

## 4.11 POPULATION AND HOUSING

This section analyzes the demographic, household, income, employment and housing stock characteristics for the unincorporated area of Tehama County. This information is used to determine the County's existing and future housing needs. It serves as the foundation for the development of the County's goals, policies and programs that are designed to meet its identified housing needs.

### 4.11.1 EXISTING SETTING

#### POPULATION

According to the California Department of Finance, the estimated population of the unincorporated portion of Tehama County was 40,936 in January 2008. **Table 4.11-1** shows the population trends in unincorporated Tehama County from 1970 to the present. **Figure 4.11-1** is a graphical representation of the unincorporated County population during that time period.

**Table 4.11-1**  
**Population Growth Trends, Unincorporated Tehama County**

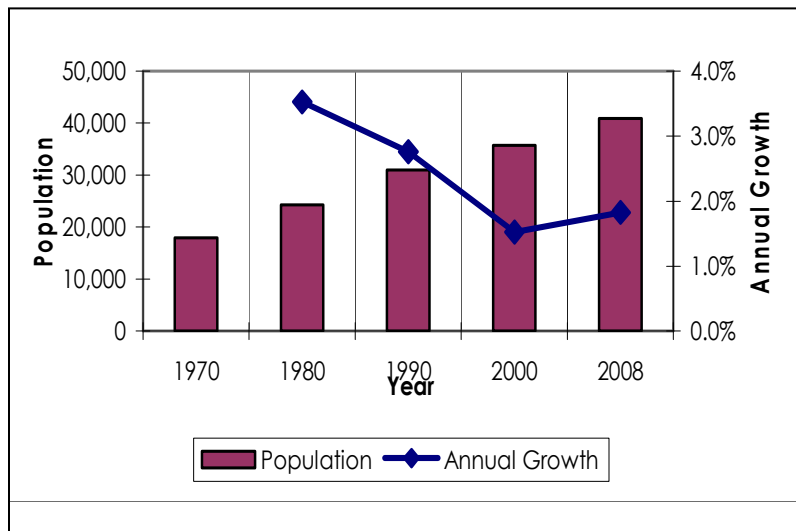
Year	Population	Numerical Change	Average Annual Change	
			Number	Percent
1970	17,951	-	-	-
1980	24,288	6,337	634	3.1%
1990	30,991	6,703	670	2.5%
2000	35,719	4,728	473	1.4%
2008	40,936	5,217	652	1.8%

*Source: U.S. Census Bureau (1970-2000 Censuses); California Department of Finance (2008 estimate).*

As indicated by **Table 4.11-1**, the unincorporated portion of the County, while growing in population, has experienced a steadily declining growth rate over the past quarter century. Part of this is explained by a significant decline in net migration to the County. Net migration is based mainly on the abundance or lack of jobs in an area. The decline in net migration occurred during a time of economic recession in California, which may partially explain the decline.

The population of unincorporated Tehama County increased by approximately 15.3 percent between the 1990 and 2000 U.S. Censuses. By comparison, the population of Red Bluff increased approximately 6.3 percent. The population of Corning increased by 14.8 percent, and that of the City of Tehama rose by 7.7 percent. Some of the unincorporated communities and areas and their population growth are shown in **Table 4.11-2** below. The two most populous unincorporated areas are the Bowman area, in the far northern portion of the County, and the Antelope area east of Red Bluff.

**FIGURE 4.11-1**  
**HISTORIC POPULATION GROWTH**



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**Table 4.11-2**  
**Population of Selected Unincorporated Tehama County Communities**

Community or Area	2000 Population	1990 Population	Percent Change 1990-2000
Bowman area	5,324	3,972	+34.0%
Antelope area	5,257	4,882	+7.7%
Los Molinos	1,952	1,709	+14.2%
Rancho Tehama	1,406	N/A	N/A
Gerber-Las Flores	1,389	1,143	+21.5%
Manton	372	N/A	N/A
Mineral	143	N/A	N/A

Source: U.S. Census Bureau  
N/A – Not available

**Table 4.11-3** shows the projected population for Tehama County, both overall and for the unincorporated areas. These projections are based upon interim County population estimates prepared by the California Department of Finance.

**Table 4.11-3**  
**Population Projections, Tehama County**

Year	2008*	2013	2018	2028
County Population	62,419	69,813	77,457	91,677
Unincorporated Population	40,936	45,441	51,462	63,385

Source: California Department of Finance (2007); PMC

\* Projected from Department of Finance estimates.

### Population by Age

The age distribution of the County's population at the time of the 2000 Census is shown in **Table 4.11-4** below. Compared with the State as a whole, the population of Tehama County is older. The median age in the County is 37.8, while the median age for the State is 33.3. Approximately 28.7 percent of the County's population is 19 years old or younger, compared with 30.1 percent of the State's population. However, the proportion of County residents age 65 and over is greater than that of the State (17.0 percent vs. 10.2 percent).

**TABLE 4.11-4**  
**POPULATION BY AGE, UNINCORPORATED TEHAMA COUNTY**

Age Group	1990		2000		Percent Change 1990-2000
	Number	Percent of Population	Number	Percent of Population	
Under 5 Years	1,929	6.2%	1,887	5.3%	-2.2%
5-9 Years	2,317	7.5%	2,629	7.4%	+13.5%
10-14 Years	2,497	8.1%	2,972	8.3%	+19.0%
15-19 Years	1,955	6.3%	2,734	7.7%	+39.8%
20-24 Years	1,284	4.1%	1,415	4.0%	+10.2%
25-34 Years	3,838	12.4%	3,402	9.5%	-11.4%
35-44 Years	4,422	14.3%	5,235	14.7%	+18.4%
45-54 Years	3,752	12.1%	5,170	14.5%	+37.8%

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Age Group	1990		2000		Percent Change 1990-2000
	Number	Percent of Population	Number	Percent of Population	
55-59 Years	1,783	5.8%	2,107	5.9%	+18.2%
60-64 Years	1,883	6.1%	2,062	5.8%	+9.5%
65-74 Years	3,405	11.0%	3,517	9.8%	+3.3%
75-84 Years	1,570	5.1%	2,080	5.8%	+32.5%
Over 85 Years	356	1.1%	509	1.4%	+43.0%

Source: U.S. Census Bureau

Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This family-forming age group represents just 24.2 percent of the population in the County, compared to 31.6 percent of the population of the State. As illustrated by **Table 4.11-4**, the greatest decrease in population occurred in the number of people age 25 to 34. Due to limited educational and job opportunities, many people in the 25-34 age group leave for places where such job and educational opportunities are more readily available. Substantial increases occurred in the population of people age 75 and older. In part, this is due to longer life spans as current residents get older. Another factor is the attraction of the County to persons of retirement age, due to the County's rural character, lower housing costs and availability of services for seniors.

### Population by Race and Ethnicity

The racial characteristics of the County's population are shown below in **Table 4.11-5**. While all racial groups experienced growth in population, nonwhite groups grew at a faster rate than whites. Nevertheless, whites remained the predominant racial group in Tehama County, although the proportion of white residents declined between 1990 and 2000.

