

13. POPULATION AND HOUSING

This section addresses the increase in population, and housing that is anticipated in the General Plan 2023.

13.1 EXISTING CONDITIONS

13.1.1 Population

The California Department of Finance, Demographic Research Unit estimates that the population in the City of Manteca was 57,200 as of January 2003.

The population of Manteca has significantly increased in recent years as housing prices have remained relatively affordable in the region compared to the regional housing market in the Bay Area. Table 13-1 reflects Manteca's demographic changes in the decade 1990 through 2000.

Table 13-1
Summary of Population Characteristics 1990 –2000

	1990 Census	2000 Census	Net Change
Total Population	40,773	49,258	20.8%
Total Households	13,466	16,368	21.6%
Total Housing Units	13,981	16,937	21.1%
Average Household Size	3.05	2.98	-0.1
Median Age	32.5	32.5	0.0
% Population Under 18	32.36%	31.60%	-0.8%
% Population Over 65	8.35%	9.30%	0.9%
% Population- White	76.83%	64.10%	-12.7%
% Population- Hispanic or Latino	12.68%	25.10%	12.4%
% Population- Black	1.12%	2.90%	1.8%
% Population- Asian/Pacific Islander	3.18%	3.90%	0.7%

Source: 1990 and 2000 U.S. Census

13.1.2 Housing

The availability and relative low-cost of housing in Manteca has been a major factor in population and housing growth. Many residents have found Manteca's location, climate, and

housing opportunities attractive and have relocated from Bay Area locations. This has encouraged a “bedroom community” in Manteca as many residents commute to areas west of the Altamont Pass, into the Bay Area to work.

Table 13-2 indicates the rate of housing growth in the City since 1991. The City did not differentiate between single family and multi-family dwellings until 1996. The number of permits issued for multi-family housing during that period is negligible. The rate of housing production has increased over time, but has fluctuated from year to year. The relative few building permits for multi-family housing developed during that time reflects the policies in the 1988 General Plan that emphasized construction of single family homes.

Table 13-2
Manteca Residential Building Permit History

Building Permits Issued			
Year	Single Family	Multi-Family	Total
1991	N/A	N/A	73
1992	N/A	N/A	193
1993	N/A	N/A	212
1994	N/A	N/A	162
1995	N/A	N/A	244
1996	298	0	298
1997	249	0	249
1998	322	0	322
1999	627	2	629
2000	1,147	0	1147
2001	619	0	619
			4,148

Source: U.S. Census Bureau, City of Manteca Building Department

The 2000 Census reflects a community with growing housing values, low vacancy, and relatively small households. Approximately 25 percent of the housing stock in Manteca is over 30 years old (built before 1970); 23 percent built between 1970 and 1979; 29 percent built between 1980 and 1989; and 23 percent built between 1991 and 2001. These statistics reflect the rate of growth in the area during the 1980s and 1990s that continues today. It is also important to note that a significant portion (approximately 48%) of the existing housing stock will be likely to have rehabilitation needs in the next 7-10 years. Table 13-3 details a variety of 2000 Census Manteca housing characteristics, compared with the 1990 Census.

Table 13-3
Manteca Housing Characteristics

Housing Characteristic	1990	2000
Total Housing Units	13,981	16,937
Median Value	\$139,400	\$213,658 <i>(Central Valley Association of Realtors)</i>
Average Value	\$145,828	\$223,925 <i>(Central Valley Association of Realtors)</i>
Owner Occupied Units	59.69%	63%
Vacancy Rate	N/A	3.4%
Owner-Occupied Vacancy Rate	N/A	1.1%
Rental Vacancy Rate	N/A	3.1%
Average Persons per Household	3.05	2.98

Source: U.S. Census 2000, unless otherwise noted.

13.1.3 Jobs/Housing Balance

The City of Manteca is a “housing-rich” community, indicating more housing opportunities than jobs available. Many residents have moved to Manteca, searching for a lower-cost housing alternative to the Bay Area. Many of these residents have maintained their jobs in the Bay Area, choosing to commute from Manteca. The commute pattern directly affects Manteca’s economy. Manteca suffers from a low daytime population, because so many residents work outside of the area. As such, their daytime activities and spending occur outside of Manteca.

