

## 5.12 - Population and Housing

### 5.12.1 - Introduction

This section of the EIR evaluates the potential environmental effects related to population and housing associated with implementation of the proposed General Plan Update. The analysis includes a review of population, employment, employees, and housing.

### 5.12.2 - Existing Conditions

#### Study Area for Project Impacts

The study area for project impacts regarding population and housing is the Planning Area because potential development under the General Plan and Development Code Update is limited to areas within the Planning Area.

#### Study Area for Cumulative Impacts

The study area for the analysis of cumulative population and housing impacts is the area surrounding the Planning Area including land under the jurisdiction of the County of Fresno, City of Clovis, and County of Madera.

#### Population Trends

Fresno was incorporated in 1885 and had a population of 10,000 by 1890. Fresno is now the fifth largest city in the state of California. Centrally located, Fresno is the financial, industrial, trade, and commercial capital in the Central San Joaquin Valley.

Population projections for Fresno County were identified in the San Joaquin Valley Demographic Forecasts 2010 to 2050. These projections were prepared for the Fresno Council of Governments in 2012. The population estimates for the County are provided in Table 5.12-1. The San Joaquin Valley Demographic Forecasts 2010 to 2050 only forecasted population to 2050, but based on the growth forecasted for the previous five years (i.e., between 2040 and 2045), a similar growth rate was used to forecast growth between 2050 and 2055. In addition, a similar growth rate was used to project the population for one additional year to 2056.

Based on the County's population forecast, the forecast for the City of Fresno Planning Area was derived. The Planning Area population estimate for the year 2010 was obtained from the Fresno Council of Governments in a correspondence provided to the City from Kathy Chung on July 19, 2011 and provided as Appendix A in the Map Atlas, Existing Conditions Report prepared for the General Plan & Code Update in August 2011. The 2010 population estimate for the Planning Area was 545,000. Given that the City of Fresno population from the 2010 U.S. Census was approximately 495,000, the remaining area within the Planning Area (unincorporated areas) contained approximately 50,000 persons.

Historically, the population within the City of Fresno Planning Area has been approximately 60 percent of the population within the County of Fresno. This population percentage of 60 percent

was used to forecast the population within the Planning Area after 2010. Table 5.12-1 provides a population forecast for the Planning Area. Based on the Planning Area’s population representing approximately 60 percent of the County’s forecast population and the City’s projected population at full buildout of the General Plan Update (970,000), buildout of the Planning Area was determined to occur in the year 2056 as shown in Table 5.12-1.

**Table 5.12-1: Population Estimate for the County of Fresno and the City of Fresno Planning Area**

Year	Population Estimate	
	County of Fresno	City of Fresno Planning Area
2010	930,000 <sup>1</sup>	545,000 <sup>2</sup>
2015	1,010,000 <sup>3</sup>	606,000 <sup>4</sup>
2020	1,082,000 <sup>1</sup>	649,200 <sup>4</sup>
2025	1,155,000 <sup>3</sup>	693,000 <sup>4</sup>
2030	1,228,000 <sup>1</sup>	736,800 <sup>4</sup>
2035	1,301,000 <sup>3</sup>	780,600 <sup>4</sup>
2040	1,374,000 <sup>1</sup>	824,400 <sup>4</sup>
2045	1,447,000 <sup>3</sup>	868,200 <sup>4</sup>
2050	1,521,000 <sup>1</sup>	912,600 <sup>4</sup>
2055	1,600,000 <sup>5</sup>	960,000 <sup>4</sup>
2056	1,616,667 <sup>6</sup>	970,000 <sup>4</sup>

<sup>1</sup> San Joaquin Valley Demographics Forecasts 2010 to 2050, Fresno Council of Governments, page 18.  
<sup>2</sup> 2010 base is 58.6 percent of the total County of Fresno population. The population for 2010 was estimated by City of Fresno staff.  
<sup>3</sup> Estimates based on 50 percent of the ten years of growth during the decade.  
<sup>4</sup> Planning Area population estimate is 60 percent of the County’s population  
<sup>5</sup> Estimated County Population in 2055 based upon previous 5 year growth increments of 5.1% to 5.2%  
<sup>6</sup> One year growth increment for 2056 was based upon previous 5-year growth increments of approximately 5.1% to 5.2%.  
Source: FirstCarbon Solutions 2014

### Employees to Housing

An important indicator of providing adequate housing and employment within a community is to determine the number of employees who currently reside in the County of Fresno. Based on a review of 2000-2010 Fresno County data from the U. S. Census Bureau, as shown in Table 5.12-2 below, the employees to occupied housing ratio for 2010 has increased since the year 2000 from 1.19 to 1.28. This data shows that the number of employees residing within each occupied housing unit has increased in Fresno County.

