

3.19 POPULATION AND HOUSING

EXECUTIVE SUMMARY

This section summarizes the existing and projected population and housing supply in the County's Planning Area and analyzes the potential of the proposed Area Plan to induce population growth, displace existing housing, or displace existing populations. The County's Planning Area consists of unincorporated land outside the City's boundaries and adopted Sphere of Influence (SOI) but within the One Valley One Vision (OVOV) Planning Area boundaries. The City's Planning Area consists of its incorporated boundaries and adopted SOI. Together the County and City Planning Areas comprise the OVOV Planning Area.

Information on population, housing, and employment for the County's Planning Area was derived from the Southern California Association of Governments (SCAG). Buildout of the County's proposed Area Plan would increase the population and the number of housing units within the County's Planning Area. The population at Area Plan buildout would be consistent with SCAG's long-term growth forecasts for the County's Planning Area. Additionally, implementation of the proposed Area Plan would not result in the displacement of substantial numbers of housing or people since several proposed policies promote growth and development within underutilized and vacant areas of the County's Planning Area. For these reasons, implementation of the County's Area Plan on population and housing would be less than significant.

EXISTING CONDITIONS

Population

A significant amount of the population growth in Los Angeles County over the past two decades has occurred in North Los Angeles County, which includes both the Santa Clarita Valley and the Antelope Valley (including the cities of Palmdale and Lancaster). Between 1990 and 2000, the Santa Clarita Valley grew by almost 60,000 residents (approximately 39 percent), reaching a population of 212,611 by 2000. Average household size increased from 2.93 to 3.09 persons per household over the census decade.¹ In 2008, the estimated population of the entire Santa Clarita Valley was 252,000 with 75,000 residing in unincorporated County areas and the remainder residing within the City of Santa Clarita.²

¹ *Draft Santa Clarita Valley Area Plan, Land Use Chapter (2008), 32.*

² *Draft Santa Clarita Valley Area Plan, Land Use Chapter (2008), 22.*

Housing

As of 2008, there were approximately 80,000 dwelling units within the Santa Clarita Valley, of which 23,000 were in the unincorporated areas and 57,000 were within the City of Santa Clarita. Another 39,500 dwelling units had received land use approval, including 33,500 units in unincorporated County areas and 6,000 units within the City of Santa Clarita; several thousand more dwelling units were the subject of pending land use applications.³

Employment

The total number of jobs in the Santa Clarita Valley in 2005 was 124,200, of which 49,311 jobs (approximately 40 percent) were located in the unincorporated areas, primarily west of Interstate 5, and 74,889 jobs were located within the City of Santa Clarita.⁴ From 1992 to 2005, approximately 40,000 new jobs were created in the Santa Clarita Valley. Between 2000 and 2005, job growth averaged about 3,900 jobs per year. Most of this job growth occurred in the manufacturing, services, retail trade, and construction sectors.⁵

Jobs/Housing Balance

The jobs/housing balance compares the available housing and available jobs within a community. Achieving a jobs/housing balance can significantly reduce the total number of vehicle trips on the road network and provide greater quality of life for residents. Improving the jobs/housing balance requires planning for the location, intensity, and nature of jobs and housing in order to encourage a reduction in vehicle trips and miles traveled, and a corresponding increase in the use of mass transit and alternative transportation methods such as bicycles, carpools, and walking. Strategies include locating higher-density housing near employment centers, promoting infill development, promoting transit-oriented development, actively recruiting businesses that will utilize the local workforce, developing a robust telecommunications infrastructure (including broadband service to homes and businesses), developing workforce skills consistent with evolving local economies, and providing affordable housing opportunities within the community. Currently, over half of employed Santa Clarita Valley residents, including residents of the unincorporated areas, must travel out of the Valley to work. In 2000, the Valley had a jobs/housing ratio of 0.88, compared to the County-wide ratio of 1.43 jobs per

³ *Draft Santa Clarita Valley Area Plan*, Land Use Chapter (2008), 22.

⁴ *Draft Santa Clarita Valley Area Plan*, Land Use Chapter (2008), 35.

