

## 4.9

## POPULATION AND HOUSING

### 4.9.1 INTRODUCTION

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The Population and Housing section of the EIR evaluates the potential for the Lincoln40 Project (proposed project) to induce substantial population growth within the area, either directly or indirectly, and/or displace substantial numbers of existing housing and/or people, necessitating the construction of replacement housing elsewhere. The “area” as defined for purposes of this analysis, where population growth could be induced as a result of the project, is the City of Davis. The Population and Housing section is primarily based on the *Davis General Plan*<sup>1</sup> and associated EIR,<sup>2</sup> the *City of Davis 2013-2021 Housing Element Update*<sup>3</sup>, the *Gateway/Olive Drive Specific Plan*,<sup>4</sup> the Sacramento Area Council of Governments’ (SACOG) *Regional Housing Needs Plan 2013-2021*,<sup>5</sup> and information from the U.S. Census Bureau,<sup>6</sup> and the California Department of Finance (DOF).<sup>7</sup>

### 4.9.2 EXISTING ENVIRONMENTAL SETTING

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The following setting information provides an overview of the existing on-site population and housing and the broader supply in the City of Davis, including current and projected growth rates for the City.

#### Existing On-Site Population and Housing

The 5.92-acre project site is located within the East Olive Drive sub-area of the City’s *Gateway/Olive Drive Specific Plan*, and according to the Specific Plan’s Land Use and Zoning Map, the project site is currently designated as East Olive Multiple Use (EOMU) and Residential Medium Density (RMD). The Hickory Lane property makes up the EOMU portion of the overall site and, should the site be developed consistent with existing zoning, the Specific Plan states that the property could include a mix of uses on each parcel containing a combination of any two of the following:

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<sup>1</sup> City of Davis. *Davis General Plan*. Adopted May 2001. Amended through January 2007.

<sup>2</sup> City of Davis. *Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School*. January 2000.

<sup>3</sup> City of Davis. *City of Davis 2013-2021 Housing Element Update*. Adopted February 25, 2014.

<sup>4</sup> City of Davis. *Gateway/Olive Drive Specific Plan*. Adopted July 1996. Amended through May 2002.

<sup>5</sup> Sacramento Area Council of Governments. *Regional Housing Needs Plan 2013-2021*. Adopted September 20, 2012.

<sup>6</sup> U.S. Department of Commerce. *United States Census Bureau*. Available at: <https://www.census.gov/>. Accessed November 28, 2016.

<sup>7</sup> State of California Department of Finance. *State of California Department of Finance*. Available at: <http://www.dof.ca.gov/>. Accessed November 28, 2016.

- a) Multi-family residential not to exceed 15 dwelling units per acre (du/ac);
- b) Restaurants;
- c) Professional and administrative offices; and
- d) Retail uses.

The Callori Property makes up the RMD portion of the overall site and, should the site be developed consistent with existing zoning, the property could include up to 49 small-sized, single-family cottage units and 8,000 square feet of commercial uses. In addition, according to the City of Davis 2013-2021 Housing Element, the Callori Property buildout potential consisted of 10 moderate and 39 above-moderate income households at 19 units per net acre.<sup>8</sup> The 49 units would be in addition to the existing 24 dwelling units on the site. It should be noted that the existing units were in place prior the specific plan adoption.

The proposed project site currently consists of 24 existing residential units, including 10 single-family homes and an old lodging facility that was previously converted into a 14-unit apartment complex. The apartment complex is currently fully occupied. Six of the 10 single-family homes were occupied by renters at the time of issuance of the Notice of Preparation (NOP). The remainder of the single-family homes are vacant.

The proposed project would include the demolition of all existing on-site structures and a request to amend the Gateway/Olive Drive Specific Plan’s Land Use and Zoning Plan to re-designate the project site from EOMU and RMD to Residential Medium High Density (RMHD), which permits a density range of 14 to 24.99 units per gross acre.

