

3.7 - Population and Housing

3.7.1 - Introduction

This section provides existing population and housing characteristics of the City of Irvine (City) and evaluates potential population and housing impacts created by the Project. Sources of demographic information used include the Orange County Council of Governments (OCCOG), Southern California Association of Governments (SCAG), the State of California Department of Finance, the United States Bureau of the Census (U.S. Census Bureau), and City records. Orange County jurisdictions and public agencies develop demographic estimates and projections to provide a common foundation for regional and local planning, policymaking, and infrastructure provision.

3.7.2 - Environmental Setting

The regional and local environmental settings are discussed in more detail below in terms of City and County population/housing trends, as well as information specific to University Park and the project site.

Population and Housing Trends in the City and County

This section discusses regional (Orange County) and local (City of Irvine) growth in population and housing. Orange County agencies have executed a Memorandum of Understanding with the OCCOG to contract with the Center for Demographic Research (CDR) at California State University, Fullerton, to provide demographic projections for Orange County. Orange County Projections 2006 (OCP-2006) was adopted in November 2006 by the OCCOG, and is used as a reference point for discussing population and housing growth. The projections contained in OCP-2006 cover a period of 32 years, extending from the base year of 2003 to a horizon year of 2035. The growth projections for the City and the County are provided in Table 3.7-1.

Table 3.7-1: City of Irvine and Orange County Growth Projections 2003 to 2035

	2003	2005	2010	2015	2020	2025	2030	2035
Population								
City of Irvine	178,516	191,807	235,633	256,721	264,222	265,965	268,246	269,802
Orange County	2,999,319	3,059,950	3,314,948	3,451,757	3,533,935	3,586,285	3,629,540	3,653,988
Dwelling Units								
City of Irvine	62,283	68,735	85,746	94,375	96,508	96,770	96,770	97,390
Orange County	997,614	1,014,331	1,073,751	1,106,607	1,122,905	1,136,564	1,144,314	1,151,587
Source, OCP-2006, Orange County Council of Governments, November 2006.								

Population

The City of Irvine is one of 34 cities in Orange County. Orange County has experienced rapid growth in the last two decades, with the majority of the growth occurring in unincorporated areas and newly incorporated communities in southern Orange County. From 2003 to 2035, the County's population is expected to grow but at a diminished pace. According to the State Department of Finance, the current estimated 2009 population for the City is 212,793 residents. According to OCP-2006, the City can expect a population growth of approximately 35,000 residents between 2010 and 2035.

Housing

Housing unit growth in the County has not kept pace with population growth. OCP-2006 projects that the County's housing stock will increase by 77,836 units between years 2010 and 2035, an average of 3,113 dwelling units per year. Between 2010 and 2035, OCP-2006 projects an increase of 11,644 units in the City of Irvine, an average of 466 units per year. According to OCP-2006, in 2003 there were 62,283 housing units in the City. Between 2003 and 2010, the City's housing stock is projected to have grown by approximately 38 percent, to 85,746 units.

As described in the City's General Plan Housing Element, the overall physical condition of the City's housing stock is good. Only about 5 percent of the housing stock is older than 30 years, the age at which housing typically begins to require major repairs such as new roofs, electrical work, and/or new plumbing.

University Park

Because the City's General Plan does not have planning-area specific housing and population data, information from the United States Census (U.S. Census) was utilized. Since data from the 2010 Census is not currently available, data from the 2000 Census was used to obtain information about population and housing in University Park. The U.S. Census Bureau's American FactFinder application was utilized to obtain data at a Block Group level. A block group is a subdivision of a census tract and is the smallest geographic unit for which the Census Bureau tabulates sample data. A block group consists of all the blocks within a census tract with the same beginning number. Block Group 626.12 covers the entirety of University Park (which is bounded by Culver Drive, University Drive and the I-405 freeway).

The following information was obtained using the American FactFinder Custom Table feature, which allows specific data to be chosen and to be put into a table. Data from Census 2000 Summary File 1 (SF1 100-Percent Data) was utilized. The population in University Park in 2000 was 7,201 persons, with a total of 2,785 housing units, which included 64 vacant housing units and 2,721 occupied housing units. Of the 2,721 occupied housing units, 1,975 units (approximately 73 percent) were owner-occupied and 746 units (approximately 27 percent) were renter-occupied. Owner-occupied housing units are defined by the Census as owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. Renter-occupied housing units are defined by the Census as all occupied units which are not owner occupied, whether they are rented for cash rent or occupied

without payment of cash rent, are classified as renter-occupied. As detailed in the Census, there were a total of 2,721 households in University Park in 2000. A household is defined by the Census as including all the people who occupy a housing unit as their usual place of residence (U.S. Census Bureau, 2000).

Onsite Conditions

In its existing condition as the former Vista Verde Elementary School, the project site has no housing.

