

5. Environmental Analysis

5.10 POPULATION AND HOUSING

This section of the Draft Environmental Impact Report (DEIR) examines the potential for socioeconomic impacts of the Proposed Project on the City of Long Beach, including changes in population, employment, and housing. The relationship of the Proposed Project to the regional planning goals of the Southern California Association of Governments and the current City of Long Beach General Plan Housing Element are also discussed.

5.10.1 Environmental Setting

5.10.1.1 REGULATORY BACKGROUND

State and regional laws, regulations, plans, or guidelines that are potentially applicable to the Proposed Project are summarized below.

State Regulations

California Housing Element Law

California planning and zoning law requires each city and county to adopt a general plan for future growth (California Government Code Section 65300). This plan must include a housing element that identifies housing needs for all economic segments and provides opportunities for housing development to meet that need. At the state level, the Housing and Community Development Department (HCD) estimates the relative share of California's projected population growth that would occur in each county based on California Department of Finance (DOF) population projections and historical growth trends. These figures are compiled by HCD in a Regional Housing Needs Assessment (RHNA) for each region of California. Where there is a regional council of governments, the HCD provides the RHNA to the council. The council of governments then assigns a share of the regional housing need to each of its cities and counties. The process of assigning shares gives cities and counties the opportunity to comment on the proposed allocations. HCD oversees the process to ensure that the council of governments distributes its share of the state's projected housing need.

State law recognizes the vital role local governments play in the supply and affordability of housing. To that end, California Government Code requires that the housing element achieve legislative goals to:

- Identify adequate sites to facilitate and encourage the development, maintenance, and improvement of housing for households of all economic levels, including persons with disabilities.
- Remove, as legally feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all incomes, including those with disabilities.
- Assist in the development of adequate housing to meet the needs of low and moderate income households.

5. Environmental Analysis

POPULATION AND HOUSING

- Conserve and improve the condition of housing and neighborhoods, including existing affordable housing. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve for lower income households the publicly assisted multifamily housing developments in each community.

The State of California Housing Element laws (Section 65580 to 65589 of the California Government Code) require that each city and county identify and analyze existing and projected housing needs within its jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of the community, commensurate with local housing needs.

Regional Planning

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG is the federally recognized metropolitan planning organization (MPO) for this region, which encompasses over 38,000 square miles. It serves as a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG develops, refines and maintains SCAG's regional and small area socio-economic forecasting/allocation models. The socio-economic estimates and projections are used for federal and state mandated long-range planning efforts such as the Regional Transportation Plan /Sustainable Communities Strategy, the Air Quality Management Plan, the Federal Transportation Improvement Program, and the Regional Housing Needs Assessment (SCAG 2015).

Regional Transportation Plan/Sustainable Communities Strategy

On April 4, 2012, SCAG adopted the 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future, which places a greater emphasis than ever on sustainability and integrated planning. The 2012–2035 RTP/SCS vision encompasses three principles that collectively work as the key to the region's future: mobility, economy, and sustainability. The 2012–2035 RTP/SCS includes a strong commitment to reduce emissions from transportation sources to comply with Senate Bill 375, improve public health, and meet the National Ambient Air Quality Standards. It provides a blueprint for improving quality of life for residents by providing more choices for where they will live, work, and play and how they will move around (SCAG 2012).

5. Environmental Analysis
POPULATION AND HOUSING

5.10.1.2 EXISTING CONDITIONS

Population

Citywide Population

The populations of the City of Long Beach and Los Angeles County from the 2000 and 2010 U.S. Census and from 2015 California Department of Finance (DOF) estimates are shown in Table 5.10-1. As shown in the table, the 2015 population of the City of Long Beach is projected to reach 472,779 persons, as estimated by DOF (DOF 2015). Note that the population growth percentage in the City of Long Beach between 2000 and 2015 (2.4 percent) was substantially less than the corresponding growth rate for Los Angeles County (6.5 percent).

Table 5.10-1 Population – City of Long Beach and Los Angeles County

Jurisdiction	2000 ¹	2010 ¹	2015 ²	Change 2000-2015	Percent Change 2000-2015
City of Long Beach	461,522	462,257	472,779	11,257	2.4%
Los Angeles County	9,519,338	9,818,605	10,136,559	617,221	6.5%

Sources:

¹ USCB 2014

² DOF 2015.