### City of Davis Population Trends

U.S. Census data indicates that the City of Davis experienced strong population growth from 1990 to 2000, increasing from 46,322 to 60,308 persons at an annual average increase of 3.0 percent as shown in Table 4.9-1. During 2000 to 2010, the rate of growth declined to an annual average increase of 0.9 percent, reaching a total population of 65,622 in 2010. The City’s population has increased slightly to a population of 67,666 in 2015.<sup>9</sup>

Year	Population	Annual Average Change
1990	46,322	-
2000	60,308	3.0%
2010	65,622	0.9%
2012	65,052	<0.4%
2014	66,742	1.3%
2015	67,666	1.4%

*Sources:*  
U.S. Census, 2015; California DOF, 2015.

<sup>8</sup> City of Davis. *City of Davis 2013-2021 Housing Element Update* [pg. 4-5]. Adopted February 25, 2014.

<sup>9</sup> U.S. Department of Commerce. *United States Census Bureau*. Available at: <https://www.census.gov/>. Accessed November 28, 2016.

## City of Davis Housing Stock

Table 4.9-2 illustrates the City of Davis’ housing stock from the years 2000 to 2014, based on information from the U.S. Census Bureau and DOF. As seen in the table, the number of housing units has increased from 25,869 in 2010 to 26,031 in 2014, an average annual increase of 0.2 percent. According to the U.S. Census Bureau and DOF, the average number of persons residing in a dwelling unit in Davis is 2.56.

<b>Year</b>	<b>Housing Units</b>	<b>Annual Average Change</b>
2000	23,617	-
2010	25,869	0.9%
2012	25,908	0.1%
2014	26,031	0.2%

*Sources:*

- U.S. Census, 2015.
- California DOF, 2015.

The increase in total housing units has been accompanied by a slight increase in vacancy rates. Between 2000 and 2010, the overall vacancy rate in the City increased by one percent, from 2.8 percent in 2000 to 3.8 percent in 2010.<sup>10</sup>

## City of Davis Growth Projections

The Sacramento Area Council of Governments (SACOG) is an association of local governments from six counties and 22 cities within the Sacramento Region, which includes the City of Davis and Yolo County. As illustrated in Table 4.9-3, SACOG produces regional growth projections for the City of Davis and Yolo County through 2035. The City is projected to have approximately 31,618 housing units and an increase in total population to 76,665.

	<b>2005</b>	<b>2035</b>	<b>Change</b>	<b>Annual Average Percent Change</b>
<b>City of Davis</b>				
Population	61,854	76,665	14,811	0.8%
Housing Units	24,832	31,618	6,786	0.9%
<b>Yolo County</b>				
Population	172,872	278,786	105,914	2.0%
Housing Units	66,549	111,245	44,696	2.2%

*Source: Sacramento Area Council of Governments, 2008.*

<sup>10</sup> City of Davis. *City of Davis 2013-2021 Housing Element Update* [pg. 3-23]. Adopted February 25, 2014.

Regional Housing Needs Plan

The Regional Housing Needs Allocation (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element’s statutory planning period. Based on the adopted RHNA, each city and county must update the housing element of their general plan to demonstrate how the jurisdiction will meet the expected growth in housing need over this period of time.

According to the U.S. Department of Housing and Urban Development (HUD), housing is classified as “affordable” if households do not pay more than 30 percent of income for payment of rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance). SACOG adopted their Regional Housing Needs Plan (RHNP) on September 20, 2012, which officially assigns the allocations to cities and counties in the six-county Sacramento region. SACOG’s RHNP covers the planning period from January 1, 2013 to October 31, 2021, and defines the lower income unit categories as follows:

- Low-Income Unit: is one that is affordable to a household whose combined income is at or between 50 and 80 percent of the median income.
- Very Low-Income Unit: is one that is affordable to a household whose combined income is at or lower than 50 percent of the median income.

