

## 4.11 POPULATION AND HOUSING

The project would add 574 single-family and 100 multi-family villa/townhome units to the project area consistent with the City's General Plan, as amended by Measure K.

The project would not incur substantial population growth and would not displace any existing housing or people. Specifically, the project would add a maximum of approximately 1,862 residents to the City of Antioch, representing 1.7 percent of the City's anticipated 2010 population growth.

This section evaluates the effects of the Roddy Ranch Project on existing and forecasted population, housing, and employment in the project area. This includes current and projected population, housing, and employment in the City of Antioch. This section is based on information from the 1990 and 2000 U.S. Census and estimates from the Bay Area Association of Governments (ABAG) projections.

### 4.11.1 EXISTING SETTING

#### Existing Conditions

##### **Regional Population Trends**

The population of the nine-county San Francisco Bay Area has grown from 4.6 million in 1970 to 7.0 million in 2005. ABAG estimates that the region's population will be 7.7 million in 2015, and will reach 8.0 million by 2020.<sup>1</sup> Research in 1977 projected that growth in the region would occur mostly outside the central cities, and the resulting residential expansion in suburban areas, particularly the East Bay counties have supported this assumption. Unless significant changes occur in the region's land use and transportation patterns, this trend is expected to continue.

##### **Current Population and Population Projections**

Antioch's population more than doubled between 1970 and 1990, from 28,060 to 63,062 residents. Since 1990, the population has increased by 62 percent, to 102,300 residents in January 2005. Contra Costa County's population has increased as well, growing by 22 percent during the 1980s and by 27 percent from 1990 to 2005 (to 1,023,400 residents).

As stated in the General Plan EIR, "Growth in the 1980s can be largely attributed to the relocation of jobs to Contra Costa County, resulting in the subsequent relocation of some employees to the County and the City of Antioch. In the 1990s, population growth mainly

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<sup>1</sup> ABAG Projections 2007.

occurred due to increases in household size and the City's supply of vacant land, which increased the availability of affordable housing units, and therefore, the number of households relocated to Antioch." ABAG estimates that the City's population will be 106,800 in 2010 and 116,000 in 2020. According to ABAG projections, Antioch will be the sixth fastest growing city within Contra Costa County between 2000 and 2030.<sup>2</sup>

### **Income**

A strong regional economy has generated high household incomes in the Bay Area. The mean household income within the City of Antioch was \$59,800 in 1990 and \$83,300 in 2005, a 39 percent increase in 15 years. Mean household income in Contra Costa County in 1990 was \$67,800, increasing to \$98,400 in 2005.<sup>3</sup>

### **Resident Labor Force**

The civilian labor force includes people who are employed (except those in the armed forces), and people who are unemployed but considered to be actively looking for work. People who have never held a job, people who have stopped looking for work, and people who have been unemployed for a long period are considered not to be in the labor force. In 1990, 48 percent of Antioch households (30,130 people) had some wage or salary income. In 2005, that number was 44,250 (43 percent).<sup>4</sup> This slight decrease is possibly due to an aging population or an influx of retirees into the community.

### **Jobs**

Antioch's economy functions as a small part of the Bay Area economy, composing only 1.1 percent of the Bay Area labor force. In 2005, the total number of jobs in Antioch was estimated to be 21,270, and is estimated to increase to 23,540 jobs by 2010 and 30,440 by 2020.<sup>5</sup> Contra Costa County added approximately 113,300 new jobs during the 1980s, a 56 percent growth rate that is nearly double the rate for the Bay Area as a whole. One factor influencing job growth in the County is the decentralization of office-related employment to the County from other parts of the Bay Area.

### **Housing**

The following section discusses existing housing conditions within the City of Antioch, in terms of the type of housing, value, and affordability.

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<sup>2</sup> Ibid.

<sup>3</sup> Ibid.

<sup>4</sup> Ibid.

<sup>5</sup> Ibid.

