

4.6 POPULATION AND HOUSING

4.6.1 Introduction

This section provides a discussion of the existing population, housing, and employment characteristics in the City of Long Beach (City), as well as an analysis of potential impacts that could result from implementation of the proposed General Plan Land Use and Urban Design Elements Project (proposed project) with regard to section topic. This section is based on sources of demographic information provided by agencies including the Southern California Association of Government (SCAG), the State of California Department of Finance (DOF), the United States Bureau of the Census (U.S. Census Bureau), the 2013–2021 Housing Element (2014) of the City’s General Plan, the Draft Land Use Element (August 2016) (Appendix F), as well as the City’s own records.

4.6.2 Methodology

The effects of the proposed project are evaluated below to determine whether they would result in a significant adverse impact on the environment. Using demographic information provided by agencies and the City, this section compares existing population, housing characteristics, and employment, goals, and projections to the potential impacts of the proposed project and evaluates consistency with agency information and requirements. Although socioeconomic information and impact analysis play a role in environmental impact assessment under the California Environmental Quality Act (CEQA), social and economic changes resulting from a project are not treated as significant effects on the environment (*State CEQA Guidelines*, Section 15064[e]). Socioeconomic data have four principal uses under CEQA:

- When a physical change is caused by economic or social effects of a project, the physical change may be regarded as a significant effect in the same manner as any other physical change resulting from the project. In such cases, the environmental analysis must include a discussion of economic and social changes, but only in sufficient detail to illuminate the chain of cause and effect, with the focus of the analysis being on the physical changes occurring at the end of the process.
- If a proposed project’s physical changes in turn cause social or economic changes, then the magnitude of the social or economic changes can be used to determine the significance of the physical changes.
- In determining the feasibility of the proposed measures to mitigate significant effects identified in an Environmental Impact Report (EIR), the lead agency must consider social, economic, and housing factors along with technical and environmental factors. If this information is not entered into the public record in some other manner, it can be included in an EIR.
- CEQA allows economic or social information to be included in an EIR or another form. Such information can be related directly to the uses described in the previous three bullet points.

The impact discussion focuses on the direct growth in population and housing associated with the proposed project. The proposed project’s potential to induce population growth is also assessed in terms of the creations of new employment opportunities and an evaluation of potential impacts to the city’s job-to-housing ratio. While these impacts would not cause a direct physical change to the environment, it is important to understand the proposed project’s effect on population and housing for the following reasons:

- Population growth generated by the proposed project could create indirect impacts, such as increased demand for public services, traffic, air quality, and noise. CEQA requires the evaluation of indirect impacts. These impacts are addressed in the respective sections of this Draft EIR.
- Understanding the impacts to population and housing from project implementation will help assess the adequacy of the policies intended to provide a balance between employment growth and the availability of housing to meet the needs of the current and future workers.
- Understanding the impacts to housing demand from project implementation will help address the adequacy of local policies intended to provide additional affordable housing for low-income and moderate-income households.

4.6.3 Existing Environmental Setting

Population, Housing, and Employment Trends in the City and County. The planning area includes the entire 50 square miles within the City’s jurisdictional limits. The City is characterized by a variety of landscapes including waterfront and port facilities, recreational spaces, residential neighborhoods, and an urban downtown area.

In its existing condition, the City is largely urbanized and includes a range of housing types and land uses that provide housing and employment opportunities to its residents. It is anticipated that the proposed project would allow for these existing uses to remain while also allowing for future development to accommodate future employment and housing growth.

SCAG is a federally designated Metropolitan Planning Organization (MPO)¹ representing six counties (Ventura, Orange, San Bernardino, Riverside, Imperial, and Los Angeles). The six-county SCAG planning area encompasses a population exceeding 18 million persons in an area of more than 38,000 square miles. The City and County of Los Angeles are located within the SCAG planning area. SCAG divides its six-county planning area into 15 subregions. The City is located within the Gateway Cities Council of Governments subregion.² In 2012-2035, SCAG prepared a regional growth forecast that took into account a combination of recent and past trends, reasonable technical assumptions, and local or regional growth policies in an effort to predict the most likely growth scenario for the Southern California region in the future. SCAG is currently in the process of updating and replacing existing regional forecast assumptions with updated 2016–2040 projections. In December 2014, SCAG released a draft of the 2016-2040 Regional Transportation Plan (RTP) Growth Forecast for public review. The 2016–2040 RTP is meant to provide a common foundation for regional and local planning, policymaking, and infrastructure provision within the SCAG region as part of the RTP formulation process, which is closely interlinked with the region’s Sustainable Communities Strategy (SCS) and Regional Housing Needs Assessment (RHNA).

