

The purpose of this EIR section is to analyze and disclose the anticipated growth in population that would result from project implementation, analyze the project's consistency with relevant planning documents and policies related to population and housing, and recommend mitigation measures to avoid or minimize the significance of potential impacts.

Information in this section is based on information provided by the project applicant in the project application package submitted to the City of Davis, site surveys conducted by De Novo Planning Group in 2017, ground and aerial photographs, and the following reference materials:

- City of Davis General Plan (City of Davis, May 2001, Amended through January 2007);
- Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School (General Plan Update EIR, 2000);
- City of Davis Housing Element (Adopted February 25, 2014) (City of Davis, 2014);
- City of Davis Zoning Ordinance;
- US Census data (U.S. Census data, 2017);
- California Department of Finance Population and Housing Estimates (E-5 Reports) (California Department of Finance, 2017); and
- *Analysis of the Value of Economic Development and Potential Employment Growth in the City of Davis* prepared for the City of Davis by the Center for Strategic Economic Research (Center for Strategic Economic Research, 2010).

During the NOP comment period for the EIR, comments regarding this topic were received from Robin Whitmore (March 2, 2017), Toni Terhaar and Russ Kanz (April 26, 2017), and the Yolo Local Agency Formation Commission (LAFCo) (May 11, 2017).

3.12.1 ENVIRONMENTAL SETTING

DEMOGRAPHICS

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 3.12-1. During the decade from 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 during this decade to a population of 68,740 in 2016.

3.12 POPULATION AND HOUSING

TABLE 3.12-1: POPULATION GROWTH – DAVIS

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%
2016	68,740	1.6%

SOURCE: US CENSUS, 2017; CALIFORNIA DEPARTMENT OF FINANCE, 2017.

HOUSING STOCK

Table 3.12-2 summarizes the growth of the City of Davis' housing stock from the years 2000 to 2016, based on information from the US Census and California Department of Finance. The number of housing units has increased from 25,869 in 2010 to 26,366 in 2016, an average annual increase of 0.3 percent.

TABLE 3.12 -2: HOUSING UNIT GROWTH – DAVIS

YEAR	HOUSING UNITS	ANNUAL AVERAGE CHANGE
2000	23,617	--
2010	25,869	1.0%
2012	25,908	0.1%
2014	26,031	0.2%
2016	26,366	0.6%

SOURCE: US CENSUS, 2017; CALIFORNIA DEPARTMENT OF FINANCE, 2017.

PERSONS PER DWELLING UNIT

The average number of persons residing in a dwelling unit in Davis is 2.62 (California Department of Finance, 2016).

JOBS:HOUSING BALANCE

In 2010, there were 31,264 jobs in the City of Davis¹ and 19,846 jobs at UC Davis.² As shown in Table 3.12-3, the City's jobs:housing balance is approximately 1.20:1. Combined, the City and UC Davis have a jobs:housing balance of 1.87:1.

¹ City of Davis. City of Davis 2013-2021 Housing Element Update. Table 12, page 3-18.

² City of Davis. City of Davis 2013-2021 Housing Element Update. Table 8, page 3-14.

TABLE 3.12-3: JOBS: HOUSING BALANCE

	<i>CITY</i>	<i>UC DAVIS</i>	<i>TOTAL</i>
Jobs	31,264	19,846	51,110
Housing	25,613	1,648	27,261
Jobs:Housing Balance	1.22:1	12.04:1	1.87:1

SOURCE: CITY OF DAVIS 2013-2021 HOUSING ELEMENT UPDATE, TABLES 8, 12, AND 13.

GROWTH PROJECTIONS

As part of the Sacramento Region Blueprint process, the Sacramento Area Council of Governments (SACOG) produced regional growth projections through 2035. Table 3.12-4 identifies SACOG's growth projections for the City of Davis and Yolo County through 2035. The City is projected to have approximately 31,618 housing units and 21,298 jobs by 2035. By 2035, the City's population is projected to increase to 76,665.

TABLE 3.12-4: GROWTH PROJECTIONS

	<i>CITY OF DAVIS</i>				<i>YOLO COUNTY</i>			
	<i>2005</i>	<i>2035</i>	<i>CHANGE</i>	<i>ANNUAL AVERAGE % CHANGE</i>	<i>2005</i>	<i>2035</i>	<i>CHANGE</i>	<i>ANNUAL AVERAGE % CHANGE</i>
Population	61,854	76,665	14,811	0.8%	172,872	278,786	105,914	2.0%
Housing Units	24,832	31,618	6,786	0.9%	66,549	111,245	44,696	2.2%
Employment	16,236*	21,298	4,972	1.0%	92,047	145,562	53,515	1.9%

NOTE: EMPLOYMENT PROJECTIONS FOR THE CITY DO NOT INCLUDE UC DAVIS.

SOURCE: SACOG, 2008.

