

# J. POPULATION AND HOUSING

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## 1. INTRODUCTION

This section addresses the potential population and housing effects of the proposed project (as well as indirect population growth from employment) in the context of the local area (City of Long Beach), the Gateway Cities Council of Governments (COG) subregion, and the Southern California Association of Governments (SCAG) regional area of the proposed project. The analysis evaluates the proposed project's population and housing effects in relation to adopted growth forecasts and relevant policies and programs. Demographic data and projections presented in this section are primarily based on SCAG forecasts.

The Housing Element of the City's General Plan, adopted in 2009, includes the City's goals, policies, and programs to address housing needs in the City. Please refer to Section IV.H, *Land Use*, for a discussion of the proposed project's consistency with the applicable goals, policies and programs of the Housing Element.

## 2. ENVIRONMENTAL SETTING

### a. Regulatory Environment

#### (1) Regional Level

The project site is located within the jurisdiction of SCAG, which is a Joint Powers Agency established under California Government Code Section 6502 et. seq., pursuant to federal and State law. SCAG serves as the Council of Governments, a Regional Transportation Planning Agency, and the Metropolitan Planning Organization (MPO) for Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial counties. SCAG's mandated responsibilities include developing plans and policies with respect to the region's population growth, transportation programs, air quality, housing, and economic development. Specifically, SCAG is responsible for preparing the Regional Transportation Plan (RTP) and Regional Housing Needs Assessment (RHNA) in coordination with other State and local agencies. These documents include population, employment, and housing projections for the region and 14 subregions. Since the project site is located within Los Angeles County, the RTP and RHNA are applicable to the proposed project.

#### (a) Regional Transportation Plan

On May 8, 2008, the Regional Council of SCAG adopted the 2008 Regional Transportation Plan: Making the Connections (RTP). The RTP contains a set of baseline socioeconomic projections that is used as the basis for SCAG's transportation planning. The projections include total population, households, and employment at the regional, county, subregional, jurisdictional, census tract, and transportation analysis zone levels that is anticipated over the next 25 years. The 2008 RTP uses 2003 as the base year with projections for the years 2005, 2010, 2015, 2020, 2025, 2030, and 2035. The RTP identifies the amount of expected growth in the region and provides the expected distribution of that growth. The distribution of the population assumed in the RTP reflects the goals of SCAG to maximize mobility and accessibility, ensures safety and reliability, preserves our transportation system, maximizes productivity of our system, protects the environment, and encourages land-use and growth patterns that complement our transportation system.

## **(b) Regional Housing Needs Assessment**

The RHNA, most recently adopted and approved by the SCAG Regional Council on July 12, 2007, includes an assessment of regional housing needs for very low-income, low-income, moderate-income, and above moderate-income groups for the planning period from January 2006 through June 2014.<sup>1</sup> The RHNA is used by local communities to address land use planning, prioritize local resource allocation, and decide how to address identified existing and future housing needs resulting from population, employment, and household growth. According to the RHNA, the City would require a total of 9,583 dwelling units; of which 2,321 would be very low-income households, 1,485 low-income households, 1,634 moderate-income households, and 4,143 above moderate-income households. The Gateway Cities COG would require a total of 22,433 dwelling units; of which 5,510 would be very low-income households, 3,476 low-income households, 3,798 moderate-income households, and 9,649 above moderate-income households. The SCAG regional area would require 165,457 very low-income dwelling units, 113,649 low-income dwelling units, 126,715 moderate-income dwelling units, and 293,547 above moderate-income dwelling units, for a total of 699,368 dwelling units.