**Table 5.12-2: Employees per Occupied Housing Unit in Fresno County**

Year	Number of Employees who live in Fresno County <sup>1</sup>	Number of Occupied Housing Units in Fresno County <sup>2</sup>	Employees per Occupied Housing Unit Ratio
2000	301,306 <sup>1</sup>	252,940 <sup>5</sup>	1.19
2005	355,812 <sup>2</sup>	274,129 <sup>6</sup>	1.30
2008	381,368 <sup>3</sup>	278,964 <sup>7</sup>	1.37
2010	363,891 <sup>4</sup>	284,690 <sup>8</sup>	1.28

Sources:

- 1 U.S. Census Bureau. 2000.  
[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC\\_00\\_SF3\\_DP3&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_00_SF3_DP3&prodType=table)
  - 2 U.S. Census Bureau. 2005  
[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_05\\_EST\\_DP3&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_05_EST_DP3&prodType=table)
  - 3 U.S. Census Bureau. 2008.  
[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_08\\_1YR\\_DP3&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_08_1YR_DP3&prodType=table)
  - 4 U.S. Census Bureau. 2010.  
[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_10\\_1YR\\_DP03&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_10_1YR_DP03&prodType=table)
  - 5 U.S. Census Bureau. 2000.  
[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC\\_00\\_SF1\\_QTH1&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_00_SF1_QTH1&prodType=table)
  - 6 U.S. Census Bureau. 2005.  
[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_05\\_EST\\_DP3&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_05_EST_DP3&prodType=table)
  - 7 U.S. Census Bureau. 2008.  
[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_08\\_1YR\\_DP4&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_08_1YR_DP4&prodType=table)
  - 8 U.S. Census Bureau. 2010.  
[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_10\\_1YR\\_DP03&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_10_1YR_DP03&prodType=table)
- Source: FirstCarbon Solutions 2014.

**Jobs to Housing**

An additional employment indicator for Fresno County is to determine the number of jobs within the County compared to the number of housing units within the County. As shown in Table 5.12-3 below, the number of jobs increased between the year 2000 to 2008 and then decrease between 2008 and 2010 due to the economic recession. Also shown in Table 5.12-3, the number of housing units within the County has increase between the year 2000 and 2010. Furthermore, the jobs to housing ratio began at 1.14 in 2000 and dropped to 1.01 in the year 2010 which shows that there were fewer jobs per housing unit.

When comparing the number of employees and jobs in Table 5.12-2 and Table 5.12-3, the data shows that after the year 2000, there were a greater number of employees who lived in Fresno County compared to the number of jobs that were available in Fresno County. Therefore, employees who lived in Fresno County travelled outside the County to their place of employment.

**Table 5.12-3: Number of Jobs per Housing Unit in Fresno County**

Year	Number of Jobs in Fresno County <sup>1</sup>	Number Housing Units in Fresno County	Jobs per Housing Unit Ratio
2000	309,400	270,767 <sup>2</sup>	1.14
2005	326,600	292,733 <sup>3</sup>	1.12
2008	344,200	308,459 <sup>4</sup>	1.12
2010	319,600	315,531 <sup>5</sup>	1.01

Sources:  
<sup>1</sup> State of California Economic Development Department. <http://www.labormarketinfo.edd.ca.gov/county/fresno.html#IND>  
<sup>2</sup> U.S. Census. 2000. [http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC\\_00\\_SF1\\_QTH1&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_00_SF1_QTH1&prodType=table)  
<sup>3</sup> U.S. Census. 2005. [http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_05\\_EST\\_DP4&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_05_EST_DP4&prodType=table)  
<sup>4</sup> U.S. Census. 2008. [http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_05\\_EST\\_DP4&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_05_EST_DP4&prodType=table)  
<sup>5</sup> U.S. Census. 2010. [http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_10\\_1YR\\_DP03&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_10_1YR_DP03&prodType=table)  
 Source: FirstCarbon Solutions 2014.

Based on jobs and housing data obtained from the traffic model developed for the General Plan Update, the jobs to housing ratio for the City of Fresno Planning Area was 1.12 in the year 2010 as shown in Table Table 5.12-4 shown below.

