

3.12 POPULATION AND HOUSING

3.12.1 Existing Conditions

In 2004, the City of San Diego had a population of 1,295,147, an increase of approximately six percent since 2000 and 17 percent since 1990. The City had 490,266 housing units in 2004, an increase of approximately four percent since 2000. Most of the housing stock in San Diego is relatively new and in good condition, with 93 percent of the housing stock built after 1940. In 2004, single-family detached dwellings comprised 58 percent of San Diego's total housing units while multiple family units accounted for 38 percent of the City's total housing units.

From 2004 to 2030, SANDAG estimates that the population in the City will increase by 28 percent to 1,656,257, while the number of housing units is expected to increase by 24 percent or 119,783. Multiple family units comprise the majority of housing unit growth accounting for 102,582 of the 119,783 projected housing units. Multiple family units comprised approximately 38 percent of total housing units in 2004, whereas by the year 2030 multiple family units are forecasted to represent 48 percent of all housing units in the City. Although the number of single family homes is expected to increase by 12,306, this represents only a four percent increase from 2004 to 2030.

Table 3.12-1 summarizes San Diego's population and housing forecast from 2004 to 2030.

Table 3.12-1 City of San Diego Regional Forecast Population and Housing (2004 to 2030)						
	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Total Population	1,295,147	1,365,130	1,514,336	1,656,257	361,110	28%
Household Population	1,235,672	1,303,738	1,448,395	1,582,385	336,713	27%
Group Quarters Population	49,475	61,392	65,941	73,872	24,397	49%
Civilian	33,033	43,797	48,346	56,277	23,244	70%
Military	16,442	17,595	17,595	17,595	1,153	7%
Total Housing Units	490,266	518,063	574,254	610,049	119,783	24%
Single Family	285,453	290,608	298,710	297,759	12,306	4%
Multiple Family	188,772	210,832	254,441	291,354	102,582	54%
Mobile Homes	5,625	5,553	5,871	5,635	10	0%
Persons per Household	2.65	2.62	2.65	2.7	0.05	2%

Source: San Diego Association of Governments, September 2006, *2030 Regional Growth Forecast Update, City of San Diego*.

3.12.2 Thresholds of Significance

A significant impact could occur if implementation of the Draft General Plan:

- Results in development, redevelopment, or infrastructure expansion that could displace substantial numbers of people or housing, necessitating the construction of replacement housing.

3.12.3 Impact Analysis

Could implementation of the Draft General Plan result in development, redevelopment, or infrastructure expansion that would displace substantial numbers of people or housing, necessitating the construction of replacement housing?

SANDAG projections indicate that the City's population will increase by over 360,000 people and add almost 120,000 housing units by 2030. Less than four percent of the City's nearly 330 square miles consists of vacant land. Future growth will most likely occur in existing urban areas in accordance with the Draft General Plan. The Draft General Plan calls for redevelopment, infill, and new growth to be targeted into compact and mixed-use villages. This infill strategy strives to increase housing supply and is a key component of the City's housing strategy.

In conjunction with Housing Element update adopted in December 2006, the City has identified "potential future infill housing opportunity sites" throughout the City. These sites are zoned for multifamily or mixed-use development along major transit corridors, in Downtown San Diego, and in higher-density mixed-use areas, and thus could accommodate individuals and families with a range of incomes. Most of the infill sites are zoned for residential densities at or above 30 units per acre and therefore have potential to accommodate affordable housing. Many of these sites are currently underutilized and/or located within redevelopment project areas and other Pre-World War II communities. They are generally in areas where the Draft General Plan and/or other City policies encourage additional development such as areas adjacent to light-rail or bus transit stations or stops. In addition to providing an Adequate Sites Inventory which identifies potential sites to accommodate additional housing units, the adopted Housing Element identifies additional goals, policies and programs to increase the supply and distribution of affordable housing.

Major programs include: the Inclusionary Housing Ordinance adopted in 2003, a condominium conversion policy providing tenants who are displaced due to conversion of rental units to condominiums the equivalent of three months rent to assist in relocation, the Affordable Housing and Sustainable Buildings Expedite Program adopted in 2003, which reduces processing times by up to 50 percent for projects that meet established criteria as affordable/infill projects or sustainable projects, and the Housing Trust Fund created in 1990, which utilizes fees collected from nonresidential development to subsidize the construction of affordable housing units.

