

4.13 POPULATION, HOUSING, AND EMPLOYMENT

This section provides an overview of population, housing, and employment and evaluates impacts associated with the proposed project. Topics addressed include local and regional assessments, the amount of population, housing, and employment growth expected, and the potential displacement caused by the proposed project.

The Draft EIR analysis is limited to those socioeconomic issues that could result in a direct change on the physical environment (CEQA Guidelines Section 15131). In light of this, the effect of the West Adams New Community Plan on property values and its economic effect on surrounding businesses are not considered environmental issues, and therefore, will not be analyzed. The Draft EIR evaluates the environmental impacts related to population and housing based upon information from a variety of sources including, the California Department of Finance, the SCAG, the City of Los Angeles General Plan Framework Element, the City of Los Angeles General Plan Housing Element, and associated documents.

REGULATORY FRAMEWORK

Federal

Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act). On January 2, 1971, Public Law 91-646, the Uniform Act, was signed into law. The Uniform Act provides important protections and assistance for people affected by federally funded projects. This law was enacted by Congress to ensure that people whose real property is acquired, or who move as a result of projects receiving federal funds, will be treated fairly and equitably and will receive assistance in moving from the property they occupy.

State

California Department of Housing and Community Development (HCD). State Housing Law (Government Code Section 65580) requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The housing element is one of seven state-mandated elements that every general plan must contain, and is required to be updated every five years and determined legally adequate by the State. The purpose of the housing element is to identify the community's housing needs, state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and define the policies and programs that the community will implement to achieve the stated goals and objectives.

California Relocation Assistance Act. The California Relocation Assistance Act (Government Code Section 7260 et seq.) establishes uniform policies to provide for the fair and equitable treatment of people displaced from their homes or businesses as a direct result of State and/or local government projects or programs. The California Relocation Assistance Act requires that comparable replacement housing be made available to displaced persons within a reasonable period of time prior to the displacement. Displaced persons or businesses are assured payment for their acquired property at fair market value. Relocation assistance in the form of advisory assistance and financial benefits would be provided at the local level. This includes aid in finding a new home location, payments to help cover moving costs, and additional payments for certain other costs.

Homeowners and Private Property Protection Act. In 2008, California voters approved Proposition 99, the Homeowners and Private Property Protection Act, which amended the California Constitution so that local governments are prohibited from using eminent domain authority to acquire an owner-occupied residence for the purposes of conveying it to a private recipient, with limited exceptions. Proposition 99

applies only to owner-occupied residences. Cities may still use eminent domain authority to convey multi-family and non-residential property to other private parties.

Local

Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP) and Regional Comprehensive Plan (RCP). SCAG prepares the RTP every four years; the RTP evaluates growth and associated land use patterns at least 20 years in to the future. In 1996, SCAG adopted the Regional Comprehensive Plan and Guide (RCPG) that was updated as the RCP in 2008. The RCP was not adopted but was provided as a tool for local jurisdictions in planning and evaluating growth.

The regional housing goals provide a planning framework for cities, counties and subregions so that they can fashion housing strategies that are responsive to regional market needs related to growth and change during the next two decades. It is intended to be flexible, broad in scope, and a tool in relating housing concerns to a host of other issues indentified in the RCPG. The goals of the Housing chapter promote the goals of the RCPG – a rising standard of living, a healthy and environmentally sound quality of life, and achievement of equity.

The RCPG housing and growth policies applicable to the proposed project are outlined below.

Housing Chapter

- Goal 1** Decent and affordable housing choices for all people.
- Goal 2** Adequate supply and availability of housing.
- Goal 3** Housing stock maintenance and preservation.
- Goal 4** Promote a mix of housing opportunities region-wide.

Growth Management Chapter

- **Policy 3.04** Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices.
- **Policy 3.05** Encourage patterns of urban development and land use which reduce costs on infrastructure construction and make better use of existing facilities.
- **Policy 3.09** Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources for development and the provision of services.
- **Policy 3.11** Support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing rich subregions.
- **Policy 3.12** Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.
- **Policy 3.13** Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.
- **Policy 3.14** Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.
- **Policy 3.15** Support local jurisdictions' strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.
- **Policy 3.16** Encourage development in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.

- **Policy 3.18** Encourage planned development in locations least likely to cause adverse environmental impact.
- **Policy 3.24** Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.
- **Policy 3.27** Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as; public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.

Regional Housing Needs Assessment (RHNA). The RHNA is a key tool for SCAG and its member governments to plan for growth. The RHNA quantifies the need for housing within each jurisdiction between 2006 and 2014. Communities then plan, consider, and decide how they will address this need through the process of completing the Housing Elements of their General Plans. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that they can grow in ways that enhance quality of life, improve access to jobs, transportation and housing, and not adversely impact the environment. The RHNA is produced periodically by SCAG, as mandated by State law, to coincide with the region's schedule for preparing Housing Elements. It consists of two measurements of housing need: (a) existing need; and (b) future need.

The existing need assessment is based on data from the most recent U.S. Census to measure ways in which the housing market is not meeting the needs of current residents. These variables include the number of low-income households paying more than 30 percent of their income for housing, as well as severe overcrowding.

The future need for housing is determined primarily by the forecasted growth in households in a community, based on historical growth patterns, job creation, household formation rates, and other factors to estimate how many households will be added to each community over the projection period. The housing need for new households is then adjusted to account for an ideal level of vacancy needed to promote housing choice, maintain price competition, and encourage acceptable levels of housing upkeep and repair. The RHNA also accounts for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors is household growth, while vacancy and replacement need form the "construction need" assigned to each community. The City of Los Angeles was assigned a RHNA of 112,876 for the 2006 to 2014 planning period.

