
IV. ENVIRONMENTAL IMPACT ANALYSIS

C. POPULATION, HOUSING AND EMPLOYMENT

All development activity in the *Central City Community Plan (Community Plan) Area* (Downtown Center) in general, and on the Project site in particular, is subject to the housing and economic development policies of the *Central Business District Redevelopment Plan (CBD Redevelopment Plan)*, and the City's *Community Plan*. The Housing Element of the City's *General Plan Framework*, the *Downtown Strategic Plan*, and the *South Park Development Strategies and Design Guidelines (Guidelines)* also provide guidance on housing and economic development issues against which potential on-site development must be considered.

The Southern California Association of Governments (SCAG), the region's federally designated metropolitan planning organization, is responsible for preparing the *Regional Comprehensive Plan and Guide (RCPG)* and the *Regional Transportation Plan (RTP)*. Adopted in May 1998, the *RTP* contains a set of baseline socioeconomic projections that are used as the basis for SCAG's transportation planning. They include projections of total population, households, and employment at the regional, county, subregional, jurisdictional, census tract and transportation analysis zone levels. The *RTP* uses 1994 as the base year with projections for the years 2000, 2005, 2010, 2015, and 2020. Because 2000 Census data is not yet available, SCAG *RTP* projections are currently the most useful set of population, household, and employment forecasts for the type of analysis contained in this EIR.

1. ENVIRONMENTAL SETTING

Historically, The Downtown Center has primarily provided employment opportunities for residents from throughout the region but has provided relatively few housing options. This trend, while still evident in forecasts of future employment and population, is beginning to weaken. In 1990, there was over ten times the number of employees in the Downtown Center (240,837) than there were residents of the area (22,374). That ratio of employees to residents is forecasted to drop to just over eight times the number of employees (206,498) than residents (25,367) in 2000, followed by a further drop in 2010 (213,006 jobs and 30,926 residents, for a ratio of slightly under seven).

a. Housing and Population

Data published by SCAG in the *RTP*, projects that the resident population of the Central City Community Plan Area (25,367 persons in 2000) consists of approximately 0.7 percent of the total population of the City of Los Angeles (3,845,308 persons in 2000). SCAG forecasts the population of the Central City Community Plan Area to increase to 30,926 by 2010. This represents a forecasted 21.9 percent growth over the 10-year period, or 5,559 new residents over the next decade.

A total of 10,658 dwelling units were estimated for the Central City Community Plan Area in 2000. The SCAG forecast for the Central City Community Plan Area indicates a projected increase to 14,185 dwelling units by 2010. The forecasted percentage increase in housing supply in the Central City Community Plan Area, 33.1 percent, is substantially greater than the estimated population percentage increase for the same period. SCAG's City of Los Angeles subregion²⁵ was estimated to have a population of 3,845,308 in 2000, and is forecasted to grow to 4,298,937 by 2010, representing an increase of 11.8 percent. The growth in housing supply that is expected during the same period is nearly equal to the population growth estimated for the City of Los Angeles subregion. The number of housing units is forecasted to grow from 1,355,944 in 1994 to 1,518,780 in 2010, an increase of 12.0 percent.

As is shown in Table 7 on page 183, the Central City Community Plan Area's population and housing supply are expected to grow at a faster rate between 2000 and 2010 than either the City of Los Angeles or the SCAG six-county region. This level of population growth contrasts with the recession period from 1990 to 1994, when the Central City Community Plan Area's population growth rate (3.3 percent) was slightly below that of the City of Los Angeles (3.9 percent), and half that of the SCAG region's growth rate (6.6 percent). The growth in housing supply for the recession period was greater in the Central City Community Plan Area (4.3 percent) than in either the City of Los Angeles (2.7 percent) or the SCAG region as a whole (3.7 percent), and is aligned closely with the growth patterns of current housing forecasts.

b. Employment

Downtown Los Angeles is a major employment center which provides jobs in many employment sectors. Office and professional employment, which constitutes the majority of