The median household income in the City of Davis was \$59,500 in 2010.<sup>11</sup> According to SACOG’s RHNP, the City of Davis’ RHNA numbers for combined low and very low income level is 422 dwelling units (see Table 4.9-4).<sup>12</sup>

<b>Table 4.9-4 City of Davis Regional Housing Needs Allocations by Income Category</b>											
<b>Jurisdiction</b>	<b>Total Units<sup>1</sup></b>	<b>Very Low Income</b>		<b>Low Income</b>		<b>Moderate</b>		<b>Above Moderate</b>		<b>Combined Low and Very Low</b>	
		<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Davis	1,066	248	23.3	174	16.3	198	18.6	446	41.8	422	39.6
Yolo County	11,129	2,457	22.1	1,724	15.5	2,068	18.6	4,880	43.8	4,181	37.6
Note: <sup>1</sup> Total number of units (based on proportion of Metropolitan Transportation Plan/Sustainable Communities Strategy 2020 projection)											
<i>Source: Sacramento Area Council of Governments Regional Housing Needs Plan, 2012.</i>											

<sup>11</sup> City of Davis. *City of Davis Housing Element Update* [pg. 3-5]. Adopted February 25, 2014.

<sup>12</sup> Sacramento Area Council of Governments. *Regional Housing Needs Plan 2013-2021*. Adopted September 20, 2012.

### 4.9.3 REGULATORY CONTEXT

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Specific federal regulations do not directly pertain to population and housing of an area. However, there are a number of existing regulatory controls pertaining to population and housing, including State and local laws and ordinances that are listed below, as applicable.

#### **State Regulations**

The following are applicable State regulations related to the proposed project.

##### Regional Housing Needs Plan

California General Plan law requires each city and county to have land zoned to accommodate a fair share of the regional housing need. The share is known as RHNA and is based on a RHNP developed by councils of government. The state-mandated RHNA process (Government Code Sections 65580 et seq.) requires SACOG to develop a methodology that determines how to divide and distribute an overall allocation that the region receives from the State.

#### **Local Regulations**

The following are applicable local regulations related to the proposed project.

##### Sacramento Area Council of Governments

SACOG is responsible for the preparation of, and updates to, the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) for the region and the corresponding Metropolitan Transportation Improvement Program (MTIP). The MTIP identifies short-term projects (seven-year horizon) in more detail.

##### *Metropolitan Transportation Plan/Sustainable Communities Strategy*

The 2016 MTP/SCS was adopted by the SACOG board on February 18, 2016.<sup>13</sup> The MTP/SCS is a long-range plan for transportation improvements in the region and provides a 20-year transportation vision and corresponding list of projects. The plan is based on projections for growth in population, housing, and jobs. SACOG determines the regional growth projections by evaluating baseline data (existing housing units and employees, jobs/housing ratio, and percent of regional growth share for housing units and employees), historic reference data (based upon five- and ten-year residential building permit averages and historic county-level employment statistics), capacity data (General Plan data for each jurisdiction), and current MTIP data about assumptions used in the most recent MTP/SCS. SACOG staff then meets with each jurisdiction to discuss and incorporate more subjective considerations about planned growth for each area. Finally, SACOG makes a regional growth forecast for new homes and new jobs, based upon an economic analysis

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<sup>13</sup> SACOG. 2016 *Metropolitan Transportation Plan/Sustainable Communities Strategy*. Adopted February 18, 2016.

provided by a recognized expert in order to estimate regional growth potential based on market analysis and related economic data, which is incorporated into the MTP/SCS.

### City of Davis General Plan

The applicable Davis General Plan goals and policies relating to population and housing are presented below.

#### *Land Use and Growth Management Element*

Policy LU.3                Require a mix of housing types, densities, prices and rents, and designs in each new development area.

#### *Housing Element*

Goal HOUSING 1.    Promote an adequate supply of housing for people of all ages, income, lifestyles and types of households consistent with General Plan policies and goals.

Policy HOUSING 1.1 Encourage a variety of housing types that meet the housing needs of an economically and socially diverse Davis.