Finally, the RHNA considers how each jurisdiction might grow in ways that will decrease the concentration of low income households in certain communities. The need for new housing is distributed among income groups so that each community moves closer to the regional average income distribution.

The Housing Authority City of Los Angeles (HACLA) Strategic Plan. The HACLA Strategic Plan has as its goals to preserve the existing affordable housing supply of 75,000 units, and will spearhead a collaborative effort to increase the supply of affordable housing in the City of Los Angeles by 30,000 units within 15 years. HACLA will collaborate with residents, as well as public, non-profit, and private entities to create viable, healthy communities, and to empower residents to achieve financial independence.

City of Los Angeles Housing That Works Plan. The City of Los Angeles Mayor's Office introduced a five-year plan that will spend \$5 billion to double the amount of affordable housing units built in the City of Los Angeles. This plan represents the first time that all housing and planning departments in the City of Los Angeles came together to develop one strategy and coordinate their efforts. This coordinated effort will bring a new level of transparency and stability to the City's housing investment strategy, which will allow it to leverage \$1 billion in public funds into a \$5 billion investment in affordable housing throughout local neighborhoods. As a testament to this new strategy, the City of Los Angeles received a \$700 million

investment from Enterprise Community Partners, a national non-profit with 25 years of experience and the leading provider of capital and expertise for affordable housing and community development.

City of Los Angeles General Plan, Framework, and Housing Elements. The City of Los Angeles General Plan provides growth and development policies by providing a comprehensive long-range view of the City as a whole. The General Plan provides a comprehensive strategy for accommodating long-term growth should it occur as projected. Applicable goals and policies that apply to all development within the City of Los Angeles include a balanced distribution of land uses, adequate housing for all income levels, and economic stability.

The Citywide General Plan Framework (Framework), an element of the City of Los Angeles General Plan adopted in December 1996 and amended in August 2001, is intended to guide the City’s long-range growth and development through the year 2010. The Framework establishes Citywide planning policies regarding urban form and neighborhood design and the conservation of open space. The Framework’s urban form and neighborhood design policies seek to improve community and neighborhood liveability in the City of Los Angeles. The Framework’s open space and conservation policies seek to conserve significant resources and use open space to enhance community and neighborhood character in the City of Los Angeles.

The Housing Element of the General Plan consists of an identification and analysis of the existing and projected housing needs of all economic segments of the City of Los Angeles. Policies of the Housing Element include the provision of an adequate and affordable supply of housing and the goal of encouraging the location of housing, jobs, and services in mutual proximity.

Goals, objectives, and policies from the General Plan Framework Element and Housing Element related to Population, Housing, and Employment are listed below in **Table 4.13-1**.

TABLE 4.13-1: RELEVANT GENERAL PLAN POPULATION, HOUSING, AND EMPLOYMENT GOALS, OBJECTIVES, AND POLICIES	
Goal/Objective/Policy	Goal/Objective/Policy Description
FRAMEWORK – LAND USE	
Objective 3.1	Accommodate a diversity of uses that support the needs of the City’s existing and future residents, businesses, and visitors.
Objective 3.3	Accommodate projected population and employment growth within the City and each community plan area and plan for the provision of adequate supporting transportation and utility infrastructure and public services.
Objective 3.4	Encourage new multi-family residential, retail commercial, and office development in the City’s neighborhood districts, community, regional, and downtown centers as well as along primary transit corridor/boulevards, while at the same time conserving existing neighborhoods and related districts.
Policy 3.4.1	Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City’s major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.
Objective 3.5	Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.
FRAMEWORK – HOUSING	
Objective 4.1	Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City sub region to meet the projected housing needs by income level of the future population to the year 2010.
Objective 4.2	Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.
Objective 4.3	Conserve scale and character of residential neighborhoods.

TABLE 4.13-1: RELEVANT GENERAL PLAN POPULATION, HOUSING, AND EMPLOYMENT GOALS, OBJECTIVES, AND POLICIES	
Goal/Objective/Policy	Goal/Objective/Policy Description
Objective 4.4	Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations.
HOUSING ELEMENT	
Policy 1.1.1	Promote homeownership opportunities and support current homeowners in retaining their homeowner status.
Policy 1.1.2	Promote affordable rental housing for all income groups that need assistance.
Policy 1.1.3	Facilitate new construction of a variety of housing types that address current and projected needs of the city's households.
Policy 1.1.4	Expand location options for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.
Policy 1.1.7	Strengthen the capacity of the development community to develop affordable housing.
Policy 1.2.1	Facilitate the maintenance of existing housing in decent, safe, healthy, and sanitary condition.
Policy 1.2.2	Encourage and incentivize the preservation of affordable housing to ensure that demolitions and conversions do not result in a net loss of the City's stock of decent, safe, healthy, sanitary, or affordable housing. Encourage but not require one-for-one replacement of demolished affordable units, except as mandated by law or ordinance.
Policy 1.2.3	Rehabilitate and/or replace substandard housing with housing that is decent, safe, healthy, sanitary, and affordable and of appropriate size to meet the City's current and future household needs.
Policy 1.3.1	Monitor the production and preservation of the housing supply.
Policy 1.3.2	Advocate for the production of data necessary for that City's planning purposes, particularly with regard to special needs populations.
Policy 1.3.3	Collect report and project Citywide and local housing needs on a periodic basis.
Policy 1.4.1	Provide incentives to include affordable housing in residential development, particularly in mixed-use development, Transit Oriented Districts, and designated Centers.
Policy 1.4.2	Promote the development of new affordable housing units Citywide and within each Community Plan area.
Policy 2.2.3	Provide incentives and flexibility to generate new housing and to preserve existing housing near transit.
Policy 2.2.4	Promote and facilitate a jobs/housing balance at a Citywide level.
Policy 2.2.6	To accommodate projected growth to 2014 in a sustainable way, encourage housing in centers and near transit, in accordance with the General Plan Framework Element.
Policy 2.4.3	Promote preservation of neighborhood character in balance with facilitating new development.
Policy 2.4.4	Promote residential development that meets the needs of current residents as well as new residents.
Policy 4.1.6	Eliminate zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the City.
SOURCE: City of Los Angeles, <i>The Citywide General Plan Framework, An Element of the City of Los Angeles General Plan</i> , re-adopted 2001; City of Los Angeles General Plan, <i>Housing Element 2006-2014</i> , adopted 2009.	

