

4.14 Population/Housing

This section analyzes potentially significant impacts associated with population and housing that could result from implementation of the project, which consists of the 2021 General Plan Update (GPU), Housing Element Update, and Climate Action Plan. The analysis area covers the entire city of Moreno Valley (city) and sphere of influence, which are collectively referred to as the Planning Area). Within the analysis, Concept Areas refers to those areas where the GPU proposes land use changes as shown on Figure 3-1.

4.14.1 Existing Conditions

4.14.1.1 Population and Housing Trends

The Southern California Association of Governments (SCAG) is the metropolitan planning organization responsible for developing and adopting regional housing, population, and employment growth forecasts for local governments from Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. To facilitate regional planning efforts, SCAG's planning area is further organized into 14 sub-regions. The city is one of 15 Riverside County cities located in the Western Riverside Council of Governments (WRCOG) sub-region. Table 4.14-1 presents SCAG growth projections for population, households, and jobs within Moreno Valley through 2040. The regional and city population and housing trends are discussed further below.

	Existing (2018)	SCAG Projected (2040)	Increment
Population	208,297	256,600	48,303
Households	52,008	73,000	20,992
Employment	44,331	83,200	38,869
SOURCE: SCAG 2016.			

a. Population

Region

Pursuant to the SCAG's 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) population projections for the WRCOG sub-region are estimated to

increase to 22.1 million people by the year 2040. This equates to a future growth rate of approximately 0.7 percent (SCAG 2016).

City of Moreno Valley

As shown in Table 4.14-1 above, SCAG estimated that the city's population was 208,297 in 2018. SCAG projects that the city's population would increase to 256,600 people by the year 2040, which would constitute an approximately 23.2 percent increase over a 22-year period (SCAG 2016).

b. Housing

Region

The average household size within the SCAG region increased from 3.0 in 2010 to 3.1 in 2015. Also, within this time period, the annual average growth rate of households within the SCAG region was 0.3 percent from 2010-2015, leading to a housing shortage throughout the region despite an increase in housing production. In 2014, 40,000 residential building permits were approved with the permits for multiple housing units accounting for over 60 percent of total residential building permits from 2010-2015 (2016 SCAG).

City of Moreno Valley

As shown in Table 4.14-1 above, SCAG estimated that the city had 52,008 households in 2018. The city's residential areas are characterized by a mix of minimum lot sizes that range from 4,500 square feet up to 1 acre or more as designated by current zoning. There are also smaller lots which have been developed under Planned Unit Developments, as well as some zero lot line tracts that were developed before City incorporation. Larger lots are generally located in the northern portion of the city above State Route 60 (SR-60) and multi-family zoning is more prevalent in the western portion of the city below and surrounding SR-60, west of Kitching Street. Single-family residential zoning is the overwhelming majority of current land zoning and development within the city limit; approximately 9,375 acres or 28 percent of citywide land is zoned single-family residential. SCAG projects that the number of households in the city would increase to 73,000 by the year 2040, which would constitute an approximately 40 percent increase over a 22-year period (SCAG 2016).

4.14.2 Applicable Regulatory Requirements

4.14.2.1 State Regulations

a. Senate Bill 375

Senate Bill 375 (SB 375), the Sustainable Communities and Climate Protection Act, was approved in 2008. SB 375 provides incentives for cities and developers to bring housing and jobs closer together and to improve public transit. The goal is to reduce the number and length of automobile commuting trips, helping to meet the statewide targets for reducing greenhouse gas emissions set by Assembly Bill 32 (see Greenhouse Gas discussion in

Section 4.8 of this Environmental Impact Report). As a part of this effort, SB 375 requires each metropolitan planning organization to add a broader vision for growth to its transportation plan - called a Sustainable Communities Strategy (SCS; see Section 4.14.2.2(a)).

SB 375 also requires the Regional Housing Needs Assessment (RHNA) be completed every eight years and, if a jurisdiction does not meet this requirement, penalties may be incurred.

b. Regional Housing Needs Assessment

In response to a growing population, combined with high housing costs, California has enacted a law that requires SCAG and other councils of governments to periodically distribute the state identified housing needs for their region. Local jurisdictions are required by state law (Government Code Section 65580 et seq.) to plan for their fair share of projected housing construction needs in their region over a specified planning period.