¹ An MPO is a federally mandated and federally funded transportation policymaking organization in the United States that is made up of representatives from local governments and governmental transportation authorities. In 1962, the United States Congress passed legislation that required the formation of a Metropolitan Planning Organization for any urbanized area with a population greater than 50,000.

² Gateway Cities Council of Governments. Gateway Cities Member Agency Contacts. Website: <http://www.gatewaycog.org/who-we-are/gateway-cities-member-agency-contacts/>.

While the 2012-2035 is the most recently adopted RTP, growth projections for the City and SCAG provided in the 2016-2040 RTP are included utilized for purposes of this analysis, as the planning period in the 2016-2040 RTP is congruent with the planning period for the proposed project. These growth projections are used as a reference point for discussing population, housing, and employment growth throughout this section of the Draft EIR.

Population. Currently, the City of Long Beach is the seventh largest city in the State of California. According to the population estimates by the California DOF Demographic Research Unit, the Estimated 2015 population for the City and County of Los Angeles were 472,779 and 10,136,559 persons, respectively.¹

As shown below in Tables 4.6.A and 4.6.B, according to the growth forecast by SCAG and the City, the City’s population is anticipated to grow by approximately 3.9 percent (approximately 0.14 percent per year) between 2012 and 2040. Comparatively, the County is expected to experience a higher increase of approximately 16.03 percent (approximately 0.57 percent per year) between 2012 and 2040.

Table 4.6.A: Population, Housing, and Employment Forecasts for the City of Long Beach

	2012	2040	Change 2012-2040	% Change 2012-2040	# of Years	Percentage of Change/Year
Total Population	466,300	484,500	18,200	3.9%	28	0.14%
Total Households¹	163,800	175,500	11,700	7.14%	28	0.26%
Total Employment	153,200	181,700	28,500	18.6%	28	0.66%

Source: City of Long Beach General Plan Draft Land Use Element (August 2016) (Appendix F) and SCAG, Draft 2016 RTP/SCS Growth Forecast by Jurisdiction.

¹ SCAG’s regional growth forecast utilizes “households,” not housing units. As defined by the U. S. Census Bureau, “households” are equivalent to “occupied dwelling units.”

Table 4.6.B: Population, Housing, and Employment Forecasts for the County of Los Angeles

	2012	2040	Change 2012-2040	% Change 2012-2040	# of Years	Percentage of Change/Year
Total Population	9,923,000	11,514,000	1,591,000	16.03%	28	0.57%
Total Households¹	3,257,000	3,946,000	689,000	21.15%	28	0.76%
Total Employment	4,246,000	5,226,000	980,000	23.08%	28	0.82%

Source: SCAG, Draft 2016 RTP/SCS Growth Forecast by Jurisdiction.

RTP = Regional Transportation Plan

SCAG = Southern California Association of Governments

¹ SCAG’s regional growth forecast utilizes “households,” not housing units. As defined by the U. S. Census Bureau, “households” are equivalent to “occupied dwelling units.”

¹ California Department of Finance. Report E-1 Population Estimates for Cities, Counties, and the State. Website: <http://www.dof.ca.gov/research/demographic/reports/estimates/e-1/view.php> (accessed December 22, 2015).

As identified in Tables 4.6.A and 4.6.B, recent growth trends projected by SCAG suggest that population, housing, and employment in both the City and County will increase through 2040. These projected increases in population are likely attributed to the net migration of individuals moving into the region due to the recent increase in job availability.

Age Characteristics. A City’s age distribution often shapes its housing demand because different age groups prefer different types of housing. Specifically, age groups are marked by distinct differences in lifestyle, family type, housing preferences, and income levels. According to the most recent 2010 Census, the median age in the City is 33.2 years old, which is consistent with County, State, and national trends. Table 4.6.C, below, shows the age characteristics of residents in both the City and the County.

Table 4.6.C: Long Beach and Los Angeles County Age Characteristics (2010)

	Percentage Under 18 Years	Percentage Between 18 and 34 Years	Percentage Between 35 and 64 Years	Percentage Over 64 Years
Long Beach	24.9	27.6	38.2	9.3
County of Los Angeles	24.5	25.8	38.9	10.9

Source: U.S. Census Bureau (2010).

As shown above in Table 4.6.C, the City and County have similar proportions of residents under the age of 18 (24.9 percent and 24.5 percent, respectively). Compared to the County, the City has a slightly higher percentage of residents between the ages of 18 and 34 (27.6 percent and 25.8 percent, respectively). The City and County have similar proportions of residents between the ages of 35 to 64 (38.2 percent, and 38.9 percent, respectively). The County has a slightly higher percentage of residents older than age 64 (10.9 percent) than the City (9.3 percent).