City of Los Angeles Municipal Code (LAMC). Zoning regulations provide for the types and densities of residential uses permitted in each of the City of Los Angeles' zones.¹ Zoning in the City is generally cumulative and inclusionary; it permits less intense uses to be built within a zone as the zoning increases in intensity, and permits residential uses to be developed in commercial zones. For instance, R1, R2, and R3 uses are allowed to be built in an R4 zone, and are also permitted in all commercial zones. No minimum requirements are established in any zone. The City of Los Angeles residential density standards are defined by zone.² Zones dictate the number of units allowed per lot.

City of Los Angeles Rent Stabilization Ordinance.³ In response to the shortage of affordable housing in the City of Los Angeles, the rent stabilization ordinance's stated purpose is to regulate rents so as to safeguard tenants from excessive rent increases, while at the same time providing landlords with just and

¹City of Los Angeles Department of City Planning, *Housing Element of the General Plan 2006 - 2014*, January 2009, available at <http://cityplanning.lacity.org/HousingInitiatives/HousingElement/TOCHousingElement.htm>, accessed August 31, 2011.

²*Ibid.*

³City of Los Angeles Municipal Code, *Chapter XV Rent Stabilization Ordinance*, available at http://www.amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:lmc_ca, accessed August 31, 2011.

reasonable returns from their rental units. Properties subject to the Ordinance are those that are within the city limits, and which contain two or more units, and which have a Certificate of Occupancy prior to October 1, 1978. A complaint can be filed by any tenant who believes that an owner, manager, or agent has committed a violation of the Rent Stabilization Ordinance.

EXISTING SETTING

Population

As shown in **Table 4.13-2**, in 2008 the population of the West Adams CPA (13.6 square miles) was 182,600.⁴ In comparison, the City of Los Angeles (484 square miles) had a population of approximately 4.2 million persons and the County of Los Angeles (4,000 square miles) had a population of approximately 10.5 million persons. The population of the West Adams CPA was approximately 4 percent of the total City of Los Angeles population at 2.8 percent its size, and approximately 2 percent of the total County of Los Angeles population at 0.3 percent its size.

Area	Existing Population (2008)	Annual Growth Rate (2000-2008)	Persons per Household	Population Density (Persons per Square Mile)
County of Los Angeles	10,472,104	5.4%	3.03	2,618
City of Los Angeles	4,171,289	1.1%	2.83	8,618
West Adams CPA	182,600	0.6%	2.92	13,426

SOURCE: SCAG, *Regional Transportation Plan*, 2008; 2000 U.S. Census; Los Angeles Department of City Planning, Demographics Research Unit, 2011.

The West Adams CPA has a lower annual population growth rate (0.6 percent) than the City of Los Angeles (1.1 percent) or the County of Los Angeles (5.4 percent) (**Table 4.13-2**, above).

The West Adams CPA has a population density of 13,426 persons per square mile, which is 1.5 times the overall population density of the City of Los Angeles (8,618 persons per square mile), and approximately five times the overall population density of the County of Los Angeles (2,618 persons per square mile). Relative to other CPAs in the City of Los Angeles, the West Adams CPA has a high population density, although, it is not as dense as the nearby South and Southeast Los Angeles CPAs (**Table 4.13-3**).

Community	Persons per Square Mile	Persons Per Household
County of Los Angeles	2,618	3.03
City of Los Angeles	8,618	2.83
West Adams CPA	13,426	2.92
South Los Angeles CPA	18,539	3.49
Southeast Los Angeles CPA	17,649	4.41
West Los Angeles CPA	10,834	2.11
Westlake CPA	38,028	3.28
Hollywood CPA	8,926	2.27
Van Nuys CPA	13,144	2.90

SOURCE: SCAG, *Regional Transportation Plan*, 2008, U.S. 2000 Census; American Community Survey, 2005-2007.

⁴During preparation of the Draft EIR, 2010 Census data was released. According to the 2010 Census there were 175,075 persons living in the West Adams CPA in 2010. The baseline 2005 estimate was 182,600 and is used since it was the data available at the time of the Notice of Preparation (NOP) for the proposed project, and it does not change the analysis in this section.

Housing

The West Adams CPA has historically been planned primarily as a residential area of the City of Los Angeles. The City of Los Angeles General Plan designates approximately 79 percent of the total land area as residential (approximately 3,847 acres).⁵ Most of the housing in the West Adams CPA is more than 30 years old. Single-family neighborhoods are generally located in the southern and eastern portion of the West Adams CPA. Multi-family residential uses are located throughout the CPA with the majority located in the northern section (**Figure 4.13-1**). The types of housing units in the West Adams CPA are 37 percent single-family and 63 percent multi-family.

