

4.13 POPULATION, HOUSING, AND EMPLOYMENT

This section provides an overview of existing population, housing, and employment conditions in the CPAs and evaluates impacts associated with the Proposed Plans. Topics addressed include the amount of population, housing, and employment growth expected and the potential displacement of existing residents or housing resulting from implementation of the Proposed Plans. The section utilizes information from a variety of public agencies including, the City of Los Angeles Department of City Planning (DCP), the United States Census Bureau (US Census), the Southern California Association of Governments (SCAG), and the California Department of Finance (DOF).

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15131, the analysis is limited to those socioeconomic issues that could result in a direct change on the physical environment. Considering, the effect of the Proposed Plans on property values and their economic effect on surrounding businesses are not considered environmental issues, and therefore are not analyzed.

EXISTING SETTING

2010 DECENNIAL BASELINE

The California Environmental Quality Act (CEQA) Guidelines Section 15125(a) requires that an environmental impact report (EIR) include a description of the physical environmental conditions in the vicinity of a proposed project, as they exist at the time the NOP is published. This environmental setting normally constitutes the baseline physical conditions to which the lead agency compares the impacts from the project and determines the significance of impacts. The NOP for this EIR was published on October 20, 2008.

The draft EIR uses the 2010 Census data as the baseline existing conditions, rather than the 2008 population estimates available at the time of the NOP because as described herein, the City finds it is a more accurate baseline for purposes of analyzing the impacts from the Proposed Plans. The baseline year of 2008 falls within the decennial census year of 2000 and 2010; therefore, no physical count of the population and housing units of the South and Southeast Los Angeles CPAs was available for the NOP year. The 2008 population and housing units were a reasonable estimate at the time the proposed project was initiated. However, during the preparation of the Proposed Plans and draft EIR, the 2010 Census was conducted and the results were released in April 2011 after the date of the NOP (2008). Because the DCP's planning process for the community plan updates is comprehensive and includes extensive public outreach and public input, the updates are long-term projects that take several years to complete. As a result of this on-going and iterative process, sufficient time had elapsed such that the 2010 Census became available. Furthermore, although it is now 2016, the Census 2010 was determined to be the best available published resource at the time the analysis for this EIR was done.

POPULATION

Table 4.13-1 presents historical population data for the CPAs from 2000 to 2010, as well as population estimates for 2014. As shown in the table, the South Los Angeles CPA grew by 10,351 residents (4 percent) between 2000 and 2010 based on the actual decennial count of the population. The Southeast Los Angeles CPA grew by 23,541 residents (9 percent) between 2000 and 2010 based on the actual decennial count of the population. This represents an average annual growth rate of 0.4 percent and 0.9 percent for the South Los Angeles and Southeast Los Angeles CPAs, respectively. During this same time-period, the population of the City of Los Angeles grew by 2.6 percent for an average annual rate of 0.26 percent.

TABLE 4.13-1: HISTORICAL POPULATION FOR THE CPAS							
Population	Total Population			Net Population Change		Average Annual Growth	
	2000 Census	2010 Census (Baseline)	2014 (estimate)	2000-10 Actual	2010-14 Estimated	2000-10 Actual	2010-14 Estimated
South Los Angeles CPA	260,003	270,354	277,683	10,351	7,329	0.4%	0.7%
Southeast Los Angeles CPA	255,168	278,337	289,026	23,169	10,689	0.9%	1.0%
Percent of City Los Angeles	13.9%	14.5%	14.5%	3.4%	1.3%	13%	
City of Los Angeles	3,695,288	3,792,621	3,926,391	97,333	133,770	0.3%	0.9%

SOURCE: United States Census, 2000; United States Census, 2010; DCP's 2014 Growth and Infrastructure Report.

Since the 2010 Census, population growth in the CPAs and citywide is estimated to have increased as demonstrated by the 2014 population estimates. The 2014 population estimates for the South Los Angeles and Southeast Los Angeles CPAs indicate an increase of 7,329 and 10,689 residents from 2010 to 2014, respectively. This represents an average annual growth rate of 0.7 percent for South Los Angeles and 1.0 percent for Southeast Los Angeles between 2010 and 2014. These numbers show a consistent population growth trend for the CPAs.

HOUSING

Table 4.13-2 presents housing unit trends for the CPAs from 2000 to 2014. The 2010 Census showed that there were approximately 82,186 housing units in the South Los Angeles CPA and 68,651 housing units in the Southeast Los Angeles CPA in 2010. Cumulatively, these units represent 10.7 percent (150,837 housing units) of the 1,413,995 housing units available in the City's 2010 housing inventory. Between 2000 and 2010, the housing inventory of the South Los Angeles CPA grew by approximately 280 units (0.34 percent), and the housing inventory in the Southeast Los Angeles CPA grew by 2,495 units (3.8 percent). This represents an average annual growth rate of 0.034 percent for South Los Angeles and 0.38 percent for Southeast Los Angeles. The increase in housing units was significantly slower for the South Los Angeles CPA than for the Southeast Los Angeles CPA.

TABLE 4.13-2: HISTORICAL HOUSING INVENTORY FOR THE CPAS							
Area	Total Housing Units			Net Housing Unit Increase		Average Annual Growth	
	2000 Census	2010 Census (Baseline)	2014 (Estimate)	2000-10 Actual	2010-14 Estimated	2000-10	2010-14
South Los Angeles CPA	81,906	82,186	82,735	280	829	0.034%	0.17%
Southeast Los Angeles CPA	66,156	68,651	69,885	2,495	3,729	0.38%	0.45%
City of Los Angeles	1,337,706	1,413,995	1,429,813	76,289	92,107	0.57%	0.26%

SOURCE: United States Census, 2000; United States Census, 2010; DCP's 2014 Growth and Infrastructure Report.

According to the DCP's 2014 Growth and Infrastructure Report, there were approximately 82,735 housing units in the South Los Angeles CPA and 69,885 housing units in the Southeast Los Angeles CPA in 2014. This indicates a housing unit growth rate of one percent in South Los Angeles and 5.6 percent in Southeast Los Angeles from 2000 to 2014. Between 2010 and 2014, the housing inventory of both CPAs grew at a slightly faster rate with an average annual rate increase from 0.034 to 0.17 percent in South Los Angeles and from 0.38 to 0.45 percent in Southeast Los Angeles. According to these numbers the Southeast Los Angeles CPA seems to be growing at a faster rate than the South Los Angeles CPA, as well as the City as a whole. However, several student housing projects built in Southeast Los Angeles during this time-period may account for a substantial portion of the housing unit increase in this CPA and may therefore overstate the number of housing units available for traditional households. For example, the Tuscany project (built in 2006) included 121 student

housing units and the Lorenzo project (built in 2013) included over 900 student housing units near the University of Southern California. Nevertheless, a comparison of the high rate of population growth to the rate of housing growth indicates that the increase of housing units has not kept pace with the increase of residents.

As described in detail in Section 4.10 Land Use and Planning, approximately 74 percent or 5,381 acres of the South Los Angeles CPA and approximately 58 percent or 4,268 acres of the Southeast Los Angeles CPA is designated for residential land uses under the Current Plans.