²⁵ *There are thirteen SCAG subregions throughout the SCAG region which assist with developing and coordinating input to the regional planning process. The entire City of Los Angeles is one SCAG subregion. Input from these subregions is reflected throughout the RCPG, by recognizing commonalities and diversity between and among local jurisdictions in meeting the challenges of growth and change in the SCAG region. The RCPG, adopted in 1996, sets broad goals for the southern California region and identifies strategies for agencies at all levels of government to use in guiding their decision-making.*

Table 7

**HOUSING AND POPULATION PROJECTIONS
1990-2010**

POPULATION					Population Growth	
Geographic Zone	1990	1994	2000	2010	2000-2010	Percentage
<i>Central City</i>	22,374	23,122	25,367	30,926	5,559	21.9%
<i>Community Plan Area</i>						
Los Angeles City subregion (SCAG)	3,518,315	3,656,224	3,845,308	4,298,937	453,629	11.8%
SCAG Regional Area Total	14,640,832	15,610,144	16,999,453	19,490,659	2,491,206	14.7%
HOUSING UNITS					Housing Growth	
Geographic Zone	1990	1994	2000	2010	2000-2010	Percentage
<i>Central City</i>	9,803	10,222	10,658	14,185	3,527	33.1%
<i>Community Plan Area</i>						
Los Angeles City subregion (SCAG)	1,304,095	1,339,183	1,355,944	1,518,780	162,836	12.0%
SCAG Regional Area Total	5,329,631	5,524,631	5,726,447	6,750,207	1,023,760	17.9%

Source: SCAG RTP projections, May 1998; California Department of Finance, E-5 2000; PCR Services Corporation.

downtown employment, is concentrated in office buildings located within the financial district located on the east side of the Harbor Freeway to the north of the Project site. The downtown area is also a major center for local, county, state, and federal government employment located in the Civic Center, northeast of the Project site. Such regional industries as the garment, toy and small electronics industries are also concentrated in the downtown area. The Los Angeles flower, produce, and jewelry markets are located downtown, as well as medical-related employment that is associated with the California Medical Center and a variety of private clinics and medical offices. The downtown hotels, STAPLES Center, and the Los Angeles Convention and Exhibition Center also provide a wide array of employment opportunities. Businesses on the Project site currently employ very few people, an estimated 24 employees associated with parking facilities.

(1) Trends

During the early 1990s, California, and southern California in particular, suffered through one of the most severe regional economic recessions in its history. According to SCAG data, Los Angeles County lost an estimated 481,648 jobs between 1990 and 1994, or approximately 10.4 percent from 1990 employment levels. Job losses during this recession within the City of Los Angeles were worse, as the city lost an estimated 234,228 jobs or 12 percent of citywide employment. This constriction of the local employment supply resulted from several trends affecting the region, including changes in world markets; the downturn in aerospace and related

manufacturing jobs, which were associated with changes in national defense priorities and reductions in orders for civilian aircraft; a significant downturn in local construction; an unusual slowdown in spending relative to income, causing a corresponding decline in retail sales; corporate restructuring in general involving major acquisitions or mergers resulting in downsizing; an unprecedented string of natural disasters (e.g., earthquakes, fires and floods) and civil disturbances.

Although the national economy came out of the recession in 1993, the California economy, and particularly the southern California economy, lagged behind the national recovery until recently. The southern California region finally closed the “job growth gap” with the rest of the United States in early 1996, however, the regional job growth rate has shown a fairly sharp slowdown since the beginning of 1997, while the U.S. as a whole experienced steady employment growth ranging between 2.1 percent and 2.5 percent throughout 1997.²⁶

(a) Unemployment Trends

State data show that the 1980 unemployment rate in the City of Los Angeles was almost one percentage point higher than that in the County (7.4 percent in the City vs. 6.6 percent in the County). By 1990, the unemployment rate declined to 6.7 percent in the City and 5.9 percent in the County. As a result of the recession, however, the unemployment rate increased about one-third by 1995, to 9.0 percent in the City and 8.0 percent in the County. By April 1998 unemployment rates had dropped again to 7.0 percent in the City and 6.1 percent in the County, indicating that there is currently a surplus of workers who are available in the City and County to accept new job opportunities associated with economic growth. SCAG’s *RCPG* anticipates that this trend will continue into the future. By 2010, SCAG predicts a 6.0 percent to 7.0 percent gap between the region’s labor force and number of jobs. Further, the *RCPG* estimates that the region’s “unemployment rate in 2010 would still be about one percentage point higher than the national average forecast by the U.S. Bureau of Labor Statistics.”²⁷

