

3.12 Population and Housing

This section describes the affected environment and regulatory setting for Population and Housing related to the Project Area and surrounding area. In addition, this section describes the potential impacts related to Population and Housing that would result from implementation of the proposed Project. As noted in the analysis below, impacts associated with Population and Housing during construction or operation of the proposed Project would be less than significant and no mitigation measures are required.

The information in this section is based on the *Community Impact Assessment* (CIA) prepared for the proposed Project (GPA Consulting, 2019). It is unlikely that community conditions have changed substantially from that described in this technical study. In response to public comments received during the public scoping period for the Notice of Preparation/Initial Study (see **Section 3.12.3.1** below), this EIR includes discussions of development and growth in vicinity to the Project Area and the displacement of homeless people.

3.12.1 Regulatory Setting

A review of the various federal, state, regional, and local government regulatory requirements was conducted to identify regulations that relate to Population and Housing. This section summarizes the various regulatory requirements that are relevant to the proposed Project.

3.12.1.1 State

California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires the analysis of a project's potential to induce growth. CEQA guidelines, Section 15126.2(d), require that environmental documents "discuss the ways in which the project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment" (California National Resources Agency, 2016).

Under CEQA, growth inducement is not necessarily considered detrimental, beneficial, or environmentally significant. Typically, the growth-inducing potential of a project is considered substantial if it fosters growth or a concentration of population in excess of what is assumed in relevant master plans, land use plans, or in projections made by regional planning agencies.

Substantial growth impacts could be manifested through the provision of 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 services, or if it can be demonstrated that the potential growth significantly affects the environment in some other way.

Assembly Bill 1482

Assembly Bill (AB) 1482, the Tenant Protection Act of 2019, was approved by the Governor on October 8, 2019. AB 1482 is a state law that establishes statewide rent control provisions until January 1, 2030. Under this law, landlords are only able to raise rent for an existent tenant by five percent after inflation.

Previously in the City of Los Angeles, local rent control laws only applied to buildings constructed and occupied prior to October 1, 1978. The passage of AB 1482 applies to tenants living in housing that has been issued a certificate of occupancy 15 years prior.

3.12.1.2 Regional

Southern California Association of Governments Regional Housing Needs Assessment

The *Regional Housing Needs Assessment* (RHNA) quantifies the need for housing in jurisdictions within the Southern California Association of Governments (SCAG) region (Southern California Association of Governments, 2019). SCAG conducts the RHNA every eight years. The most recent assessment was completed in 2012 and covers a projection period between 2013 and 2021. The RHNA guides communities in decisions related to land use planning, resource allocation, and addressing existing and future housing needs based on population, employment, and household growth in the SCAG region.

3.12.1.3 Local

City of Los Angeles General Plan

As required by the State of California, the City's General Plan addresses goals, policies, and standards related to land use, circulation, housing, conservation, open space, noise, and safety (City of Los Angeles, 2017b). To address goals that meet the unique needs of the City, the General Plan also includes elements related to health and wellness, air quality, conservation, and public facilities and services. The City is currently undertaking a comprehensive update to the General Plan.

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, 2013).

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.

Comprehensive Homeless Strategy

The City developed the *Comprehensive Homeless Strategy* 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, 2016b). 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.

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.

Measure H

Measure H is a County measure that is expected to generate \$355 million annually 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.

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, 2018). The program aims to reduce homelessness by creating safe and affordable housing units and increasing the accessibility of services and treatment programs.

3.12.2 Environmental Setting

The information in the following sections is based on the U.S. Census Bureau's American Community Survey (ACS) 5-Year Estimates. The ACS is an ongoing survey that provides data on various topics that include, but are not limited to population, economy, business, education, employment, families and living arrangements, housing, and income and poverty. The most recent ACS 5-Year Estimates were released in 2018 and include data from 2013-2017 (U.S. Census Bureau, 2018).

Because the ACS 5-Year Estimates provide statistics at the block group level, the environmental setting for Population and Housing is discussed in the context of block groups. The 14 block groups that overlap with or are in proximity to the Project Area, as defined by the U.S. Census Bureau, are listed in **Table 3.12-1** (see **Figure 3.12-1**, Block Groups).

Table 3.12-1: Census Tracts and Block Groups

Census Tract	Block Groups Within Census Tract
Central City North	
Census Tract 2060.31	Block Group 1
	Block Group 2
Boyle Heights	
Census Tract 2035.00	Block Group 1
	Block Group 3
Census Tract 2044.10	Block Group 1
	Block Group 2
Census Tract 2044.20	Block Group 1
	Block Group 2
Census Tract 2046	Block Group 1
	Block Group 2
Census Tract 2060.32	Block Group 1
	Block Group 2
	Block Group 3
Census Tract 2060.50	Block Group 1
<i>Source: (U.S. Census Bureau, 2018)</i>	

3.12.2.1 Regional Population Characteristics

According to the 2019 ACS, populations in the County and the City increased by 3.3 percent and 5.2 percent, respectively, from 2010 to 2019. Populations in the 14 block groups experienced varying levels of decline and growth from 2010 to 2019, ranging from a 28.7 percent decline to a 56.7 percent increase. The average population growth for the 14 block groups was 6.6 percent, which is higher than the population growth in the County and the City (U.S. Census Bureau, 2018).