In the South Los Angeles CPA, approximately 58 percent (48,322 housing units) of the 82,186 housing units in 2010 were multi-family housing units, representing more than half of the CPA's total housing inventory.¹ Approximately 41 percent (33,557 housing units) of housing units were single-family dwelling units. The remaining 307 housing units or 0.4 percent of the total number of housing units in the CPA include other living quarters, such as boarding facilities. In the South Los Angeles CPA, single-family land uses are spread throughout the community with many houses having second units subordinate to the primary house. The typical dwelling unit is older, with many homes built during the late 19th and early 20th centuries. In residential neighborhoods that are adjacent to major boulevards (i.e. Western Avenue, Florence Avenue, Arlington Avenue and Slauson Avenue) single-family and multi-family uses are intermingled and may include duplexes to fourplexes on the same residential street. The multi-family housing is generally smaller scale and typically does not exceed two stories. Parcels are 5,000 square feet on average.

In the Southeast Los Angeles CPA, approximately 52 percent (36,551 housing units) of the 68,651 housing units were multi-family housing units according to the 2010 Census.² Approximately 47 percent (31,846 housing units) of housing units were single-family dwelling units. The remaining 254 housing units or 0.3 percent of the total number of housing units in the CPA include other living quarters. In the Southeast Los Angeles CPA, single-family land uses are concentrated in the southern portion of the community, particularly in the Green Meadows and Watts Communities. Smaller pockets of single-family dwelling units are located near the I-105 Freeway and east of Main Street between 74th and 79th Streets. Multi-family land uses are concentrated in the northern and mid portion of the CPA. Many single-family housing units are located in areas designated for multi-family land uses.

The housing market can be driven by supply and demand and can be influenced by population growth, income, housing unit cost, and housing locations. Age distribution is also a key market characteristic because housing demand within the CPAs can be influenced by the housing preference of certain age groups due to limited income. In many cases the majority of the young adult population (20 to 34 years old) tends to occupy apartments and smaller single-family units. For the South Los Angeles CPA, there is a segment of the population that consists of students that are likely to share dwelling units in and around the University of Southern California. In the Southeast Los Angeles CPA, the population would more than likely be in the older age bracket of 35 to 65 years old and would prefer apartments, condominiums, and larger single-family homes because on average the household sizes would be larger and their occupancy would be longer. Housing demand for the elderly population would fall into this category. Affordability of housing is increasingly a concern in the CPAs as well as the city as a whole, and may continue to be a challenge in 2035 based on current trends. The increase in household size over time may be attributed to persons sharing quarters in multiple-families or non-family scenarios.

EMPLOYMENT

Based on socioeconomic data compiled by SCAG, in 2010 there were an estimated 51,078 jobs located in the South Los Angeles CPA and an estimated 74,694 jobs located in the Southeast Los Angeles CPA. In that year, the jobs in the CPAs represented 7.86 percent (approximately 1.6 million) of all jobs in the City of Los

¹City of Los Angeles, Department of City Planning, *Demographic Research Unit, Statistical Information*, February 2016.

²*Ibid.*

Angeles.³ The jobs-to-housing ratio in the CPAs in 2010 was 1.2 to 1, or roughly one job per household which is comparatively consistent with the City overall, which has a jobs-to-housing ratio of 1.25 to 1.

Considering the existing land use designations under the Current Plans for the CPAs, the DCP estimates that the reasonably expected total employment of the South Los Angeles CPA is 59,230 jobs, and the reasonably expected total employment of the Southeast Los Angeles CPA is 95,450 jobs under the Current Plans. The reasonably expected number of jobs is estimated based on the total amount of non-residential development square-footage that would be permitted to occur in consideration of the proposed General Plan land uses and employment factors. The reasonably expected total number of jobs for both CPAs combined is approximately 154,680 jobs.

GROWTH PROJECTIONS

The State of California requires that cities plan for changes in population, housing, and employment. If growth is projected, each city must accommodate a share of anticipated regional growth. As previously described, these projections are provided to the City by the Southern California Association of Governments (SCAG) in the Regional Housing Needs Assessment (RHNA). The DCP allocates population and employment to the City’s 35 Community Plans consistent with the City’s General Plan Framework Element and other City policies which call for directing growth to regional, commercial and transit centers. The City then accommodates or creates the “capacity” for the projected levels of population, housing, and employment through its Community Plan updates.

Population. As shown in **Table 4.13-3**, SCAG’s 2035 population projection for the South Los Angeles CPA was 311,200 residents, an increase of 40,846 residents over 2010 baseline conditions, and the projection for the Southeast Los Angeles CPA was 303,000 residents, an increase of 24,663 residents over 2010 baseline conditions. Under the Current Plans, the CPAs have a reasonably expected population of approximately 291,473 residents for the South Los Angeles CPA and 281,115 residents for the Southeast Los Angeles CPA, which is considerably less than SCAG’s 2035 population projection for the CPAs. Therefore, SCAG’s 2035 population projections for both CPAs could not be accommodated under the Current Plans.

Planning Area	2010 Population	Reasonably Expected Population under Current Plan (2035)	SCAG Projection (2035)	Projected Increase (2010-2035)	Deficit
South Los Angeles CPA	270,354	291,473	311,200	40,846	(19,727)
Southeast Los Angeles CPA	278,337	281,115	303,000	24,663	(21,885)

SOURCE: City of Los Angeles Department of City Planning, Demographic Research Unit, Statistical Information, December 2012; City of Los Angeles Department of City Planning, 2012; 2013 -2021 Housing Element Update for City of Los Angeles.

Housing. As shown in **Table 4.13-4**, the 2010 Census shows there were 82,186 housing units in the South Los Angeles CPA and 68,651 housing units in the Southeast Los Angeles CPA. Under the Current Plans, the DCP estimates the reasonably expected housing capacity to be approximately 91,015 housing units for the South Los Angeles CPA and 70,632 housing units for the Southeast Los Angeles CPA, which is less than SCAG’s 2035 projections for the CPAs. Therefore, under the existing land uses of Current Plans, the CPAs cannot accommodate the SCAG projected housing demand.

³City of Los Angeles, 2013 – 2021 Housing Element Update, December 3, 2013.

TABLE 4.13-4: SCAG HOUSING DEMAND PROJECTIONS IN THE CPAS

Planning Area	2010 (Housing Units)	Reasonably Expected Housing Under Current Plan (2035)	SCAG Projection (2035)	Deficit	Projected Increase (2010-2035)	Projected Increase (%) (2010-2035)
South Los Angeles CPA	82,186	91,015	97,900	(6,885)	15,714	19%
Southeast Los Angeles CPA	68,651	70,632	76,200	(5,568)	7,549	11%
South Los Angeles Planning Region /a/	217,798	N/A	264,700	N/A	46,902	21%
City of Los Angeles	1,413,995	N/A	1,616,578	N/A	202,583	14%

/a/ South Los Angeles Planning Region consists of West Adams, South Los Angeles and Southeast Los Angeles CPAs.
SOURCE: City of Los Angeles, Department of City Planning, *Demographic Research Unit, Statistical Information*, February 2016.