(b) Employment Trends

In 1990, according to data compiled by SCAG in the Economy chapter of *RCPG*, jobs in the services, trade (retail and wholesale) and manufacturing sectors together accounted for nearly two-thirds (64 percent) of regional employment. Government services accounted for the next largest share (12 percent). Between 1972 and 1986, the fastest growing sectors of the region’s economic base were professional services (143 percent), tourism/entertainment (132 percent), and

²⁶ Southern California Association of Governments, *Regional Economic Trends*, January 1998, page 9.

²⁷ Southern California Association of Governments, *Regional Comprehensive Plan and Guide*, March 1996, page 2-34.

transportation/wholesale trade (59 percent). Manufacturing experienced only modest growth (e.g., an increase of 7 percent in diversified manufacturing).

At the regional level, SCAG forecasts that the services, trade and government sectors will account for over three-quarters (79 percent) of all job growth between 1990 and 2010. Among the industries that make up the region's economic base, the leaders in job growth will be professional services (68 percent), tourism/entertainment (67 percent) and transportation/wholesale trade (46 percent).²⁸ The City and County of Los Angeles dominate the regional economy, suggesting that these trends will also be experienced throughout most of the SCAG region.

(c) Employment Projections

As shown in Table 8 on page 187, SCAG's 1998 *RTP* employment forecasts predict a slower rate of job growth for the Central City Community Plan Area than either the Los Angeles City subregion or the SCAG region as a whole. Regional employment is expected to grow by 665,646 additional jobs, or 15 percent between 2000 and 2010. During that same time period, the Los Angeles City subregion is forecasted to grow by 186,675 jobs, or 10 percent. Within the Central City Community Plan Area, employment is projected to increase by three percent, to 213,006 jobs by 2010.

c. Planning Policies and Programs

(1) Regional Plans and Policies

The Project site is located within the City and County of Los Angeles and is also within the SCAG regional planning area. SCAG is an association of local government agencies within a six-county planning area that consists of Los Angeles, Orange, Ventura, San Bernardino, Riverside, and Imperial Counties, and was formed for the purpose of developing consensus and coordination relating to regional issues that cross-jurisdictional boundaries. SCAG is the southern California region's federally designated metropolitan planning organization and is responsible for preparing the *RCPG* and *RTP*. The Project site is included within SCAG's City of Los Angeles subregion.

SCAG prepared the *RCPG* in conjunction with its constituent members and other regional planning agencies. Adopted in March 1996, the *RCPG* serves as a framework to guide decision-making with respect to the growth and changes that can be anticipated by the year 2015 and beyond. The *RCPG* provides a general view of various regional plans. At the regional level, the goals, objectives and policies in the *RCPG* are relevant yardsticks for measuring consistency with adopted

²⁸ *Ibid.*, Table 2.J-5.

plans. However, the authority and responsibility for land use and other critical planning decisions rests with individual city and county governments. Accordingly, the *RCPG* proposes a strategy for local governments to use voluntarily to address issues related to future growth and to provide a means for assessing the potential impact of projects within the regional context. The Growth Management chapter of the *RCPG*, adopted June 1994, is a mandated section that presents forecasts establishing the socio-economic parameters for growth and development in the region. These forecasts were used throughout the *RCPG* as baseline data, for such analysis chapters as the Regional Mobility and Air Quality chapters. Another purpose of the Growth Management chapter is to address the issues related to growth and land use, and to suggest guiding principles for development that support the overall goals of the *RCPG*.

The Housing chapter of the *RCPG*, adopted September 1994, is not mandated and does not establish any requirements for local governments. However, SCAG is responsible for assisting cities and counties in fulfilling their statutory obligations to prepare and regularly update the housing elements of their general plans. The Housing chapter of the *RCPG* provides a regional framework for local housing strategies that are responsive to market area needs and state mandates. As such, the Housing chapter is an important tool for coordinating local housing development strategies within southern California. It also includes goals associated with increasing the supply of housing in the region, particularly housing that is affordable to low- and moderate-income households, however, no formal policies are provided.