As part of the current planning process, the City is updating the Housing Element for an eight-year planning period spanning October 2021 through October 2029 (Sixth Cycle Housing Element Update; 2021-2029 Housing Element). The City's RHNA allocation for the Sixth Cycle Housing Element Update is a total of 13,627 units of total new construction, allocated by income level categories as follows:

Very Low income units	3,779 unit (28 percent of total)
Low income units:	2,051 units (15 percent of total)
Moderate income units:	2,165 units (16 percent of total)
Above Moderate income units:	5,632 units (41 percent of total)

Government Code Section 65583.2(c) states that the inventory of housing element opportunity sites for the 2021-2029 Housing Element may not include a non-vacant site identified in a prior housing element or a vacant site identified in two or more consecutive planning periods that was not approved for developing housing to meet housing need unless it meets certain additional criteria. The additional criteria include the site being able to be developed at a higher density and also subject to a program in the housing element requiring rezoning within three years of the start of the planning period to allow residential-by-right for housing in which at least 20 percent of the units are affordable to lower income households.

The City's housing sites inventory included in the previous two housing elements relied heavily on the use of vacant sites. Therefore, any lower income vacant sites that were listed in the prior housing elements and also planned for use in the 2021-2029 Housing Element will be subject to the by-right and 20 percent inclusionary requirements.

4.14.2.2 Regional Regulations

a. SCAG Regional Transportation Plan/Sustainable Communities Strategy

The analysis herein is based on regional growth forecasts included in the 2016 SCAG RTP/SCS adopted April 7, 2016¹. The RTP/SCS was adopted to assist in the development of long-range regional plans and strategies that provide for efficient movement of people, goods and information; enhance economic growth and international trade; and improve the environment and quality of life, which must lay out a plan to meet the region's transportation, housing, economic, and environmental needs in a way that enables the area to lower greenhouse gas emissions (2016 SCAG). Specifically, the 2016 RTP/SCS sets the strategies for participating cities to establish transit areas and livable corridors within their jurisdictions, to account for affordable housing and population growth, and ensure a standard of environmental justice for all residents.

4.14.2.3 Local Regulations

a. Municipal Code

Title 9, Planning and Land Use of the Municipal Code contains requirements and standards for the management of future growth throughout the city through development regulations that dictate the physical development of land and the kinds of uses allowed on each individual property within the Planning Area. The Municipal Code implements the General Plan, providing specific requirements for lot size, building placement, density of development, and height in addition to regulating allowable uses.

4.14.3 Methodologies for Determining Impacts

The potential for significant population and housing impacts were evaluated through a comparison of project buildout with data derived from 2016 SCAG RTP/SCS.

4.14.4 Basis for Determining Significance

Thresholds used to evaluate impacts related to housing and population are based on applicable criteria in the California Environmental Quality Act (CEQA) Guidelines

¹This analysis relies on the 2016-2040 RTP/SCS (SCAG 2020) as that was the planning document in place at the time of the Notice to Proceed. Since that time, SCAG has adopted its 2020-2045 RTP/SCS (Connect SoCal). The SCAG projections that are included herein represent planning efforts through the year 2040. The time period utilized for this analysis is appropriate considering the estimate data is the most current available information for the existing conditions and that the project is intended to address buildout through 2040 which is consistent with the 2016-2040 RTP/SCS.

(California Code of Regulations Sections 15000-15387), Appendix G. A significant impact would occur if the 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?

4.14.5 Impact Analysis

4.15.5.1 Topic 1: Induce Unplanned Population Growth

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)?

As detailed in Chapter 3.0, Project Description, the project includes an update to the City's Housing Element to meet the City's RHNA allocation obligations for the Sixth Cycle Housing Element Update, which is a total of 13,627 units of total new construction. Targeted residential density changes are included to provide for higher density housing to support the meeting of state obligations under RHNA. New residential opportunities would be located within the Concept Areas shown in Figure 3-1.

Table 4.14-2 compares existing residential units and employment square footage in 2018 with what is projected to occur in 2040 under buildout of the project. As shown in Table 4.14-2, buildout of the project would result in development of approximately 22,052 new homes, which is greater than the RHNA allocation assigned to the city of 13,627 new homes. This exceedance of the RHNA allocation would provide a buffer in all income categories to ensure the city can navigate the no net loss provisions of the state Housing Element law and have continued ability to meet the RHNA by income group throughout the planning period.

	Residential Units			Employment			
	Low Density	Medium-High Density	Total Units	Commercial/Retail (sq. ft.)	Office (sq. ft.)	Light Industrial (sq. ft.)	Total Jobs
2018	45,922	9,406	55,328	6,525,678	465,215	5,824,148	44,331
2040	52,130	25,250	77,380	9,031,218	2,386,955	51,759,472	83,246
Change	6,208	15,844	22,052	2,505,540	1,921,740	45,935,324	38,915
SOURCE: California Department of Finance 2019; United States Census 2020; SCAG 2016; Dyett & Bhatia 2020b.							

