

## **4.12 POPULATION AND HOUSING**

### **4.12.1 EXISTING CONDITIONS**

The Project Site is primarily undeveloped land with no buildings; it does not currently contain any housing or residents, nor does the Project Site contain any businesses or related jobs.

#### **Existing and Projected Population**

Existing and projected population and housing estimates for the City are provided below in Table 4.12-1. Depending on the source of the data, the forecast and estimate years differ.

According to the United States Census Bureau, the population of the City of Anaheim has increased from 336,265 people in 2010 to 344,461 people in 2022 (United States Census Bureau 2023a). According to a different data set maintained by the State of California Department of Finance, the City of Anaheim's population decreased by 2 percent from 335,946 people on January 1, 2022, to 328,580 people on January 1, 2023 (DOF 2023b). In the longer term, Southern California Association of Governments (SCAG) jurisdiction-level growth forecasts for the City of Anaheim anticipate a growth in the City's population to 416,800 in 2045 (SCAG 2020a).

#### **Existing and Projected Housing**

The State of California Department of Finance estimates the current number of households in the City of Anaheim as of January 1, 2023, is 112,351 households (DOF 2023a). SCAG jurisdiction-level growth forecasts for the City of Anaheim anticipate a growth in the City's number of households to 122,700 households by 2045 (SCAG 2020a).

**TABLE 4.12-1  
EXISTING AND PROJECTED POPULATION AND HOUSING**

Information Source	Information Measured	2016	2019	2020	2021	2022	2023	2025	2030	2035	2040	2045	2050
United State Census Bureau	Population Estimate	-	-			344,461	-	-	-	-	-	-	-
	Household Estimate	-	-			104,671*	-	-	-	-	-	-	-
Center for Demographic Research 2022 Orange County Projections	Housing Units	-	109,858			-	-	116,477	121,766	124,361	126,599	130,745	-
	Population	-	347,503			-	-	354,114	358,814	360,231	362,284	367,023	-
State of California Department of Finance	Population Estimate (from Table E-4)	-	-	345,866	344,504	335,946	328,580	-	-	-	-	-	-
	Household Estimate	-	-			-	112,351	-	-	-	-	-	-
Southern California Association of Governments 2024 RTP/SCS Demographics and Growth Forecast Technical Document	Households	105,600	-			-	-	-	-	120,200	-	-	130,200

\*Household estimate is averaged over the years of 2018-2022.  
Sources: Center For Demographic Research, 2022a; DOF 2023a; SCAG 2020a; United States Census Bureau 2024a.

In 2023, Orange County had a total population of 3,137,164 people living in 1,105,365 total housing units across the County (DOF 2023a). The State of California Department of Finance anticipates that the total population for Orange County will increase to 3,201,361 people by 2030 and to 3,307,387 people by 2050 (DOF 2023c). The Center For Demographic Research’s 2022 Orange County Projections forecast the City’s population will grow to 358,814.

**Existing and Projected Employment**

SCAG jurisdiction-level growth forecasts for the City of Anaheim anticipate a growth in the City’s employment from 197,200 employees in 2016 to 250,500 employees in 2045 (SCAG 2020a).

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## 4.12.2 REGULATORY SETTING

### State

#### ***California Housing Element Law/ Housing and Community Development Department Projections***

The State Housing Element Law (Government Code Chapter 1143, Article 10.6, Section 65580 and Section 65589) requires each city and county to adopt a general plan for future growth. This plan must include a housing element that identifies housing needs for all economic segments and provides opportunities for housing development to meet that need. The amount of housing that must be accounted for in a local housing element is determined through a process called the Regional Housing Needs Assessment (RHNA). As discussed further below, in the RHNA process, the State gives each region a number representing the amount of housing needed based on existing need and expected population growth.

Specifically, at the State level, the California Housing and Community Development Department (HCD) estimates the relative share of the State's anticipated population growth that would occur in each county in the State, based on CDF population projections and historic growth trends. As noted above, California housing element law calls upon local jurisdictions to provide a fair share of housing. In implementing this law, HCD assigns fair share housing targets to each of the Council of Governments (COG) in the State based on the California Department of Finance population projections and regional forecasts. SCAG, a Joint Powers Agency established under Sections 6502 et. seq. of the California Government Code, is designated as a COG, a Regional Transportation Planning Agency, and a Metropolitan Planning Organization for the six-county region consisting of Orange, Los Angeles, Ventura, San Bernardino, Riverside, and Imperial Counties.