Employment. As shown in **Table 4.13-5**, SCAG projects that the South Los Angeles CPA will generate 56,500 jobs in 2035, which would represent an increase of 5,422 jobs compared to 2010. For the Southeast Los Angeles CPA, SCAG projects the number of jobs generated within the CPA will increase to 90,800 jobs. This would represent an increase of 20,756 jobs compared to 2010 existing conditions. The Current Plans can accommodate SCAG projected employment demand in 2035 under existing land use conditions.

TABLE 4.13-5: SCAG EMPLOYMENT PROJECTIONS IN THE CPAS

Planning Area	2010 Census (Jobs)	Reasonably Expected Employment Under Current Plan (2035)	SCAG Projection (2035)	Surplus	Projected Increase (2010-2035)	Projected Increase (%)
South Los Angeles CPA	51,078	59,230	56,500	2,730	5,422	10.6%
Southeast Los Angeles CPA	74,694	95,450	90,800	4,650	16,106	21.6%
City of Los Angeles	1,745,820	n/a	1,994,000	N/A	248,180	14.22%

SOURCE: SCAG, *Integrated Growth Forecast*, 2008; City of Los Angeles Department of City Planning, 2016.

REGULATORY FRAMEWORK

FEDERAL

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

Comprehensive Housing Affordability Study (CHAS). CHAS was enacted by the Cranston-Gonzalez National Affordable Housing Act of 1990 and was run by the U.S. Department of Housing and Urban Development (HUD). The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD’s programs (primarily 30, 50, and 80 percent of median income). It is also important to consider the prevalence of housing problems among different types of households, such as the elderly, disabled, minorities, and different household types. The CHAS data provide counts of the numbers of households that fit these HUD-specified characteristics in HUD-specified geographic areas.

In addition to estimating low-income housing needs, the CHAS data contribute to a more comprehensive market analysis by documenting issues like lead paint risks, affordability mismatch, and the interaction of affordability with variables like age of homes, number of bedrooms, and type of building.

STATE

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

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

Homeowners and Private Property Protection Act. In 2008, California voters approved Proposition 99, the Homeowners and the Private Property Protection Act, which amended the California Constitution so that local governments are prohibited from using eminent domain authority to acquire an owner-occupied residence for the purposes of conveying it to a private recipient, with limited exceptions. Proposition 99 applies only to owner-occupied residences. Cities may still use eminent domain authority to convey multi-family and non-residential property to other private parties.

Assembly Bill No. 2222 (AB 2222). On September 27, 2014, Governor Brown signed AB 2222, which amended sections of the State Density Bonus Law (Gov. Code §§ 65915). The law's major provision requires that density bonus projects resulting in a loss in existing affordable, and otherwise locally-regulated (i.e., rent-stabilized) housing units, replace those units one-for-one. It also extends the affordability period from 30 to 55 years and expands the use of equity sharing in for-sale units. Several other clarifications of existing law are also included, but they were not judged to represent a change to current City policy.

REGIONAL

Southern California Association of Governments (SCAG) 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). In 2012, SCAG adopted the 2012-2035 RTP/SCS, a long-term transportation vision through the year 2035 for the SCAG region. The State of California requires that cities plan for changes in population, housing demand and employment; if growth is anticipated, each city must accommodate a share of the region's projected growth. These projections are developed by the City of Los Angeles in concert with SCAG, which serves as the Metropolitan Planning Organization (MPO) for the six-county region which includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. SCAG is mandated by federal and state governments to prepare the RTP, a 20-year transportation plan for the region that addresses regional growth, air quality and other issues, based on an analysis of past and future regional trends. The RTP informs SCAG's projection of growth for the region. The 2012-2035 RTP/SCS includes population, housing, and employment forecasts that provide advisory information to local jurisdictions for use in planning activities.

SCAG Compass Blueprint Growth Vision Report. The Growth Vision Report presents the comprehensive growth vision for the six-county SCAG region and identifies a series of implementation steps that will guide Southern California towards its envisioned future. The Growth Vision Report was developed in response to the land use and transportation challenges facing the Southern California region in the present and future. The Growth Vision is driven by four key principles; mobility, livability, prosperity, and sustainability. To realize these principles, the Growth Vision encourages the following:

- Focusing growth in existing and emerging centers and along major transportation corridors
- Creating significant areas of mixed-use development and walkable communities
- Targeting growth around existing and planned transit stations
- Preserving existing open space and stable residential areas

Implementation steps identified in the Growth Vision Report include tools for each guiding principle as well as overarching implementation strategies. The Growth Vision Report concentrates on the physical aspects of regional growth such as where people and jobs locate, the type and quantity of buildings that may be constructed, and how people and goods move in the region.

The Growth Vision Report notes that limitations on the amount of undeveloped land suitable for development may hinder the ability to accommodate new housing and jobs within the region, and that infill or new development in already developed areas will be relied upon to provide locations for nearly half of the anticipated new housing region-wide. The Growth Vision Report concludes that the strategy of combining compact, mixed-use development with housing and jobs near major transportation infrastructure will be of enormous benefit in accommodating future growth, while also recognizing that incremental and strategic changes in small parts of the region can yield great benefits to the region as a whole, as well as to individual cities.⁴

SCAG's Regional Comprehensive Plan (RCP). In 2008, SCAG prepared and issued the RCP in response to SCAG's Regional Council directive in the 2002 Strategic Plan to define solutions to interrelated housing, traffic, water, air quality, and other regional challenges.⁵ The 2008 RCP is an advisory document that describes future conditions if current trends continue, defines a vision for a healthier region, and recommends an Action Plan with a target year of 2035. The RCP may be voluntarily used by local jurisdictions in developing local plans and addressing local issues of regional significance. The land and housing goal of the RCP is to successfully integrate land and transportation planning and achieve land use and housing sustainability by implementing SCAG's Compass Blueprint Growth Vision which would result in significant land use changes to only 2 percent of the total land area in the region. These significant land use changes are referred to as the 2% Strategy. The desired land use and housing outcomes identified in the RCP related to population, housing and employment include:

- Significantly increase the number of city and county general plans consistent with Compass Blueprint principles by 2012. (General plans are the local blueprints for growth and best indicate whether local governments have adopted Compass Blueprint planning principles.)
- Significantly increase the number and percentage of new housing units and jobs created within the Compass Blueprint 2% Strategy Opportunity Areas by 2012 and improve the regional jobs-housing balance. (Tracking the number of new units will measure the region's progress in accommodating forecasted growth. Percentage of housing and jobs developed within the Opportunity Areas will indicate the locational efficiency of growth.)
- Add one new housing unit to stock for every 3 persons in population growth and one new housing unit for every 1.5 full-time equivalent jobs, whichever is greater. (Housing supply measures the availability of housing in comparison to population and jobs.)

⁴SCAG, *Southern California Compass Growth Vision Report*, June 2004.

⁵SCAG, *2008 Regional Comprehensive Plan*, 2008.

- Achieve a regional housing vacancy rate of 1.5 percent for owner-occupied units and 5 percent for rental units. (These vacancy rates are indicators of a healthy housing market.)

