3J. Population and Housing

INTRODUCTION

This chapter describes the population and housing demographics of the proposed project area, which, for the purposes of this analysis, includes the Cities of San Dimas, Covina, Glendora, La Verne, and the unincorporated community of Los Angeles County known as Charter Oak. This chapter also contains the analysis of the potential impacts of the single-family housing displacements that would result from development of the proposed project.

SETTING

Approximately 20 single-family residences are located at the proposed project site. Some of these residential properties are also used for light industrial purposes such as contractor yards. The majority of the proposed project site is unimproved land, and is located within the jurisdiction of the San Dimas Redevelopment Agency.

There are 16 existing residential homes located on the west side of Lone Hill Avenue south of Gladstone Street. These homes have driveways fronting Lone Hill Avenue and have been in place for a number of years. These residents have to back out of their driveways onto Lone Hill Avenue to access the existing highway. There are opportunities through redesign of existing driveways and residential frontage to consolidate driveways, create "U" driveways or hammerhead driveways that would allow residents to enter the highway with their vehicles facing forward. This would help improve safety and operations along Lone Hill Avenue. However, implementation of such improvements would require major reconstruction and reconfiguration of existing homes in this area.

Demographic data for the City of San Dimas and the bordering Cities of Glendora to the north, La Verne to the east, the unincorporated community of Charter Oak to the west, and the City of Covina to the south were used to assess the potential impacts of the proposed project on area population and housing. This data is juxtaposed to Los Angeles County (County) demographics for comparison. Table 3J-1 summarizes the population and household characteristics of the study area and the County.

Proposed Project Area Economic Data

Household income distribution and median household income for the study areas are summarized in Table 3J-2. According to 2000 Census data, the median household income for the proposed project area ranges from $48,474 in the City of Covina to $62,885 in the City of San Dimas, well above the $42,189 median household income of the County.

TABLE 3J-1: GEOGRAPHIC AREA POPULATION, HOUSING UNITS, HOUSEHOLDS AND POPULATION DENSITY

Study Area	Population (2000)	Housing Units	Households (2000)	Density (persons/household)
San Dimas City	34,980	12,585	12,163	2.78
Covina City	46,837	16,430	15,971	2.89
Glendora City	49,415	17,169	16,819	2.88
La Verne City	31,638	11,288	11,070	2.79
Charter Oak	9,027	3,080	3,048	2.95
Los Angeles County	*9,519,338*	*3,270,909*	*3,133,774*	*2.98*

Source: U.S. Census Bureau (2000)

TABLE 3J-2: HOUSEHOLD INCOME DISTRIBUTION AND MEDIAN HOUSEHOLD INCOME

Study Area	% Less than $15,000	% $15,000-$34,999	% $35,000-$50,000	% $50,000-$99,999	% $100,000 and over	Median Household Income ($)
San Dimas City	7.9	15.9	14.2	37.1	24.9	62,885
Covina City	12.9	22.7	15.9	34.9	13.6	48,474
Glendora City	8.3	17.8	14.9	38.0	21.0	60,013
La Verne City	8.9	17.9	13.2	37.1	22.8	61,326
Charter Oak	11.1	20.8	17.3	39.4	11.5	50,744
Los Angeles County	*17.0%*	*24.8%*	*15.1%*	*28.0%*	*15.1%*	*42,189*

Source: U.S. Census Bureau (2000)

Proposed Project Area Housing Statistics

Housing occupancies in the proposed project area range from 98.6 percent in Charter Oak to 97.2 percent in San Dimas. Vacancy rates range from 1.4 percent in Charter Oak to 2.8 percent in the San Dimas, generally low in comparison to the County's 4.2 percent vacancy rate. Owner-occupied units range from 76.6 percent in La Verne to 71.5 percent in San Dimas, well above the 47.9 percent of owner-occupied units experienced by the County. Table 3J-3 summarizes housing occupancy and vacancy data for the proposed project area.

