

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 Population, Housing, and Employment. This section is based on sources of demographic information provided by agencies including the Southern California Association of Governments (SCAG), the State of California Department of Finance (DOF), the United States Census Bureau (U.S. Census Bureau) American Community Survey, the 2013–2021 Housing Element (2014) of the City’s General Plan, *Methodology for Calculating Growth in Socioeconomic Data Associated with the Long Beach General Plan Land Use Element* (LSA; January 2, 2019) (Appendix E), the Draft Land Use Element (2018) (Appendix H), and the United States Department of Housing and Urban Development (HUD) Assessment of Fair Housing (2016), as well as the City’s own records.

4.6.2 CEQA Baseline

At the time that the Notice of Preparation (NOP) was published (May 2015), SCAG had not yet approved the Final 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Therefore, socioeconomic data for the baseline year of 2012 and growth projections for the City for the horizon year 2040 were utilized in the 2016 Draft EIR. Since the release of the 2016 Draft EIR, SCAG approved the Final 2016 RTP/SCS and made minor updates to 2012 baseline socioeconomic data and 2040 growth projections with input from the City. The Final 2016 RTP/SCS also updated the baseline year for socioeconomic data for the County of Los Angeles (County) from 2012 to 2015 and made minor updates to 2040 growth projections for the County.

The inclusion of socioeconomic data from the years 2012 and 2015 for the City and County, respectively, is appropriate because the Final 2016 RTP/SCS has been formally adopted by SCAG. There is substantial evidence to support the determination that using SCAG 2016 RTP/SCS data as the baseline for population and housing impacts is appropriate because it is consistent with regional growth forecasts for the City, the County, and the SCAG region.

4.6.3 Methodology

This section compares existing population, housing, and employment characteristics in the City and evaluates the proposed project for changes to population, housing, and employment due to implementation of the proposed General Plan Land Use Element (LUE) and the Urban Design Element (UDE).

In order to compare existing socioeconomic conditions to the potential project-related increase in population, housing, and employment, this section relies upon several data sources, including SCAG’s 2016–2040 RTP, the proposed LUE, and U.S. Census Bureau data.

4.6.3.1 SCAG’s 2016–2040 Regional Transportation Plan

SCAG is the Metropolitan Planning Organization (MPO) for six of ten counties in Southern California, including Imperial County, Los Angeles County, Orange County, Riverside County, San Bernardino

County, and Ventura County. As the designated MPO, SCAG is mandated by the federal government to research and draft plans for growth management in the region. The primary planning document SCAG prepares to manage growth in the region is the RTP, which includes demographic and socioeconomic data for existing conditions and future planning periods. Growth forecasts included in the RTP are provided for the entire SCAG region, and are also broken out by each city and county within the SCAG region. The growth forecasts in the RTP take into account recent and past trends (utilizing current U.S. Census Bureau data), reasonable growth projections and technical assumptions based on growth policies adopted by SCAG and its member agencies. Local agencies are encouraged to participate in the growth forecast and development process.

The 2016–2040 RTP is the most recently approved RTP for the SCAG region and includes a Demographics & Growth Forecast appendix with growth assumptions for the region. The City of Long Beach coordinated with SCAG regarding reasonable growth assumptions for the City based on growth policies included in the proposed LUE. Additionally, growth projections in the Final 2016–2040 RTP are consistent with the planning period for the proposed project (2019 through 2040), and adjustments have been made to reconcile data differences across sources (for example, demographic projection geographies that intersect jurisdictional boundaries). Therefore, these growth projections are used as a reference point for discussing population, housing, and employment growth throughout this section of the Recirculated Draft Environmental Impact Report (EIR).

4.6.3.2 Proposed Land Use Element

In order to meet the City’s obligations to the State, the proposed LUE incorporates regional growth projections included in the Final 2016–2040 RTP (refer to Table LU-1 of the proposed LUE). The proposed LUE expands upon the growth projections included in SCAG’s Demographics and Growth Forecast to include data provided to the City by the California Department of Housing and Community Development. Following the adoption of the 2016–2040 RTP, the California Department of Housing and Community Development provided the City with updated information regarding the number of housing units needed to satisfy the City’s Regional Housing Needs Assessment (RHNA). In addition, under the guidance of HUD, the City prepared its own Assessment of Fair Housing (AFH), adopted in 2016, which provides additional data on housing issues such as overcrowding. The LUE combines these and other data sources to provide a more complete picture of housing needs in the City (refer to Table LU-9 of the LUE). This revised estimate addresses the anticipated population growth as well as the overcrowding of existing residents, using the most recently available data from all the aforementioned sources. Therefore, the LUE housing needs analysis (see Anticipated Buildout including Tables LU-8 and LU-9 in the LUE [included as Tables 4.6.A, 4.6.C, 4.6.D, and 4.6.G below]) is the reference point for housing needs throughout this section of the Recirculated Draft EIR.