## **(2) Subregional Level**

As previously described, the project site is located within the Gateway Cities COG subregion, which encompasses 27 cities within Los Angeles County. The Gateway Cities COG includes the cities of Artesia, Avalon, Bell, Bellflower, Bell Gardens, Cerritos, Commerce, Compton, Cudahy, Downey, Hawaiian Gardens, Huntington Park, La Habra Heights, La Mirada, Lakewood, Long Beach, Lynwood, Maywood, Montebello, Norwalk, Paramount, Pico Rivera, Port of Long Beach, Santa Fe Springs, Signal Hill, South Gate, Vernon, Whittier, and unincorporated areas of Los Angeles County within the Gateway Cities COG. The Gateway Cities COG assists SCAG in the review of regionally significant development within southeast Los Angeles County and prepares growth projections in population, households, and employment. SCAG adopts regional growth projections based on the figures developed by Gateway Cities COG for SCAG's transportation and air quality elements, and other regional programs.

## **b. Physical Environment**

### **(1) On-Site Conditions**

The approximately 10.93-acre project site is improved with the Seaport Marina Hotel, a 240-room full-service hotel, with 156 rooms currently in operation. In addition, the hotel includes a 2,800 square foot restaurant, a 5,600 square foot nightclub and 2,500 square feet of office space. Based on an assumed generation factor of 0.9 employees per room, the hotel is expected to employ approximately 140 persons. Based on a generation factor of 2.36 employees per 1,000 square feet, the restaurant and nightclub are assumed to employ approximately 20 employees. Last, based on a generation factor of 2.27 employees per 1,000 square feet, the office space is assumed to generate approximately 6 employees. Overall, employment at the site is estimated to total approximately 166 employees.<sup>2</sup>

<sup>1</sup> Southern California Association of Governments, website: [http://www.scag.ca.gov/Housing/pdfs/rhna/RHNA\\_FinalAllocationPlan071207.pdf](http://www.scag.ca.gov/Housing/pdfs/rhna/RHNA_FinalAllocationPlan071207.pdf). Accessed February 2011.

<sup>2</sup> Employee generation factors were obtained from the Natelson Company, Inc., *Employment Density Study*, prepared for SCAG, October 31, 2001.

## (2) Demographics Analysis

As previously described, the project site is located within the regional area of SCAG, the subregional area of Gateway Cities COG, and the local area of the City of Long Beach. **Table IV.J-1, Population, Housing, and Employment Demographics**, indicates the 2010 population, employment, and housing for the local, subregion, and regional areas, as well as the projected demographics through 2030 based SCAG's 2008 RTP growth forecasts.

**Table IV.J-1**

**Population, Housing, and Employment Demographics**

<b>Geographic Zone</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>Growth</b>	<b>Percentage Change</b>
<b><u>Population</u></b>					
Long Beach	503,251	531,854	559,598	56,347	11.2
Gateway Cities	2,143,979	2,236,253	2,323,438	179,459	8.4
SCAG	19,418,344	21,468,948	23,255,377	3,837,033	19.8
<b><u>Housing</u></b>					
Long Beach	169,739	181,397	190,576	20,837	12.3
Gateway Cities	591,028	623,862	648,759	57,731	9.8
SCAG	6,086,986	6,840,328	7,449,484	1,362,498	22.4
<b><u>Employment</u></b>					
Long Beach	185,938	192,573	198,860	12,922	6.9
Gateway Cities	762,987	785,715	807,251	44,264	5.8
SCAG	8,349,453	9,183,029	9,913,376	1,563,923	18.7

Source: PCR Services Corporation, February 2011.

As shown in Table IV.J-1, for 2010 the City of Long Beach has an estimated population of approximately 503,251 residents, approximately 169,739 dwelling units, and 185,938 employees. The Gateway Cities COG subregional area has a residential population of approximately 2,143,979 persons, approximately 591,028 dwelling units, and approximately 762,987 employees. The SCAG regional area has a total residential population of 19,418,344 persons, approximately 6,086,986 dwelling units, and approximately 8,349,453 employees.

The 2008 RTP also provides data on projected population, housing, and employment at various geographical levels within the SCAG region up to 2035. As shown in **Table IV.J-1**, in correlation with each trend, population, housing and employment within the City are anticipated to increase through the year 2030. Job/housing ratio projections are provided in **Table IV.J-2, Job/Housing Ratio Projections**. The following subsections provide a more detailed overview of the projections and trends anticipated for population, housing, and employment, as provided by SCAG.

