3.13 Population and Housing

This section addresses the potential impacts to population and housing associated with implementation of the proposed Project. This section includes a description of the existing population, housing, and employment conditions in the proposed Project area; a summary of applicable regulations related to population and housing; and an evaluation of the potential impacts of the proposed Project related to population and housing. Impacts to population and housing are less than significant, and no mitigation is required.

3.13.1 Environmental Setting

The Silver Lake Reservoir Complex (SLRC) is a 127-acre site and includes both Ivanhoe and Silver Lake Reservoirs, dams, buildings, water and stormwater infrastructure, interior roads, and public recreational facilities operated and maintained by both the Los Angeles Department of Water and Power (LADWP) and City of Los Angeles Recreation and Parks Department (RAP) (refer to Figure 2-2). The entirety of the proposed Project area is zoned as Open Space (OS) (City of Los Angeles 2022). No residential uses or associated existing population reside on the proposed Project area under existing conditions.

Population

City of Los Angeles

The City of Los Angeles had a total population of 4,059,665 with a population density of 8,645 persons per square mile in 2018. Between 2000 and 2018, the total population of the city increased by 364,923 to 4,059,665. During this 18-year period, the City’s population growth rate of 9.9 percent was higher than the Los Angeles County rate of eight percent. The City makes up 39.5 percent of the total population of the County (SCAG 2019).

The City of Los Angeles is expected to undergo an increase in 25,500 people between 2020 and 2035 (the City had approximately 4,017,000 people in 2020 and is expected to have approximately 4,442,500 people in 2035). By 2040, SCAG estimates that the City will have an additional 166,900 people for a total of 4,609,400 people within the City (SCAG 2016).

Housing

City of Los Angeles

There are approximately 1,493,108 housing units in the City of Los Angeles, with an average household size of 3.06 for owner-occupied units and 2.65 for renter-occupied units. As for housing tenure, 36.8 percent of City units are owner-occupied, and 63.2 percent are renter-occupied units. The City homeowner vacancy rate is 1.1 percent, and the rental vacancy rate is 3.7 percent (U.S. Census Bureau 2022). Between 2000 and 2018, the total number of households in the City increased by 107,610 units, or 8.4 percent. During this 18-year period, the City’s household growth rate of 8.4 percent was higher than the County growth rate of 6.5 percent. Households in the City made up approximately 41.4 percent of the City’s total number of households in 2018 (SCAG 2019).
3. Environmental Setting, Impact Analysis, and Mitigation Measures

3.13 Population and Housing

Employment

City of Los Angeles

According to the SCAG Profile for the City of Los Angeles, total jobs in 2017 in the City of Los Angeles numbered 1,858,972, which was an increase of 2.9 percent from 2007. Approximately 54.2 percent of City residents work in the City, while 45.8 percent commute to other places (SCAG 2019).

The City of Los Angeles is expected to undergo an increase in 204,600 employed people between 2020 and 2035 (the County had approximately 1,899,500 people employed in 2020 and is expected to have approximately 2,104,100 people employed in 2035). By 2040, SCAG estimates that the City will employ 2,169,100 people (SCAG 2016).

3.13.2 Regulatory Framework

Regional

Southern California Association of Governments

SCAG is the responsible agency for developing and adopting regional housing, population, and employment growth forecasts for local governments from Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. The proposed Project area is located within the City of Los Angeles Subregion, 1 of 15 Subregional Organizations in the SCAG Region. SCAG’s demographic data is developed to enable the proper planning of infrastructure and facilities to adequately meet the needs of the anticipated growth. SCAG’s Transportation Program/ Sustainable Communities Strategy (RTP/SCS) presents the transportation and land use vision for the SCAG region and provides a long-term investment framework for addressing the region’s transportation and related challenges. In 2020, SCAG adopted Connect SoCal, the 2020-2045 RTP/SCS, which provides updated forecasts and modeling. Growth forecasts contained in the RTP/SCS for the City are used as the basis of analysis for housing and population forecasts in this section.

Regional Comprehensive Plan

The 2008 Regional Comprehensive Plan (RCP) was prepared in response to SCAG’s Regional Council directive in its 2002 Strategic Plan to define solutions to housing, traffic, water, air quality, and other regional challenges. The 2008 RCP is an advisory document that describes future conditions under current trends, defines a vision for a healthier region, and recommends an Action Plan with a target year of 2035. The RCP addresses land use and housing, transportation, air quality, energy, open space and habitat, water, solid waste, economy, security, and emergency preparedness. The RCP provides a series of recommended near-term policies that developers and stakeholders can consider for implementation, as well as potential policies for consideration by local jurisdictions and agencies when conducting project review.

