

13.

**Population,
Housing, and
Employment**

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13 Population, Housing, and Employment

This chapter describes existing conditions in the Project Area with respect to population, housing, and employment and evaluates potential impacts that could occur with implementation of the Cornfield Arroyo Seco Specific Plan and Redevelopment Plan (Proposed Alternative). The population, housing, and employment data reported in this Chapter was obtained from the American Community Survey documentation. Additional information related to population, housing, and employment was also obtained from the Southern California Association of Governments' (SCAG) *Adopted 2008 RTP Growth Forecast, by City* (SCAG, 2008). Additional State- and county-level data used in the development of this chapter was provided by the California Department of Finance (DOF).

The SCAG and DOF data, along with the 2007 American Community Survey data (ACS, 2007), have been combined to create the most accurate picture of current and projected population growth in the Los Angeles Area. As the chief regional planning organization, SCAG uses population figures, migration statistics, building permit data, local general plans, and other detailed information to project local population and housing growth to the year 2035. Data presented in this chapter was also obtained through the Demographic Research Unit of the Los Angeles Department of City Planning (DCP).

Three categories of demographic data are included in the analysis:

- The study area is defined by Census Tracts 1853.20, 1990, 1997, and 2060.10 as shown on Figure 13-1. This is the area for which data are provided in the totality of the four census tracts.
- The Project Area is a smaller area that contains only that portion of the four census tracts in the Project Area shown on Figure 13-1.
- Citywide data presents contextual reference for the study area and the Project Area.

It is important to recognize that population levels, housing, and job supply and demand tend to fluctuate with the regional economy. These fluctuations can be perceived as either positive or negative, depending on individual and collective values and viewpoints. This analysis will report the projected changes relative to the region and the Project Area, and discuss the impacts of managing the changing population, housing needs, and employment requirements within the region and the Project Area.

13.1 Existing Conditions

13.1.1 Population of the City of Los Angeles

The City of Los Angeles has been one of the fastest growing regions of the United States over the last 20 years. In 1990 the population of the City of Los Angeles was 3,485,398 and by the year 2000 the population had grown to 3,694,820, a rate of increase of about 6 percent. In 2000, the population of the study area was estimated at 13,401, of which 4,671 individuals lived within the boundaries of the Project Area.

Between April 2000 and October 2007, the population in the study area grew at a rate of 16.7 percent, more than twice the rate of growth of Los Angeles, which during the same period was 8 percent (ACS, 2007). In the City of Los Angeles the population density in 2000 was 7,873 persons per square mile and the estimated population for the City of Los Angeles in 2006 was 3,849,378 (ACS, 2007).

The population profile for the study area depicts the distribution of the population by age and gender. In 2000 the largest proportion of the population was between the ages of 35 to 59 and 22 to 34, consistent with citywide trends. In the study area, 31.7 percent of the population was 17 years or younger, and in the Project Area, 31.9 percent of the population was 17 years or younger — compared to 26.6 percent for the City of Los Angeles as a whole (City of Los Angeles, 2008). Based on US Census data for the 2000 Census, it is estimated that 4,671 individuals resided in the Project Area. As of 2007, that number rose to an estimated 5,304 persons, accounting for an 11.9 percent increase in the population.

Table 13-1 illustrates population projections for the County of Los Angeles provided by the California DOF.

Table 13-1: County of Los Angeles Population Projections

| 2000 | 2010 | 2020 | 2030 | 2040 | 2050 |
|-----------|------------|------------|------------|------------|------------|
| 9,578,960 | 10,514,663 | 11,214,237 | 11,920,289 | 12,491,606 | 13,061,787 |

Source: DOF, 2008.

Table 13-2 illustrates projections for population, housing, and employment for the City of Los Angeles provided in SCAG publications.

Table 13-2: Historical Growth Forecast for the City of Los Angeles

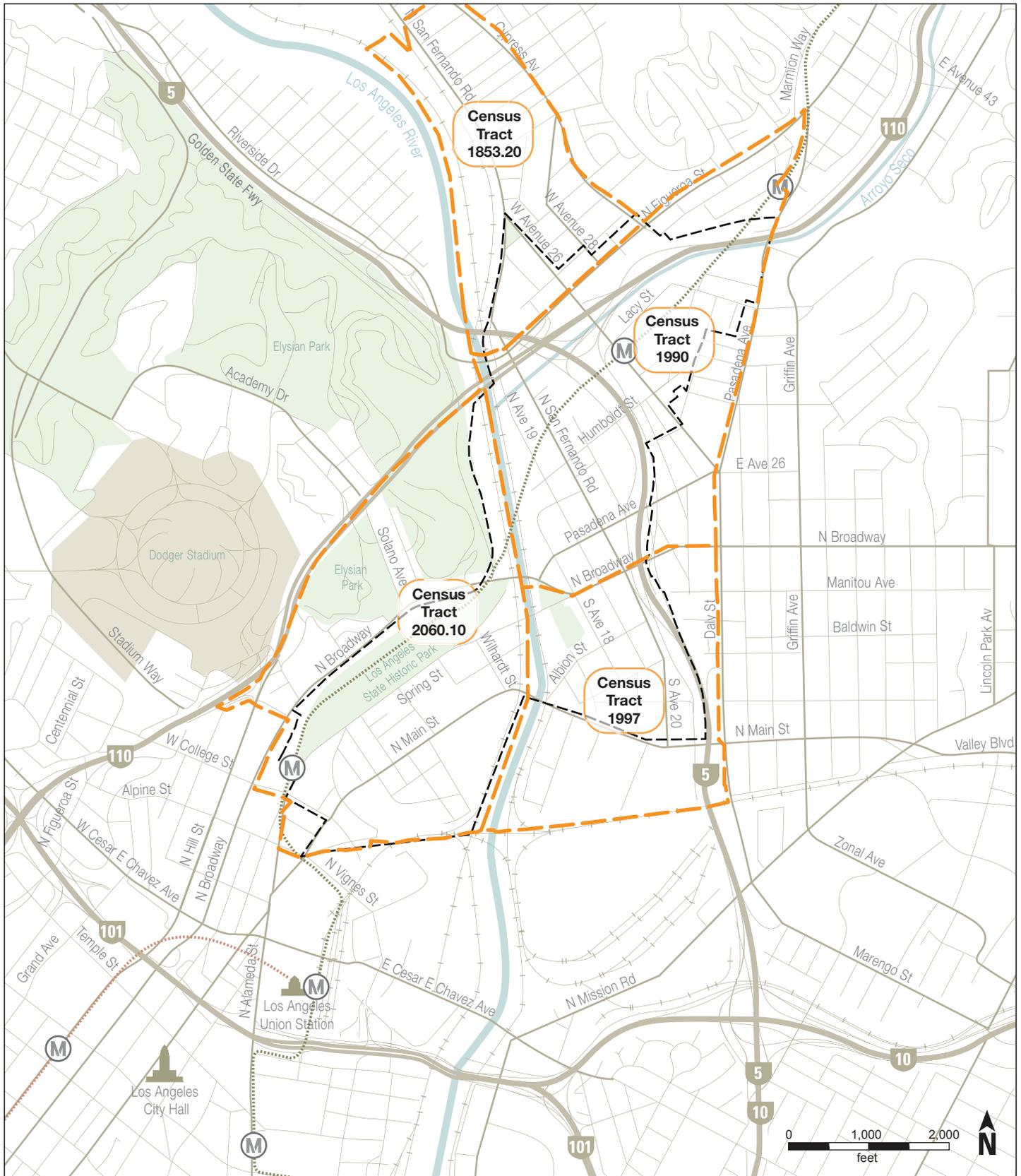
| Los Angeles | 2005 | 2010 | 2025 |
|-------------|-----------|-----------|-----------|
| Population | 3,955,392 | 4,057,484 | 4,277,732 |
| Households | 1,306,079 | 1,366,985 | 1,532,998 |
| Employment | 1,764,768 | 1,820,092 | 1,925,148 |