## Households and Household Size

In 2005, there were 33,090 households in Antioch, an increase of 55 percent since 1990. According to 2007 ABAG projections, the number of households is projected to increase steadily to 34,920 (5.5 percent) by the year 2010, and to 38,500 (16.3 percent) by the year 2020. Household size has increased slightly as well, from 2.89 persons per household in 1990 to 3.08 persons in 2005.<sup>6</sup> The number of persons per household in Antioch was higher than for Contra Costa County as a whole, which averaged 2.75 persons per household in 2005, due to a larger percentage of households with children in the City versus the County. Current projections anticipate household size in the City to decrease to 3.0 persons per household by 2020 as the population ages and children leave home.<sup>7</sup>

## Existing Housing Stock

In 2008, the City had 33,936 housing units. Single-family homes constituted 82 percent of all housing units; small apartment buildings with two to four units made up 5 percent, larger apartment buildings accounted for 12 percent of housing units, and mobile homes were 0.8 percent (**Table 4.11-1**).

Table 4.11-1 Antioch Housing Types and Number of Units

Housing Type	Number of Units
Single-family residences	27,806
Multi-family residences (2-4 units)	1,783
Multi-family residences (5 or more units)	4,078
Mobile homes	269

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2008, with 2000 Benchmark. Sacramento, California, May 2008.

## Housing Value/Rental Costs

The crash of the housing market in 2007 and its continued worsening in 2008 has significantly affected housing values nationwide and in Contra Costa County. Antioch saw a 40 percent drop in median home sale prices from April 2007 (\$477,000) to April 2008 (\$283,500), compared to a 34 percent decline countywide (\$600,000 to \$395,000) during the same period, according to DataQuick.<sup>8</sup>

<sup>6</sup> Ibid.

<sup>7</sup> Ibid.

<sup>8</sup> DQNews.com. California Home Sale Price Medians by County and City. Home Sales Recorded in April 2008. <http://www.dqnews.com/Charts/Monthly-Charts/CA-City-Charts/ZIPCAR.aspx>. Accessed June 11, 2008.

Also, as of December 2007, Antioch had the most foreclosure filings (553 default notices, auction notices, bank repossessions<sup>9</sup>) in Contra Costa County and ranks at number 45 of the top 100 cities in the nation with the most foreclosures.<sup>10</sup> According to a Zillow.com survey referenced by the *Contra Costa Times*, on average, 76 percent of houses bought in Contra Costa County from 2005 through 2007 are estimated to have negative equity.<sup>11</sup> Not surprisingly, the lower home sale prices may be attracting buyers and in April 2008, nearly 45 percent of property resales in Contra Costa County were foreclosure properties.<sup>12</sup>

As in years prior to 2007, home sale prices remain slightly lower in Antioch than the Contra Costa County median (\$395,000, April, 2008) and significantly lower than the median price for a Bay Area home (\$518,000, May 2008).<sup>13</sup>

### **Fair Share of Regional Housing Need**

The Housing Element has extensive legal requirements, making it much more detailed than any other element of the General Plan. ABAG projects housing need figures for the state-mandated timeframe of the Housing Element period. Each city's main obligation under State Housing Element law is, if the necessary funding is available, to designate sufficient developable land to allow for construction of sufficient very low-, low- and moderate-income housing to meet the city's "fair share" of regional housing need for such units. The California Department of Housing and Community Development must certify that the 2000 Housing Element meets those requirements.

The timeframe for the most recent ABAG Regional Housing Needs Determination process is January 1, 2007 through June 30, 2014. ABAG's fair share regional housing need allocation for the City for this period is shown in **Table 4.11-2**.

**Table 4.11-3** shows the total number of units completed and remaining new housing construction needs as of November 2008, by income group. As shown, as of November 2008, there is a need for housing in the very low- income group.

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<sup>9</sup> Glover, Federal. Workshop set to help those facing foreclosure. *Contra Costa Times*, April 16, 2008. [http://www.contracostatimes.com/search/ci\\_8949980?IADID=Search-www.contracostatimes.com-www.contracostatimes.com](http://www.contracostatimes.com/search/ci_8949980?IADID=Search-www.contracostatimes.com-www.contracostatimes.com). Accessed June 11, 2008.

<sup>10</sup> Christie, Les. Foreclosures: 100 worst hit zip codes. CNNMoney.com, February 5, 2008. [http://money.cnn.com/real\\_estate/zip\\_code\\_foreclosures/](http://money.cnn.com/real_estate/zip_code_foreclosures/). Accessed June 13, 2008.