4.6.3.3 U.S. Census Bureau–American Community Survey

While SCAG and the proposed General Plan LUE provide key socioeconomic data and growth projections related to population, housing, and employment, key information from the 2016 U.S. Census Bureau’s American Community Survey (5-year pooled sample and 1-year estimates) is utilized in this section to describe existing socioeconomic characteristics of the City in the absence of such data in the 2016–2040 RTP and the proposed LUE. Additionally, the 2017 American Community Survey 1-year sample is used for baseline population counts to provide the most recent estimates available.

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 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.

As such, the impact discussion below focuses on the direct growth in population and housing associated with the proposed project. The proposed project's potential to induce unplanned population growth is also assessed in terms of the creation 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 Recirculated 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 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.

4.6.4 Existing Environmental Setting

4.6.4.1 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. 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.

Population Growth. According to the population estimates by the 2017 American Community Survey, the estimated population numbers for the City of Long Beach and the County of Los Angeles in 2017 were 469,459 and 10,163,507 persons, respectively.¹

As shown below in Table 4.6.A, SCAG projections included in the Final 2016–2040 RTP indicate that the City’s 2012 population was estimated to be 466,255. The City’s population is anticipated to grow by approximately 3.9 percent (approximately 18,000 persons) between 2012 and 2040. The County is expected to experience a higher increase of approximately 13.3 percent (approximately 0.53 percent per year) between 2015 and 2040.

Table 4.6.A: Population Forecasts for the City of Long Beach and the County of Los Angeles

	City of Long Beach 2012/ Los Angeles County 2015	2040	Change 2012–2040	Percent Change 2012–2040	No. of Years	Percentage Change per Year
City of Long Beach	466,255	484,485	18,230	3.9%	28	0.14%
Los Angeles County	10,159,000	11,514,000	1,355,000	13.3%	25	0.53%

Source: City of Long Beach General Plan Draft Land Use Element (March 2018) (Appendix H) and SCAG, Final 2016 RTP/SCS Growth Forecast by Jurisdiction (April 2016).

Note: Baseline years vary for City of Long Beach (2012) and County of Los Angeles (2015) Population, Housing, and Employment Forecasts due to varying baseline years for socioeconomic data for the City and Los Angeles County in the Final 2016 RTP/SCS (refer to Tables 8 and 11).

RTP/SCS = Regional Transportation Plan/Sustainable Communities Strategy

SCAG = Southern California Association of Governments

As identified in Table 4.6.A, recent growth trends projected by SCAG suggest that population in the County is anticipated to increase at a faster rate through horizon year 2040 than growth projections for the City. The projected increases in population in the County are likely attributed to the net migration of individuals moving into the region due to the recent increase in job availability, whereas the lower rate of population growth in the City may be an indicator of the demand for additional employment opportunities in the City.

In addition to comparing overall rates of population growth in the City, it is important to consider the age distribution in both the City and the County’s populations, as age often shapes housing demand. For example, different age groups prefer different types of housing that is marked by distinct differences in lifestyle, family type, housing preferences, and income levels.

¹ U.S. Census Bureau, American Community Survey, 2017 American Community Survey 1-Year Estimates, Table B01003. Website: <http://factfinder2.census.gov> (accessed December 28, 2018).

The median ages in the City and the County are 35.3 years old and 36.6 years old, respectively. As shown in Table 4.6.B, the City has a younger population overall compared to the County, with a higher share of residents under the age of 18 (22.1 percent and 21.9 percent, respectively) and residents between the ages of 18 and 34 (27.4 percent, and 25.8 percent, respectively). The County has a slightly higher percentage of residents between the ages of 35 and 64 (39 percent for the County versus 38.8 percent for the City), and a slightly higher percentage than the City of residents older than age 64 (13.3 percent for the County versus 11.7 percent for the City).

Table 4.6.B: Long Beach and Los Angeles County Age Characteristics

	Percentage Under 18 Years	Percentage Between 18 and 34 Years	Percentage Between 35 and 64 Years	Percentage Over 64 Years
Long Beach	22.1	27.4	38.8	11.7
County of Los Angeles	21.9	25.8	39	13.3

Source: U.S. Census Bureau. American Community Survey 2017 1-Year Estimates. Table S0101.

As illustrated by Table 4.6.B, most of the population in both the City and the County fall within two age groups: (a) 35 to 64 years of age, and (2) 18 to 34 years of age. Therefore, the City and County will experience an increase in their older adult populations during the life of the proposed project (i.e., planning period extends to the horizon year 2040) given the large number of middle-age residents currently residing in the City and the County.

Housing. As illustrated by Table 4.6.C, the City is anticipated to experience an approximately 17.4 percent increase in the number of households between 2012 and 2040 (an additional 28,524 housing units), whereas the County is anticipated to experience a lower rate of increase in households than the City at approximately 10.9 percent between 2015 and 2040.