Source: SCAG, 2008b.

13.1.2 Project Area Population

The Project Area falls within four Census tracts 1853.20, 1990, 1997, and 2060.1. The total number of households within these four tracts was 4,358 (or 13,235 persons) in 2007. The majority of this population resides in those portions of the Census districts outside of the Project Area boundaries. As of 2007, there were an estimated 1,814 housing units within the Project Area.

Table 13-3 illustrates the population and program assumptions contained in the Proposed Alternative.



Legend

- Project Area Boundary
- Census Tract Boundary
- M Metro Line and Station

Source

City of Los Angeles, 2010.

**Figure 13-1
Project Area and Census Tracts**

Cornfield Arroyo Seco Specific Plan and
Redevelopment Plan Administrative Draft EIR
June 13, 2011

Table 13-3: Proposed Alternative Population and Program Assumptions

| | Current (2003) | Proposed Alternative (2035) | No Project (2035) |
|---|----------------|-----------------------------|-------------------|
| Population | 4,802 | 31,855 | 5,512 |
| Jobs | 6,791 | 10,546 | 7,940 |
| Dwelling Units | 1,266 | 8,776 | 1,635 |
| Residential (square feet) | 1,683,787 | 10,844,830 | 2,020,544 |
| Retail (square feet) | 297,173 | 508,425 | 312,961 |
| Commercial/Office (square feet) | 170,127 | 1,702,147 | 229,193 |
| Light Industrial Research and Development (square feet) | 1,872,275 | 6,571,654 | 2,076,341 |
| Parks and Open Space (acres) | 17 | 69 | 46 |

Source: Arup North America, June 2009.

Table 13-4 and Table 13-5 illustrate projections for population, housing, employment for the Project Area Census Tracts 1853.20, 1990, 1997, and 2060.10 from information provided SCAG publications.

Table 13-4: Growth Forecast for Specific Plan Area Census Tracts, 1853.20, 1990, 1997, and 2060.10

| Tract No. | 2005 | 2010 | 2025 |
|----------------|------|------|------|
| 1853.20 | | | |
| Population | 3584 | 3674 | 3868 |
| Households | 825 | 864 | 967 |
| Employment | 486 | 499 | 523 |
| 1990 | | | |
| Population | 3934 | 4035 | 4251 |
| Households | 975 | 1022 | 1149 |
| Employment | 4180 | 4261 | 4418 |
| 1997 | | | |
| Population | 3518 | 3610 | 3805 |
| Households | 936 | 978 | 1093 |
| Employment | 2937 | 2975 | 3049 |
| 2060.10 | | | |
| Population | 3492 | 3595 | 3841 |
| Households | 921 | 979 | 1147 |
| Employment | 2375 | 2556 | 2898 |

Source: SCAG, 2008a.

**Table 13-5: Cumulative Growth Forecast for Study Area
 Census Tracts 1853.20, 1990, 1997, and 2060.10**

| Year | Population | Households | Employment |
|------|------------|------------|------------|
| 2005 | 14,528 | 3,657 | 9,978 |
| 2010 | 14,914 | 3,843 | 10,291 |
| 2025 | 15,765 | 4,356 | 10,888 |

Source: SCAG, 2008a.

Table 13-6 indicates the employment, housing, and population characteristics of the Project Area. The table indicates a growth in employment in the Project Area of 14.5 percent and in the City of Los Angeles of 11.4 percent between 2000 and 2007. In the same time period the growth in population for the Project Area was 11.9 percent while for the City of Los Angeles it was 7.0 percent.

Table 13-6: Project Area Demographics

| Category | Jurisdiction | 2000 | 2007 | 2000–2007 change rate |
|-------------------------------|---------------------|-----------|-----------|-----------------------|
| Employment (persons employed) | City of Los Angeles | 1,690,316 | 1,907,331 | 11.4% |
| | Project Area | 1,742 | 1,995 | 14.5% |
| Households | City of Los Angeles | 1,275,412 | | |
| | Project Area | 1,276 | | |
| Population | City of Los Angeles | 3,694,820 | 3,974,000 | 7.0% |
| | Project Area | 4,671 | 5,304 | 11.9% |

Source: City of Los Angeles Department of City Planning, Demographics Research Unit.

13.1.3 Demographic Characteristics of the Study Area

13.1.3.1 Demographic Profile

The population in the study area and the Project Area is predominantly Latino and Asian. Close to 69 percent of residents in the study area and 65 percent in the Project Area identified themselves as Latino, while 26 percent and 29 percent identified themselves as Asian in the study area and Project Area respectively. Citywide, Latinos constitute 47 percent of the population and Asians 10 percent. Residents identifying as White Non-Latino combined with other groups account for approximately 5 percent of the population in both the study area and the Project Area. Citywide, 30 percent of the population is classified as White Non-Latino, 11 percent Black Non-Latino, and 2.5 percent for Mixed Race, Pacific Islander, and Native American combined.

The study area is home to a diverse population: 43 percent of the population is native born, another 23 percent is foreign born but naturalized citizens, and 34 percent is foreign born and not yet citizens. The 2000 Census found that multiple languages are spoken throughout the study area: 60 percent of the population speaks Spanish in the home, 30 percent speaks an Asian language at home, and another 10 percent speaks only English at home.