3.7.3 - Regulatory Setting

Regional Housing Needs Assessment

Local jurisdictions are required by State law (Government Code Section 65580 et seq.) to plan for their fair share of projected housing construction needs in their region. Housing unit construction goals are set by the State Department of Housing and Community Development (HCD) and allocated to cities through regional planning agencies such as the Southern California Association of Governments (SCAG). SCAG refers to this document as the Regional Housing Needs Assessment (RHNA).

The RHNA consists of two measurements of housing need: existing and future need. The existing need assessment examines key variables from the most recent Census to measure ways in which the housing market does not meet the needs of current residents. The future need for housing is determined by the forecasted growth in a community's household. Each new household results in a need for a housing unit. The anticipated housing needed for new households is then adjusted to account for an ideal level of vacancy needed to promote housing choice, moderate cost increase, avoid the concentration of lower income households and to provide for replacement housing (Southern California Association of Governments, 2008).

The RHNA prepared by SCAG defines the housing unit construction goals for the region. The City's fair share for the planning period from January 1, 2006 through June 30, 2014, was established by SCAG at 35,660 units. The RHNA target number was based on projected household growth and the resultant need for construction of additional housing units allocated over a five-to-seven-year planning period (2006 to 2014). This 35,660 unit share was divided into the following income groups according to median family income (MFI):

- Very Low Income 0 - 50 percent of Area MFI 7,735 units
- Low Income 51 - 80 percent of Area MFI 6,408 units
- Moderate Income 81 - 120 percent of Area MFI 7,139 units
- Upper Income > 120 percent of Area MFI 14,378 units

City of Irvine General Plan Housing Element

The City's Housing Element is based on the State's housing unit construction goals as allocated by the Southern California Association of Governments (SCAG) in the Regional Housing Needs Assessment (RHNA). The Housing Element includes an inventory of available housing and an assessment of housing needs based on local and regional population and employment trends.

The Housing Element also identifies various public and private sector constraints that affect housing opportunities in the City and outlines strategies and programs to respond to identified issues. The City's Affordable Housing Needs Goal requires that 15 percent of all newly developed units to be affordable according to the following (City of Irvine 2006):

- Five percent of the units should be affordable to households earning less than 50 percent of the County Median Family Income (MFI), satisfied through rental housing.
- Five percent of the actual number of units built should be affordable, as either rental or owned housing to households earning between 51 and 80 percent to of the County MFI
- Five percent of the units should be affordable to households earning between 81 and 120 percent of the County MFI, satisfied through development of ownership housing.

The City requires that affordable units be provided onsite or offsite, based on the availability of financial incentives. The purpose of financial incentives is to bridge the gap between the actual cost of construction of a market-rate unit and an affordable unit. If financial incentives are not available for onsite construction of affordable units, satisfaction of the affordable housing goal may be achieved through selection of alternatives in the Menu Option, which include construction of offsite units, payment of in-lieu fees, dedication of land, and several other options.

In-lieu fees are allowed as one of the alternatives under the Menu Option of the City's Housing Element, described above. The City has an established Affordable Housing Fund to be used for eligible projects such as the construction of affordable rental, ownership, or transitional housing, the purchase of land for affordable housing development, and the purchase of units to be occupied by low-income households. The City's Housing Element also addresses the need for housing in all planning areas to foster a better balance of jobs and housing. Housing Element Goal C-8 encourages the City to provide a range of housing opportunities to allow persons working in Irvine to also reside in the City.

Due to the increase in the number of medium density housing units in University Park (Planning Area 20), Table A-1, Maximum Intensity Standards By Planning Area, in the City's General Plan will have to be updated. Refer to Table 3.7-2, which shows the General Plan intensity changes for Planning Area 20. Information showing the existing intensity standards is from City Council Resolution No. 10-31, Exhibit A: Table A-1. The "proposed" row in the table shows how the Project will change the intensity standards in Planning Area 20.

Table 3.7-2: General Plan Intensity Changes for Planning Area 20 (University Park)

Existing and Proposed	Residential						Institutional			Maximum Regulatory Dwelling Units	Additive Dwelling Units	Maximum Units with Additive Units	Maximum Square Feet
	Estate 0-1 D.U.	Low 0-5 D.U.	Medium 0-10 D.U.	Med-High 0-25 D.U.	High 0-40 D.U.	Unallocated Residential Units	0-40 D.U.	Public Facility Sq.Ft.	Educational Facility Sq.Ft.				
Existing	0	354	1,717	683	0	51	0	36,936	155,078	2,805	0	2,805	365,556
Proposed	0	354	1,783	683	0	0	0	36,936	116,207	2,820*	0	2,871	326,685

D.U.= Dwelling Units Sq.Ft.= square feet
 * The increase of 15 Medium Density residential units is proposed due to the fact there are currently 51 “unallocated units” in University Park.
 Source: City Council Resolution No. 10-31, Exhibit A: Table A-1 Maximum Intensity Standards by Planning Area (GPA 00487817-PGA Exhibit A)

The Project will utilize all 51 of the Unallocated Residential Units, thereby reducing the “Unallocated Residential Units” column to zero. However, the maximum regulatory dwelling units column will be increased by only 15 units because the Project will utilize all 51 of the Unallocated Residential Units, in the University Park Planning Area, which results in an increase of only 15 units to total 66 units. Thus, the “Maximum Regulatory Dwelling Units” column will be increased by 15 units.