⁵ *Draft Santa Clarita Valley Area Plan*, Land Use Chapter (2008), 35.

household. However, due to the recent increase in the number of employment opportunities within the Valley, the jobs/housing ratio was estimated to range from 1.3 to 1.5 jobs per household in 2008.⁶

Growth Projections

SCAG is a federally designated metropolitan planning organization for the Southern California region. The County's Planning Area is located within the six-county jurisdiction of SCAG, which includes Los Angeles, Ventura, Orange, Riverside, San Bernardino, and Imperial counties. One of SCAG's primary functions is to forecast population, housing, and employment growth for each region, subregion, and city. The latest forecast was completed as part of the 2008 Regional Transportation Plan (RTP) update, which was adopted in May 2008. The OVOV Planning Area is located in the North Los Angeles Subregion, which also encompasses other unincorporated Los Angeles County areas outside the Santa Clarita Valley as well as the cities of Santa Clarita, Lancaster, and Palmdale.

SCAG growth forecasts for the unincorporated portions of the North Los Angeles Subregion, which includes the County's Planning Area, are shown in **Table 3.19-1, SCAG's Growth Forecast for the Unincorporated North Los Angeles Subregion**. According to SCAG's Growth Forecast, the population of the entire unincorporated subregion is expected to grow from 132,797 residents in the year 2005 to 434,773 residents in the year 2035; the number of occupied housing units is expected to increase from 39,331 units in the year 2005 to 129,981 units in the year 2035; and employment in the unincorporated subregion is expected to increase from 34,592 jobs in the year 2005 to 85,289 jobs in the year 2035. This growth represents more than a doubling in population and housing, and a 150 percent increase in employment, over the 30-year period.

Table 3.19-1
SCAG's Growth Forecast for Unincorporated North Los Angeles Subregion

	2005	2010	2015	2020	2025	2030	2035
Population	132,797	194,704	244,463	294,120	342,578	389,595	434,773
Households	39,331	58,090	74,714	92,232	105,907	119,114	129,981
Employment	34,592	46,820	56,539	62,745	70,041	77,831	85,289

Source: Southern California Association of Governments, 2004 Regional Transportation Plan/Growth Vision: Socio-Economic Forecast Report, June 2008.

⁶ Draft Santa Clarita Valley Area Plan, Land Use Chapter (2008), 36.

REGULATORY FRAMEWORK

SCAG Regional Housing Needs Assessment

California law requires regional Councils of Governments (COGs) throughout the state to periodically make projections of anticipated growth in employment and population within their member counties. Based on these projections, the COGs calculate a fair share of the need for new housing in each jurisdiction within their member counties. This process is known as the Regional Housing Needs Assessment (RHNA). Each city or county in a COG planning region must ensure that its Housing Element is consistent with the RHNA prepared by that COG, and must identify sufficient, appropriately zoned land in the land use element of the General Plan and its components, including Area and Community Plans, to accommodate the housing growth estimated by the RHNA.

The unincorporated portion of the Santa Clarita Valley is located within the SCAG planning area, which includes the counties of Ventura, Los Angeles, San Bernardino, Riverside, Orange, and Imperial. In 2007, SCAG calculated the RHNA for its six-county region for the period 2006 to 2014. SCAG has estimated the number of new units for very low, low, moderate and above moderate-income households needed in unincorporated Los Angeles County to meet its fair share of the region's housing needs. These numbers are presented in **Table 3.19-2, Regional Housing Needs Assessment**. Between 2006 and 2008, 3,613 new units were constructed within the unincorporated County areas; in addition, 2,265 housing units have been approved throughout the unincorporated County areas.⁷ Based on the development of these 5,878 total housing units, the development of at least 51,298 additional dwelling units within the County is required to meet the remainder of its RHNA allocation.

Table 3.19-2
Regional Housing Needs Assessment

Income Level	Number of Units	Percent of Total
Very Low (50% or less of median)	14,425	25.2%
Low (51% to 80% of median)	9,073	15.9%
Moderate (80% to 120% of median)	9,816	17.2%
Above Moderate (>120% of median)	23,862	41.7%
Total	57,176	100%

Source: Los Angeles County Housing Element (August 2008), 2-24.

⁷ Los Angeles County Housing Element (August 2008), 2-24.