In the two Central City North block groups, one block group experienced a 56.7 percent increase in population and one block group experienced a 1 percent decline in population, for an average growth of 40 percent. In the twelve Boyle Heights block groups, population growth varied between a 12.2 percent increase in population and a 28.7 percent decline in population, with an average increase of 1.2 percent. Population growth rates for the County, City, and Project Area census tracts are shown in **Table 3.12-2**.

Figure 3.12-1: Block Groups

In the County, SCAG forecasts an approximately 13 percent increase in population from 2015 to 2040 (from 10,159,000 to 11,514,000 people). In the City, SCAG forecasts a population growth of approximately 20 percent from 2012 to 2040 (from 3,845,500 to 4,609,400 people) (Southern California Association of Governments, 2016).

From 2010 to 2019, household growth was 2.3 percent in the County and 5 percent in the City. Household growth for the 14 block groups ranged from a 25 percent decline to a 30 percent increase from 2010 to 2017. The average household growth for the 14 block groups was 5 percent, which is higher than the household growth in the County and the City. In the two Central City North block groups, household growth ranged from 28 percent to 30 percent, with an average household growth of 29 percent. In the twelve Boyle Heights block groups, household growth ranged from a 25 percent decline to a 23 percent increase, with an average household growth of 1 percent. Household growth for the County, City, and Project Area census tracts are shown in **Table 3.12-2**.

3.12.2.2 Demographic Characteristics

The City of Los Angeles is characterized as having a high diversity of racial and ethnic groups, with approximately half of the City's population identifying as having Hispanic or Latino origins (Los Angeles County Economic Development Corporation, 2016). In the Central City North block groups, the largest population is White, making up 41 percent of the total population, followed by Asian, making up approximately 31 percent of the total population. In the Boyle Heights block groups, the largest population is Hispanic or Latino making up approximately 84 percent of the total population. The racial and ethnic characteristics of the block groups in Project Area are shown in **Table 3.12-3**.

The majority of the population in the County (43 percent) and the City (45 percent) is between the ages of 25 and 54. In the 14 block groups, the majority of the population is also between the ages of 25 and 54 (45 percent). The population between the ages of 25 and 54 is higher in the Central City North block groups (74.7 percent) than in the Boyle Heights block groups (39.7 percent). Age distributions for the block groups in the Project Area are shown in **Table 3.12-4**.

The percent of households below the poverty level in 2018 was 16 percent for the County and 19 percent for the City. In the Central City North block groups, the percent of households with income below the poverty level in the past 12 months ranges from 13 percent to 20 percent and averages approximately 15 percent, which is lower than the poverty rate for the County (16 percent) and the poverty rate for the City (19 percent). In the Boyle Heights block groups, the percent of households with income below the poverty level in the past 12 months ranges from 21 percent to 50 percent and averages 34 percent, which is higher than the poverty rate for the County (16 percent) and the City (19 percent). Household poverty information is shown in **Table 3.12-5**.

3.12.2.3 Housing Characteristics

From 2014 to 2015, the City experienced a 1.3 percent growth in the total number of housing units and a 0.7 percent decline in owner-occupied housing (Los Angeles City Council Districts, 2017). The percent of vacant homes did not change from 2014 to 2015, comprising 6.3 percent of the housing units. In 2016, renters made up 62 percent of the population and homeowners made up 38 percent of the population (Southern California Association of Governments, 2017).

Table 3.12-2: Projected Population and Household Growth

Study Area	Demographic Characteristic					
	Population			Households		
	2010 Census	2019 ACS 5-Year Estimates	% Change (2010 to 2019)	2010 Census	2019 ACS 5-Year Estimates	% Change (2010 to 2019)
County of Los Angeles	9,758,256	10,081,570	3.3%	3,241,204	3,316,795	2.3%
City of Los Angeles	3,772,486	3,966,936	5.2%	1,318,168	1,383,869	5%
Central City North						
Block Group 1, Census Tract 2060.31	2,088	3,271	56.7%	1,164	1,846	59%
Block Group 2, Census Tract 2060.31	869	860	-1%	499	623	25%
Central City North Block Groups Average (2017)	1,479	1,795	14%	832	1,070	29%
Boyle Heights						
Block Group 1, Census Tract 2035	766	546	-28.7%	236	176	-25%
Block Group 3, Census Tract 2035	1,153	1,135	-1.6%	341	317	-7%
Block Group 1, Census Tract 2044.10	888	977	10%	234	245	5%
Block Group 2, Census Tract 2044.10	1,475	1,598	8.3%	371	382	3%
Block Group 1, Census Tract 2044.20	2,168	2,341	8%	658	679	3%
Block Group 2, Census Tract 2044.20	970	813	-16.2%	250	265	6%
Block Group 1, Census Tract 2046	2,295	2,461	7.2%	587	782	33%
Block Group 2, Census Tract 2046	1,806	1,619	-10.4%	453	426	-6%
Block Group 1, Census Tract 2060.32	1,043	1,072	2.8%	295	308	4%
Block Group 2, Census Tract 2060.32	1,804	1,890	4.8%	709	812	15%

Block Group 3, Census Tract 2060.32	2,428	2,725	12.2%	639	648	1%
Block Group 1, Census Tract 2060.50	2,146	2,031	-5.4%	767	805	5%
Boyle Heights Block Groups Average (2017)	1,579	1,588	-0.7%	462	475	1%
All Block Groups Average	1,564	1,667	6.6%	515	594	15%

