheries accounted for only one percent of Bay Area jobs (ABAG 1995b). Table 3.3-1 presents census data on the breakdown of Bay Area jobs by sector.

Table 3.3-1. Jobs by Sector, 1990

Location	*Agriculture, Forestry, Mining, Fisheries*	*Manufacturing & Wholesale Trade*	*Retail Trade*	*Services*	*Other**	*Total*
Bay Area	35,220 (1%)	678,800 (22%)	514,920 (17%)	1,019,190 (33%)	824,870 (27%)	3,073,000
San Francisco	2,250 (<1%)	68, 820 (12%)	78,380 (14%)	224, 510 (40%)	192,680 (34%)	566,640
Alameda County	3,760 (1%)	127,080 (21%)	107,560 (17%)	207,650 (33%)	174,930 (28%)	620,980

* Other includes construction, transportation, communications, public utilities, finance, insurance, real estate, and government jobs.
Source: ABAG 1995b.

Between 1980 and 1990, the percentage of regional jobs in the services, wholesale, and retail trade sectors increased, while the percentage of jobs in manufacturing and government decreased. During the 25-year forecast period, only the proportion of jobs in the services sector is expected to increase substantially. By 2015, approximately 39 percent of all Bay Area jobs will be in the services sector, compared to 33 percent in 1990. The percentages of jobs in the retail and wholesale sectors are projected to remain relatively constant over the forecast period—approximately 15.5 and 5.0 percent, respectively. The proportions of manufacturing and government jobs are expected to decline slightly between 1990 and 2015 (ABAG 2001).

Employed Residents

Table 3.3-2 presents information on the total numbers of employed Bay Area residents in 1980 and 1990, as well as employment projections for 2015. The number of employed residents increased from 2,553,002 in 1980 to 3,151,942 in 1990, an increase of 23 percent. In comparison, according to ABAG projections, during the 25-year forecast period, the number of employed residents in the region is expected to increase from 3,151,942 in 1990 to 4,258,200 in 2015, an increase of 35 percent. According to ABAG projections, the rate of growth in employed residents during the 25-year forecast period is projected to be 12 percent higher than the growth rate (23 percent) that took place during the decade between 1980 and 1990 (ABAG 2001).

Unemployment

The civilian unemployment rate in the nine Bay Area counties in 1990 ranged from 2.7 percent in Marin County to 5.6 percent in Solano County. The statewide unemployment rate in 1990 was 5.6 percent.

Table 3.3-2. Region of Influence Employment Trends and Projections, 1980, 1990, and 2015

Location	*1980*	*1990*	*Percent Change 1980-1990*	*2015*	*Percent Change 1990-2015*
Bay Area	2,553,002	3,151,942	23%	4,258,200	35%
San Francisco	347,091	391,292	13%	468,500	20%
Alameda County	522,069	648,461	24%	833,800	29%
NSTI	2,202	2,482	13%	N/A	N/A

Note: 1980 and 1990 figures are actual; 2015 figure is projected.
N/A = not applicable
Sources: U.S. Department of Commerce 1980; 1990; ABAG 2001.

Jobs-Housing Balance

When the number of jobs and the number of available housing units are roughly equal within a certain subregion, people will have an opportunity to live close to where they work. Given proximity, people would not have to commute as far and accordingly, traffic and congestion would be reduced, and air quality would be improved.

To measure the jobs-housing balance, a simple ratio has been formulated, where the number of jobs in a region is divided by the number of households in a region. The result of this process is a number called the jobs-housing ratio. For the entire nine-county Bay Area region, the ratio was 1.36 in 1990 (ABAG 1995b) and was projected to increase to 1.60 by 2015 (ABAG 2001).

San Francisco

The regional economic trends described above also are reflected in San Francisco's economy. San Francisco's economy was affected by the recession of the early 1990s but was recovering steadily during that decade. Employment increased by roughly 1,000 jobs per year between 1993 and 1995, and revenues from retail sales also began to grow by roughly six percent per year during this same period. Construction activity also increased, although as of August 1996, it had not reached pre-recession levels (San Francisco 1996f).