#### ***Assembly Bill 2853/ Regional Housing Needs Assessment***

AB 2853, signed into law in 1980, mandates all cities address their regional "fair share allocation" of housing needs in relation to income group within the Housing Element set forth in the relevant General Plan.

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods. Communities use RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and household growth. RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and subregion can grow in ways that enhance quality of life, improve access to jobs, promotes transportation mobility, and addresses social equity and fair share housing needs. On March 4, 2021, the SCAG Regional Council adopted the 6th Cycle Final RHNA Allocation Plan, which assigns housing need for each jurisdiction in the SCAG region for the October

2021 through October 2029 planning period. The City’s RHNA housing need allocation is 17,453 units as detailed below in Table 4.12-2 (SCAG 2021a).

**TABLE 4.12-2  
REGIONAL HOUSE NEEDS ALLOCATION FOR CITY OF ANAHEIM  
FOR THE 6TH CYCLE**

<b>Number of Units</b>	<b>Category</b>	<b>Income Requirements</b>	<b>Qualifying Income*</b>
3,767	Very Low Income	0–50% of Area Median Income	\$0–\$40,902
2,397	Low Income	50–80% of Area Median Income	\$40,903–\$65,444
2,945	Moderate Income	80–120% of Area Median Income	\$65,445–\$98,167
8,344	Above Moderate Income	120% or more of Area Median Income	\$98,167 and above
<b><u>17,453</u></b>	<b><u>Total Number of Units</u></b>		
Source: SCAG 2021a; United States Census Bureau 2023a.			
* The qualifying income ranges were calculated using median household income data of \$81,806 per household for 2017–2021 according to the United States Census Bureau.			

### ***Senate Bill 375***

Signed into law on September 30, 2008, Senate Bill (SB) 375 provides for a new planning process to coordinate land use planning and regional transportation plans (RTPs) and funding priorities to help California meet the greenhouse gas (GHG) reduction goals established in Assembly Bill 32. SB 375 requires Metropolitan Planning Organizations (MPOs), including SCAG, to incorporate a Sustainable Communities Strategy (SCS) in their regional transportation plans that will achieve GHG emission reduction targets set by the California Air Resources Board. There are two mutually important facets to SB 375: reducing vehicle miles traveled and encouraging more compact, complete, and efficient communities for the future. SB 375 also includes provisions for exemptions from or streamlined California Environmental Quality Act (CEQA) review for projects classified as transit priority projects (SCAG 2023b).

### ***Assembly Bill 1397***

AB 1397 of 2017 amended the Government Code to strengthen the obligation for local agencies to identify and make available an adequate number of RHNA sites for all income levels in their housing elements. AB 1397 tightened requirements for the adequacy of sites, including nonvacant sites and sites included in a previous housing element, and requirements that identified sites have adequate infrastructure.<sup>1</sup>

<sup>1</sup> Public Interest Law Project. 2021. AB 1397-Housing Element Site Requirements. Website: <chromeextension://efaidnbmninnibpcjpcglclefindmkaj/https://www.pilpca.org/wp-content/uploads/2021/06/PILP-AB-1397-SummaryHousing-Element-Sites-2021-Update.pdf>.

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## **Regional**

### ***Southern California Association of Governments (SCAG)***

Under federal law, SCAG is designated as a MPO and under State law as a Regional Transportation Planning Agency and a COG for Orange County and the Project Site. The SCAG region encompasses six counties (i.e., Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities in an area covering more than 38,000 square miles. The agency develops long-range RTPs including sustainable communities strategy and growth forecast components, regional transportation improvement programs, RHNAs, and a portion of the South Coast Air Quality management plans (SCAG 2023c).

