

5.14 HOUSING AND POPULATION

This section describes the existing conditions in the Project vicinity, and growth projections for the UID and the surrounding area, and evaluates the potential for impacts to housing and population due to implementation of the Project.

This EIR tiers from the Previous Environmental Review Documents, as described in Chapter 2.0, *Introduction*. The 2013 SEIR addressed the GPA/GDPA development's effect on population, housing, and employment opportunities, and determined that implementation of the land uses proposed in the GPA/GDPA would not result in significant growth inducement, and no mitigation measures were required. The 2001 SEIR (01-01) did not evaluate impacts on population, housing, and employment opportunities. The analysis and discussion of population and housing issues contained in the 2013 GPA/GDPA SEIR is incorporated by reference.

5.14.1 Existing Conditions

A. **Regulatory Framework**

1. *State*

a. **General Plan Law (Gov. Code, § 65000 et seq.)**

Housing element law requires local governments to adequately plan to meet their existing and projected housing needs. Pursuant to Government Code Section 65580, a Housing Element of a General Plan must contain local commitments to:

- provide sites with appropriate zoning and development standards, and with services and facilities to accommodate the jurisdiction's RHNA for each income level; the RHNA is the only population and/or housing requirement that applies to the General Plan;
- assist in the development of adequate housing to meet the needs of lower and moderate-income households;
- address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- conserve and improve the condition of the existing affordable housing stock;
- promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
- preserve assisted housing developments for lower income households.

State Housing Element law mandates specific topics and issues that must be addressed in the Housing Element. These include:

- an analysis of population and employment trends, documentation of projections, and quantification of existing and projected housing needs for all income levels;
- an analysis and documentation of household characteristics, such as the age of housing stock, tenancy type, overcrowded conditions, and the level of payment compared to ability to pay;
- an analysis and documentation of special needs, such as female-headed households, homeless individuals, persons with disabilities, large households, farmworkers, and the elderly;
- a regional share of the total regional housing need for all income categories;
- an inventory of land suitable for residential development, including vacant land and infill/redevelopment opportunities; this analysis also looks at potential residential sites and their accessibility to adequate infrastructure and services;
- identifying actual and potential governmental and nongovernmental constraints that could potentially impede the maintenance, improvement, and development of housing for all income groups;
- identifying and analyzing opportunities for energy conservation in residential developments;
- an inventory of at-risk affordable units that have the possibility of converting to market rate; and
- a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the improvement, maintenance, and development of housing.

Senate Bill 2 (SB 2), effective as of January 1, 2008, amended State housing element law regarding shelter for homeless persons. The legislation requires that every jurisdiction identify potential zones where emergency shelters are allowed as a permitted use without discretionary review. It also added new requirements for local governments to treat emergency shelter facilities and transitional housing or supportive housing developments the same as other residential uses of the same type in the same zone.

2. Regional

a. San Diego Forward – The Regional Plan

San Diego Forward – The Regional Plan was adopted by SANDAG on October 9, 2015. The Regional Plan combines and updates two regional planning documents, the 2004 Regional Comprehensive Plan and the 2011 Regional Transportation Plan/Sustainable Communities Strategy into a unified document to guide regional growth between 2015 – 2050. While the Regional Plan was under preparation, the City of Chula Vista provided SANDAG with the number of anticipated dwelling units based on the amount of current development applications received.

As such, the growth forecasts in the San Diego Forward would accommodate population growth and trip generation resulting from the proposed project.

b. Regional Housing Needs Assessment

Based on a methodology that weighs a number of factors (i.e., projected population growth, employment, commute patterns, and available sites), SANDAG determined quantifiable needs for housing units in the region according to various income categories. In its final Regional Housing Needs Assessment (RHNA) figures, SANDAG allocated 12,861 housing units to the Chula Vista area for the 2010-2020 Housing Element Cycle, including 5,648 housing units for very low and low-income households (City of Chula Vista 2011). Since January 1, 2010, Chula Vista has produced more than 1,546 new units, including more than 155 low and very low-income housing units. The City anticipated that its remaining development capacity would exceed the RHNA for Chula Vista. The City of Chula Vista anticipates that much of the new construction will result from building out the master planned communities in the East Planning Area such as Otay Ranch, infill development, and mixed-use development.