**Table 5.12-4: Number of Jobs per Housing Unit in the City of Fresno Planning Area in 2010**

Jobs	Housing Units	Jobs-Housing Ratio
209,261 <sup>1</sup>	186,840 <sup>2</sup>	1.12

<sup>1</sup> Obtained from the traffic model for the Fresno General Plan Update which was derived from the Fresno Council of Governments Traffic Model.  
<sup>2</sup> Obtained from Table 3-3 in Section 3, Project Description.  
 Source: FirstCarbon Solutions 2014.

### 5.12.3 - Regulatory Setting

#### City of Fresno General Plan

The applicable regulations within the Planning Area are provided within the City of Fresno Urban Form Element and Housing Element. These applicable goals, policies and program are provided below.

#### Urban Form Element

**C-9 Objective.** Plan for the diversity and quality of residential housing, at locations necessary to provide for adequate and affordable housing opportunities. Housing patterns should support balanced urban growth, and should make efficient use of resources and public facilities.

**C-10 Objective.** Promote the development of more compact pedestrian friendly, single-family residential projects to aid in the conservation of resources such as land, energy, and materials.

**C-11 Objective.** The city will employ multi-family residential densities to meet housing needs in an affordable, balanced fashion.

### **Housing Element**

#### **Goal 2 – New Construction of Affordable Housing**

**Policy 2.1 – New Construction.** The City's RHNA number for new construction for this planning period consists of the following income categories:

Extremely Low:	2,977
Very Low:	2,202
Low:	3,355
Moderate:	3,312
Above Moderate:	9,121

Note: Based on 2007 Fresno County RHNA Plan, Approved November 29, 2007. The above numbers may not add up to 20,967 due to rounding.

#### **Program 2.1.1 - Land Demand**

The City shall annually monitor the supply of vacant zoned and residential planned land. The City shall also ensure that there is at least a continual 10-year supply of planned residential land and at least a 5-year supply of zoned land to meet the needs of all economic sectors of the community. Where supplies drop below the adopted thresholds, the City shall immediately initiate a General Plan amendment, proactive annexations, rezonings, or zoning actions to ensure an adequate supply and shall explore the possibility of "prezoning" to reduce processing times and costs to potential housing projects. If necessary, to assure affordability, additional environmental documentation shall be prepared.

#### **Program 2.1.2 - Reduction in Density**

The City shall comply with density reductions of the State law.

#### **Program 2.1.3 - Central Community Plan Area Housing**

The City shall ensure that priority and expedited processing is extended for the construction of new housing in the Central Community Plan (generally bound by State Routes 41, 99, and 180) area by processing completed (after Development Partnership Center acceptance) plan consistent rezoning, and Site Plan Review and Conditional Use Permit applications for permitting within an average of 75 working days.

#### **Program 2.1.4 - Inner City Residential Development**

The City Planning and Development Department shall continue to provide reduced application fees and priority processing for single- and multi-family projects within the Inner City Fee Program area, as referenced in the Municipal Code, to create approximately 700 housing units. The Inner City

Development Policy permits residential projects in the eligible areas to be given processing priority and reduced processing fees from 10 to 50 percent.

**Program 2.1.5 – Other Infill Housing**

The City Housing and Community Development Division and the RDA shall acquire sites to accommodate up to 300 units to be constructed as low-income affordable housing, utilizing non-and-for-profit builders, and housing agencies. Funding for these projects shall come from available HUD, State, and other applicable funding sources. Funding available through HUD will be analyzed every spring along with the release of the federal Super NOFA (Notice of Funding Available), and every January with the release of HOME Program entitlement allocation to the City. The State of California has several over-the-counter housing programs and several additional programs that have varying due dates. The City will review each state-issued NOFA for applicability to infill housing goals.

**Program 2.1.6 – Multi-family Land Supply**

The City will amend the Zoning Ordinance to establish a site plan review procedure for multifamily uses in multifamily zones on lots greater than 2 acres.

**Program 2.1.6A – Facilitate the Development of Multifamily Housing Affordable to Lower Income Households**

The City will identify and rezone approximately 500 acres of vacant land to the R-2 or R-3 zoning district, allowing exclusively residential uses by right without a CUP or other discretionary action and a minimum of 20 units per acre. Rezoned sites will be selected from sites identified in the parcel listing (Rezone 20 upa), will be suitable, and will be available for development in the planning period where water and sewer can be provided.