Policy HOUSING 1.2 Strive to maintain an adequate supply of rental housing in Davis to meet the needs of all renters, including students.

### Gateway/Olive Drive Specific Plan

The City of Davis Gateway/Olive Drive Specific Plan does not include comprehensive policies or regulations related to population and housing. However, the Specific Plan assumed that the “Callori” property would have an additional 49 small-sized single-family cottage units and 8,000 square feet of commercial use, upon buildout. In addition, the following Specific Plan Land Use goal generally pertains to population and housing:

#### *Land Use:*

- (2)    Develop a land use plan which addresses the character of the area and the needs of Davis and recognizes the proximity to the University and Core Area. It should:
  - a.    Consider the present and future needs of the students of the University.
  - b.    Enhance the vitality that currently exists within the University, Core Area and surrounding neighborhoods.
  - c.    Create a dynamic plan that meets the needs of a diverse population and allows for opportunities to live, work, shop, and recreate.

## City Municipal Code

The following are applicable City housing and growth policies related to the proposed project.

### *One Percent Growth Policy*

In 2008, the City Council adopted an annual average growth guideline of one percent based on the number of housing units and dwelling unit equivalents. At adoption, the growth guideline was approximately 260 units per year and the allotted number increases proportionate to City growth. Second units, vertical mixed use units, and permanently affordable very low, low, and moderate income and senior housing are exempt from the growth guideline. The growth guideline limits peripheral growth to 60 percent of the allowed units each year, manages infill growth, and provides for Council approval of infill projects that exceed the growth guideline. The one percent growth guideline represents a cap that is not to be exceeded except for units that are specifically exempted or allowed by the City Council as an infill project with extraordinary circumstances and community benefits.

### *Phased Allocation Ordinance*

The Phased Allocation Ordinance provides for orderly development through the annual adoption of a resolution by the City Council which designates the total number of units to be constructed in the fifth year following adoption of the resolution. The resolution may adjust the allocations, made by previous resolutions, for the first through fourth years following the resolution. The City Council's determination is based upon criteria set forth in the Phased Allocation Ordinance. In order to receive an allocation, a developer must submit an application in accordance with the ordinance, which requires a master plan sketch map and an internal project phasing plan for both single-family and multi-family units. Multifamily rental residential development may be processed and approved at any time, if all development conditions are met and required infrastructure is or will be provided. Pursuant to Section 18.01.030(3) and (5) of the Municipal Code, multifamily rental residential development and small urban parcels are exempt from the provisions of Phased Allocation.

### *18.05.040 Provision of Affordable Housing*

According to Section 18.05.040 of the City's Municipal Code, the developer shall submit, concurrently with or prior to the submission of an application for the first discretionary approval for a development, an application as provided by the City describing a proposed affordable housing plan, which shall provide a program to provide affordable housing in accordance with this article and the intended method for implementing such a program. The developer may submit an application under this article at any time subject to staff's, the Planning Commission's, or the City Council's discretion to deny the application on the sole basis of lack of timeliness. Any application resubmitted by a developer to amend an affordable housing plan after it has been approved by the City shall be deemed a new application for the development. Before any agreements between parties or transfer of land is made, all agreements, the affordable housing plan and budget for the provision of affordable housing pursuant to this article shall be approved by the City, in order to ensure that the affordable housing to be developed pursuant to the affordable housing plan will be

economically sustainable over time, in accordance with the required duration of affordability for the affordable housing.

#### *18.05.060 Rental Development Affordable Housing Standards*

According to Section 18.05.060 of the City’s Municipal Code, a developer of rental housing developments containing twenty or more units shall provide, to the maximum extent feasible, at least 15 percent of the units as affordable housing for low income households and at least 10 percent of the units as affordable housing for very low income households. A developer of rental housing developments containing between five and nineteen units, inclusive, shall provide, to the maximum extent feasible, fifteen percent of the units to low income households and ten percent to very low income households. Residential projects consisting of fewer than five market rate units will not be required to produce affordable units. Such housing shall be provided either by the construction of units on-site or by land dedication.