Table 4.6.C: Housing Forecasts for the City of Long Beach and the County of Los Angeles

	City of Long Beach 2012/ County of Los Angeles 2015	2040	Change 2012–2040	Percentage Change 2012–2040	No. of Years	Percentage of Change per Year
City of Long Beach	163,794	192,318	28,524	17.4%	28	0.62%
County of Los Angeles	3,285,400	3,642,600	357,200	10.9%	25	0.43%

Source: City of Long Beach General Plan Draft Land Use Element (March 2018) (Appendix H) and SCAG, Final 2016 RTP/SCS Growth Forecast by Jurisdiction (April 2016).

Note: Baseline years vary for City of Long Beach (2012) and County of Los Angeles (2015) Population, Housing, and Employment Forecasts due to varying baseline years for socioeconomic data for the City and Los Angeles County in the Final 2016 RTP/SCS (refer to Tables 8 and 11).

RTP/SCS = Regional Transportation Plan/Sustainable Communities Strategy

SCAG = Southern California Association of Governments

As illustrated by Tables 4.6.A and 4.6.C, the City's population is anticipated to increase at a lower rate than the rate of household growth in the City due to overcrowding of existing households. As detailed in the AFH, 12.2 percent of all households in the City are experiencing overcrowding. It appears that this overcrowding is due to several factors, including a mismatch between the housing stock and the needs of households in the City, a lack of sufficient growth in housing supply in recent decades that has not kept up with population growth, and a lack of sufficient affordable housing options to meet the needs of existing residents.

According to the City's 2013–2021 Housing Element, single-family detached units comprise 42 percent (73,865 units) of the City's existing housing stock. The balance of the City's housing stock is composed of attached units (e.g., duplexes, apartments, and condominium units), multifamily units, and mobile homes. The majority of the City's housing stock is greater than 30 years old. The approximate age of the City's housing stock is also an indicator of the potential for deteriorating housing conditions. For example, housing over 30 years in age may require rehabilitation needs and housing over the age of 50 years may require total building replacement. Concentrations of older deteriorated housing are currently located in the Downtown, Central, and Northern areas of the City. These areas are also characterized by socioeconomically disadvantaged communities with fewer affordable housing options and the highest rates of overcrowding.

In addition to the age of the City's existing housing stock, it is important to note that there are approximately 26,178 large households (defined in the City's 2013–2021 Housing Element as five or more people) in the City, which account for approximately 16 percent of all households. Of the large households, most households (57 percent) consist of renters and/or are low-income earners (79 percent). However, there are currently only 12,951 rental units in the City that contain three or more bedrooms. The existing imbalance between available large housing units and the demand for such units has ultimately resulted in overcrowding¹ conditions and explains the discrepancy between the City's high household growth rates and its relatively low population growth rate.

Employment. As of January 2019, the City had a labor force of 243,000 and the County had a labor force of 5,188,700, with approximately 11,500 and 239,900 people unemployed, respectively.² The January 2019 unemployment rate was 4.2 percent for the City and 4.6 percent for the County.³

As shown in Table 4.6.D, the percentage of residents employed in the City is anticipated to increase by approximately 18.6 percent resulting in approximately 28,000 new employees by 2040. The County's employment is also anticipated to increase, but to a slightly lesser degree, at 17.1 percent by 2040.

¹ The California Department of Housing and Community Development defines "overcrowding" as a household with more than one person per room and "severe overcrowding" as more than 1.5 persons per room. Overcrowding typically occurs as a result of a high housing costs and a lack of affordable housing units, causing families to have multiple individuals per room.

² State of California Employment Development Department (EDD). 2019. Monthly Labor Force and Unemployment Rate for Cities and Census Designated Places, Los Angeles County, January 18, 2019, March 2017 Benchmark. Website: <https://www.labormarketinfo.edd.ca.gov/geography/losangeles-county.html> (accessed on January 31, 2019).

³ Ibid.

Table 4.6.D: Employment Forecasts for the City of Long Beach and the County of Los Angeles

	City of Long Beach 2012/ County of Los Angeles 2015	2040	Change 2012–2040	Percentage Change 2012–2040	No. of Years	Percentage of Change per Year
City of Long Beach	153,154	181,665	28,511	18.6%	28	0.66%
County of Los Angeles	4,463,000	5,226,000	763,000	17.1%	25	0.68%

Source: City of Long Beach General Plan Draft Land Use Element (March 2018) (Appendix H) and SCAG, Final 2016 RTP/SCS Growth Forecast by Jurisdiction (April 2016).

Note: Baseline years vary for City of Long Beach (2012) and County of Los Angeles (2015) Population, Housing, and Employment Forecasts due to varying baseline years for socioeconomic data for the City and Los Angeles County in the Final 2016 RTP/SCS (refer to Tables 8 and 11).

RTP/SCS = Regional Transportation Plan/Sustainable Communities Strategy

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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.E, showing Long Beach’s largest employers.

Table 4.6.E: Long Beach’s Largest Employers (2016)

Rank	Employer	Number of Employees
1	Long Beach Unified School District (LBUSD)	12,213
2	Long Beach Memorial Medical Center	5,138
3	City of Long Beach	5,122
4	California State University, Long Beach (CSULB)	3,057
5	U.S. Department of Veteran Affairs VA Long Beach Healthcare System	2,951
6	Long Beach City College	2,695
7	The Boeing Company	2,039
8	CSULB Research Foundation	1,677
9	Molina Healthcare, Inc.	1,488
10	St. Mary Medical Center	1,480

Source: City of Long Beach Draft Land Use Element (August 2018) (Appendix H).