As shown in **Table 4.13-4**, in 2008, there were approximately 66,415 housing units in the West Adams CPA and the housing density was approximately 4,883 housing units per square mile.⁶ The West Adams CPA has a housing unit annual growth rate of 0.17 percent, or approximately 112 new units per year. The housing units in the West Adams CPA are approximately 36 percent owner-occupied and 64 percent renter-occupied.

Area	2008 Housing Units	Housing Density (units/sq. mi.)	Annual Growth Rate (2000-2008)	Percent Single-Family	Percent Multi-Family	Percent Owner Occupied	Percent Renter Occupied
County of Los Angeles	3,304,945	826/a/	2.49%/b/	58%	42%	49%	51%
City of Los Angeles	1,389,569	2,870/c/	0.45%	54%	46%	67%	33%
West Adams CPA	66,415	4,883/d/	0.17%	38%	62%	36%	64%

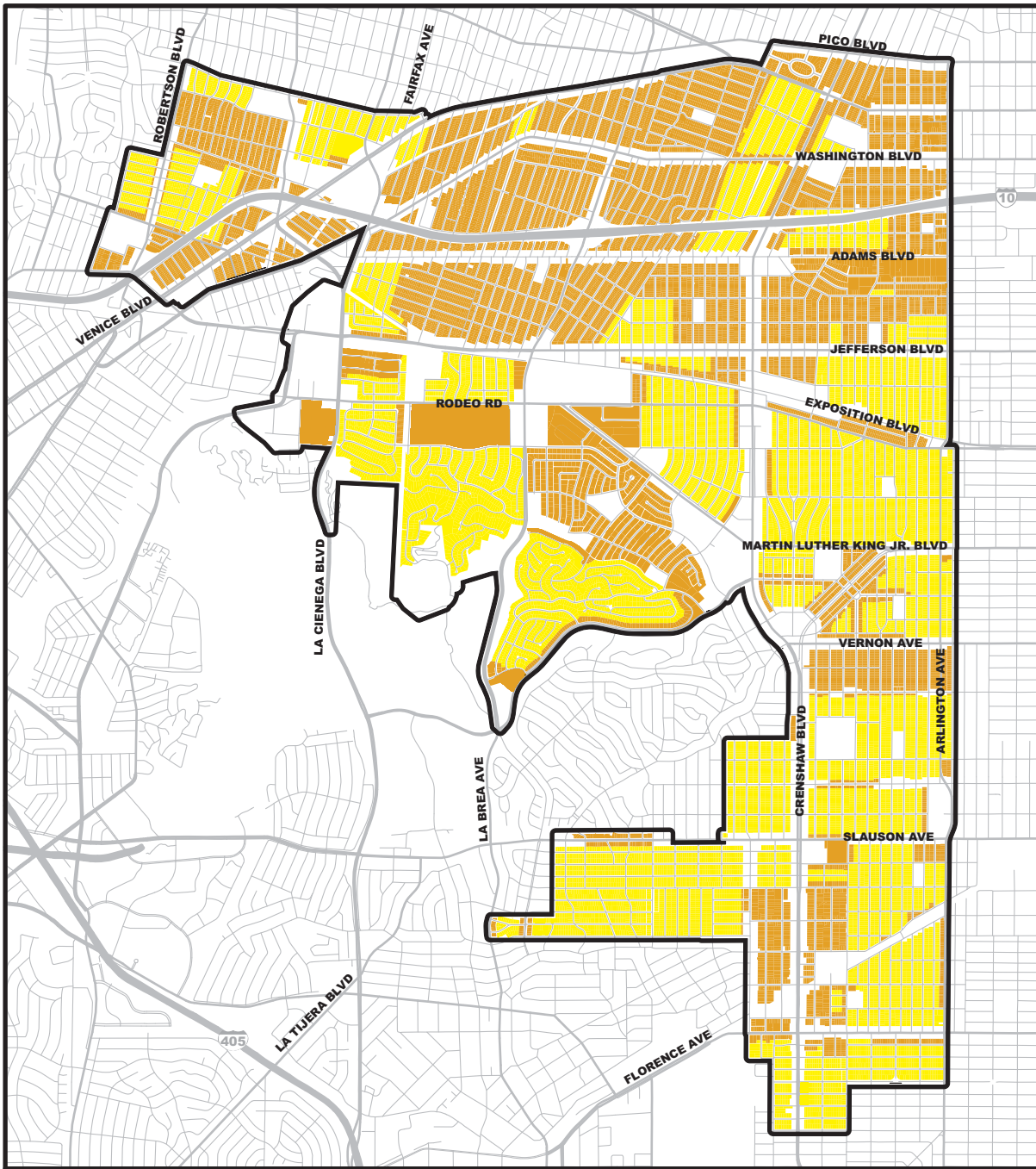
/a/ Size of the County of Los Angeles is approximately 4,000 square miles.
 /b/ Average growth for the entire County.
 /c/ Size of the City of Los Angeles is approximately 484 square miles.
 /d/ Size of the West Adams CPA is approximately 13.6 square miles.
SOURCE: SCAG, *Regional Transportation Plan*, 2008; U.S. 2000 Census; Los Angeles Department of City Planning, Demographics Research Unit, 2011.

With the cost of housing still high compared to other parts of the State, it is difficult for working people, as well as multi-income families, to purchase a home or pay market rent.⁷ The lack of affordable rental housing, combined with a low vacancy rate, has put rental housing out of reach for large segments of the City’s population. According to the U.S. Census, vacancy rates are below optimal levels.⁸

The Mayor and City Council have adopted and budgeted an aggressive program to revise the 35 Community Plans (which together make up the City’s Land Use Element) on a regular basis in order to implement the appropriate zoning and land use incentives that will facilitate housing development in each of these locations.