It is estimated that about 37 percent of the residents in Spanish households experience linguistic isolation, meaning that no person in their household age 14 or older can communicate very well in English. For those who speak an Asian language, the estimated rate of linguistic isolation is about 63 percent. By comparison, 47 percent of the residents in the City of Los Angeles speak only English at home, 34 percent speak Spanish, 9 percent speak an Asian language, and 8 percent speak another Indo-European language. The citywide rate of linguistic isolation is 37 percent among residents of Spanish households and 38 percent among Asian households.

13.1.3.2 Education Profile

There are a significant number of people in the Project Area without a high school education compared to the citywide average. In the City of Los Angeles, the population with less than a high school education is 19 percent, while in the study area it is almost 46 percent. In the Project Area almost 47 percent of the population has less than a high school education. In terms of obtaining a high school diploma or equivalent, the study area is similar to the Project Area with 16 percent and 14.4 percent of the population, respectively, without a high school education, as shown in Table 13-7.

Table 13-7: High School Education Rates

| High School Education | City of Los Angeles | Study Area | Project Area |
|---|---------------------|------------|--------------|
| Without a high school education | 19% | 46% | 47% |
| Without a high school diploma or equivalent | 17% | 16% | 14.4% |

Source: City of Los Angeles Department of City Planning Demographics Research Unit, Study Area, 2008.

13.1.3.3 Household Size

In general, there are more people per housing unit in the study area than the citywide average. Household size is 3.66 persons for the study area and 2.83 persons in the City of Los Angeles. In the study area 15.2 percent of the households are occupied by a single person, compared to 28 percent for the entire City of Los Angeles. More than half or 55 percent of the households in the City of Los Angeles have either one or two occupants; in the study area 34 percent of households conform to this description. Citywide, 30 percent of households are occupied by four people or more, compared to 48.6 percent for the study area.

The proportion of households with children under 18 is greater in the study area than citywide. Married couples with children constitute 41.1 percent of the households in the study area, compared to 24 percent citywide. Single mothers represent 18.2 percent of the households in the study area and 10 percent citywide. Accordingly, 63 percent of the households in the City of Los Angeles do not have related children under the age of 18, compared with 34.7 percent for the study area.

13.1.3.4 Economic Profile

Poverty rates in the study area are higher than in the City of Los Angeles as a whole. In 2000, 34.6 percent of the population in the study area was below the poverty rate, compared to 22 percent for the entire City of Los Angeles. In the study area, 44.8 percent of all the children less than 12 years old, 45.4 percent of all youth 12 to 17 years old, and 29.9 percent of all adults were living in poverty, compared to 31 percent of children, 29 percent of youth, and 19 percent of adults in the City of Los Angeles.

There are also important differences regarding the average household income. In the study area, the average household income is \$35,873 compared to the \$55,041, which was the citywide average. Approximately 61 percent of the households receive an income of less than \$30,000 annually; 42 percent of the households citywide receive this income. Similarly, in the study area 18.5 percent of the households receive an income of \$50,000 or more, compared to 38 percent of the households in the entire City of Los Angeles.

13.1.4 Housing

Like many parts of the country, the City of Los Angeles is currently facing a housing crisis in which the cost of housing and the ability to obtain financing for home mortgages has outpaced wages and salaries, making it difficult for working people and multiple-income families to purchase a home or pay market rent. A significant portion of the City of Los Angeles' population, including public school teachers, police officers, and healthcare professionals, are priced out of the City of Los Angeles' homeownership market. In addition, the lack of affordable rental housing combined with low vacancy rates has taken rental housing out of reach for large segments of the population. As the City of Los Angeles continues to grow there is a clear need for new housing to accommodate an evolving range of household types and size, and provide a greater variety in housing prices for all income levels.

13.1.4.1 Housing in the Study Area

According to the DCP Demographics Research Unit, in 2007 there were 4,358 dwelling units in the study area. Of those, 1,448 were located within the boundaries of the Project Area. Residential uses in the Project Area are concentrated in three locations: the William Mead Public Housing, which is located on the southwestern portion of the Project Area along North Main Street, a low-density multi-family residential area tucked between the river and the Golden State Freeway/Interstate Highway (I-5) between North Broadway and North Main Street, and the area immediately south of the Los Angeles County Metropolitan Transportation Authority (Metro) Gold Line Lincoln Heights Station which includes four recently completed affordable housing complexes.

Between 2000 and 2007, the number of dwelling units increased by 14.4 percent in the study area and 8.2 percent in the Project Area. The housing supply in the City of Los Angeles increased at a slower rate of 3 percent. The study area and the Project Area also have a higher proportion of multiple family dwellings than the City of Los Angeles average. In the study area, 66.9 percent of all dwellings in the study area and 72 percent in the Project Area are multiple family dwellings, compared to 61 percent of the dwellings in the City of Los Angeles in general.

In 2007 the vacancy rate in the study area and Project Area was comparable to the City of Los Angeles average, which is 5 percent for multiple family dwellings and 3 percent for single-family dwellings.

The average value of residential units in the study area is slightly higher than the City of Los Angeles average. The average value of the owner occupied units is \$173,210 for the study area, \$176,600 for the Project Area, and \$168,739 for the entire City of Los Angeles. This value, however, might be impacted by a few outliers. A more accurate picture is provided by the distribution of homes along various price levels. Approximately 78 percent of the owner occupied units in the study area and 73 percent of the owner occupied units within the Project Area have a value of less than \$200,000 compared to 46 percent of the owner occupied units in the entire City of Los Angeles. Accordingly, less than 3 percent of the units in the study area and the Project Area have a value greater than \$500,000 compared to 14 percent for the entire City of Los Angeles.

13.1.4.2 Rental Housing

Regarding tenure, the proportion of renters is greater in the study area and Project Area than in the City of Los Angeles. Of all the occupied units in the study area, 22 percent are occupied by the owner and 78 percent are occupied by a renter. In the Project Area, 17.5 percent are occupied by the owner and 82.5 percent are occupied by the renter. Citywide, the percentage of owner occupied units is significantly higher; 33 percent are owner occupied and 67 percent are renter occupied.

The average cost of rental housing of all types of residences in the City of Los Angeles increased by approximately 15 percent over the four-year period between 2005 and 2008. However, for lower income properties the rate of increase is approximately 18 percent, resulting in an average cost for a two bedroom/two bathroom unit of \$1,757 (Real Facts Report, 2009). In addition, the average occupancy rate citywide is approximately 93 percent in 2009, a slight decline from the high of 96 percent in 2006 (Real Facts Report, 2009).

13.1.5 Employment

Industrial uses comprise the largest percentage of land use in the Project Area. The Project Area has a total of 146 parcels dedicated to industrial uses, totaling 1,872,275 gross square feet, or 58 percent of total square footage in the Project Area. Of the 146 parcels, 52 industrial sites are dedicated to light manufacturing. Industrial uses comprise almost 23 percent of total land use in the Project Area, as opposed to the citywide 2 percent (DCP, 2007). The Project Area also has a total of 80 parcels of land dedicated to commercial and retail uses totaling 367,300 gross square feet, representing approximately 12 percent of total square footage in the Project Area.