SCAG Regional Housing Needs Assessment (RHNA). The RHNA is a key tool for SCAG and its member governments to plan for growth. The RHNA quantifies the need for housing within each jurisdiction between 2013 and 2021. Communities then plan and determine how they will address this need through the process of completing the Housing Elements of their General Plans. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that they can grow in ways that enhance quality of life, improve access to jobs, transportation and housing, and not adversely impact the environment. The RHNA is produced periodically by SCAG, as mandated by state law, to coincide with the region's schedule for preparing Housing Elements. It consists of two measurements of housing need: existing and future.⁶

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

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

LOCAL

City of Los Angeles General Plan. The City of Los Angeles General Plan provides growth and development policies by presenting a comprehensive long-range view of the City as a whole. The General Plan provides a comprehensive strategy for accommodating long-term growth should it occur as projected. Applicable goals and policies that apply to all development within the City of Los Angeles include a balanced distribution of land uses, adequate housing for all income levels, and economic stability. The General Plan Framework Element, Housing Element, and Land Use Element provide guidance specific to population, housing, and employment growth. Relevant objectives and policies of the Framework and Housing Elements related to population, housing, and employment are listed in **Table 4.13-6**.

- **Framework Element.** The Framework Element, adopted in December 1996 and amended in August 2001, is intended to guide the City's long-range growth and development through the year 2010. The Framework Element's "smart growth" strategy generally seeks to accommodate growth near transit and other existing infrastructure to assure a sustainable, economically viable future for Los Angeles. Although the horizon year of 2010 has passed, the population which the Framework Element was designed to accommodate has not been reached and is not anticipated to be reached until 2035.
- **Housing Element.** The 2013-2021 Housing Element of the General Plan identifies the existing and projected housing needs of all economic segments of the City of Los Angeles. The goal of the Housing Element is to encourage the location of housing, jobs, and services in mutual proximity. Policies of the Housing Element include the provision of an adequate and affordable supply of housing to meet the City's Regional Housing Needs Assessment (RHNA).

⁶ SCAG, *Regional Housing Needs Assessment (RHNA)*, 2012.

TABLE 4.13-6: RELEVANT GENERAL PLAN POPULATION, HOUSING, AND EMPLOYMENT OBJECTIVES AND POLICIES	
Objective/Policy	Objective/Policy Description
FRAMEWORK ELEMENT – CHAPTER 3 LAND USE	
Objective 3.1	Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.
Objective 3.3	Accommodate projected population and employment growth within the City and each community plan area and plan for the provision of adequate supporting transportation and utility infrastructure and public services.
Objective 3.4	Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridor/boulevards, while at the same time conserving existing neighborhoods and related districts.
Policy 3.4.1	Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.
FRAMEWORK ELEMENT – CHAPTER 4 HOUSING	
Objective 4.1	Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City sub region to meet the projected housing needs by income level of the future population to the year 2010.
Objective 4.2	Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.
Objective 4.4	Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations.
HOUSING ELEMENT	
Policy 1.1.1	Promote homeownership opportunities and support current homeowners in retaining their homeowner status.
Policy 1.1.2	Promote affordable rental housing for all income groups that need assistance.
Policy 1.1.3	Facilitate new construction of a variety of housing types that address current and projected needs of the city's households.
Policy 1.1.4	Expand location options for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.
Policy 1.1.7	Strengthen the capacity of the development community to develop affordable housing.
Policy 1.2.1	Facilitate the maintenance of existing housing in decent, safe, healthy, and sanitary condition.
Policy 1.2.2	Encourage and incentivize the preservation of affordable housing to ensure that demolitions and conversions do not result in a net loss of the City's stock of decent, safe, healthy, sanitary, or affordable housing. Encourage but not require one-for-one replacement of demolished affordable units, except as mandated by law or ordinance.
Policy 1.2.3	Rehabilitate and/or replace substandard housing with housing that is decent, safe, healthy, sanitary, and affordable and of appropriate size to meet the City's current and future household needs.
Policy 1.3.1	Monitor the production and preservation of the housing supply.
Policy 1.3.2	Advocate for the production of data necessary for the City's planning purposes, particularly with regard to special needs populations.
Policy 1.3.3	Collect, report and project Citywide and local housing needs on a periodic basis.
Policy 1.4.1	Provide incentives to include affordable housing in residential development, particularly in mixed-use development, Transit Oriented Districts, and designated Centers.
Policy 1.4.2	Promote the development of new affordable housing units Citywide and within each Community Plan area.
Policy 2.2.3	Provide incentives and flexibility to generate new housing and to preserve existing housing near transit.
Policy 2.2.4	Promote and facilitate a jobs/housing balance at a Citywide level.
Policy 2.2.6	To accommodate projected growth to 2014 in a sustainable way, encourage housing in centers and near transit, in accordance with the General Plan Framework Element.
Policy 2.4.4	Promote residential development that meets the needs of current residents as well as new residents.
Policy 4.1.6	Eliminate zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the City.
SOURCE: City of Los Angeles, <i>City of Los Angeles Citywide General Plan Framework, An Element of the City of Los Angeles General Plan</i> , re-adopted 2001; City of Los Angeles General Plan, <i>Housing Element 2013-2021</i> , adopted (2013).	

- **Land Use Element.** The 2000 South Los Angeles Community Plan and the 2000 Southeast Los Angeles Community Plan (Current Plans) are two of the 35 community plans that make up the City's Land Use Element. They provide goals, objectives, and policies that are directly and indirectly related to population, housing, and employment and are the current guidelines for development in the CPAs. The Proposed Plans for the CPAs would update these goals and policies to reflect existing land use patterns, address land use issues, and carry out the community's vision for the CPAs.

Los Angeles Municipal Code (LAMC). Zoning regulations provide for the types and densities of residential uses permitted in each of the City of Los Angeles' zones.⁷ Zoning in the City is generally cumulative; it permits less intense uses to be built within a zone as the zoning increases in intensity, and permits residential uses to be developed in commercial zones. For instance, R1 (single family), R2 (two family), and R3 (medium multi-family) uses are allowed to be built in an R4 (high medium multi-family) residential zone, and are also permitted in all commercial zones. No minimum requirements are established in any zone. The City of Los Angeles residential density standards are defined by zone. Zones dictate the number of units allowed per lot square-footage.

City of Los Angeles Density Bonus Ordinance (Ordinance 176,681). The purpose of the City's Density Bonus Ordinance, codified as LAMC Section 12.22(A)(25), is to establish procedures for implementing State Density Bonus requirements, as set forth in California Government Code Sections 65915-65918, and to increase the production of affordable housing, consistent with City policies. Subject to the provisions of LAMC Section 12.22(A)(25), Housing Development Projects that include an affordable housing component and Senior Citizen Housing Development projects may be granted a density bonus, allowing for a density increase over the otherwise maximum allowable residential density under the applicable zoning ordinance and/or specific plan. The density bonus is determined based on the percentage and type of restricted affordable housing units provided and shall not exceed 35 percent. The amount of parking required for these projects may also be reduced. In addition, a Housing Development Project that qualifies for a Density Bonus may be granted incentives set forth in the ordinance that allow for modification to a City development standard or requirement.