13.2 REGULATORY SETTING

13.2.1 Federal

U.S. Department of Housing and Urban Development (HUD) is a cabinet-level department of the federal government responsible for housing, housing assistance, and urban development. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME, and Section 8 Rental Assistance.

13.2.2 State of California

The Department of Housing and Community Development (HCD) administers and allocates the Regional Housing Needs Assessment (RHNA) for each county. State Housing law requires SJCOG to create a plan every five years that summarizes regional housing needs for both existing conditions, as well as for a five-year planning period. This plan, known as the Regional Housing Needs Assessment (RHNA) allocates regional housing needs by income level among its members. SJCOG has determined that Manteca's current housing need as 3,104 new housing units.

13.2.3 San Joaquin County

The San Joaquin Council of Governments (SJCOG) brings together mayors, city council members, and county supervisors throughout San Joaquin County to work on regional issues. While regional transportation planning is its primary role, SJCOG also participates in housing, population statistics, airport land use, habitat and open space planning, and other regional issues. SJCOG is responsible for preparation of the Regional Housing Needs Assessment (RHNA) which determines a jurisdiction's share of regional housing growth.

13.2.4 City of Manteca

The 1988 General Plan goals and the Growth Management Ordinance regulate housing and population in Manteca.

The 1988 Manteca General Plan establishes the following goals related to population and housing:

- Goal A: To provide a range of housing types, densities, designs, and prices to meet existing and projected housing needs for all economic segments of the community.
- Goal B: To encourage the maintenance and continued improvement of the existing housing stock and residential neighborhoods.
- Goal C: To ensure the provision of adequate services to support existing and future residential development.
- Goal D: To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, sex, and other arbitrary factors.
- Goal E: To encourage energy efficiency in all new and existing housing.

The Manteca Growth Management Ordinance seeks to establish a maximum population growth rate of 3.9 percent annually.

13.3 IMPACT EVALUATION CRITERIA

For the purposes of this EIR, impacts would be significant if implementation of the proposed General Plan would:

- induce substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and/or
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

13.4 IMPACTS AND MITIGATION

POTENTIAL IMPACT H-1: Implementation of the General Plan 2023 would increase the City's population over existing conditions.

Population in California, in general, and in the San Joaquin Valley specifically, will increase in the future for several reasons. Primarily, the increasing cost of housing in urban areas near job centers will cause consumers to look for lower cost housing in suburban communities. In addition, as technology changes, businesses have opportunities to locate in non-traditional areas such as Manteca.

Population growth is projected to continue for the near future, primarily driven by continued demand for relatively affordable housing and quality of life in Manteca. Table 13-4 indicates the San Joaquin Council of Governments projection that Manteca will grow to 86,370 by 2025, approximately the horizon of the General Plan. It is notable that the population projection for 2005 is exceeded by the Department of Finance population estimate for 2003.

Table 13-4
Population Projection

	City of Manteca	San Joaquin County
2000	49,500	566,600
2005	56,874	633,348
2010	64,248	700,095
2015	71,622	766,843
2020	77,699	821,851
2025	86,370	900,338

Source: SJCOG, Research and Forecasting Center.

Table 13-4 provides a calculation of the annual population growth that would occur at the maximum rate allowed under the Growth Management Ordinance. Under this growth rate, the population of Manteca could reach approximately 120,000 in twenty years, approximately double the current population. However, such a sustained rate of growth would be unusual for any California city and is substantially higher than the state average rate.

Table 13-5
Population Projection at 3.9% Annual Growth

Year	Population
2003	57,200
2005	61,749
2010	74,766
2015	90,528
2020	109,613
2022	118,329
2025	132,721

Source: Wade Associates, May 2003

As noted in Section 2.6, Assumptions Regarding Population Growth as a Basis for Environmental Impact Evaluation, the total of 94,378 people would be accommodated in the Primary Urban Service boundary under the assumptions established by the General Plan Steering Committee. This would equate to a population growth rate of approximately 2.7% annually, and is comparable to the SJCOG projection.