ABAG *Projections 2002* states that long-term economic growth in the future is unlikely to match the economic pace of the mid- to late 1990s, and the economy is more likely to grow at the pace of one to two percent per year. The cost of living in the Bay Area, the changing demographics of the population, and the continued growth in worker productivity are factors expected to limit growth. The limited space for development in the city and local policies were thought to be limiting factors for population growth in San Francisco; however, *Projections 2002* anticipates sustained moderate population growth for the city due to recent housing construction and a renewed interest in urban living. The Mission Bay redevelopment project will provide substantial residential and commercial property. Santa Clara and Alameda counties are expected to generate the greatest job increases; and among the Bay Area cities, San Jose and San Francisco will experience the greatest job increases (200,190 and 140,630, respectively) by 2015 (ABAG 2001).

San Francisco recently developed a 2015 Cumulative Update to the ABAG *Projections '96* land use database. Such data is useful when a project is broadly physically integrated into the larger region. NSTI is connected to the region by one route—the SFOBB/I-80. Since the SFOBB/I-80 is already operating at capacity, the new data would not change the conclusions in this socioeconomics analysis.

Jobs by Sector

Table 3.3-1 presents data on the number of jobs by sector in San Francisco in 1990. The largest sector at that time was services, with approximately 40 percent of all jobs. An additional 34 percent of jobs were in the category "other," which includes 63,490 government jobs (11 percent of all jobs). Manufacturing and wholesale trade represented 12 percent of all jobs, and less than one percent of San Francisco's jobs were in agriculture, forestry, mining, and fisheries. ABAG projects that retail, services, and "other jobs" will experience growth in San Francisco over the next two decades. By 2015, jobs in the services sector are expected to make up almost 45 percent of all jobs in San Francisco (ABAG 2001).

Between 1990 and 2015, San Francisco's overall share of the region's jobs is expected to decline from 18.4 percent to 16.0 percent. Major development projects, such as Mission Bay, and reuse of former military facilities could slow the flow of jobs away from San Francisco, but a reversal of the trend toward job decentralization is not anticipated, given regional economic and policy trends (ABAG 2001).

Employed Residents

Table 3.3-2 presents data on trends and projections of the number of employed residents in San Francisco. The number of employed residents increased 13 percent between 1980 and 1990. Between 1990 and 2015, the number of employed residents is projected to increase by 20 percent (ABAG 2001).

San Francisco shares the regional imbalance between the number of jobs and employed residents; however, the imbalance between jobs and employed residents is greater in San Francisco than in any other county in the region. This imbalance is expected to continue throughout the 25-year forecast period. Between 1990 and 2015, approximately 140,630 new jobs are expected to be created in San Francisco. During this same period, however, ABAG projects an increase of only 77,208 employed residents, indicating that San Francisco will continue to be an important job center for the region (ABAG 2001).

Unemployment

The civilian unemployment rate for San Francisco was 4.2 percent in 1990, compared with a rate of 5.6 percent statewide. Unemployment is particularly a problem among San Francisco's homeless population, which is the second largest homeless population of any city in the nation (TIHDI 1995).

Jobs-Housing Balance

Similar to the regional ratio, a jobs-housing ratio for a subregion also can be formulated. A subregional ratio greater than the regional ratio would indicate that a subregion is, in relative terms, "jobs rich," which is typical of employment centers, such as traditional business districts. Anything less than the regional ratio would indicate that a subregion is relatively "housing rich," which is typical of more suburban bedroom communities.

San Francisco is an important job center in the regional economy. The jobs-housing ratio for the City and County of San Francisco in 1990 was 1.85 and is projected to increase to 2.08 by 2015 (ABAG 2001).

Job growth in San Francisco is supplied by the labor force of the regional labor market. In 1990, considering only those San Francisco jobs held by people living in the Bay Area, San Francisco residents held 55 percent of the jobs and people living in other parts of the Bay Area held the remaining 45 percent of the jobs (MTC undated in San Francisco 1998b; Keyser Marston Associates and Gabriel Roche 1997 in San Francisco 1998b). ABAG and the MTC project that the percentage of San Francisco employed residents working in San Francisco will stay at about the 1990 level (MTC undated in San Francisco 1998b).