Finally, the Economy chapter of the *RCPG*, a non-mandated section, assesses the region's economy, the trends that brought it to its current state, and projected changes in the future. The Economy chapter discusses strengths and weaknesses of the region's economy, where economic expansion opportunities lie in the future, and strategies to enhance the region's competitiveness in the national and world economy. No formal policies are included.

The SCAG Regional Council adopted the *RTP* in May 1998. The 1998 *RTP* contains a total of 19 policies to guide future regional decisions. All of these policies are transportation-related and none of them deal specifically with growth-related issues. However, SCAG has not yet developed updated growth-related policies in the *RCPG*, therefore these *RTP* policies are still more relevant to the Project.

(2) City of Los Angeles and Local Community Housing and Economic Development Goals and Policies

The Housing Element is one of six primary City-wide Elements of the City's General Plan. The Housing Element, adopted by the City Council in November 1993, provides a guide to housing development within the City by assessing housing needs for all economic segments of the community. These housing needs are then incorporated into housing policy and programs intended

Table 8
EMPLOYMENT PROJECTIONS
1990-2010

Geographic Zone	1990	1994	2000	2010	Employment Growth	
					2000-2010	Percent
Central City Community Plan Area	240,837	201,074	206,498	213,006	6,506	3.2%
Los Angeles City subregion	1,939,322	1,705,104	1,851,595	2,038,270	186,675	10.1%
SCAG Regional Area Total	4,615,644	4,133,999	4,557,891	5,223,355	665,464	14.6%

Source: SCAG Regional Transportation Plan, May 1998

to produce housing opportunities for all residents of the community, consistent with the identified housing needs. The principal purpose of the City's Housing Element is to promote housing affordability and availability and to preserve housing stock in appropriate areas in the City.

As discussed in Section IV.A., Land Use, the *Community Plan* supplements the City's *General Plan* by providing more specific policies and more detailed patterns of intended development for the South Park Area of the CBD Redevelopment Project Area, where the Project is located. The *Community Plan* recommends that the South Park area should be established as a commercial-residential complex with an area reserved for open space, recreational, cultural and civic uses, retail activities, community buildings, and restaurants.

Development for the South Park Area should be pedestrian-oriented, and encourage interaction between visitors, shoppers, employees and residents. The *Community Plan* housing policies state that:

- The major concentrations of Central City housing shall be located in South Park, Bunker Hill, Central City East, and Little Tokyo.
- The *Community Plan* shall promote the development of new dwelling units through its implementation programs. In addition to those new dwelling units developed within areas designated for housing on the Plan Map, development of new and rehabilitated dwelling units within blocks and buildings designated for commercial use shall be encouraged.
- Rehabilitation and continued residential use of existing residential buildings, especially higher density residential buildings, located within the Central City

Community Plan Area, is encouraged where appropriate regardless of the general land use designation of the area in which they are located.

(3) Community Redevelopment Agency Housing and Economic Development Goals and Policies

Housing goals and objectives have also been developed for the CBD Redevelopment Area. The *CBD Redevelopment Plan* provides the official guide for implementation of redevelopment activities. Within the *CDB Redevelopment Plan*, goals and policies are described for redevelopment actions including property acquisition, relocation of displaced tenants and businesses, and replacement of housing. The *South Park Development Strategies and Design Guidelines* provide further advisory housing goals and objectives for South Park (see Section IV.A., Land Use).

The *South Park Design Guidelines* provide more specific guidance for redevelopment and new development in the South Park area. The *Guidelines* set forth five general objectives as follows:

- Building a Mixed-Use District
- Encouraging Economic Development
- Providing a Range of Housing Options
- Creating a Live/Work Community
- Achieving Quality Urban Design

The planning strategy builds on existing centers of activity in and adjacent to the South Park Area, such as the STAPLES Center and the Convention Center. The *Guidelines* planning strategy presents development and improvement scenarios for specific sites, districts, and streets around activity centers. One improvement scenario proposed in the *Guidelines* calls for two hotels and convention-related development on a portion of the Project site immediately north of the Convention Center (Olympic West).