### ***Connect SoCal***

On April 4, 2024, SCAG's Regional Council voted to approve and fully adopt Connect SoCal 2024, the 2024-2050 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) (SCAG 2024a). SCAG is one of 18 MPOs in the State of California and is comprised of the following counties: Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. Connect SoCal 2024 is a long-range regional transportation plan that provides a vision for regional transportation investments, integrated with land use strategies, over a 20-year period. Connect SoCal 2024 includes a vision and goals for the region. Key components include a growth forecast and regional development pattern based on population, household, and employment growth projections for the SCAG region through the year 2050 as well as a transportation network including a list of transportation projects and investments. The Plan also identifies Regional Planning Policies and Implementation Strategies that the region could pursue over the Plan horizon. Other components include financial assumptions and expenditures, key transportation investments, and an evaluation of the Plan's performance. As part of Connect SoCal 2024, SCAG developed the Local Data Exchange (LDX) process to form the basis for the regional growth forecast. SCAG developed the LDX process to engage local partners and get information needed to fulfill state planning requirements. This included information on land use, transportation, priority development areas (PDAs), geographical boundaries, resource areas, and growth that was shared and exchanged through a combination of one-on-one meetings and data submissions with local jurisdictions. In consultation with the Technical Working Group (TWG), SCAG developed growth forecast guiding principles to ensure that the regional growth forecast yields a technically robust forecasted regional development pattern which meets its statutory objectives, which are incorporated as part of the SCS (SCAG 2024a).

## **Local**

### ***City of Anaheim General Plan***

Adopted in May 2004, the City's General Plan provides a road map for growth and development within the corporate boundaries and sphere of influence. Specifically, three components of the City's General Plan are particularly relevant to assessing the potential growth impacts of the Project: the Housing, Land Use, and Growth Management Elements. Policies from these general plan elements that are relevant to the Project are identified in

Table 4.10-1 in Section 4.10, Land Use and Planning, along with a Project consistency analysis.

### 2021–2029 Housing Element

The Housing Element is a State-mandated chapter of the City’s General Plan that sets forth an eight-year plan (housing cycle) to address the City’s identified housing needs. The Housing Element describes, identifies, and analyzes the City’s housing needs, and addresses the maintenance and expansion of the housing supply to accommodate the households that currently live and/or are expected to live in Anaheim in the housing cycle. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes a Housing Policy Program to accommodate the RHNA allocation, as determined by the SCAG and approved by the California Department of Housing and Community Development (HCD).

The Draft Housing Element 6<sup>th</sup> Cycle 2021–2029 was submitted to the HCD on October 15, 2021, for review and certification. On May 2, 2023, the City sent the Revised Draft Housing Element to HCD for review. On June 28, 2023, HCD issued a comment letter based on the City’s April 2023 Draft Housing Element. City staff and consultants are currently reviewing this letter and have revised the Draft Housing Element; there will be a public comment period on this revised Draft Housing Element prior to resubmitting for HCD review (City of Anaheim 2023a).

### **4.12.3 THRESHOLDS OF SIGNIFICANCE**

In accordance with the City of Anaheim’s Environmental Checklist, the Project would result in significant impacts related to population and housing if it would:

- a) Induce substantial unplanned 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); or
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

### **4.12.4 IMPACT ANALYSIS**

- a) *Would the Project induce substantial unplanned 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)?*

**Less Than Significant Impact.** The Project would result in an increase of a maximum of 504 new residential units, consisting of a maximum of 498 multiple-family units and a maximum of 6 single-family units. In addition, population growth would result from approximately 324 new employees that would occur due to the Project related to the maximum total of 80,000 square feet (sf) of general commercial uses (LLG 2023a).

Using the City's average of 3.3 persons per dwelling unit, the maximum 504-unit Project would generate approximately 1,664 new City residents (U.S. Census 2023a). When compared to the current population of the City, which is approximately 344,461 people, the 1,664 new residents that would result from the Project would not represent a substantial number of people (DOF 2023a). As stated above, forecasts anticipate a growth in the City's population to 367,023 residents by the year 2045 (Center for Demographic Research 2022a). The approximately 1,664 new residents of the City of Anaheim would comprise an approximately 0.48 percent of the City's current population and approximately 0.45 percent of the City's projected 2045 population, which is nominal in nature and thus would not represent a substantial when compared to local and regional projections.