4.6.5 Regulatory Setting

4.6.5.1 Federal Policies and Regulations

In 2016, the City adopted an AFH under the guidance of and as required by HUD. The AFH provided direction for the City to address a variety of housing issues identified through data and processes recommended by HUD. The housing issues identified for Long Beach include the disproportionate needs of protected classes, the need for more affordable housing throughout the City, and the need to reduce both displacement and overcrowding in the City. Relatedly, the AFH found that the high number of large households in the City exacerbates overcrowding and housing affordability, and the AFH provided a set of recommendations to tackle the aforementioned issues. These recommendations included reducing barriers to housing construction in the City including through an update to the Land Use Element, expanding the supply of affordable and overall housing, and

diversifying the housing stock to provide options for households of various incomes, size, ages, and family needs.

4.6.5.2 State Policies and Regulations

2017 Legislative Housing Package. In 2017, Governor Jerry Brown signed a historic housing package that consisted of 15 bills aimed at addressing the State's affordable housing crises. While each of these bills takes different approaches to increasing the supply of affordable housing units, several bills aim to facilitate privately funded housing by streamlining local and environmental review processes for certain types of high-priority housing developments.

Senate Bill 35. Senate Bill (SB) 35 requires cities and counties to follow a streamlined local review process for particular housing projects if the city or county has failed to meet established goals for accommodating a fair share of new housing development, as identified in the City's Regional Housing Needs Assessment (RHNA). SB 35 requires cities and counties to streamline the review and approval of certain affordable housing projects by providing a ministerial process to approve such processes, thereby removing the requirement for CEQA review.

Under this process, a project applicant may request a streamlined review and a ministerial approval if a project meets specific eligibility criteria. Eligible projects include the following:

- **Urban Infill:** The project is located in an urban area with 75 percent of the site's perimeter already developed.
- **Number of Units:** The project includes at least two residential units.
- **Designated for Residential Uses:** General Plan and/or Zoning Classification that allows for residential or mixed-use development with at least two-thirds of the total square footage as residential.
- **Location:** The project cannot be located on a property that is within any of the following areas: coastal zone, prime farmland, wetlands, very high fire hazard severity zone, hazardous waste site, delineated earthquake fault zone, flood plain, floodway, community conservation plan area, habitat for protected species, under a conservation easement, or located on a qualifying mobile home site.
- **Demolition of Residential Units:** The development would not demolish any housing units that have been occupied by tenants in the last 10 years; are subject to rent or price control; or are subject to a covenant, ordinance, or law that restricts rents to affordable persons and facilities of moderate, low, and/or very low incomes.
- **Historic Buildings:** The project would not demolish a historic structure, as listed on a national, State, or local historic register.
- **Consistent with Objective Planning Standards:** The project meets all objective General Plan, Zoning, and Design Review standards in effect at the time an application is submitted. SB 35 defines objective standards as those that involve no personal or

subjective judgment by a public official and are verifiable by reference to an external benchmark or criterion.

- **Prevailing Wages:** If the development is not in its entirety a public work, all construction workers shall be paid at least the general prevailing rate of per diem wages for the type of work and geographic area.
- **Skilled and Trained Workforce Provisions:** A skilled and trained workforce must complete the development if the project consists of 75 or more units that are not 100 percent subsidized affordable housing.
- **Subdivisions:** The project does not involve a subdivision subject to the California Subdivision Map Act, unless the project either receives a low-income housing tax credit and is subject to prevailing wages, or is subject to requirements to pay prevailing wages and to use a skilled and trained workforce.
- **Parking:** The project must provide at least one parking space per unit; however, a project may not be subject to parking requirements under the following conditions: (1) the project is located within a half mile of a public transit stop, (2) is located in an architecturally and historically significant historic district, (3) on-street parking permits are required, but are not offered to the development occupants, or (4) there is a car share vehicle located within one block of car share stations.

SB 35 also requires local jurisdictions to report more complete information about their progress in meeting housing goals to the California Department of Housing and Community Development.

Senate Bill 540. Senate Bill 540 (SB 540) allows local governments to create Workforce Housing Opportunity Zones, which are defined as areas within a city or county that are designated for expedited housing development. In order to create Workforce Housing Opportunity Zones, cities or counties must require that at least half of the housing units are affordable to households with low or moderate incomes. Within the zones, local governments must also complete environmental and planning reviews in advance so that individual housing projects subsequently proposed within the zones are not subject to project-specific reviews or environmental challenges. Qualified housing projects must also pay prevailing wages to construction workers. Local governments that create these zones may also apply for state grants or zero-interest loans to cover the costs of completing the needed planning and environmental review processes.