The Land Use and Housing chapter of the RCP promotes sustainable planning for land use and housing in Southern California through maximizing the efficiency of the existing and planned transportation network, providing the necessary amount and mix of housing for a growing population, and enabling a diverse and growing economy and protecting important natural resources.
Local

City of Los Angeles General Plan

The City of Los Angeles General Plan was prepared pursuant to State law to guide future development and to identify the City’s environmental, social, and economic goals. The City’s General Plan sets forth goals, objectives, and programs to provide a guideline for day-to-day land use policies and to meet the existing and future needs and desires of the City, while at the same time integrating a range of State-mandated elements including Transportation, Noise, Safety, Housing, and Open Space/Conservation. The General Plan also includes the General Plan Framework Element, discussed below, and a series of community plans, which guide land use at the community level for the area surrounding the proposed Project area. As discussed in more detail below, the proposed Project area would be located in the Silver Lake-Echo Park-Elysian Valley Community Plan area.

Housing Element

The Housing Element of the City’s General Plan identifies the City’s existing housing conditions and needs; establishes goals, objectives, and policies for the City’s housing and growth strategy; and describes programs that the City intends to implement to meet the diverse housing needs throughout the City (City of Los Angeles, 2021).

The Housing Element includes goals, objectives, and policies for providing an adequate supply of housing, expanding opportunities and resources for affordable housing, and providing housing and services to meet the needs of the homeless or people at risk of homelessness. The Housing Element also discusses development trends and future growth in the City, identifying opportunities for infill development and redevelopment.

Silver Lake-Echo Park-Elysian Valley Community Plan

The Silver Lake-Echo Park-Elysian Valley Community Plan incorporates 2010 geographic projections that were included in the Framework Element of the City of Los Angeles General Plan. While the Community Plan includes data for population, housing, and employment, the Community Plan does not provide growth projections beyond 2010 and does not reflect the more current regional planning documents.

Comprehensive Homeless Strategy

The City developed and adopted the Comprehensive Homeless Strategy in 2016 to address homelessness over the next ten years as a joint effort between the City, County, and the Los Angeles Homeless Services Authority (LAHSA). The report provides over 60 recommendations for decision makers with regards to prioritizing and allocating funding, including preventive strategies, case management, and housing services (City of Los Angeles, 2016). The key areas of the report include the following:

- **No Wrong Door:** Allows homeless people to access housing services through any City agency (e.g., Los Angeles Police Department, Los Angeles Fire Department, and the Public Library System). Each department will receive customized training to engage homeless people and connect them with services.
• **Coordinated Entry System**: Streamlines the process for finding permanent housing with more targeted and cost-effective strategies.

• **Housing**: Includes policies to streamline the planning and zoning process for permanent supportive housing projects, and to increase the investment and use of housing subsidies and vouchers. Suggests the conversion of public and private shelters into bridge and permanent housing options and the expansion of emergency shelters into 24-hour operations.

• **Assistance for the Homeless – El Niño**: Funding provided for inclement weather shelters and other costs associated with El Niño to avoid injury and loss of life.

Related homeless programs in the Los Angeles area include:

1. **Executive Directive 16**

Executive Directive 16 provides City staff with the resources needed to implement the City’s *Comprehensive Homeless Strategy* (Los Angeles Mayor, 2016). The Directive implements a “No Wrong Door” strategy that allows homeless people to have access to City services, regardless of which City Department they seek help from. A budget of $138 million has been allocated to addressing the City’s homelessness crisis, with 22% of funding dedicated to expanding services for the homeless provided by LAHSA.

2. **Measure H**

Measure H is a County measure that is expected to generate $355 million annually through 2027 for services to combat homelessness (Los Angeles County, n.d.). Services include programs related to homelessness prevention, foster care and youth, health and mental illness, outreach and case management, re-entry from justice system, and unemployment.

3. **Proposition HHH**

The Proposition HHH Permanent Supportive Housing Loan Program is a program that was developed to provide permanent supportive housing for homeless individuals and those at risk of homelessness throughout the City (Los Angeles Housing + Community Investment Department, 2021). The program aims to reduce homelessness by creating safe and affordable housing units and increasing the accessibility of services and treatment programs.