The County has 5,044 residents that are Hispanic, an ethnic group that can be associated with several races. This is an increase from 3,121 Hispanics counted in the 1990 U.S. Census. Hispanics were the fastest growing segment of the County population. Most Hispanic residents are Mexican in descent. Hispanics comprise 14.1 percent of the County's population, which is below the statewide percentage of 32.4 percent. At the current growth rate, Hispanics may comprise approximately 20 percent of the County's population by 2010.

**TABLE 4.11-5  
POPULATION BY RACE, UNINCORPORATED TEHAMA COUNTY**

Race	1990		2000		Percent Change, 1990-2000
	Number	Percent of Population	Number	Percent of Population	
White	28,467	91.9%	30,758	86.1%	+8.0%
African American	164	0.5%	199	0.6%	+21.3%
American Indian/Alaska Native	558	1.8%	722	2.0%	+29.4%
Asian/Pacific Islander	174	0.6%	230	0.6%	+32.1%
Other	1,628	5.3%	2,645	7.4%	+62.5%
Two or more races	-	-	1,165	3.3%	-
Hispanic (ethnic group)	3,121	10.1%	5,044	14.1%	+61.6%

Source: U.S. Census Bureau

\* Category first used in 2000 Census.

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### EMPLOYMENT

**Table 4.11-6** shows the unemployment rate in Tehama County over the past five years. Historically, the County unemployment rate has been higher than that of the State overall. This is a pattern typical of counties in which agriculture has a predominant role in the economy.

**TABLE 4.11-6**  
**AVERAGE ANNUAL EMPLOYMENT, TEHAMA COUNTY**

Year	Employed	Unemployed	Unemployment Rate
2003	23,800	2,000	7.7%
2004	23,600	1,900	7.4%
2005	23,800	1,800	6.9%
2006	23,800	1,600	6.5%
2007	23,750	1,710	6.7%

Source: California Employment Development Department

**Table 4.11-7** shows employment in Tehama County by industry. In the 2000 Census, the largest number of persons employed in Tehama County worked in the Educational, Health and Social Services sector, with 2,684 persons or 19.9 percent of the workforce. The next largest employers were the Retail Trade sector (1,968 persons – 14.6 percent) and the Manufacturing sector (1,560 persons – 11.6 percent). Agriculture and forestry, which historically have been the mainstays of the County economy, still employ a significant number of workers (1,260 persons – 9.3 percent).

**Table 4.11-7**  
**Employment by Industry, Unincorporated Tehama County**

Industry Type	1990		2000		Percent Change 1990-2000
	Number <sup>1</sup>	Percent	Number <sup>1</sup>	Percent	
Agriculture, forestry, fishing, hunting and mining	1,394	12.3%	1,260	9.3%	-9.6%
Construction	959	8.4%	842	6.2%	-12.2%
Manufacturing	1,833	16.1%	1,560	11.6%	-14.9%
Wholesale trade	177	1.6%	404	3.0%	+128.2%
Retail trade	1,871	16.4%	1,968	14.6%	+5.2%
Transportation and warehousing, and utilities	829	7.3%	821	6.1%	-1.0%
Information <sup>2</sup>	-	-	204	1.5%	-
Finance, insurance, real estate, and rental and leasing	545	4.8%	571	4.2%	+4.8%
Professional, scientific, management, administrative	601	5.3%	988	7.3%	+64.4%
Educational, health and social services	1,721	15.1%	2,684	19.9%	+56.0%
Arts, entertainment and recreation services	180	1.6%	888	6.6%	+393.3%
Other services	740	6.5%	725	5.4%	-2.0%
Public administration	526	4.6%	568	4.2%	+8.0%
<b>Total</b>	<b>11,376</b>	<b>100.0%</b>	<b>13,483</b>	<b>100.0%</b>	<b>+18.5%</b>

Source: U.S. Census Bureau

Notes: <sup>1</sup> Employed persons 16 years of age and older. <sup>2</sup> Category first used in 2000 Census.

**Table 4.11-7** illustrates a shift in the Tehama County economy from basic industries, such as agriculture and lumber, to more of a service-based economy. The Educational, Health and Social Services sector had the largest numerical increase in employment since the 1990 Census, with an increase of 963 persons, followed by Arts, Entertainment and Recreation Services with 708 persons. Arts, Entertainment and Recreation Services experienced the largest percentage increase in employment, with a 393.3 percent increase. Other significant increases occurred in Educational, Health and Social Services (65.4 percent) and Public Administration (33.7 percent). The largest numerical decrease in employment since 1990 occurred in the Manufacturing sector, with a decrease in 273 employed persons, followed by Agriculture, Forestry, Fishing and Hunting and Mining with a loss of 134 employees. The greatest percentage decreases in employment since 1990 occurred in Manufacturing (-14.9 percent) and Construction (-12.2 percent). Despite recent losses, employees in agriculture, manufacturing and construction account for 27.1 percent of all employed persons in Tehama County. It is important to note that, with a smaller population, it takes fewer jobs to represent a substantial percentage of employment in a given sector. The smaller potential number of jobs also makes the decline in one or more sector more substantial in the county as a whole.

HOUSEHOLD CHARACTERISTICS

**Household Growth**

As of January 1, 2007, there were 17,733 households in the unincorporated portion of Tehama County. **Table 4.11-8** below shows the household growth trends in the County from 1980 to the present. **Figure 4.11-2** is a graphical representation of the number of households in the unincorporated County during that time period. As the table shows, the growth in the number of households in the unincorporated portion of the County has been steady in recent years.

**TABLE 4.11-8  
HOUSEHOLD GROWTH TRENDS, UNINCORPORATED TEHAMA COUNTY**

YEAR	HOUSEHOLDS	Numerical Change	Annual Percentage Change
1980	8,893 <sup>1</sup>	-	-
1990	11,493	2,600	2.6%
2000	13,303	1,810	3.4%
2007	17,733	4,430	4.7%

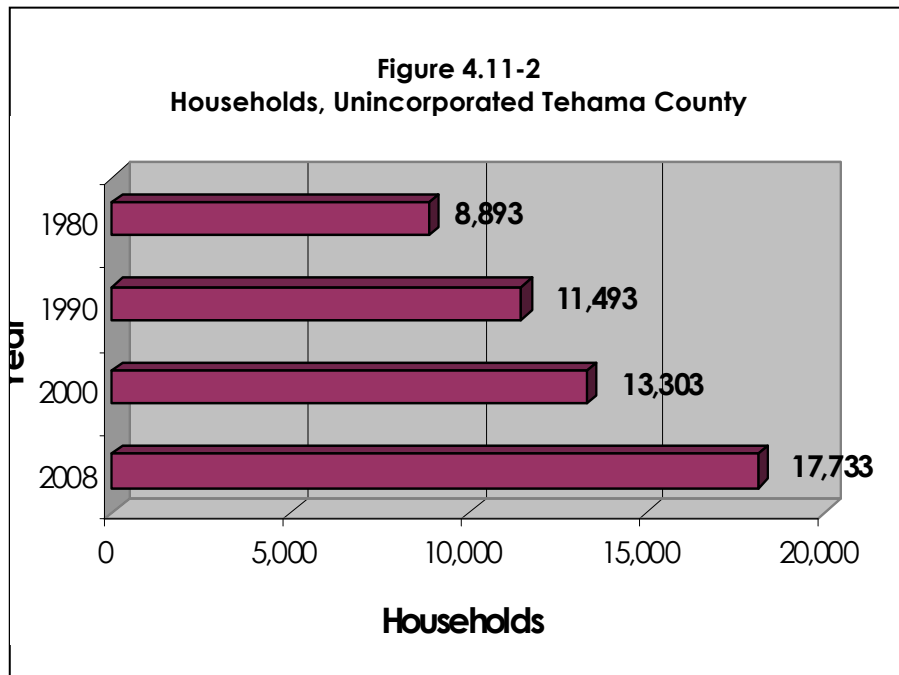
Source: U.S. Census Bureau; California Department of Finance