Additionally, the City will identify and rezone approximately 200 acres of vacant land to the R-3 or R-4 zoning district, allowing exclusively residential uses by right without a conditional use permit or other discretionary action and a minimum of 38 units per acre. Rezoned sites will be selected from sites identified in the attached parcel listing (Rezone 38 upa), will be suitable, and will be available for development in the planning period where water and sewer can be provided.

It should be noted that a portion of the properties to be rezoned will also require plan land use amendments, however since the specific properties to be rezoned from the attached listings have not yet been determined, it is not possible to identify the specific sites requiring plan amendments at this time.

**Program 2.1.7 - Increase Housing Yields**

The City shall annually review applicable State legislation to ensure that its plans and Zoning Ordinance are consistent with State law.

**Program 2.1.7A – Maximum Density**

Whenever possible, density shall be increased, conserving land, services, and costs. The City Planning and Development Department shall review its development standards such as street width, setback, coverage, heights, parking and lot size requirements and amend zoning and development standards as necessary to ensure the ability to achieve minimum density, particularly in the R-3 and

R-4 zoning districts, and facilitate maximum densities. Further, the City will develop a maximum density matrix to help developers facilitate higher density residential developments.

**Program 2.1.8 – Mixed-Use Zoning**

The City shall continue to encourage mixed-use developments through its Activity Center Study, which is analyzing the activity centers proposed in Exhibit 6 of the 2025 General Plan and developing density and design recommendations for these mixed-use nodes. In addition, the City is preparing a Form Based Zoning Code, which will provide design standards for the City’s activity centers and transit corridors.

**Program 2.1.14 – Single Room Occupancy Housing**

Single Room Occupants are defined in the City as Boarding or Rooming Houses and are defined as a building containing a single dwelling unit with provisions for five, but not more than fifteen, guests, where lodging is provided with or without meals, for compensation, but not to include, motel, emergency residential shelter, group housing facility or rest group. The City will amend the Zoning Ordinance, within one year of submission of the Housing Element, to comply with the State law on single room occupants to permit development, by right, in appropriate zone districts.

**Program 2.1.15 - Very-Low Income Large Family Single- and Multi-Family Housing**

The City Housing and Community Development Division, RDA and Housing Authority, shall investigate funding sources, develop partnerships and apply for available local, State, and federal funds to assist in the production of 400 large family units. Funding for these projects shall come from available HUD, State, and other applicable funding sources. Funding available through HUD will be analyzed every spring along with the release of the federal Super NOFA (Notice of Funding Available), and every January with the release of HOME Program entitlement allocation to the City. The State of California has several over-the-counter housing programs and several additional programs that have varying due dates. The City will review each state-issued NOFA for applicability to meeting very low-income large family housing needs. A “large family” household is defined as those containing five or more persons.

**Program 2.1.16 - Extremely Low-, Very Low-, and Low-Income Senior Housing**

The City Housing and Community Development Division, RDA and Housing Authority, shall seek and apply to funding sources and partner with local and statewide non-profits and for-profits in applying for funds and encouraging the construction of at least 400 units for extremely low-, very low-, and low-income income seniors (typically age 65 years and over; may vary by funding source or program).

**Program 2.1.17 - Other Extremely Low- and Very Low-Income Housing**

The City Housing and Community Development Division, RDA, and Housing Authority in conjunction with non- and for-profit developers, shall provide financial assistance to develop, at least 1,000 units for other extremely-low and very-low income households. Additionally, staff will partner with the 10 x 10 Affordable Housing subcommittee for Expanding Affordable Housing Resources and New Financing to continue to seek and support additional housing resources, develop guidelines for the

implementation of a local and regional housing trust fund and identify funding priorities for the City's set aside housing trust fund.

**Program 2.1.20 – Strengthening Partnerships with Affordable Housing Developers**

The City Housing and Community Development Division and Redevelopment Agency shall continue the on-going efforts to strengthen partnerships and relationships with affordable housing developers by encouraging funding applications to applicable funding sources, providing staff expertise, encouraging local capacity building and attracting large investors to facilitate the construction of new affordable housing units and incentivize self-help type single family housing construction for extremely low-income households.