Source: U.S. Census Bureau, 2019

Notes: % = Percent

Table 3.12-3: Racial and Ethnic Characteristics

Study Area	Number of Individuals (Percent of Population) based on Race/Ethnicity									
	Total Population	Not Hispanic or Latino							Hispanic or Latino	Total Minority Population
		White Alone	Black or African American Alone	American Indian and Alaska Native Alone	Asian Alone	Native Hawaiian and Other Pacific Islander Alone	Some Other Race Alone	Two or More Races Alone		
County of Los Angeles	10,081,570 (100%)	2,641,770 (26.2%)	790,252 (7.8%)	20,831 (0.2%)	1,454,769 (14.4%)	24,597 (0.2%)	32,413 (0.3%)	215,876 (2.1%)	4,888,434 (48.4%)	7,439,800 (73.8%)
City of Los Angeles	3,966,936 (100%)	1,129,956 (28.5%)	341,750 (8.6%)	6,374 (0.2%)	454,688 (11.5%)	5,103 (0.1%)	14,762 (0.4%)	86,697 (2.2%)	1,922,409 (48.5%)	2,836,980 (71.5%)
Census Tract Block Groups in Project Study Area										
Central City North										
Block Group 1, Census Tract 2060.31	3,271 (100%)	1,123 (34.3%)	193 (6%)	12 (0.4%)	1,214 (37.1%)	88 (2.7%)	0 (0%)	196 (6%)	445 (13.6%)	2,148 (65.7%)
Block Group 2, Census Tract 2060.31	860 (100%)	567 (65.9%)	31 (3.6%)	0 (0%)	52 (6%)	0 (0%)	0 (0%)	57 (6.6%)	153 (17.8%)	293 (34%)

Study Area	Number of Individuals (Percent of Population) based on Race/Ethnicity									
	Total Population	Not Hispanic or Latino							Hispanic or Latino	Total Minority Population
		White Alone	Black or African American Alone	American Indian and Alaska Native Alone	Asian Alone	Native Hawaiian and Other Pacific Islander Alone	Some Other Race Alone	Two or More Races Alone		
Boyle Heights										
Block Group 1, Census Tract 2035	546 (100%)	61 (11.2%)	10 (1.8%)	0 (0%)	149 (27.3%)	0 (0%)	0 (0%)	0 (0%)	326 (59.7%)	485 (88.8%)
Block Group 3, Census Tract 2035	1,135 (100%)	60 (5.3%)	85 (7.5%)	0 (0%)	77 (6.8%)	8 (0.7%)	0 (0%)	0 (0%)	905 (79.7%)	1,075 (94.7%)
Block Group 1, Census Tract 2044.10	977 (100%)	30 (3.1%)	0 (0%)	0 (0%)	35 (3.6%)	0 (0%)	0 (0%)	0 (0%)	912 (93.3%)	947 (97%)
Block Group 2, Census Tract 2044.10	1,598 (100%)	5 (0.3%)	5 (0.3%)	0 (0%)	16 (1%)	0 (0%)	0 (0%)	0 (0%)	1,572 (98.4%)	1,593 (99.7%)

Study Area	Number of Individuals (Percent of Population) based on Race/Ethnicity									
	Total Population	Not Hispanic or Latino							Hispanic or Latino	Total Minority Population
		White Alone	Black or African American Alone	American Indian and Alaska Native Alone	Asian Alone	Native Hawaiian and Other Pacific Islander Alone	Some Other Race Alone	Two or More Races Alone		
Block Group 1, Census Tract 2044.20	2,341 (100%)	15 (0.6%)	144 (6.2%)	0 (0%)	80 (3.4%)	0 (0%)	0 (0%)	20 (0.9%)	2,082 (89%)	2,326 (99.4%)
Block Group 2, Census Tract 2044.20	813 (100%)	24 (3%)	8 (1%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	781 (96.1%)	789 (97%)
Block Group 1, Census Tract 2046	2,461 (100%)	119 (4.8%)	91 (3.7%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	14 (0.6%)	2,237 (90.9%)	2,342 (95.2%)
Block Group 2, Census Tract 2046	1,619 (100%)	42 (2.6%)	0 (0%)	0 (0%)	87 (5.4%)	0 (0%)	11 (0.7%)	0 (0%)	1,479 (91.4%)	1,577 (97.4%)

Study Area	Number of Individuals (Percent of Population) based on Race/Ethnicity									
	Total Population	Not Hispanic or Latino							Hispanic or Latino	Total Minority Population
		White Alone	Black or African American Alone	American Indian and Alaska Native Alone	Asian Alone	Native Hawaiian and Other Pacific Islander Alone	Some Other Race Alone	Two or More Races Alone		
Block Group 1, Census Tract 2060.32	1,072 (100%)	205 (19.1%)	67 (6.3%)	46 (4.3%)	103 (9.6%)	0 (0%)	0 (0%)	0 (0%)	651 (60.7%)	867 (80.9%)
Block Group 2, Census Tract 2060.32	1,890 (100%)	64 (3.4%)	0 (0.0%)	0 (0%)	283 (15%)	0 (0%)	0 (0%)	10 (0.5%)	1,533 (1.1%)	1,826 (96.6%)
Block Group 3, Census Tract 2060.32	2,725 (100%)	93 (3.4%)	58 (2.1%)	0 (0%)	508 (18.6%)	0 (0%)	0 (0%)	0 (0%)	2,066 (75.8%)	2,632 (96.6%)
Block Group 1, Census Tract 2060.50	2,031 (100%)	129 (6.4%)	86 (4.2%)	5 (0.2%)	158 (7.8%)	0 (0%)	13 (0.6%)	23 (1.1%)	1,617 (79.6%)	1,902 (93.6%)