Homelessness is an existing condition extending throughout the City, region, and State, and that various local and State agencies and non-governmental entities have and continue to provide as many resources as possible to address homelessness. CEQA is limited to analysis of a project’s effect on existing conditions, and information concerning homelessness and the resources that are being provided to address homelessness are provided for information purposes. For purposes of CEQA, homelessness itself is not a physical impact on the environment but rather is a socioeconomic impact that does not require analysis. In addition, the City has not identified any supported evidence that homelessness creates indirect physical impacts, such as public safety (which itself is not a physical impact). Furthermore, homelessness is an existing condition that the City and other governmental entities have committed substantial resources in attempting to address. However, the City is providing information on homelessness resources and programs for context. **Table 3.13-1** and **Table 3.13-2** below identify homelessness resources near the proposed
Project, including homelessness prevention activities, outreach and assessment, emergency shelter, transitional housing, permanent supportive housing, and supportive services.

**TABLE 3.13-1**  
**BOE HOMELESS FACILITIES NEAR PROJECT SITE**

<table>
<thead>
<tr>
<th>Council District</th>
<th>Type</th>
<th>Project Title</th>
<th>Address</th>
<th>Beds</th>
<th>Date</th>
<th>Distance (miles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Permanent Facility (HHH) Supportive Housing</td>
<td>Gardner St Women’s Bridge Housing</td>
<td>1403 N Gardner St</td>
<td>32</td>
<td>October 2019</td>
<td>6.8</td>
</tr>
<tr>
<td>4</td>
<td>A Bridge Home (Sprung Structure)</td>
<td>Riverside Dr Bridge Home</td>
<td>3428 Riverside Dr</td>
<td>100</td>
<td>July 2020</td>
<td>1.4</td>
</tr>
<tr>
<td>13</td>
<td>Safe Sleep</td>
<td>Madison Ave</td>
<td>317 N Madison Ave</td>
<td>73</td>
<td>April 2021</td>
<td>2.5</td>
</tr>
<tr>
<td>13</td>
<td>Tiny Home Village (THV)</td>
<td>Alvarado THV</td>
<td>1455 N Alvarado St</td>
<td>74</td>
<td>May 2021</td>
<td>1.3</td>
</tr>
<tr>
<td>14</td>
<td>Tiny Home Village</td>
<td>Arroyo Seco THV</td>
<td>5945 Arroyo Dr</td>
<td>224</td>
<td>November 2021</td>
<td>6.3</td>
</tr>
<tr>
<td>13</td>
<td>Tiny Home Village</td>
<td>Westlake THV</td>
<td>2301 W 3rd St</td>
<td>107</td>
<td>January 2022</td>
<td>3.3</td>
</tr>
<tr>
<td>14</td>
<td>Tiny Home Village</td>
<td>Eagle Rock THV</td>
<td>7570 N Figueroa St</td>
<td>93</td>
<td>March 2022</td>
<td>8</td>
</tr>
</tbody>
</table>

SOURCE: Los Angeles Housing Services Authority, 2022

**TABLE 3.13-2**  
**BOE HOMELESS FACILITIES/SERVICES NEAR PROJECT SITE**

<table>
<thead>
<tr>
<th>Type</th>
<th>Project Title</th>
<th>Address</th>
<th>Distance (miles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Free shelter and rehab programs for troubled youths of the inner city.</td>
<td>Hope for Homeless Youth</td>
<td>2406 Kent Street</td>
<td>1.9</td>
</tr>
<tr>
<td>40 Bed shelter for single adults and families</td>
<td>Ascencia – Shelter and Services</td>
<td>437 Fernando Court</td>
<td>2.8</td>
</tr>
<tr>
<td>Transitional housing residence.</td>
<td>Good Shepherd Center for Homeless Women</td>
<td>267 Belmond Ave</td>
<td>3 M</td>
</tr>
<tr>
<td>Temporary Shelter for homeless, runaway, and at-risk youth ages 10-17.</td>
<td>Angel’s Flight Youth Shelter</td>
<td>357 S Westlake Ave</td>
<td>3.2</td>
</tr>
<tr>
<td>Permanent supportive housing for homeless families</td>
<td>Salvation Army Glendale Chester Village For Homeless Families</td>
<td>320 W Windsor Rd, Glendale</td>
<td>3.5</td>
</tr>
<tr>
<td>Emergency housing for homeless individuals in LA County “Interim Housing”</td>
<td>Path Hollywood</td>
<td>5627 Fernwood Ave</td>
<td>3.8 M</td>
</tr>
<tr>
<td>Shelter and stabilization services for homeless teens ages 12-17.</td>
<td>Los Angeles Youth Network</td>
<td>1754 Taft Avenue</td>
<td>3.9 M</td>
</tr>
<tr>
<td>Runaway services for youth 12-17 years</td>
<td>Salvation Army The Way In Drop In Shelter For Youth</td>
<td>5939 Hollywood Blvd</td>
<td>4.4 M</td>
</tr>
<tr>
<td>Emergency shelter for families in downtown LA.</td>
<td>Zahn Memorial Center</td>
<td>832 W James M. Wood Blvd</td>
<td>5.2 M</td>
</tr>
</tbody>
</table>