Notes: <sup>1</sup> Since no 1980 Census data were available, households in City of Tehama were estimated at 147.

**Household Size**

The average household size for the unincorporated area of Tehama County, in January of 2007 was 2.56 persons. By comparison, the average household sizes in Red Bluff, Corning and Tehama were respectively 2.40, 2.73 and 2.33 persons. **Table 4.11-9** displays household size and the number of households by household size within the unincorporated area of Tehama County. As shown in the table, the greatest proportion of households contains two persons (39.3 percent), but the greatest percentage increase has been for households of six persons. Year 2000 Census data was the most recent data by household size available at the time of preparation.

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**TABLE 4.11-9**  
**HOUSEHOLD SIZE, UNINCORPORATED TEHAMA COUNTY**

Household Size	1990		2000		Percent Change 1990-2000
	Number	Percent	Number	Percent	
1 person	2,093	18.2%	2,791	20.9%	+33.3%
2 person	4,707	41.0%	5,236	39.3%	+11.2%
3 person	1,729	15.0%	1,895	14.2%	+9.6%
4 person	1,593	13.9%	1,818	13.6%	+14.1%
5 person	913	7.9%	886	6.6%	-3.0%
6 person	231	2.0%	486	3.6%	+110.4%
7+ person	228	2.0%	215	1.6%	+5.7%
<b>Total</b>	<b>11,494</b>	<b>100.0%</b>	<b>13,327</b>	<b>100.0%</b>	<b>+15.9%</b>
Average Household Size	2.60		2.62		+0.8%

Source: U.S. Census Bureau

Percentages may not add to 100 percent due to rounding.

**Table 4.11-10** shows the projected number of households in unincorporated Tehama County through 2028. The worst-case scenario population growth for the planning period of the proposed project (2008-2028) was calculated using increased proportional share of unincorporated population for the DOF projections. Projections calculate an anticipated 2028 unincorporated population to be 63,385 persons and 26,972 housing units. Therefore, this population and housing unit projection will be used as the basis for determining the environmental effects of the 2008-2028 General Plan during the 2008-2028 planning period.

**TABLE 4.11-10**  
**HOUSEHOLD GROWTH PROJECTIONS, UNINCORPORATED TEHAMA COUNTY**

Year	Households	Average Annual Change	Average Annual Percent Change
2008	17,411	-	-
2013	19,324	383	2.2
2018	21,898	515	2.7
2028	26,972	507	2.3

Source: California Department of Finance, PMC

**Household Type**

A summary of unincorporated Tehama County household characteristics is provided in **Table 4.11-11**. According to the 2000 Census, the majority of households in unincorporated Tehama County are family households (74.4 percent). While family households have increased numerically between the 1990 and 2000 Census, the proportion of family households has decreased from 1990, when family households accounted for 77.9 percent of all households. Non-family households have increased by 34.5 percent between 1990 and 2000, with persons living alone increasing by 31.3 percent. This mirrors a trend indicated in **Table 4.11-11**, of an increase in one-person households. Households with individuals under 18 years of age and those with individuals 65 years of age or older retained essentially the same proportion of total households between 1990 and 2000.

**TABLE 4.11-11**  
**HOUSEHOLD CHARACTERISTICS, UNINCORPORATED TEHAMA COUNTY**

Household Type	1990		2000		Percent Change
	Number	Percent	Number	Percent	
<b>Total Households</b>	<b>11,493</b>	<b>100.0%</b>	<b>13,303</b>	<b>100.0%</b>	<b>+15.6%</b>
Family Households	8,957	77.9%	9,891	74.4%	+10.4%
Married couple families	7,785	67.7%	8,110	61.0%	+4.2%
Female householder, no husband present	806	7.0%	1,183	8.9%	+46.8%
Female householder with children under 18	557	4.8%	664	5.0%	+19.2%
Non-Family Households	2,536	22.1%	3,412	25.6%	+34.5%
Householder living alone	2,117	18.4%	2,780	20.9%	+31.3%
Households with Individuals < 18 years old	3,924	34.1%	4,534	34.1%	+15.5%
Households with Individuals > 65 years old	3,728	32.4%	4,291	32.3%	+15.1%

Source: U.S. Census Bureau

**Households by Tenure**

As is shown in **Table 4.11-12**, a majority of households in unincorporated Tehama County are owner occupied (77.5 percent in 2000). The ownership rate is higher than the State as a whole in 2000, which had a 56.9 percent ownership rate. Proportionally, the ownership tenure rate for the County has decreased slightly between 1990 and 2000.

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**TABLE 4.11-12**  
**HOUSEHOLDS BY TENURE, UNINCORPORATED TEHAMA COUNTY**

Tenure	1990		2000		PERCENT CHANGE 1990-2000
	Number	Percent	Number	Percent	
Owner	9,043	78.7%	10,295	77.5%	+13.8%
Renter	2,450	21.3%	2,986	22.5%	+21.9%
<b>Total</b>	<b>11,493</b>	<b>100.0%</b>	<b>13,281</b>	<b>100.0%</b>	<b>+15.6%</b>

Source: U.S. Census Bureau

**Table 4.11-13** shows the breakdown of household sizes by tenure. Two-person households constitute the largest percentage of both owner-occupied units and rental units. However, the percentage of two-person owner-occupied units is more than double that of the next largest percentage of owner-occupied units by household size (one-person). In contrast, among renter-occupied units, two-person units are only 4.6 percent greater than one-person units. Another item of note is that while a majority of households of five persons or more are in owner-occupied units, the percentage of such households in renter-occupied units (18.2 percent) is almost twice the percentage in owner-occupied units (9.8 percent).

**TABLE 4.11-13**  
**HOUSEHOLD SIZE BY TENURE, UNINCORPORATED TEHAMA COUNTY**

Household Size	OWNER OCCUPIED	Percent of Owner Occupied	Renter Occupied	Percent of Renter Occupied
1 person	2,125	20.6%	667	22.3%
2 persons	4,450	43.2%	803	26.9%
3 persons	1,436	13.9%	438	14.7%
4 persons	1,271	12.3%	534	17.9%
5 persons	556	5.4%	335	11.2%
6 persons	288	2.8%	141	4.7%
7 or more persons	169	1.6%	68	2.3%
<b>Total</b>	<b>10,295</b>	<b>0.998.0%</b>	<b>2,986</b>	<b>1.0%</b>

Source: U.S. Census Bureau (2000)

Percentages may not add to 100 percent due to rounding.