According to the 2013-2021 Housing Element, the number of residents under the age of 18 increased over the past three decades from 1980 to 2010, but began to decline from 2000 to 2010 in association with the stagnant growth of the City. The senior population has steadily decreased over time; however, the senior population is expected to significantly increase through the year 2020 given the large number of middle age residents currently residing in the City.

Housing Units. As previously shown in Table 4.6.A, according to SCAG’s growth forecast, the City is anticipated to experience an approximately 7.14 percent (approximately 0.26 percent per year) increase in housing units between 2012 and 2040. The County is anticipated to experience a higher increase in housing units than the City at approximately 21.15 percent (approximately 0.76 percent per year) between 2012 and 2040.

Housing Stock Characteristics. Housing in the City includes a wide range of housing types, including single-family homes, larger multi-family buildings, duplexes/triplexes/fourplexes, townhomes, condominiums, and mobile homes. According to the most recent U.S. Census, the City had an estimated 163,351 housing units as of 2010. The City’s housing stock has continued to grow,

and as mentioned above, is expected to steadily increase through 2020. According to the City's 2013–2021 Housing Element and SCAG's growth forecasts for the City, single-family units comprise 44 percent, or 76,776 units, (refer to Table 3.C in Chapter 3.0, Project Description) of the City's existing housing stock. The majority are single-family detached units, with the balance composed of attached units, such as duplexes, apartments, and condominium units. The remainder of the City's current housing stock consists of multi-family units and mobile homes (99,355 units), with the mobile homes accounting for only 1 percent of the total housing stock.

Although a diverse housing stock ensures that all households have an opportunity to find housing that is suited for their lifestyle needs, it is also important to consider the age of a community's housing stock as an overall indicator of existing housing conditions. For example, housing over 30 years in age likely requires rehabilitation needs and housing over the age of 50 years in age may require total building replacement. According to the City's 2013-2021 Housing Element, approximately 22.1 percent of the City's housing stock is 30 to 50 years old and approximately 58 percent of the City's housing stock is 50 years or older.

Employment. As previously shown in Table 4.6.A, according to SCAG's growth forecasts, the percentage of residents employed in the City is anticipated to increase by approximately 18.6 percent between 2012 and 2040 (approximately 0.66 percent per year). The County's employment is also anticipated to increase, but to a slightly greater degree, at 23.08 percent between 2012 and 2040 (approximately 0.82 percent per year). As of January 2016, the City had a labor force of 238,000 and the County had a labor force of 4,973,600, with approximately 15,500 and 296,100 people unemployed, respectively.¹ The January 2016 unemployment rate was 6.5 percent for the City and 5.9 percent for the County.²

The City is home to small businesses and larger corporations that represent several employment sectors. Although the City's economy has historically been comprised of aerospace and manufacturing industries, over the last 25 years the City's economy has transitioned to a knowledge-based economy with the primary employment sectors consisting of medical and educational businesses, as illustrated by Table 4.6.D, largest employers in the City of Long Beach.

¹ California Employment Development Department. 2015. Monthly Labor Force and Unemployment Rate for Cities and Census Designated Places, Los Angeles County, January 2016. Website: http://www.labormarketinfo.edd.ca.gov/CES/Labor_Force_Unemployment_Data_for_Cities_and_Census_Areas.html (accessed on January 22, 2016).

² Ibid.

Table 4.6.D: Long Beach’s Largest Employers (2012)

Rank	Employer	Number of Employees
1	Long Beach Unified School District (LBUSD)	11,334
2	City of Long Beach	5,758 ¹
3	Long Beach Memorial Medical Center	5,743
4	The Boeing Company	5,186
5	California State University, Long Beach (CSULB)	3,527
6	Veteran Affairs Medical Center	2,200
7	Long Beach City College	1,785
8	California State University Long Beach Foundation	1,500
9	St. Mary Medical Center	1,432
10	United States Postal Service	1,306

Source: Economic Research Group, Department of Development Services, State of California Employment Development Department Labor 2012; and City of Long Beach Comprehensive Annual Finance Report (2012).

¹ Includes season and part time staff.

4.6.4 Regulatory Setting

Federal Policies and Regulations. There are no federal policies or regulations that are applicable to the proposed project with respect to population, housing, and employment.

State Policies and Regulations.