2. PROJECT IMPACTS

a. Significance Thresholds/Methodologies

A project would have a significant impact on population, housing or employment if it would do any of the following: (1) cause a substantial alteration in the location, distribution, density, or

growth rate of population, housing or employment planned for the area; (2) conflict with basic goals or expectations set forth in regional (e.g., SCAG) plans or in City of Los Angeles plans, such as the *General Plan Framework*, *Community Plan*, or *CBD Redevelopment Plan*, for the area in which the components of the project would be located; or (3) displace existing residences or businesses.

The determination of impacts on population, housing or employment is based upon the reported distribution and growth rate of population, housing and employment for the City of Los Angeles, specifically the Central City Community Plan Area. A finding of consistency with the goals and expectations set forth in regional and City of Los Angeles plans is determined by reviewing the *RCPG*, *RTP*, *General Plan Framework*, *Community Plan*, and *CBD Redevelopment Plan*. In addition, the *Guidelines*, while not an adopted policy document, provides additional guidance for determining consistency.

b. Construction Impacts

It is estimated that approximately 4,296 construction workers would be employed during the construction of the Project. The number of workers is derived based upon proposed floor area of proposed Project land uses. Owing to the regional nature of the construction industry, these construction employment estimates are appropriately evaluated on a regional basis. Specifically, employees in the construction industry work at different locations throughout the region depending upon where the construction is located. These employees do not typically relocate closer to a construction site as the length of time spent at a specific job site is limited. Therefore, impacts to housing and population related to construction workers would be less than significant.

c. Housing and Population

Land acquisition for the Project does not involve the acquisition of any housing; therefore, no residential relocation is planned. The construction of all Project housing (approximately 800 units) is scheduled to be completed by 2008. The following analysis assumes that all 800 residential units are also occupied by 2008.

As shown in Table 7 on page 183, the forecasted number of housing units in the Central City Community Plan Area in 2000 was 10,658. SCAG projects that the Central City Community Plan Area housing unit count will increase to 14,185 in 2010. By interpolation, the number of housing units in 2008 is estimated to be 13,576 units, an increase of 2,918 beyond expected 2000 levels. The additional 800 housing units attributable to the Project are well within SCAG's estimated growth projection, representing 27 percent of the forecasted housing growth between 2000 and 2010. With regards to the City of Los Angeles subregion, the additional 800 residential units attributable to the proposed project represents 0.6 percent of the growth anticipated for the entire subregion. Based on

population density figures from the 1990 Census, 800 newly constructed dwelling units would be expected to house 2,272 residents. This figure is derived assuming an average household size of 2.84 persons, which was the average household size for households within a one-mile radius of the Project site. The 2000 population in the Central City Community Plan Area is forecasted to be 25,367. SCAG forecasts the Central City Community Plan Area population to increase to 30,926 in 2010. By interpolation, the 2008 projected population would be 29,754, an increase of 4,387 persons over the 2000 population. The population growth associated with the addition of 800 residential units is within SCAG's estimated growth parameters, and represents 52 percent of the anticipated population growth. This population growth represents 0.6 percent of the growth forecasted for the City of Los Angeles subregion for the years 2000 to 2010, consistent with the Project's contribution to the subregion's housing supply.

Thus, population and housing growth due to the Project are well within the established growth parameters of both the Central City Community Plan Area and the City of Los Angeles subregion as a whole. Accordingly, the Project's effects upon population and housing are considered to be less than significant, and would appropriately implement regional and City policy for the area.

d. Employment

The Project is proposed for development on property currently used as surface parking and minor service, warehouse and electrical facilities for the STAPLES Center. These surface parking facilities currently employ an estimated 24 employees. These employees would be given priority in obtaining employment at structures built to replace surface lots and the parking facilities associated with the Project.

Table 9 on page 191 provides a listing of derived direct employment impacts that would be associated with the Project. Using employment factors derived for various commercial activities, an estimated 5,367 jobs would be created by the Project by 2008. Approximately one-third (33 percent) of these jobs would be related to hotel facilities; the balance would be related to restaurant (16 percent); retail (13 percent); entertainment (13 percent); office (11 percent); medical office (11 percent); and health club (3 percent) facilities. The Project site currently accounts for an estimated 24 employees associated with the operation of the existing surface parking and warehouse facilities, for a total net employment increase of 5,343 from the Project. (See Table 9 on page 191).