Table 3.12-4: Age Distributions

Study Area	Number of People (Percent of Population) in Age Group						
	Preschool (Under 5 Years)	School (5 to 19 Years)	Young Adults (20 to 24 Years)	Prime Working (25 to 54)	Retirement (55 to 64)	Seniors (65+)	Total ¹
County of Los Angeles	611,485 (6%)	1,915,331 (19%)	756,629 (7%)	4,372,997 (43%)	1,163,870 (12%)	1,264,984 (13%)	10,105,722 (100%)
City of Los Angeles	243,819 (6%)	705,564 (18%)	314,867 (8%)	1,791,835 (45%)	430,853 (11%)	462,838 (12%)	3,949,776 (100%)
Central City North Block Groups	246 (6.1%)	Data Not Available	Data Not Available	3,032 (74.7%)	121 (3%)	170 (4.2%)	4,061 (100%)
Boyle Heights Block Groups	1,652 (8.8%)	4,088 (21.8%)	1,970 (10.5%)	7,429 (39.7%)	1,737 (9.3%)	2,174 (11.6%)	18,718 (100%)
All Block Groups	1,257 (5.5%)	Data Not Available	Data Not Available	10,361 (45.%)	1,507 (6.6%)	2,878 (12.6%)	22,779 (100%)

1. Numbers may not sum to the total due to rounding.

Source: U.S. Census Bureau, 2019

Table 3.12-5: Households with Income below the Poverty Level in 2018

Study Area	Data Source (2016 ACS 5-Year Estimates)		
	Total Households	Households Below Poverty Level	Percent of Households Below Poverty Level
County of Los Angeles	3,295,198	524,489	16%
City of Los Angeles	1,364,227	258,159	19%
Census Tract Block Groups in Project Study Area			
Central City North			
Block Group 1, Census Tract 2060.31	1,492	189	13%
Block Group 2, Census Tract 2060.31	648	128	20%
Central City North Block Group Total	2,140	317	15%
Boyle Heights			
Block Group 1, Census Tract 2035	249	52	21%
Block Group 3, Census Tract 2035	301	84	28%
Block Group 1, Census Tract 2044.10	248	68	27%
Block Group 2, Census Tract 2044.10	384	152	40%
Block Group 1, Census Tract 2044.20	644	319	50%
Block Group 2, Census Tract 2044.20	266	94	35%
Block Group 1, Census Tract 2046	723	271	37%
Block Group 2, Census Tract 2046	430	168	39%
Block Group 1, Census Tract 2060.32	221	56	25%
Block Group 2, Census Tract 2060.32	749	220	29%
Block Group 3, Census Tract 2060.32	668	158	24%
Block Group 1, Census Tract 2060.50	820	277	34%
Boyle Heights Block Group Total	5703	1,919	34%
All Block Group Total	7,843	2,236	29%

Source: U.S. Census Bureau, 2018

The Project Area is within City Council District 14, which includes the eastern portion of Downtown Los Angeles and Boyle Heights, Eagle Rock, El Sereno, Rose Hills, and Highland Park. From 2014 to 2015, Council District 14 experienced a 5.1 percent growth in the total number of housing units. During this same time, Council District 14 experienced a 2.4 percent decline in owner-occupied housing (Los Angeles City Council Districts, 2017). The percent of vacant homes declined by 1.9 percent, comprising 5.6 percent of the housing units (Los Angeles City Council Districts, 2017).

All of the housing units in the Central City North block groups are multi-family units. A majority of the population rents rather than owns, with 71 percent of the population in renter occupied housing units. The average household size varies from 1.28 to 1.85 people. The housing structures were primarily built between 2000 and 2009 (37 percent) or before 1940 (35 percent). The median monthly rent in the Central City North block groups varies by block group, ranging from \$2,127 to \$2,464, which is higher than the median monthly rent for the City (\$1,302) and County (\$1,322). The median home value in the Central City North block groups ranges from \$589,000 to \$945,000, with an average of \$767,000, which is higher than the median home value for the City (\$549,800) and County (\$495,800) (U.S. Census Bureau, 2018).

Nearly all of the housing units (98 percent) in the Boyle Heights block groups are multi-family units. A vast majority of the population rents rather than owns, with 85 percent in renter occupied housing units. The average household size varies from 2.53 to 4.13 people. Many of the housing structures were built in 1939 or earlier (43 percent). The median monthly rent in the Boyle Heights block groups varies by block group, ranging from \$670 to \$1,189, which is lower than the median monthly rent for the City (\$1,302) and County (\$1,322). The median home value in the Boyle Heights block groups ranges from \$317,300 to \$423,500, with an average of \$371,258, which is lower than the median home value for the City (\$549,800) and County (\$495,800) (U.S. Census Bureau, 2018).