Table IV.J-2

Job/Housing Ratio Projections<sup>a</sup>

Geographic Zone	2010	2020	2030
Long Beach	1.10	1.06	1.04
Gateway Cities	1.29	1.26	1.24
SCAG	1.37	1.34	1.33

<sup>a</sup> Job/housing ratio is calculated by dividing employment by the housing forecasted number.

Source: PCR Services Corporation, February 2011.

### (a) Population

According to SCAG's regional forecast, the population will increase in all geographic zones between 2010 and 2030. In the City, there will be an approximate 11.2 percent population growth increase between the years 2010 and 2030. During the same time period, the population growth in the subregional area of Gateway Cities COG is forecasted to be 8.4 percent and 19.8 percent for the SCAG regional area. It should be noted that the project site is currently developed with a hotel and has no residential units, which would contribute to the City's permanent population.

### (b) Housing

The SCAG housing forecasts indicate that the housing growth in the City is projected to increase by approximately 12.3 percent between the years of 2010 and 2030. During the same time period, the housing growth for the subregional area of Gateway Cities COG is forecasted to be approximately 9.8 percent. The housing forecast for the regional area of SCAG is estimated to increase by 22.4 percent. As noted above, the project site is currently developed with a hotel and does not contain any residential units.

### (c) Employment

According to SCAG, the City would have an employment percent increase of approximately 6.9 percent between the years of 2010 and 2030. Employment in the subregional area of Gateway Cities COG is projected to increase by 5.8 percent while the regional area of SCAG is projected to increase 18.7 percent during the same time period. The increase of employment to the City, Gateway Cities COG, and SCAG regions is the result of a continually growing population in the County of Los Angeles. It is estimated that the existing on-site uses provides a total of approximately 166 employment positions.<sup>3</sup>

### (d) Job/Housing Ratio

A jobs-housing balance is the distribution of employment relative to the distribution of workers within a given geographic area. A job/housing ratio of 1:1 indicates that there is a job for every one household. As such, for ratios below 1.0, areas are considered to be "housing-rich," with a job deficit and housing surplus.

<sup>3</sup> Employee population was calculated based on the 2001 Natelson Employee Density Report generation factor of 1.1 employees per hotel room.

For ratios above 1.0, those areas are considered to be “job-rich,” or have a job surplus and a housing deficit. As identified by SCAG, the ideal average job/housing ratio in the SCAG region would be 1.25.

As estimated for the year 2010, the City has a job/housing ratio of 1.10, the subregional area has a ratio of 1.29, and the regional area of SCAG has a ratio of 1.37. Within the local area, the job/housing ratio would decrease to 1.06 and 1.04 in 2020 and 2030, respectively. This can be attributed to new development that would generate more residential uses within the City, thus decreasing the jobs/housing ratio. The subregional area’s job/housing ratio is also expected to decrease through the projected years of 2010, 2020, and 2030 with job/housing ratios of 1.29, 1.26, and 1.24, respectively. Similarly, the job/housing ratio for the SCAG regional area for the projected years 2010, 2020, and 2030 is also expected to decrease starting at a ratio of 1.37, and decreasing to 1.34, and 1.33, respectively. The SCAG regional area would be close to meeting the SCAG’s ideal average job/housing ratio of 1.25. While the subregional and regional areas would incur a decreasing amount of housing in proportion to the number of jobs, they would continue to remain job-rich areas. However, as indicated in Table IV.J-2, by 2030, they City would become housing-rich, indicating a lack of jobs in the area.

### **3. ENVIRONMENTAL IMPACTS**

#### **a. Methodology**

The proceeding analysis consists of a comparison of the proposed project’s anticipated development and estimated population, housing, and employment to the forecasted SCAG projections for the years 2010 through 2030 for the three geographic areas, including the local (City of Long Beach), subregional (Gateway Cities COG), and regional (SCAG) areas. The analysis also evaluates the proposed project’s estimated population, housing, and employment and its compatibility with SCAG projections and related policies applicable to the project area.