3. Local

a. City of Chula Vista General Plan

The City of Chula Vista General Plan divides the City into four planning areas: (1) the Southwest Planning Area, (2) the Northwest Planning Area, (3) the East Planning Area, and (4) the Bayfront Planning Area. Within the East Planning Area, the UID project is located within the Eastern University District. The vision for the district in the General Plan is an urban center for the East Planning Area that would also serve much of the inland south San Diego County region. The district would provide needed, higher value employment opportunities along business and commercial services; cultural and entertainment services; and a multi-institutional university center or traditional university and related support uses. As a regional-serving center, residential development would be at a greater scale, intensity, and density than the surrounding villages and Town Centers located throughout Otay Ranch.

The intent of the General Plan is to meet housing demand, instead of “exporting” housing demand to neighboring regions. Therefore, the efforts of the Chula Vista General Plan to add mixed use and higher densities is consistent with the intent of the SANDAG Regional Plan, which encourages local jurisdictions to add housing capacity to their general plans. The Chula Vista General Plan also incorporates a Housing Element (adopted April 23, 2013) that identifies strategies for expanding housing opportunities for the city’s various economic segments. Under the Housing Element, the provision of new housing opportunities within mixed-use areas and at higher density levels, particularly transit focus areas, is encouraged. A primary issue of the Housing Element is the shortfall of housing, particularly affordable housing, in Chula Vista and the region. To address this issue, the Housing Element requires that residential developments with 50 or more dwelling units provide a minimum of five percent of total units for low-income households.

The General Plan Housing Element includes objectives and policies to minimize impacts on housing choices that result from conversion or demolition of rental housing units (Objective H4); encourage the provision of a wide range of housing choices (Objective H5 and H6); facilitate

affordable housing for lower and moderate-income households (Objective H7); and ensure the availability of housing opportunities to persons regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, and familial status, source of income or sexual orientation (Objective H8).

b. Otay Ranch General Development Plan

The Otay Ranch GDP established a 5-year objective that requires each village to proportionately assist the City to meet or exceed its 5-year regional allocation as described in the Chula Vista Housing Element. The Otay Ranch GDP requires that prior to or concurrent with the approval of a SPA plan, a housing plan shall be approved that addresses the type and location of housing to be provided pursuant to the regional share allocation. Relevant policies associated with this objective include the following:

- **Objective:** Each Otay Ranch Village will proportionately assist the appropriate land use jurisdiction to meet or exceed Otay Ranch's share of the 5-year regional share allocation as provided by each jurisdiction's Housing Element.
- Policies:
 - Encourage each "Urban Village" to offer a variety of housing types, densities, and prices which will enable affordability within each income group under the regional share.
 - Encourage housing opportunities for very low, low, and moderate-income households, and the dispersal of such housing among Otay Ranch villages to promote a balanced community.
 - Support the exploration and use of innovative and alternate building technologies and materials which reduce costs, increase affordability, and address environmental issues such as energy and water conservation, air quality improvements and recycling.

B. Existing Population and Housing

The project site has been used in the past for agricultural purposes, though no current agricultural operations exist on the site. The site has not been formerly, nor is currently, occupied with residential uses; however, the High Tech High K-12 school exists in the northern-central portion of the Main Campus Property. The following discussion focuses on projected population and housing growth in the San Diego region, the city of Chula Vista, and Otay Ranch.

1. Regional Setting

Trends important to determining future population growth in the San Diego region include birth and death rates, domestic and international migration, and major economic indicators such as proposed major new employment centers or a closure or expansion of a military base. In October 2013, the SANDAG Board of Directors adopted the Series 13 Regional Growth Forecast, which incorporates data from the 2010 U.S. Census and the SANDAG Demographic and

Economic Forecasting Model. The purpose of the Series 13 Regional Growth Forecast is to provide a starting point for regional planning, specifically San Diego Forward: The Regional Plan. Table 5.14-1, *2050 Regional Population Forecast*, provides the change in population for both the incorporated cities and the unincorporated areas of San Diego County from 2008 to 2050 based on the Series 13 Regional Growth Forecast.

a. Population

Although the region’s population will grow by nearly a million people over the forecast period, the rate of growth is slowing compared to the previous 40 years. The updated growth forecasts take into account the recent economic recession and reflect more current market conditions than the previous growth forecasts. The San Diego region is anticipated to grow by 29 percent over the 38-year period. Table 5.14-1 indicates that the growth rates are similar between the unincorporated and incorporated areas of the county. The incorporated cities, including Chula Vista, would accommodate the largest amount of population growth over the forecast period; however, the unincorporated area would experience a slightly higher growth rate compared to the region due to its relatively low existing population.