<sup>11</sup> Avalos, George. Housing Sector Deteriorates. *Contra Costa Times*, June 4, 2008. [http://www.contracostatimes.com/search/ci\\_9481684?IADID=Search-www.contracostatimes.com-www.contracostatimes.com](http://www.contracostatimes.com/search/ci_9481684?IADID=Search-www.contracostatimes.com-www.contracostatimes.com). Accessed June 11, 2008.

<sup>12</sup> Hernandez, Barbara E. April home sales may be turning point. *Contra Costa Times*, May 20, 2008. [http://www.contracostatimes.com/search/ci\\_9326291?IADID=Search-www.contracostatimes.com-www.contracostatimes.com](http://www.contracostatimes.com/search/ci_9326291?IADID=Search-www.contracostatimes.com-www.contracostatimes.com). Accessed June 11, 2008.

<sup>13</sup> DQNews.com. Bay Area home sales edge up in April. <http://www.dqnews.com/news/california/bay-area/rbay080520.aspx>. Accessed June 13, 2008.

Table 4.11-2 Regional Housing Needs, 2007-2014 Allocation

Jurisdiction	Total Projected Need	Very Low	Low	Moderate	Above Moderate	Average Yearly Need
Antioch	2,282	516	339	381	1,046	595
Contra Costa County	27,072	6,512	4,325	4,996	11,239	4,628

Source: ABAG.

Table 4.11-3 Remaining New Housing Construction Needs in Antioch as of November 2008

Income Group	RHND Housing Need	Current Units <sup>a</sup>	Remaining Need
Very Low	516	435	81
Low	339	403	0
Moderate	381	1,923	0
Above Moderate	1,046	3,233	0

Source: General Plan, Housing Element, Table 9.T, page 9-20.

<sup>a</sup> Current Units = Constructed, under construction, units in planning process, or proposed units as of November 2008.

## Regulatory Setting

Population and housing in the City of Antioch is guided by the General Plan. Applicable policies of the General Plan relating to population and housing impacts are described below.

### City of Antioch General Plan

The City's General Plan contains numerous objectives and polices designed to implement its vision related to population and housing. The applicable policies relating to population and housing are included in the City of Antioch General Plan's Growth Management Element; the policies relevant to the Roddy Ranch Project are listed below. These policies, as amended by Measure K, govern the rate of growth and development in the City.

Policy 3.6.2a. Prohibit the granting of new residential development allocations for the calendar years 2006 and 2007. For the five-year period from 2006 to 2010, no more than 2,000 development allocations may be issued. Thereafter, limit the issuance of development allocations to a maximum annual average of 600, recognizing that the actual rate of growth will vary from year to year. Thus, unused development allocations issued after December 31, 2010 may be reallocated in subsequent years, and development allocations may be moved forward from future years, provided that the annual average of 600 development allocations may not be exceeded during any given five-year

period (i.e., no more than 3,000 development allocations may be issued for any given five-year period).

### **City of Antioch Municipal Code**

The Antioch Municipal Code, as amended by Measure K, includes the following provisions regarding numerical limits on the rate of growth in the City, which are relevant to the project in terms of the analysis of population and housing impacts:

#### **Section 9-5.4008 Numerical Limits on Rate of Growth**

- (A) The granting of new residential development allocations shall be prohibited for the calendar years 2006 and 2007. For the five-year period from 2006 to 2010, no more than 2,000 development allocations may be issued. Thereafter, the issuance of allocations shall be limited to a maximum annual average of 600 residential units. The annual average may vary, but it shall not exceed the 600 allocation restriction for any continuous, sequential five-year period, i.e., no more than 3,000 allocations may be issued for any given five-year period.
- (B) If any part of the 600 unit allocation issued after December 31, 2010 remains unused, then such unused allocations shall be reallocated, subject to the Council's exercise of its discretion under Section 9-5.4007(C), providing that the 5-year maximum is not exceeded.
- (D) Single-family dwellings shall be counted as one unit allocation. An age restricted senior housing unit shall be counted as 0.5 unit allocations, given the reduced impacts on traffic congestions and schools created by such units. Multi-family units shall be counted as 0.63 unit allocations, based on the ratio of average persons per dwelling unit in multi-family dwellings to single-family dwellings from the parkland dedication section of the Subdivision Ordinance.
- (E) In order not to create a predominance of any one housing type, during any five-year period, not more than 200 of the 600 average annual allocations (an average of 400 actual units per year) may be granted to market rate age restricted-senior housing; not more than 500 average annual allocations may be granted to single-family detached housing; and not more than 75 average annual allocations may be granted to multi-family detached housing (an average of 119 actual units per year).