3.12.2 REGULATORY SETTING

SACRAMENTO AREA COUNCIL OF GOVERNMENTS

SACOG is an association of local governments from six counties and 22 cities within the Sacramento Region. The counties include El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba. 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 MTP/SCS provides a 20-year transportation vision and corresponding list of projects. The MTIP identifies short-term projects (seven-year horizon) in more detail. The 2016 MTP/SCS was adopted by the SACOG board in 2016.

Metropolitan Transportation Plan/Sustainable Communities Strategy

The 2016 MTP/SCS is a long-range plan for transportation improvements in the region. 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 MTP 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 provided by a recognized expert in order to estimate regional growth potential based on market analysis and related economic data. This growth forecast is then incorporated into the MTP/SCS.

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 the Regional Housing Needs Allocation (RHNA) and is based on a Regional Housing Needs Plan (RHNP) developed by councils of government. SACOG is the lead agency for developing the RHNP for a six-county area that includes Yolo County and the City of Davis. The latest housing allocation for the City of Davis covers the nearly eight-year period from 2013 through 2021 and consists of 1,066 units (248 very low, 174 low, 198 moderate, and 446 above moderate income). The City is not required to make development occur; however, the City must facilitate housing production by ensuring that land is available and that unnecessary development constraints have been removed. The City prepared and adopted an updated Housing Element to cover the 2013-2021 regional housing needs cycle (adoption date: February 25, 2014, sites inventory modified February 17, 2015).

CITY OF DAVIS GENERAL PLAN

The City of Davis General Plan articulates the community's vision of its long-term physical form and development. The general plan is comprehensive in scope and represents the city's expression of quality of life and community values. General plans are prepared under a mandate from the State of California, which requires that each city and county prepare and adopt a comprehensive, long-term general plan for its jurisdiction and any adjacent related lands. State law requires General Plans to address seven mandated components: circulation, conservation, housing, land use, noise, open space, and safety. Population, housing, and growth policies relevant to this EIR are identified below.

LAND USE AND GROWTH MANAGEMENT

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

Policy LU 1.1 Recognize that the edge of the urbanized area of the City depicted on the land use map under this General Plan represents the maximum extent of urbanization through 2010, unless modified through the Measure J process.

Standards

a. The General Plan Map is a representation of the ultimate geographic size of the city in the year 2010. No expansion of the City beyond those areas shown for urban use on the land use map will be permitted unless authorized through the Measure J process.

HOUSING ELEMENT

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

Policy HOUSING 1.7. Analyze the models and options to promote housing for local employees.

1% 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. As noted in Table 3.12-2 above, since adoption of the growth guideline, the City's housing unit supply has increased to 26,366 units. As such, the allotted number of units per year would increase to approximately 263.

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 1% 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.

3.12.3 IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Based on the standards established by Appendix G of the CEQA Guidelines, the proposed project will have a significant impact on population and housing if it will:

- 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;
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

IMPACTS AND MITIGATION MEASURES

Impact 3.12-1: Implementation of the proposed project may induce substantial population growth (Less than Significant)

Growth in the City of Davis is limited by the 1% Growth Policy, which implements General Plan Policy LU 1.1 and associated Actions d and e. The City's 1% Growth Policy would allow approximately 263 dwelling units per year, based on the Department of Finance estimate of 26,366 units in the City in 2016. The growth policy does not include exempted units of affordable housing, accessory dwelling units, and units in vertical mixed-use buildings

The proposed project would be a residential development, resulting in the addition of up to 560 residential units (up to 484 age-restricted units and up to 76 non-age restricted units) in total. This would allow for a maximum population of approximately 1,467 residents, based on the number of units planned for development.³ It is noted that, because 86% of the proposed units would be age-restricted, the actual population growth resulting from the project would likely be significantly lower. For example, the average persons per household in California for homes with a household head that is 55 years or older is 1.87. The maximum population associated with the project, 1,467 persons, utilizes the persons per household rate for the City of Davis of 2.62 persons.

The City of Davis 1% Growth Policy would be applicable to the proposed project. However, as noted above, second units, vertical mixed use units, and permanently affordable very low, low, and moderate income are exempt from the growth guideline. Therefore, the 150 affordable units

³ Calculated using 2.62 persons per household for the City of Davis, California (Department of Finance, 2016).

would not count towards the growth limit. The expected increase in 410 residential units, over a multi-year construction period, would not exceed the limits set by the 1% Growth Policy.

It is noted that construction of the project would be phased in order to reach an aging Davis population over an extended period of time. Construction of the 150 affordable senior apartment homes would occur in two 75-unit phases in order to ensure that local Davis residents are the primary market for occupancy.

Overall, the project is consistent with the regional growth projections prepared by SACOG. Additionally, the City's requirements associated with the 1% Growth Policy and the City's Phased Allocation Ordinance would ensure that the population growth associated with the project is consistent with the City's growth management requirements. Therefore, this impact is *less than significant*.

Impact 3.12-2: Implementation of the proposed project may displace substantial numbers of people or existing housing (No Impact)

There are no occupied housing units currently located on the project site. Construction and operation of the proposed project would not remove any existing housing units within the City of Davis, and would not displace any residents. There is *no impact*.

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