SOURCE: Los Angeles Housing Services Authority, 2022
3.13.3 Significance Thresholds and Criteria

The significance criteria used to evaluate the proposed Project impacts to population and housing are based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines. According to Appendix G of the CEQA Guidelines, the proposed Project would have a significant impact if it would:

- 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). (Refer to Impact 3.13-1)
- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. (Refer to Impact 3.13-2)

In addition, an evaluation was conducted using the screening criteria included in the City’s 2006 L.A. CEQA Thresholds Guide: Your Resource for Preparing CEQA Analyses in Los Angeles (L.A. CEQA Thresholds Guide). The evaluation concluded that none of the thresholds related to Population and Housing were triggered by the proposed Project. As a result, further analysis using the 2006 L.A. CEQA Thresholds Guide thresholds is not required for this topic.

3.13.4 Project Design Features

No specific project design features are proposed with regard to population and housing.

3.13.5 Impacts and Mitigation Measures

Unplanned Population Growth

Impact 3.13-1: Would the proposed 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)?

Construction

Construction of the proposed Project would not directly or indirectly induce substantial population growth in the proposed Project area through the construction of new homes and businesses, and would not include a net loss of housing units. No new homes or businesses would be constructed as part of the proposed Project. The proposed Project would not include a General Plan amendment or induce substantial growth on the proposed Project site or surrounding area. The proposed Project would enhance existing recreational areas with the construction of more public recreational facilities and opportunities within the SLRC boundary. Proposed Project components would include landscaping, replanting, throughout the SLRC; the implementation of floating habitat wetlands, the addition of pathways and trails that provide passive and active recreational opportunities; and built structures and buildings including proposed shade pavilions, seated terraces, picnic groves, reservoir overlooks and docs, the proposed Education Center, Silver Lake Recreation Center upgrades, expanded Dog Park, and proposed new Multi-Purpose Facility and offsite improvements. Although the proposed Project would enhance the facility for use by the local community including providing additional parking, it would not be expected to result in a new desirable destination or neighborhood feature that would attract a local housing
boom. The SLRC is already an anchor destination for the local community. The proposed Project would be constructed within the existing SLRC and would not accelerate development in an undeveloped area exceeding projected or planned levels during proposed Project buildout and would not introduce unplanned infrastructure. The proposed Project development would be consistent with goals and policies of the community plan.

The proposed Project would require construction workers, which would generate a temporary increase in employment within the proposed Project area. At the peak of construction activities when the construction of several proposed park zones could overlap, approximately 335 workers would be distributed across the proposed Project area for construction of facilities. However, construction employment within the proposed Project area would not be anticipated to generate population growth within the region, as the need for workers would be accommodated within the existing and future labor market in the County of Los Angeles, which is highly dense and supports a diversity of construction firms and construction workers. Therefore, construction employment associated with the proposed Project would not induce substantial population growth in the area, and impacts related to construction would be less than significant.

Mitigation Measures:
None Required

Significance Determination:
Less than Significant Impact

Operation
The proposed project would not directly induce substantial population growth through developing new housing, nor would it indirectly induce substantial population growth through the extension of roads or other infrastructure to new areas. The operation of the proposed Project would not include construction of new homes or businesses and would not result in a net loss of housing. The existing area surrounding the SLRC is developed with residential neighborhood and the proposed Project site is an existing park. The proposed Project would re-design the existing SLRC into seven park zones connected by a 2.5-mile, tree-lined promenade to create additional recreational uses within the area. Enhancement and expansion of park facilities within the existing SLRC would result in the need for or facilitate additional housing within the area.
Currently, the existing Recreation Center on the proposed Project area employs approximately 5 year-round staff and 12 seasonal staff who visit the area daily and are associated with overall operation and maintenance activities. Operations associated with the proposed Project are expected to result in an increase in staffing of approximately five full-time employees for proposed park operation and maintenance activities.