13.1.5.1 Employment in the City of Los Angeles and the Study Area

As shown in Table 13-8 the largest employment sector for the City of Los Angeles in 2005–2007 American Community Survey was in educational, health, and social services (18.10 percent) followed by professional, scientific, management, administrative, and waste management services (13.10 percent) and then arts, entertainment, recreation, accommodation, and food services (10.90 percent). The total number of jobs was 1,766,442.

Table 13-8: City of Los Angeles Employment by Industry Sector

| Industry | Number | Percent |
|---|------------------|------------|
| Agriculture, forestry, fishing and hunting, and mining | 3,303 | 0.2 |
| Construction | 132,295 | 7.5 |
| Manufacturing | 180,989 | 10.2 |
| Wholesale trade | 62,373 | 3.5 |
| Retail trade | 183,501 | 10.4 |
| Transportation and warehousing, and utilities | 70,595 | 4.0 |
| Information | 101,903 | 5.8 |
| Finance, insurance, real estate, and rental and leasing | 125,396 | 7.1 |
| Professional, scientific, management, administrative, and waste management services | 231,405 | 13.1 |
| Educational, health, and social services | 319,366 | 18.1 |
| Arts, entertainment, recreation, accommodation, and food services | 192,242 | 10.9 |
| Other services (except public administration) | 124,212 | 7.0 |
| Public administration | 38,862 | 2.2 |
| Total | 1,766,442 | 100 |

Source: US Census, 2005-2007 American Community Survey.

Table 13-9 provides a summary of employment by industry sector in the study area. This area encompasses census tracts 185320, 199000, 199700, 206010. As shown in Table 13-9, the largest employment sector for the study area in 2007 was wholesale trade, encompassing 15.1 percent of total jobs, followed closely by retail with 13.5 percent. Noting an obvious gap in the employment sector, management employment comprised zero percent with no jobs reported in this sector. The total number of jobs of people employed in the study area was 8,636.

Table 13-9: Study Area Employment by Industry Sector

| Industry | Number | Percent |
|------------------------|--------|---------|
| Wholesale Trade | 1,303 | 15.1% |
| Retail Trade | 1,168 | 13.5% |
| Food Products | 742 | 8.6% |
| Administration | 695 | 8.0% |
| Education, Health Care | 696 | 8.1% |

Source: City of Los Angeles Department of City Planning, Demographics Research Unit, 2008.

13.1.5.2 Unemployment in the City of Los Angeles and the Study Area

According to the Employment Development Department of California, the number of unemployed persons in the City of Los Angeles was 127,600 in January of 2008. By August of 2008, that number climbed to 174,900. According to the Bureau of Labor Statistics, a branch of the US Department of Labor, Los Angeles' average was slightly higher than the national average which was 6.1 percent as of September 2008. The unemployment rate for the study area was 8.7 percent in 2007 (DCP, 2007).

13.1.6 Regulatory Framework

The following is information on the regulatory framework pertinent to the consideration of potential environmental impacts with respect to population, housing, and employment.

13.1.6.1 Housing Element of the General Plan

The City of Los Angeles 2006-2014 Housing Element (Housing Element) of the General Plan (General Plan) is the City of Los Angeles' blueprint for meeting future housing and growth demand. The Housing Element identifies the City of Los Angeles' housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City of Los Angeles housing and growth strategy, and provides a range of programs the City of Los Angeles intends to implement to create sustainable, mixed-income neighborhoods across the City of Los Angeles (City of Los Angeles Housing Element 2006-2014, revised May 29, 2008).

City and regional housing policies are noted in the Housing Elements, the US Department of Housing and Urban Development (HUD) Consolidated Plan and Community Housing Affordability Study (CHAS) policies, the Rent Stabilization Ordinance, and the Regional Comprehensive Plan and Guide (RCP&G).

13.1.6.2 Affordable Housing in Los Angeles

As noted previously, the cost of housing, both rental and owner-occupied, is beyond reach for many in the City of Los Angeles. However, this shortfall is made up, in part, by the provision of affordable housing units. The City currently has 63,562 affordable housing units across the City of Los Angeles in 1,826 developments, serving very low income, low income, and moderate income households. The vast majority of these affordable units have been financed with public funds. The requirements of the public funding include maintaining affordability for a specific number of years (City of Los Angeles Housing Element 2006-2014, revised May 29, 2008).

13.1.6.3 Affordable Housing Preservation Program

In fall 2004, the City of Los Angeles approved the Affordable Housing Preservation Program (Preservation Program). The Preservation Program includes recommendations for a notice ordinance, finance guidelines for preservation transactions, outreach and education, and the creation of a Preservation Coordinator position to implement and manage the Preservation Program (Los Angeles Housing Department, 2008). It should be noted that one of the largest public housing projects in the City of Los Angeles, the William Mead Housing Project, is located in the Project Area. Opened in 1943 atop an abandoned oil refinery, the William Mead community has approximately 1,400 residents, many of them Latino or Vietnamese immigrants (The City Project, 2009). This 18 acre site is home to 412 extremely low-income and low-income families in units ranging from 1-5 bedrooms. The project provides housing at a moderate density of 23 units per acre. While there are currently no approved plans to modify the William Mead Project, the Housing Authority of the City of Los Angeles recognizes that recent experiences both locally and elsewhere in the United States

have demonstrated the benefits of renovating existing low income housing projects into mixed income and mixed-use projects. The results have included reduced crime rates and increased employment opportunities.

13.1.6.4 Regional Housing Needs Allocation

The lack of affordable housing in the SCAG region results in a mismatch between population and household growth. For example, between 2000 and 2007, one household for every five existing households was added to the region. This is a critical consideration because the economic divide is widening in Southern California. Since 1980, California has mandated local planning for affordable housing, requiring each city and county to revise and update a detailed housing element as part of its General Plan every five years. As a result, SCAG prepares a Regional Housing Needs Assessment (RHNA) once every eight years.

California housing law establishes the definition of four household income groups used by communities in the RHNA process. It is based on a percentage relationship to the median household income in each county from the latest census: Very Low (0–50 percent), Low (51–80 percent), Moderate (81–120 percent), and Above Moderate (more than 120 percent). It then establishes a goal of moving every local jurisdiction toward the county percentage of households in each category in order to promote housing diversity and avoid the over-concentration of any one income group in any one community. SCAG policy is to move each jurisdiction 110 percent of the way towards the county income distribution for each of the defined income categories.

