



Vacant Housing Units	678 3.3%
Occupied Units	19,893 96.7%
Owner Occupied	12,646 63.6%
Renter Occupied	7,248 36.4%
Persons in Housing Units (Households)	56,910 2.86/unit
Persons in Owner Occupied Units	37,081 2.93/unit
Persons in Renter Occupied Units	19,829 2.74/unit
HOUSEHOLDS	19,893
Total	
Household Size	
Single-person Households	4,707

149-186



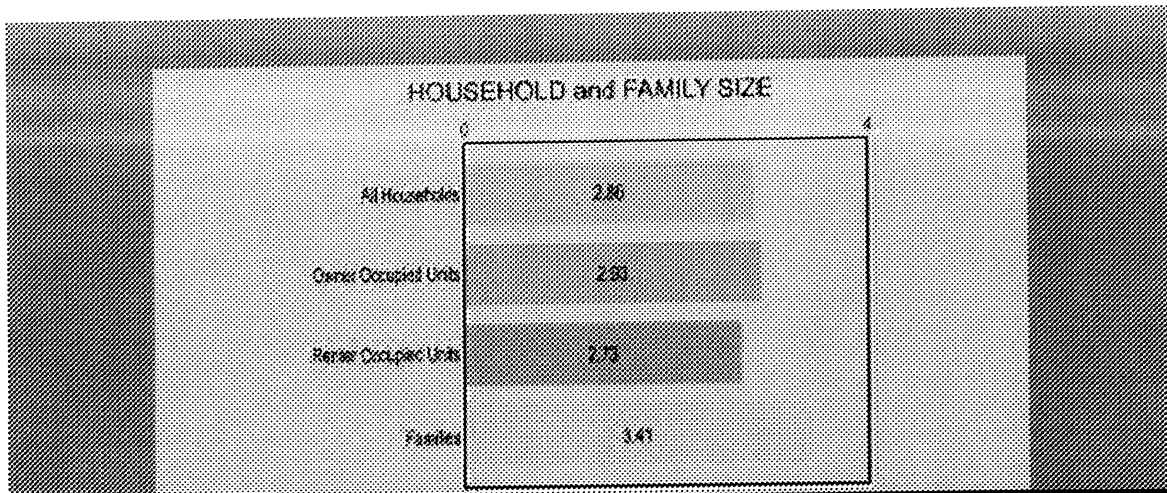
	23.7%
Two-person Households	5,779 29.0%
Three-person Households	3,323 16.7%
Four-person Households	3,083 15.5%
Five-person Households	1,528 7.6%
Six-person Households	730 3.7%
Seven or More-person Households	752 3.8%
Heads of Household	
Married Couple	10,307 51.8%

149-186



Single Female Family Member	2,332 11.7%
Single Male Family Member	1,132 5.7%
Nonfamily Household	6,123 30.8%
FAMILIES	
Total	13,771
Married Couple w/ related children under 18	5,614 40.8%
Single Female w/ related children under 18	1,502 10.9%
Single Male w/ related children under 18	639 4.6%
Family w/o related children under 18	6,015 43.7%
Persons in Families	46,986 3.41/fam

149-186



Beginning with the year 2000 Census of Population and Housing, persons are allowed to check more than one race category. The selection of categories and the option to choose more than one is strictly a matter of personal choice and personal preference. The available choices include:

- American Indian or Alaskan Native,
- Asian,
- Black or African American,
- Native Hawaiian or other Pacific Islander,
- White, and
- Other Race

As in the two previous censuses, persons are further self defined as *HISPANIC OR LATINO* or *NOT HISPANIC OR LATINO*. It is important to note that these are ethnic groupings, distinct from the racial groupings listed above.

Notes:

1. Universe: Total persons. Group quarters population includes persons in student dormitories, military barracks, and institutions.
2. Universe: Total persons. Eight categories in the year 2000; six categories in 1990. See notes above.
3. Universe: Total persons. Extracted by a combination of two sex by age census tables with a total of 38 age groupings each for males and females.
4. Universe: Total housing units used to calculate occupancy and vacancy rates.
5. Universe: Occupied housing units.
HOUSEHOLDS reflect the number of occupied units and persons in those units.
TENURE describes ownership status of the occupant.
HOUSEHOLDS may consist of one person, one or more families, or a group of unrelated persons.

* Effective April 1, 2000. All aggregate statistical estimates are subject to round-off error.

149-186

In the most recent 2000 Census of the area, the average household was 2.86 persons per household and 2.93 persons occupied each owner occupied unit. The households include all rental and non-rental units. The size of the units could range from just 1 bedroom to multiple bedrooms. The owner occupied units would include condominiums and single-family residences. These dwellings could range in size from 1 bedroom to multiple bedrooms. There is no analysis

149-187



of the ratio of residents per bedroom. It would seem reasonable that not many 1 bedroom units had 3 or more persons and not that many 5 bedroom units would have only 1 resident. It would seem reasonable that the average ratio of residents per bedroom unit would approach 1 resident per bedroom. The ratio could be greater than 1, but to be conservative, we will use the ratio of 1 resident per bedroom per residential unit.

The developer has not stated how large the houses may be. The EIR must give a size range of the expected house size and number of bedrooms that would be expected in the project to measure the true impact of the development.

We expect that the developer proposes that these homes have 3, 4 or 5 bedrooms typically. Some could exceed this number. The average home in project should have 4 bedrooms. Therefore, the average Canyon Hills household should be 4 persons using a ratio of 1 resident per bedroom. Even that figure of 4 persons per household may be low.

149-187

The number of expected residents per household in the EIR is only 2.97. This is low because this projected average uses dwellings that have only 1 or 2 bedrooms per residential unit. As the number of bedrooms in this development is expected to be much larger than 1 or 2 bedrooms, it is unreasonable to use 2.97 residents per unit. Using this ratio would significantly understate the number of residents per household in the development.

As we have stated above, we expect the number of residents to be 4 instead of 2.97. This is about a 33% increase in project residents than the EIR states. This is a significant impact. Instead of the 831 residents expected in the EIR, the number of residents of this project may instead be 1,120. This greater number of residents will affect the impacts described in other sections. The EIR must be change to reflect those impacts.

The growth rates in this area have been less than would be expected historically. From 1970 to 1980, the area actually declined in population from 46,529 to 45,819, a loss of about 1.5% while the city grew about 5.5%. Even from 1990 to 2000 the projected population increase was from 52,919 to 59,843 with a projected increase of 13.1%. The actual increase was from 52,919 to 58,228 with an actual increase of only 10.0%.

The development will have a significant impact on the population increases of the area. Even if you use the projected growth rates from 2000 to 2010 where the population is expected to grow from 59,843 to 69,032, an increase of 9,189 residents and use the EIR projection of new residents from the development of 831 residents, this would mean that the Canyon Hills project would account for 9.0% of the entire area increase in population for those ten years. If you use our estimates of population increase at a 12.5% rate, the area would grow from 58,228 residents in 2000 to 65,506 residents by 2010. An increase in population of 1,120 residents from the Canyon Hills development accounts for a 15.4% increase in the area population for the ten years ending in 2010. The increase in population from this development would constitute a significant impact on the community as this development would account for a substantial amount of the area growth.

149-188