**Goal 3 – Housing Rehabilitation, Acquisition and Neighborhood Improvements**

**Policy 3.1 - Neighborhood Revitalization.** The City of Fresno, RDA, and City of Fresno Housing Authority, in conjunction with private businesses and developers, and community-based non-profit organizations, shall collectively increase neighborhood revitalization activities and pledge to allocate funds to preserve existing neighborhoods.

**Program 3.1.1 - Comprehensive Code Enforcement**

The City Code Enforcement Division shall set a goal of assertively conducting targeted neighborhood inspections of 35,000 housing units for potential health and safety issues and advise on available financial assistance. The 10 x 10 Affordable Housing subcommittee on Innovative Government (Code Enforcement group) will work in partnership with City staff to ensure City resources are targeted at high need areas to encourage blight removal, repair of substandard housing units and incentivize needed repairs of both owner-occupied and tenant-occupied housing by identifying rehabilitation and relocation funds and making the information readily available to households whose homes are in need of major renovations. Additionally, the Code Enforcement Division's Safe Housing and Vacant Structure Team, and all Area Teams as needed, will continue to improve neighborhoods throughout Fresno and increase livability by creating safe and healthy conditions, removing blight, educating citizens, promoting pride of ownership and building collaborative relationships with the community.

**Program 3.1.2 - Neighborhood Infrastructure**

The City Public Works Department shall commit its best efforts to provide services, within budgetary allocations, for neighborhood infrastructure such as curbs, gutters, sidewalks, streets, ramps, driveway approaches, curb cuts, wheelchair ramps, and street lights necessary to accommodate existing units and facilitate development of undeveloped or underdeveloped properties, to assist at least 2,500 households. This goal can be met through the No Neighborhood Left Behind (NNLB), Community Development Block Grant and Americans with Disability Act (ADA) improvement activities. The NNLB Program has identified 71 neighborhood areas most needing infrastructure repairs and is funded through a local bond program. Over 40 areas have been repaired; the remaining areas will be repaired by 2010. The City's ADA Advisory Council currently receives citizen suggestions on needed ADA improvements and implements the most needed projects on a priority basis. During the 2008-2013 planning period, the City's Public Works Department will identify and prioritize neighborhood infrastructure deficiencies and needs to develop an infrastructure repair plan for the City of Fresno, and specifically CDBG eligible areas.

#### **Policy 4.2- Relocation of Residents**

##### **Program 4.2.1 – Provide Relocation Services as Needed**

The City Housing and Community Development Division and the RDA shall be legally responsible for the relocation of individuals and families displaced due to redevelopment activities. The City shall provide relocation assistance as prescribed by law.

#### **Policy 4.3 – Accountability**

##### **Program 4.3.1 – Required Reporting by Regional Housing Need Allocation Income Category**

To ensure standardized and categorized reporting in the Housing Element annual update to the California Department of Housing and Community Development on the targeted income and special groups, all parties reporting accomplishment data to the City shall track housing program accomplishments by the following area median income levels: Extremely low-income (30%), very low-income (50%), low-income (80%), and moderate-income (100%). Other housing development agencies shall also provide similar reports. Detailed reports will ensure the City is working toward meeting the housing need of each income category as provided for the RHNA number for the City of Fresno as follows:

Extremely low-income	2,977
Very low-income	2,202
Low-income	3,355
Moderate-income	3,312
Above moderate income	9,121

#### **5.12.4 - Thresholds of Significance**

In accordance with CEQA, the effects of a project are evaluated to determine if they will result in significant adverse impacts on the environment. The criteria used to determine the significance of an impact to population and housing are based on the Environmental Checklist in Appendix G of the State CEQA Guidelines and identified below. Accordingly, population and housing impacts resulting from the proposed project are considered significant if the project would:

- a) Induce substantial population growth in an area, either directly or indirectly? (See Induce Population Growth , Impact PH-1)
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (See Displacement of Housing, Impact PH-2)
- c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere? (See Displacement of People, Impact PH-3)

## 5.12.5 - Impact Analysis, Mitigation Measures, and Level of Significance After Mitigation

### Induce Population Growth

**Impact PH-1**            **The project would not induce substantial population growth in an area, either directly or indirectly.**

#### ***Project Specific Impact Analysis***

Population in the Planning Area would increase due to the proposed new development under the proposed General Plan Update. The proposed General Plan Update is anticipated to accommodate up to approximately 425,000 additional persons for a total of 970,000 persons within the Planning Area by the buildout year of 2056. In addition, the project is projected to accommodate approximately 145,000 additional housing units for a total of approximately 332,000 units by the buildout year of 2056.