State law (Government Code 65915) requires jurisdictions to grant incentives to promote affordable housing development, provided that a minimum number of affordable units are constructed and remain affordable for specified periods of time. In addition, state law requires that jurisdictions provide density bonuses for affordable housing production, up to a maximum of 35 percent over the units allowed by the Area Plan Land Use Map. In exchange for the additional units, the housing developer ensures that a certain percentage of the units will be priced at affordable levels and will remain affordable over the time period required by the law. Los Angeles County complies with state requirements and provides additional incentives to promote affordable housing construction including fee waivers, reduced setbacks, increased height limits, and additional density increases.

THRESHOLDS OF SIGNIFICANCE

In order to assist in determining whether a project will have a significant effect on the environment, the *State CEQA Guidelines*, Appendix G identify criteria for conditions that may be deemed to constitute a substantial or potentially substantial adverse change in physical conditions.

Potentially significant impacts on population and housing would occur if the proposed Area Plan would:

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

IMPACT ANALYSIS

This impact analysis section evaluates the potential effects of the proposed Area Plan policies on health and social services within the County's Planning Area using the *State CEQA Guidelines* threshold of significance.

Impact 3.19-1 Implementation of the proposed Area Plan would result in a potentially significant impact to population growth in the County's Planning Area.

In 2008, the population of the County's Planning Area was approximately 75,000 residents. Buildout of the proposed Area Plan Land Use Map would increase the County Planning Area's population by 162,387 residents to a total population of approximately 237,387 residents. This population projection

assumes buildout of the maximum number of dwelling units per acre for each residential land use category designated on the proposed Land Use Map (see **Figure 3.1-2, Proposed Land Use Policy Map**). For purposes of the following analysis, buildout of the Area Plan Land Use Map is conservatively assumed to occur by year 2035.

SCAG projects that the population of the unincorporated North Los Angeles County subregion, which includes unincorporated portions of the Santa Clarita Valley as well as unincorporated areas of the Antelope Valley, will increase from 132,797 residents in year 2005 to 434,773 residents in year 2035, for a total increase of 301,975 residents (no population projections from SCAG are presently available for this region after year 2035). Accordingly, SCAG projects substantial population growth (over 227 percent) throughout unincorporated North Los Angeles County during the current planning period. Since buildout of the proposed Area Plan would increase the population of the unincorporated Santa Clarita Valley by 162,387 residents by year 2035, and given that the population of the entire unincorporated North Los Angeles subregion is projected to increase by 301,976 residents by 2035, implementation of the proposed Area Plan would account for approximately 54 percent of this growth. The remaining 46 percent of growth within the unincorporated North Los Angeles subregion between years 2005 and 2035 would primarily occur within the Antelope Valley. Therefore, population growth in the unincorporated Santa Clarita Valley due to buildout of the proposed Area Plan is consistent with overall growth anticipated by SCAG for the unincorporated North Los Angeles County subregion.

Implementation of the proposed Area Plan would indirectly induce population growth if it proposes or otherwise facilitates the extension of roads and other infrastructure beyond the boundaries of the County's Planning Area. However, the policies of the proposed Area Plan consistently promote urban infill and discourage the introduction of new uses on remote and undeveloped land. In fact, **Policy CO 3.1.1** explicitly states that the Land Use Map and the development review process shall concentrate development into previously developed or urban areas to promote infill development and prevent sprawl and habitat loss. Additionally, the proposed Area Plan promotes incentives for infill development and rebuilding to limit impacts on open space and other natural, undeveloped areas (**Policy CO 1.5.5**). While these policies are intended to protect natural resources, they also limit the indirect inducement of future growth.

Proposed Area Plan Policies

Policy CO 1.5.5: Promote concentration of urban uses within the center of the Santa Clarita Valley through incentives for infill development and rebuilding, in order to limit impacts to open space, habitats, watersheds, hillsides, and other components of the Valley's natural ecosystems.

Policy CO 3.1.1: On the Land Use Map and through the development review process, concentrate development into previously developed or urban areas to promote infill development and prevent sprawl and habitat loss, to the extent feasible.