On a regional policy level SCAG sets out strategies and conditions for growth in the Los Angeles area (SCAG, 2010). SCAG's general strategy is to encourage development that revitalizes central cities and older suburbs while supporting public transit, as well as promoting non-motorized forms of transportation, such as walking and bicycling, that help preserve open space. The overall thrust of SCAG policies is to revitalize the built environment with the goal of creating sustainable communities with nearby work and transit opportunities. This translates into encouraging higher residential densities that evidence a strong preference for a jobs/housing balance.

The goal for sufficient housing is set by the State of California through the RHNA program, which requires each county/city to identify a sufficient amount of land for development to accommodate its "fair share" of affordable housing. RHNA is a state mandated planning tool for housing in California, generated by the State Legislature's goal to expand housing opportunities and accommodate housing for all economic levels in California. The California Department of Housing and Community Development (HCD), which oversees the regional housing needs program state-wide, has determined the four income categories as follows:

- Very Low Income (less than 50 percent median family income [MFI]): 26,613 units or 22.4 percent of total allocation
- Low Income (50 to 80 percent MFI): 19,966 units or 16.8 percent
- Moderate (80 to 120 percent MFI): 23,086 units or 19.5 percent
- Above Moderate (above 120 percent MFI): 48,987 units or 41.3 percent

SCAG has developed a RHNA for 2006 and 2014 for 187 cities and 6 counties in the Southern California region (SCAG, 2008). Table 13-10 identifies the target housing needs for the City of Los Angeles from very low to above moderate income levels. These numbers are applicable for the duration of the current planning period from 2006 to 2014.

Table 13-10: Proposed Final Regional Housing Need Allocation Plan

| | Los Angeles |
|--|----------------|
| % very low income households | 24.1% |
| % low income households | 15.5% |
| % moderate income households | 17.1% |
| % above moderate income households | 43.3% |
| % total | 100% |
| Number of very low income households | 27,238 |
| Number of low income households | 17,495 |
| Number of moderate income households | 19,304 |
| Number of above moderate income households | 48,839 |
| Total | 112,876 |

Source: Proposed Final Regional Housing Needs Allocation Plan, SCAG July 12, 2007 Planning Period (January 1, 2006 - June 30, 2014) for Jurisdictions within the Six-County SCAG Region (06/07/2007)

The housing element of a jurisdiction must ensure that the jurisdiction’s zoning has enough housing units to allow for sufficient housing to be built per income category. For the very low and low income categories in particular, jurisdictions must provide higher density zoning, often ranging between 20 to 30 dwelling units per acre, depending on the setting. However, the intent of Housing Element law is that a jurisdiction should not impede the construction of housing in a defined income category. A jurisdiction is responsible for providing the zoning for the four economic income categories identified previously, but it is not responsible for the actual construction of these units. This is because factors such as market forces and construction costs are considered beyond a jurisdiction’s control in determining whether or not housing units in each income category are constructed.

13.1.6.5 Homeless Needs Assessment

Homelessness cuts across individuals and families, all races and ages, and knows no geographic boundaries. Two of the largest challenges facing the City of Los Angeles are to provide adequate, safe, affordable, and appropriate rental and sale housing for its residents, and to formulate permanent solutions to addressing the housing and supportive service needs of the City of Los Angeles’ large homeless population (City of Los Angeles, 2008).

Homelessness is driven by poverty, and the 2000 Census revealed that over 22 percent of the City of Los Angeles’ population met federal guidelines for poverty. American Community Survey data released in 2006 revealed only a slight decline in the City of Los Angeles’ poverty rate, to about 20 percent. Poverty rates also vary by location and by race but what is striking about the data is the disproportionate share of poverty experienced by children and youth. Of thirty five Community Plan Areas (CPAs) in the City of Los Angeles, nine were found to have the age group most affected by poverty as those five and under, and in five CPAs the age group most affected was 6 to 11 year olds

The City of Los Angeles has developed a Five-Year Consolidated Plan (Program Years 2008-2013) to address the causes, effects, and potential solutions to the problem of homelessness. The Consolidated Plan is the result of the 1992 amendment to the National Affordable Housing Act (NAHA) of 1990 which required that a single Consolidated Plan be submitted to HUD for funding of all HUD formula grant programs.

The Consolidated Plan incorporates five major sections: the *Housing and Homeless Needs Assessment, Housing Market Analysis, Non-Housing Community Development, Five Year Strategy, and the First Year Action Plan for the period 2008-2009*. The plan identified three core priorities for the targeting and expenditure of resources: Priority One: Youth Development and Education; Priority Two: Job Creation and Securing Our Economic Future, and Priority Three: Affordable and Workforce Housing.

The housing and homeless needs of City of Los Angeles residents are assessed through:

- evaluation of the size, condition, and availability of the housing stock
- actions taken to increase affordable housing
- the variable effect of housing needs upon racial and ethnic minorities
- availability of public housing

The institutional structure through which jurisdiction can carry out its Consolidated Plan includes private industry, non-profit organizations, and public institutions. In Los Angeles the Mayor is the chief executive officer, and the official responsible for determining the funding priorities for the four Consolidated Plan grants. The City of Los Angeles is governed by a fifteen-member City Council, each council district represents approximately 235,000 residents, and the City Council, with the concurrence of the Mayor, approves submission of the Consolidated Plan and annual Action Plans to HUD.

Along with a number of non-profit organizations, the Los Angeles Community Development Department and the Los Angeles Housing Department (LAHD) have the major responsibility for Consolidated Plan budgeting, project formulation, and program implementation. LAHD was created by ordinance in 1990 to address the City of Los Angeles' housing crisis. The LAHD is the principal housing agency of the City of Los Angeles and is charged with the development of citywide housing policy. Other City of Los Angeles departments play an important role as well, including:

City of Los Angeles Community Development Department

The Community Development Department (CDD) has been improving the quality of life for City of Los Angeles residents for nearly 30 years by offering economic, social, and employment opportunities for individuals, families, and neighborhoods in need. CDD's list of programs and services is designed for a broad spectrum of the public. CDD partners with agencies and service providers throughout Los Angeles to offer this kind of assistance and more.

The Housing Authority of the City of Los Angeles

HACLA provides housing assistance to low-income citizens of Los Angeles. HACLA manages over 60 public housing locations with more than 7,400 housing units.

Los Angeles Homeless Services Authority

The Los Angeles Homeless Services Authority (LAHSA) is an independent unit of local government (a Joint Powers Authority) created by the City of Los Angeles and the County of Los Angeles. LAHSA was created to provide leadership, advocacy, planning, and management of program funding within the Los Angeles Continuum of Care.