TABLE 3J-3: PROPOSED PROJECT AREA HOUSING STATISTICS

Study Area	Total Units Available	Total Units Occupied	%	Units Vacant	%	Owner Occupied	%	Renter Occupied	%
San Dimas City	12,585	12,223	97.2	352	2.8	8,998	71.5	3,235	25.7
Covina City	16,430	16,023	98.0	407	2.0	9,409	57.3	6,638	42.7
Glendora City	17,169	16,857	98.2	312	1.8	12,385	72.1	4,472	26.0
La Verne City	11,288	11,070	98.1	218	1.9	8,643	76.6	2,427	21.5
Charter Oak	3,080	3,038	98.6	42	1.4	1,992	64.7	1,046	34.0
Los Angeles County	*3,270,909*	*3,133,774*	*95.8*	*137,135*	*4.2*	*1,499,744*	*47.9*	*1,634,030*	*52.1*

Source: U.S. Census Bureau (2000)

Los Angeles County Housing Trends

According to preliminary 2000 census data, the County had a total of 3.3 million housing units, of which 3.1 million were occupied. Just under half (48%) were owner-occupied units and just over half (52%) were renter-occupied units. The overall vacancy rate for year-round units (excludes 13,565 seasonal or recreational vacant units) was 3.8%, or 123,570 units.

Housing prices and rents have increased throughout the greater Los Angeles area since 1998, particularly for single-family homes. In 2000, apartment rents in the County reached record high levels with correspondingly low vacancy rates.

APPLICABLE REGULATIONS

Federal Uniform Relocation Act

The Federal Uniform Relocation Act requires that comparable, decent, safe, and sanitary replacement housing that is within a person's financial means (comparable and affordable) be made available before any person is displaced. The new housing, to the maximum extent practicable, should be housing of the tenant's choice, on a nondiscriminatory basis, without regard to race, color, religion (creed), national origin, handicap, age, or sex, and in compliance with applicable federal and state laws. Regulations require that replacement housing:

- Meet applicable housing and occupancy requirements;
- Be structurally sound, weather-tight, and in good repair;
- Contain a safe, adequate electrical wiring system;

- Have adequate living space for the occupants;
- Have a kitchen and sink, hot and cold running water, and connections for a stove and refrigerator;
- Have a separate, complete bathroom with hot and cold running water;
- Have heating as required by climactic conditions; and,
- Be free of barriers which would preclude the physically handicapped a reasonable use of the unit.

In addition, assistance to all displaced tenants and owners must include:

- Assistance in finding suitable replacement housing;
- Payment of actual, reasonable moving costs;
- Counseling and advisory services to assure that full choices and real opportunities exist; and,
- Housing offered includes a full range of neighborhoods, and is in and outside of areas of minority concentration.

Relocation Assistance and Real Property Acquisition Guidelines

The Relocation Assistance and Real Property Acquisition Guidelines (Guidelines) were established by 25 CCR 1.6. The Guidelines were developed to assist public entities with developing regulations and procedures implementing Title 42, Chapter 61 of the United States Code—Uniform Relocation Assistance and Real Property Acquisition Policies for Federal and Federally Assisted Programs. The Guidelines are designed to ensure that uniform, fair, and equitable treatment is given to people displaced from their homes, businesses, or farms as a result of the actions of a public entity. In accordance with these guidelines, people shall not suffer disproportionate injury as a result of action taken for the benefit of the public as a whole. Additionally, public entities must ensure consistent and fair treatment of owners of such property, and encourage and expedite acquisitions by agreement with owners of displaced property in order to avoid litigation.

The Guidelines stipulate that a public entity shall not participate in, or undertake, a project that will displace individuals from their homes unless comparable replacement dwellings will be available within a reasonable period of time prior to displacement. Furthermore, no public entity may proceed with any phase of a project or other activity that will result in the displacement of any person, business or farm until it makes the following determinations:

- Fair and reasonable relocation payments will be provided to eligible persons as required by Article 3 of the Guidelines.

- A relocation assistance program offering the services described in Article 2 of the Guidelines will be established.

- Eligible persons will be adequately informed of the assistance, benefits, policies, practices and procedures, including grievance procedures.