Between 1990 and 2000 the Central City Community Plan Area lost an estimated 34,339 jobs, mostly occurring during the recession that occurred from 1990 to 1994. The employment directly attributable to the Project will assist the economic revitalization of the Central City Community Plan Area by replacing approximately 16 percent of the jobs lost during the previous decade. More specifically, SCAG's 1998 *RTP* forecasts that employment within the Central City

Table 9

ESTIMATED EMPLOYMENT CHANGE

Proposed Development	Employment Derivation Factor^a (sq.ft./ employee)	Square Feet of Development^b	Jobs Created by proposed Project
Convention Hotel	909	1,060,000	1,166
Hotel	909	530,000	583
Office	292	165,000	565
Medical Office	234	135,000	577
Health Club	680	125,000	184
Entertainment	680	485,000	713
Restaurant	250	215,000	860
Retail	577	415,000	719
Subtotal		<u>3,130,000</u>	<u>5,367</u>
Existing Parking Facilities	50,000	1,188,037	(24)
TOTAL NEW EMPLOYMENT			5,343

^a San Diego Association of Governments, *Traffic Generators Guide, 1998*

^b The Project, as proposed, will allow transfers among uses, however, such transfers will not result in less than 1,400 hotel rooms or 500 residential units.

Source: PCR Services Corporation

Community Plan Area will be 206,496 jobs in 2000, growing to 213,006 jobs by 2010. By interpolation, SCAG's employment projection for 2008 indicates that employment in the Central City Community Plan Area would increase by 5,185 jobs, to 211,457. The estimated employment increase from the implementation of the Project is 103 percent of the projected overall Central City Community Plan Area employment increase. Thus, the employment growth directly attributable to the Project will have a favorable impact on employment in the Central City Community Plan Area, and will assist in the recovery of downtown Los Angeles employment levels last seen prior to the economic recession of the early 1990s.

e. Consistency with City and Local Community Housing and Economic Development Policies

(1) City of Los Angeles and Local Community Housing Goals and Policies

The Project would advance City and local community goals by contributing to the effort to bring about new commerce, employment, and housing in the Central City Community Plan Area. The proposed entertainment and retail uses would be compatible with both the Convention Center and the STAPLES Center, and would work to implement adopted City policy for the Convention Center area. Development of the Project would implement the *Community Plan* goals of providing recreational, civic, cultural, and retail uses in the vicinity of the Convention Center.

(2) Community Redevelopment Agency Goals and Policies.

The Project is consistent with the *South Park Design Guidelines* by encouraging economic development through new commercial, entertainment, and retail opportunities; creating a mixed-use district, encouraging quality urban design, and creating a live/work community. The Project is expected to help revitalize and increase the desirability of the area and encourage the demand for and the development of new commercial activities and housing in the area. The *Guidelines* designate the Project site as an area to be redeveloped with land uses supportive of the Convention Center. The Project would fulfill this objective by attracting visitors and patrons to the Convention Center area, thereby helping to create a “destination” in the Convention Center area. In addition, the Project is consistent with the *Guidelines* by implementing a strategy that calls for the development of a convention hotel in close proximity to the Convention Center. Project-related retail and entertainment amenities are anticipated to assist in attracting large national and international conventions to Los Angeles, and attract significant economic benefits due to an increase in spending by out-of-town guests.

(3) Consistency with the Regional Comprehensive Plan and Guide.

The Project is consistent with the goals of the RCPG. Close proximity between jobs and housing reduces employee travel time and average vehicle trip length. The community at large benefits from reduced traffic and congestion, which in turn leads to reduced levels of noise, air pollution, and use of natural resources. However, this depends both on the total number of jobs and housing units available in proximity to one another, and that a wide range of jobs and housing units, both in type and cost, exists such that those who live in the housing may also be employed nearby. By having a strong linkage between jobs and housing, greater individual and group benefits may result. The Project will generate an estimated 5,343 new jobs and contain 800 new residential units. It is expected that persons who live within the South Park Area or in close proximity could thus capture a substantial number of the Project’s employment opportunities. Additionally, factors, which influence the decision to live within the Project site, would be direct access to transit and the proximity to downtown employment.