The expected number of new jobs that would be generated by the proposed Project would be minimal and well within employment growth projections for the County and City, as calculated by SCAG and detailed above in Section 3.13.1, Environmental Setting. Because the proposed Project would be located in the densely populated Los Angeles area, it is anticipated that these jobs would be filled by City or County residents. In the unlikely event that new employees were to relocate to the County or City upon obtaining a job, the potential population growth would be
very minor and would not exceed population projections for the proposed Project area. The addition of five employees under operation of the proposed Project would not have significant impacts on population or housing, induce substantial population growth, or exceed the growth projections in any adopted plans.

The proposed Project would occur in a developed area and would not result in growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds projected/planned levels that would result in an adverse physical change in the environment. As noted above, although the proposed Project would enhance the facility for use by the local community including providing additional parking, it would not be expected to result in a new desirable destination or neighborhood feature that would attract a local housing boom. The SLRC is already an anchor destination for the local community. Furthermore, the proposed Project would not introduce unplanned infrastructure that was not previously evaluated in the adopted Silver Lake-Echo Park-Elysian Valley Community Plan or General Plan. The proposed Project involves the enhancement and addition of public park amenities within the SLRC. The proposed Project would not induce new residential development or result in population growth in the service area. The proposed Project is not intended to facilitate growth, but instead serve the recreational needs of the surrounding communities. Impacts would be considered less than significant.

Mitigation Measures:
None Required

Significance Determination:
Less than Significant Impact

Displace People or Housing

Impact 3.13-2: Would the proposed Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Construction / Operation

No new homes or businesses would be constructed as part of the proposed Project and no residential uses or associated existing population reside on/within the proposed Project area. The proposed Project would redesign portions of the existing SLRC into seven park zones for additional recreational uses (Figure 2-4). Construction and operational activities of the proposed Project would occur within the existing SLRC boundary and would not displace people or existing housing necessitating the construction of replacement housing elsewhere. No impact would occur.

Mitigation Measures:
None Required

Significance Determination:
No Impact
Cumulative Impact

Impact 3.13-3: Would the proposed Project’s construction and operation, when considered with related projects in the geographic scope, result in a cumulatively impact to population and housing?

A significant cumulative impact on population and housing would result if the project would contribute to cumulative impacts that would induce substantial unplanned population growth or displace substantial numbers of existing people or housing. The proposed Project would not create permanent residential structures on the project site. As the site is currently zoned as Open Space (OS), the use of the project site as a park with five new full-time staff would not induce substantial unplanned population growth. The project would also not extend infrastructure such that it would indirectly induce substantial unplanned population growth. In addition, the proposed Project would not displace people or housing. Table 3-2 identifies thirteen related projects that are planned or are under construction within the Project area. Because many of the proposed development projects listed in Table 3-2 include residential units there is potential for direct growth to occur within the Project area. However, the Project area is already densely developed, and opportunities for development would be primarily limited to infill development. Proposed developments would be evaluated on a case-by-case basis to determine their potential contributions to growth in the surrounding area. In addition, proposed developments would be evaluated based on their consistency with the City’s General Plan and other local and regional plans and policies. Therefore, the proposed Project would not contribute considerably to a cumulative impact related to population and housing. Impacts would be less than significant.

Mitigation Measures:
None Required

Significance Determination:
Less than Significant Impact

3.13.6 Summary of Impacts

Table 3.13-3 summarizes the impact significance determinations and lists mitigation measures related to population and housing.

<table>
<thead>
<tr>
<th>Impact</th>
<th>Mitigation Measure</th>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.13-1: Unplanned Population Growth</td>
<td>None Required</td>
<td>LTS</td>
</tr>
<tr>
<td>3.13-2: Displacement of Housing</td>
<td>None Required</td>
<td>NI</td>
</tr>
<tr>
<td>3.13-3: Cumulative</td>
<td>None Required</td>
<td>LTS</td>
</tr>
</tbody>
</table>

NOTES:
NI = No Impact, no mitigation proposed
LTS = Less than Significant, no mitigation proposed
LTSM = Less than Significant Impact with Mitigation Incorporated
SU = Significant and Unavoidable
3.13.7 References


Personal communication, City of Los Angeles Department of Recreation and Parks, August 2022.