#### **b. Thresholds of Significance**

A project may have a significant impact on population and housing if it would exceed the significance thresholds included in Section XIII, Population and Housing, in Appendix G of the CEQA *Guidelines*. As such, the proposed project would result in a significant impact to population and housing if it would:

1. 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);
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

All of these significance thresholds were preliminarily evaluated in the proposed project’s Initial Study, which is included as Appendix A of this EIR. The Initial Study determined that the proposed project would have no impact with respect to threshold Nos. 2 and 3 and therefore no further study of those thresholds was

required in the EIR. Below, the remaining threshold (i.e. No. 1) is used to further analyze the severity of the proposed project's potential impacts on population and housing.

### c. Project Design Features

The proposed project would require the demolition of the existing Seaport Marina Hotel and associated facilities. The project site would then be redeveloped with 191,475 square feet of retail uses, 325 residential units, a 100-room hotel with 3,510 square feet of meeting space and 4,368 square feet of restaurant space, 21,092 square feet of non-hotel restaurant space, a 99-seat theater, and a 4,175-square-foot marine/science learning center.

### d. Analysis of Project Impacts

#### (1) Would the project 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)?

##### (a) Population Growth

As described above, the proposed project would develop 325 residential units, 191,475 square feet of retail uses, a 100-room hotel, a 4,368 square foot hotel restaurant, a 4,175 square foot science center, 21,092 square feet of additional restaurant uses, and a 3,510 square foot meeting room. As illustrated in **Table IV.J-3, Proposed Project Development**, based upon a household size of 2.9 persons per dwelling unit, the proposed project would result in a direct population increase of 943 persons.<sup>4</sup> The proposed project's retail, hotel, restaurant, and science center uses would result in approximately 613 employment positions (see discussion of employment growth below). It is assumed, as a conservative standard, that approximately one-quarter of those employees would relocate to the area, resulting in an indirect increase in demand for approximately 153 households. Based upon the household size of 2.9 persons per household, the additional 153 households would result in an estimated indirect increase of approximately 443 persons to the City's population. Therefore, the proposed project would result in an estimated total population increase of 1,386 persons.

The residential population increase to the City associated with the proposed project is compared to the expected population increase for the years between 2010 and 2030 in the local, subregional, and regional areas. **Table IV.J-4, Proposed Project Population, Housing, and Employment Growth Between the Years of 2010 and 2030**, shows the proposed project's percent growth in relation to the three geographic areas. The proposed project's residential increase of 1,386 residents to the City would represent a total of 2.46 percent, 0.77 percent, and 0.04 percent of the population growth projected by SCAG for the local, subregional, and regional areas, respectively, between the years of 2010 and 2030.

As shown in Table IV.J-4, these percent increases are well within the forecasted growth set forth by SCAG (refer to Table IV.J-1). In addition, as project-related population growth would not substantially alter the location or growth rate of the population projected and forecasted for the City, the Gateway Cities COG

<sup>4</sup> State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2009, with 2000 Benchmark*. Sacramento, California, May 2009.

**Table IV.J-3**

**Proposed Project Development**

<b>Land Use</b>	<b>Net Intensity</b>	<b>Employment Generation Factor<sup>a</sup></b>	<b>Total Employees<sup>b</sup></b>	<b>Total Residents<sup>b,c,d</sup></b>
Residential	325 du	N/A		943
Retail	191,475 s.f.	2.36 employees/k.s.f.	452	328
Hotel	100 rooms	0.90 employees/room	90	65
Hotel Restaurant	4,368 s.f.	2.36 employees/k.s.f.	10	7
Science Center	4,175 s.f.	2.36 employees/k.s.f.	10	7
Restaurant	21,092 s.f.	2.36 employees/k.s.f.	50	36
Theater	100 seats	.01 employees/seat <sup>e</sup>	1	0
<b>Total</b>			<b>613</b>	<b>1,386</b>

<sup>a</sup> Except as noted elsewhere, employee generation factors were obtained from the Natelson Company, Inc., *Employment Density Study*, prepared for SCAG, October 31, 2001. Employees associated with the proposed 3,510 square-foot meeting space are assumed to be within the total employees anticipated for the proposed hotel use.