New jobs in the Planning Area would be created by development of commercial, industrial and other employment generating uses. Based on data from the traffic model prepared for the General Plan Update, there are approximately 393,200 jobs that are projected to occur within the Planning Area by the buildout year of 2056 as shown in Table 5.12-5. The jobs to housing ratios for 2010 and 2056 shows that more jobs are projected to be available for each housing unit in 2056 compared to 2010. There are approximately 1.18 jobs for every housing unit in the buildout year of 2056.

**Table 5.12-5: Projected Jobs to Housing Ratio for the City of Fresno Planning Area**

2010 Jobs to Housing Ratio for the Planning Area			Projected (2056) Jobs to Housing Ratio for the Planning Area		
Housing Units	Jobs	Job to Housing Ratio	Housing Units at Buildout	Jobs at Buildout	Job to Housing Ratio
186,840 <sup>1</sup>	209,260 <sup>2</sup>	1.12	332,004 <sup>1</sup>	393,200 <sup>2</sup>	1.18
<sup>1</sup> The total housing units for the years 2010 and 2056 are provided in Table 3-3 in the Project Description. <sup>2</sup> The total jobs for 2010 is provided in Table 5.12-4 above and the total jobs for 2056 within the Planning Area was obtained from the traffic model for the Fresno General Plan Update which was derived from the Fresno Council of Governments Traffic Model. Source: FirstCarbon Solutions 2014.					

An additional indicator of whether a community provides a balance of jobs and housing is to determine the number of employees that live in an area compared to the number of occupied housing units. As shown in Table 5.12-6, the County of Fresno employees to housing ratio for the year 2010 was assumed to be constant in the future years. This ratio was approximately 1.28 employees for each housing unit within the County in 2010 as shown in Table 5.12-2. It is assumed that this employee to housing ratio was similar to the ratio for the Planning Area in 2010. Furthermore, the employee to housing ratio of 1.28 is assumed to be constant in the future years until buildout of the General Plan Update.

The projected occupied housing is based on an average occupancy of total units throughout the County between the year 2000 and 2010. The average occupancy was approximately 95 percent and approximately 5 percent vacancy. The projected occupied housing within the County after 2010 was based on using the average occupancy of 95 percent and the total number of units provided in the San Joaquin Valley Demographic Forecasts 2010 to 2050 prepared in 2012. The 2010 estimate of occupied units for the Planning Area was based on a 95 percent occupancy of the total units within the Planning Area.

As shown in Table 5.12-6, the total employees who are projected to reside in the County in 2056 is 632,508 and the total employees who are projected to reside in the Planning Area is 403,717.

**Table 5.12-6: Projected Occupied Housing Units and Employees Residing in Fresno County and the City of Fresno Planning Area**

Year	Employees Who Reside in Area		Occupied Housing		Employees to Housing Ratio	
	County	Planning Area	County	Planning Area	County	Planning Area
2010	363,891 <sup>1</sup>	227,197 <sup>2</sup>	284,690 <sup>1</sup>	177,498 <sup>3</sup>	1.28 <sup>4</sup>	1.28 <sup>5</sup>
2020	427,729 <sup>6</sup>	257,441 <sup>6</sup>	334,163 <sup>7</sup>	201,126 <sup>8</sup>	1.28 <sup>9</sup>	1.28 <sup>5</sup>
2030	476,829 <sup>6</sup>	291,713 <sup>6</sup>	372,523 <sup>7</sup>	227,901 <sup>8</sup>	1.28 <sup>9</sup>	1.28 <sup>5</sup>
2040	531,566 <sup>6</sup>	330,546 <sup>6</sup>	415,286 <sup>7</sup>	258,239 <sup>8</sup>	1.28 <sup>9</sup>	1.28 <sup>5</sup>
2050	592,585 <sup>6</sup>	374,548 <sup>6</sup>	462,957 <sup>7</sup>	292,616 <sup>8</sup>	1.28 <sup>9</sup>	1.28 <sup>5</sup>
2055	625,672 <sup>6</sup>	398,701 <sup>6</sup>	488,806 <sup>7</sup>	311,485 <sup>8</sup>	1.28 <sup>9</sup>	1.28 <sup>5</sup>
2056	632,508 <sup>6</sup>	403,717 <sup>6</sup>	494,147 <sup>7</sup>	315,404 <sup>8</sup>	1.28 <sup>9</sup>	1.28 <sup>5</sup>