Regional Housing Needs Assessment. California General Plan Law (Government Code Section 65580 et seq.) requires each city and county to have land zoned to accommodate its fair share of the regional housing need. Housing unit construction goals are set by the State Department of Housing and Community Development (HCD) and allocated to cities through regional planning agencies such as SCAG. This share for the SCAG region is known as the Regional Housing Needs Assessment (RHNA). The RHNA is not a mandate to construct the full number of housing units for the region; rather, the RHNA allocation process establishes short-term construction needs and the fair distribution of housing needs among income groups.

HCD determined that the projected housing need for the Southern California region (including the Counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial) is 412,721 new housing units for the 2014–2021 planning period. SCAG allocated this projected growth to the various cities and unincorporated county areas in the SCAG region, creating the RHNA. The RHNA is divided into four income group categories: extremely/very low, low, moderate, and above moderate income.

Future housing needs refers to the proportion of the region’s future housing needs allocated to a community. Each jurisdiction’s future housing need is calculated in terms of four factors: (1) the number of units needed to accommodate forecasted global household growth; (2) the number of units needed to replace demolition due to attrition in the housing stock (i.e., fire damage, obsolescence, and conversion to non-housing uses); (3) maintenance of an ideal vacancy rate for

a well-functioning housing market; and (4) an adjustment to avoid an overconcentration of lower-income households in any one jurisdiction.

As shown in Table 4.6.E, the City’s fair share for the planning period between 2014 and 2021 (the last adopted RHNA period) was established by SCAG at 7,048 residential units. The RHNA target number was based on projected household growth and the resultant need for construction of additional housing units. This 7,048-residential-unit share was divided into five income groups according to median family income (MFI).

Table 4.6.E: City of Long Beach Regional Housing Need Allocation (2014–2021)

Income Group	Percentage of County AMI	RHNA 2014–2021 Housing Unit Allocation	Proportion to Total RHNA Allocation
Extremely	0–30	886	12 %
Very Low	31–50	887	13 %
Low	51–80	1,066	15 %
Moderate	81-120	1,170	17 %
Above Moderate	120+	3,039	43 %
Total	-	7,048	100 %

Source: City of Long Beach 2013–2021 Housing Element.
 AMI = Area Median Income

As noted below, California State law requires local jurisdictions to update their General Plan Housing Element every 5 years due to the fact that housing needs are recognized as a statewide concern. Pursuant to State law, the Housing Element must identify the City’s housing needs, sites that can accommodate those needs, and policies to assure that the housing units necessary to meet those needs could be provided. Consistent with the 5th Cycle RHNA requirements for 2014-2021, the City has updated their 2013-2014 General Plan Housing Element. According to the 2013-2021 Housing Element, the City would be able to accommodate the 2014-2021 RHNA allocation with the capacity to accommodate 7,044 new units.

Local and Regional Policies and Regulations.

Southern California Association of Governments. As stated above, SCAG is a federally designated MPO representing six counties (Ventura, Orange, San Bernardino, Riverside, Imperial, and Los Angeles) and more than 18 million residents. SCAG divides its six-county planning area into 15 subregions. The planning area is located within the Gateway Cities Council of Governments subregion.

As the designated MPO, SCAG is mandated by federal and State law to research and design plans for transportation, growth management, and hazardous waste management, as well as a regional growth forecast that is the foundation for these plans and regional air quality plans developed by the South Coast Air Quality Management District (SCAQMD). SCAG prepares several plans to address regional growth, including the Regional Comprehensive Plan, the Southern California Sustainability Planning Grant (formerly known as the Compass Growth Vision), the RHNA, the

RTP, the Regional Transportation Improvement Program, and annual State of the Region reports to measure progress toward achieving regional planning goals and objectives.

SCAG's policy direction is guided by the 86-member official governing board known as the Regional Council. The Regional Council is composed of 67 districts that include an elected representative of one or more cities of approximately equal population levels that have a geographic community of interest (except the City of Long Beach, which has two representatives). Additionally, membership on SCAG's Regional Council includes one representative from each county's Board of Supervisors (except the County of Los Angeles, which has two representatives). SCAG's Regional Council also includes one representative of the Southern California Native American Tribal Governments. All members of the Los Angeles City Council are considered members of the SCAG Regional Council, and the Mayor of the City of Los Angeles serves as the Los Angeles City At-Large Representative.

Regional Comprehensive Plan. In October 2008, SCAG adopted the RCP for the purpose of providing a comprehensive strategic plan for defining and solving housing, traffic, water, air quality, and other regional challenges. The 2008 RCP has two primary objectives in implementing this strategic plan: (1) integrating transportation, land use, and air quality planning approaches, and (2) outlining key roles for public and private sector stakeholders to implement reasonable policies regarding transportation, land use, and air quality approaches. While the 2008 RCP outlines several policies to inform local decision-makers within the SCAG region with respect to policy and planning decisions, these policies are considered recommendations and are not mandated by law.