A developer may meet the City’s affordable housing requirement with a project individualized program (PIP) that is determined to generate an amount of affordability equal to or greater than the amount that would be generated under the standard affordability requirements. The affordable units must, at a minimum, meet the same income targets specified in the standard rental affordable housing requirements as set forth in subsection (a)(2) and (3).

The PIP is not intended to allow exception to a public input and review process. The PIP is intended to be viewed thoroughly and scrutinized in public forums, allowing for input from the public, other community-based nonprofits, staff, and at a minimum, the social services commission. The public hearing at the social services commission shall be noticed to all community-based housing nonprofits in the area, to the greatest extent possible, regardless of their involvement in the project.

Section 18.05.060(5)(e) of the City’s Affordable Housing Ordinance further specifies that rental housing is not required to provide deed-restricted affordable units based on the holding in *Palmer/Sixth Street Properties, L.P. v. City of Los Angeles 2009 (“Palmer”)*, until such time as *Palmer* is overturned, disapproved, or depublished, or the state legislature amends the law to authorize local governments to require rent-restricted rental units. Notwithstanding *Palmer*, the City has considered a proposal’s contribution to affordable housing as a community benefit evaluated in its consideration of the merits of a proposal requiring legislative action, such as a General Plan Amendment.

#### **4.9.4 IMPACTS AND MITIGATION MEASURES**

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The following section describes the standards of significance and methodology utilized to analyze and determine the proposed project’s potential project-specific impacts related to population and housing. In addition, a discussion of the project’s impacts, as well as mitigation measures where necessary, is also presented.



## Standards of Significance

In accordance with CEQA Guidelines, Appendix G, an impact is considered significant if the proposed project 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);
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or,
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

## Method of Analysis

The following section evaluates the population and housing impacts resulting from the development of the proposed project. The level of significance of the impacts is determined by evaluating whether the proposed project, either directly or indirectly, would induce substantial population growth in the area, or if the project would displace people or housing which would require the construction of replacement housing elsewhere.

## Project Impacts and Mitigation Measures

The following discussion of impacts is based on implementation of the proposed project in comparison to existing conditions and the standards of significance presented above.

### **4.9-1 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). Based on the analysis below, the impact is *less than significant*.**

Growth in the City of Davis is limited by the One Percent Growth Policy, which implements General Plan Policy LU 1.1 and associated Actions d and e. The City's One Percent Growth Policy would allow approximately 260 dwelling units per year, based on the DOF estimate of 26,031 units in 2014. The growth policy does not include exempted units of affordable housing, accessory dwelling units, and units in mixed-use buildings.

The project would include the addition of 130 multi-family units designed specifically for students attending UC Davis. The project would include 473 bedrooms, of which, 235 bedrooms would be designed as double-occupancy rooms, resulting in a total of 708 beds. The City of Davis One Percent Growth Policy would be applicable, and the expected increase in residential units attributable to this project alone would not exceed the limits set by the policy.

The One Percent Growth Policy includes provisions to accommodate larger projects. The One Percent Growth Policy requires larger projects (such as 100 or more units) to use a

development agreement or a metered allocation system to phase units. The City's Housing Element, in discussing constraints to growth, identifies that larger projects would include provisions for phasing development through a development agreement.

The One Percent Growth Policy also includes provisions to allow for extraordinary projects, which provides the City Council the ability to allow an infill project that provides for particular community needs with extraordinary community benefits even if the project would exceed the growth guideline of one percent. It is possible that the proposed project, as an infill development, would be provided this provision.

In terms of indirect growth, the project would be considered an infill development, therefore, road and other infrastructure improvements associated with the proposed project would not indirectly induce substantial population growth in an area.

Overall, the City's requirements associated with the One Percent Growth Policy would ensure that the population growth associated with the project is consistent with the City's growth management requirements. Therefore, the proposed project would result in a *less-than-significant* impact regarding substantial population growth.