<sup>1</sup> Obtained from Table 5.12-2.  
<sup>2</sup> Derived from the projected occupied housing and multiplying the projected employees to housing ratio of 1.28.  
<sup>3</sup> Assumes a 95 percent occupancy of the 186,840 total housing units obtained from Table 5.15-5.  
<sup>4</sup> Obtained from Table 5.12-2.  
<sup>5</sup> Assumes the same employees to housing ratio within the Planning Area as the employee to housing ratio within the County of Fresno.  
<sup>6</sup> Derived by multiplying the total occupied housing units by the employee to housing ratio.  
<sup>7</sup> Based on a total housing unit growth of 171,785 units from 2010 to 2050 obtained from the San Joaquin Valley Demographic Forecast for 2010 to 2050, a 2010 total housing units within the County of 315,531 units, an annual housing unit growth rate of 1.010926 between 2010 and 2050, and an occupancy rate of 95 percent of the total housing units.  
<sup>8</sup> Based on a total housing unit growth of 145,164 (332,004 units in 2056 minus 186,840 units in 2010), an annual housing unit growth rate of 1.012576, and an occupancy rate of 95 percent of the total housing units.  
<sup>9</sup> Assumes a constant employees to housing ratio between 2010 and 2056.

Source: FirstCarbon Solutions 2014

Based on the information in Table 5.12-5 and Table 5.12-6, there are a greater number of employees who reside in the Planning Area in 2010 and 2056 compared to the number of jobs that are provided in 2010 and 2056. In 2010, approximately 17,937 employees who reside in the Planning Area

(227,197 employees minus 209,260 jobs) leave the Planning Area for employment. In 2056, approximately 10,517 employees who are projected to reside in the Planning Area (403,717 employees minus 393,200 jobs) leave the Planning Area for employment. Given that the number of employees who are projected to leave the Planning Area for employment reduces from 2010 to 2056, the implementation of the General Plan Update would improve the employees to jobs ratio. A balanced ratio is 1.0 which means each employee who resides in an area has an opportunity to obtain a job in the same area. Under the proposed project, the jobs to employees ratio for the Planning Area improves from 0.92 in 2010 to 0.97 in 2056. This improvement provides a closer balance of the number of jobs provided in the Planning Area compared to the number of employees who reside within the Planning Area. Since there is an improvement, the proposed project would provide a beneficial effect on the jobs to employees ratio and would not result in a significant inducement of additional employment growth to accommodate future employees who will reside in the Planning Area.

In addition, with a constant housing growth to accommodate future employees as well as their families, the implementation of the General Plan Update would provide adequate housing for projected employees and would result in a less than significant inducement of housing after the implementation of the project (i.e., buildout of the Planning Area in accordance with the General Plan Update).

Therefore, the implementation of the proposed project would result in a less than significant inducement of population growth because the project would result in a less than significant inducement of housing and employment.

### **Cumulative Impact Analysis**

Cumulative development within the County of Fresno is projected to increase employees who reside in the County as shown in Table 5.12-6 and will increase the amount of employment. In 2010, there were approximately 319,600 jobs in the County as shown in Table 5.12-3 and approximately 363,891 employees as shown in Table 5.12-6. When comparing the jobs to employees in the County, the ratio is 0.88. Based on information from the Fresno Council of Governments, the total projected jobs in 2020 and 2040 are 363,581 and 449,111, respectively. When comparing these employment figures in 2020 and 2040 to the number of employees projected in Table 5.12-6, the jobs to employees ratio is 85.0 in 2020 and improves to 84.5 in 2040. As shown, the jobs to employees are declining through 2040. There is an increase in the total number of employees who reside in the County that are leaving the County for employment. The specific location of the employment is not known but could include the counties of Madera, Tulare, Kings, and Merced as well as other counties. This trend could result in the inducement of growth under cumulative conditions. However, as stated above, the implementation of the proposed project would improve the jobs to employees ratio and reduce the total number of employees leaving the Planning Area (i.e., from 17,937 employees in 2010 to 10,517 employees in 2056). Therefore, the project's contribution to the potential inducement of growth would not be cumulatively considerable, and thus the project would result in a less than significant cumulative inducement impact.

### **Mitigation Measures**

#### *Project Specific*

No mitigation measures are required.

#### *Cumulative*

No mitigation measures are required.