With respect to land use policy, the 2008 RCP includes a Land Use and Housing Chapter that aims to link land use and transportation planning decisions to the projected population and economic growth in the SCAG region. Specifically, the Land Use and Housing Chapter of the 2008 RCP promotes sustainable planning for land use and housing in the SCAG region by maximizing the efficiency of the existing circulation network, providing a greater variety in housing types, promoting a diverse and growing economy, and protecting the existing natural environment. As previously stated, while the 2008 RCP identifies 2 Percent Strategy areas as part of the Compass Blueprint growth vision, these areas have since been updated and replaced by the High Quality Transit Areas (HQTAs) identified in the 2016-2040 RTP/SCS in an effort to implement the Sustainability Planning Grant Program.

Growth Projections. The regional growth forecasts undertaken by SCAG in its RCP are developed for two planning horizons, 2020 and 2035. The projected growth in population, household, and employment is the data that is relied upon during development of SCAG's RTP, SCS, and RHNA.

City of Long Beach General Plan 2013-2021 Housing Element. The City's Housing Element reflects the State's housing unit construction goals as allocated by SCAG in the RHNA for the years between 2014 and 2021. The Housing Element analyzes current housing needs, estimates future housing needs, considers potential sites for additional housing, and establishes goals,

policies, and programs in response to both current and future housing needs. The following housing goals and policies in the City's Housing Element are applicable to the proposed project.

Goal 1: Provide Housing Assistance and Preserve Publicly Assisted Units

Policy 1.6: Seek to preserve the existing stock of single room occupancy housing as a source of permanent, affordable housing. Work to identify additional SRO¹ housing opportunities.

Goal 2: Address the Unique Housing Needs of Special Needs Residents

Policy 2.4: Encourage universal design of housing products and environments, making them usable by a wide range of people with different physical and mental abilities.

Policy 2.5: Integrate and disperse special needs housing within the community and in close proximity to transit and public services.

Goal 3: Retain and Improve the Quality of Existing Housing and Neighborhoods

Policy 3.1: Encourage the maintenance and improvement of the housing stock and the neighborhood context.

Policy 3.2: Preserve and protect the character of established neighborhoods, with an emphasis on single-family neighborhoods and those beginning to decline.

Policy 3.4: Promote, where appropriate, the revitalization and/or rehabilitation of residential structures that are substandard or have fallen into disrepair.

Policy 3.6: Continue to preserve and maintain the City's historical and architecturally significant buildings and neighborhoods by establishing and maintaining historic landmarks and districts.

Goal 4: Provide Increased Opportunities for the Construction of High Quality Housing

Policy 4.1: Provide adequate sites, zoned at the appropriate densities and development standards, to facilitate the housing production and affordability goals set forth in the 2014-2021 RHNA.

Policy 4.2: Encourage a balance of rental and homeownership opportunities, including high quality apartments, townhomes, condominiums, and single

¹ Single Room Occupancy

family homes to accommodate the housing needs of all socioeconomic segments of the community, including large families.

Policy 4.5: Encourage residential development along transit corridors, in the downtown and close to employment, transportation and activity centers; and encourage infill and mixed-use developments in designated districts.

Policy 4.8: Support the development of housing that is technology-friendly and designed to meet the housing needs of the emerging information and technology industry workforce.

Policy 4.10: Promote mixed-generation housing that accommodates both families and elderly households.

Goal 5: Mitigate Government Constraints to Housing Investment and Affordability

Policy 5.3: Utilize Planned Developments (PD), form-based zoning and other planning tools to allow flexible residential development standards in designated areas.

4.4.1 Proposed Land Use Element and Urban Design Element Goals, Strategies, and Policies

The following proposed Goals, Strategies, and Policies are applicable to the analysis of Population and Housing:

Land Use Element.

Goal No. 2: Stimulate Continuous Economic Development and Job Growth

LU Policy 3-1: Implement land use regulations and economic development strategies that will help diversify the local economy and expand job growth. Accommodate a mix of industries in Long Beach, including high technology, telecommunications, aerospace, green technology, renewable energy, healthcare, higher education, manufacturing, port and shipping, professional services, restaurants, entertainment and the film industry.

LU Policy 3-5: Foster home-based and incubator businesses.

Goal No. 3: Accommodate Strategic Growth and Change

STRATEGY No. 6: Implement the major areas of change identified in [the] Land Use Plan.