Mitigation Measure(s)

*None required.*

**4.9-2 Displace substantial numbers of existing housing or people requiring construction of replacement housing elsewhere. Based on the analysis below, the impact is *less than significant*.**

The proposed project would provide a needed supply of student-oriented housing for UC Davis students. However, the proposed project would include the demolition of the existing 14-unit apartment complex and 10 single-family homes. At the time of issuance of the NOP, the existing apartment complex was fully occupied, and six of the 10 single-family homes were occupied by renters. The remainder of the single-family homes were vacant. Thus, a total of 20 occupied units are proposed to be removed as part of the proposed project. At the time the NOP was issued (August 2016), approximately 30 tenants occupied the Lincoln40 property. The CEQA question that is being evaluated, per Appendix G of the CEQA Guidelines, is whether the displacement of 30 persons and 20 housing units would require the construction of replacement housing elsewhere, which could result in physical environmental impacts.

The first consideration when evaluating this question is that the proposed project would offset the loss of the 20 residential units with the addition of 130 new units. The addition of 130 units would help increase the inventory of housing in Davis such that market competition may not be as intense.

Second, according to Section 18.05 of the Davis Municipal Code, the developer of rental housing developments containing 20 or more units shall provide, to the maximum extent feasible, at least 15 percent of the units as affordable housing for low income households

and at least 10 percent of the units as affordable housing for very low-income households. The developer is required to submit an affordable housing plan for City Council review. However, because the project does not include affordable housing units, the project applicant proposes a PIP, which involves the payment of in-lieu fees to the City's affordable housing fund, subject to the approval by the City of Davis. The intent of the City's affordable housing fund is to generate additional affordable housing within the City.

Third, there is a limited amount of affordable rental units that could accommodate displaced persons with sufficient lead time. The City of Davis has a total of 40 properties with affordable rental housing units. In Yolo County overall, there are 61 affordable housing complexes that contain 4,200 subsidized apartments. The affordable units are at full occupancy; however, there is a process for income-qualified tenants to get into these units. The applicant must fill out an application, and if no units are immediately available, they are placed on a waiting list. At any point in time, there is turnover in units, as families vacate and the units are prepared for other tenants. For example, according to Yolo County Housing Authority, approximately 1.4% of their inventory is regularly in the turnover process.<sup>14</sup>

Fourth, in addition to affordable rental units, market rate, multi-family rental units could also accommodate tenants displaced from the project site. According to the *2016 Apartment Vacancy and Rental Rate Survey* conducted by BAE Urban Economics in coordination with UC Davis Student Housing, an overall vacancy rate of 0.2% was estimated for 2015.<sup>15</sup> While this is an extremely low number, the total units reported in the survey was 8,105. Thus, at 0.2% vacancy, the available units would be 15. For comparison purposes, survey results for 2015 indicated a total of 16 vacant units, 2014 indicated a total of 24 vacant units, and 160 vacant units were reported in 2013.

Fifth, single-family rental housing is potentially an available means of accommodating displaced persons at the project site. The Davis Housing Element indicates a vacancy rate of around 2 percent for rental units, which equated to 510 units in 2010.<sup>16</sup> Although, Davis' consistently low vacancy rates indicate high levels of local housing demand relative to available supply, it nevertheless demonstrates that units are available, and with the displacement of approximately 30 persons and 20 units, sufficient rental housing supply exists within the City of Davis and construction of replacement housing would not be necessary. Furthermore, the greater Yolo County area, including the cities of West Sacramento, Winters, and Woodland, provides a broader base of available units within a reasonable distance that can accommodate the displaced persons.

As a result of the above-enumerated factors, development of the proposed project would result in a *less than significant* impact with respect to displacing a substantial number of people or housing requiring the construction of replacement housing elsewhere.

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<sup>14</sup> Personal communication between Nick Pappani, Vice President of Raney, and Lisa Baker, Executive Director, Yolo County Housing Authority, June 13, 2017.