Assembly Bill 73. Assembly Bill 73 (AB 73) allows cities and counties to create Housing Sustainability Districts. These districts are similar to Workforce Housing Opportunity Zones in SB 540, but are different in that they must include at least 20 percent affordable units.

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 California Department of Housing and Community Development 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.

The California Department of Housing and Community Development 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 438,030 new housing units for the 2014–2021 planning period.¹ 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.F, 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.F: City of Long Beach Regional Housing Need Allocation (2014–2021)

Income Group	Percentage of County AMI	RHNA 2014–2021 Housing Unit Allocation	Percentage of 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
 RHNA = Regional Housing Need Allocation

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,

¹ California Department of Housing and Community Development, Division of Housing and Policy Development. Regional Housing Need Assessment Determination for the SCAG Region (August 17, 2011). Website: http://www.hcd.ca.gov/community-development/housing-element/docs/scag_5rhana081711.pdf (accessed January 31, 2019).

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 RHNA requirements for 2014–2021, the City has updated its 2013–2021 General Plan Housing Element. For the 5th Update, the City is on a one-time 8-year cycle (2013–2021) and will return to a 5-year cycle in 2021 at the start of the 6th Update cycle.

In addition to identifying the need for new households at all income levels, the City completed an Affordable Housing analysis with data and direction provided by HUD, which determined that approximately 12.2 percent of all households in the City are experiencing overcrowding. Taking the total housing units identified in the 2010 Census as a baseline (176,032 units), this 12.2 percent rate resulted in a need for 21,476 new units to address overcrowding. As such, the City has combined the RHNA goal of providing 7,048 housing units with the needed 21,476 units to address overcrowding in the City, for a total of 28,524 housing units needed in the City (refer to Table 4.6.G below). As shown in Table 4.6.G, a total of 13,403 housing units are already accommodated in approved plans, leaving the need for an additional 15,121 housing units.

Table 4.6.G: Affordable Housing Analysis-Anticipated Housing Needs

Data Source	Number of Housing Units
Units Needed to Address 12.2 Percent Overcrowding (HUD)	21,476
RHNA (SCAG/HCD) Units by 2021	7,048
<i>Total Housing Units Needed</i>	<i>28,524</i>
Downtown Plan Accommodated Growth	5,000
Midtown Plan Accommodated Growth	3,619
SEASP Accommodated Growth	2,584
Accessory Dwelling Units (100/year)	2,200
<i>Total Already Accommodated Growth</i>	<i>13,403</i>
Housing Units Required to be Facilitated by the Proposed LUE	15,121

Local and Regional Policies and Regulations.

Southern California Association of Governments. As previously stated, SCAG is a federally designated MPO¹ 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

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.

area into 15 subregions. The City is located within the Gateway Cities Council of Governments subregion.¹

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 RTP 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.

SCAG's Regional Comprehensive Plan. In October 2008, SCAG adopted the Regional Comprehensive Plan (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.

SCAG's 2016–2040 RTP and Growth Forecasts. In April 2016, SCAG adopted the Final 2016–2040 RTP. 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

¹ Gateway Cities Council of Governments. Gateway Cities Member Agency Contacts. Website: <http://http://www.gatewaycog.org/who-we-are/member-agency-contacts> (accessed July 6, 2018).

formulation process, which is closely interlinked with the region's Sustainable Communities Strategy (SCS) and RHNA goals.

The 2016 RTP/SCS serves as a major planning document for regional transportation and land use decisions, and balances future mobility and housing needs with economic, environmental, and public health goals. The RTP/SCS is updated every four years as demographic, economic, and policy circumstances change.

The 2016–2040 RTP also includes a Demographics and Growth Forecast appendix that takes 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 scenarios for the Southern California region in the future.

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 2014 to 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.

¹ Single Room Occupancy

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-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.

4.6.6 Thresholds of Significance

The following thresholds of significance are based on Appendix G of the *State CEQA Guidelines*. 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 unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere

The proposed project is considered a policy/planning action and does not include any physical improvements that would displace housing or people; rather, the proposed project is a Land Use

plan that accommodates future growth already projected to occur in the City. In addition, current trends related to overcrowding indicate that population is likely to occur whether or not it is planned for in the planning area. The LUE reflects the City's long-term strategy for the location and distribution of growth with the intention of establishing PlaceTypes that would guide the location of new housing and places of employment throughout the City. The proposed LUE also places a particular emphasis on providing additional housing units required to alleviate overcrowding and meet RHNA goals.

Therefore, the proposed project would not result the displacement of substantial numbers of existing housing or people, necessitating the need for replacement housing elsewhere (Threshold 4.6.2). As a result, this threshold is not analyzed further in this Recirculated Draft EIR.

4.6.7 Compliance Measures and Project Design Features

The proposed project would not be required to adhere to any compliance measures and would not include any project design features related to population and housing. Although there are no compliance measures and project design features related to population and housing, the LUE and UDE Goals, Strategies, and Policies are intended to reduce the impacts of future development envisioned under the proposed project.