Table 5.14-1 2050 REGIONAL POPULATION FORECAST

Location	2012	2020	2035	2050	Growth 2012 - 2050	
					Numeric	Percentage
Incorporated Cities	2,648,162	2,892,287	3,236,128	3,421,526	773,364	29%
Unincorporated Area	495,267	543,426	617,570	647,233	151,966	31%
San Diego Region	3,143,429	3,435,713	3,853,698	4,068,759	925,330	29%

Source: SANDAG 2013

b. Employment and Housing

The forecast of total jobs for the region is shown in Table 5.14-2, *2050 Regional Employment and Housing Forecast*. The region is expected to add 460,492 jobs over the forecast period, a 32 percent increase. Similar to population forecasts, the incorporated cities account for the majority of employment growth volume compared to unincorporated areas, accounting for approximately 84 percent of the total increase in jobs (412,827 out of 460,492 jobs).

The projected distribution of new housing units from 2012 to 2050 is shown in Table 5.14-2. Similar to population and job forecasts, the incorporated cities account for the largest share of housing growth (275,048 out of 326,117 homes). Comparing the housing forecast to the job forecast as a ratio, also shown in Table 5.14-2, the increase in jobs is greater than the increase in housing in the incorporated cities and the region as a whole. The job-to-housing ratio in the incorporated cities and the region as a whole are both at about 1.3, while the ratio in the unincorporated areas is about 0.9.

SANDAG’s Series 13: 2050 Regional Growth Forecast, anticipates that approximately 50 percent of regional future job and housing growth would be in the “smart growth” opportunity areas, such as Otay Ranch. In addition, this forecast projects that more than 70 percent of future job and housing growth will likely occur within transit investment areas, defined as the areas with highest priority for future transit investments. The Otay Ranch area is identified as a transit priority area in the 2050 Regional Growth Forecast Update. Therefore, regional forecasts anticipate intensified development in the smart growth areas, such as the UID, compared to the region as a whole.

Table 5.14-2 2050 REGIONAL EMPLOYMENT AND HOUSING FORECAST

Location	2012	2020	2035	2050	Growth 2012 - 2050	
					Numeric	Percentage
Jobs						
Incorporated Cities	1,290,351	1,448,340	1,581,326	1,703,178	412,827	32%
Unincorporated Area	160,562	175,784	188,612	208,227	47,665	30%
San Diego Region	1,450,913	1,624,124	1,769,938	1,911,405	460,492	32%
Housing						
Incorporated Cities	993,955	1,064,431	1,185,277	1,269,003	275,048	28%
Unincorporated Area	171,863	185,253	209,506	222,932	51,069	30%
San Diego Region	1,165,818	1,249,684	1,394,783	1,491,935	326,117	28%
Jobs-to-Housing Ratio						
Incorporated Cities	1.3	1.4	1.3	1.3	N/A	N/A
Unincorporated Area	0.9	0.9	0.9	0.9	N/A	N/A
San Diego Region	1.2	1.3	1.3	1.3	N/A	N/A

Source: SANDAG 2013

Note: Includes Civilian and Military Employment

N/A = Not Available

2. City of Chula Vista

a. Population

Table 5.14-3, *Total Population by Jurisdiction*, compares population growth in Chula Vista to other surrounding south bay cities of Imperial Beach and National City, and the San Diego region based on the Series 13: 2050 Regional Growth Forecast. Between 2010 – 2050, Chula Vista is anticipated to grow at a faster pace (41 percent) than the region (31 percent), a faster pace than Imperial Beach (10 percent), and a slower pace than National City (46 percent).

Table 5.14-3 TOTAL POPULATION BY JURISDICTION

Jurisdiction	2010	2020	2035	2050	Growth 2010 - 2050	
					Numeric	Percentage
Chula Vista	243,916	286,744	320,297	343,752	99,836	41%
Imperial Beach	26,324	27,510	30,354	31,579	5,255	10%
National City	58,582	62,265	74,343	85,424	26,842	46%
San Diego Region	3,095,313	3,435,713	3,853,698	4,068,759	973,446	31%

Source: SANDAG 2013

http://www.sandag.org/uploads/projectid/projectid_503_19238.pdf. Accessed May 12, 2016.**b. Employment and Housing**

The forecast of total employment for the region and south bay cities is shown in Table 5.14-4, *Total Employment and Housing by Jurisdiction*. The region is expected to add about 489,464 jobs over the forecast period, increasing by 34 percent. Chula Vista is projected to absorb the largest amount of this growth, with an increase of 20,762 jobs. Imperial Beach and National City would accommodate a combined total of 14,197 jobs. Future job and housing growth would occur in smart growth target areas.