Rent Stabilization Ordinance

The Rent Stabilization Ordinance (May, 1979) is designed to protect tenants from excessive rent increases while allowing the landlords a reasonable return on their investment. Rental units subject to the Ordinance, which must be registered include: apartments, condominiums, town houses, duplexes, two or more dwelling units on the same lot, mobile homes, mobile home parks, and rooms in a hotel, motel, rooming house, or boarding house occupied by the same tenant for thirty (30) or more consecutive days.

The Rent Stabilization Ordinance addresses allowable rent increases, the registration of rental units, the 12 legal reasons for eviction, and the causes for eviction requiring relocation assistance payment to the tenant. Under the Ordinance, both landlords and tenants have rights and responsibilities covering rent increases, registration fees, filing a complaint, and relocation assistance for certain no-fault evictions (partial list). The Rent Stabilization Program sets registration fees and regulates, among other items, rent increases on multi-unit apartment buildings, condominiums, duplexes, mobile homes, and two detached single family homes on the same lot. The Rent Stabilization Program can also help resolve disputes over the structural or electrical safety of the rental unit and investigate complaints alleging that the provisions of the Rent Stabilization Ordinance have been violated.

State law with regard to Rent Stabilization Programs addresses other rights and responsibilities of landlords and tenants. Some of the areas covered by State law include lease agreements; living conditions; responsibilities for repairs and maintenance; security deposits; privacy; discrimination; procedures for vacating a rental unit; and retaliatory evictions.

13.1.6.6 Assembly Bill 32 California Global Warming Solutions Act, 2006

Provisions under Assembly Bill 32 (AB 32), the California Global Warming Solutions Act (2006) relate what is now known as the greenhouse gas (GHG) effect. This bill was added to Division 25.5 (Section 38500) of the California Health and Safety Code, relating to air pollution.

Under state law, the State Air Resources Board (ARB), the State Energy Resources Conservation and Development Commission (Energy Commission), and the California Climate Action Registry all have responsibility related to the control of emissions of GHGs. In addition, the Secretary for Environmental Protection is required to coordinate emission reductions of GHGs and climate change activity in State government.

AB 32 required the ARB to adopt regulations that require the reporting and verification of statewide GHG emissions and to monitor and enforce compliance with this program. The bill requires the ARB to adopt a statewide GHG emission limit equivalent to the statewide GHG emissions levels experienced in 1990, and this goal is to be achieved by 2020. The ARB is to attain this goal by adopting rules and regulations that achieve the maximum technologically feasible and cost-effective GHG emission reductions. A more detailed discussion about GHGs can be found in Chapter 16.

13.1.6.7 Senate Bill 375 Greenhouse Gas Reduction

Senate Bill 375 (SB 375), described as the most sweeping revision of land-use policies since the CEQA, was signed into law in September 2008. SB 375 is regarded as the first of its kind to target GHG reductions through land use controls and transportation planning at a regional level. The legislation is designed to curb GHG emissions by controlling urban sprawl and by providing incentives for local governments and developers to follow discrete planned growth patterns.

SB 375 requires the ARB to develop regional GHG emission reduction targets to be achieved by automobiles and light trucks in the 2020 to 2035 time period. The law directs the ARB to work with California's 18 metropolitan planning organizations (MPOs) to align transportation, housing, and regional land-use plans with GHG reduction targets. The MPOs are charged to prepare a "sustainable communities strategy" to reduce the amount of vehicle miles traveled (VMT) in their respective regions and to demonstrate the ability of the region to attain established ARB targets.

SB 375 provides emissions-reducing goals designed to integrate disjointed planning activities and also provides incentives for local governments and builders to develop new conscientiously-planned communities. SB 375 strengthens ARB's ability to reach AB 32 goals in that the ARB is tasked to determine if each region is on track to meet their targets.

13.2 Standards of Significance

Criteria for determining the significance of impacts on population, housing, and employment have been developed based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines, the City of Los Angeles CEQA Thresholds Guide, and other relevant agency thresholds. These criteria focus on the inducement of population growth and the displacement of population and housing necessitating the construction of replacement housing. In addition, the potential for displacement of businesses and employment necessitating the construction of replacement of existing facilities or increasing distances traveled is a related consideration relevant to the analysis. For purposes of this Draft Environmental Impact Report (EIR), a proposed project may have a significant impact on population, housing, and employment if it would:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and employment generators) or indirectly (for example, through extension of roads or other infrastructure) such that the area exceeds projected/planned levels for the year of project occupancy/buildout in the General Plan, and exceeds what is likely to occur without the proposed project, such that additional infrastructure is required beyond what was previously evaluated in the adopted Community Plan or General Plan.
- Displace substantial numbers of existing housing units, through demolition, conversion to market rate, or removal by other means as a result of the proposed project, in terms of net loss of market-rate and affordable units, thereby necessitating construction of replacement housing elsewhere in excess of that contained in the Housing Element.
- Displace substantial numbers of people, through any of the above mentioned means, necessitating construction of replacement housing elsewhere in excess of that contained in the Housing Element.
- Displace substantial numbers of businesses and jobs, necessitating the construction of replacement facilities elsewhere, in excess on that contemplated in the General Plan; or displace businesses and jobs, increasing the distances traveled between businesses and the markets they serve.
- Impose a burden on the City to meet growth-related increases in RHNA numbers associated with the project in areas outside the project boundary.
- Otherwise be inconsistent with adopted City and regional housing policies such as the Housing Elements; HUD's CHAS policies contained therein; the Rent Stabilization Ordinance; and the RCP&G.

In addition, according to the City of Los Angeles CEQA Thresholds Guide also establishes that a determination of significance with respect to potential population, housing, and employment impacts is made on a case-by-case basis, considering the following factors:

- The total number of residential units to be demolished, converted to market rate, or removed through other means as a result of the proposed project, in terms of net loss of market-rate and affordable units.
- The current and anticipated housing demand and supply of market rate and affordable housing units in the Project Area.
- The land use and demographic characteristics of the Project Area and the appropriateness of housing in the area.
- Whether the project is consistent with adopted City and regional housing policies such as the Housing Element, HUD's CHAS policies, the Rent Stabilization Ordinance, and the RCP&G.

13.3 Potential Population, Housing, and Employment Impacts

This section begins with a description of assumptions that have been incorporated in the analysis of potential population, housing, and employment impacts. Then potentially significant impacts of implementing the Proposed Alternative when compared with the existing conditions in the Project Area are presented, followed by impacts of the Proposed Alternative that are considered to be less than significant. Impacts that are considered to be significant are accompanied by an explanation of why the application of a standard resulted in a determination that the impact would be significant. When a significant impact has been set forth, mitigation measures to address that potential impact are also presented, along with a determination of whether the impact will continue to be significant after implementation of the mitigation measure. The section concludes with a description of the potential impacts of the No Project Alternative.