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

#### *Project Specific*

Less than significant impact.

#### *Cumulative*

Less than significant impact.

### **Displacement of Housing**

---

<b>Impact PH-2</b>	<b>The project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.</b>
--------------------	---

---

### **Project Specific Impact Analysis**

The proposed project includes development on vacant land in accordance with the General Plan Update. Development could also occur within areas that would be redeveloped. Implementation of the proposed project could potentially result in removal of existing residential units. However, the proposed project includes a substantial number of new housing units. Therefore, implementation of the project would result in an increase in housing units available for those residences that would be removed during future development under the proposed project. Prior to any displacement, a relocation analysis must be prepared in accordance with federal and/or state law. Implementation of the proposed project would not necessitate construction of replacement housing in addition to the housing that is planned under the proposed General Plan Update.

Additionally, the Fresno General Plan 2008 Housing Element includes the following policies to reduce housing impacts:

**Policy 1.1:** Continue the Housing Support Activities of the City and Redevelopment Agency

**Policy 2.1:** New Construction

**Policy 3.1:** Neighborhood and Revitalization

**Policy 3.2:** Housing Rehabilitation, Replacement and Home Buyer Assistance

**Policy 4.1:** Preservation of Affordability of At-Risk Housing

**Policy 4.2:** Relocation of Residents

**Policy 4.3:** Accountability

Implementation of the General Plan policies would further reduce potential housing impacts to less than significant.

**Cumulative Impact Analysis**

Cumulative development within the County of Fresno is projected to occur on vacant land and in areas that would be redeveloped. Based on housing projections, the County is anticipated to substantially increase housing. Therefore, cumulative development may result in less than significant impacts on the displacement of existing housing that would necessitate the development of more housing than projected for Fresno County. As described above, the implementation of the proposed project would result in a less than significant housing impact because future development under the General Plan Update is projected to provide adequate housing for future employees and their families within the Planning Area. Therefore, the project contribution to potential cumulative housing impacts within the County would not be considerable, and thus would be less than significant.

**Mitigation Measures***Project Specific*

No mitigation measures are required.

*Cumulative*

No mitigation measures are required.

**Level of Significance After Mitigation***Project Specific*

Less than significant impact.

*Cumulative*

Less than significant impact.

**Displacement of People**


---

<b>Impact PH-3</b>	<b>The project would not displace substantial numbers of people necessitating the construction of replacement housing elsewhere.</b>
--------------------	--

---

**Project Specific Impact Analysis**

As described in Impact PH-2 above, implementation of the proposed General Plan Update could potentially result in removal of existing residential units. However, the General Plan Update includes a substantial number of new housing. Therefore, implementation of the project would result in an increase in housing units available for residences that would be removed. Prior to any displacement, a relocation analysis must be prepared in accordance with federal and/or state law. Implementation of the proposed project would not displace a substantial number of people, necessitating the construction of replacement housing in addition to the housing that is planned under the proposed General Plan Update.

Additionally, the Fresno General Plan 2008 Housing Element includes the following policies to reduce housing impacts:

**Policy 1.1:** Continue the Housing Support Activities of the City and Redevelopment Agency

**Policy 2.1:** New Construction

**Policy 3.1:** Neighborhood and Revitalization

**Policy 3.2:** Housing Rehabilitation, Replacement and Home Buyer Assistance

**Policy 4.1:** Preservation of Affordability of At-Risk Housing

**Policy 4.2:** Relocation of Residents

**Policy 4.3:** Accountability

Implementation of the General Plan policies would further reduce the potential displacement of substantial numbers of people, necessitating housing and result in a less than significant impact.

### ***Cumulative Impact Analysis***

Cumulative development within the County of Fresno is projected to occur on vacant land and in areas that would be redeveloped. Based on housing projections, the County is anticipated to substantially increase housing. Therefore, cumulative development may result in less than significant impacts on the displacement of substantial numbers of people, necessitating housing within the County. As described above, the implementation of the proposed project would also result in less than significant impacts on the displacement of a substantial number of people, necessitating housing. Therefore, the project contribution to potential cumulative displacement of people, necessitating housing within the County, would not be considerable, and thus would be less than significant.

### ***Mitigation Measures***

#### *Project Specific*

No mitigation measures are required.

#### *Cumulative*

No mitigation measures are required.

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

#### *Project Specific*

Less than significant impact.

#### *Cumulative*

Less than significant impact.

