

4.14 POPULATION AND HOUSING

Would the Project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.14.1 Environmental Setting

The City has experienced significant growth in the decades immediately following World War II. The City's population quadrupled between 1950 and 1970 with the construction of the Westlake and Serramonte subdivisions. By 1990 the population was approximately 90,000. The United States census reported the City's population as 101,123 in 2010. Although population growth is anticipated to continue, it is anticipated to do so at a modest rate, reflecting the fact that the City is largely built out (City of Daly City 2013, 2015).

According to the General Plan growth estimates, the City can expect to add about 5,265 more residents between 2010 and 2030. Based on past development trends, regional growth forecasts, and assumptions about future growth, the City will accommodate approximately 106,388 residents at buildout and increase of about 5.2 percent over the 2010 Census-determined population of 101,123. Over a 20-year period, this represents an annual growth rate of 0.3 percent (City of Daly City 2013, 2015).

The City's housing stock composition largely mirrors that of San Mateo County, with single-family homes being the majority at 65 percent. Multi-family housing represents all but 2 percent of the remaining housing stock, which is comprised of mobile homes.

The residential growth rate in the City has decreased significantly since the 1980s and 1990s, when 10-year growth rates were 8.5 percent and 7 percent, respectively. The growth rate between 2000 and 2010 was 1.5 percent. Comparatively, this is half the growth rate of San Mateo County as a whole, and the smallest growth rate in the Bay Area. The primary reason for the limited growth rate in the City, as described in the General Plan Housing Element, is the relatively limited supply of developable land, given the lack of parcels that are large enough for substantial development projects (City of Daly City 2013, 2015).

4.14.2 Previous Environmental Analysis

City of Daly City General Plan EIR Summary

Chapter 3.9 of the General Plan EIR evaluated the potential impacts related to population and housing. According to the General Plan EIR, the General Plan will increase the number of housing units as well as non-residential square footage, and subsequently jobs, within the City. Removal of existing housing units is not anticipated, and any housing

removed would be replaced through additional housing within the City. Therefore, the General Plan EIR determined impacts related to population and housing would be less than significant.

The following General Plan policies are applicable to the proposed project:

Policy LU-1: Maintain and, where possible, create larger housing sites throughout the City.

Policy HE-20: Encourage voluntary housing rehabilitation and reconstruction.

Plan Bay Area EIR Summary

The following summarizes the potential impacts related to population and housing discussed in Chapter 2.3 of the Plan Bay Area EIR.

Impact 2.3-1: Displacement of Communities. The Plan Bay Area EIR analyzed the potential impacts related to residential or business disruption or displacement of existing population and housing and determined that implementation of the Plan Bay Area may result in displacement of existing residential units, necessitating construction of replacement housing. With the implementation of Mitigation Measure 2.3-1 the impact would be less than significant. Mitigation Measure 2.3-1 is not applicable to the proposed project because mitigation is being implemented throughout this SCEA to reduce potential impacts to a less than significant level.

4.14.3 Project-Specific Analysis

Impact POP-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)?

Impact Analysis

This analysis assesses the proposed project's potential to induce substantial population growth. There are two types of population growth: direct and indirect. Direct population growth can occur from the development of new residential units. Indirect population growth can occur from the creation of new employment opportunities or the removal of a barrier to growth (e.g., the extension of urban infrastructure to an undeveloped area). The proposed project would not significantly directly or indirectly induce population growth, as explained below.

Direct Population Growth

The proposed project would result in the construction of affordable mixed-use development project comprised of 555 residential units, 726 parking spaces, a community center, and common areas/recreation areas. Currently, the Midway Village area includes approximately 150 residential units and 477 existing residents onsite. The proposed project would redevelop the Midway Village area to include 555 residential units. Consistent with the General Plan EIR assumptions, the proposed project assumed an average of 3.3 residents per household, with each household representing 95 percent of total housing units with a 5 percent vacancy rate (City of Daly City 2012). However, as a more conservative analysis, 100 percent occupancy was used. Accordingly, 555 units would result in 1,832 total residents. Since the Midway Village area includes 477 existing residents, the proposed project would result in 1,355 new residents.

As discussed above, the General Plan buildout estimates an increase from 101,123 to 106,388 residents by 2030 (or an increase in 5,265 residents by 2030). The residential portion of the proposed project would contribute 1,355 new residents, which would represent approximately 26 percent of the City's growth anticipated by 2030. However,

because the proposed project zoning is planned for in the General Plan, this would not represent a substantial increase in unplanned population growth. Additionally, the proposed project would not create new roads or extend utilities beyond those required for the proposed project. Therefore, implementation of the proposed project would not induce substantial growth in the area. Impacts would be less than significant.

Indirect Population Growth

The proposed project does not include any commercial space and therefore would not increase the number of employees or jobs from commercial uses. Currently, there are 31 staff members associated with the child-care and office facilities associated with the Midway Village area. Under the proposed project, approximately 15 to 20 additional staff would be needed onsite, depending on the type of special needs populations ultimately served (i.e., formerly homeless, veterans, senior citizens, or transition-aged youth). These staff members would support the child-care facility, community center, and provide property management services for the residential units in the redevelopment. It is anticipated that these 15 to 20 additional staff members would come from the local work force in the area and would not require relocation of substantial people to the area. Additionally, employees required for maintenance of the new Bayshore Park would be City employees and are not included in the estimated 15 to 20 additional staff for the remainder of the project site. Therefore, any new jobs provided by the proposed project would reasonably be expected to be filled by the existing workforce in the City and would not induce substantial indirect population growth. Therefore, impacts would be less than significant.

Level of Significance Before Mitigation

Less Than Significant Impact.

Mitigation Measures

No mitigation is necessary.

Level of Significance After Mitigation

Less Than Significant Impact.

Impact POP-2 Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Impact Analysis

Relocation of the existing 477 residents living onsite would be required to demolish and redevelop the Midway Village area. Relocation of the existing 477 residents would occur as new residences are constructed in each phase, until all of the existing residents are relocated into the new development. Relocation of existing residents during each phase would only occur once during redevelopment, ensuring the least amount of disruption of these residents' daily lives. Construction of the new child-care facility would occur early in the development process (Phase 2) to ensure that the students are relocated and settled as early as possible in the process. As such, although the proposed project would require relocation of the existing residents onsite, this relocation would occur within the existing project site and would not require the construction of replacement housing elsewhere. Therefore, the impact would be less than significant.

Level of Significance Before Mitigation

Less Than Significant Impact.

Mitigation Measures

No mitigation is necessary.

Level of Significance After Mitigation

Less Than Significant Impact.

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