### Overcrowded Households

The U.S. Census Bureau defines overcrowding as a situation in which more than one person occupies a housing unit per room, excluding kitchens and bathrooms. Units with 1.5 persons per room or more are considered severely overcrowded and indicate a significant housing need.

**Table 4.11-14** shows the number of overcrowded households in unincorporated Tehama County. As shown by the table, overcrowding is not a significant housing problem in the County, in terms of percentage of total households. According to the 2000 Census, there were a total of 972 overcrowded households, representing only 7.3 percent of the total households. In comparison to the State, overcrowding is much more significant in California, with 15.2 percent of all households experiencing overcrowded conditions. However, the 2000 figure for the unincorporated portion of the County is an increase from the 1990 figure of 745, or an increase of 30.5 percent. This indicates an increasing problem in providing housing with adequate space for specific households.

**TABLE 4.11-14  
OVERCROWDED HOUSEHOLDS, UNINCORPORATED TEHAMA COUNTY**

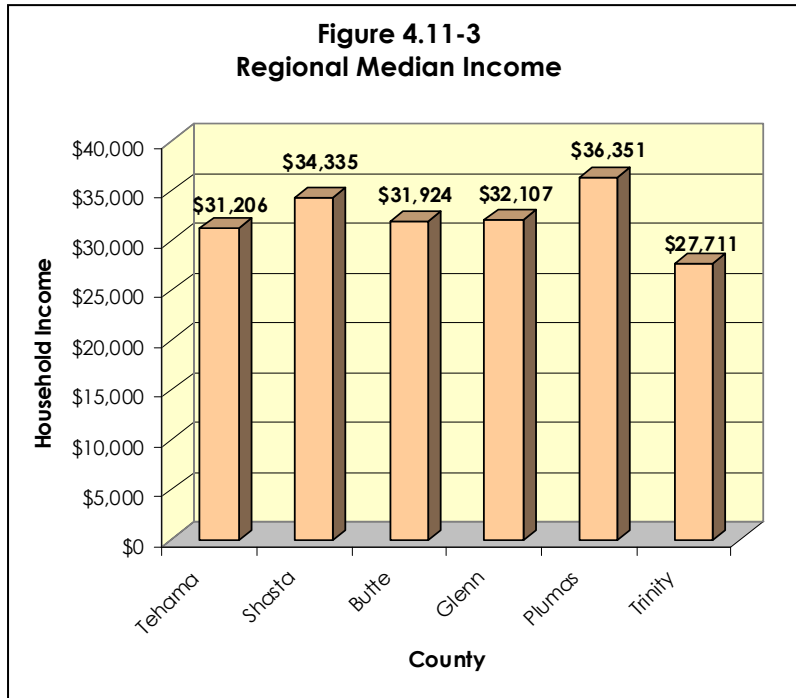
HOUSEHOLDS	OWNERS	Renters	Total
<b>Total Households</b>	<b>10,295</b>	<b>2,986</b>	<b>13,281</b>
Total Overcrowded Households	594	378	972
1-1.5 Persons per Room	325	203	528
1.5 or More Persons per Room	269	175	444
County Overcrowding Rates	5.8%	12.7%	7.3%
State Overcrowding Rates	8.6%	23.9%	15.2%

Source: U.S. Census Bureau (2000)

Overcrowded renter households represent 12.7 percent of the total renter households. This does not indicate a significantly disproportionate overcrowding situation for renters, and is much less than 23.9 percent for the entire State of California. Furthermore, only approximately 3.3 percent of the households in unincorporated Tehama County were reported as being severely overcrowded (444 households), most of those being owner-occupied households. Nevertheless, given the higher proportion of renter-occupied units being occupied by larger households than owner-occupied units, this is an issue of concern.

**Household Income**

According to the 2000 Census, the median household income for Tehama County was \$31,206. This was an increase of approximately 39.1 percent over the 1990 median household income of \$22,436. When compared with California as a whole, the County's 2000 median household income is significantly less than the State's \$47,493. However, the State's median household income between 1990 and 2000 increased by a smaller amount – 32.7 percent. With the exception of Trinity County, Tehama County's median household income was lower than that of neighboring counties, as shown in **Figure 4.11-3**.



**Table 4.11-15** shows the household incomes in unincorporated Tehama County. The number of households earning less than \$50,000 declined by 6.7 percent between 1990 and 2000, while households earning over \$50,000 increased by 136.1 percent during the same period. In 1990, 15.9 percent of the households in the unincorporated County earned \$50,000 or more annually. By the 2000 Census, this proportion had increased to 32.4 percent. Households earning less than \$15,000 decreased from 28.6 percent in 1990 to 17.8 percent in 2000. The most dramatic increase occurred in the \$75,000-\$99,999 income group, with a 400.0 percent increase. One

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factor in the shift to higher income could be the increase in employment in sectors that have jobs paying higher wages, most notably the professional and health sectors.

The Federal Department of Housing and Urban Development (HUD) publishes median household income data by household size annually for areas in the entire United States. The income data is defined using an Area Median Income (AMI) for each HUD area and classified by the California Department of Housing and Community Development (HCD) into four income groups. The four income groups are defined as follows:

- Very Low Income: Less than 50 percent of AMI.
- Low Income: 50 to 80 percent of AMI.
- Moderate Income: 80 to 120 percent of AMI.
- Above Moderate Income: More than 120 percent of AMI.

**TABLE 4.11-15**  
**HOUSEHOLD INCOME, TEHAMA COUNTY**

Annual Income	1990		2000		Percent Change
	Number	Percent	Number	Percent	
Less than \$10,000	1,754	15.3%	1,317	9.9%	-24.9%
\$10,000 - \$14,999	1,529	13.3%	1,050	7.9%	-31.3%
\$15,000 - \$24,999	2,412	21.0%	2,374	17.8%	-1.6%
\$25,000 - \$34,999	2,051	17.8%	1,995	15.0%	-2.7%
\$35,000 - \$49,999	1,924	16.7%	2,285	17.1%	-18.8%
\$50,000 - \$74,999	1,353	11.8%	2,406	18.1%	+77.8%
\$75,000 - \$99,999	221	1.9%	1,105	8.3%	+400.0%
\$100,000 or more	250	2.2%	795	6.0%	+218.0%
Median Income*	\$22,436		\$31,206		+39.1%

Source: U.S. Census Bureau

\* For County overall, including incorporated areas.

**Table 4.11-16** shows the maximum annual income level for a household to be included in the very low, low and moderate income groups, adjusted for household size, for Tehama County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance. The Regional Housing Needs Plan (RHNP), which is prepared by HCD for Tehama County, also uses these income groups to categorize the basic construction need by income group for future housing development in the County.