Effectiveness of Proposed Area Plan Policies

None of the Area Plan policies regulate population growth. However, based on buildout of the proposed Land Use Map, the future population of the County's Planning Area would be consistent with SCAG's long-term growth forecasts. Furthermore, several policies limit the potential for urban sprawl, thereby limiting the potential for unforeseen substantial indirect growth impacts due to the extension of roads and other infrastructure into undeveloped areas. As a result, impacts related to direct and indirect population growth would be less than significant.

Plan to Plan Comparison

Population within the County's Planning Area would be 270,000 at buildout of the current Area Plan, representing an increase of 195,000. This population increase would account for 65 percent of SCAG's projected population growth within the unincorporated North Los Angeles County subregion. Population within the County's Planning Area would be 237,387 at buildout of the proposed Area Plan, representing an increase of 162,387. This population increase would account for 54 percent of SCAG's projected population growth within the unincorporated North Los Angeles County subregion. Therefore, population growth in the unincorporated Santa Clarita Valley at buildout of the existing Area Plan and the proposed Area Plan are both consistent with the overall growth anticipated by SCAG for the unincorporated North Los Angeles County subregion.

Impact 3.19-2 Implementation of the proposed Area Plan would result in a potentially significant impact to displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

This impact discussion is presented using two subsections that include an analysis of impacts that could potentially occur from buildout of the proposed Area Plan as well as an analysis of the policies for the County's Housing Programs as presented in the adopted Countywide General Plan Housing Element. Proposed Area Plan policies and adopted Countywide General Plan Housing Element policies are presented at the end of each subsection. A discussion of the effectiveness of the policies for these two subsections follows the impact discussions and the presentation of policies for each of the subsections.

Buildout of the Proposed Area Plan Land Use Map

Buildout of the proposed Area Plan would increase the acreage of residential, commercial, and industrial land uses in the County's Planning Area. The proposed Land Use Map illustrates the locations of these uses by their corresponding land use designations. A significant impact would occur if the proposed Area Plan would allow the development of non-residential uses on sites currently developed with housing through a land use designation or zone change, or if it would implement a change in the allowable development density (i.e., the number of units per acre) for an existing residential area. Such actions could result in the displacement of existing housing and increase the demand for replacement housing elsewhere.

In order to reduce these potential impacts, several policies in the proposed Area Plan related to development and growth patterns would promote the preservation of existing housing. No policies explicitly prohibit the removal of existing housing units, but several indirectly address this potential impact. The proposed Area Plan promotes the construction of new uses on presently vacant and underutilized land within the urbanized portions of the Planning Area (**Policy LU 1.1.2** and **Policy LU 1.1.5**), rather than on sites currently developed with occupied housing units. Other policies specifically discourage urban sprawl into rural areas and the low-density, outlying areas of the Santa Clarita Valley, thereby reducing the potential displacement of existing housing in less developed regions (**Policy LU 1.1.3** and **Policy LU 1.1.6**).

The proposed Area Plan encourages growth through the development of mixed-use communities, which would be accomplished through the revitalization of commercial corridors rather than modification to established neighborhoods. The potential displacement of existing housing is also addressed by **Policy**

LU 2.1.1, which requires that new or reconfigured land uses be sited in a manner that is sensitive to a community's valued assets (such as housing) and ensures land use compatibility.

Another goal of the proposed Area Plan is to conserve and improve the existing housing stock through the assistance of various County-sponsored programs. Policies include providing graffiti and debris removal services, maintaining adequate infrastructure and community facilities, and enforcing property maintenance (**Policies 5.1 through 5.3** of the adopted Countywide General Plan Housing Element). Additionally, policies include investing public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration, and allocating federal and state resources toward the preservation of residential units (**Policies 6.1 and 6.2** of the adopted Countywide General Plan Housing Element). By promoting the rehabilitation of units in substandard conditions, the proposed Area Plan encourages the maintenance of the existing housing stock and continued occupancy by residents. Furthermore, buildout of the proposed Area Plan would increase the total number of housing units within the County's Planning Area, thereby expanding the housing supply. The County must provide adequate sites for the development of at least 51,298 new housing units to fulfill the RHNA housing allocation.