Alameda County

In recent years, Alameda County has experienced a period of continued economic diversification, as well as job growth. The southern portion of the county has attracted numerous high technology industries, while the eastern section has become a center for office employment, communications-related industries, and high technology industries. In the northern portion of the county, the economy has shifted from one dominated by manufacturing industries to a mixture of office employment, government service centers, transportation, and biotechnology.

Jobs by Sector

Table 3.3-1 shows the breakdown of jobs by sector in Alameda County in 1990. As with San Francisco, Alameda County's services sector was strongest, representing about 33 percent of all jobs at that time. Another 21 percent of the county's jobs were in the manufacturing and wholesale trade sectors, and 28 percent were in other sectors, including 66,280 government jobs (11 percent of all jobs in the county). Between 1990 and 1995, Alameda County experienced negative job growth, due in part to the statewide economic slowdown in California and also to military base closures. The greatest job losses occurred in the cities of Oakland and Alameda (ABAG 1995b).

Job growth in Alameda County between 1990 and 2015 is expected to exceed the regional average, with an addition of 270,690 jobs (an increase of 42 percent). ABAG projects that between 1990 and 2015, the economic sectors experiencing growth in Alameda County will be services (increasing from 33 percent to 37 percent of all jobs) and manufacturing and wholesale (increasing from 20 percent to 21 percent) (ABAG 1995b, 2001).

Employed Residents

Table 3.3-2 summarizes trends and projections for employment in Alameda County. Between 1980 and 1990, the number of employed Alameda County residents increased by 24 percent. Employment growth for residents is expected to slow considerably between 1990 and 2015, however, with a projected increase of 29 percent over the 25-year period (ABAG 2001). Cities in Alameda County that are expected to experience the greatest increase of employed residents during these two decades are Oakland, Livermore, Dublin, and Pleasanton (ABAG 1995b).

Unemployment

Alameda County's unemployment rate in 1990 was 4.2 percent, compared with a 5.6 percent rate statewide.

Jobs-Housing Balance

According to ABAG *Projections '96*, the jobs-housing ratio for Alameda County in 1990 was 1.31 (ABAG 1995b). This number is expected to increase to 1.58 by 2015 (ABAG 2001). The jobs-housing ratio is slightly lower in Alameda County than the region as a whole.

NSTI

During the 1980s, NSTI remained relatively isolated from the rest of San Francisco—not only physically, but also economically and socially. Virtually all employment on the islands was military-related in 1990. Workers were employed either by various branches of DoD or by a small number of nonmilitary organizations providing services to residents, such as banks, the school, and the post office. In 1990, the largest nonmilitary employer at NSTI was the San Francisco Unified School District (SFUSD).

Jobs by Sector

The U.S. census only provides data for civilian (nonmilitary) jobs. The 1988 NSTI Master Plan Update indicates that the following military personnel were employed: 200 officers, 1,215 enlisted, 495 transient, and 975 reserve shipmen, for a total of 2,885 persons (DON 1988b). There were approximately 750 nonmilitary jobs at NSTI in 1990, of which 19 were in manufacturing and wholesale trade, 150 were in retail trade, 31 were in services, and 550 were in various other sectors, including construction, transportation, communications, public utilities, finance, insurance, real estate, and government jobs. The total Navy civilian and military personnel at NSTI was about 3,635 employees.

Employed Residents

Military personnel employed at NSTI did not all necessarily live at NSTI in 1990, as military housing there was available to military personnel from other Bay Area facilities. Census data indicate that in 1990, 40 percent of the workers with jobs at NSTI lived on-site. Another 11 percent lived in other parts of San Francisco and 14 percent lived in Alameda County. Seventeen percent lived in the seven other Bay Area counties, while 18 percent lived outside the Bay Area (San Francisco 1995a). There were 2,202 NSTI employed residents in 1980 and 2,482 in 1990, an increase of 13 percent over the decade.

