

## 4.12 POPULATION AND HOUSING

This chapter describes the existing setting of the project site, identifies associated regulatory requirements, evaluates potential population and housing impacts, and identifies mitigation measures related to implementation of the Cypress Point project (proposed project) on population and housing in the City of Oceanside (City).

### 4.12.1 Existing Conditions

This section provides background information regarding population and housing forecasts for the City of Oceanside based upon demographic information from the San Diego Association of Governments (SANDAG), and the City’s Housing Element (2013-2021). The City released a Draft of the 2021-2029 Housing Element Update in March 2021 for the California Department of Housing and Community Development’s (HCD) review. Although still in draft form and under review by HCD at the time this EIR was prepared, information from the Draft 2021-2029 Housing Element Update is referenced throughout this EIR Chapter.

#### City of Oceanside

##### *Population*

The City of Oceanside is located in the northwestern most part of San Diego County, which includes a total of 18 cities and unincorporated land and has a total population of 3,338,330 (USCB 2019). The City of Oceanside occupies approximately 42 square miles and had a population of 175,742 as of 2019 (USCB 2019). The City comprises approximately 5 percent of the population of San Diego County. Table 4.12-1 summarizes population growth within the City since 2000. As shown in Table 4.12-1, the City has maintained a relatively low level of population growth.

**Table 4.12-1  
Past Population Growth within Oceanside**

Year	Population	Change	Percent Change
2000	160,905	----	----
2010	167,086	6,181	3.8
2015	175,691	8,605	5.2
2019	175,742	51	0.2

Source: U.S. Census Bureau (USCB) 2000, USCB 2010, USCB 2019

The San Diego Association of Governments (SANDAG) projects that population growth will increase the greatest from 2016-2025 but will then slowly decrease back to the relatively low population growth that has been typical within the City the last 20 years. SANDAG also forecasts the growth of jobs and housing, as shown in Table 4.12-2.

**Table 4.12-2  
Oceanside Regional Growth Forecast**

Factors	Years			
	2016	2025	2035	2050
Population	176,461	183,541	183,541	187,728
Housing	66,200	69,725	72,246	74,913
Jobs	44,898	46,379	52,286	56,767

Source: SANDAG 2019a.

### *Housing*

According to the California Department of Finance, the City of Oceanside had 66,078 housing units in January 2020. Table 4.12-3 provides a breakdown of housing units in Oceanside by type. A majority of the housing units are single-family, which comprises approximately 64 percent of the total housing units, reflecting the City’s family-oriented population and suburban neighborhoods character. Multi-family units make up approximately 31 percent of total units, while mobile houses account for the remaining 5 percent of total housing units.

**Table 4.12-3  
Housing Units in Oceanside by Type: 2020**

Unit Type	Total Units	
	Number	Percentage
Single-family detached	34,640	52.4
Single-family attached	7,603	11.5
Multi-family (2-4 units)	5,783	8.8
Multi-family (5+ units)	14,777	22.4
Mobile-Home	3,275	4.9
<b>Total</b>	<b>66,078</b>	<b>100</b>

Source: California Department of Finance 2020

Housing tenure (owner versus renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and owner occupancy in order to accommodate a range of households with varying income, family size, composition and lifestyle. Just over half of the housing units in the City are owner-occupied, with a total vacancy rate of 7% (City of Oceanside 2021-2029 Draft Housing Element). Per the City’s Draft 2021-2029 Housing Element, the total housing growth need allocated to the City of Oceanside for the 2021-2029 Housing Element is 5,443 units. This total is distributed by income categories as follows: very low – 1,268 units (23%); low – 718 units (13%); moderate 883 units (16%); and above moderate – 2,574 (47%).

