

5.13 - POPULATION AND HOUSING

This section examines the potential socioeconomic implications of the proposed project stemming from changes in population and housing supply. Employment generation and the relationship of the proposed project to regional housing and jobs policies of the Southern California Association of Governments (SCAG), and the Housing Element of the City of Ontario are also discussed in Section 5.2.

5.13.1 - Introduction

The potential impacts of the proposed project have been evaluated in the context of the following conditions and characteristics in the area:

- The relationship between growth associated with the project and overall projected growth.
- The number of jobs in the area and the types of jobs.
- Potential impacts on the supply of affordable housing located within the vicinity of the proposed project.
- Potential impacts on population growth in the vicinity of the proposed project.
- Potential impacts on the growth of employment in the vicinity of the proposed project.
- Potential impacts on jobs/housing balance in the vicinity of the proposed project.

The New Model Colony (NMC) EIR evaluated the Population and Housing impacts and concluded that impacts were less than significant. This determination was made on the basis that the conversations with the California Department of Housing and Community Development indicated that the City of Ontario would meet its regional share of housing needs and that the growth projections for the NMC were consistent with the SCAG Growth Forecasts (City of Ontario 1997).

5.13.2 - Existing Conditions

The project site is located within the NMC General Plan area and is at the edge of the urbanized area of the City of Ontario. While the area is currently devoted to agriculture, areas immediately adjacent to the site are either urbanized or planned for urbanization. The EIR for the NMC General Plan Amendment reviewed the housing and population impacts for the total NMC area and found them to be less than significant. This was based on a proposed population of 101,845 persons housed in approximately 20,398 single-family units and 10,672 multiple family units. This calculates to 3.28 persons per dwelling unit (du). The NMC General Plan EIR cited the SCAG 2020 baseline forecast for 144,949 persons within the NMC area.

Housing and Population Characteristics

The City of Ontario grew from a population of 133,179 in 1990, to 158,007 in 2000 (18.6 percent). The 2006 population is estimated at 171,113 (California Department of Finance). The NMC is expected to add 101,845 persons to the population of the City at build out. The project site, in accordance with its existing General Plan designation, is designated for 1,268 du, which at 3.997 persons per du would be expected to provide a population of 5,069. Table 5.13-1 summarizes demographic information for the entire City, the NMC and the project area.

Table 5.13-1: Population and Housing Characteristics

Population & Housing Characteristics	City of Ontario 2000 Census	Forecast NMC	Project Site (Existing GP)
Population	158,007	101,845	5,069
Dwelling Units	43,525 (occupied)	31,188	1,268
Single-family Units	21,662 (occupied)	20,396	1,268
Multiple-family Units	21,863 (occupied)	10,792	0**
**Provisions included to trade out commercial space for residential units subject to a Specific Plan.			

Population Trends and Forecasts

According to the SCAG 2004 Regional Transportation Plan Growth Forecast Report, Ontario's population is expected to grow to 180,059 by the year 2010, 224,977 by the Year 2020 and to 305,509 by the Year 2030. Table 5.13-2 includes population and housing projections for the project area vicinity, City of Ontario and San Bernardino County.

Table 5.13-2: Population and Housing Projections

	Census and CA DoF Data	Projections	Projections	Percentage Change	
	2000	2010	2020	2000-2010	2010-2020
Population					
City of Ontario	158,007	180,059	224,977	9.9%	29.5%
San Bernardino County	1,709,434	2,031,708	2,486,564	18.9%	22.4%
Households					
City of Ontario	43,525	48,749	69,473	12.0%	42.5%
San Bernardino County	528,594	640,917	789,375	21.2%	23.2%
CA DoF = California Department of Finance Source: SCAG 2004 Regional Transportation Plan Growth Forecast Report, and California Department of Finance.					

Existing Regulations and Standard Conditions

Regional Planning Policy-Housing Affordability

State law mandates that local communities provide for their portion of the regional demand for housing units. The number of units to be accommodated, or a local jurisdictions portion of the regional demand, is determined by SCAG. If the number of units or number of units affordable to distinct income groups are not met or justified and the existing conditions are exacerbated by the proposed project, typically, the project would be considered regionally significant. SCAG provides this guidance in its Regional Housing Needs Assessment (RHNA).