Unemployment

Census Tract 179.02, which encompasses both Treasure Island and Yerba Buena Island, had a civilian unemployment rate of 7.4 percent in 1990. This rate is based on 56 persons reported to be unemployed out of a civilian labor force of 750. Using a denominator that includes military personnel and civilians, the unemployment rate would have been 1.5 percent, compared with 4 percent citywide and 5.6 percent statewide (U.S. Department of Commerce 1990).

3.3.3 Population Trends and Projections

This subsection describes population growth trends and projections for the nine-county Bay Area, San Francisco, Alameda County, and NSTI. The information provided below includes population size and distribution, age, household size, and income. Demographic data are not available for 1993. For consistency with other sections of this report, population estimates and projections are provided for each geographic area for the years 1980, 1990, and 2015. Two summary tables are referenced throughout this section. Table 3.3-3 presents data on regional population trends and projections and Table 3.3-4 presents information on regional household characteristics. The main sources used to obtain the information presented in this section are census data (U.S. Department of Commerce 1980, 1990) and ABAG *Projections 2002* (ABAG 2001). Racial composition and poverty are discussed in section 6.4, Environmental Justice.

Bay Area

Population Growth

Table 3.3-3 presents data on regional population trends and projections. The population of the nine-county region increased from 5,179,759 in 1980 to 6,020,147 in 1990, an increase of 16 percent.

Over the 25-year forecast period (1990 to 2015), ABAG projects that regional population growth will slow slightly, with 1,752,053 people added by 2015. This would represent a 29 percent increase over the 25-year period. Population distribution within the Bay Area also has undergone substantial change over the past decades, reflecting the decentralization of both population and employment that has occurred within the region.

Household Characteristics

Table 3.3-4 presents information on household characteristics in the region. The total number of households in the region increased 14 percent between 1980 and 1990. The average household size in the region increased slightly between 1980 and 1990—from 2.57 to 2.61 persons. The median household income in the region increased by 102 percent during the decade, from $20,607 in 1980 to $41,595 in 1990.

Table 3.3-3. Region of Influence Population Trends and Projections, 1980, 1990, and 2015

Location	*1980*	*1990*	*Percent Change 1980-1990*	*2015*	*Percent Change 1990-2015*
Bay Area	5,179,759	6,020,147	16%	7,772,200	29%
San Francisco	678,974	723,959	7%	810,500	12%
Alameda County	1,105,379	1,276,702	15%	1,628,800	28%
NSTI	3,935	4,500	14%	N/A	N/A

Notes: 1980 and 1990 figures are actual; 2015 figure is projected.
N/A = not applicable.
Sources: U.S. Department of Commerce 1980, 1990; ABAG 1995b.

Table 3.3-4. Region of Influence Household Characteristics, 1980 and 1990

Location	*Number of Households*			*Average Household Size*		*Median Household Income*		
	1980	**1990**	**Percent Change**	**1980**	**1990**	**1980**	**1990**	**Percent Change**
Bay Area	1,970,551	2,246,242	14%	2.57	2.61	$20,607	$41,595	102%
San Francisco	298,956	305,584	2%	2.19	2.29	$15,866	$33,414	111%
Alameda County	426,093	479,518	13%	2.53	2.59	$18,700	$37,544	101%
NSTI	801	962	20%	3.76	3.71	$14,712	$27,909	90%

Sources: U.S. Department of Commerce 1980, 1990.

San Francisco

Population Growth

San Francisco's population increased by about seven percent between 1980 and 1990, from 678,974 to 723,959 persons (Table 3.3-3). This was the second slowest rate of growth of any county in the Bay Area and only a fraction of California's growth rate of 26 percent (EDD 1994). ABAG projects that San Francisco's population growth will be sustained and moderate over the next 25 years, increasing by only 12 percent during the forecast period (ABAG 2001).

Household Characteristics

The number of San Francisco households increased by only two percent between 1980 and 1990 (Table 3.3-4). Although the average household size in San Francisco rose from 2.19 to 2.29 during this decade, the citywide average was still substantially smaller in 1990 than the regional average of 2.61. The median household income in San Francisco increased by 111 percent between 1980 and 1990, from $15,866 in 1980 to $33,414 in 1990.