State law requires quantification and analysis of existing and projected housing needs of extremely low income (ELI) households. Extremely low income is defined as less than 30% of area median income. The 2020 area median income for San Diego County was approximately \$92,700. For ELI households, this results in an income of \$34,650 or less for a four-person household, when adjusted for high housing costs. Households with extremely low incomes have a variety of housing challenges and needs. According to the Census Bureau ACS estimates, approximately 8,970 ELI households resided in the City. Approximately 68% of ELI renter-households had housing cost burden, and about 61% of ELI owners were cost burdened. Cost burden occurs when housing costs exceed 30% of gross household income. The projected housing need for ELI households is assumed to be 50% of the very low income regional housing need of 1,268 units. As a result, the City has a projected need for 634 ELI units (City of Oceanside 2021-2029 Draft Housing Element).

### ***Employment***

Employment and job growth have an influence on housing needs in the region and in the City. As shown in Table 4.12-4, about two-thirds of the population aged 16+ were in the labor force in 2018 in the City.

**Table 4.12-4  
Labor Force in Oceanside**

<b>Labor Force Status</b>	<b>Persons</b>	<b>Percentage</b>
Population 16 years and over	142,187	100%
In labor force	91,921	65%
Civilian labor force	89,501	63%
Employed	83,950	59%
Unemployed	5,551	4%
Armed Forces	2,420	2%
Not in labor force	50,266	35%

**Source:** City of Oceanside 2021-2029 Draft Housing Element

SANDAG’s forecast of job growth for the City and the San Diego region from 2010 to 2050 estimates that the City’s job growth is projected to be faster than the San Diego region until 2035, at which point growth slows compared to the region. While growth was projected to be 17% between 2010 and 2020, it slows to 10% between 2020 and 2035, and only 2% between 2035 and 2050 (City of Oceanside 2021-2029 Draft Housing Element).

### **Project Site**

The project site is currently vacant land, surrounded by residential uses and open space. Currently, there are no people residing on the project site. The project site has a General Plan land use designation of Single Family Detached Residential (SFD-R) and is zoned RS-Single family residential.

Per the City’s General Plan Housing Element (2013-2021), the SFD-R land use designation and RS zoning district allows for single family residential dwellings at a density of 3.6 to 5.9 dwelling units per gross acre; existing duplexes, triplexes, and four-plexes may remain as permitted uses. Surrounding areas are zoned open space in the areas adjacent to the San Luis Rey River corridor, and the nearby neighborhoods to the east and south of the project site contain a variety of residential zones including, RS (Single-Family Residential District), RM-A (Medium Density A District), RM-B (Medium Density B District), and RH (High-Density Residential District).

As described in Chapter 3 of this EIR, the property was sold as surplus land by the City to Concordia Communities, LLC. Under the Surplus Lands Act of California, if a project is developed with 10 or more residences, no fewer than 15% of those residences must be designated as “affordable” as defined by the state. Of the proposed 54 single-family homes, 8 of the units would be affordable/low-income units, and the remaining 46 units would be considered market rate units, which complies with both the Surplus Lands Act and Density Bonus Law provisions regarding affordable housing. Affordable units would be commensurate to the overall project in unit size and dispersed throughout the project having access to all amenities available to the market rate units.

## **4.12.2 Regulatory Setting**

### **State**

#### ***California Government Code (Sections 65580-65590)***

State law mandates local communities to plan for enough housing to meet projected growth in California. Article 10.6 of the California Government Code (Sections 65580-65590) requires each County and City to prepare a Housing Element of its General Plan. The housing element is one of seven state-mandated elements that every General Plan must contain, and it is required to be updated every 5 years and determined legally adequate by the State. The purpose of the housing element is to identify the community’s housing needs; state the community’s goals and objectives with regards to housing production, rehabilitation, and conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives.

#### ***California Government Code (Section 65915)***

California Government Code Section 65915 includes requirements for local governments to provide incentives and a density increase over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to lower or moderate income households.