Citywide Population Projections

SCAG’s regional forecast population projections for 2008, 2020, and 2035 for the City of Long Beach and Los Angeles County are shown in Table 5.10-2. As shown in the table, the percentage increases in the City of Long Beach and Los Angeles County from 2008 to 2035 are estimated to be quite similar. Note also that per SCAG’s regional forecasts, the population of the City of Long Beach is forecast to grow much faster between 2008 and 2035 (as shown in Table 5.10-2) than it did between 2000 and 2015 (as shown in Table 5.10-1).

Table 5.10-2 Population Projections – City of Long Beach and Los Angeles County

Jurisdiction	2008	2020	2035	Change, 2008-2035	Percent Change, 2008-2035
City of Long Beach	462,200	491,000	534,100	71,900	15.6%
Los Angeles County	9,778,000	10,404,000	11,353,000	1,575,000	16.1%

Source: SCAG 2012.

Project Site Population

The current population within the boundaries of the overall Project Site is estimated to be 6,111 residents (see Table 3-3, *Overall Land Use Projections for Proposed Project*). As shown in Table 3-1, *Land Use Projections for Midtown Specific Plan Area*, there are approximately 5,873 residents within the Midtown Specific Plan area;

5. Environmental Analysis POPULATION AND HOUSING

there are approximately 238 residents within the area outside the Midtown Specific Plan (see Table 3-2, *Land Use Projections for Area Outside the Midtown Specific Plan*).

Housing

Citywide Housing

As shown in Table 5.10-3, DOF estimates that there are currently approximately 176,456 housing units in the City of Long Beach (DOF 2015). Characteristics of occupied and vacant housing units in the City of Long Beach and Los Angeles County, as reported by the U.S. Census Bureau, are also shown in Table 5.10-3. Note that the terms *occupied housing unit* and *household* are used interchangeably.

Table 5.10-3 Housing Units – City of Long Beach and Los Angeles County

	City of Long Beach	Los Angeles County
By Occupancy Status¹		
Owner-Occupied	67,949	1,544,749
Renter-Occupied	95,582	1,696,445
Total Occupied Units	163,531	3,241,204
Vacant Units	12,501	203,872
Vacancy Rate, Percent	7.1%	5.10%
Total Units	176,032	3,445,076
By Unit Type²		
Single-Family Detached	74,489	1,721,724
Single-Family Attached	10,123	229,854
Multi-Family	89,498	1,477,583
Mobile Homes	2,346	58,273
Total	176,456	3,487,434
Average Household Size	2.83	3.03

Sources:
¹ USCB 2014.
² DOF 2015.

Citywide Housing Projections

SCAG's regional forecast household projections for 2008, 2020, and 2035 for the City of Long Beach and Los Angeles County are shown in Table 5.10-4. As shown in the table, SCAG forecasts that the number of households in the City of Long Beach will increase by 25,400 units between 2008 and 2035, a 15.5 percent increase.

Table 5.10-4 Households Projections – City of Long Beach and Los Angeles County

Jurisdiction	2008	2020	2035	Change 2008-2035	Percent Change 2008-2035
City of Long Beach	163,500	175,600	188,900	25,400	15.5%
Los Angeles County	3,228,000	3,513,000	3,852,000	624,000	19.3%

Source: SCAG 2012

5. Environmental Analysis POPULATION AND HOUSING

Project Site Housing

Currently, it is estimated that there are 1,959 housing units within the boundaries of the overall Project Site (see Table 3-3, *Overall Land Use Projections for Proposed Project*). As shown in Tables 3-1, *Land Use Projections for Midtown Specific Plan Area*, the number of housing units within the Midtown Specific Plan area is approximately 1,883; the number of housing units within the area outside the Midtown Specific Plan is approximately 76 (see Table 3-2, *Land Use Projections for Area Outside the Midtown Specific Plan*).

Employment

Citywide Employment

As shown in Table 5.10-5, there were 154,541 jobs in Long Beach in 2011 (the latest year that detailed employment data is available for the City of Long Beach), as estimated by the U.S. Census Bureau. Estimated employment in Los Angeles County in 2011 was 4,179,026. Long Beach residents held 179,769 jobs in 2011 (USCB 2013b). The numbers of jobs in the City per industrial sector are shown in Table 5.10-5.