LU Policy 6-7: Continue to develop the downtown into a city center that provides compact development, accommodates new growth, creates a walkable urban

environment, allows for diversified businesses and is easily accessible to surrounding neighborhoods and regional facilities.

LU Policy 6-9: Focus infill development in the downtown, Multi-Family residential neighborhoods and transit-oriented development areas, and along specific corridors.

LU Policy 6-12: Develop and implement a plan for SEADIP that establishes the area as an important gateway, builds on residential neighborhoods that are complemented by businesses and commercial services, protects wetlands and local coastal habitat and creates attractive streetscapes with buildings designed at appropriate scale and form.

Goal No. 5: Diversify Housing Opportunities

LU Policy 11-1: Allow a variety of housing types in new residential developments with the goal of establishing new opportunities for persons of varied income ranges, ages, lifestyles and family needs.

LU Policy 11-2: Allow new high-density residential growth to occur within Multi-Family neighborhoods in a manner that is context-sensitive and compatible to surrounding uses and buildings and provides a range of housing types and options that meets the needs of Long Beach residents.

LU Policy 11-3: Encourage major employers and higher education centers to participate in and contribute to planned housing development activities near their facilities.

LU Policy 11-4: Establish clear rules and locations for special housing types, such as congregate care, assisted living, senior housing, student housing, housing for temporary workers and housing with supportive services.

LU Policy 12-1: Promote an equitable distribution of housing types for all income and various cultural groups throughout the City; avoid creating concentrations of below-market-rate housing in underserved and low-income neighborhoods.

LU Policy 12-2: Provide new housing opportunities in neighborhood-serving centers and corridors, within transit-oriented development areas and downtown.

LU Policy 12-3: Provide more opportunities for college student housing in the east Traffic Circle neighborhood.

LU-M-42: Implement the Housing Element.

Urban Design Element..

Strategy No. 5: Integrate healthy living and sustainable design practices and opportunities throughout Long Beach.

Policy UD 5-2: Encourage provision of housing opportunities, services, and amenities for all income and age groups with opportunities to age in place.

Strategy No. 16: “Complete the neighborhood” by filling in gaps (e.g. functional needs like housing, new or missing services, new public amenities or services, healthy food options, flexible uses on larger streets and fostering a safe walkable environment within each PlaceType.).

Policy UD 16-1: Provide opportunities for mixed use development within focused locations (areas of change and target areas) to provide opportunities for live-work, affordable and mixed-income housing, and commercial and residential mixes in a medium to high density setting.

4.6.5 Thresholds of Significance

The following thresholds of significance are based on Appendix G of the *State CEQA Guidelines* and the City’s *State CEQA Thresholds of Significance*. Based on these thresholds, implementation of the proposed project would have a significant adverse impact on population, housing, and employment if it would:

- Threshold 4.6.1:** 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);
- Threshold 4.6.2:** Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- Threshold 4.6.3:** Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Approval of the proposed project is considered a policy/planning action and does not include any physical improvements. Therefore, the Initial Study/Notice of Preparation (IS/NOP) (Appendix A) determined that the proposed project would result in less than significant impacts related to the displacement of substantial numbers of existing housing or people, necessitating the need for replacement housing elsewhere (Thresholds 4.6.2 and 4.6.3). As a result, these thresholds are not analyzed further in this Draft EIR.

4.6.6 Standard Conditions and Project Design Features

The proposed project would not be required to adhere to any standard conditions and would not include any project design features related to population and housing.

4.6.7 Project Impacts

Threshold 4.6.1: 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)

Less than Significant Impact. The *State CEQA Guidelines* identify a project as growth-inducing if it would foster economic or population growth or the construction of additional housing either directly or indirectly, in the surrounding environment (*State CEQA Guidelines* Section 15126.2(d)). New employees of commercial or industrial development and new population from residential development represent direct forms of growth. These direct forms of growth can have a secondary effect of expanding the size of local markets and inducing additional economic activity in the area. Direct employment impacts reflect the initial or first-round increases in jobs and wages that result from the creation of on-site jobs. Indirect impacts occurring as a consequence of the direct impacts, elsewhere within the project area, may result from the production of goods and services required to support the proposed on-site uses, and/or the production of goods and services required to meet consumer demand generated by wages paid to new employees.

A project could also indirectly induce growth by reducing or removing barriers to growth or by creating a condition that attracts additional population or new economic activity. According to the *State CEQA Guidelines*, Section 15126.2(d), “it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.” Typically, the growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning agencies (e.g., SCAG). Significant growth impacts could also occur if the project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans and policies. In general, growth induced by a project is considered a significant impact if it directly or indirectly affects the ability of agencies to provide needed public utilities, or if it can be demonstrated that the potential growth significantly affects the environment in some other way.