The State has recently passed several bills that change the State Density Bonus law, including but not limited to the following:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- SB 1227 (Density Bonus for Student Housing) – Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) – Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

## **Regional**

### ***San Diego Association of Governments***

The San Diego Association of Governments (SANDAG) is a public agency, composed of 18 cities and the County of San Diego, which builds strategic plans guiding the San Diego region in land use, growth, economics, and the environment. SANDAG also provides population and housing estimates for the region, which are based, in part, on local jurisdictional planning data, and inform regional planning.

The SANDAG Regional Comprehensive Plan, adopted in 2004, provides a long-term planning framework for the San Diego Region. The Regional Comprehensive Plan identified smart growth and sustainable development as important strategies to direct the region’s future growth toward compact, mixed-use development in urbanized communities that already have existing and planned infrastructure, and then toward connecting those communities with a variety of transportation choices.

In 2011, SANDAG approved the 2050 RTP/SCS. This approval marked the first time SANDAG’s RTP included a SCS, consistent with the Sustainable Communities and Climate Protection Act of 2008, also known as Senate Bill 375. This RTP/SCS provided a blueprint to improve mobility, preserve open space, and create communities, all with transportation choices to reduce greenhouse gas emissions and meet specific targets set by the California Air Resources Board as required by the 2008 Sustainable Communities Act.

SANDAG is required by law to update its regional transportation plan every 4 years. In October 2019, SANDAG adopted the latest update to its RTP/SCS. SANDAG’s 2019 RTP/SCS, known as 2019 Federal Regional Transportation Plan, builds upon SANDAG’s 2015 RTP/SCS, known as San Diego Forward: The Regional Plan.

The Regional Plan updates growth forecasts and is based on the most recent planning assumptions considering currently adopted land use plans, including the City’s General Plan and other factors from the cities in the region and the County. SANDAG’s Regional Plan will change in response to the ongoing land use planning of the City and other jurisdictions. For example, the City’s General Plan, and other local general plans, may change based on general plan amendments initiated by the jurisdiction or landowner applicants. The general plan amendments may result in increases in development densities by amending the regional category designations or zoning classifications. Accordingly, the latest forecasts from the SANDAG RTP/SCS of future development in the San Diego region, including location, must be coordinated closely with each jurisdiction’s ongoing land use planning because that planning is not static, as recognized by the need for updates to SANDAG’s RTP/SCS every 4 years.

### ***San Diego Association of Governments Series 14 Regional Growth Forecast***

The SANDAG Series 14 Regional Growth Forecast serves as the foundation for the San Diego Forward: The 2019 Federal Regional Transportation Plan (2019 Federal RTP) and other planning documents across the region. This summary includes an overview of the regional demographic, economic, and housing trends expected over the next 34 years.

### ***San Diego Association of Governments 6<sup>th</sup> Cycle Regional Housing Needs Assessment***

State law requires that jurisdictions provide their fair share of regional housing needs. The California Department of Housing and Community Development (HCD) is mandated to determine the statewide housing need. In cooperation with HCD, local governments and councils of government are charged with determining the city’s or region’s existing and project housing need as a share of the statewide housing need. The current Regional Housing Needs Assessment (RHNA) (adopted November 2019) identifies housing needs in each SANDAG jurisdiction and allocates a fair share of that need to every community. The RHNA indicates that the San Diego Region needs to supply a total of 171,685 housing units for the planning period between 2021 and 2029 (SANDAG 2019b). This total is distributed by income category, as shown in Table 4.12-4.

**Table 4.12-5  
San Diego Regional Housing Needs Assessment Allocation**

Very Low	Low	Moderate	Above Moderate	Total
42,332	26,627	29,734	72,992	171,685
24.4%	15.5%	17.3%	42.5%	100.0%

Source: SANDAG 2019b

## Local

### *City of Oceanside General Plan*

#### Housing Element

The State of California require that each City draft and adopt a comprehensive General Plan that provides guidance for growth and development within the city. The City of Oceanside revised the Housing Element in 2013, which was previously intended for use until June 30, 2010, with a 2013-2021 Housing Element adopted in August 2013. The Housing Element is designed to provide development guidance for housing through facilitating the development of a variety of housing types, appropriately removing housing restraints, enhancing existing residential neighborhoods, promoting equal housing opportunities, and encouraging new housing growth patterns within the City of Oceanside until April 30, 2021 (City of Oceanside 2013).