Table 5.10-5 Employment by Industrial Sector – City of Long Beach (2011)

Industrial Sector	Jobs in Long Beach		Jobs of Long Beach Residents	
	Jobs	Percent of Total Jobs	Jobs	Percent of Total Jobs
Agriculture, Mining, Oil and Gas Extraction	662	0.4%	1,808	1.0%
Manufacturing, Construction, and Utilities	14,892	9.6%	23,208	12.9%
Wholesale Trade, Retail Trade, Transportation and Warehousing	35,009	22.7%	35,723	19.9%
Information, Finance and Insurance, and Real Estate	9,636	6.2%	14,320	8.0%
Professional, Scientific, and Technical Services	8,276	5.4%	10,884	6.1%
Management of Companies; and Administration & Support, Waste Management and Remediation	14,703	9.5%	14,041	7.8%
Educational Services, Health Care, and Social Assistance	39,031	25.3%	39,196	21.8%
Arts, Entertainment, and Recreation; Accommodation and Food Services; and Other Services	30,221	19.6%	32,286	18.0%
Public Administration	2,111	1.4%	5,997	3.3%
Total	154,541	100%	179,769	100%

Source: USCB 2014b.

The five largest employers by number of employees in the City were, in descending order: The Boeing Company; Long Beach Unified School District; the City of Long Beach; California State University Long Beach; and Long Beach Memorial Medical Center (Long Beach 2014).

5. Environmental Analysis

POPULATION AND HOUSING

The unemployment rate for the City of Long Beach in April 2015 was 7.7 percent; the corresponding rate for Los Angeles County was 7.1 percent (EDD 2015).

Citywide Employment Projections

SCAG's regional forecast employment projections for 2008, 2020, and 2035 for the City of Long Beach and Los Angeles County are shown in Table 5.10-6. As shown in the table, SCAG forecasts that the number of jobs in the City of Long Beach will increase by 16,700 between 2008 and 2035, a 9.9 percent increase.

Table 5.10-6 Employment Projections – City of Long Beach and Los Angeles County

Jurisdiction	2008	2020	2035	Change 2008-2035	Percent Change 2008-2035
City of Long Beach	168,100	176,000	184,800	16,700	9.9%
Los Angeles County	4,340,000	4,558,000	4,827,000	487,000	11.2%

Source: SCAG 2012.

Project Site Employment

Currently, there is an estimated 12,861 workers within the boundaries of the Project Site (see Table 3-3, *Overall Land Use Projections for Proposed Project*). As shown in Tables 3-1, *Land Use Projections for Midtown Specific Plan Area*, the number of workers within the Midtown Specific Plan is estimated at 12,855; there are approximately 6 workers within the area outside of the Midtown Specific Plan (see Table 3-2, *Land Use Projections for Area Outside the Midtown Specific Plan*).

Jobs-Housing Balance

The jobs-housing ratio is a general measure of the total number of jobs and housing units in a defined geographic area, without regard to economic constraints or individual preferences. The balance of jobs and housing in an area—in terms of the total number of jobs and housing units as well as the type of jobs versus the price of housing—has implications for mobility, air quality, and the distribution of tax revenues. The jobs/housing ratio is one indicator of a project's effect on growth and quality of life in the project area. SCAG applies the jobs-housing ratio at the regional and subregional levels to analyze the fit between jobs, housing, and infrastructure. A major focus of SCAG's regional planning efforts has been to improve this balance. SCAG defines the jobs-housing balance as follows:

Jobs and housing are in balance when an area has enough employment opportunities for most of the people who live there and enough housing opportunities for most of the people who work there. The region as a whole is, by definition, balanced.... Job-rich subregions have ratios greater than the regional average; housing-rich subregions have ratios lower than the regional average.

Ideally, job-housing balance would... assure not only a numerical match of jobs and housing but also an economic match in type of jobs and housing.

5. Environmental Analysis POPULATION AND HOUSING

Jobs-housing goals and ratios are advisory only. No ideal jobs-housing ratio is adopted in state, regional, or city policies. However, SCAG considers an area balanced when the jobs-housing ratio is 1.36; communities with more than 1.36 jobs per dwelling unit are considered jobs-rich; those with fewer than 1.36 are housing-rich. A job-housing imbalance can indicate potential air quality and traffic problems associated with commuting.

As shown in Table 5.10-7, the jobs-housing balance in Long Beach is forecast to decrease slightly between 2008 and 2035, from 1.03 to 0.98; both ratios are considered housing-rich. The jobs-housing balance in Los Angeles County is estimated to decrease slightly from 1.34 to 1.25 during the same period. A jobs-housing ratio of 1.34 is approximately balanced; while a jobs-housing ratio of 1.25 is slightly housing-rich.

Table 5.10-7 Jobs-Housing Balance

Jurisdiction	Year	Employment	Households	Jobs-Housing Ratio
City of Long Beach	2008	168,100	163,500	1.03
	2035	184,800	188,900	0.98
Los Angeles County	2008	4,340,000	3,228,000	1.34
	2035	4,827,000	3,852,000	1.25

Source: SCAG 2012.