13.3.1 Assumptions

The General Plan identifies a series of objectives related to housing. The Proposed Alternative would respond to the following objectives and policies:

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.

- Policy 4.1.1 Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City sub region to meet the twenty-year projections of housing needs (P1, P18).
- Policy 4.1.2 Minimize the overconcentration of very low- and low-income housing developments in City sub regions by providing incentives for scattered site development citywide (P1, P18).
- Policy 4.1.3 Minimize the over concentration of public housing projects in a City sub region. (P1, P2, P23)
- Policy 4.1.4 Reduce overcrowded housing conditions by providing incentives to encourage development of family-size units. (P2, P24)
- Policy 4.1.5 Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City's residents. (P42)

- Policy 4.1.6 Create incentives and give priorities in permit processing for low- and very-low income housing developments throughout the City. (P2, P23)
- Policy 4.1.7 Establish incentives for the development of housing units appropriate for families with children and larger families. (P23)
- Policy 4.1.8 Create incentives and reduce regulatory barriers in appropriate locations in order to promote the adaptive re-use of structures for housing and rehabilitation of existing units. (P2, P18)
- Policy 4.1.9 Whenever possible, assure adequate health-based buffer zones between new residential and emitting industries. (P1, P18)

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.

- Policy 4.2.1 Offer incentives to include housing for very low- and low-income households in mixed-use developments. (P2, P23)

In addition, approval of the Proposed Alternative would respond to Objective 4.4 in the General Plan in that development within the Project Area would be subject to regulations and guidelines established by the City thereby reducing regulatory and procedural barriers leading to an increase housing production.

Following are the specific assumptions that have been applied in the analysis of potential population, housing, and employment impacts. The assumptions are based on information gathered during the planning process to develop the Proposed Alternative. This information has been incorporated into the Proposed Alternative as a way to avoid or minimize its environmental consequences.

- Implementation of the Proposed Alternative would not result in a net loss or displacement of existing housing units, which includes no net loss or displacement of existing affordable housing units. Because implementation of the Proposed Alternative will result in new housing in the Project Area it would not displace residents necessitating the construction of replacement housing elsewhere.
- The population of California in general and Southern California in particular is growing, and is projected to continue growing. It is assumed that the Proposed Alternative would provide housing for residents in the Project Area, and will allow housing to be built in proximity to the urban core and thus close to jobs, infrastructure, and services.
- Implementation of the Proposed Alternative will assist in accommodating the projected increase in population in the Project Area, providing for a population range of up to 31,855 residents.
- The Proposed Alternative addresses the environmental justice policies of the California Environmental Protection Agency (<http://www.calepa.ca.gov/EnvJustice/>) by providing a mix of housing types to accommodate workforce housing for low- and moderate income residents.
- The Proposed Alternative includes concepts that are designed to provide a jobs/housing balance for residents of the area.

The Proposed Alternative would be consistent with the following goals, objectives, and policies noted in Chapter 3 of the General Plan:

GOAL 3A

A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

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 3.2

Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

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 corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Therefore it is assumed that the Proposed Alternative would result in new development that would help achieve many of the objectives addressed previously with respect to both AB 32 and SB 375.

For the purpose of this Draft EIR, it is assumed that the Proposed Alternative would enable development up to the levels specified below in Table 13-11.

Table 13-11: Proposed Alternative Program Assumptions

| | Proposed Alternative (2035) |
|---|--|
| Population | 31,855 |
| Jobs | 10,546 |
| Dwelling Units | 8,776 |
| Residential (square feet) | 10,844,830 |
| Retail (square feet) | 508,425 |
| Commercial/Office (square feet) | 1,702,147 |
| Light Industrial/Research and Development (square feet) | 6,571,654 |
| Institution Uses (square feet) | 200,000 |
| Parks and Open Space (acres) | 69 |

Source: City of Los Angeles Department of City Planning, 2011.

13.3.2 Population, Housing, and Employment Impacts

13.3.2.1 Potentially Significant Population, Housing, and Employment Impacts of the Proposed Alternative

None identified.

13.3.2.2 Potential Population, Housing, and Employment Impacts of the Proposed Alternative That Are Less Than Significant

Impact Population, Housing, and Employment 1: The Proposed Alternative would induce substantial population growth in the Project Area, either directly or indirectly, by allowing new homes and businesses and the extension of roads or other infrastructure. This potential impact is considered to be less than significant.

The implementation of the Proposed Alternative could add up to 8,776 housing units to the City of Los Angeles' housing stock and 31,855 residents bringing additional population to the Project Area. The City of Los Angeles CEQA Thresholds Guide does not directly consider population and housing growth to be significant effects on the environment. The secondary effect of the additional population growth on other potential environmental topics (such as potential transportation and public services, for example) is evaluated in other chapters of this Draft EIR.

Implementation of the Proposed Alternative would add substantially to the population of the Project Area and the additional population would contribute to the expected growth of the City of Los Angeles. The development that would result from implementation of the Proposed Alternative is designed to help accommodate a portion of the growth the City of Los Angeles is expected to experience over the next 25-30 years, and reduces the need to construct housing units elsewhere, especially in areas that are currently undeveloped. The development that would result from the implementation of the Proposed Alternative would represent an increase of less than one half of a percent in citywide population growth between 2009 and 2025. The additional 31,855 persons that could be added to the City of Los Angeles' population would not directly result in a substantial population growth over and above that which is currently anticipated in the General Plan.

The Proposed Alternative is designed to accommodate a sustainable communities strategy and reduce GHG emissions by providing infill development close to mass transit while promoting a jobs/housing balance and higher residential and commercial densities than currently exist at the Project Area.

Retail and commercial businesses, along with custom manufacturing and light industrial uses, are accommodated in the Proposed Alternative. The implementation of the Proposed Alternative would support 10,546 jobs, depending on the level and character of future project development. Employment growth anticipated with the implementation of the Proposed Alternative would support the growth of new households and population growth by providing the additional population with local employment opportunities. New housing to be developed in the Project Area would accommodate 8,776 dwelling units, approximately 7,500 more units than exist in the Project Area today. By comparison, the implementation of the Proposed Alternative is expected to generate up to about 10,546 new jobs. The employment base would be about one and half times more than the current employment levels and provide a jobs housing ratio of 1.2.

This level of employment would represent less than half a percent of total jobs in the City, both currently and as projected by the City of Los Angeles' Cumulative Growth Scenario and General Plan projections through 2025. Thus, the implementation of the Proposed Alternative would not indirectly induce additional population growth, above and beyond that projected by the City of Los Angeles, as a result of employment growth in the Project Area. Rather than displace substantial numbers of jobs or employment opportunities, implementation of the Proposed Alternative will bolster the employment base in the community in a manner that will contribute significantly to its revitalization.