3.12.2.4 Homeless Populations

The Project Area census tracts include homeless populations, with 2018 counts shown in **Table 3.12-6**. The 2020 count, which was released in June 2020, did not provide counts at the census tract level. However, the 2020 homeless count for Council District 14 was 7,617 individuals, representing a 7.8 percent increase from 7,068 individuals in 2018 (Los Angeles Homeless Services Authority, 2020).

As part of the Sixth Street Viaduct Replacement Project, any homeless people found within the construction site were vacated and LAHSA was contacted to provide services. At this time, the Project Area is an active construction site, and there are currently no homeless people in the Project Area.

The Project Area is also bordered by Skid Row to the west, which is an area of Downtown Los Angeles that contains one of the largest populations of homeless people in the United States. There are approximately 4,193 homeless people living in Skid Row (Los Angeles Homeless Services Authority, 2018).

The proposed Project may result in the displacement of homeless populations that were previously residing in the Project Area before the construction of the Viaduct Replacement Project. LAHSA, which is an organization that addresses homelessness in the City and County, provided services for displaced homeless populations in the Project Area. Programs include prevention activities, outreach and assessment, emergency shelter, transitional housing, permanent supportive housing, and supportive

services (Los Angeles Homeless Services Authority, 2017). In addition, there are several other resources and facilities in vicinity of the Project Area that aim to serve homeless populations, which are described in **Table 3.12-7**.

Table 3.12-6: Homeless Counts in the Project Area Census Tracts

Census Tract	Number of Homeless Individuals
Central City North	
2060.31	284
Boyle Heights	
2035.00	36
2044.10	9
2044.20	34
2046	15
2060.32	111
2060.50	36

Source: Los Angeles Homeless Services Authority, 2018

Table 3.12-7: Homeless Resources and Facilities

Resource/Facility	Address	Distance from Project Area	Description
Los Angeles Homeless Services Authority	811 Wilshire Blvd #600 in Los Angeles	1.5 miles northwest of the Project Area	A Joint Powers Authority that coordinates housing and services for the homeless in the City and County. LAHSA's primary role is to coordinate the use of Federal and local funding used towards services for homeless people.
United Way of Greater Los Angeles	1150 South Olive Street, Suite T500 in Los Angeles	2 miles west of the Project Area	Organization that aims to help low-income families, students, veterans, and the homeless through enacting policy changes and providing support related to education, financial stability, and health. Launched the Home for Good initiative to work on systems and solutions to end homelessness.
Lamp Community	526 South San Pedro Street in Los Angeles	0.6 miles northwest of the Project Area	Organization that offers permanent housing and health and social services for the most vulnerable homeless individuals, including those with severe mental illness and physical disabilities. Lamp Community serves approximately 3,000 individuals a year through several services sites in Downtown Los Angeles.

Resource/Facility	Address	Distance from Project Area	Description
Los Angeles Mission	303 East 5 th Street in Los Angeles	0.7 miles northwest of the Project Area	Organization that provides services to the homeless, which include emergency, recovery and rehabilitation, career, and transition services,
Proyecto Pastoral at Dolores Mission	171 South Gless Street in Los Angeles	0.4 miles northeast of the Project Area	Boyle Heights-based organization that provides support to over 5,000 children and families. Programs include civic engagement, early education centers, food and shelter for the homeless, and youth development.
Jovenes, Inc.	1208 Pleasant Avenue in Los Angeles	0.8 miles northeast of the Project Area	Organization that provides at-risk youth (ages 18-25) with stable housing and other community-based services.
Emmanuel Baptist Rescue Mission	530 East 5 th Street in Los Angeles	0.6 miles northwest of the Project Area	Organization that provides meals, shelter, and clothing to the homeless.
Eimago (Union Rescue Mission)	545 South San Pedro Street in Los Angeles	0.7 miles northwest of the Project Area	Organization that provides emergency services, gateway and recovery programs, shelter, health and legal clinics, and learning center.
Weingart Center Association	501 East Sixth Street in Los Angeles	0.7 miles northwest of the Project Area	Organization that provides emergency services, transitional residential programs, health care, substance abuse treatment, community re-entry services, workforce development and education, and other community programs and human services for the homeless.
The Midnight Mission	601 South San Pedro Street in Los Angeles	0.7 miles northwest of the Project Area	Organization that provides emergency services, as well as 12-step recovery, family living, job training, education, and workforce development programs for the homeless.

Source: (GPA Consulting, 2019)

3.12.2.5 Development Trends

The Project Study Area (i.e., Project Area and surrounding half-mile buffer) is developed with transportation infrastructure, commercial and industrial buildings, residential buildings, and government offices. The Project Study Area continues to change due to ongoing redevelopment projects that are being implemented in Los Angeles. In Chapter 1, **Table 1-1** lists current and future development

projects within a half-mile buffer of the Project Area (see **Figure 1-2**, Development Projects) (City of Los Angeles, 2017a; City of Los Angeles, 2019a).

Downtown Los Angeles is comprised of different neighborhoods ranging from the Fashion District to the Downtown Historic Core, and is the hub of the City's Metro Rail transit system. Banks, department stores, and movie palaces at one time drew residents and visitors into the area, but the Downtown District declined economically and suffered a downturn for decades until its recent renaissance starting in the early 2000s.