As described above, the City released a Draft of the 2021-2029 Housing Element Update in March 2021 for the California Department of Housing and Community Development's (HCD) review. Although still in draft form and under review by HCD at the time this EIR was prepared, information from the Draft 2021-2029 Housing Element Update is referenced throughout this EIR Chapter. As mandated by state law, the planning period for this Housing Element update extends from April 15, 2021 to April 15, 2029 (City of Oceanside 2021-2029 Draft Housing Element).

The City's Density Bonus Ordinance was revised in the spring of 2012 to comply with the provisions of SB 1818, which facilitated higher density for developments that provided affordable housing. The City encouraged density bonus development as an option for new developments. On May 8, 2019, the City approved updates to zoning regulations to comply with revisions to state Bonus Law. The 2021-2029 Housing Element update includes amendments to the coastal, non-coastal, and downtown district Zoning Ordinances to ensure density bonus requirements comply with current state law (California Government Code (Section 65915), outlined above) (City of Oceanside 2021-2029 Draft Housing Element).

The City's Housing Element (2013-2021) includes the following goals, objectives, and policies that are relevant to the proposed project:

**Goal 1: Produce opportunities for decent and affordable housing for all of Oceanside's citizens**

**Policy 1.1:** Promote a high-quality urban environment with stable residential neighborhoods and healthy business districts.

**Policy 1.2:** Encourage and assist in neighborhood rehabilitation and beautification activities.

**Policy 1.3:** Promote a high, stable rate of homeownership in Oceanside.

**Policy 1.6:** Encourage higher-density housing development along transit corridors and smart growth focus areas in order to encourage preservation of natural resources and agricultural land; reduce energy consumption and emissions of greenhouse gasses and other air pollutants; reduce water pollution occasioned by stormwater runoff; and promote active transportation with its associated health benefits.

**Goal 2: Encourage the development of a variety of housing opportunities, with special emphasis on providing:**

- A broad range of housing types, with varied levels of amenities and number of bedrooms
- Sufficient rental stock for all segments of the community, including families with children
- Housing that meets the special needs of the elderly and persons with disabilities
- Housing that meets the needs of large families

**Policy 2.1:** Designate land for a variety of residential densities sufficient to meet the housing needs for a variety of household sizes and income levels, with higher densities being focused in the vicinity of transit stops, smart growth focus areas, and in proximity to significant concentrations of employment opportunities.

**Policy 2.2:** Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable and accessible to lower income households, persons with disabilities, elderly, large families, female-headed households, and homeless persons.

**Policy 2.3:** Encourage housing for the elderly and persons with disabilities near public transportation, shopping, medical, and other essential support services and facilities.

**Goal 3: Protect, encourage, and provide housing opportunities for persons of low and moderate income**

**Policy 3.1:** Continue to utilize federal and state subsidies to the fullest extent in order to meet the needs of lower income residents.

**Policy 3.2:** Use the City’s regulatory powers to promote affordable housing.

**Policy 3.4:** Ensure that the development of lower income housing meets applicable standards of health, safety, and decency

**Policy 3.5:** Encourage the development of housing for low and moderate income households in areas with adequate access to employment opportunities, community facilities, and public services

**Policy 3.7:** Encourage the disbursement of lower and moderate income housing opportunities throughout all areas of the City

**Goal 4: Promote equal opportunity for all residents to reside in housing of their choice**

**Policy 4.1:** Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, disability, income, sex, age, familial status or household composition

Land Use Element

The Land Use Element includes the following goals, objectives, and policies that are relevant to the proposed project:

**Goal 1: Community Enhancement.** The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character and image of Oceanside as a safe, attractive, desirable and well-balanced community.