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

The following Goals, Strategies, and Policies from the proposed LUE and UDE are applicable to the analysis of Population and Housing and would replace existing goals, strategies, and policies outlined in the City's existing LUE and Scenic Routes Element (SRE) (1975) following project approval:

Land Use Element (2018).

Goal No. 1: Implement Sustainable Planning and Development Practices

- **LU Policy 1-2:** Support high-density residential, mixed-use, and transit-oriented development within the downtown, along transit corridors, near transit stations, and at neighborhood hubs.

Goal No. 2: Strengthen the City's Fiscal Health by Stimulating Continuous Economic Development and Job Growth

Strategy No. 3: Maintain a strong, diversified economic base that creates jobs and attracts employers.

- **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-M-13:** Invest in infrastructure systems and community services that support a wide range of industries, 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-M-15:** Streamline permitting processes to help local businesses establish and grow.
- **LU-M-18:** Continue to offer business loan programs for new start-up businesses. Offer incentives through programs such as the Retail Sales Tax Rebate, Foreign Trade Zone, and the Historically Underutilized Business (HUB) Zone.
- **LU-M-19:** Continue to support and market the “shop local” campaign designed to encourage residents to spend locally.
- **LU-M-20:** Work with higher educational institutions on ways to attract identified employment sectors of emerging interest to students.
- **LU-M-59:** Attract renewable energy and green technology manufacturing companies to establish a presence/office in the City. Facilitate the creation of jobs in the renewable/clean energy sector.
- **LU Policy 3-2:** Collaborate with the Long Beach Unified School District, colleges and universities, businesses and associations to strengthen the competitive advantage of businesses located in the City.
- **LU Policy 3-3:** Promote the Neo-Industrial PlaceType to nurture creative class businesses and artists, including clean light industrial, artist galleries, studios, and limited live/work units.
- **LU Policy 3-4:** Promote and attract a mix of commercial and industrial uses by emphasizing the flexibility of the PlaceTypes designations.
- **LU Policy 3-6:** Foster home-based and incubator businesses.

Strategy No. 4: Attract and invest in green and innovative industries to expand creative employment opportunities.

- **LU Policy 6-1:** Encourage a mix of land uses that is diverse, innovative, competitive, entrepreneurial, local, and sustainable, which thereby promotes economic development, increases City revenues, expands job growth and increases value, access, and usability for existing neighborhoods and communities.

- **LU Policy 6-11:** Pursue new developments and businesses that add to the City's economic base, particularly those that generate sales tax and property tax increment revenue.
- **LU Policy 6-12:** Support growth of clean industrial businesses that contribute both high-paying jobs and point-of-sale revenue.

Goal No. 3: Accommodate Strategic Growth and Change

Strategy No. 7: Implement the major areas of change identified in [the] Land Use Plan (Map LU-20).

- **LU Policy 7-7:** 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 7-9:** Focus infill development in the downtown, Multi-Family residential neighborhoods and transit-oriented development areas, and along specific corridors.
- **LU Policy 7-11:** Support infill and transit-oriented development projects by utilizing available tools, such as public-private partnerships and assistance with land assembly and consolidation.
- **LU Policy 7-12:** Develop and implement a plan for the Southeast Area Specific Plan (SEASP) that establishes the area as an important gateway and 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

Strategy No. 12: Diversify Long Beach's housing stock.

- **LU Policy 12-1:** 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 12-2:** Encourage the provision of housing opportunities, services, and amenities for all income levels, age groups, and household types, with opportunities to age in place.
- **LU Policy 12-3:** Encourage universal design of housing products and environments, making them usable by a wide range of people with different physical and mental abilities.

- **LU Policy 12-4:** 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 that provides a range of housing types and options that meets the needs of Long Beach residents.
- **LU Policy 12-5:** Encourage major employers and higher education centers to participate in and contribute to planned housing development activities near their facilities.
- **LU Policy 12-6:** 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 12-7:** Work with students, faculty, and alumni from California State University, Long Beach, and other higher educational institutions to encourage the development of housing to meet student housing needs and housing needs of recent graduates.

Strategy No. 13: Facilitate housing type distribution.

- **LU Policy 13-1:** 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 13-2:** Provide new housing opportunities in neighborhood-serving centers and corridors, within transit-oriented development areas and downtown.
- **LU Policy 13-3:** Provide more opportunities for college student housing in the east Traffic Circle neighborhood.
 - **LU-M-48:** Implement the Housing Element.

Urban Design Element (2018).

- **Policy UD 5-2:** Encourage provision of housing opportunities, services, and amenities for all income and age groups with opportunities to age in place within complete neighborhoods developed through Strategy No. 10 (Complete Neighborhoods) of the Land Use Element and Strategy No. 16 (Complete the Neighborhood) of the Urban Design Element.

Strategy No. 8: Capitalize on urban design techniques that support economic development, prosperity, and the preservation of existing businesses throughout the community.