Since Downtown Los Angeles office markets have migrated west to Bunker Hill and the Financial District, many historic office buildings have been left intact, and were being used for storage or remained vacant. This began to change in 1999, when the Los Angeles City Council passed an adaptive reuse ordinance, making it easier for developers to convert outmoded, vacant office and commercial buildings into renovated lofts and luxury apartment and condo complexes. Because of the Adaptive Reuse Ordinance (Los Angeles Municipal Code Chapter I, Article 2, Section 12.22), which was approved for Downtown Los Angeles in 1999, and extended into the City's other neighborhoods in 2003, the residential population in Downtown Los Angeles has grown substantially, with three times more housing units than in 1999 and additional planned developments that will almost double the existing inventory (Downtown Center Business Improvement District, 2015).

Boyle Heights was initially developed as one of the City's first residential suburbs. Much of the community's infrastructure and housing stock were built in the 1920s (City of Los Angeles, 1998). Over time, industries located west of the LA River began to expand into the Boyle Heights community. As Boyle Heights underwent industrial development in the 1930s and 1940s, the community began to see a demographic shift from European to Mexican immigrants. After construction of several major freeways (I-10, I-5, SR 60, and U.S. 101) in the 1940s and 1960s, the Boyle Heights community became segmented and some of the neighborhoods experienced a reduction in services. Boyle Heights has since seen redevelopment projects such as transportation infrastructure improvements and transit extensions, housing developments, and economic revitalization. In response to proposed redevelopment projects, the community has expressed concerns regarding displacement, gentrification, and higher housing costs.

The City is in the process of updating the Central City North Community Plan (as part of the Downtown Community Plan) and Boyle Heights Community Plan in an effort to accommodate future growth projections and respond to growth and development since the plans were last adopted (City of Los Angeles, 2017b). The City is also undertaking a comprehensive update to the General Plan in order to address the changing needs of LA's diverse population and geography.

In response to development trends, the City has also proposed and adopted ordinances, policies, and programs to facilitate the development of housing for residents of all income levels (City of Los Angeles, 2019c). The following ordinances facilitate housing development to meet the City's housing needs include:

- **Affordable Housing Linkage Fee:** The City Council adopted the Affordable Housing Linkage Fee Ordinance (No. 185342) on December 13, 2017. The Affordable Housing Linkage Fee is an initiative that includes the investigation of sources of local funds to be used for building affordable housing for low-income residents. Of interest are collecting fees from commercial and market-rate residential development.

- **Transit Oriented Communities Affordable Housing Incentive Program:** This program, which became effective on September 22, 2017, provides incentives and requirements for including affordable units within all new residential projects.
- **Density Bonus Program:** The Density Bonus Program is a state-mandated program that was approved by the City on February 28, 2008. The program allows housing developers to build a greater number of units beyond allowable density provided they meet certain citywide housing needs (e.g., allocating a percentage of affordable housing units, providing senior housing, or donating land for housing).
- **Small Lot Ordinance:** The Small Lot Ordinance (No. 176354) was established in 2005. This ordinance allows underutilized land in multi-family and commercial areas to be subdivided for small lot homes.
- **Residential Accessory Services (RAS) Zones:** RAS zones, adopted by the City Council in December 2002, allow exceptions (e.g., increased floor area/height and reduced setback requirements) for residential or mixed-use projects constructed within commercial and transportation corridors.
- **Adaptive Reuse Ordinance:** This ordinance, approved in 1999 for downtown Los Angeles, waives building and zoning requirements for developments that convert underutilized buildings, including historic buildings, into housing.

Many of these ordinances aim to encourage or incentivize the development of affordable housing units. In addition, the City has introduced policies to protect and/or facilitate the development of special needs housing (i.e., homeless shelters, eldercare facilities, residential hotels, and equal access housing for the disabled (City of Los Angeles, 2019c).

3.12.3 Environmental Impact Analysis

3.12.3.1 Methodology

Potential significant impacts associated with the proposed Project were determined based on a review of the regional population, demographic, and housing characteristics from the American Community Survey. In addition, a review of homeless populations was completed based on the homeless counts conducted by LAHSA. Development trends of the Project Area and surrounding area were assessed based on the Community Plans for these areas.

During the public scoping period for the Notice of Preparation/Initial Study, several public comments addressing Population and Housing were received. The comments are summarized in **Table 3.12-8** below and are discussed in more detail in the following sections.

In response to the comments in **Table 3.12-8** regarding displacement of the homeless, a discussion of homeless populations was included in Section 3.12.2.4. Please see Section 3.12.2.5 for discussions of development and growth.

Many factors contribute to the character and economy of a neighborhood, including its demographics, businesses, local land use regulations, and the built and natural environments. The City's investments in better infrastructure, open spaces, and other public amenities, such as revitalization of the LA River, also

play a role in improving or preserving local economies and quality of life. As higher-income people become interested in living and working in urban areas, gentrification has affected neighborhoods across the City. (City of Los Angeles, 2016c)

Table 3.12-8: Public Concerns

Type of Public Concern	Details
Development and Growth	Commenter expressed concerns about impacts related to increased rent and gentrification, specifically on the east side of the Project.
	Commenter expressed interest in preserving existing affordable housing and small businesses on the east side of the LA River. Concerns regarding displacement and gentrification were expressed.
Displacement	Commenter expressed concerns regarding impacts related to homelessness. The commenter requested that the homeless demographic be discussed in the environmental document and Project-specific mitigation measures be considered.