**Objective 1.16 Housing:** To ensure that decent, safe, and sanitary housing is available to all current and future residents of the community at a cost that is within the reach of the diverse economic segments of Oceanside.

**Policy 1.16C:** The City shall ensure that housing is developed in areas with adequate access to employment opportunities, community facilities, and public services.

**Policy 1.16D:** The City shall encourage development of a variety of housing opportunities, with special emphasis on providing:

1. A broad range of housing types, with varied levels of amenities and number of bedrooms;
2. Sufficient rental stock for all segments of the community, including families with children;
3. Housing which meets the special needs of the elderly and the handicapped.

**Policy 1.16E:** The City shall protect, encourage, and where feasible, providing housing opportunities for persons of low and moderate income.

**Goal 2.3: Residential Development.** To direct and encourage the proper type, location, timing and design of housing to benefit the community consistent with the enhancement and establishment of neighborhoods and a well-balanced and organized City.

**Policy 2.32B:** Residential projects that possess and an excellence of design features shall be granted the ability to achieve densities above the base density. Project characteristics that exceed standards established by City policy and those established by existing or approved developments in the surrounding area will be favorably considered in the review of acceptable density within the range. Such characteristics include, but are not limited to the following:

1. Infrastructure improvements beyond what is necessary to serve the project and its population.
2. Lot standards (i.e., lot area, width, depth) which exceed the minimum standards established by City policy.
3. Development standards (i.e., parking, setbacks, lot coverage) which exceed the standards established by City policy.
4. Superior architectural design and materials.
5. Superior landscape/hardscape design and materials.
6. Superior recreation facilities or other amenities.
7. Superior private and/or semi-private open space areas.
8. Floor areas that exceed the norm established by existing or approved development in the surrounding area.
9. Consolidation of existing legal lots to provide unified site design.
10. Initiation of residential development in areas where nonconforming commercial or industrial uses are still predominant.
11. Participation in the City's Redevelopment, Housing, or Historical Preservation programs.
12. Innovative design and/or construction methods that further the goals of the General Plan.

The effectiveness of such design features and characteristics in contributing to the overall quality of a project shall be used to establish the density above base density. No one factor shall be considered sufficient to permit a project to achieve the maximum potential density of a residential land use designation.

### 4.12.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to population and housing are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to population and housing would occur if the proposed project would:

1. 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).
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

### 4.12.4 Impacts Analysis

*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)?*

The proposed project would construct 54 residential units, which would have the potential to house approximately 151 people, based on the City's Housing Element of an average household size of 2.8 persons per dwelling unit (City of Oceanside 2013). As described in Section 4.12.1 above, the City's General Plan has designated the project site as Single Family Detached Residential (SFD-R) and the project site is zoned RS-Single family residential. The proposed project would be consistent with the designated land use and zoning for the site. Further, implementation of the proposed project would be consistent with the SANDAG growth projections, as well as the City's RHNA goals. Therefore, although the proposed project would directly lead to additional growth within the City, the increase of approximately 151 people at the project site is considered to be nominal, and this growth has been accounted for in the City's General Plan.

The project would not lead to indirect growth, as the project does not propose substantial infrastructure improvements that would allow for additional unplanned growth in the area. It is noted that the surrounding area has already been developed for residential uses, and land that has not been developed is designated as Open Space, limiting further substantial development of the area. Therefore, the proposed project would not induce substantial unplanned population growth in an area, and impacts would be **less than significant**.

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

The project site is currently vacant and undeveloped. Therefore, the proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, impacts would be **less than significant**.

#### **4.12.5 Mitigation Measures**

Impacts related to population and housing as a result of project implementation are determined to be less than significant, and therefore no mitigation measures are required.

#### **4.12.6 Level of Significance After Mitigation**

No substantial impacts related to population and housing were identified; therefore, no mitigation measures are required. Impacts related to population and housing would be **less than significant**.