<sup>b</sup> Totals may not add up due to rounding.

<sup>c</sup> Indirect residents refers to the families that would relocate to the area for employment. It is assumed that one-quarter of the employees would relocate and therefore, the number of households that would relocate is multiplied by 2.90 persons per household.

<sup>d</sup> The generation factor for Direct Residents (2.90 persons per household) was obtained from the State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2009, with 2000 Benchmark*. Sacramento, California, May 2009.

<sup>e</sup> Employee generation factor for "Movie Theatre" in Table 5.8-3 of *The Master's College Master Plan Draft EIR (City of Santa Clarita)*, prepared by Impact Sciences, Inc., July 2008.

Source: PCR Services Corporation, February 2011.

**Table IV.J-4**

**Proposed Project Population, Housing, and Employment Growth Between the Years of 2010 and 2030**

	<b>Population Increase<sup>a</sup></b>	<b>Percent of Growth<sup>b</sup></b>	<b>Housing Increase<sup>a</sup></b>	<b>Percent of Growth<sup>b</sup></b>	<b>Employment Increase<sup>a</sup></b>	<b>Percent of Growth<sup>b</sup></b>
<b>Proposed Project</b>	<b>1,386</b>		<b>325</b>		<b>447<sup>c</sup></b>	
Long Beach	56,347	2.50	20,837	1.56	12,922	3.46
Gateway Cities	179,459	0.78	57,731	0.56	44,264	1.01
SCAG	3,837,033	0.04	1,362,498	0.02	1,563,923	0.03

<sup>a</sup> The local, subregional, and regional area numbers represent the 2010-2030 growth projections as provided in Table IV.J-1.

<sup>b</sup> Percent growth calculated by dividing the project's net new development by the existing value 2010-2030 growth projections.

<sup>c</sup> The number of employees represents the net increase in employees accounting for existing conditions.

Source: PCR Services Corporation, February 2011.

subregion, and SCAG region, the proposed project would not result in substantial population growth in the project area. As such, the proposed would have a less than significant population impact.

### **(b) Housing Growth**

The proposed project would result in the development of 325 residential units. As presented in Table IV.J-4, the proposed project would represent 1.56 percent, 0.56 percent, and 0.02 percent of the housing growth projected by SCAG for the local, subregional, and regional areas between the years of 2010 and 2030, respectively. Table IV.J-4 shows that the addition of new housing units are well within the SCAG housing growth projections for the City of Long Beach, Gateway Cities COG subregion, and the SCAG region (refer to Table IV.J-1). While the City is projected to become housing-rich by the year 2030, the subregional and regional areas would continue to be job-rich and therefore, would benefit from the additional housing provided by the proposed project.

Furthermore, the development of new restaurant, retail, and recreational uses to the project area would also increase the amount of indirect residents that may potentially move to the area due to employment and would also increase the need for housing units in the area. As previously described, it is estimated that 25 percent of new employment to the area would generate an indirect population of 443 residents. The growth of indirect residents has been accounted for as part of the population, employment, and housing growth estimate resulting in a conservative analysis. Thus, new housing proposed by the project is well within official SCAG forecasted estimates up to the year 2030 and the addition of new housing to the area is considered a beneficial impact pursuant to regional and housing policy. Further, the project site is located in an urban area already served by existing infrastructure and an established transportation system, in which the proposed mix of uses would provide a balance of jobs and housing, and would cluster development so as to create an activity center and provide for the efficient provision of infrastructure. As such, the proposed project would not induce substantial population growth in the area (by proposing new homes), and impacts related to housing and indirect population growth would be less than significant.