**TABLE 4.11-16**  
**MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE, TEHAMA COUNTY**

Household Size	Median Income	Maximum Income Level		
		Very Low	Low	MODERATE
1-Person	\$34,350	\$17,200	\$27,500	\$41,250
2-Person	\$39,300	\$19,650	\$31,400	\$47,100
3-Person	\$44,200	\$22,100	\$35,350	\$53,000

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Household Size	Median Income	Maximum Income Level		
		Very Low	Low	MODERATE
4-Person	\$49,100	\$24,550	\$39,300	\$58,900
5-Person	\$53,050	\$26,500	\$42,400	\$63,600
6-Person	\$56,950	\$28,500	\$45,550	\$68,300
7-Person	\$60,900	\$30,450	\$48,700	\$73,050
8-Person	\$64,800	\$32,400	\$51,850	\$77,750

Source: California Department of Housing and Community Development (2004)

### Households Overpaying

Households are considered to be overpaying for housing if payment, either rent or mortgage, is more than 30 percent of household income. In 2000, approximately 2,155 households in Tehama County experienced overpayment situations, according to the Census, as shown in **Table 4.11-17**.

**TABLE 4.11-17**  
**TOTAL HOUSEHOLDS OVERPAYING BY INCOME, UNINCORPORATED TEHAMA COUNTY**

Income	Households Paying at Least 30 Percent of Income for Housing					
	Owner-Occupied		Renter-Occupied		Total	
	Number	Percent <sup>1</sup>	Number	Percent <sup>2</sup>	Number	Percent <sup>3</sup>
Less than \$10,000	216	77.1%	278	64.1%	494	69.2%
\$10,000 to \$19,999	287	45.1%	420	63.0%	707	54.3%
\$20,000 to \$34,999	340	33.4%	195	27.3%	535	30.9%
\$35,000 to \$49,999	234	23.5%	16	3.9%	250	17.7%
\$50,000 and over	169	7.7%	0	0.0%	169	6.4%
<b>Total</b>	<b>1,246</b>	<b>24.3%</b>	<b>909</b>	<b>34.3%</b>	<b>2,155</b>	<b>27.7%</b>

Source: U.S. Census Bureau (2000)

1) Percent of total owner-occupied units within income group except for Total, which includes all owner-occupied units.

2) Percent of total renter-occupied units within income group except for Total, which includes all renter-occupied units.

3) Percent of total occupied units within income group except for Total, which includes all occupied units.

There appears to be a slightly disproportionate housing cost burden among renters, with 34.3 percent overpaying compared to 27.7 percent for all households. Furthermore, of the 6,736 households reporting incomes of less than \$35,000, approximately 25.8 percent (1,736 households) were overpaying in 2000. A household in Tehama County earning \$25,000 per year could pay up to \$625 per month in rent without meeting the overpayment criteria. This amount would pay for the rent on most apartments in Tehama County, as well as for some mobile homes and smaller houses (see list of sample rents later in this section). However, it would not be sufficient to pay for the rent on single family residences that have at least three bedrooms. For large families that must rent housing, this could lead to a potential overcrowding situation. This issue is discussed later in this section.

### HOUSING STOCK CHARACTERISTICS

#### Housing Units by Type

**Table 4.11-18** illustrates the type of housing in the unincorporated portion of Tehama County in

## 4.11 POPULATION AND HOUSING

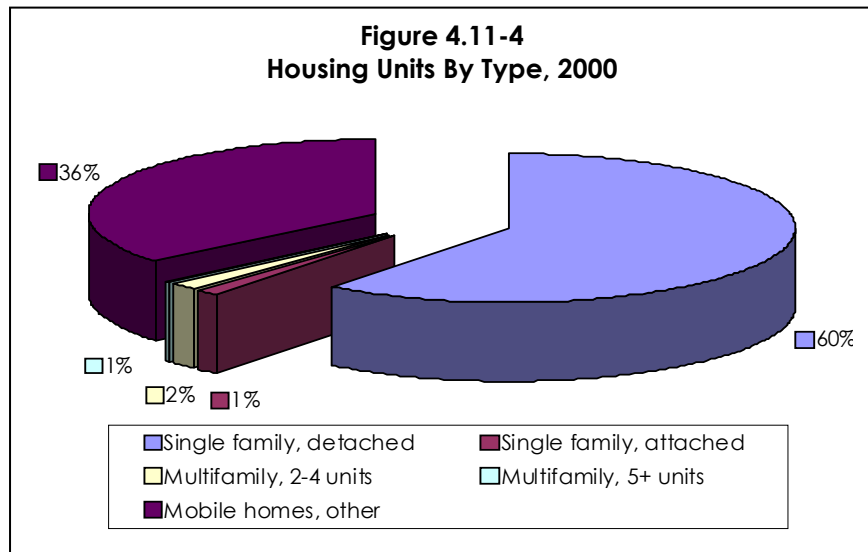
1990 and 2000. According to the 2000 Census, there were 15,179 housing units in the unincorporated portion of the County. As of January 1, 2007, the California Department of Finance estimates that there are 16,041 housing units in unincorporated Tehama County.

**TABLE 4.11-18**  
**HOUSING UNITS BY TYPE, UNINCORPORATED TEHAMA COUNTY**

Housing Unit Type	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Single family, detached	7,704	60.5%	9,206	60.6%	1,502	+19.5%
Single family, attached	135	1.1%	196	1.3%	61	+45.2%
2-4 units	163	1.3%	237	1.6%	74	+45.4%
5 or more units	88	0.7%	78	0.5%	-10	-11.4%
Mobile homes, other	4,647	36.5%	5,462	36.0%	815	+17.5%
<b>Total</b>	<b>12,737</b>	<b>100.0%</b>	<b>15,179</b>	<b>100.0%</b>	<b>2,442</b>	<b>+19.2%</b>

Source: U.S. Census Bureau

As indicated by **Table 4.11-18**, the majority of housing units in Tehama County are single-family detached residences, representing approximately 60.6 percent of all housing units in 2000. **Figure 4.11-4** shows the proportion of housing units in unincorporated Tehama County in graphical form. By comparison, approximately 56.4 percent of the total housing units in California were single-family detached residences. Unincorporated Tehama County also has a



higher percentage of mobile homes and other units than the State overall (30.6 percent vs. 4.4 percent for California). While single-family detached units experienced the greatest numerical increase between 1990 and 2000 (1,502 units), duplexes and fourplexes experienced the greatest percentage increase (45.4 percent), followed closely by single-family attached units (45.2 percent). Multifamily units of 5 or more were the only housing units that experienced a decrease. The majority of the housing stock is owner-occupied, representing 77.5 percent of the total housing units built by 2000. Of the owner-occupied units, approximately 65.5 percent were single family detached housing units, and 32.9 percent were mobile homes. Of the units that were renter-occupied, approximately 46.8 percent were single-family detached housing units, and 39.0 percent were mobile homes. All multifamily structures in unincorporated Tehama County containing 5 or more units were renter-occupied.