(4) Summary of Project Impact Analysis

The Project’s 800 new residential units and its estimated population increase of 2,272 new residents would be well within growth parameters established for the *Community Plan* area. The population and housing growth associated with the Project is consistent with guidelines established in the *City General Plan*, *Community Plan*, and the *Guidelines*, by promoting the area as a highly livable urban environment within downtown. The Project’s residential units will have an integrated, mixed-use character that also corresponds to the development goals and policies set for the area immediately surrounding the Project site. This estimated growth from the Project represents a small

portion of the growth forecasted for the SCAG Region and the City of Los Angeles subregion. Therefore, housing and population impacts associated with the Project would be less than significant at the local, subregional, and regional levels.

An estimated net employment increase of 5,343 new jobs would result from the implementation of the Project. In addition, it is anticipated that the location of these jobs within the Central City Community Plan Area will improve the balance between jobs and housing and result in greater individual and group benefits. While this estimate exceeds the forecasted growth in employment levels for the Central City Community Plan Area projected by 2008, it represents a significant positive impact on employment in the downtown area, which endured a substantial reduction in employment during the 1990s and for which 2010 employment levels are still expected to remain more than 10 percent below 1990 levels. The Project is anticipated to add 2,272 residents and 5,343 jobs to the Central City Community Plan Area, a ratio of 2.35 jobs added for every resident added. This ratio is below historical levels for the area, and supports the trend of reducing the jobs-to-residents ratio.

3. MITIGATION MEASURES

The Project would not result in any significant environmental impacts upon housing, population and employment and therefore no mitigation measures are required.

4. ADVERSE EFFECTS

The Project will not result in any adverse environmental impacts to housing, population and employment.

5. CUMULATIVE IMPACTS

As discussed in Section IV.C.2(c), the Project would generate 800 additional residential units within the Central City Community Plan Area, with full occupancy to occur by 2008. Related projects within this area are expected to contribute an additional 503 new housing units²⁹, for a cumulative total of 1,303 units. SCAG projects an increase of 2,918 housing units for the same area by 2008. This growth is below SCAG's projected housing unit growth for the Central City Community Plan Area and therefore, the Project in combination with related projects would not

²⁹ Please see Section III.B., *Cumulative Development*, of this EIR for a detailed listing of all related projects.

result in a significant cumulative impact to housing. Similarly, the estimated increase in population attributable to the Project is estimated to be 2,272 persons, compared with the forecasted population increase of 4,387 within the overall Central City Community Plan Area. Related projects are expected to contribute an additional 1,429 persons to the area's population over the same period. Thus, the cumulative population growth for the Central City Community Plan Area is 3,701, still below the population growth parameters established by SCAG. The Project in combination with related projects would not result in a significant cumulative impact to population.

The related projects and project growth within the Central City Community Plan Area would result in a cumulative increase in construction employment. As stated above, because of the regional nature of the construction industry, these construction job estimates are appropriately evaluated on a regional basis. Specifically, employees in the construction industry work at different locations throughout the region depending upon where the construction is located. These employees do not typically relocate closer to a construction site as the length of time spent at a specific job site is limited. Therefore, cumulative impacts to housing and population related to construction workers would be less than significant.

As discussed in Section IV.C.2(d), the increase in employment attributable to the Project is estimated to be 5,343 jobs. The SCAG forecasted employment increase is 5,185 jobs within the overall Central City Community Plan Area. Related projects are expected to contribute an additional 7,704 jobs to the area's employment over the same period. Thus, the cumulative job growth for the Central City Community Plan Area is estimated to be 13,047. Although this figure is above the anticipated growth forecasted to 2010, this job growth is still below the 1990 figure for the Central City Community Plan Area, which lost 16.5 percent of its jobs between 1990 and 1994. The accumulated job growth of the Project in combination with related projects is considered beneficial and represents a sizeable recovery of jobs lost during the previous decade within the Central City Community Plan Area. Therefore, the Project in combination with related projects would not result in a significant cumulative impact to employment.