The new housing growth is expected to coincide with the City’s 73 miles of rail and 60 rail stations, which proved potential for transit-oriented development (TODs). Within the West Adams CPA, TODs are located around the Venice/National Boulevards, La Cienega/Jefferson Boulevards, La Brea/Farmdale Avenues, and Crenshaw/Jefferson Boulevards intersections, as well as the several station areas along the planned Crenshaw/LAX LRT Project.

⁵City of Los Angeles Department of City Planning, GIS Data.
⁶City of Los Angeles Department of City Planning, Demographics Research Unit Statistical Information website, <http://cityplanning.lacity.org/DRU/HOMEDRU.cfm>, accessed August 31, 2011.
⁷City of Los Angeles Department of City Planning, *Housing Element of the General Plan 2006 - 2014*, January 2009, available at <http://cityplanning.lacity.org/HousingInitiatives/HousingElement/TOCHousingElement.htm>, accessed August 31, 2011.
⁸*Ibid.*

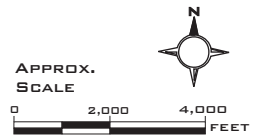


Permission for use of these proprietary data is granted by the City of Los Angeles Department of City Planning
 Copyright © 2011 City of Los Angeles. All Rights Reserved.

LEGEND:  West Adams CPA

-  Single-Family Residential
-  Multiple-Family Residential

SOURCE: City of Los Angeles, ESRI, and TAHA, 2012.



Affordable Housing

The City of Los Angeles has approximately 63,650 affordable housing units.⁹ However, 21,577 of these units are at-risk of losing their affordability covenants between July 1, 2008 and June 30, 2018. These units were designated as at-risk based on the restrictions established by the primary government funding program used to build or rehabilitate the unit. This primary funding source is interpreted as the most restrictive source of funding in the rental covenant, rental subsidy, or funding with the most years of affordability and set-aside units.

With these 21,577 affordable housing units at-risk of losing their affordability restrictions in the next ten years (July 1, 2008 - June 30, 2018), the cost to preserve or replace these units will be substantial. In 2004, the construction cost (labor and material costs) per unit for a new market-rate six-story, 42-unit multi-family building in Los Angeles was approximately \$270,660. Similarly, the Los Angeles Housing Department estimated that the average construction cost to build a new large family apartment unit was \$255,440. The following are ways in which an expiring unit's affordability can be preserved:

- Moderate or substantial rehabilitation of an existing affordable housing unit, and extending its affordability through a new covenant;
- Rehabilitation of a previously non-covenanted unit and placing affordability terms on the unit, thereby "replacing" the lost affordable unit; and
- Building of a completely new unit and imposing affordability terms, thereby "replacing" the affordable unit.

Employment

As shown in **Table 4.13-5**, in 2008, the existing capacity for jobs in the West Adams CPA was approximately 44,779, with the actual number of jobs closer to 39,169.¹⁰ In comparison, the City of Los Angeles had approximately two million jobs and the County of Los Angeles had approximately 4.5 million jobs. The employment in the West Adams CPA was approximately two percent of the total City of Los Angeles employment and approximately one percent of the total County of Los Angeles employment.

Area	Existing Employment (2008)	Jobs-to-Housing Ratio	Unemployment
County of Los Angeles	4,476,746	1.35:1	4.4%
City of Los Angeles	2,049,964	1.47:1	4.8%
West Adams CPA	44,779	0.72:1	15%

SOURCE: SCAG, *Regional Transportation Plan*, 2008; U.S. 2000 Census; American Community Survey, 2005-2007; Los Angeles Department of City Planning, Community Planning Bureau, 2009.

In 2008, the capacity based jobs-to-housing ratio in the West Adams CPA was 0.72 to 1, or less than one job per household. The ideal jobs/housing balance has been defined as 1.0 to 1.29 jobs per household in the context of an area extending about 14 miles (the "commute shed") around an employment center.¹¹ This ratio indicates that this is a jobs-deficient area. By comparison, the City of Los Angeles has a jobs-to-housing ratio of 1.47:1 and the County of Los Angeles has a jobs-to-housing ratio of 1.35:1. Related to these statistics, the West Adams CPA had an unemployment rate of 15 percent in 2008, which was almost four times the unemployment rates of the City of Los Angeles (4.8 percent) and the County of Los Angeles (4.4 percent) in 2008.

⁹City of Los Angeles General Plan, *Housing Element*, 2008.

¹⁰City of Los Angeles Department of City Planning, Demographics Research Unit, June 2009.

¹¹Southern California Association of Governments, *The New Economy and Jobs/Housing Balance in Southern California*, April 2001, available at <http://www.scag.ca.gov/Housing/pdfs/balancenomaps.pdf>, accessed August 31, 2011.

Employment by industry for Los Angeles County, the City of Los Angeles, and the West Adams CPA are shown in **Table 4.13-6**. The major industry in the West Adams CPA is service-oriented (55 percent). This is higher than the City of Los Angeles (47 percent) and the County of Los Angeles (44 percent). However, manufacturing industries comprised less of the overall share in the West Adams CPA than in either the City of Los Angeles or the County of Los Angeles. Employment centers in the West Adams CPA include the Baldwin Hills Crenshaw Plaza and commercial centers along Pico, Venice, Washington, Adams, Jefferson, Crenshaw, and La Cienega Boulevards.