Alameda County

Population Growth

In 1990, Alameda County had a total population of 1,276,702, making it the most populous county in the Bay Area after Santa Clara County. Alameda County was the only county in the nine-county region to have four cities with 1990 populations of more than 100,000 residents—Oakland, Fremont, Hayward, and Berkeley.

Alameda County's population grew 15 percent between 1980 and 1990, and it is projected to increase by an additional 28 percent between 1990 and 2015 (Table 3.3-3). Most of this growth is expected in the eastern portion of the county, especially in the communities of Dublin, Livermore, and Pleasanton. Growth in the western portion of the county, with the exception of Emeryville, is expected to be slow during this period, as the communities bordering San Francisco Bay approach full buildout (ABAG 2001).

Household Characteristics

The number of households in Alameda County increased by 13 percent between 1980 and 1990 (Table 3.3-4). The average household size in Alameda County was 2.59 persons in 1990, slightly higher than the 1980 average of 2.53 persons but still below the regional average of 2.61 persons. Similar to the region and to San Francisco, the median household income in Alameda County increased by 101 percent between 1980 and 1990, from $18,700 to $37,544.

NSTI

While still an active military base, the resident population at NSTI was approximately 3,935 in 1980. By 1990, the resident population at NSTI had increased to approximately 4,500 (Table 3.3-3). Between 1980 and 1990, the number of NSTI households increased 20 percent, while the median household income increased by approximately 90 percent during this same period (compared with more than 100 percent in most of the rest of the region) (Table 3.3-4).

3.3.4 Housing Characteristics

This subsection presents information about the housing stock in the Bay Area, San Francisco, and Alameda County. Because housing affordability is a critical issue in the region and because reuse could affect the local supply of (and demand for) affordable housing, housing supply and housing costs are described for each geographic location. The data source used is the U.S. Department of Commerce census data. Table 3.3-5 summarizes housing information that is referenced throughout this section.

Bay Area

Census data indicate that the region's housing stock increased by 15 percent between 1980 and 1990. The housing vacancy rate in the region was five percent in 1990. The region's housing stock in 1990 included single-family units (61 percent), multi-family units (35 percent), mobile homes (3 percent), and other types of residences, such as houseboats (1 percent). Of the occupied housing units in the region in 1990, 56 percent were owner-occupied, and 44 percent were renter-occupied.

Table 3.3-5. Region of Influence Housing Characteristics, 1980 and 1990

Location	*Number of Housing Units*			*Percentage of Single-family Units*			*Vacancy Rate*	
	1980	1990	Percent Change	1980	1990	Percent Change	1980	1990
Bay Area	2,061,343	2,365,323	15%	56	61	9%	4.2	5.0
San Francisco	316,608	328,471	4%	46	32	-30%	5.7	7.0
Alameda County	444,607	504,109	13%	51	59	16%	4.1	4.9
NSTI	809	1,045	29%	N/A	N/A	N/A	0.9	7.9

Note: N/A = not applicable.
Sources: U.S. Department of Commerce 1980; 1990.

At the time of the 1990 census, housing costs in the Bay Area were among the highest in the nation. In 1990, the median value for an owner-occupied unit in the Bay Area was $255,476. Housing prices in the region increased by more than 160 percent from 1980, when the median value for an owner-occupied unit was $98,100.

San Francisco

San Francisco had 328,471 housing units in 1990 (Table 3.3-5), or approximately 14 percent of the region's housing supply. San Francisco's housing stock increased by approximately four percent between 1980 and 1990. The vacancy rate in San Francisco in 1990 was 7.0 percent, up from 5.7 percent in 1980.

In 1990, 32 percent of San Francisco's housing stock was single-family units—about half the percentage of single-family units in the region. Single-family units are relatively scarce in San Francisco due to the relatively high cost and limited supply of land available for residential development. Two-thirds of San Francisco's housing stock in 1990 was composed of multi-family units. Less than one percent of all units were mobile homes, and two percent were other types of housing units.