### **(c) Employment Growth (Indirect Population Growth)**

The proposed project would generate new job opportunities to the City that would increase the amount of employment within the project area. As previously stated, the proposed project would result in an increase of 613 employment positions. Given the site currently includes approximately 166 employees, the net increase in employees would be 447 employees with the proposed project. As shown in Table IV.J-4, this would represent 3.36 percent, 1.01 percent, and 0.03 percent of the projected SCAG employment growth estimated between the years 2010 and 2030. Based on the above analysis, the increase of employees would be within the SCAG forecasted employment growth projects and would provide new employment to the City. Furthermore, as discussed above, the indirect population growth associated with the increase in on-site employment would not result in significant population growth impacts. As such, the proposed project would not induce substantial population growth in the area (by proposing new businesses), and impacts associated with employment and indirect population growth would be less than significant.

### **(d) Consistency with Regulatory Environment**

The housing projections and needs identified in SCAG's RTP and the RHNA both identify considerable amounts of new housing that is needed in order to meet the growing population needs of the three demographic areas analyzed. The proposed project would add 325 residential units to the general housing supply and would contribute to housing availability and opportunity in the area. According to the RHNA, the SCAG regional area would require 165,457 very low-income dwelling units, 113,649 low-income dwelling

units, 126,715 moderate-income dwelling units, and 293,547 above moderate-income dwelling units, for a total of 699,368 dwelling units. The proposed project would add new residential uses to an area currently developed with a hotel and would not adversely affect the existing housing supply. Therefore, the proposed project's overall contribution to the housing stock would be beneficial and its development would not have adverse affects on the existing or future availability of housing for other sectors.

#### 4. MITIGATION MEASURES

No mitigation measures would be necessary for project-specific impacts, as impacts on population, employment and housing would be less than significant.

#### 5. CUMULATIVE IMPACTS

**Table IV.J-5, *Cumulative Population and Employment***, provides a list of the related projects located within the project vicinity and also within the local, subregional, and regional areas. The SCAG RTP forecasted population, employment, and household growth is provided in Table IV.J-1. All of the related projects are located within the local, subregional, and regional areas of the proposed project. The cumulative population and housing projections for the local, subregional and regional level are presented in Table IV.J-6, *Cumulative Project Population, Housing, and Employment Growth Between the Years of 2010 and 2030*.

The related projects in conjunction with the proposed project would generate a total residential population of approximately 1,682 residents (direct and indirect residents), a total of 380 new residential dwelling units and 635 total employment positions (assumes a net increase of 447 employees for the project). As shown in Table IV.J-6, the cumulative increase of residents with the proposed project and related projects would contribute 2.84 percent, 0.89 percent, and 0.04 percent to the projected 2010-2030 residential growth for the local, subregional, and regional areas, respectively. The cumulative increase of dwelling units with the proposed project and related projects would contribute 1.56 percent, 0.56 percent, and 0.03 percent to the projected 2010-2030 housing growth for the local, subregional, and regional areas, respectively. The cumulative increase of employees with the proposed project and related projects would contribute 4.39 percent, 1.28 percent, and 0.04 percent of the projected employment growth estimated between the years of 2010 and 2030 within the local, subregional, and regional areas, respectively.

As illustrated in **Table IV.J-6, *Cumulative Project Population, Housing, and Employment Growth Between the Years of 2010 and 2030***, the cumulative projects would be within the SCAG RTP forecasted population, employment, and household projections. In addition, the increase in residential units would support the direct and indirect population growth. As such, cumulative impacts regarding population growth, and indirect impacts related to employment and housing growth, would be less than significant, and the project's contribution to such impacts would not be cumulatively considerable.

#### 6. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Development of the proposed project would result in less than significant impacts in regards to population, employment, and housing without mitigation.