Industry	County of Los Angeles		City of Los Angeles		West Adams CPA	
	Count	Percentage	Count	Percentage	Count	Percentage
Agriculture, Forestry and Fisheries, and Mining	10,188	<1%	3,158	<1%	45	<1%
Construction	202,829	5%	81,032	5%	2,687	6%
Manufacturing	586,627	15%	202,277	13%	4,030	9%
Transportation, Communications, and Other Public Utilities	198,375	5%	60,867	4%	896	2%
Wholesale Trade	184,369	5%	60,691	4%	1,791	4%
Retail Trade	416,390	11%	158,118	10%	6,045	13%
Finance, Insurance, and Real Estate	272,304	7%	108,032	7%	2,463	5%
Services	1,743,807	44%	715,988	47%	24,628	55%
Information	213,589	5%	107,285	7%	1,702	4%
Public Administration	124,937	3%	34,626	2%	493	1%
Total	3,393,415	100%	1,532,074	100%	44,779	100%

SOURCE: City of Los Angeles, GIS Data, 2008; Los Angeles Department of City Planning, Demographics Research Unit and Community Planning Bureau, 2009.

THRESHOLDS OF SIGNIFICANCE

In accordance with Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact related to population and housing if it would:

- Induce substantial population growth in an area either directly (for example by proposing new homes or businesses) or indirectly (for example through extension of new roads or 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.

City of Los Angeles CEQA Thresholds Guidelines

In addition, based on the criteria set forth in the City of Los Angeles CEQA Thresholds Guide (2006), the determination of significance shall be made on a case-by-case basis, considering the following factors:

The proposed project would have a significant impact related to population, housing, and employment if it would:

- Induce substantial population growth directly (i.e., new housing or employment generators) or indirectly (i.e., accelerate development in an undeveloped area that exceeds projected planned levels), and that would result in an adverse physical change in the environment.
- The Proposed Plan cannot accommodate the potential growth in population and/or employment that has been forecasted to occur by 2030.

- Result in inconsistency with adopted City and regional housing policies such as the Framework and Housing Elements, the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan and Comprehensive Housing Affordability Study (CHAS) policies, redevelopment plan, Rent Stabilization Ordinance, and the Regional Comprehensive Plan and Guide.

IMPACTS

The proposed project is the adoption of the West Adams New Community Plan and its implementing ordinances. These ordinances, which include standards and guidelines for projects within the West Adams CPA, include a Community Plan Implementation Overlay District (CPIO) containing several subdistricts throughout the plan area, as well as amendments to the existing Crenshaw Corridor Specific Plan. The proposed project further involves General Plan Amendments and zone changes to create consistency with the City's General Plan Framework Element, as well as create consistency between both planned and existing uses of parcels and their relationship to surrounding areas. Through implementation of the CPIO, the proposed project further restricts detrimental uses, incentivizes development in targeted areas, and provides development standards to ensure that new construction is consistent with neighborhood character, as well as corrects minor errors within the existing West Adams Community Plan. While there would be population, housing, and employment changes as a result of implementing the proposed project, they would be subject to the federal, State, and local policies and guidelines mentioned above; therefore, the proposed West Adams New Community Plan and its implementing ordinances do not contain any specific guidelines that would affect population, housing, or employment.

Construction

The West Adams New Community Plan describes the capacity for future development for a portion of the City, and does not constitute a commitment to any project-specific construction. Therefore, no further discussion of construction impacts is necessary.

Operations

Population

The discussion below addresses both direct growth in population resulting from new housing or business growth, as well as indirect population growth from the extension of roads or infrastructure or provision of employment opportunities.

Population Growth. While the entire West Adams CPA has been analyzed for the West Adams New Community Plan, only certain areas are identified for proposed changes of significance. These are the areas where a majority of the population growth will likely occur. They include:

- The TOD areas located at Venice/National Boulevards, La Cienega/Jefferson Boulevards, Exposition Boulevard/La Brea Avenue, and Crenshaw/Jefferson Boulevards
- The commercial nodes and corridors along Pico, Venice, Washington, Adams, West, Jefferson, Martin Luther King Jr., and Crenshaw Boulevards, Slauson and Florence Avenues, 48th and 54th Streets
- The industrial corridor along Hyde Park Boulevard
- The area within the Crenshaw Corridor Specific Plan

The proposed changes related to population growth include:

- Zoning changes to enable opportunities for increased employment and new housing, particularly along commercial corridors and centers
- Zoning changes to encourage mixed-use and TODs

- Amending the General Plan to:
 - Create consistency with future proposed land uses;
 - Restrict incompatible uses;
 - Apply updated land use categories and eliminate categories that no longer exist; and
 - Correct minor errors.

These changes are minimal and designed to revitalize underutilized commercial and industrial areas through the strategic location of future development along major corridors and activity centers; maintain and enhance the historic character of existing low-scale residential neighborhoods while providing a variety of housing opportunities; develop rational land use strategies around existing and future transit systems; and increase mobility through transportation alternatives. The changes do not introduce unplanned infrastructure that would lead to population growth, such as new streets, street widening, or public transit, etc. All infrastructure has been previously evaluated in the adopted Community Plan or General Plan.

As shown in **Table 4.13-7**, the Citywide population estimate in 2030 will be 4,320,975 persons, which represents a 7.9 percent increase from the 2008 population of 4,003,000. During the same time frame, the population in the West Adams CPA could increase by 19.7 percent from 182,600 to 218,741 persons. Therefore, the rate of projected population growth in the West Adams CPA is higher than the SCAG-based projections for the City as a whole.