The Construction Need for low and moderate income housing established by the RHNA adopted by SCAG in November of 2000 for the City of Ontario, indicates a need to construct 2,401 residential units of which 495 would be for Very Low Income, 373 would be Low Income, 498 would be Moderate Income, and 1,035 would be Above Moderate Income (SCAG RHNA 2006).

Local Housing Affordability Regulations

The City of Ontario New Model Colony General Plan Amendment's (NMC GPA) Housing Element provides for adequate housing to support the present and future community within ownership and rental markets. Project development will meet and comply with all applicable Housing policies of the NMC GPA. These policies address household and job growth, accommodation of various incomes and lifestyles, livable neighborhoods, housing needs for all economic segments and for groups with special needs (NMC GPA Goals 3A to 3E and Objectives 3.1.1 - 3.8.2).

5.13.3 - Thresholds of Significance

According to the Initial Study, the proposed project could normally have a significant population and housing impact on the environment related to socio-economics if it would:

- Induce substantial population growth in an area, either directly or indirectly.

Other CEQA Thresholds related to displacement of housing and population were discussed in the Initial /Study and were found to be insignificant.

CEQA Guidelines (Section 15131) states the following:

Economic or social effects of the project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes.

In addition, SCAG (1993) views significant impacts as those, which would:

Result in population, housing, and employment growth inconsistent with the regional level of growth projected under the Southern California Association of Government's Regional Comprehensive Plan.

5.13.4 - Project Impacts

Population Generation

The proposed project would provide population growth in the area. The existing uses on the property include a very small population estimated at 20 or less. The proposed General Plan Amendment with 4,256 du can be expected to generate a population of 14,977. The existing NMC General Plan permits 1,268 du with a projected population of 5,069. The additional 9,908 persons associated with the proposed General Plan Amendment would represent a 9.73 percent increase in the 101,845 population projected for the NMC. The SCAG population forecast for the NMC was 144,949. Thus, the increased population falls within the SCAG forecasts.

The City of Ontario is forecast to add 53,846 persons to its population between 2006 (171,113 persons) and 2020 (224,977 persons). The additional 9,908 persons associated with the proposed General Plan amendment would represent 18.4 percent of that increase expected in 2020 when the proposed project can be expected to be completed. The significance of this population increase is addressed in this document as it relates to various environmental factors. Therefore, the impact of the population increase in and of itself is less than significant.

Housing Consistent with the SCAG RHNA

The proposed project provides for a variety of housing types, whereas the existing General Plan designation provides only for relatively high priced single-family homes. The proposed project designates sufficient vacant land with maximum densities high enough to facilitate the development of housing affordable to lower-income households. The proposed project provides 2,988 more du than the existing General Plan and provides for 621 small-lot, single-family detached du and 3,132 attached condominium du. All of the small lot and attached units have the potential to provide for low and moderate-income residents.

The NMC EIR adopted the Mitigation Measure H-1: Allocate a portion of the City's regional housing need target to the Sphere of Influence as appropriate. Require that specific plan areas implement housing programs that comply with the State of California Housing and Community Development requirements, and ensure compliance and attainment of the regional housing need

assessment “affordable” unit target. The Development Agreement approved for the Specific Plan will include provisions for compliance with the City’s required inclusionary housing program. Therefore, in relation to the policies and objectives of the RHNA regarding housing affordability, the Rich Haven Specific Plan has a positive benefit

5.13.5 - Cumulative Impacts

The proposed project will promote increases in population greater than that considered in the NMC General Plan Amendment, but not greater than that envisioned in the NMC which provided for greater residential densities if the number of vehicle trips remained constant or decreased. The related projects listed in Section 4, Environmental Setting, do not include conversions of commercial uses to residential uses. Therefore, the impacts to population increases are limited to this project and there is no cumulative impact.

The project provides beneficial impacts related to the provision of low and moderate income housing and therefore there are no cumulative impacts.

5.13.6 - Mitigation Measures

No mitigation measures are necessary.