### Age of Housing Stock

**Table 4.11-19** shows the age of the housing stock in unincorporated Tehama County to March 2000. The largest percentage of unincorporated Tehama County's housing stock, 27.0 percent (4,100 units), was built between 1970 and 1979. Approximately 65.8 percent of the County's housing stock was built since 1969. The 1970-1979 period coincides with a significant increase in population experienced by the County.

**TABLE 4.11-19  
HOUSING UNITS BY YEAR BUILT, TEHAMA COUNTY**

Year Built	Number	Percent	Accumulated Percent
1939 or earlier	1,202	7.9%	7.9%
1940 to 1949	694	4.6%	12.5%
1950 to 1959	1,544	10.2%	22.7%
1960 to 1969	1,765	11.6%	34.3%
1970 to 1979	4,100	27.0%	61.3%
1980 to 1989	2,955	19.5%	80.8%
1990 to 2000*	2,919	19.2%	100.0%
<b>Total</b>	<b>15,179</b>	<b>100.0%</b>	--

\* Figure to March 2000.

Source: U.S. Census Bureau (2000)

Approximately 70.5 of owners and 55.1 percent of renters live in structures constructed in 1970 or later. The median year for structures built in Tehama County overall is 1974, which is not as old as the median year for structures built in the incorporated areas. The median year for structures in Red Bluff, Corning and Tehama are 1971, 1972 and 1971 respectively. The median year for renter-occupied structures in the County is 1973, while the median year for owner-occupied structures is 1976.

**Condition of Housing Stock**

Substandard housing indices, without physical inspection, can generally be judged as overcrowding, units lacking facilities such as plumbing or kitchens and units constructed before 1950 that have not had significant maintenance. Overcrowding conditions were discussed previously in this section. **Table 4.11-20** shows the number of housing units by tenure in unincorporated Tehama County that lack telephone service, plumbing and kitchens. As shown in the table, tenure makes relatively little difference in the existence of potentially substandard conditions. Some housing units may have more than one of these substandard conditions, but the number of such units is unknown.

The Department of Housing and Community Development indicates that housing units constructed prior to 1950 are potentially in need of replacement or rehabilitation. As shown in **Table 4.11-19**, 1,896 housing units were built before 1950, or approximately 12.5 percent of the total units. Therefore, it can be assumed, without physical inspection, that between 280 and 1,896 housing units in unincorporated Tehama County are potentially substandard.

**TABLE 4.11-20  
HOUSING UNITS IN UNINCORPORATED TEHAMA COUNTY WITH SUBSTANDARD CONDITIONS**

SUBSTANDARD CONDITION	Housing Units	Percent of Total Units
<i>Owners</i>		
No telephone service	154	1.2%
Lacking complete plumbing facilities	45	0.3%
Lacking complete kitchen facilities	44	0.3%
<i>Renters</i>		
No telephone service	126	0.9%
Lacking complete plumbing facilities	28	0.2%
Lacking complete kitchen facilities	33	0.2%

Source: U.S. Census Bureau (2000)

## **4.11 POPULATION AND HOUSING**

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The most recent housing surveys were conducted during 1990 and 1991. A 1991 survey of housing conditions in Gerber-Las Flores, Proberta and Vina indicated that slightly over half (51 percent) of the housing units in these communities was substandard. Mobile homes were included in this survey, and mobile homes not set on a foundation were considered substandard. Inhabited travel-trailers, found on a number of lots, were also counted as substandard units.

Community Housing Improvement Program, Inc. (CHIP) conducted a 1990 survey of housing conditions in areas of the County with defined community boundaries. CHIP utilized a windshield survey tool developed by HUD and used extensively by HCD. This system allows a rating of the condition of a housing unit into categories of sound, minor rehabilitation, moderate rehabilitation, substantial rehabilitation, or dilapidated. The results of the CHIP survey indicated that approximately 24 percent of the surveyed housing units in the County were substandard to a degree. Approximately 20 percent of these substandard units - 6 percent of the total units surveyed - were classified as dilapidated.

### **4.11.2 REGULATORY FRAMEWORK**

#### LOCAL

##### **County of Tehama General Plan**

The proposed project consists of a comprehensive update to the County of Tehama General Plan. The County General Plan policies and implementation measures apply to development within the Tehama County General Plan Planning Area. The Land Use and Housing Elements within the County General Plan include policies and implementation measures relevant to population and housing impacts within Tehama County. However, none of the policies relate specifically to population growth or displacement of housing or persons.

### **4.11.3 IMPACTS AND MITIGATION MEASURES**

#### STANDARDS OF SIGNIFICANCE

Based on criteria derived from Appendix G of the CEQA Guidelines, the proposed project would result in a significant impact to population and housing if the project would:

- 1) 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);
- 2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere;
- 3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

#### METHODOLOGY

PMC staff conducted research on demographic and housing conditions utilizing existing documents and other information sources. Information was obtained from governmental agencies through their World Wide Web sites. Among these agencies were the U.S. Bureau of the Census, the California Department of Finance, and the California Employment Development

Department. Web site searches for local real estate provided current information on housing prices.

### IMPACTS AND MITIGATION MEASURES

#### **Substantial Increase in Population and Housing during Planning Horizon**

**Impact 4.11.1** Implementation of the 2008-2028 General Plan would include an increase in land uses that promote the increase in population and housing to the area. This is a **significant impact**.

While the update of the General Plan could, theoretically, allow the buildout of 184,499 housing units with a population of 416,967 in the unincorporated area of the County. While mathematically possible, the buildout figure is not a growth projection. The historical growth trends of the county suggest that buildout will not happen during the 2008-2028 planning horizon.<sup>1</sup> For example, the land use designations in the current General Plan allow for a housing unit buildout of 139,125 units which could result in a population of 321,580. Obviously this extent of development and growth has not occurred in the 26 years since the existing General Plan was adopted. According to Department of Finance (DOF) estimates, there were 18,147 housing units in the Tehama County General Plan Planning Area in early 2008, with a population in the unincorporated area of 40,936. As depicted in **Table 4.11-21**, using the expected increasing proportional growth scenario discussed in Section 4.0, implementation of the Tehama County General Plan is more realistically expected to result in the construction of 10,068 new residential dwelling units in the Planning Area during the 2008-2028 planning horizon to arrive at a total of 28,215 housing units and a population of 63,647. This lower estimate of housing and population growth is expected to be a more reasonable estimate of population growth for the planning horizon.

The 2008-2028 General Plan does not distribute land uses intended for development evenly throughout the County. Instead, development is focused along the I-5 corridor from Corning to Red Bluff. In particular a number of special planning areas are identified, each of which have policies in the 2008-2028 General Plan. As stated in the General Plan:

"The intent of the SP – Special Planning land use overlay designation is to provide for, and identify, areas in the County that require the development of detailed master planning efforts through adoption of a Specific Plan or Development Agreement as described below. These areas may include areas of large consolidated land holdings or areas of large acreage having single- or limited-ownership patterns that could be developed as large planned communities, and/or areas proposed for development that are not currently served by roadways or community services that would benefit from detailed planning efforts.