TABLE 4.13-7: EXISTING AND PROJECTED WEST ADAMS COMMUNITY PLAN POPULATION			
Planning Area	2008	2030	Change 2008-2030
West Adams CPA	182,600	218,741	19.7%
South Los Angeles /a/	732,578	846,843	15.6%
City of Los Angeles	4,003,000	4,320,975	7.9%

/a/ The geography of South Los Angeles is comprised of the Community Plan Areas of West Adams, South Los Angeles, and Southeast Los Angeles.
SOURCE: City of Los Angeles Department of City Planning, Demographic Research Unit, Statistical Information, 2008; City of Los Angeles Department of City Planning, 2012.

For the West Adams New Community Plan, the Los Angeles Department of City Planning has redistributed SCAG’s Citywide projected 2030 population growth (approximately 320,000 people) among the 35 Community Plan areas in a manner that is more consistent with the policies provided in the Framework Element of the City’s General Plan. For example, the City has opted to allocate greater population growth toward areas with designated transit centers. Given its relatively central location in the City, the West Adams CPA’s projected 2030 population has been adjusted upward from SCAG’s projection of 201,220 to 218,741. This City-adjusted number produces a growth rate of 19.7 percent, as opposed to a growth rate of 10.2 percent as forecasted by SCAG. The City-adjusted number is directly related to a targeted assignment of growth potential at the five constructed and five planned transit stations within, or in close proximity to, the West Adams CPA.

In addition to the proposed TODs listed above, the West Adams CPA contains approximately 55 acres of undeveloped or vacant land that can be utilized for the additional projected growth. This land is scattered into numerous lots located throughout the West Adams CPA, is surrounded by other active land uses, and has been planned and zoned for development previously. The West Adams New Community Plan has been developed to meet City projected population growth in these areas, and would assist the City in meeting the overall population projections.

Furthermore, the General Plan Framework and Housing Elements contain policies that would help minimize the impact of substantial population growth. These policies include General Plan Framework Element Objectives 3.3, 3.4, 4.1, 4.2 and 4.4 and Housing Element Policies 1.1.3, 1.1.4, 1.3.1, 1.3.3, 1.4.2, 2.2.3, 2.2.4 and 2.2.6, which seek to accommodate projected population and employment growth, encourage multi-family residential development near transit centers, and reduce barriers to housing production, including affordable housing production.

Therefore, adoption and implementation of the West Adams New Community Plan would not directly or indirectly lead to substantial population growth. Moreover, the proposed project would be consistent with the General Plan Framework and Housing Elements. Therefore, the proposed project would result in less-than-significant impacts related to population growth.

Population Displacement. As described above, the majority of the land use changes proposed by the West Adams New Community Plan are for the purpose of creating consistency with actual land uses in the CPA and to encourage job-creating and housing development opportunities around commercial corridors and major intersection nodes, including TODs. Overall changes to the various land use categories would be minimal. No residential units are specifically proposed to be demolished, converted to market rate, or removed through other means as a result of the proposed project. Therefore, it is not expected that any people would be permanently displaced as a result of the West Adams New Community Plan. However, the increased capacity over existing conditions allowed by the proposed project could cause temporary population displacement as new buildings are built in place of old ones, or existing buildings are renovated. The temporary nature of this impact, however, does not lead to a significant impact. Moreover, the Housing Element contains policies that would help minimize the risk of displacement of substantial numbers of people. These policies include Housing Element Policies 1.1.1, 1.1.2, 1.2.1, 1.2.2, 1.3.3, 2.2.4, and 2.4.4, which seek to support current homeowners, promote affordable rental housing, facilitate the maintenance of existing housing, and facilitate the jobs/housing balance at a Citywide level. Since the proposed project will not cause the permanent displacement of housing, the proposed project is not likely to induce displacement of substantial numbers of people.

Therefore, adoption and implementation of the proposed project would not lead to the displacement of substantial numbers of people. Moreover, the West Adams New Community Plan would be consistent with the Housing Element. Therefore, the proposed project would result in less-than-significant impacts related to population displacement.

Housing

Housing Growth. As described above, overall changes to the various land use categories would be minimal. Areas dedicated to residential use would remain relatively unchanged, while some areas, like the designated TODs, could see an increase in residential development.

SCAG considers the optimal vacancy rate to range from 5 to 6 percent for multi-family rental units and from 1.5 to 2 percent for homeowners. When vacancy rates fall below these levels, residents will likely have a difficult time finding units adequately matched to their household and income needs.¹² As of 2005, the City of Los Angeles was facing a Citywide vacancy rate of 3.3 percent for rental units and 0.9 percent for ownership units. These numbers verify that the City is facing a housing shortage. The West Adams New Community Plan serves to more accurately reflect the City's housing policies and balance the vacancy rate by increasing the number of residential units in the West Adams CPA.

Moreover, as shown in **Table 4.13-8**, based on data provided by the City, between 2008 and 2030, the number of housing units could increase by 18.0 percent in the City and by 29.6 percent in the West Adams CPA. The West Adams CPA's housing growth would exceed its population growth of 19.7 percent during the same time period; consequently, there would be adequate housing to accommodate population growth in the area. Therefore, the proposed project would result in less-than-significant impacts related to housing growth.

¹²City of Los Angeles Department of City Planning, *Housing Element of the General Plan 2006 - 2014*, January 2009, available at <http://cityplanning.lacity.org/HousingInitiatives/HousingElement/TOCHousingElement.htm>, accessed August 31, 2011.