The Draft General Plan also contains balanced communities and equitable development policies that are designed to minimize displacement of existing residents as communities redevelop over time. These policies include ensuring that the development of balanced communities takes into

account communitywide involvement and participation, dispersing affordable housing projects throughout the City to achieve a balance of incomes in all neighborhoods and communities, providing a variety of housing types, sizes, and prices in residential and village developments, providing affordable housing to offset the displacement of the existing population within the community, striving for balanced commercial development and accessible and equitably distributed social services throughout the City, providing linkages between employment areas, housing, and villages via an integrated transit system and a well-defined pedestrian and bicycle network, and providing a variety of different types of land uses in order to provide opportunities for a diverse mix of uses within a community.

In addition, the City has 17 redevelopment project areas throughout the City encompassing over 9,000 acres where state and local redevelopment laws regulate the provision of a certain level of affordable housing for low and moderate-income households. According to California Redevelopment Law, no less than 20 percent of tax increment revenue derived from a redevelopment project area is to be used to increase, improve, and preserve the supply of housing for very low-, low-, and moderate-income households. In addition to the 20 percent requirement, when housing units are developed by a Redevelopment Agency at least 30 percent of all new or rehabilitated dwelling units developed by the agency must be available at affordable housing cost to persons of low- and moderate-income. Also, not less than 50 percent of those units are to be available at affordable cost to persons with very low income. Housing units developed within a redevelopment project area by public agencies, private project proponents, or persons other than the Redevelopment Agency within a ten year period, are to be available at costs affordable to persons with low or moderate income. Not less than 40 percent of these units are to be available to very low-income households.

Despite City programs and policies, some displacement of residents is likely to occur as older housing units are replaced. As areas redevelop, older housing units, and in some cases more affordable housing units will be replaced by higher cost housing units. Low-income households are most likely to be adversely affected. This could result in displacement and relocation of people away from the City and the region in search of more affordable housing. The displacement of substantial numbers of people would occur over time, and may be considered a social and economic impact, but not a physical CEQA impact. If the displacement necessitates construction of some replacement housing in the City and/or region, the construction may result in significant CEQA impacts. In some instances, people will have access to City programs providing housing assistance. However, many of the programs are limited and not available in every area of the City. Therefore, the potential for a significant and unavoidable impact remains.

3.12.4 Mitigation Framework

Goals, policies, and recommendations enacted by the City combined with existing regulations and programs described above provide a framework for developing project level protection measures for future discretionary projects which may result in displacement of substantial numbers of people or housing. The City's process for evaluation of discretionary projects includes environmental review and documentation pursuant to CEQA as well as an analysis of those projects for consistency with the goals, policies and recommendations of the General Plan and the applicable community plan. In general, implementation of the above policies and compliance with established regulations would minimize impacts. Compliance with regulations is required of all projects and is not considered to be mitigation. However, it is possible that for

certain projects, adherence to the regulations and programs may not adequately address population and housing impacts and such projects would require additional measures to avoid or reduce significant impacts. These additional measures would be considered mitigation.

For each future discretionary project requiring, mitigation (i.e. measures that go beyond what is required by existing regulations), site-specific measures will be identified that reduce significant project-level impacts to less than significant or the project level impact may remain significant and unavoidable where no feasible mitigation exists. Where mitigation is determined to be necessary and feasible, these measures will be included in a Mitigation Monitoring and Reporting Program (MMRP) for the project.

3.12.5 Significance of Impact with Mitigation Framework

Since no specific development projects have been identified, it is infeasible at this Program EIR level to provide specific mitigation that would reduce impacts to a less than significant level. Therefore, displacement of substantial numbers of residents could result in a social and economic impact. The construction of replacement housing is considered a significant and unavoidable impact at this program level of review.

Notes and References

City of San Diego.

2006 *General Plan Housing Element. FY2005-2010 Draft.* November 2006.

San Diego Association of Governments (SANDAG).

2003 *Final 2030 Cities/County Forecast.* December 2003.

2004 *Final Program Environmental Impact Report for the Regional Comprehensive Plan.* June 2004.

2006 *2030 Regional Growth Forecast Update.* September 2006.