City of Los Angeles Rent Stabilization Ordinance (RSO). The City's Rent Stabilization Ordinance was established in response to the shortage of affordable housing in the City of Los Angeles, and went into effect May 1, 1979. The RSO's stated purpose is to regulate rents so as to safeguard tenants from excessive rent increases, while at the same time providing landlords with just and reasonable returns from their rental units.⁸ The RSO addresses allowable rent increases, the registration of rental units, legal reasons for eviction, and the causes for eviction requiring relocation assistance payment to the tenant. Properties subject to the RSO are those that are within the City limits, and which contain two or more units, and which have a Certificate of Occupancy prior to October 1, 1978. A complaint can be filed by any tenant who believes that an owner, manager, or agent has committed a violation of the Rent Stabilization Ordinance. The Housing and Community Investment Department oversees and enforces the RSO.

THRESHOLDS OF SIGNIFICANCE

In accordance with Appendix G of the State CEQA Guidelines, the Proposed Plans would have a significant impact related to population and housing if they would:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

⁷City of Los Angeles Department of City Planning, *Housing Element 2013-2021*, December 3, 2013.

⁸City of Los Angeles Municipal Code, *Chapter XV Rent Stabilization Ordinance*, 2011.

METHODOLOGY

This analysis considers population and housing unit growth that would occur with implementation of the Proposed Plans, and whether this growth is within local or regional forecasts, whether it can be considered substantial with respect to remaining growth potential in the City as articulated in the City’s Framework, and/or whether it would result in the physical displacement of housing or people.

The Reasonably Expected Development of the Proposed Plans is based on assumptions about the level of development that can be reasonably expected to occur during the life of the plan, given the Proposed Plans’ land use designations and policies. Past building data demonstrates that not all sites will be built to the maximum densities permitted by the Proposed Plans for a variety of reasons including economic conditions, market trends, financial lending practices, construction and land acquisition costs, physical site constraints, and other General Plan policies or regulations. The Department of City Planning uses SCAG RTP data as a benchmark or a reference point for future population, housing, and employment projections locally. The City accommodates the projected levels of population, housing, and employment through its Community Plans.

Table 4.13-7 shows the reasonably expected population, housing, and employment in the Proposed Plans, and compares this to both the Current Plans and SCAG’s 2035 projections. Based on proposed changes to General Plan land use designations, implementation of the Proposed Plans would increase the reasonably expected housing, population, and employment compared to the reasonably expected housing, population, and employment under the Current Plans.

TABLE 4.13-7: REASONABLY EXPECTED POPULATION, HOUSING, AND EMPLOYMENT IN THE CPAS IN 2035			
	Proposed Plan	Current Plan	SCAG 2035 Projection
SOUTH LOS ANGELES CPA			
Population (persons)	313,836	291,473	311,200
Dwelling Units	97,897	91,015	97,900
Employment (jobs)	69,470	59,230	56,500
SOUTHEAST LOS ANGELES CPA			
Population (persons)	320,337	281,115	303,000
Dwelling Units	80,487	70,632	76,200
Employment (jobs)	95,655	95,450	90,800
SOURCE: City of Los Angeles, Department of City Planning, 2016; SCAG 2008 RTP.			

IMPACTS

Impact 4.13-1 Would implementation of the Proposed Plans induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? This impact is less than significant.

The Proposed Plans do not entitle specific development projects; rather they establish the basis for future development to occur consistent with the Proposed Plans’ policies and land use designations. The underlying purpose of the Proposed Plans is to accommodate future growth consistent with the City’s growth strategies. Based on proposed changes to the General Plan Land Use designations and zoning, implementation of the Proposed Plans would increase reasonably expected housing and population compared to housing and population under the Current Plans for the CPAs in order to accommodate population growth and housing and employment demand projected by SCAG through the year 2035. The Proposed Plans would not introduce unplanned infrastructure in the CPAs.

The Proposed Plans outline a vision for the long-term physical and community enhancement of the CPAs. The Proposed Plans provide strategies and specific implementing actions that will allow the vision of each CPA to be accomplished and establish standards for future development projects that enhance the character and sustainability of the communities. Furthermore, the Proposed Plans follow smart growth principles and promote concentrated, mixed-use development adjacent to transit corridors in order to conserve resources, protect existing residential neighborhoods, and improve air quality by reducing vehicle miles traveled. The intent of this planning process is to alleviate the challenges associated with forecasted increases in population by fostering planning for sustainable land use patterns that are in harmony with the unique character and needs of the community.

Population and Housing Growth. The Proposed Plans allow for increased development in the CPAs within targeted areas to both accommodate housing and population growth projected by SCAG in 2035, and to be consistent with the City’s General Plan Framework Element, which calls for growth to be focused in higher-intensity commercial centers close to transportation and services. The level of growth under the Proposed Plans is also consistent with Citywide projections and is not considered substantial with respect to anticipated growth in the City as a whole. The Proposed Plans direct growth to targeted areas that can accommodate greater development, including transit-oriented development (TOD) areas, while protecting residential neighborhoods and established industrial areas. The proposed increase in reasonably expected development would facilitate projected growth through the use of General Plan amendments, zone changes, and the establishment of the South Los Angeles and Southeast Los Angeles CPIO Districts, as described in Chapter 3.0 Project Description.

Table 4.13-8 identifies the reasonably expected development under the Proposed Plans compared to 2010 baseline conditions and the reasonably expected development under the Current Plans. At present, under the Current Plans, neither CPA can accommodate the additional projected population and housing growth estimated to occur in 2035. For South Los Angeles, the Current Plan’s reasonably expected development is 291,473 residents and 82,186 dwelling units, and in Southeast Los Angeles the Current Plan’s reasonably expected development is 281,115 residents and 68,651 dwelling units. Comparatively this number of residents and housing units is considerably less than the SCAG 2035 population and housing unit projections. Accordingly, the Current Plans for the South and Southeast Los Angeles CPAs would not be able to accommodate projected population and housing demand under existing land use conditions. **Table 4.13-8** also shows that for the South Los Angeles CPA, based on a factor of 3.2 persons per dwelling unit (ppd), the DCP estimates that the reasonably expected population of the CPA under the Proposed Plan would to be approximately 313,836 residents. For the Southeast Los Angeles CPA, based on a factor of 3.98 ppd, the DCP estimates that the reasonably expected population of the CPA under the Proposed Plan would to be approximately 320,337 residents.

TABLE 4.13-8: PROPOSED PLANS - REASONABLY EXPECTED DEVELOPMENT			
	Population (residents)	Housing (dwelling units)	Employment (jobs)
SOUTH LOS ANGELES CPA			
Proposed Plan	313,836	97,897	69,470
Existing Conditions (2010)	270,354	82,186	51,078
Proposed Change from Existing Conditions	43,482	15,711	18,392
Current Plan	291,473	91,015	59,230
Proposed Change from Current Plan Capacity	22,363	6,882	10,240
SOUTHEAST LOS ANGELES CPA			
Proposed Plan	320,337	80,487	95,655
Existing Conditions (2010)	278,337	68,651	74,694
Proposed Change from Existing Conditions	42,000	11,836	20,961
Current Plan	281,115	70,632	95,450
Proposed Change from Current Plan Capacity	39,222	9,855	205
SOURCE: City of Los Angeles, Department of City Planning, <i>Demographic Research Unit, Statistical Information</i> , December 2012, City of Los Angeles, Final SLA & SELA NCP Population and Employment Tables, Current and Proposed Plans, February 2016/December 15, 2011, 2010 US Census.			