The City’s population has grown over the past several decades. As identified in Table 4.6.A, City’s population is estimated to reach nearly 485,000 persons by 2040. The proposed project could result in the development of approximately 175,500 dwelling units, or an increase of 11,700 units. Utilizing the DOF factor of 3.03 people per household,¹ these residential uses would result in a population increase in the City of up to 531,765 people.² However, it should be noted that this projection assumes every resident was a new citizen of the City, and therefore represents an over-estimation of the projected population increase. Further, in developing the socioeconomic projections for the City, SCAG coordinated with the City to develop a more precise estimate of the City’s population in 2040. Therefore, the estimated population of 484,500 represents a more accurate representation of the City’s projected population base in the year 2040.

As previously noted, an additional 7,048 housing units are required to meet the City’s 2014 and 2021 RHNA target. The City’s 2013-2021 Housing Element was adopted as an amendment to the City’s

¹ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2015, with 2010 Benchmark*. Sacramento, California, January 2015.

² 3.03 people/household × 175,500 dwelling units = 531,880 people.

General Plan on January 7, 2014. The Housing Element contains policies designed to meet the housing needs of the City. State law requires that each jurisdiction evaluate its housing element every 5 years to determine its effectiveness in achieving City and State goals and objectives, and to adopt an Updated Housing Element that reflects the results of this evaluation. The Housing Element contains a detailed program to assure the adequate provision of housing for all economic segments of the City's population. Further, California Government Code requires that General Plans contain an integrated, consistent set of goals and policies. Therefore, the Housing Element is shaped by development policies contained in the Land Use Element, which establishes the location, type, intensity, and distribution of land uses in the City.

Implementation of the policies in the proposed LUE will achieve the goals outlined in the current Housing Element. Subsequent amendments to the General Plan will be reviewed to ensure consistency is maintained between future proposed General Plan Amendments and the updated Housing Element. Similarly, future updated Housing Elements and implementation of their policies will ensure that adequate housing opportunities are provided to all City residents. As identified in Section 4.4, Land Use and Planning, approval of the proposed project would ensure consistency with the City's General Plan and would establish new PlaceTypes in place of traditional land use designations established in the current LUE. As part of these proposed PlaceTypes, the project would allow for the increased intensity and density of mixed-use and residential uses in the City that would facilitate the future development of approximately 11,700 new housing units through the year 2040. As described in the City's 2013-2021 Housing Element, the City is anticipated to develop 7,044 of its 7,048 housing unit RHNA requirement by the year 2021. As such, approval of the proposed project would further the City's objective in allowing for the construction of sufficient new housing equal to or in excess of the RHNA requirement for the 2013-2021 Housing Element cycle. Furthermore, the continued implementation of the existing Housing Element policies and applicable City, Regional, and State regulations would ensure the City would meet its RHNA requirements and would reduce potential impacts associated with the provision of adequate housing opportunities with implementation of the proposed project to a less than significant level.

As previously stated, a project could indirectly induce growth at the local level by increasing the demand for additional goods and services associated with the increase in project population, thereby reducing or removing the barriers to growth. This can occur in areas where population growth results in an increased demand for service and commodity markets responding to the increased growth in population. However, this type of growth is a regional phenomenon resulting from the introduction of a major employment center or a significant housing project. Additional commercial uses may be drawn to the area by the increased number of residents as a result of the project; however it is expected that any such development associated with the proposed project would occur consistent with planned growth in the City's General Plan.

The proposed project would allow for a significant increase in population, employment, and housing in the City of Long Beach through the year 2040; however, this growth would be consistent with SCAG's regional growth forecasts for each of these topic areas for the same horizon year. Therefore, the project's growth-inducing potential would be less than significant, as it would not foster growth in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning agencies (e.g., SCAG). Further, because the proposed project would facilitate an increase in non-residential uses, the proposed project is anticipated to meet any increased demands for additional goods and services associated with the project-related increase in population.

The “jobs-to-housing ratio” measures the extent to which job opportunities in a given geographic area are sufficient to meet the employment needs of area residents. A sub-area of the region with a jobs-to-housing ratio that is lower than the standard of the region would be considered a “jobs poor” area, indicating that many of the residents must commute to places of employment outside of that sub-area. The projected 2040 jobs-to-housing ratios for the City, subregion (Los Angeles County), and SCAG region are 1.04, 1.32, and 1.33, respectively (Table 4.6.F). As the projected 2040 jobs-to-housing ratio for the City is lower than both the subregional and regional ratio, the City is “jobs poor,” meaning it is projected that more residents will be required to commute outside the City for employment in 2040.