In these areas, the preparation of a Specific Plan and/or Development Agreement, encompassing, at a minimum, the entirety of the contiguous

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<sup>1</sup> This projection is based on theoretical optimum conditions and is calculated by simply multiplying the number of acres by the maximum number of units allowed per acre in each land use designation. By calculating buildout in this fashion, the figures do not take into account site-specific constraints such as slopes, wetlands, access, economic factors, market forces, and regulatory restrictions including general plan policies, County ordinances, and regulatory requirements imposed by state and federal agencies.

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property under single ownership (or such substantial portion thereof as determined by the County), is required as a prerequisite of residential, commercial, or industrial development. It is anticipated that such planning would benefit the County by providing a cohesive and planned program of roadway and public service improvements to assure that growth is undertaken in a logical and orderly fashion. It is contemplated that, within an area designated with the Special Planning overlay designation, higher density development may be achieved to balance the costs of increased services that will be expected. Where Specific Plans or Development Agreements as required by this section are *not* prepared, the minimum parcel size that may be created shall be 20 acres if the property is located within the Valley Floor Agricultural land use area or 160 acres if the parcel is located in the Upland Agricultural land use area, and the uses permitted on the property shall be those uses permitted on lands designated as Valley Floor Agricultural and Upland Agricultural, respectively. Should development of any nature within the SP designated areas proceed without an approved Specific or Master Plan, the County shall assure that development does not preclude future planning efforts or result in inadequate rights-of-way or access.

The primary areas designated with the SP – Special Planning land use designation include large single-owner or contiguous tracts of land primarily located in the North I-5 Corridor Planning Area. This area was identified for application of the SP – Special Planning land use overlay designation, due to factors that include: the area land ownership pattern; topographical opportunities and constraints; reduced natural resource and protected species concerns; the reduced potential for tree, row or field crop agricultural land conversion due to geology and soils types; and the lack of existing development within the area. In the event that the County prepares, or has prepared, Specific Plans for focused areas of the County, all planning efforts undertaken on land having the SP – Special Planning land use designation shall be consistent with those adopted Plans.

The Land Use Diagram of this General Plan provides for land use designations underlying those areas designated with the Special Plan land use designation. These underlying designations indicate the maximum overall density of development that may be approved by the County upon adoption of a Specific Plan and/or Development Agreement, but do not otherwise govern the uses of the property. The designation of these lands with an underlying land use designation is not intended to confer or convey any advanced approval or consent for any development, at any density, upon the various properties, and is not intended to infer or suggest that such development will be achieved. Rather, it is the intent of the County in providing an underlying land use designation on these properties to inform landowners, residents and interested parties as to the maximum development potential of the property upon approval of a Specific Plan and/or Development Agreement.

Those areas designated with the Special Planning Land Use designation are still required to fulfill the obligations and requirements of the various master planning approaches that will define and provide the specific analysis and details necessary to prove that such plans can be carried out as conceptually proposed." (Page 2.0-22 of the General Plan)

As noted above, the concept is to concentrate growth in the areas with the best possible transportation potential and either in, or near, public services such as transit, roadways, water, sewer, schools, etc. The 2008-2028 General Plan also encourages growth to go into the incorporated cities of Corning and Red Bluff. Regardless, the 2008-2028 General Plan represents a potential for substantial development in the County which will have a potentially significant physical effect on the environment.

TABLE 4.11-21  
GENERAL PLAN 2008-2028 PROJECTED GROWTH

	2008	2028 Projected	Change	Percent Change
Residential Units	18,147	28,215	10,068	55.5%
Population	40,936	63,647	22,711	55.5%

A general plan is only one factor in the generation of growth in a community. Land use designations are a means of anticipating and preparing to accommodate future growth. The 2008-2028 General Plan assumes that growth will occur in Tehama County, and directs the bulk of the growth into the corridor between the City of Corning and the north Tehama County line along Interstate 5. By focusing growth along this area, the policies in the 2008-2028 General Plan are designed to accomplish the following:

- Reduce the need to convert agricultural land outside of this corridor to urban uses.
- Provide densities that result in the efficient provision of all public services, including transit.
- Ensure that the project has sufficient density to pay for needed services.
- Result in a compact urban form that will reduce the length, and number, of vehicle trips needed for goods, services and to travel to jobs and schools.

These policies may result in new growth in Tehama County; however the rate of growth is unlikely to increase significantly unless new employment sources are established within, or near the County<sup>2</sup>. The proposed Sun City Tehama Project would result in additional growth, and likely an increase in the percentage of growth over time, as the focus of the new community is on retirees. Developments like the Sun City Tehama Project are rare, but can act as a catalyst for growth in the region.

The 2008-2028 General Plan does not include growth control because at this point in time, there has not been the need to regulate or restrict growth. Rather, the 2008-2028 General Plan restricts the areas within which growth will occur, and establishes policies that ensure that growth in these areas pay their pro-rata share of public infrastructure cost. It is not the intent of the General Plan to generate a full buildout population of 300,000 or 400,000 people within the planning horizon, but to provide a number of locations where planned growth could occur.. Designating large areas for residential development, however, serves to reserve appropriate areas for future development, even if full buildout of those areas may not occur for a century or more.

The 2008-2028 General Plan will increase the population to the area and the General Plan does not contain any policies which would limit population growth. Because of this, the implementation of the 2008-2028 General Plan will result in a **significant and unavoidable impact**.

<sup>2</sup> The 2000 Census reports that the mean time to work for Tehama County residents is approximately 22 minutes. Given that most of the population is along the I-5 corridor, and the major employment centers of Redding and Chico are more than 20 minutes away, this suggests that the majority of jobs are within the County.

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Typically, measures designed to regulate growth take the form of building permit restrictions. Often, but not always, these restrictions are the result of limitations on land availability or public services. California state law requires each county and city to accommodate their fair share of regional housing needs, so growth can often occur even with strict controls. In this instance, Alternatives 1 and 2 to the proposed project evaluate less land available for development. Alternative 1, the no-project alternative would allow the existing General Plan to continue. As noted above, the existing General Plan allows for development, and would not necessarily restrict growth. Alternative 1 would eliminate the special planning areas and would therefore provide for less potential growth at buildout. However, adoption of Alternative 1 would still allow for substantial population growth and would therefore also result in a significant and unavoidable determination.

Alternative 2 would restrict the land use density of development allowed in some or all of the special planning areas. This would reduce the amount of potential development at buildout from that of the 2008-2028 General Plan. Alternative 2 would still provide for growth in the unincorporated areas of the county, and would result in less population growth in relation to the 2008-2028 General Plan. However, the potential for population growth in Alternative 2 would still result in a significant and unavoidable determination.

Other than implementation of an alternative land use plan that reduces the potential for future growth below that of the existing General Plan, or adopting a limitation on the issuance of building permits throughout the county, there are no other mitigation measures that would reduce future growth in Tehama County. The environmental impacts associated with implementation of the 2008-2028 General Plan are discussed throughout this EIR. Unlike a project-level document where the direct effect of a project on population growth can be determined, in this instance the 2008-2028 General Plan as a policy document can only suggest where growth would be appropriate, and rely on market forces to determine when or if that growth will occur. By establishing special planning areas, including policies to encourage compact urban forms, efficient provision of services and the potential for transit oriented design, the 2008-2028 General Plan reduces, but cannot reduce to a less than significant level, the impacts associated with population growth. As a result this impact remains **significant and unavoidable**.