Table IV.J-5

## Cumulative Population and Employment

Map No. <sup>a</sup>	Land Use	Units	Generation Factor <sup>b</sup>	Residents	Indirect Residents <sup>c</sup>	Employees
1	Day Care <sup>d</sup>	700 s.f.	.20 employees/student	--	3	5
2	Commercial/Retail Restaurant	22,915 s.f.	2.36 employees/k.s.f. <sup>e</sup>	--	39	54
3	Retail	17,500 s.f.	2.36 employees/k.s.f.	--	30	41
4	YMCA Expansion	8,500 s.f.	2.36 employees/k.s.f.	--	15	20
5	Single-Family Hotel	55 Homes 75 Rooms	2.9 residents/d.u. 0.90 employees/room	160 <sup>f</sup> --	-- 49 <sup>g</sup>	-- 68
<b>Related Projects Total</b>				<b>160</b>	<b>136</b>	<b>188</b>
<b>Proposed Project</b>				<b>943</b>	<b>443</b>	<b>447<sup>h</sup></b>
<b>Related Projects + Proposed Project Total</b>				<b>1,103</b>	<b>579</b>	<b>635</b>

<sup>a</sup> Corresponds with Map Nos. on Figure III-1 in Chapter III, Basis For Cumulative Analysis, of this Draft EIR.

<sup>b</sup> Except as noted elsewhere, employee generation factors were obtained from the Natelson Company, Inc., Employment Density Study, prepared for SCAG, October 31, 2001. Employees associated with the proposed 3,510 square-foot meeting space are assumed to be within the total employees anticipated for the proposed hotel use.

<sup>c</sup> Indirect residents is one-quarter of the employees multiplied by 2.9 persons per household.

<sup>d</sup> Day care is assumed to have 25 students

<sup>e</sup> k.s.f. = 1,000 square feet

<sup>f</sup> Direct population growth would occur within the City of Seal Beach, which is not applicable to City of Long Beach or Gateway Cities GOG population growth forecasts.

<sup>g</sup> In order to be conservative, it is assumed that 50 percent of employees of the hotel uses for Related Project No. 5 in the City of Seal Beach are assumed to live in the City of Long Beach.

<sup>h</sup> The number of employees represents the net increase in employees accounting for existing conditions.

Source: PCR Services Corporation, February 2011.

Table IV.J-6

Cumulative Project Population, Housing, and Employment Growth Between the Years of 2010 and 2030<sup>a</sup>

	Population Increase <sup>b</sup>	Percent Growth	Housing	Percent Growth	Employment	Percent Growth
<b>Related Projects</b>	296		55		188	
Long Beach	56,347	0.38 <sup>c</sup>	20,837	0.00 <sup>d</sup>	12,922	0.93 <sup>e</sup>
Gateway Cities	179,459	0.12 <sup>c</sup>	57,731	0.00 <sup>d</sup>	44,264	0.27 <sup>e</sup>
SCAG	3,837,033	0.01	1,362,498	0.00	1,563,923	0.01
<b>Related Projects + Project</b>	1,682		380		635	
Long Beach	56,347	2.84 <sup>c</sup>	20,837	1.56 <sup>d</sup>	12,922	4.39 <sup>e</sup>
Gateway Cities	179,459	0.89 <sup>c</sup>	57,731	0.56 <sup>d</sup>	44,264	1.28 <sup>e</sup>
SCAG	3,837,033	0.04	1,362,498	0.03	1,563,923	0.04

<sup>a</sup> The local, subregional, and regional area numbers represent the 2010-2030 growth projections as provided in Table IV.J-1.

<sup>b</sup> Population increase includes both direct and indirect residents.

<sup>c</sup> Calculation assumes 50% of indirect residents from Related Project No. 5 will live in City of Long Beach.

<sup>d</sup> Calculation excludes 55 housing units from Related Project No. 5 in Seal Beach.

<sup>e</sup> Number of employees excludes 68 employees from Related Project No. 5 in Seal Beach.

Source: PCR Services Corporation, February 2011.