Table 5.14-4 also shows the housing forecast for the region and south bay cities from 2010 to 2050. Chula Vista would experience more housing growth than the region as a whole; however, National City shows the largest projected increase in housing units with 53% increase, and a faster growth rate compared to the rest of the south bay region. The jobs-to-housing ratio in Chula Vista is expected to be lower than the region. Imperial Beach would have a lower jobs-to-housing ratio than the region, and National City would have a higher jobs-to-housing ratio compared to the region.

Table 5.14-4 TOTAL EMPLOYMENT AND HOUSING BY JURISDICTION

Location	2010	2020	2035	2050	Growth 2012 - 2050	
					Numeric	Percentage
Jobs						
Chula Vista	64,035	82,966	100,096	114,435	20,762	42%
Imperial Beach	3,592	4,556	4,805	4,830	1,238	35%
National City	26,826	30,293	32,660	39,785	12,959	48%
San Diego Region	1,421,941	1,624,124	1,769,938	1,911,405	489,464	34%
Housing						
Chula Vista	78,384	89,063	98,924	107,471	29,087	37%
Imperial Beach	9,860	10,014	10,928	11,520	1,660	17%
National City	16,200	17,423	21,090	24,812	8,612	53%
San Diego Region	1,158,076	1,249,654	1,394,688	1,491,804	333,728	29%

Table 5.14-4 (cont.) TOTAL EMPLOYMENT AND HOUSING BY JURISDICTION

Location	2010	2020	2035	2050	Growth 2012 - 2050	
					Numeric	Percentage
Jobs-to-Housing Ratio						
Chula Vista	0.8	0.9	1.0	1.1	N/A	N/A
Imperial Beach	0.4	0.5	0.4	0.4	N/A	N/A
National City	1.7	1.7	1.6	1.6	N/A	N/A
San Diego Region	1.2	1.3	1.3	1.3	N/A	N/A

Source: SANDAG 2013

Note: includes Civilian and Military Employment

N/A = Not Available

http://www.sandag.org/uploads/projectid/projectid_503_19238.pdf. Accessed May 12, 2016.

3. *Otay Ranch*

a. **Population**

Buildout of the entire Otay Ranch GDP will result in an additional estimated population of 86,245 persons (Otay Ranch Joint Planning Project 2005). The projected resident population of the UID is 11,400 persons, based on an assumption that there would be 27 percent of 20,000 full-time students living on campus (or 5,400 students) and up to 6,000 non-student residents living within the 2,000 market-rate units in the UID.

b. **Employment**

The Otay Ranch GDP includes several major regional employment areas, including the Millenia development (formerly EUC) and the UID site. Additionally, the town centers would provide local employment centers that would provide a balance between jobs and housing in the Otay Ranch area. Resident-serving commercial and retail uses permitted throughout the Otay Ranch area would provide additional employment opportunities near homes.

c. **Housing**

There are a variety of single- and multi-family residences proposed throughout the Otay Ranch GDP. The 2013 GDP/GDPA included an additional 880 housing units beyond the amount included in the 2005 General Plan Update. The Otay Ranch GDP, as amended, does not include a specific amount of homes to be located in the UID.

Pursuant to state law, the Chula Vista General Plan Housing Element addresses the housing needs of the community. Consistent with those needs, the Housing Element identifies objectives, policies and related action programs pertaining to the provision of affordable housing. The UID SPA would not be subject to the requirements of the Chula Vista Affordable Housing Program, which requires the SPA Plan to provide a minimum of ten percent of the total residential units as low and moderate-income housing.

5.14.2 Threshold of Significance

According to Appendix G of the CEQA Guidelines, impacts to housing and population would be significant if the Project would:

- **Threshold 1:** Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.

Appendix G of the CEQA Guidelines also states that impacts to housing and population would be significant if the project induced substantial population growth in an area, either directly or indirectly. Growth inducement is discussed in Chapter 7, *Growth Inducement*.

5.14.3 Impact Analysis

A. Threshold 1: Displace substantial numbers of existing households or people, necessitating the construction of replacement housing elsewhere.

The Project site is currently undeveloped with the exception of the existing High Tech K-12 school; however, the school site does not include boarding for students and no existing or former residential uses occupy the site. As such, the Project would not displace any existing households or people, or necessitate the construction of replacement housing elsewhere. Therefore, the Project would have no impact associated with displacement of households or people.

5.14.4 Level of Significance Prior to Mitigation

No significant impacts related to population and housing have been identified for implementation of the UID SPA Plan.

5.14.5 Mitigation Measures

No mitigation measures are required.

5.14.6 Level of Significance After Mitigation

No impacts related to population and housing were identified for the Project.

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