### **Policy Consistency Analysis**

The City of Antioch's General Plan, as amended by Measure K, specifies that the amount of annual residential development must be limited to no more than 700 units with the majority or all of those units to be estate homes. The General Plan anticipated build out is 600 single-family residences and 100 multi-family residences. In addition, Measure K limits development allocations to a total of 2,000 during the 2006-2010 period.

The project includes a total of 574 single-family residential units and 100 units of multi-family villa/townhomes<sup>14</sup> to be built starting in 2011 and completed within three to six years. The project has applied for the following residential development allocation:

- 2011 150 allocations/completed SFD units
- 2012 150 allocations/completed SFD units
- 2013 150 allocations/completed SFD units
- 2014 150 allocations/completed SFD units
- 2015 47.88 allocations/76 completed multi-family units (multi-family units are counted as 0.63 RDA allocations per unit)

**TOTAL: 647.88 allocations**

#### 4.11.2 IMPACTS AND MITIGATION MEASURES

##### Significance Criteria

Appendix G of the CEQA Guidelines identified environmental issues to be considered when determining whether a project could have significant effects on the environment. As identified in Appendix G, the project would have significant impacts to population and housing if it would:

- a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

##### No Impact

##### Displacement of Housing

The project will not displace any existing housing as the project area is currently undeveloped.

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<sup>14</sup> Or 637 total unit allocations per Section 9-5.4008(D) of the City of Antioch Municipal Code that states that one multi-family unit is equal to .63 unit allocations.

## **Displacement of Population**

The project will not displace any existing population, as the project area does not currently have any residents.

## **Less Than Significant Impacts**

### **Substantial Direct or Indirect Population Growth**

The General Plan EIR concluded that all potential impacts associated with population and housing would remain less than significant with the implementation of the General Plan's "Rate of Growth" policies (set forth in the Regulatory Environment section above). As amended by Measure K, the Roddy Ranch Master Plan District is a zoning district intended to implement the General Plan's stated vision for the development of the project area. Measure K mandates a reduced amount (approximately 60 percent less) of residential development in Roddy Ranch than was analyzed in the General Plan EIR (700 residential units versus 1,700 units). Measure K also prohibits the granting of new residential development allocations during the 2006-2007 period and further limits such growth during the 2006-2010 period. Thus, the amount of new population and housing that potentially could result from development in the project area is consistent with the General Plan's growth management goals set forth in its Rate of Growth policies and in fact would be less than the amount of growth analyzed in the General Plan EIR.

Specifically, project development includes a total of 574 single-family residential units and 100 units of multi-family villa/townhomes, for a total of 674 units to be built starting 2011 and completed within three to six years. Based on the U.S. Census survey of average household size,<sup>15</sup> the total number of units would increase the residential population of Antioch by a maximum of approximately 1,862<sup>16</sup>; the total population increase created by the project would constitute approximately 1.7 percent of the City's anticipated growth by 2010 as projected by ABAG.

The project also would be consistent with policies of the City's General Plan, as amended by Measure K. The number of units constructed per year would be based on the residential development allocation granted by the Council (see discussion under Policy Consistency Analysis above).

Therefore, because the potential impacts associated with the facilitation of growth were analyzed in the General Plan EIR and found to be less than significant after the application of General Plan Goals and Policies, and because the project remains in accordance with the anticipated growth as identified in the General Plan EIR and by ABAG, the project will result in less than significant impacts related to growth inducement.

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<sup>15</sup> U.S. Census Bureau, 2006 American Community Survey. Table B25033. Total Population in Occupied Housing Units by Tenure by Units in Structure – Universe: Total Population in Occupied Housing Units.

<sup>16</sup> 1,742 residents living in single-family homes and 120 residents living in multi-family villa/townhomes

### Significant Impacts

The project would not result in any significant impacts to population and housing.

### Cumulative Impacts

Cumulative impacts are addressed in **Chapter 6.0, CEQA Required Conclusions**, of this EIR.

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