The potential for new residential units developed as part of the Project would enhance the City's housing stock. While the Project would result in the development of higher density residential uses in an area where only lower density residential and other non-urban uses were previously contemplated, the potential increase would be consistent with the overall population projections relied upon in the General Plan. The Project would provide a maximum of 504 total new housing units within the City. When compared to the current 112,351 housing units within the City, the 504 total new housing units would not represent a substantial amount of new housing (DOF 2023a). The RTP/SCS anticipates an increase in the City's number of households to 130,200 by 2050 (SCAG 2024a). The maximum 504 new housing units within the City of Anaheim would comprise approximately 0.45 percent of the City's current mix of housing units and approximately 0.38 percent of the City's projected 2050 mix of housing units, which is nominal in nature and thus would not represent a substantial increase or result in a significant impact when compared to local and regional projections. Additionally, the City is currently updating the Housing Element of its General Plan to meet the City of Anaheim's RHNA allocation for the Sixth Cycle Housing Element Update, which is a total of 17,453 units of total new construction. The Project would assist the City in achieving their Above Average Income housing units for the 6<sup>th</sup> RHNA cycle.

The Project Site has a mix of General Plan land use designations which consist of Estate Density Residential; Low Density Residential; and Open Space. The Project Site is currently zoned Single-Family Residential (RS-2), Open Space (OS), and Transitional (T) (City of Anaheim 2022a).

The Project would require the adoption of a General Plan amendment, adoption of the Project's Specific Plan and re-zoning of a portion of the Project Site to allow for a maximum of 504 residential units as well as a maximum of 80,000 sf of General Commercial use that are not assumed in existing local and regional plans, including the City General Plan Housing Element and SCAG RTP/SCS. While not expressly contemplated by the foregoing currently, as explained above, the relatively small amount of population and employment growth that would occur as a result of the Project is nominal in nature and consistent with the overall population forecasts for the City. Furthermore, upon adoption of the General Plan amendment, Specific Plan and re-zoning of the Project Site, the Project would thereafter be incorporated into future planning documents and would not directly or indirectly induce unplanned substantial population or housing growth within the City.

In addition to the new residents living within the Project Site itself, the Project's Traffic Study assumed that there would be some small number of additional individuals who would move to the City because of the approximately 324 new jobs that would result from the Project's proposed general commercial and multiple-family residential uses (LLG 2023a). The RTP/SCS anticipates a growth in the City's employment from 197,200 in 2016 to 250,500 in 2045 (SCAG 2020a). The approximately 324 new employees within the City of Anaheim would comprise approximately 0.13 percent of the City's projected 2045 employment numbers, which is nominal in nature and thus would not represent a substantial increase or result in a significant impact when compared to local and regional projections.

Indirect population growth occurs when a project creates upsized infrastructure (such as new roads and utility infrastructure) that could lead to additional unplanned growth. With respect to the Project Site, while it is primarily undeveloped, certain portions have already been planned for some amount of lower density residential development. Furthermore, urban infrastructure and utilities is located on-site and/or in close proximity, allowing for efficient extensions to serve the Project. It does not involve the oversizing of any infrastructure nor would it otherwise remove a barrier of growth through the extension of infrastructure or utilities to an unserved area.

As described above, the Project would not cause substantial unplanned growth, either directly or indirectly. Therefore, the Project would result in less than significant impacts related to this threshold, and no mitigation is required.

***b) Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

**No Impact.** The Project includes the development of a maximum of 504 new residential units on a primarily undeveloped Project Site. Given that the Project Site is primarily undeveloped with no buildings located thereon currently (and thus no people or housing), the Project would not displace any existing residential units or residents. Therefore, the Project would result in no impacts related to this threshold, and no mitigation is required.

## **4.12.5 CUMULATIVE IMPACTS**

Projects considered in the cumulative impact analysis consist of eight projects within the City of Anaheim. These related projects are described in more detail in Table 4-1, Cumulative Projects List, which is provided in Section 4.0.

As described above, the Project would result in 1,664 new residents, 504 new housing units, and 324 additional employees within the City, which is being required to plan for the construction of an additional 17,453 units over the next ten years. Therefore, the Project and the other cumulative projects that include new housing units would cumulatively help the City to achieve the RHNA targets. Neither the Project nor any of the cumulative projects are expected to result in the displacement of substantial numbers of people or housing; therefore, there is not potential for cumulative impacts related to this topic, and no mitigation measures are either required or recommended.



#### **4.12.6 MITIGATION PROGRAM**

No significant impacts pertaining to population and housing were identified; therefore, no mitigation measures are required.

#### **4.12.7 SIGNIFICANCE AFTER MITIGATION**

Project impacts related to population and housing would be less than significant, and no mitigation is required.

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