Proposed Area Plan Policies

Land Use Element Policies

- Policy LU 1.1.2:** On the Land Use Map, concentrate urban development within flatter portions of the Santa Clarita Valley floor in areas with limited environmental constraints and served with infrastructure.
- Policy LU 1.1.3:** Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.
- Policy LU 1.1.5:** Increase infill development and re-use of underutilized sites within and adjacent to developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use, where appropriate.
- Policy LU 1.1.6:** Preserve the rural lifestyle in canyons and low-density, outlying areas of the Santa Clarita Valley, through designating these areas as Rural Land on the Land Use Map where appropriate.

Policy LU 2.1.1: On the Land Use Map, designate a balance of land uses in appropriate amounts to meet future community needs while ensuring that no use designation is over-represented in a manner that is not economically viable.

Adopted Countywide General Plan Housing Element Policies

Policy 5.1: Support neighborhood preservation programs, such as graffiti abatement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal.

Policy 5.2: Maintain adequate neighborhood infrastructure, sound community facilities, and services as a means of sustaining the overall livability of neighborhoods.

Policy 5.3: Enforce health, safety, building, and zoning laws directed at property maintenance as an ongoing function of the County government.

Policy 6.1: Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.

Policy 6.2: Allocate Federal and State resources toward the preservation of residential units, particularly those that are affordable to extremely low-, very low-, and lower-income households.

Housing Programs

As shown above, implementation of the proposed Area Plan would not result in the displacement of existing housing. In fact, the adopted Countywide General Plan Housing Element establishes five generalized goals, each supported by policies and programs, for the provision of adequate housing to accommodate the existing and future populations of the County's Planning Area. These goals are:

- Housing availability
- Housing affordability
- Neighborhood and housing preservation
- Equal housing opportunity
- Monitoring and implementation of housing programs

Unlike the other elements, state law requires that the Housing Element must contain quantified objectives for meeting its share of the regional housing needs, and specific programs designed to meet the County's housing goals. During the next Housing Element update process in 2014, the programs established in this element will be evaluated to determine the County's level of success in meeting its objectives. The following is a list of the County's housing goals and associated supporting programs that will be used to implement housing goals.

Housing Availability

- **Program 1:** Adequate Sites for Regional Housing Needs Allocation. Under this program, the County will maintain an inventory of sites with zoning and development standards, and with adequate public infrastructure and services, to meet the County's RHNA allocation of 57,176 units.
- **Program 2:** Removal of Governmental Constraints. Under this program, the County will amend the Zoning Code to include a reasonable accommodations policy, remove mobile home permit provisions, and create standards for single room occupancy housing, among others.
- **Program 3:** Affordable Housing Density Bonus Program. This program provides incentives for affordable housing by permitting density increases beyond what is allowed by the County of Los Angeles General Plan and Santa Clarita Valley Area Plan.
- **Program 4:** Infill Sites Utilization Program. This program promotes the acquisition, sale, or lease of infill sites of no more than four units each to increase affordable housing opportunities.
- **Program 5:** Graduated Density Zoning. This program offers increased density based on the size of a development site, thereby encouraging owners of adjoining properties to collaborate in development or to package parcels for sale.
- **Program 6:** Transit Oriented Districts. This program promotes and encourages transit oriented development along major transportation corridors.
- **Program 7:** Land Banking/Write-Downs. Under this program, the County can acquire and facilitate the acquisition of properties as they become available and offer the properties to qualified developers during its Request for Proposal/Notice of Funding Availability process.
- **Program 8:** Second Unit Ordinance. This program permits second units in residential and agricultural zones.
- **Program 9:** Community Land Trust. Under this program, the County would maintain a property trust that aims to benefit the surrounding community by ensuring the long-term availability of affordable housing.
- **Program 10:** Inclusionary Housing Program. This program would require a developer to make a certain percentage of units in a development affordable to low- and moderate-income households.

- **Program 11:** Commercial Linkage Fee for Housing. This program would establish a reasonable share of the affordable housing impacts to commercial development.
- **Program 12:** Small Lot Subdivisions. This program would facilitate the creation of smaller, fee-simple lots without the need to establish a homeowners association to increase affordable homeownership opportunities.