- **Policy UD 8-1:** Create flexible, business-friendly regulations that support economic development.
- **Policy UD 8-2:** Provide flexibility in building form and site design to encourage development that supports economic activity, entrepreneurship, and small businesses.
- **Policy UD 8-3:** Enhance walkable streets and neighborhoods to create pedestrian-friendly environments that support business vitality.
- **Policy UD 8-4:** Prioritize the use of redevelopment strategies on corridors that do not reflect the adjacent neighborhoods they serve, that feature obsolete uses, or that detract from private investment.
- **Policy UD 8-5:** Promote unique and local businesses and start-up companies that support the growth and economic development strategies of the City.
- **Policy UD 8-6:** Develop building types and forms with reduced servicing costs and reduced environmental footprints.
- **Policy UD 8-7:** Continue to seek methods of growing the City's revenue base through support of local business.

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.

Strategy No. 24: Protect and enhance established Industrial PlaceType.

- **Policy UD 24-2:** Protect and enhance viable industrial uses to retain job employment opportunities and job diversity.

4.6.8 Project Impacts

Threshold 4.6.1: **Would the project induce substantial unplanned 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(e)). 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(e), “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.

Construction. Construction associated with future projects would provide short-term construction jobs that would be temporary and/or seasonal. The workforce would include a variety of craftspeople, such as cement finishers, ironworkers, welders, carpenters, electricians, painters, and laborers. Generally, construction workers are only at a job site for the timeframe in which their specific skills are needed to complete that phase of construction. Although future construction activities would increase the number of employees in the planning area, it is expected that the local and regional construction workforce would be available to serve future construction needs. As such, construction workers would not be expected to relocate their household’s place of residence as a consequence of working within the planning area. Therefore, construction activities associated with future projects facilitated by project approval would result in less than significant impacts associated with inducing substantial growth or demand for housing through increased construction employment, and no mitigation would be required.

Population. The City’s population has grown over the past several decades. As identified in Table 4.6.A, the City’s population is forecast to reach nearly 485,000 persons by 2040, an increase of 18,230 persons over the current population. The proposed project would allow for areas of focused change and the potential for increased intensity and density. Specifically, the anticipated General Plan build out scenario (2040) could result in the development of an additional 28,524 dwelling units by 2040.¹ Utilizing the DOF factor of 3.03 people per household,² these residential

¹ A total of 13,403 housing units are already accommodated in approved plans, leaving the need for an additional 15,121 housing units.

² State of California, Department of Finance (DOF). 2018. *E-5 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2017 and 2018*. Sacramento, California, May 2018 (accessed July 6, 2018).

uses would accommodate a population increase in the City of up to 86,427 people.¹ However, this projection assumes every additional resident would be a new citizen within the City. As previously stated, approximately 21,476 units are needed to accommodate large households (requiring three or more bedrooms) and alleviate overcrowding in the City. As such, the project-related increase in population represents an over-estimation of the projected population increase because it does not account for persons who are currently residing in overcrowded units in the City that would move to the newly-developed housing units facilitated by project approval. Furthermore, the average household size in Long Beach is currently smaller than the DOF factor (2.65 people per household, per the 2017 American Community Survey)². As additional units are built in the City, the average household size is expected to decrease even further in conjunction with a reduction in the overcrowding rate as existing residents move into new units. This decrease, combined with an aging population (see Table 4.6.B) and City policies to address overcrowding are anticipated to result in a smaller average household size in the future, and a need for more housing units to accommodate the same number of total people. The proposed LUE seeks to mitigate these issues through various policies that will diversify the housing unit mix in the City, including encouraging residential development for all income levels and household types (Policies LU 12-1 and LU 12-2). Other adopted City policies also build on this goal, including Policy 4.2 in the Housing Element, which encourages a balance of housing opportunities to accommodate all socioeconomic segments of the community, including large families.

Housing Units. As previously noted, an additional 7,048 housing units are required to meet the City's 2014–2021 RHNA target. The City's 2013–2021 Housing Element was adopted as an amendment to the City's 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 28,524 new housing units through the

¹ 3.03 people/household × 28,524 additional dwelling units = 86,247 additional people.

² U.S. Census Bureau, American Community Survey. 2017. 1-Year Estimates-Households and Family-City of Long Beach (Table S1101). Website: <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk> (accessed January 2, 2018).

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.

As previously stated, the City would be required to provide a total of 28,524 new housing units to meet RHNA requirements and address housing overcrowding (reflected in Table 4.6.C). Of the 28,524 new units, a total of 13,403 new housing units are already accommodated in recently approved specific plans (e.g., Downtown Plan, Midtown Specific Plan, and Southeast Area Specific Plan) (refer to Table 4.6.G).¹ Therefore, the City would be required to facilitate the development of 15,121 new housing units outside of these specific plan areas. As described further in Chapter 3.0, Project Description, and the Socioeconomic Growth Projections Memorandum (Appendix E), the proposed project accommodates growth envisioned under existing approved specific plans, and also facilitates growth in other areas throughout the City (with a particular emphasis on growth along major arterials and the Metro Blue Line and within the proposed Major Areas of Change). In total, the proposed project would allow for the development of 28,524 new units. Therefore, implementation of the proposed project would allow the City to meet State requirements to provide additional housing units at all income levels to address affordability and overcrowding. The City would also continue to implement the existing Housing Element policies and applicable City, Regional, and State regulations to reduce potential impacts associated with the provision of adequate housing 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 horizon year 2040. With the exception of housing growth, this growth would be consistent with SCAG's regional growth forecasts for each of these areas for the same horizon year. However, much of the housing unit growth is expected to accommodate existing residents due to a combination of aging in place and overcrowded housing conditions. Therefore, the project's growth-inducing potential would be less than significant, as it would not foster growth in excess of what is already anticipated 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.