The reasonably expected population under the Proposed Plans would exceed SCAG's 2035 population projections by approximately 2,636 residents for the South Los Angeles CPA and 17,337 residents for Southeast Los Angeles CPA. The reasonably expected population analyzed for the South Los Angeles CPA is 313,836 residents under the Proposed Plan compared to the SCAG projection of 311,200 residents, while the total reasonably expected population analyzed for the Southeast Los Angeles CPA is 320,337 residents, compared to the SCAG projection of 303,000 residents. This was done in order to meet other project objectives, including locating growth in transit centers and corridors and encouraging a jobs/housing balance near transit centers, as well as providing housing for all income levels, especially low-income households and to adequately consider the potential significance of population increases resulting from three important factors.

1. The extensive light rail transit network that traverses through the CPAs provides significant transportation infrastructure that can accommodate increased density. In addition to eleven existing Blue Line and Green Line light rail transit stations located within or near the CPAs, five new Expo Line transit stations that serve both CPAs opened in the spring of 2012. Focusing growth and a jobs/housing balance near transit stations, a primary objective of the Proposed Plans, advances sustainability and greenhouse gas reduction efforts and is consistent with the principles set forth in the Framework Element.
2. In addition to being well-served by transit, the CPAs are located in close proximity to downtown Los Angeles and other employment destinations, and South Los Angeles is home to the largest private employer in Los Angeles, the University of Southern California (USC). The Proposed Plans seek to achieve a greater jobs-housing balance and reduce traffic and commute times by focusing development in close proximity to these major employment centers, and the South Los Angeles Proposed Plan in particular focuses additional development capacity for both employees and students in close proximity to the USC campus. This helps achieve another primary objective of the Proposed Plans, to be consistent with SB 375 and the Sustainable Communities Strategy, as well as a secondary goal of increasing mobility and sustainability.
3. The Proposed Plans also acknowledge the regional housing crisis, and the corresponding increasing cost of housing and increasing incidence of homelessness in the City of Los Angeles, and seek to provide new housing development opportunities to address this issue. In particular, the Proposed Plan for Southeast Los Angeles attempts to address existing overcrowded conditions in the Southeast Los Angeles CPA by increasing housing opportunities, especially for affordable and mixed-income housing. Providing housing for all income levels, especially low-income households, is a primary objective of the proposed Plans. The population in the South Los Angeles region continues to grow despite the fact that the development of new housing units has not kept pace with the increase in population. The 2014 Growth and Infrastructure Report illustrates this mismatch between the supply and demand for housing in the South Los Angeles region, which was the region with the second highest population growth from 2000 to 2010 Citywide, yet had the lowest rate of new housing.⁹ The Proposed Plans are intended to provide adequate development opportunities to allow an increase in the housing supply to address this housing shortage in the CPAs, particularly in the Southeast Los Angeles CPA.

As described above, an increase in reasonably expected housing development and an associated increase in population capacity is needed both to accommodate population growth forecasted by SCAG and to be consistent with Framework policies that call for new housing to be located near transit. Accordingly, implementation of the Proposed Plans would ensure that projected population growth is accommodated and would not result in unplanned population growth.

Employment Growth. As shown in **Table 4.13-8**, SCAG's 2035 projected employment for the South Los Angeles CPA is 56,500 jobs, while the projected employment for the Southeast Los Angeles CPA is 90,800 jobs. As described in the Existing Setting, the reasonably expected number of jobs under the Proposed Plans is estimated based on the total amount of non-residential development square-footage that

⁹City of Los Angeles Department of City Planning, *2014 Growth and Infrastructure Report*, page 14, 2014.

would be permitted to occur in consideration of the proposed General Plan land uses and employment factors. The Proposed Plans do not entitle new businesses or employment-generating uses that would induce population growth; rather they accommodate SCAG's employment demand for the CPAs. Under the Proposed Plans, it is reasonably expected that the South and Southeast Los Angeles CPAs could accommodate an estimated 69,470 jobs in South Los Angeles and 95,655 jobs in Southeast Los Angeles, an increase of 10,240 jobs in South Los Angeles and 205 jobs in Southeast Los Angeles over the reasonably expected development capacity of Current Plans. The reasonably expected development capacity for employment under the Proposed Plans would also exceed SCAG's 2035 employment demand projections by 12,970 jobs in South Los Angeles and 4,855 in Southeast Los Angeles. Accordingly, the South and Southeast Los Angeles CPAs accommodate projected job growth under the Proposed Plans.

Based on the reasonably expected number of total housing units under the Proposed Plans, the job-to-housing ratio is projected to be 1.4 in the South Los Angeles CPA (97,897 housing units), and the job-to-housing ratio is projected to be 1.2 in the Southeast Los Angeles CPA (80,487 housing units). Therefore, the Proposed Plans are consistent with SCAG's projected jobs-to-housing ratio and would therefore accommodate projected job growth.

While the potential increase in jobs resulting from an increase in reasonably expected development under the Proposed Plans would provide new employment opportunities, it would not include employment-generating uses that would induce substantial growth. As the South Los Angeles CPA is largely residential, is well served by public transportation, and is easily accessible by freeway, future employment opportunities would serve to accommodate demand for jobs by residents. Furthermore, the Southeast Los Angeles CPA has a large portion of land dedicated to industrial and commercial uses and the CPA also enjoys easy access to transit and freeways, and therefore more jobs may be provided locally. Cross migration from one CPA to the other would be achieved with the access to public transit and more intense development along transit corridors. Furthermore, the CPAs are urbanized communities with no undisturbed open land. As such, implementation of the Proposed Plans would not cause growth or accelerate development in an undeveloped area that exceeds SCAG's 2035 projections.

Conclusion

The Proposed Plans are fully urbanized communities with no previously undeveloped areas, with the exception of a few vacant land infill opportunities. The Proposed Plans do not introduce new infrastructure or the extension of roads. Although they accommodate projected population growth by increasing reasonably expected development levels as compared to the Current Plans, thereby creating additional housing and employment opportunities, they do not entitle specific development projects for new housing or businesses. As discussed above, the Proposed Plans do not induce substantial growth through employment-generating uses. Moreover, the adoption of the Proposed Plans would not result in inconsistencies with adopted City or regional housing policies. The Proposed Plans would not increase reasonably expected development in the CPAs in a way that would be inconsistent with growth projections, or in a way that would be inconsistent with City, regional and other adopted housing growth policies. The Proposed Plans do not induce growth but rather accommodate anticipated growth. Therefore, impacts related to inducing substantial growth under the Proposed Plans would be *less than significant*.

Mitigation Measures

No mitigation measures are required.

Level of Significance of Impacts after Mitigation

Less than significant without mitigation.

Impact 4.13-2 Would implementation of the Proposed Plans displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? This impact is less than significant.

The Proposed Plans do not entitle specific development projects. No housing units are specifically proposed to be demolished, converted to market rate, or removed through other means as a result of the Proposed Plans. Thus, it is not anticipated that the Proposed Plans would result in substantial displacement of existing housing. The CPAs are urbanized communities developed with a mixture of single- and multi-family residential, commercial, industrial, civic, recreational, and open space uses. The CPAs are nearly fully developed with few vacant land infill opportunities. Most new development in the CPAs would involve recycling previously developed parcels. The majority of new development would be expected to occur in the proposed Active Change Areas of the CPAs located along major corridors and at transit station areas where it is not anticipated that substantial numbers of housing units presently exist.