5.10.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- P-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).
- P-2 Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- P-3 Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The Initial Study, included as Appendix A, substantiates that impacts associated with the following thresholds would be less than significant:

- Threshold P-2
- Threshold P-3

These impacts will not be addressed in the following analysis.

5. Environmental Analysis POPULATION AND HOUSING

5.10.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.10-1: Buildout of the Proposed Project would result in population, housing, and employment growth in the City of Long Beach. [Threshold P-1]

Impact Analysis: The potential population, housing and employment impacts resulting from the Proposed Project within each of the areas of the Project Site are addressed below.

Midtown Specific Plan Area

Population Growth

Buildout under the Midtown Specific Plan would result in an increase of approximately 4,195 residents over existing conditions, as shown in Table 3-1, *Land Use Projections for Midtown Specific Plan Area*. The majority of the increase in population would occur in the Transit Node land use district of the Midtown Specific Plan area (concentrating and intensifying development at key transit, employment, and freeway nodes), with minor increases occurring in the Corridor and Medical districts. The estimated population growth due to buildout of the Midtown Specific Plan is well within SCAG's forecast population increase for the City of Long Beach of 71,900 by 2035 (see Table 5.10-2, *Population Projections – City of Long Beach and Los Angeles County*) and represents only 5.8 percent of the forecast population growth by 2035.

In addition, the projected population growth within the Midtown Specific Plan area would equate to approximately 60 percent less growth (6,875 fewer residents; see Table 3-1) than what could occur under the current zoning designations of the Midtown Specific Plan area if the Midtown Specific Plan was not implemented.

For these reasons, project-generated population growth impacts are not anticipated to be significant.

Housing Growth

The Midtown Specific Plan would accommodate the development of up to 1,736 new residential units within the Midtown Specific Plan area (and the City), as shown in Table 3-1, *Land Use Projections for Midtown Specific Plan Area*. The majority of the increase in housing units would occur in the Transit Node district of the Midtown Specific Plan area (concentrating and intensifying development at key transit, employment, and freeway nodes), with minor increases occurring in one of the Corridor and Medical districts. The estimated growth in housing units due to buildout of the Midtown Specific Plan is well within SCAG's forecast household increase for the City of Long Beach of 25,400 by 2035 (see Table 5.10-4, *Households Projections – City of Long Beach and Los Angeles County*) and represents only 6.8 percent of the forecast household growth by 2035.

Additionally, the Midtown Specific Plan is consistent with the City's and SCAG goals to provide additional housing opportunities in Long Beach. The additional housing units (type and number of) permitted under the

5. Environmental Analysis POPULATION AND HOUSING

Midtown Specific Plan would also provide a substantial opportunity to provide affordable housing units in Long Beach consistent with the goals and policies of the City’s Housing Element. For example, as stated in Chapter 7 (Administration and Implementation) of the Midtown Specific Plan, the higher density residential uses within the Midtown Specific Plan area could be used to address lower income housing needs.

For these reasons, project-related housing growth impacts are not anticipated to be significant.

Employment Growth

Buildout of the Midtown Specific Plan would result in an increase of approximately 2,787 new jobs within the Midtown Specific Plan area (and the City), as shown in Table 3-1, *Land Use Projections for Midtown Specific Plan Area*.

The forecast increase in employment due to the buildout under the Midtown Specific Plan is well within SCAG’s forecast employment increase for the City of Long Beach of 16,700 by 2035 (see Table 5.10-6, *Employment Projections – City of Long Beach and Los Angeles County*) and represents only 16.7 percent of the forecast employment growth by 2035. Therefore, project-related employment growth impacts are not anticipated to be significant.

Jobs-Housing Balance

Project impacts on the jobs-housing balance are estimated by comparing employment and household buildout statistics of the Midtown Specific Plan to that of SCAG’s 2035 projections. The estimated number of households that would be generated by the Midtown Specific Plan is calculated by multiplying proposed housing units (1,736 units) by the 92.9 percent occupancy rate in the City of Long Beach.

As shown in Table 5.10-8, at buildout of the Midtown Specific Plan the jobs-housing ratio for the City of Long Beach is estimated to be 0.98, the same as SCAG projects for the City in 2035. Therefore, no significant impact related to jobs-housing balance is anticipated to occur with implementation of the Midtown Specific Plan.