Table 4.6.F: Projected Future Jobs-to-Housing Ratios

Geographic Area	Employment in 2040	Number of Housing Units in 2040	2040 Jobs-to-Housing Ratio
City of Long Beach	181,700	175,500	1.04
Los Angeles County	5,226,000	3,946,000	1.32
SCAG Region	9,872,000	7,412,000	1.33

Source: City of Long Beach General Plan Draft Land Use Element (August 2016) (Appendix F); SCAG, Draft 2016 RTP/SCS Growth Forecast. Website: <http://www.scag.ca.gov/forecast/downloads/excel/2012AdoptedGrowthForecast.xls> (accessed September 24, 2015).

SCAG = Southern California Association of Governments

The extent to which the new jobs created by a project are filled by existing residents is a factor that tends to reduce the growth-related effect of a project. While the proposed project is considered a planning/policy action and does not include any physical improvements or projects at this time, future development facilitated by project approval would create a number of construction jobs that would be temporary or seasonal and specific to the variety of construction activities. This workforce would include a variety of craftspeople, such as grading equipment operators, cement finishers, ironworks, welders, carpenters, electricians, painters, and laborers. These short-term positions are anticipated to be filled by workers who, for the most part, reside in the project area. Therefore, construction of future projects facilitated by project approval will not generate a permanent increase in population within the project area.

Implementation of future projects facilitated by project approval would create a number of permanent jobs associated with new development, particularly within the Major Areas of Change. The new employment opportunities resulting from development of the proposed uses would maintain the City’s current jobs-to-housing ratio by providing jobs to local residents. While the place of residence of the persons accepting employment provided by the proposed uses is uncertain, due to the City’s projected jobs-to-housing ratio, it is reasonable that a large percentage of these jobs would be filled by persons already living within the City or project area; therefore, no significant increase in population of the City is anticipated to result from the development or operation of future development facilitated by the proposed project.

The planning area encompasses the entire area within the City’s jurisdictional limits. As such, the majority of areas proposed for new development under the LUE contain the necessary public utilities (water, recycled water, sewer, storm drainage, electrical, natural gas, and transportation services) to

support future development envisioned under the proposed project. However, it should be noted that improvements to public utilities, including new water, sanitary sewer, and storm water services would be identified on a project-specific basis as new developments are proposed under the proposed LUE. Therefore, infrastructure improvements associated with future development facilitated by project approval would be sized appropriately for each project and would not be oversized to serve additional growth beyond that envisioned under the proposed LUE. Therefore, impacts would be less than significant impact, no mitigation is required.

4.6.8 Mitigation Measures

There are no potentially significant impacts related to housing, population, and employment, and no mitigation is required.

4.6.9 Cumulative Impacts

As defined in the *State CEQA Guidelines*, cumulative impacts are the incremental effects of an individual project when viewed in connection with the effects of past, current, and probable future projects within the cumulative impact area for population, housing, and employment. The cumulative study area used to assess potential cumulative population and housing impacts includes the City of Long Beach and the County of Los Angeles because employees in the planning area may live within or outside the City's jurisdictional boundaries.

As shown in Table 4.6.A, the City's population is anticipated to increase by 18,200 persons by 2040. Similarly, the City's employment is anticipated to increase by 28,500 jobs by 2040 and the County's employment is anticipated to increase by 980,000 jobs by 2040. Project-related increases in population and employment have been accounted for SCAG's growth projections for the City. Therefore, the proposed project would not result in cumulative population or employment increases that would exceed projected regional forecasts for the City.

Approval of the proposed project would allow for the future development of a variety of uses, including industrial, residential, commercial, office, recreational, and mixed-uses. These uses would serve to provide a sound and diversified economic base and ample employment opportunities for the citizens of Long Beach. Furthermore, the proposed project will serve an existing demand for employment, while also meeting the cumulative demand of employment that will result from the City's projected future population. These increases for population, housing, and employment would be within the total projected growth forecasts for 2040. In addition, implementation of the proposed project would be consistent with the City's vision for the community. Therefore, implementation of the proposed project would not result in a cumulatively significant population or housing impact and the future development facilitated by project approval would not significantly induce growth in areas where growth was not previously anticipated.

4.6.10 Level of Significance after Mitigation

Therefore, there would be no significant and unavoidable adverse impacts of the proposed project related to population, housing, and employment.