Source: GPA Consulting, 2019

Land and building values adjust to changing demographics, preferences, and levels of investment, with increasing values leading to economic benefits for landowners, but potential displacement of existing renters. Residential tenants can face pressure to vacate leased properties. City regulations do not currently offer protections for renters residing in single-family homes, but many residents in multi-family housing are protected by the Rent Stabilization Ordinance (RSO). (City of Los Angeles, 2016c)

The RSO applies to any property with two or more units built before 1978, representing approximately 80 percent of the City's multi-family rental housing. The ordinance limits annual rent increases to approximately three percent, prohibits evictions without just cause, provides for significant relocation payments under some circumstances, and offers a number of other protections to tenants. (City of Los Angeles, 2016c)

In the short-term, the City is focused on ensuring that landlords and tenants are aware of their rights and responsibilities under the RSO and that the ordinance is being adequately enforced. In the long-term, the City is actively building its Affordable Housing Trust Fund, evaluating land use tools that can help create and preserve affordable housing, and providing RSO exemptions for newly constructed housing that includes at least 20 percent affordable housing units (Ordinance No. 184873). (City of Los Angeles, 2016c)

3.12.3.2 Screening Analysis

Several impacts and corresponding thresholds of significance in the following section were eliminated from further analysis in this EIR. Topics were eliminated if the IS for the proposed Project concluded there would be "No Impact," or if impacts were identified to be "Less Than Significant... and will not be discussed further in the EIR." Therefore, only the topics described in the section below were determined to require further analysis in this EIR. A copy of the Initial Study, which contains the eliminated topics, is provided in **Appendix A**.

3.12.3.3 *Thresholds of Significance*

According to Appendix G of the CEQA Guidelines and the *L.A. CEQA Thresholds Guide*, the proposed Project would have a significant impact on Population and Housing if it would:

XIV(a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

J.1 Population and Housing Growth. The determination of significance shall be made on a case-by-case basis, considering the following factors:

- The degree to which the project would cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds projected/ planned levels for the year of project occupancy/buildout, and that would result in an adverse physical change in the environment;
- Whether the project would introduce unplanned infrastructure that was not previously evaluated in the adopted Community Plan or General Plan; and
- The extent to which growth would occur without implementation of the project.

3.12.3.4 *Construction Impacts*

XIV(a): Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

During construction of the proposed Project, new homes and businesses would not be established. Construction workers would likely be hired from the local area and commute to the job site on a daily basis, rather than relocate from more distant areas. Construction workers would be present for a temporary period of time and are not expected to contribute to unplanned population growth in the Project Area.

Construction activities for the proposed Project would be limited to the construction site in a heavily developed industrial and commercial area and would not result in the extension of roads or other infrastructure to undeveloped areas. Direct and indirect unplanned population growth from construction of the proposed Project is not anticipated; therefore, impacts would be less than significant, and no mitigation is required.

3.12.3.5 *Operational Impacts*

XIV(a): Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Operation of the proposed Project does not include the establishment of new homes. The proposed Project may include one or more office/community/concession building(s); however, there are limited business sites available within the proposed park. Therefore, the proposed Project is not expected to directly result in substantial unplanned population growth in the Project Area.

The proposed Project includes transportation infrastructure, including pedestrian and bicycle paths that would provide connections to the existing street network and the Los Angeles River. Because the areas surrounding the Los Angeles River are already highly developed, the proposed Project would not result in the extension of roads or infrastructure to undeveloped areas. Therefore, the proposed Project is not expected to result in indirect unplanned growth.

(i) The degree to which the project would cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of project occupancy/buildout, and that would result in an adverse physical change in the environment.

The proposed Project does not include the development of housing and is not expected to contribute to population growth. In addition, the proposed Project would only offer limited opportunities for employment. Any employment opportunities resulting from the proposed Project could be offered to people already residing or working in the area. Therefore, the proposed Project is not expected to result in a substantial increase in in-migrants (i.e., people relocating into the area from some other more distant location).

The proposed Project would attract visitors to the Project Area because of the proposed public amenities (e.g., public gathering/assembly areas, recreational courts and fields, etc.), which could attract developers and businesses to the Project Area. This could potentially induce population, housing, and employment growth in the Project Area, thereby accelerating development in the surrounding communities of Central City North and Boyle Heights. However, the Project Area is already densely developed, and there are relatively few business sites available. Opportunities for development would be primarily limited to infill development (i.e., the development of vacant or under-used parcels in existing urban areas). In addition, future proposed developments would be evaluated on a case-by-case basis on their impacts related to growth, development, and other physical changes. Therefore, adverse physical changes in the environment are not anticipated. Impacts would be less than significant, and no mitigation is required.

(ii) Whether the project would introduce unplanned infrastructure that was not previously evaluated in the adopted Community Plan or General Plan.

The proposed Project would introduce bicycle and pedestrian infrastructure within the park limits. This infrastructure would be designed to connect with the greater network of bicycle and pedestrian facilities in the surrounding communities and along the LA River.