Table 5.10-8 Projected Jobs-Housing Balance

Year	Employment	Households	Jobs-Housing Ratio
2008	168,100	163,500	1.03
SCAG 2035 Projection	184,800	188,900	0.98
Net increase due to Proposed Project	2,787	1,613 ¹	Not applicable ²
SCAG 2035 Projection + Proposed Project	187,587	190,513	0.98

Source: SCAG 2012.

¹ The projected net increase in households (that is, occupied housing units) is the estimated net project-generated increase in housing units (1,736) multiplied by the housing occupancy rate in the City of Long Beach counted in the 2010 US Census, which was 92.9 percent.

² Jobs-housing ratios are identified for regions and subregions, and are not applicable to an area as small as the 369-acre Midtown Specific Plan.

5. Environmental Analysis

POPULATION AND HOUSING

Area Outside the Midtown Specific Plan

Under the Proposed Project, the area that is outside the Midtown Specific Plan, which covers two residential blocks around Officer Black Park (approximately 4 acres) west of Pasadena Avenue between 21st Street and 20th Street (see Figure 3-5, *Current and Proposed Zoning Designations*), would be extracted from PD 29 and retain its underlying conventional zoning designations, which include Single-Family Residential, standard lot (R-1-N); Three-Family Residential (R-3-S); and Park (P). With the exception of the zoning designation revisions that would be undertaken, no physical change (e.g., additional development intensity, redevelopment) is expected to occur within this area and all existing uses (which include residential uses, a church, and Officer Black Park) are expected to remain. Therefore, no population, housing or employment impacts are anticipated to occur.

5.10.4 Cumulative Impacts

Future development projects associated with buildout of the City's General Plan would include the development of residential and nonresidential uses in Long Beach; projections for net increases in population, housing, and employment in the City between 2010 and 2035 are discussed above in Section 5.10.1, *Environmental Setting*. Although the Proposed Project in combination with buildout of the City's General Plan would exceed the population, housing, and employment growth projections for the City, they would result in a slight favorable impact on the jobs-housing balance. The City is predominantly built out; therefore, other development projects within the City would mostly be associated with redevelopment and/or reuse of existing structures rather than new development on large undeveloped parcels of land. Further, redevelopment and reuse conforming to existing General Plan land use designations is forecast to decrease the jobs-housing ratio in the City slightly, from 1.03 in 2008 to 0.98 in 2035 see (see Table 5.10-7, *Jobs-Housing Balance*). As discussed above, the Proposed Project would not change the estimated jobs-housing balance at buildout of the City's General Plan, 0.98 (see Table 5.10-10), and no impact would occur. As a result, cumulative impacts are considered less than significant.

5.10.5 Existing Regulations

- California Housing Element Law: Government Code Section 65300

5.10.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements, the following impacts would be less than significant: 5.10-1.

5.10.7 Mitigation Measures

No significant project-level or cumulative impacts to population and housing were identified and no mitigation measures are necessary.

5. Environmental Analysis POPULATION AND HOUSING

5.10.8 Level of Significance After Mitigation

No mitigation measures are required and impacts would remain less than significant.

5.10.9 References

- California Department of Finance (DOF). 2015, May. Report E-5: Population and Housing Estimates for Cities, Counties, and the State, January 1 2011- 2015, with 2010 Benchmark.
<http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php>.
- Long Beach, City of. 2014, March 28. City of Long Beach Comprehensive Annual Financial Report for the Fiscal Year Ended September 30, 2013.
<http://www.longbeach.gov/civica/filebank/blobload.asp?BlobID=40391>.
- Port of Long Beach (POLB). 2014, September 9. Facts at a Glance. <http://www.polb.com/about/facts.asp>.
- Southern California Association of Governments (SCAG). 2012, April 19. Growth Forecasting.
<http://www.scag.ca.gov/DataAndTools/Pages/GrowthForecasting.aspx>.
- State of California Employment Development Department (EDD). 2015 a, May 22. Monthly Labor Force Data for Cities and Census Designated Places (CDP). April 2015 – Preliminary.
<http://www.labormarketinfo.edd.ca.gov/data/unemployment-and-labor-force.html>.
- . 2015b, May 22. Report 400C: Monthly Labor Force Data for Counties. April 2015 – Preliminary.
<http://www.labormarketinfo.edd.ca.gov/data/unemployment-and-labor-force.htm>.
- U.S. Census Bureau (USCB). 2014a, September 9. DP-1: Profile of General Population and Housing Characteristics: 2010.
<http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>.
- . 2014b, September 9. Longitudinal Employer-Household Dynamics. OnTheMap.
<http://onthemap.ces.census.gov/>.

5. Environmental Analysis POPULATION AND HOUSING

This page intentionally left blank.