TABLE 4.13-8: EXISTING AND PROJECTED WEST ADAMS COMMUNITY PLAN DWELLING UNITS			
Planning Area	2008	2030	Change 2008-2030
West Adams CPA	66,415	86,118	29.6%
South Los Angeles /a/	217,978	269,777	23.8%
City of Los Angeles	1,388,665	1,639,046	18.0%

/a/ The geography of South Los Angeles is comprised of the Community Plan Areas of West Adams, South Los Angeles, and Southeast Los Angeles.
SOURCE: City of Los Angeles Department Of City Planning, Demographic Research Unit, Statistical Information, 2008; Los Angeles Department of City Planning, 2012.

Housing Displacement. As the West Adams New Community Plan does not make substantial changes to zoning and land use designations, it is not expected that any existing housing, affordable or otherwise, would be permanently displaced as a result of the proposed project. Any potential displacement of dwelling units would be temporary in nature, as the West Adams New Community Plan provides for an overall increase of 19,703 dwelling units compared to existing conditions.

Additionally, the General Plan Framework and Housing Elements contain objectives and policies that would help minimize the risk of permanent displacement of substantial numbers of existing housing. These policies include General Plan Framework Element Objectives and Policies 3.4.1, 3.5, and 4.3, and Housing Element Policies 1.2.1 and 2.4.3, which seek to conserve existing stable residential neighborhoods and promote preservation of neighborhood character in balance with facilitating new development. Since the West Adams New Community Plan will not cause the displacement of housing, the proposed project is also consistent with other adopted City and regional housing policies such as the Comprehensive Housing Affordability Study (CHAS) and State redevelopment law, which policies are designed to protect low-income housing and provide relocation assistance for displaced households.

Therefore, adoption and implementation of the proposed project would not lead to the displacement of substantial numbers of existing housing. In addition, the West Adams New Community Plan is designed to be consistent with policies in the General Plan Framework and Housing Elements. Therefore, the proposed project would result in less-than-significant impacts related to housing displacement.

Employment

Employment Growth. In 2008, the West Adams CPA had the capacity for 44,779 jobs and is projected to increase to as much as 53,113 jobs in 2030 (**Table 4.13-9**). This represents an increase of 18.6 percent. During the same time frame, the number of jobs in the City of Los Angeles as a whole will go up 12.3 percent from 1,745,820 to 1,960,393. Therefore, the number of jobs in the West Adams CPA is growing at a rate of more than six percentage points faster than the City.

TABLE 4.13-9: EXISTING AND PROJECTED WEST ADAMS COMMUNITY PLAN JOB AND HOUSING CAPACITIES				
Year	Planning Area	Job Capacity	Housing Capacity	Jobs per house
2008	West Adams CPA	44,779	66,415	0.67
	City of Los Angeles	1,745,820	1,388,665	1.26
2030	West Adams CPA	53,113	86,118	0.62
	City of Los Angeles	1,960,393	1,639,046	1.20

SOURCE: City of Los Angeles Department of City Planning, 2011; SCAG, *Integrated Growth Forecast*, 2008; TAHA, 2012.

In keeping with planning policies and the West Adams New Community Plan TODs, the City is choosing to focus growth and development towards more transit-oriented areas of the City, which is also in keeping with SCAG's policies of orienting housing near jobs and transit centers. Sources of these additional jobs-oriented developments would result from changes to land use, zoning, and height districts in order to incentivize greater commercial and industrial land use intensities at key node and TOD locations. In addition, General Plan Amendments to create consistency with future proposed land uses would foster additional jobs-oriented

developments. The proposed project further seeks to retain viable existing industrial uses primarily within larger parcels, increasing the amount of commercial zoned land along the area's major east/west commercial corridors. Therefore, the West Adams New Community Plan will not contribute to a substantial jobs/housing imbalance. The proposed project would result in less-than-significant impacts related to employment growth.

Employment Displacement. As the proposed project does not make significant changes to zoning and land use designation, it is not expected that existing jobs would be permanently displaced as a result of the West Adams New Community Plan. It is possible that jobs may be temporarily displaced or relocated during new construction or the renovation of existing structures, however, the proposed project allows for an overall increase of more than 8,000 jobs. The two largest job sectors within the West Adams CPA are Services and Retail. The proposed project will increase commercial land use acreage by 15 percent, thus allowing for greater growth in these industries.

As seen in **Table 4.13-9** above, the West Adams New Community Plan will allow for an increased number of jobs within the CPA compared to existing conditions. Therefore, adoption and implementation of the proposed project would not lead to the displacement of substantial numbers of existing jobs. The proposed project would result in less-than-significant impacts related to employment displacement.

MITIGATION MEASURES

Construction

The West Adams New Community Plan describes the capacity for future development for a portion of the City and does not constitute a commitment to any project-specific construction. Therefore, no mitigation measures are required.

Operations

Population

Impacts related to population growth or population displacement would be less than significant. No mitigation measures are required.

Housing

Impacts related to housing growth or housing displacement would be less than significant. No mitigation measures are required.

Employment

Impacts related to employment growth or employment displacement would be less than significant. No mitigation measures are required.

SIGNIFICANCE OF IMPACTS AFTER MITIGATION

Construction

The West Adams New Community Plan describes the capacity for future development a portion of the City and does not constitute a commitment to any project-specific construction. Therefore, no impacts related to construction would occur.

Operations

Population

Impacts related to population growth or population displacement were determined to be less than significant without mitigation.

Housing

Impacts related to housing growth or housing displacement were determined to be less than significant without mitigation.

Employment

Impacts related to employment growth or employment displacement were determined to be less than significant without mitigation.