The implementation of the Proposed Alternative would involve the redevelopment of an older mainly industrial and commercial area containing relatively low-density residential development and limited existing recreational opportunities. The Project Area's existing utilities and infrastructure are designed to accommodate industrial, commercial, wholesale, and transportation facilities, but they are subject to wear and tear after a long period of use. The Proposed Alternative would include the provision of area-wide infrastructure improvements to accommodate the higher-density residential and commercial growth combined with the continued operation of industrial uses. The implementation of the Proposed Alternative would provide for public works improvements to existing streets, sidewalks, pedestrian areas, and the utilities infrastructure within and immediately surrounding the Project Area. Transportation improvements and the revitalization of major thoroughfares servicing the area are also major components of the Proposed Alternative. In addition, public parks and plazas, recreation areas, and the river embankments would see major improvements.

The implementation of new facilities and infrastructure improvements would correct existing deficiencies, modernize older systems, and improve the functionality of the Project Area while adding to the utility of public spaces. These infrastructure improvements are not anticipated to induce substantial additional population growth in areas beyond the Project Area boundaries above levels anticipated in the General Plan. The Proposed Alternative represents redevelopment of an underutilized area within an already developed urban area located close to the center of the Los Angeles region. It is an example of urban infill at a central location well served by existing transportation systems and other infrastructure and utilities systems. Unlike development on vacant land in outlying regions on "green-land," the implementation of the Proposed Alternative would not require the extensive construction of new roads, sewer and water lines, and other infrastructure that might stimulate population growth in a previously undeveloped area.

Community facility space may also be provided in future development projects undertaken to implement the Proposed Alternative. Such space could include, but is not limited to, child care and other educational services, a public library, fire station, medical services, or a non-profit agency whose services directly benefit the community. For each square foot of community facility provided, including access and loading/unloading areas, the future project would be allowed to develop an additional 20 square feet of buildable area up to an additional 1.0 floor area ratio (FAR) for the site. In order to receive the additional FAR allocated the project owner shall work with DCP to determine the appropriate community service and to identify appropriate potential leaseholders.

Future projects may obtain up to an additional 1.0 FAR by obtaining through purchase, or otherwise agreed mechanism of exchange, unused FAR from property within the proposed Greenway District. In addition, a future project may alternatively elect to pay an in-lieu fee that would be allocated to one of several community priority activities. The Public Benefit Payment would be charged commensurate with the additional square footage of buildable area requested by the future project sponsor up to an additional 1.0 FAR for a specific parcel. The rate of payment is established in the Specific Plan.

Mitigation Measure Population, Housing, and Employment 1: None required.

Impact Population, Housing, and Employment 2: Implementation of the Proposed Alternative would displace some existing businesses and jobs, but not in substantial numbers necessitating the construction of replacement facilities; and it would not result in substantial increases in distances traveled. It would also not result in the displacement of existing homes, at any affordability level. This potential impact is considered to be less than significant.

Implementation of the Proposed Alternative might induce some existing industrial / commercial businesses located in the Project Area to find new locations for their business operations. Existing buildings in which they are now located could be demolished for construction of new structures, or would have portions substantially modified to allow for future adaptive reuse. Some businesses would be able to find comparable space and rents within the Project Area. Other businesses could relocate for a short period of time on a temporary basis. The General Plan designates areas for industrial and transportation uses and some existing businesses in the Project Area may prefer to relocate to more suitable locations in Los Angeles with policies that do not restrict specific uses such as trucking and warehouse uses.

The relocation of existing businesses required to move some distance from the Project Area are likely to focus on locating businesses in older facilities with existing space at low rents in comparable areas of the City of Los Angeles, thereby contributing to increasing occupancy rates in the remaining industrial areas. However, as noted in the previously, about 9,000,000 square feet of commercial and industrial space would be developed in the Project Area. Some of this space could become available to existing uses in the area. The Proposed Alternative would also add up to 10,546 new jobs in the Project Area, resulting in a net increase of about 3,755 jobs. This would be a beneficial effect since the Proposed Alternative seeks to establish a jobs/housing balance for the area.

Implementation of the Proposed Alternative does not require removal or relocation of existing homes. Furthermore, the affordable housing units in the Project Area, which are found in the southern and northeastern portions of the Project Area, would continue to be permitted land uses under the proposed zoning. The 412 units in the William Mead homes managed by the HACLA, the 146 units at 225 North Avenue 25, the 71 units at 222 North Avenue 23, and the 58 units at 2301 North Humboldt Street are all located in areas proposed for “Urban Village” zoning, which allows multi-family residential development. Rather than displace substantial numbers of people, causing the construction of replacement housing at other locations, the Proposed Alternative would allow additional housing stock to be built in the community and in a major way revitalize its neighborhood residential, commercial, and industrial character. By promoting a jobs/housing balance and higher residential densities than currently exist at the Project Area, the Proposed Alternative may increase the availability of housing in the area at a variety of affordability levels.

The Los Angeles CEQA Thresholds Guidelines state that “population and housing growth are not considered significant effects on the environment.” However, secondary or indirect impacts, such as increased traffic or noise, may be significant and may result in physical changes caused by population and housing growth. The mitigation of these secondary impacts can also reduce the effects of population and housing growth.

Mitigation Measure Population, Housing, and Employment 2: None required.

13.3.3 Population, Housing, and Employment Impacts of the No Project Alternative

The analysis of the No Project Alternative provided in this Draft EIR assumes future development in the Project Area would take place under existing land use regulations including compliance with the General Plan requirements. No significant new development or changes to existing land uses would occur in the Project Area with the No Project Alternative, other than as permitted by existing regulations.

With the No Project Alternative, existing zoning, street designations, and transportation and infrastructure improvements within the Project Area would remain unchanged. Any future development in the Project Area would occur in conformance with existing planning and other regulatory requirements. It is assumed that by 2035, the No Project Alternative would have a population of 5,512 residents, 1,635 dwelling units, and 7,940 jobs as compared with the current population of 4,802 residents, 1,266 dwelling units, and 6,791 jobs.

With the No Project Alternative, a long-term reduction in unauthorized transient habitation and illegal dumping, a feature of some sections of the Project Area, would not take place as envisaged with the Proposed Alternative, leading to a continuation of activities that degrade the Project Area’s livability and the possibility of creating an improved urban environment. Since no new significant housing or employment would be provided in the Project Area with this alternative, the City of Los Angeles may be required to evaluate other options to meet regional housing allocation targets and future population growth demands in other parts of the City of Los Angeles.

13.3.3.1 Potentially Significant Population, Housing, and Employment Impacts of the No Project Alternative

None identified.

13.3.3.2 Potential Population, Housing, and Employment Impacts of the No Project Alternative That Are Less than Significant

None identified.

13.4 References

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