### Mitigation Measures

None feasible.

### **Displacement of a Substantial Number of Persons or Housing**

**Impact 4.11.2** Implementation of the 2008-2028 General Plan may result in the displacement of housing and/or persons due to the construction of infrastructure necessary to serve new development or revitalization efforts. **No Impact.**

While implementation of the 2008-2028 General Plan does not directly result in the construction of any new development, the 2008-2028 General Plan would change land use designations in areas not currently designated for growth, thereby allowing future growth. This future growth will require additional, and/or enlargement of existing, infrastructure such as roadways and utilities. Throughout Tehama County there are also residential uses in areas ultimately planned for business use. In the past some of these dwellings have been converted for office and occasionally retail use. Occasionally, these dwellings are also demolished and replaced with a commercial structure. When these activities occur the occupants of the dwelling must find other housing. Usually the relocation is a function of market forces and there are adequate

opportunities for housing elsewhere in the County. It is also important to note that the change of land use designation and/or zone district does not necessarily mean that the housing unit or residential use must be discontinued. This type of conversion from residential use to non-residential use is infrequent.

Implementation of the 2008-2028 General Plan will not displace substantial numbers of housing units or people. No demolition or substantial change in land use designation that would result in the displacement of residents is proposed in the 2008-2028 General Plan. Therefore, there are **no impacts** related to a substantial displacement of housing units or people as a result of implementation of the 2008-2028 General Plan.

Mitigation Measures

None required.

**4.11.4 CUMULATIVE SETTING, IMPACTS AND MITIGATION MEASURES**

CUMULATIVE SETTING

The cumulative setting for population and housing includes existing and future development in Tehama County. Tehama County has three incorporated areas: Red Bluff, Tehama, and Corning. It also has several unincorporated communities—Paskenta, Mill Creek, Gerber, and Los Molinos—among others. Development and growth in unincorporated Tehama County as a result of the implementation of the 2008-2028 General Plan would contribute to cumulative population and housing conditions in the incorporated areas of Tehama County as well as surrounding counties. **Table 4.11.22** provides a summary of regional growth projections in counties surrounding Tehama County. These counties encompass areas that would be directly and indirectly impacted by implementation of the 2008-2028 General Plan.

**TABLE 4.11.22  
REGIONAL GROWTH PROJECTIONS FOR THE YEAR 2030**

Jurisdiction	Projected 2030 Population
Butte	334,842
Glenn	45,181
Mendocino	111,151
Plumas	24,530
Shasta	260,179
Trinity	22,136

Source: California Department of Finance

CUMULATIVE IMPACTS AND MITIGATION MEASURES

**Cumulative Population and Housing Growth**

**Impact 4.11.3** Implementation of the 2008-2028 General Plan could result in a cumulative increase in population and housing growth in the incorporated areas of Tehama County as well as surrounding counties and associated environmental impacts. This is a **cumulatively considerable** impact.

As discussed under **Impact 4.11.1**, development under the 2008-2028 General Plan would lead to a substantial increase in population in the County. Development and growth in unincorporated Tehama County, as a result of the implementation of the 2008-2028 General

## 4.11 POPULATION AND HOUSING

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Plan, would contribute to cumulative population and housing conditions in the incorporated areas of Tehama County as well as surrounding counties. While each jurisdiction will evaluate the environmental effects of future projects on population and housing growth as the individual projects are processed, there have been attempts to review impacts on a regional basis. Programs such as the Fix-5 effort are designed to address regional transportation impacts associated with regional growth. Tehama and Shasta County frequently work together to address impacts for projects on their mutual border.

Buildout is defined as the development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. This buildout projection of new residential dwelling units is under theoretical optimum conditions, simply calculated by multiplying the number of acres by the number of units allowed per acre. The buildout does not take into account site-specific constraints, economic factors, market forces, and regulatory restrictions such as General Plan policies, County ordinances implementing the general plan, and regulatory requirements imposed by state and federal agencies. Therefore, while the theoretical maximum buildout potential may project dwelling units, the reality is that this number of units will not be built on the identified acreage under the existing and proposed General Plan land use densities.

The buildout potential for the 2008-2028 General Plan land use designations would be approximately 184,499 dwelling units, resulting in a projected population of 416,967. This information is summarized in **Table 4.11.23**.

**TABLE 4.11-23**  
**GENERAL PLAN PLANNING AREA**

	<b>Existing</b>	<b>Theoretical Buildout</b>	<b>Change</b>	<b>% Change</b>
Residential Units	18,147	184,499	166,352	917%
Population	40,936	416,967	376,031	918%

This represents substantial growth in the area and will have a potentially significant physical effect on the environment. Implementation of the Tehama County 2008-2028 General Plan and the associated land use designations would directly cause growth and the proposed General Plan does not contain any policies which would limit population growth.

In Section 4.0, Introduction to the Environmental Analysis and Assumptions Used, there is a comparison of the theoretical maximum buildout of the 2008-2028 General Plan, with its 2008-2028 timeframe, to the buildout that could theoretically result from the current 1983 General Plan. (See **Table 4.0-1**) Full buildout of the 1983 General Plan could result in a hypothetical population of 321,580 living in an estimated 139,125 housing units. Based on that analysis, the 2008-2028 General Plan could theoretically result in 45,374 more houses and a buildout population of 95,387 more people than the 1983 General Plan buildout.

### Mitigation Measures

The EIR contains mitigation measures where appropriate to reduce or eliminate potentially significant impacts associated with population growth in the County.. For instance, as a result of population growth under the 2008-2028 General Plan there are lands that are currently vacant that will be converted to residential uses, which will ultimately increase the water supply needs of the County among other things. The proposed General Plan Open Space and Conservation Element contains policies that assist in reducing potential impacts to water supply resources (see Section 4.8 of this DEIR). However, even with implementation of 2008-2028 General Plan policies

and mitigation measures, population growth will inevitably occur and housing and other services would need to be provided to accommodate this growth. Implementation of the Tehama County 2008-2028 General Plan and the associated land use designations would be a major factor that will contribute to the generation of growth. Furthermore, the 2008-2028 General Plan does not contain policies that significantly discourage growth. New housing and population growth in Tehama County, when added to growth that is occurring in Shasta County and other adjoining counties, will also contribute incrementally to the cumulative population in the region. Related secondary impacts (e.g., traffic) are addressed in the topic-specific sections of this EIR. Overall, impacts related to housing and population growth as proposed in the proposed update of the Tehama County 2008-2028 General Plan would be **cumulatively considerable** and **significant and unavoidable**.

### 4.11.5 REFERENCES

California Department Finance. <http://www.dof.ca.gov/>

United States Bureau of the Census. <http://www.census.gov/>

United States Bureau of the Census. 2001. *Profiles of General Demographic Characteristics, 2000 Census of Population and Housing, California*.