

4.10 POPULATION AND HOUSING

This section describes and evaluates the potential impacts related to population and housing associated with the proposed project.

4.10.1 EXISTING SETTING RELATED TO POPULATION AND HOUSING

4.10.1.1 City of Santa Ana General Plan Housing Element

The City of Santa Ana's General Plan Housing Element details the City's five-year strategy for enhancing and preserving the community's character, identifies strategies for expanding housing opportunities for the City's various economic segments, and provides the primary policy guidance for local decision-making related to housing. The Housing Element provides the implementation strategies for effectively addressing the housing needs of Santa Ana residents through the year 2005 planning period. The City is currently in the process of reviewing the revised Housing Element for the next planning period.

The Housing Element provides in-depth analysis of the City's population, economic, and housing stock characteristics as required by State Law. The Element also provides a comprehensive evaluation of programs and regulations related to housing. Through this evaluation and analysis, the City identifies priority goals, objectives, and program actions that directly address the needs of Santa Ana residents.

4.10.1.2 United States 2000 Census

The United States Census Bureau provides population and housing data from the 2000 National Decennial Census. Every 10 years, the Census is used to calculate population and housing units in the United States. The purpose of the census is to provide population counts that determine how seats in the United States House of Representatives are distributed. It also identifies population demographics within the United States. The Census is created using a survey method sent to all households within the United States.

4.10.1.3 Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the largest of nearly 700 councils of government in the United States, functioning as the Metropolitan Planning Organization for six counties including Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial. The region encompasses a population exceeding 18 million persons in an area of more than 38,000 square miles. The City of Santa Ana is located within the SCAG planning area. As the designated Metropolitan Planning Organization, SCAG is mandated by the federal government to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Additionally, SCAG forecasts population, housing, and employment growth for each region, subregion, and city. An updated SCAG Growth Forecast was completed in 2004 as part of the 2004 *Regional Transportation Plan Update*. The SCAG forecasts for the City of Santa Ana through 2030 are shown in Table 4.10-1.

**TABLE 4.10-1
SCAG DEMOGRAPHIC PROJECTIONS FOR THE CITY OF SANTA ANA**

	2010	2015	2020	2025	2030
Population	359,823	363,393	366,230	368,895	370,130
Households	74,940	75,117	75,383	75,641	75,694
Employment	177,583	179,381	180,850	181,768	183,444

Source: Regional Transportation Plan Population, Household and Employment Forecasts for the City of Santa Ana (Southern California Association of Governments, April 2004).

As shown in Table 4.10-1 the population in the City of Santa Ana is forecast to increase by 10,307 people between 2010 and 2030.

State Housing Law mandates that local governments, through Council of Governments identify existing and future housing needs in an RHNA. The RHNA provides recommendations and guidelines to identify housing needs within each jurisdiction (cities and counties) within the state and assigns a “fair share” of the statewide and regional housing needs burden to each jurisdiction. The RHNA does not impose requirements as to housing development in cities, but compliance with the RHNA is required in order for cities to maintain eligibility for receipt of certain state revenue funding.

In Orange County, the Orange County Council of Governments was delegated by SCAG with responsibility for developing the RHNA in coordination with all 34 Orange County cities and the County of Orange. The most recent RHNA adopted for the SCAG region was adopted in 2007. The RHNA includes calculated housing need numbers for each jurisdiction in the region based upon population projections, existing housing stock, and calculated new housing demand.

Table 4.10-2 presents the latest adopted RHNA calculated housing need assigned to the City of Santa Ana. The RHNA indicates a housing needs in Santa Ana of 3,393 total new housing units by year 2014.

**TABLE 4.10-2
REGIONAL HOUSING NEEDS ASSESSMENT-CITY OF SANTA ANA
JANUARY 1, 2006 THROUGH JUNE 30, 2014**

INCOME CATEGORY	NEW HOUSING NEEDS (UNITS)
Very Low Income	694
Low Income	574
Moderate Income	665
Above Moderate Income	1,461
Total	3,393

Source: Southern California Association of Governments. 2007. *Final Regional Housing Need Allocation Plan – Planning Period (January 1, 2006 – June 30, 2014)*

4.10.1.4 Department of Finance

Table 4.10-2 shows California Department of Finance (DOF) population data for the City of Santa Ana over the past three decades. This data includes the 1990 and 2000 Census counts and the most recent 2007 DOF population estimate.

**TABLE 4.10-3
POPULATION: CITY OF SANTA ANA (1980-2007)**

YEAR	POPULATION	INCREASE	AVERAGE ANNUAL GROWTH (PERSONS/YEAR)	AVERAGE ANNUAL GROWTH RATE
1980	204,001	-	-	-
1990	293,827	44%	8,983	3.05%
2000	337,977	15%	4,415	1.31%
2007	353,428	4.5%	15,451	0.43%

Source: Department of Finance, E-4 Population Estimates for City, County and the State, 2007.