Although the City has analyzed the entire South Los Angeles and Southeast Los Angeles CPAs, only certain areas are proposed to undergo zone changes and/or amendments to General Plan land use designations, and/or would be located within the newly established CPIO Districts. The CPIO Districts and the Active Change Areas of the Proposed Plans are described in detail in Chapter 3.0, Project Description. The Active Change Areas within the CPAs are primarily zoned for industrial and commercial uses that contain little to no housing. Future development occurring in the Non-Change Areas (including most residential neighborhoods) would be subject to the existing land use designations and zoning under the Current Plans. The residential neighborhoods in the CPAs, including established low-density and single-family neighborhoods, would not change significantly due to the Proposed Plans. The Proposed Plans would serve to stabilize and improve existing residential neighborhoods, and would help minimize the displacement of existing housing in residential neighborhoods as the majority of new housing developed under the Proposed Plans would be located in the proposed Active Change Areas along major corridors and at transit station areas. In a few cases Active Change Areas are proposed on land that is currently planned and zoned residential, but these instances are limited and occur along major corridors or in close proximity to Metro light rail stations. Generally, the areas of the CPAs currently designated and zoned for residential land uses would remain designated and zoned to allow for residential land uses.

Active Changes Areas consist of ACs and AC-2Ds and are proposed primarily within select commercial and industrial designated and/or zoned areas. Some ACs may allow for increased residential density and/or heights but would not increase the current permitted FAR. However, the majority of the proposed ACs would simply create consistency with existing and surrounding land uses and zoning. AC-2Ds are proposed adjacent to major boulevards and intersection nodes served by buses, and areas generally within one-quarter to one-half mile of Metro's Blue, Exposition, and Green Line stations. AC-2Ds include the upzoning of parcels from Height District 1 (including 1L, 1VL, and 1XL) to Height District 2D to allow for increased height and FAR. These upzones are necessary in order to implement the policies and programs of the Proposed Plans, particularly those focused on transit-oriented development (TOD). The proposed land use and zone changes in the AC-2Ds would allow future development within those areas to include uses similar to those already found in the area but at increased heights and intensities. Proposed AC-2Ds may allow for a new mix of uses including retail, commercial offices, entertainment, restaurants and housing that would support the community and enhance activity near transit stations. AC-2Ds are located within the TOD Subareas of the CPIO which include tiered FARs and heights. The TOD Subareas permit an identified, lower base FAR and height, then allow increased FAR and height in exchange for the provision of affordable housing or mixed-income housing. Projects using this FAR bonus would be required to replace any existing affordable units on the site with equivalent units of the same type and affordability level, in accordance with the provisions of AB 2222.

Approximately 7.9 percent (573 acres) of the South Los Angeles CPA would be subject to the proposed Active Change Areas (ACs and AC-2Ds) as shown in Chapter 3.0 Project Description. ACs account for approximately 3.5 percent (254 acres) of the CPA, and AC-2Ds account for approximately 4.4 percent (319 acres) of the South Los Angeles CPA. Approximately 10 percent (730 acres) of the Southeast Los

Angeles CPA would be subject to the proposed Active Changes. ACs account for approximately 3 percent (233 acres) of the CPA, and AC-2Ds account for approximately 6.8 percent (497 acres) of the Southeast Los Angeles CPA.

Implementation of the Proposed Plans would increase the levels of reasonably expected housing to 97,897 housing units in the South Los Angeles CPA and 80,487 housing units in the Southeast Los Angeles CPA. Under the Proposed Plan, the South Los Angeles CPA would be able to provide an additional 15,711 housing units compared to the number of housing units in 2010 under existing conditions, and would essentially meet SCAG's 2035 housing projection of 97,900 housing units. For the Southeast Los Angeles CPA, the increase in housing units with 11,836 additional units provided under the Proposed Plan compared to the number of housing units in 2010 under existing conditions, would exceed SCAG's 2035 projection of 76,200 housing units. The increase in reasonably expected housing anticipated under the Proposed Plans can be expected to provide a total of 178,384 housing units, which accommodates SCAG's 2035 housing projection of 174,100 housing units for both CPAs. Therefore, with adoption of the Proposed Plans, the South and Southeast Los Angeles CPAs could accommodate housing demand projected by SCAG by the year 2035. Compared to the reasonably expected number of housing units under the Current Plan for the South Los Angeles CPA which was 91,015 housing units, this represents an increase of 8,829 housing units, or approximately 10 percent. Compared to the reasonably expected number of housing units under the Current Plan for Southeast Los Angeles which was 70,632 housing units, this represents an increase of 9,855 housing units, or 14 percent.

As previously discussed, many Active Change Areas in the CPAs allow for increased housing opportunities through mixed-use residential development with greater floor area and height along select corridors and near transit stations. This targeted growth is primarily located on major commercial corridors where the majority of the existing uses include retail and commercial uses. There are generally no Active Change Areas proposed within residential neighborhoods. In a few cases Active Change Areas are proposed on land that is currently planned and zoned residential, but these instances are limited and occur along major corridors or in close proximity to Metro light rail stations. Therefore, implementation of the Proposed Plans would not displace substantial numbers of existing housing, and impacts related to housing displacement are *less than significant*.

Mitigation Measures

No mitigation measures are required.

Level of Significance of Impacts after Mitigation

Less than significant without mitigation.

Impact 4.13-3 Would implementation of the Proposed Plans displace substantial numbers of people necessitating the construction of replacement housing elsewhere? This impact is less than significant.

The Proposed Plans were developed to accommodate the SCAG 2035 population, housing, and employment projections based on assumptions about the amount of development that can reasonably be expected to occur during the life of the plans, given the Proposed Plans' land use designations and policies. The Proposed Plans, in part, accommodate growth in the CPAs by facilitating increased density and mixed-use development in areas formerly designated and zoned primarily for industrial and commercial land uses. These proposed increases are described in **Table 4.13-8** and discussed above. While some of the proposed land use changes would allow for upzoning that would result in increases to the permitted residential density within Active Change Areas, no residential units are specifically proposed to be demolished or removed through other means, and no affordable residential units are specifically proposed to be converted to market rate, as a result of the Proposed Plans.

Because the CPAs are fully developed urban areas, targeted development at higher densities in the CPAs would consist of redevelopment of existing uses or vacant lots, primarily in Active Change Areas. As described

above, approximately 1,525 acres of land in both CPAs would be classified as AC-2Ds and would include the upzoning of parcels from Height District 1 (including 1L, 1VL, and 1XL) to Height District 2D to allow for increased height and FAR in commercial and select industrial areas around transit. Although relatively few people currently live in these areas, some non-conforming uses, mixed-uses, and residential uses do exist. Future development projects occurring under the Proposed Plans could displace people in portions of the Active Change Areas that are currently designated and zoned commercial, industrial, or for other non-residential uses, but are currently being used for residential uses. Commercial land uses permit residential units and while not a permitted use in the industrial land uses, historically some residential dwelling units have existed in certain industrial areas. While this potential redevelopment could affect some housing units as new buildings are built in place of old ones or as old buildings are renovated, this would be offset by a substantial net increase in housing units which would accommodate more people, thereby minimizing the permanent displacement of people. Furthermore, the increased FAR in AC-2D areas would be provided to projects in exchange for the provision of community benefits, primarily affordable housing. Projects using the FAR bonus would be required to replace any existing affordable housing units on site in accordance with AB 2222.