Housing Affordability

- **Program 13:** Countywide Affordable Rental Housing Development. This program provides financial and technical assistance to acquire sites, develop affordable rental housing, and acquire and rehabilitate affordable rental housing within specific geographic areas.
- **Program 14:** Priority Provision of Water and Sewer for Affordable Housing. This program requires public and private utility providers to grant priority to proposed housing developments that help meet the lower-income housing needs identified in the Housing Element.
- **Program 15:** Redevelopment Affordable Housing Requirements. This program applies to the Willowbrook, West Altadena, East Rancho Dominguez, Maravilla, and Whiteside Redevelopment Project Areas. Therefore, this program is not applicable to the proposed project.
- **Program 16:** Homebuyer Assistance. Under this program, the County offers financial assistance through down payment assistance loans, including closing cost assistance, federal income tax credits, and below market-rate loan programs.
- **Program 17:** Section 8 Rental Housing Assistance. This program provides rent subsidies to extremely low- and very low-income households with a housing cost burden, provides rental assistance to homeless families and individuals, and provides rental assistance to eligible homeless households that include a person who has HIV/AIDS.
- **Program 18:** Family Self-Sufficiency Program. This program provides opportunities for Section 8 recipients and public housing residents to engage in job training, personal development, and educational programs.
- **Program 19:** Housing Relocation for CalWORKs Participants. This program provides one-time-only assistance to qualified California Work Opportunities and Responsibility for Kids (CalWORKs) participants to ensure their success in obtaining/maintaining employment.
- **Program 20:** Shelter Plus Care – Supportive Housing Program. This program provides rental assistance for difficult-to-serve homeless persons with disabilities and develops supportive housing and services that allow homeless persons to live as independently as possible.
- **Program 21:** Green Building Program. This program aims to maximize the energy efficiency and improve the interior air quality of homes.

- **Program 22:** Energy Efficiency-Based Utility Allowance (EEBUA) Schedule. This program lowers utility rates to maintain affordability to tenants, ensure the financial strength during project operations, and recoup some of the initial cost of installation or upgrades.
- **Program 23:** Green Grant Program. This program provides grants up to \$20,000 for energy efficiency upgrades for low-income homeowners in unincorporated East Los Angeles. Therefore, this program is not applicable to the proposed project.

Neighborhood and Housing Preservation

- **Program 24:** Ownership Housing Rehabilitation Assistance. This program provides financial assistance for housing rehabilitation to preserve the County's existing stock of affordable housing.
- **Program 25:** Public Housing Modernization Program. This program subsidizes modernization activities including replacing roofs, landscaping sites, replacing windows, remodeling kitchens, and renovating to comply with the Americans with Disabilities Act.
- **Program 26:** Preservation of At-Risk Housing. Under this program, the County works to preserve affordable housing units at risk of converting to market-rate rents.

Equal Housing Opportunity

- **Program 27:** Fair Housing Programs. Under this program, the County contracts with a service provider to provide and coordinate fair housing services for residents.
- **Program 28:** Homeowner Fraud Prevention. This program prevents low- and moderate-income homeowners from becoming victims of fraud in the purchase of home improvements and repairs, as well as household goods and services, in the first and second supervisorial districts. Therefore, this program is not applicable to the proposed project.

Implementation and Monitoring

- **Program 29:** Coordination and Implementation. Under this program, an interdepartmental committee would explore affordable housing opportunities and help affordable housing developers navigate the County's regulatory system and financial incentives.
- **Program 30:** Annual Progress Report. Under this program, the County will monitor its utilization of residential land and its residential development approvals to ensure compliance with the state law.
- **Program 31:** Monitoring of Housing Issues. Under this program, the County will monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing in Los Angeles County.