As shown in Table 4.10-2, there were 353,428 residents in the City of Santa Ana in 2007. Between 2000 and 2007 population in the City increased by 15,451 persons from 337,997 to 353,428, a growth rate of 4.5 percent over this seven year period.

The total housing stock in the City of Santa Ana during 2000 and 2007 is show in Table 4.10-3.

**TABLE 4.10-4
HOUSING UNITS: CITY OF SANTA ANA (2000-2007)**

YEAR	HOUSING TYPE					TOTAL NUMBER OF UNITS	OCCUPIED UNITS
	SINGLE-FAMILY	2 TO 4 UNITS	5+ UNITS	MOBILE HOMES/OTHER			
2000	39,891	7,522	23,266	3,909		74,588	73,002
2007	40,367	7,491	23,608	3,909		75,375	73,771

Source: Department on Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2007.

Based on housing estimates from the California DOF, there were 75,375 households in the City of Santa Ana in 2007. Below is the 2007 approximate percentage breakdown for housing by type in the City:

- 54 percent single-family
- 10 percent multifamily (2 to 4 units)
- 31 percent multifamily (5+ units)
- 5 percent mobile homes/ other

4.10.2 THRESHOLDS OF SIGNIFICANCE RELATED TO POPULATION AND HOUSING

Based on Appendix G of the CEQA Guidelines, implementation of the City Place Sky Lofts project would result in a significant adverse impact on the environment related to population and housing if it would:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

4.10.3 METHODOLOGY RELATED TO POPULATION AND HOUSING

The analysis of the potential impacts of the proposed project was based on data obtained from the California DOF 2007 and the SCAG RTP 2004. The analysis considers population and household growth that would occur with implementation of the proposed project and whether this growth is within local forecasts. Specifically, population and housing impacts were determined by comparing the proposed project with growth projections for the City from the SCAG Regional Transportation Plan 2004.

4.10.4 IMPACTS RELATED TO POPULATION AND HOUSING

Implementation of the proposed project would directly affect population growth by the introduction 353 dwelling units and associated residents. The DOF identifies the City of Santa Ana 2007 household size as 4.7 persons.¹ However, as shown previously on Table 4.10-3, the majority of

¹ Department of Finance, <http://www.dof.ca.gov/default.asp>, 2003.

existing housing in the City is single-family residences (40,367 single family units divided by 75,375 total units = 54 percent). However, the high-density, multi-family housing units proposed for the project would be smaller than many existing single-family residences in the City that would have 3 to 4 bedrooms. Fourteen percent of the proposed project units are studios, 34 percent are one-bedroom, 50 percent are two-bedroom, and 2 percent are 3-bedroom. The average square footage per unit is 1,218 sf. Because the proposed project units are smaller than many homes in the City, the average household size of 4.7 persons is not considered an appropriate measure for the higher density multi-family housing of the proposed project.

A household size ratio of 1.8 is consistent with downtown-oriented development in other similar cities (e.g., Pasadena, Burbank, and Long Beach). Typically, these types of developments are occupied by one or two individuals.² Therefore, for the analysis in this EIR, a conservative estimate of 2 persons per household was used. Based on this household size, the direct population growth associated with the 353 units proposed for the project would be approximately 706 people (353 x 2=706).

Based on the current 2007 population of the City of 353,428, as shown on Table 4.10-2, and the 2030 SCAG population forecast of 370,130, as shown on table 4.10-1, the population of Santa Ana is anticipated to increase by 16,702 people. The City of Santa Ana General Plan designates the project site and the balance of SD-59 for high-density housing with a maximum density of 90 dwelling units (du) per acre. As described in Section 4.8 (Land Use and Planning), the density of SD-59 with the proposed project would be 31 du/acre, well below the planned density. The City's General Plan is one of the factors considered in the SCAG forecast. Therefore, the addition of 706 people associated with implementation of the proposed project would be within the SCAG forecasted growth for the City and the impact related to direct growth would be less than significant.

In addition, the proposed project is an infill project and would not require major new infrastructure such as roads, sewer, and water. Rather, it would require connections to the existing infrastructure, as described in Sections 4.13 (Traffic and Transportation) and 4.14 (Utilities and Service Systems). Therefore, impacts related to indirect growth would be less than significant.

The proposed project would provide 353 units of the 3,393 total units identified in the RHNA. Currently, the proposed project does not include affordable housing units.

4.10.5 MITIGATION RELATED TO POPULATION AND HOUSING

Implementation of the proposed project would generate an additional 706 persons on the project site. This direct increase would not exceed growth projections for the City of Santa Ana and would be less than significant. In addition, indirect growth would be less than significant. No mitigation is required.

4.10.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION RELATED TO POPULATION AND HOUSING

Direct and indirect impacts related to population/housing associated with implementation of the proposed project would be less than significant and no mitigation is required.

² EIP Associates, *Final Environmental Impact Report SCH No. 2006031041 Volume I & II Metro East Mixed Use Overlay Zone*, March 2007.