<sup>15</sup> BAE Urban Economics. *2016 Apartment Vacancy and Rental Rate Survey*. 2016.

<sup>16</sup> City of Davis. *2013-2021 Housing Element Update*. Adopted February 25, 2014.

Mitigation Measure(s)  
*None required.*

## Cumulative Impacts and Mitigation Measures

The following discussion of impacts is based on the implementation of the proposed project in combination with other proposed and pending projects in the region. Other proposed and pending projects in the region under the cumulative context would include buildout of the City's General Plan, as well as development of the most recent planned land uses within the vicinity of the project area. Refer to Chapter 5, Statutorily Required Sections, of this EIR for more detail.

### **4.9-3 The project may contribute to cumulative impacts on population growth and displace substantial numbers of people or existing housing. Based on the analysis below, the cumulative impact is *less than significant*.**

The Lincoln40 Project, is an infill project within the Center/Corridor Community (CCC) designation of the MTP/SCS for the City of Davis. Within the Center and Corridor Community type (CCC), as defined in SACOG's MTP/SCS, a residential project is considered consistent with the MTP/SCS so long as (1) development of the proposed project does not result in the jurisdiction exceeding the residential development estimate included in the MTP/SCS for that jurisdiction's CCC, and (2) the project density is at least 80 percent of the density of the existing zoning on the project site. The proposed project meets both criteria. SACOG adopted its most recent MTP/SCS on February 18, 2016, and it contemplates development of 1,016 new housing units over the next 20 years through redevelopment and new high density residential development projects within the CCC.<sup>17</sup> According to the MTP/SCS, the CCC in Davis is the area within a half-mile of the existing Amtrak station.<sup>18</sup> Development of the proposed project will not result in total residential development (i.e., redevelopment and high density residential development) within the City's CCC to exceed 1,016 new units. According to SACOG's consistency review for the proposed Lincoln40 Project, the project's land uses fall within the range of general uses, densities, and building intensities assumed for the City's CCC in Appendix E-3 to the MTP/SCS.<sup>19</sup> Therefore, development at the proposed densities is consistent with the build out assumptions for the CCC area of Davis, as defined by the MTP/SCS.

With respect to the second criteria, the proposed project includes more than 80 percent of the density allowed within the site's existing RMD specific plan and zoning designation. Specifically, 80 percent of the RMD density is eight units per acre, for a total of approximately 48 units on the project site, which is conservative given that the Gateway/Olive Drive Specific Plan anticipates 49 single family cottage units for the project

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<sup>17</sup> SACOG. *MTP/SCS, Appendix E-3, Land Use Forecast Background Documentation* [pg. 148]. February 19, 2016.

<sup>18</sup> SACOG. *MTP/SCS, Appendix E-3, Land Use Forecast Background Documentation* [pg. 148]. February 19, 2016.

<sup>19</sup> SACOG. Letter: "Lincoln 40 Student Housing Apartment project consistency with the Metropolitan Transportation Plan/Sustainable Communities Strategy for 2036." October 3, 2016.

site. Consistent with the requirements of a Transit Priority Project, the proposed project includes a density of over 20 units per acre.

As described above, growth in the City of Davis is limited by the One Percent Growth Policy, which implements General Plan Policy LU 1.1. The City's One Percent Growth Policy would allow approximately 260 dwelling units per year, based on the California Department of Finance estimate of 26,031 units in 2014. The proposed project as well as all other projects in the City would be subject to the One Percent Growth Policy.

As a result, the City's requirements associated with the One Percent Growth Policy would ensure that the cumulative population growth associated with the project and all other projects would be consistent with the City's growth management requirements.

In addition, implementation of the proposed project would not displace substantial numbers of people or existing housing. All other projects in the City would be subject to the same regulations as the proposed project, which would ensure cumulative population and housing impacts would not occur. Therefore, a *less-than-significant* cumulative impact would occur related to population and housing.

Mitigation Measure(s)

*None required.*