In 1990, approximately 35 percent of the housing units were owner-occupied—considerably lower than the regional figure of 56 percent. The median value for an owner-occupied dwelling in San Francisco was $298,900 in 1990, which was 17 percent higher than the regional median value. This is consistent with information published by the San Francisco Planning Department that states the median value for a three-bedroom home in San Francisco in 1990 was $290,250 (San Francisco 1995c). While the median household income increased by 111 percent between 1980 and 1990, the median housing price increased by 188 percent, exacerbating San Francisco's housing affordability problems.

Alameda County

Alameda County had 504,109 housing units in 1990 (Table 3.3-5), approximately 21 percent of the Bay Area's housing supply. The county's housing stock had increased by 13 percent since 1980, when there were 444,607 housing units. In 1990, 4.9 percent of the housing units were vacant, similar to the regional vacancy rate of 5.0 percent.

The composition of Alameda County's housing stock is similar to that of the region as a whole. In 1990, 59 percent of the housing units in Alameda County were single-family units, 38 percent were multi-family units, and the remainder were mobile homes and other types of housing units, such as houseboats. The rate of owner-occupancy in Alameda County in 1990 was 53 percent, similar to the regionwide rate. The median home value in Alameda County was $225,300, which was also similar to the regional median value. Home values in Alameda County increased by more than 165 percent from 1980, when the median home value was $84,900.

NSTI

In 1990, while still an active military base, there were 1,045 housing units at NSTI (Table 3.3-5). The 1990 housing vacancy rate was 7.9 percent, a substantial increase from the vacancy rate of 0.9 percent reported in 1980.

3.3.5 Schools

The information presented in this section is based on interviews with SFUSD personnel.

San Francisco

NSTI is within the boundaries of the SFUSD, where enrollment has remained constant since 1990, averaging approximately 63,000 to 64,000 students. Enrollment at elementary schools throughout the school district is at or near capacity (SFUSD 1996b). At the middle school and high school levels, some schools are at capacity or are experiencing overcrowding, while others are underenrolled. Overcrowding at the middle school and high school level is primarily a problem in schools in the western portion of San Francisco.

The San Francisco school system receives annual funding from the federal government under the provisions of Public Law 101-874. The amount of funding is determined annually by the U.S. Department of Education, then appropriated by the Senate for allocation to schools attended by the children of military personnel who reside on federal property. Receipt of such funds does not alter the per capita funding contributed by California to the school district. In the 1990-1991 school year, money was allocated for the 1,470 eligible students who attended San Francisco public schools and resided either at NSTI or the Presidio. (Roughly two-thirds of the eligible students were from NSTI and one-third were from the Presidio.)

NSTI

Elementary school-aged children that lived at NSTI attended the Treasure Island Elementary School. The school property was leased from Navy by the school district, and the school was staffed by district employees. While most Treasure Island Elementary School students lived at NSTI, some other San Francisco children were taken by bus to the school to achieve court-mandated racial balance.

In 1990, there were 1,134 school-aged children (5 to 19 years of age) at NSTI, representing 25 percent of the NSTI population, about double the citywide ratio. Enrollment projections for the elementary school were not available because the school district's annual enrollment projections are district-wide only. Individual school enrollments are not projected (SFUSD 1996c).

Enrollment at Treasure Island Elementary School was 852 in October 1990. Approximately two-thirds of the enrolled students were children from military families living at NSTI, and one-third were students who were bussed from other parts of San Francisco (Treasure Island Elementary School 1996). Since there is no middle school or high school at NSTI, these students were bussed to schools in San Francisco. Most middle school-aged children at NSTI were bussed to the Potrero Hill Middle School. Most high school students from NSTI were bussed to Galileo High School. Many of the middle school students at NSTI elected to attend the Everett Middle School, as well as the Horace Mann and Martin Luther King Alternative Middle

Schools. Some high school students chose to attend the Thurgood Marshall Academic High School or the Phillip and Sala Burton High School (SFUSD 1996d). The school district continues to lease and operate the Treasure Island Elementary School, which serves students bussed in from other parts of San Francisco (DON 1998f).

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