Although most development is expected to occur in Active Change areas, development could take place in Non-Change Areas of the CPAs and would be subject to the existing land use designations and zoning of the Current Plans. The temporary displacement of housing units as new buildings are built in place of old ones or as old buildings are renovated within the Non-Change Areas is anticipated to be low. There are generally no Active Change Areas proposed within residential neighborhoods. Most residential neighborhoods in the CPAs, including established single-family neighborhoods, would not change significantly due to the Proposed Plans. In a few cases Active Change Areas are proposed on land that is currently planned and zoned residential, but these instances are limited and occur along major corridors or in close proximity to Metro light rail stations. Under the Proposed Plans, the character of existing single-family and lower-density neighborhoods would be preserved by maintaining lower density land use designations. In certain residential neighborhoods, the CPIO Residential Subareas would establish design standards that enhance design quality, preserve the existing scale, and in some cases also preserve historic neighborhood character. Furthermore, the permitted residential density would be limited in some lower intensity neighborhood commercial areas.

HCID oversees rent stabilized units, or RSOs, in the City of Los Angeles. The RSO ordinance protects tenants from excessive rent increases and certain kinds of evictions, and requires relocation assistance in the case of legal evictions. A review of RSO unit data provided by HCID indicates that RSO properties are primarily concentrated in the residential neighborhoods of the CPAs. As previously mentioned, the Proposed Plans do not include land use designation or zoning changes within residential neighborhoods that would result in changes to what's currently allowed to be built. Thus, the Proposed Plans do not incentivize the redevelopment of, or directly affect these RSO units.

Indirect Residential Displacement. The indirect displacement of residents resulting from rising rents and other market forces (not as a direct result of the Proposed Plans) is not necessarily a CEQA issue unless it is shown that the displacement will cause a result to the physical environment, such as the need to build additional housing. Social or economic impacts are not CEQA impacts. However, the rising cost of housing is currently a concern throughout the city, reflective of the shortage of housing in the City of Los Angeles and the region as a whole. As the population grows, the existing supply of housing is in higher demand which leads to higher rents/prices. Many renters are experiencing financial strain as average rents rise, and would-be homeowners watch as neighborhoods where home prices may have once been within their reach are growing prohibitively expensive. In certain neighborhoods, particularly in the Southeast Los Angeles CPA, this is also causing overcrowding as multiple families are having to share a housing unit in order to afford the rent. Recently in the City, concerns about the indirect displacement of existing residents have arisen around individual development projects, where neighboring residents fear that new amenities in the area may increase property values and incentivize landlords to raise rents or sell their properties, potentially displacing low-income renters.

The Proposed Plans would not directly cause residential displacement because they do not increase allowed densities in residential neighborhoods compared to what is allowed under the current plans, and because of the

provisions for the replacement of affordable housing where development is encouraged in Active Change Areas. Nonetheless, concern about indirect displacement persists throughout the CPAs, even where no change to zoning or land use designations is planned. However, the Proposed Plans direct new housing to commercial corridors and areas around transit in the CPAs, and would serve to relieve pressure on established residential neighborhoods. Additionally, the Proposed Plans would provide incentives for the provision of community benefits, particularly mixed-income and affordable housing. Overall, there will be an opportunity for more than 27,000 new housing units, increasing supply and thus helping to relieve stress on rents in the CPAs. While the Proposed Plans will help relieve pressures on the housing supply in the CPAs, rising housing costs are a citywide issue, therefore the City is looking at a citywide response.

Conclusion

As discussed above, the Proposed Plans are intended to accommodate population, housing, and employment growth projected by SCAG for the year 2035 by increasing reasonably expected development in the CPAs, which will increase housing opportunities, resulting in a net gain of housing units in the CPAs. Therefore, implementation of the Proposed Plans would not displace substantial numbers of people necessitating the construction of replacement housing elsewhere, and impacts to population displacement are *less than significant*.

Mitigation Measures

Mitigation measures are not required.

Level of Significance of Impacts after Mitigation

Less than significant without mitigation.

CUMULATIVE IMPACTS

The cumulative context for population, housing and employment growth is the City of Los Angeles. The City of Los Angeles is almost entirely developed, and nearly all future development occurring in the City would occur as infill on vacant or underutilized parcels. Future projects developed under the Proposed Plans would be developed consistent with the planned growth in the General Plan.

Implementation of the Proposed Plans would increase Reasonably Expected Development within targeted areas in the CPAs to accommodate population, housing, and employment growth projected by SCAG for the year 2035. **Table 4.13-9** provides additional context with respect to the combined effect of the growth from the Proposed Plans with the growth for a two-mile area surrounding the CPA area. It is anticipated that, compared to existing conditions, the combined 2035 population would increase by approximately 285,206 persons, housing by approximately 117,330 housing units, and employment by approximately 73,625 jobs. The Proposed Plans' projected growth would account for 30 percent of the population growth, 25 percent of the housing growth, and 41 percent of the employment growth. The Proposed Plans are intended to accommodate population, housing, and employment growth projected by SCAG for the year 2035 by increasing reasonably expected development in the CPAs, which will increase housing opportunities, resulting in a net gain of housing units in the CPAs. Further, the Proposed Plans seek to direct growth away from existing residential neighborhoods and towards higher-intensity commercial centers close to transportation and services consistent with the Framework Element guiding policy to focus growth in higher-intensity commercial and transit centers. Established industrial areas in the CPAs would generally be preserved for future industrial use and continue to serve as a valuable source of employment and revenue to the community. While other community and regional plans seek to accommodate forecasted growth and could result in significant impacts to population and housing, the Proposed Plans would not contribute to such impacts in a considerable manner. Based on all of the above, the cumulative impact of the Proposed Plans is less than significant and would not be cumulatively considerable.

TABLE 4.13-9: GROWTH IN POPULATION, HOUSING, EMPLOYMENT (2010-2035) – CUMULATIVE				
	South and Southeast CPA /a/	Two Miles from Project Area /b/	Total Growth /c/	Project Percentage of Total Increase /c/
Population	65,509	219,697	285,206	30%
Housing	23,263	94,067	117,330	25%
Employment	21,528	52,097	73,625	41%
/a/Growth of the South and Southeast CPA from 2010-2035 is calculated by taking the difference of the 2035 and 2010 SCAG population/housing/employment of the CPAs, as provided in Table 4.13-3 in Section 4.13, Population, Housing, & Employment, of this Draft EIR. /b/Growth of the area Two Miles from the CPAs from 2010-2035 is calculated by taking the difference of the 2035 and 2010 SCAG population/housing/employment of the CPAs. /c/Project Percentage of Total Increase is determined by dividing the South and Southeast CPA.				
SOURCE: TAHA, 2016.				

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