The above goals and programs are supported by multiple policies established in the Housing Element. **Policies 1.1 through 1.5** and **Policies 2.1 and 2.2** support the goal to ensure housing availability. Housing **Programs 1, 5, and 10** would ensure the availability of land for housing sites to meet the County's RHNA

allocation (**Policy 1.1**). Housing **Programs 2, 8, 11, 12, 27, and 29** would reduce government constraints to the provision and preservation of affordable housing (**Policy 1.2**). Housing **Programs 3, 10, and 13** would help the County coordinate with the private sector in the development of affordable housing (**Policy 1.3**). Housing **Programs 1, 4, 5, 7, 9, and 13** would allow the County to assist private developers in the identification and consolidation of suitable sites for affordable housing (**Policy 1.4**), and **Program 31** would oversee legislation and funding for programs that expand affordable housing opportunities (**Policy 1.5**). Housing **Programs 3, 6, 11, and 13** would encourage development of affordable housing near employment opportunities and within major commercial and transportation corridors (**Policy 2.1 and 2.2**).

- Policy 1.1:** Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County’s RHNA.
- Policy 1.2:** Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of affordable housing and housing for persons with special needs.
- Policy 1.3:** Coordinate with the private sector in the development of affordable and special needs housing for both rental and homeownership. Where appropriate, promote such development through incentives.
- Policy 1.4:** Assist private nonprofit housing developers in identifying and consolidating suitable sites for developing housing for low-income households and other special needs groups.
- Policy 1.5:** Advocate legislation and funding for programs that expand affordable housing opportunities and support legislative changes to State housing programs to ensure that the criteria for the distribution of funds to local governments are based, in part, on the housing needs reflected in the RHNA.
- Policy 2.1:** Support the development of affordable housing near employment opportunities and/or within a reasonable distance of public transportation.
- Policy 2.2:** Encourage mixed use developments along major commercial and transportation corridors.

Policies 3.1, 3.2, and 4.1 support the goal to ensure housing affordability. Housing **Programs 3, 4, 8, 10, 12, and 13** would help create mixed-income neighborhoods and a diversity of housing types (**Policy 3.1**). Housing **Programs 21, 22, 24, and 25** would facilitate the incorporation of energy and cost-saving technologies into housing design and operation (**Policy 3.2**). Finally, Housing **Programs 10, 11, 16, 17, 18, 19, and 20** would help provide financial assistance and other services to low- and moderate-income households and those with special housing needs, while maintaining affordable and adequate housing (**Policy 4.1**).

Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

Policy 3.2: Incorporate advances in energy-saving technologies into housing design, construction, operation, and maintenance.

Policy 4.1: Provide financial assistance and supportive services to assist low- and moderate-income households and those with special needs to attain and maintain affordable and adequate housing.

Policies 5.1 through 5.3, 6.1 through 6.4, and 7.1 are designed to support neighborhood and housing preservation. **Programs 24, 25, and 26** would support neighborhood preservation programs and the maintenance of adequate neighborhood infrastructure and facilities (**Policies 5.1 and 5.2**). These three programs would also facilitate the allocation of resources to the maintenance and rehabilitation of existing housing, particularly affordable housing, and the inspection of low-cost housing to ensure that properties are being maintained (**Policies 6.1 through 6.3**). **Programs 14, 24, and 26** seek to maintain and improve community facilities and infrastructure to enhance the vitality of older, low-income neighborhoods (**Policy 6.4**). **Program 26** would help conserve existing affordable housing that is at risk of converting to market rent (**Policy 7.1**).

Policy 5.1: Support neighborhood preservation programs, such as graffiti abatement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal.

Policy 5.2: Maintain adequate neighborhood infrastructure, sound community facilities, and services as a means of sustaining the overall livability of neighborhoods.

- Policy 5.3:** Enforce health, safety, building, and zoning laws directed at property maintenance as an ongoing function of the County government.
- Policy 6.1:** Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.
- Policy 6.2:** Allocate Federal and State resources toward the preservation of residential units, particularly those that are affordable to extremely low-, very low-, and lower-income households.
- Policy 6.3:** Inspect multi-family rental housing (with five or more units), contract shelters, and voucher hotels on a regular basis by the appropriate County agencies to ensure that landlords are maintaining properties, and not allowing them to fall into disrepair.
- Policy 6.4:** Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the vitality of older, low-income neighborhoods.
- Policy 7.1:** Conserve existing affordable housing stock that is at risk of converting to market-rate housing.
- Policy 7.2:** Preserve and, where feasible, provide additional affordable housing opportunities within the Coastal Zone (This policy is not applicable to the OVOV Planning Area and therefore is not discussed above).