The results of the buildout summary presented above were then utilized to compare projections for population, housing, and employment under buildout of the project to 2040 SCAG projections. Applying a vacancy rate of 6 percent to the projected 77,380 constructed housing units in 2040, it is estimated that the project buildout would result in 72,737 households. Table 4.14-3 presents a comparison of the 2040 SCAG projections for population, housing, and employment to what is projected under buildout of the project. As shown in Table 4.14-3, the projected project buildout of 72,737 households in 2040 would be less than the 2040 SCAG household projection of 73,000. Similarly, the project's projected population size of 252,179 would be less than the 2040 SCAG projection of 256,600. This difference in population is due to the greater share of multi-family units that would likely result under buildout of the project compared to buildout of the existing 2006 General Plan, as multi-family units typically have a lower household population.

The project would slightly increase the number of jobs to 83,246 compared to the SCAG 2040 growth projection of 83,200. However, this slight increase in approximately 46 jobs would have a negligible effect on future growth that would be offset by the decrease in population and households compared to SCAG 2040 growth projections. Furthermore, the project has been designed to primarily focus future development and redevelopment within Concept Areas that consist of vacant or underutilized land along major transit corridors. Future development outside of the Concept Areas would occur in areas that are already served by infrastructure and would not require extensions into unserved portions of the Planning Area. Therefore, future infrastructure development would occur within areas that are already served by essential roads, utilities, and public services.

	SGAG Projected (2040)	Project (2040)	Increment
Population	256,600	252,179	-3,821
Households	73,000	72,737	-263
Employment	83,200	83,246	+46

Overall, the project would exceed the state RHNA requirements, would reduce future population and household growth compared to 2040 SCAG projections, and would locate future infrastructure along major transit corridors that are already served. Therefore, the project would not induce unplanned population growth, and impacts would be less than significant.

4.15.5.2 Topic 2: Displace People or Housing

Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Future redevelopment within the Concept Areas that would occur under the project would have the potential to displace people and housing through demolition of existing residential structures. However, the project would exceed the state RHNA allocations assigned to the

city, providing a buffer in all income categories. This exceedance of the City's RHNA allocation would provide additional housing that would accommodate residents displaced by future redevelopment projects, and ensure no net loss of housing. Furthermore, the project would result in a reduction of future population and household growth compared to 2040 SCAG projections, which would reduce pressure on displaced residents in need of new housing. Therefore, displacement of housing and people associated with the project would not exceed the amount of housing that would be constructed under the project, and impacts would be less than significant.

4.14.6 Cumulative Analysis

The study area considered for the population and housing cumulative impact analysis is defined as the region. Buildout of the project would respond to the city's allocation under RHNA and would accommodate the projected population growth in the region, consistent with adopted plans and regional growth principles. The project would exceed the City's RHNA allocation, which would provide a buffer in all income categories to ensure the City can navigate the no net loss provisions of the state Housing Element law and have continued ability to meet the RHNA by income group throughout the planning period. This exceedance of the RHNA allocation would also provide additional housing that would accommodate residents displaced by future redevelopment projects, and ensure no net loss of housing. It would also reduce pressure on residents searching for new housing. Furthermore, the project would result in a reduction of future population and household growth compared to 2040 SCAG projections. Therefore, the project would not contribute to a cumulative impact related to population and housing.

4.14.7 Significance of Impacts before Mitigation

4.15.7.1 Topic 1: Induce Unplanned Population Growth

The project would exceed the state RHNA requirements, would reduce future population and household growth compared to 2040 SCAG projections, and would locate future infrastructure along major transit corridors that are already served by essential roads, utilities, and public services. Therefore, impacts would be less than significant.

4.15.7.2 Topic 2: Displace People or Housing

The project would exceed the state RHNA requirements, which would provide additional housing that would accommodate residents displaced by future redevelopment projects, and ensure no net loss of housing. Furthermore, the project would result in a reduction of future population and household growth compared to 2040 SCAG projections. Therefore, impacts would be less than significant.

4.14.8 Mitigation

4.15.8.1 Topic 1: Induce Unplanned Population Growth

Impacts would be less than significant. No mitigation is required.

4.15.8.2 Topic 2: Displace People or Housing

Impacts would be less than significant. No mitigation is required.

4.14.9 Significance of Impacts after Mitigation

4.15.9.1 Topic 1: Induce Unplanned Population Growth

Impacts would be less than significant. No mitigation is required.

4.15.9.2 Topic 2: Displace People or Housing

Impacts would be less than significant. No mitigation is required.