The assumptions include a Market Reserve of 20 percent. The Market Reserve is land that would be available to accommodate population growth, but is not projected to be required. It is intended to provide flexibility and choice in the residential land market in order to maintain reasonable land prices that contribute to affordable housing. Development of the Market Reserve would accommodate a population of approximately 113,254 residents in twenty years. This would be slightly less than would occur if the population grew consistently at the maximum rate allowed under the Growth Management Ordinance. Moreover, the residential designations provide a range of housing types and densities that can accommodate additional population without increasing the land area allocated to urban use. The population projection used in this Environmental Impact Report is based on the assumptions for average housing density established by the General Plan Steering Committee.

Level of Significance: Significant and Unavoidable

There are no specific mitigation measures that will reduce or eliminate the impact of increased population on Manteca and the surrounding area. However, monitoring and regulating growth to a responsible level will maintain the integrity of the community.

POTENTIAL IMPACT H-2: **The number and type of dwellings will exacerbate the existing jobs and housing imbalance in the Study Area.**

There is an existing jobs-housing imbalance as the job market has not expanded as quickly as the housing market. Therefore, if Manteca attracts new businesses, as described in the General Plan Economic Development Element, the jobs/housing balance should improve. The growth of the local economy and the associated development that coincides will be a beneficial impact on the City of Manteca and San Joaquin County.

Level of Significance: Potentially Significant

Mitigation Measures:

The General Plan Land Use Element establishes the mix of land uses designed to sustain a balance of jobs and housing over a period of twenty years. Implementation of goals, policies, and implementation measures as identified in the General Plan 2023 would lessen the significance of the impact.

H-2.1: The General Plan 2023 provides the following policies (P) and implementation measures (I) to assist in the mitigation of a jobs/housing imbalance by encouraging employment development in the city.

LU-P-1: The City shall promote, cooperate in, and assist in the maintenance and expansion of Manteca's industrial sector employment development within the City of Manteca and in the south San Joaquin County area

that will help reduce the home-to-work commute distance for Manteca residents.

- LU-P-2: New employment centers that may include office, business-professional, research and development, and light industrial or industrial development and shall be located in areas served by full City services or served by suitable facilities approved by the City. Employment centers should be located along major arterials with easy freeway access and with access from public transit, and accessible to bicyclists and pedestrians.
- LU-P-3: The City shall continue to support full development of its existing industrial park.
- LU-P-4: The City shall promote the development of “clean” industries that do not create problems or pose health risks associated with water and air pollution or potential leaks or spills. However, the City will designate appropriate locations that accommodate light industrial and heavy industrial uses.
- LU-P-5: Redevelopment incentives shall be used judiciously to promote industrial employment development in approved Project Areas and for projects benefiting approved Project Areas.
- LU-P-6: The City shall monitor employment development to maintain the balance of residential, commercial, and industrial development.
- LU-P-7: The City shall promote and plan for at least one Primary Employment Center to accommodate a variety of employment opportunities compatible with the employment skills of the Manteca resident labor force.
- LU-I-1 The City shall maintain a growth management system that provides a mechanism for the annual allocation of the amount of residential, commercial, and industrial development that may occur.
- LU-I-7 The City will continue to cooperate with planning efforts among local jurisdictions to minimize the impacts of growth to Manteca and in the south San Joaquin County area.

H-2.2: The General Plan 2023 Land Use designations provide an expanded range of housing densities to encourage development of a diverse mix of housing types and prices. Table 13-5 provides a comparison of the housing densities permitted in each residential category in the General Plan 2023 compared to the 1988 General Plan.

Table 13-6
Comparison of Residential Density Permitted in
Each Residential Land Use Designation
(1988 General Plan and General Plan 2023)

Land Use Designation	1988 Dwelling Units per Acre	2023 Dwelling Units per Acre
Very Low Density Residential	0.5 to 2.0	less than 2.0
Low Density Residential	2.1 to 5.0	2.1 to 8.0
Medium Density Residential	5.1 to 9.0	8.1 to 15
High Density Residential	9.1 to 17.0	15.1 to 25
Commercial Mixed Use	NA	15.1 to 25

Source: Wade Associates, May 2003

Residual Level of Significance: Less than Significant

The level of significance will be less than significant after implementation of the above goals, policies, and implementation policies.

References:

- (1) E-1 Report, City/County Estimates with Annual Percent Change, January 2002 and 2003

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