¹ In total, 39.3 percent of the anticipated future housing growth would occur within these Specific Plan areas (i.e., 17.5 percent in the Downtown area, 12.7 percent in the Transit-Oriented Development areas of the Midtown Specific Plan, and 9.1 percent in the Southeast Area Specific Plan).

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 0.94, 1.32, and 1.33, respectively (Table 4.6.H). As the projected 2040 jobs-to-housing ratio for the City is lower than both the subregional and regional ratio, the City is prima facie “jobs poor,” meaning it is projected that more residents will be required to commute outside the City for employment in 2040.

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

Geographic Area	Employment in 2012/2015	Number of Housing Units in 2012/2015	2012/2015 Jobs-to-Housing Ratio	Employment in 2040	Number of Housing Units in 2040	2040 Jobs-to-Housing Ratio
City of Long Beach	153,154	163,794	0.94	181,665	192,318	0.94
Los Angeles County	4,463,000	3,285,400	1.36	5,226,000	3,946,000	1.32
SCAG Region	8,006,000	5,947,000	1.35	9,872,000	7,412,000	1.33

Source: City of Long Beach General Plan Draft Land Use Element (March 2018) (Appendix G); SCAG, Final 2016 RTP/SCS Growth Forecast.

RTP/SCS = Regional Transportation Plan/Sustainable Communities Strategy

SCAG = Southern California Association of Governments

The jobs-to-housing ratio for the City does not account for the difference in projected growth rates between total population and employment. As previously stated, most of the housing unit growth is expected to accommodate existing residents due to a combination of aging in place and overcrowded housing conditions. Therefore, when looking at the current versus projected jobs-to-total-population ratio, the share of jobs is actually expected to increase. While the current jobs-to-total-population ratio in Long Beach and Los Angeles County is 0.33 and 0.44,¹ respectively, the gap between the City and County is projected to shrink by 2040 to 0.38 and 0.45, respectively. This will not only likely result in decreased commutes outside the City, but also reduced overcrowding and substandard living conditions for residents. Strategies within the LUE and other adopted policy documents, including the AFH, encourage increasing the number of high-wage jobs, affordable housing for low-wage workers, and housing for existing residents living in overcrowded and/or substandard conditions.

Additionally, the proposed project seeks to mitigate the existing jobs-to-housing imbalance in the City by providing expanded opportunities for commercial, mixed-use, and industrial development. Currently, the City has a lower jobs-to-housing ratio than both Los Angeles County and the SCAG region, at 0.94 jobs for every housing unit, versus 1.36 in the County and 1.35 in the SCAG area (jobs for every housing unit). The project addresses the dual need for additional high-wage jobs and housing affordable to low-wage workers in the City by expanding development opportunities for both office and residential uses at varying intensities/densities. In particular, the establishment of new land uses through innovative PlaceTypes, such as the Neo-Industrial PlaceType, encourages the

¹ City: 2012 employment of 153,154 jobs/ 2012 population of 466,255 = 0.33
County: 2015 employment of 4,463,000 jobs/ 2015 population of 10,159,000 = 0.44

creation and expansion of high-paying jobs accessible to workers formerly employed in the aerospace and manufacturing sectors. These two industries historically served as the economic engine for the City, but have seen their employment share decline in recent decades with deindustrialization and disinvestment from defense spending in Southern California. As the workforce for these industries is already located in and around Long Beach, new employment opportunities would not induce substantial population growth in the area, but rather would better serve the existing population. Achieving this greater balance of specific wage jobs and housing affordability is also anticipated to reduce vehicle miles traveled (VMT) consistent with the goals of the SCAG 2016-2040 RTP/SCS.

Employment. 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, the proposed project would result in less than significant impacts with respect to the inducement of substantial unplanned population growth in an area, and no mitigation would be required.

4.6.9 Mitigation Measures

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

4.6.10 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 18,230 persons, and the City's employment is anticipated to increase by 28,511 jobs by 2040. Project-related increases in population and employment have been accounted for in SCAG's growth projections for the City. As demonstrated by growth projections outlined in SCAG's 2016–2040 RTP, demographic growth is anticipated to occur in the planning area regardless of the proposed LUE; however, the proposed LUE would affect the distribution of projected demographic growth. 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, as established in the Final 2016–2040 RTP. 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.

4.6.11 Level of Significance after Mitigation

There are no significant and unavoidable adverse impacts of the proposed project related to population, housing, and employment. No mitigation would be required.

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