The proposed Project would be consistent with the Los Angeles River Revitalization Master Plan (LARRMP), which includes a vision for the development of bicycle and pedestrian paths providing access along the Los Angeles River (City of Los Angeles, 2007). The 2010 Bicycle Plan incorporates the recommendations outlined in the LARRMP, with the goal of providing a continuous bicycle path along the west and south sides of the LA River (City of Los Angeles, 2011). The 2010 Bicycle Plan also incorporates LARRMP recommendations for identifying connections to the LA River to enhance access to existing and future segments to the LA River bicycle and pedestrian path. In addition, the proposed Project would be consistent with the City's Mobility Plan 2035. One of the main objectives of the Mobility Plan is to complete bicycle path segments along the LA River to form the Los Angeles River Greenway

Trail, which is an effort to complete a bicycle path along the entire 32 mile stretch of the LA River by 2020 (City of Los Angeles, 2016a).

Though the proposed Project is not included in the existing Community Plans for Boyle Heights and Central City North, the Community Plans have not been updated since 1998 and 2000, respectively, and are currently being revised. The Downtown Community Plan, also referred to as DTLA 2040, is a proposed update to the Central City and Central City North Community Plan (City of Los Angeles, 2019b).

Because the proposed Project is consistent with the City's goals for interconnected pedestrian and bicycle infrastructure along the LA River, impacts would be less than significant, and no mitigation is required.

(iii) The extent to which growth would occur without implementation of the project.

Though population growth varies among block groups in the Project Area, SCAG forecasts indicate that growth will occur for the County and City overall. As discussed in Section 3.12.2.1 above, SCAG projections forecast a 13 percent increase in the County's population and a 20 percent increase in the City's population from 2012 to 2040 (Southern California Association of Governments, 2016).

Because the proposed Project does not include the development of housing, the proposed Project is not expected to contribute to SCAG's projected population growth. As discussed above, the proposed Project would offer limited opportunities for employment. Any employment opportunities resulting from the proposed Project could be offered to people already residing or working in the area. Therefore, the proposed Project is not expected to result in a substantial increase in in-migrants (i.e., people relocating into the area from some other more distant location).

The proposed Project would attract visitors to the Project Area because of the proposed public amenities (e.g., public gathering/assembly areas, recreational courts and fields, etc.), which could potentially spur population, housing, and employment growth in the surrounding communities of Central City North and Boyle Heights. Proposed housing developments would be evaluated on a case-by-case basis to determine their potential contributions to population growth in the surrounding area. To minimize effects on existing residents in proximity to the Project Area (i.e., higher rents and displacement), the City has adopted ordinances and policies that facilitate the development of housing for residents of all income levels and address the City's housing needs. As discussed in Section 3.12.2.5, plans to facilitate housing development include, but are not limited to, a mixed income housing ordinance, density bonus program, adaptive reuse ordinance, and zoning changes (City of Los Angeles, 2019c). Many of these plans aim to encourage or incentivize the development of affordable housing units to combat the potential for displacement of low-income communities caused by population growth. In addition, the rent increase caps provisioned in California AB 1482 in the immediate proposed Project's vicinity would help minimize the potential effects of higher rents on existing residents in proximity to the Project Area.

As discussed above, the Project Area is already densely developed, and there are relatively few business sites available. Opportunities for development would be primarily limited to infill development (i.e., the development of vacant or under-used parcels in existing urban areas). 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 goals, policies, and objectives of the surrounding communities and the City as a whole.

Though implementation of the proposed Project could induce a small amount of growth, the proposed Project does not have the potential to result in growth that would otherwise not occur. The City is in the process of updating elements of the General Plan, including the Community Plans for Central City North and Boyle Heights. These updates are intended to ensure that the City meets the demands associated with population, housing, and employment growth. Therefore, impacts would be less than significant, and no mitigation is required.

3.12.4 Best Management Practices

There are no Best Management Practices related to Population and Housing.

3.12.5 Mitigation Measures

Impacts related to Population and Housing would be less than significant; therefore, no mitigation measures are required.

3.12.6 Significant Unavoidable Adverse Impacts

There are no significant unavoidable adverse impacts on Population and Housing from construction and operation of the proposed Project.

3.12.7 Cumulative Impacts

The cumulative setting for Population and Housing is the Project Study Area, which includes a half-mile buffer around the Project Area within the Central City North and Boyle Heights Community Plan areas. Because many of the proposed development projects listed in **Table 1-1** include residential, live/work units, and public transportation projects, there is potential for direct growth to occur within the Project Study Area. As discussed above, the Project Study 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.

The City is in the process of updating local plans to address growth in the region. In addition, as discussed in Section 3.12.2.5, the City has adopted ordinances and policies to facilitate the development of affordable housing to address the City's housing needs. Therefore, cumulative impacts related to Population and Housing resulting from housing development projects would be less than significant.

Infrastructure projects listed in **Table 1-1** include improvements to existing roadways and development of pedestrian and bike paths. Because the Project Study Area is already densely developed, indirect growth from the extension of roads or infrastructure to undeveloped areas is not expected. In addition, transportation infrastructure projects would be evaluated based on their consistency with the City's local plans (e.g., General Plan, Los Angeles River Revitalization Master Plan, Mobility Plan 2035, and 2010 Bicycle Plan). Therefore, proposed infrastructure projects are not expected to result in indirect growth in the Project Study Area.

Because the proposed Project and other proposed development projects would be required to comply with applicable plans and policies, the proposed Project would not result in cumulative impacts related to Population and Housing.