- Comparable replacement dwellings will be available, or provided, if necessary, within a reasonable period of time prior to displacement sufficient in number, size, and cost for the eligible persons who require them.

- Adequate provisions have been made to provide orderly, timely, and efficient relocation of eligible persons to comparable replacement housing available without regard to race, color religion, sex, martial status, or national origin with minimum hardship to those affected.

- A relocation plan must be prepared in accordance with the requirements of Section 6038.

The State of California's Government Code Section 7260, et seq. brings the California Relocation Act into conformity with the Federal Uniform Relocation Act. In the acquisition of real property by a public agency, both the federal and state acts seek to: 1) ensure consistent and fair treatment for owners of real property; 2) encourage and expedite acquisition by agreement to avoid litigation and relieve congestion in the courts; and, 3) promote confidence in public land acquisition.

Owners of private property have federal and state constitutional guarantees that their property will not be taken or damaged for public use unless they first receive just compensation.

Just compensation is measured by the "fair market value" of the property taken, defined as follows:

> *The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for doing, each dealing with the other with the full knowledge of all the uses and purposes for which the property is reasonable adaptable and available [Code of Civil Procedure Section 1263.320(a)].*

City of San Dimas General Plan

The Housing Element to the City of San Dimas General Plan, adopted in 2000, maintains a number of policies that are concerned with identifying local housing problems and needs and identifying measures necessary to mitigate and alleviate these needs and problems for all economic segments of the community.[1] In accordance with the General Plan, all new development should be evaluated with respect to the potential impacts to local population and housing that may result from the proposed change.

[1] City of San Dimas. *General Plan – Housing Element.* 2000.

IMPACTS AND MITIGATION

Criteria for Determining Significance

The criteria used to determine the significance of an impact related to population and housing are based on the model initial study checklist in Appendix G of the State CEQA Guidelines. The project may result in significant impacts if it would:

- Induce substantial population growth in the area either directly or indirectly; or,
- Displace substantial numbers of people or housing, necessitating the construction or replacement housing elsewhere.

Project Impacts

Impact 3J1: The proposed project would not result in the inducement of substantial population growth in the project area.

Population impacts are often associated with substantial increases in population from a project. Housing impacts may result directly from construction of new housing units or indirectly from changes in housing demand associated with new non-residential development, such as office, manufacturing, and industrial uses that increase employment in an area.

The proposed project does not result in the direct inducement of growth, but rather responds to regional demand for additional goods and services. The proposed project will accommodate existing and projected future increased demands for retail and commercial facilities in the project area. The proposed project, therefore, accommodates rather than induces growth. Therefore, no significant impacts would occur.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

Impact 3J2: The proposed project would not result in the displacement of <u>substantial</u> numbers of people and housing necessitating the construction of replacement housing elsewhere.

The proposed project would include the demolition of 20 single-family residential units (approximately 56 persons) to accommodate the proposed development. In light of the vacancies in the proposed project area and the County – approximately 1,331 single-family residences in

the proposed project study area and 137,135 single-family residences in Los Angeles County – this would not be considered a substantial displacement and would not necessitate construction of replacement housing elsewhere.

Pursuant to state law, the City has developed and implemented a relocation assistance program that would not only compensate tenants and landowners for displacement, but would proactively work with those requiring relocation on an individual basis. Under the program, the City would pay for relocation and would work to find comparable existing housing in the area. If comparable housing is not available within the tenants' current range of affordability, the relocation assistance program would further compensate those being relocated so they can afford to relocate to better available housing.

The proposed 20-unit, single-family housing displacement would not have a perceptible impact on the stock of available housing in the project area or the County. Thus, the proposed housing displacement would not necessitate construction of replacement housing, and no significant impacts would occur.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

Impact 3J3: Together with other area projects, the proposed project would not have cumulative impacts on population and housing.

Because of the existing housing vacancy factor in the project area and the County, and the numerous housing developments planned within two miles (see Chapter 2, Table 2-2), the proposed project would have no impact on housing. Therefore, the proposed project would not have cumulative impacts on population and housing.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would not be cumulatively considerable.