Policies 8.1 through 8.4 are intended to ensure equal housing opportunity. Housing **Programs 2, 10, 11, and 13** would support the distribution of affordable housing, emergency shelters, and traditional housing in areas with available services and facilities (**Policy 8.1**). Housing **Program 27** would enforce laws against illegal acts of housing discrimination and promote equal opportunity in housing and community development programs (**Policy 8.2 and 8.3**). Housing **Programs 2, 13, and 27** would encourage housing design to accommodate the special needs of seniors, large families, single-parent households, and low-income households (**Policy 8.4**). Finally, **Policies 9.1 and 9.2** address implementation and monitoring of housing programs. **Housing Programs 29, 30, and 31** would ensure collaboration among various County departments in the delivery of housing and related services (**Policy 9.1**), and would enhance the housing monitoring system to ensure compliance with funding program regulations and local, state, and federal laws (**Policy 9.2**).

- Policy 8.1:** Support the distribution of affordable housing, emergency shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.
- Policy 8.2:** Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.
- Policy 8.3:** Promote equal opportunity in housing and community development programs Countywide.
- Policy 8.4:** Encourage housing design to accommodate the special needs of seniors, large families, single parent households, and low-income households. Designs may include units with three, four, or five bedrooms; shared facilities; on-site child care facilities; or on-site job training facilities.
- Policy 9.1:** Ensure collaboration among various County departments in the delivery of housing and related services.
- Policy 9.2:** Enforce and enhance the housing monitoring system to ensure compliance with funding program regulations and compliance with local, state, and federal laws.

Effectiveness of Proposed Area Plan Policies

The proposed policies are designed to preserve the County's functional housing stock while increasing and diversifying housing opportunities in the underutilized areas of the County's Planning Area. Although they do not explicitly mandate the protection of all existing housing units, they promote growth and development within underutilized commercial corridors and vacant areas where revitalization is desirable, rather than in established neighborhoods or on sites presently developed with housing. Furthermore, as discussed above, the multiple housing programs established by the adopted Countywide General Plan Housing Element would ensure the provision of adequate and affordable housing by identifying adequate sites for new development, providing various forms of financial assistance, improving the existing housing stock, preserving affordable units, removing certain development constraints, and enforcing fair housing practices. Since implementation of the proposed

Area Plan would not displace substantial numbers of existing housing, but would enhance housing opportunities within the County's Planning Area, impacts would be less than significant.

Plan to Plan Analysis

Both the existing and proposed Area Plans encourage the upkeep and maintenance of existing housing stock and would enhance housing opportunities. Therefore, impacts would be similar.

Population Displacement

Impact 3.19-3 Implementation of the proposed Area Plan would result in a potentially significant impact to the displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Buildout of the proposed Area Plan would increase the acreage of residential, commercial, and industrial land uses in the County's Planning Area. A significant impact would occur if the proposed Area Plan would allow the development of non-residential uses on sites currently occupied by permanent residents. Such actions could result in the displacement of substantial numbers of people and increase the demand for replacement housing elsewhere. However, as discussed under **Impact 3.19-2**, the proposed Area Plan contains policies designed to preserve the County's existing, utilized housing stock while increasing housing opportunities in the County's Planning Area. These policies promote growth and development within underutilized commercial corridors and vacant areas where revitalization is desirable, rather than in established neighborhoods or on sites presently developed with housing and occupied by permanent residents.

Proposed Area Plan Policies

See **Impact 3.19-2** for policies related to the preservation of existing housing.

Effectiveness of Proposed Area Plan Policies

See **Impact 3.19-2** for a discussion of the effectiveness of policies that would protect existing housing within the County's Planning Area. Since implementation of the proposed Area Plan would not displace substantial numbers of existing housing and, thus, not displace substantial numbers of people, impacts would be less than significant.

Plan to Plan Analysis

Neither the existing nor the proposed Area Plan would displace substantial numbers of existing housing. Impacts would be similar under both plans.

MITIGATION FRAMEWORK

No mitigation measures are required.

SIGNIFICANCE OF IMPACT WITH MITIGATION FRAMEWORK

Potential impacts on population and housing due to implementation of the proposed Area Plan would be less than significant; no mitigation measures are required.