City of Irvine Zoning Ordinance

The goals of the Housing Element are implemented through Chapter 2-3 of the Zoning Ordinance, Affordable Housing Implementation Procedure. The provisions of Chapter 2-3 are applicable to all residential development proposals, regardless of zoning, within the City of Irvine. Thus the provisions of Chapter 2-3 pertains to the Project. The Project will utilize the Menu Option and will pay in-lieu fees for affordable housing, based on the total number of units being developed as determined by City Council resolution and based on the in-lieu fee formula. The in-lieu fee shall be determined at the time building permits are issued for development of a project. Menu Option items are designed to generate a value in furtherance of affordable housing that is equivalent or comparable to the actual value of providing such housing in the planning area. Fees collected under the in-lieu fee program will be placed in the City’s Affordable Housing Fund (AHF) and will be used to fund projects implementing the City’s Housing Element Needs Assessment and/or serving households earning 80 percent or less of the Area Median Income (AMI), as annually defined by the California State Department of Housing and Community Development.

Regional Comprehensive Plan

The Regional Comprehensive Plan (RCP) assembles all of the planning and policy work produced by the Southern California Association of Governments (SCAG) into a usable reference document for local planners, business people, and other individuals whose work affects the future built environment in Southern California. The recommendations made in the RCP call for infrastructure and resource activities consistent with the envisioned growth pattern. The Regional Comprehensive Plan is an advisory document only and it identifies voluntary best practices to approach growth and infrastructure challenges. The main policy goal of the RCP is to promote sustainability. The RCP includes goals and outcomes to measure progress toward a more sustainable region.

The RCP encourages localities to focus their efforts on the broadest, most generalized level possible and the RCP also identifies a number of tools that communities with opportunity areas can use in combination to reach their development potential. Communities are encouraged to consider the regional setting in determining their own General Plan development goals and are strongly encouraged to submit the General Plan and General Plan elements to SCAG under the Inter-Governmental Review Program. SCAG also advises municipalities to ensure that their zoning ordinance effectively implements the goals of the community and the policies described in the General Plan.

The effects of the Project are evaluated below to determine whether they will result in a significant adverse impact on the environment. Using demographic information provided by agencies such as SCAG, the State of California Department of Finance, the U.S. Census Bureau, and the City, this section compares existing population and housing characteristics and goals to the Project impacts and evaluates consistency with agency information and requirements.

3.7.4 - Thresholds of Significance

According to the CEQA Guidelines' Appendix G Environmental Checklist, to determine whether impacts to population and housing are significant environmental effects, the following questions are analyzed and evaluated. Thresholds b) and c) in the checklist are not addressed in this document because they were identified as having no impact in the Initial Study for the Project. The Initial Study included in Appendix A provides substantial evidence that impacts associated with the following thresholds would have no impact:

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial number of people, necessitating the construction of replacement housing elsewhere?

According to the CEQA Guidelines' Appendix G Environmental Checklist, to determine whether impacts to population and housing are significant environmental effects, the following remaining question is analyzed in the impact analysis that follows.

Would the project:

- a) 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)?

3.7.5 - Project Impacts

Population Growth

Impact POP-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)?
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Impact Analysis

The Project consists of a General Plan Amendment, Zone Change, Tentative Tract Map, Park Plan, and Master Plan and will increase the residential intensity caps within the University Park Planning Area, as shown in Table 3.7-2.

The Project would increase the population by approximately 170 persons. This is based on development of 66 dwelling units with 2.57 residents per dwelling unit for medium density residential

housing (City of Irvine. 2004). 2.57 residents per dwelling unit is the proper ratio of person to household to use because it is the population ratio from the City of Irvine Land Use Element that corresponds to the proposed project density of medium density residential development. The Project would respond to “livability” goals and objectives of the Southern California Association of Government’s (SCAG’s) Regional Comprehensive Plan (RCP) by redeveloping an underutilized vacant school property with an infill residential development in the University Park Planning Area, which is centrally located within the City of Irvine. As previously stated, the RCP is an advisory document only.

The Project does not extend infrastructure to previously undeveloped areas, nor is the Project of a magnitude that would cause significant numbers of people to relocate to the area solely for the purpose of being close to the project site for employment purposes. The Project is anticipated to increase the population by approximately 170 persons, this equates to less than one percent of the City’s population of 212,793, as estimated by the State Department of Finance. Due to the small percentage by which the Project would incrementally increase the City’s overall population, impacts related to this issue would be less than significant and no mitigation is required.

Level of Significance Before Mitigation

Less than significant.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant.