

5. Environmental Analysis

5.14 POPULATION AND HOUSING

This section of the program EIR evaluates the potential for implementation of the SUP to impact population and housing in the District. This section discusses plans and policies from several jurisdictional agencies and LAUSD standard conditions, guidelines, specifications, practices, policies, and project design features (LAUSD Standards), along with the existing population, employment, housing, and student projections throughout the SUP area, and any possible environmental impacts that may occur during future phases of the SUP and site-specific projects implemented under the SUP.

5.14.1 Environmental Setting

5.14.1.1 REGULATORY FRAMEWORK

State laws and regulations and LAUSD Standards are summarized below. The following regulatory framework discussion does not include all plans and policies that relate to displacement of population and housing in the District. Site-specific projects have not been identified, and there may be local jurisdictional plans and policies that are applicable depending on the project site. Specific requirements of these laws, regulations, plans, and guidelines might not be up to date when a proposed site-specific school project undergoes review. Therefore, this section provides a general discussion of the most important plans and policies that apply to SUP-related projects. Although some of these may not directly apply to the SUP or site-specific projects implemented under the SUP, they are included to assist in identifying potential impacts and significance thresholds. See *Applicable Regulations and Standard Conditions* at end of this chapter for those that require District compliance.

State

California Government Code, Sections 7260 et seq.

The **California Relocation Assistance Law** establishes requirements governing relocation assistance and replacement housing for persons displaced due to public agency projects in California. The relocation statute is intended for the benefit of displaced persons in order to ensure that they receive fair and equitable treatment and do not suffer disproportionately as a result of programs designed for the benefit of the public as a whole.

In the acquisition of real property by a public entity, the Relocation Assistance Law ensures consistent and fair treatment for tenants and property owners. It encourages acquisition by agreement with owners and tenants, rather than condemnation, in order to avoid litigation, relieve congestion in courts, and promote confidence in public land acquisition.

California Code of Regulations, Title 25, Division 1, Chapter 6

The **California State Relocation Assistance and Real Property Acquisition Guidelines** implement the California Relocation Assistance Law. The guidelines are intended to establish only minimum requirements

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for relocation assistance and payments. They shall not be construed to limit any other authority or obligation that a public entity may have to provide additional assistance and payments.

LAUSD Standards

Standard Conditions				
PH-00 compliance	Property displacement	If project requires residential or business property acquisition.	Prior to construction	Relocation Assistance Advisory Program LAUSD shall conform to all residential and business displacement guidelines presented in the LAUSD's Relocation Assistance Advisory Program which complies with all items identified in the California State Relocation Assistance and Real Property Acquisition Guidelines (California Code of Regulations Title 25, Division 1, Chapter 6).

LAUSD Relocation Policies and Procedures

LAUSD policies and procedures meet the requirements of the California Relocation Assistance Law (Government Code 7260, et seq.) and the California State Relocation Assistance and Real Property Acquisition Guidelines (California Code of Regulations, Title 25, Division 1, Chapter 6). Where the California Code of Regulations is not explicit, LAUSD referred to the Federal Uniform Code, i.e., 49 C.F.R. Part 24 for guidance. The relocation assistance program not only compensates tenants and landowners for displacement, but proactively works on an individual basis with those requiring relocation. Under the program, the LAUSD would pay for relocation and would work to find comparable to existing housing in the area. If comparable housing is not available within the tenants' current range of affordability, the relocation assistance program would further compensate those being relocated so they could afford to relocate to better, available housing.

LAUSD is committed to carrying out all relocation activity to minimize the hardship of displacement, and to ensure that: (a) all persons displaced from their dwellings are relocated into housing meeting the criteria for comparable replacement housing, and (b) all persons displaced from their places of business are assisted in reestablishing with a minimum of delay and loss of earnings. The program states that all relocation activities will be consistent with the commitments made in the approved Relocation Plans. Additionally, when necessary, in accordance with Last Resort Housing Plans, replacement housing payments in excess of the normal statutory limits for owner-occupants and renters will be provided and justified. It is LAUSD's policy to treat all persons fairly and equitably and in compliance with all federal and State anti-discrimination laws.¹

¹ LAUSD Facilities Services Division. 2006, July. Relocation Policies and Procedures. http://www.laschools.org/fs-general/download/housing_and_relocation/P__and__P_vs_6_w-Title_25.pdf.

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5.14.1.2 EXISTING CONDITIONS

Population

The 2010 population within the District boundaries was 4,579,411, slightly less than half the 9,818,605 population of Los Angeles County.² The population forecast includes the nine cities entirely within the District, three cities mostly within the District, and unincorporated areas within the District (see Table 5.14-1).

Population Forecast Methodology for Unincorporated County Areas in District

The 2020 and 2035 general population forecast in the District was calculated using the growth forecast from the Southern California Association of Governments (SCAG) 2012 Regional Transportation Plan/Sustainable Communities Strategy.

Nine communities in unincorporated Los Angeles County are included in the population projections in Table 5.14-1: East Los Angeles in the East Education Service Center (ESC); Marina Del Rey in the West ESC; West Athens, Westmont, Willowbrook, Florence-Graham, Walnut Park, West Carson, and West Rancho Dominguez in the South ESC. Population projections are not broken down by individual County communities. Therefore, population growth between 2010 and 2035 was forecast by using the same growth rate for the county census data as the SCAG 2035 growth rate for the 12 cities that are entirely in the District boundary. That growth rate is 13.7 percent, shown in Table 5.14-1 under “Cities Subtotal.” This rate reflects the nine unincorporated communities better than the rate for the entire unincorporated county (32.4 percent and includes rural areas) because it reflects the urban nature of the District.

² US Census Bureau (USCB). 2014, February 11. Interactive Population Map. <http://www.census.gov/2010census/popmap/>.

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Table 5.14-1 Population Projections, 2020 and 2035

Area within District Boundaries	US Census 2010	SCAG Projections		Change, 2010–2035	Percent Change, 2010–2035
		2020	2035		
Cities					
Los Angeles*	3,792,621	3,991,700	4,320,600	527,979	13.9%
San Fernando*	23,645	24,400	25,500	1,855	7.8%
West Hollywood*	34,399	35,100	36,100	1,701	4.9%
Bell	35,477	35,900	36,400	923	2.6%
Carson	91,714	97,500	106,000	14,286	15.6%
Cudahy*	23,805	25,200	27,200	3,395	14.3%
Gardena*	58,829	59,700	66,200	7,371	12.5%
Huntington Park*	58,114	62,000	67,700	9,586	16.5%
Lomita*	20,256	21,000	21,900	1,644	8.1%
Maywood*	27,395	27,600	28,000	605	2.2%
South Gate	94,396	101,200	110,000	15,604	16.5%
Vernon*	112	100	100	-12	-10.7%
Cities Subtotal	4,260,763	4,481,400	4,845,700	584,937	13.7%
Unincorporated Los Angeles County**	318,648	335,149	362,393	43,745	13.7%
Total	4,579,411	4,816,549	5,208,093	628,682	13.7%

Sources: Southern California Association of Governments (SCAG). 2012, April 19. Integrated Growth Forecast. <http://www.scag.ca.gov/forecast/index.htm>;
US Census Bureau (USCB). 2014, February 11. Interactive Population Map. <http://www.census.gov/2010census/popmap/>.

Notes:

* Cities entirely with the District boundaries.

** Population growth in unincorporated areas of the District between 2010 and 2035 was forecast by multiplying the 2010 US Census count by the growth rate of the 12 cities combined. 2010 US Census counts for the nine unincorporated communities are:

East Los Angeles	126,496
West Athens	8,729
Westmont	31,853
Willowbrook	35,983
Florence-Graham	63,387
Walnut Park	15,966
West Carson	21,699
West Rancho Dominguez	5,669
Marina Del Rey	8,866
Total	318,648

The 2010 Districtwide population estimate shown in the table, 4,579,411, differs from the 2010 US Census count by 38,277, that is, about 0.8 percent of the Census count. As shown in Table 5.14-1, the population of the District is estimated to increase by about 628,682 between 2010 and 2035 (13.7 percent).

Student Population

By Grade Level

Projected student population by grade level for the entire District is shown below in Table 5.14-2.

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Table 5.14-2 Projected District Student Population by Grade Level

	2013-14	2018-19	2023-24	10-Year Percent Change
K	55,247	55,825	61,090	10.6%
1	50,835	49,244	51,012	0.3%
2	51,091	47,260	50,117	-1.9%
3	49,253	46,925	48,462	-1.6%
4	47,753	44,569	47,744	0.0%
5	47,420	45,714	46,539	-1.9%
6	45,116	45,599	44,923	-0.4%
7	45,208	45,822	43,086	-4.7%
8	45,304	44,220	42,695	-5.8%
9	53,339	50,909	47,081	-11.7%
10	48,284	45,303	44,387	-8.1%
11	41,823	39,349	40,500	-3.2%
12	36,505	34,268	35,777	-2.0%
Ungraded	34,144	33,130	33,429	-2.1%
Total	651,322	628,138	636,843	-2.2%

Source: LAUSD, March 27, 2014. Multi-year projections for the District as a whole and for each of the ESCs. See Appendix E for detailed data on student population forecast.

By Educational Service Centers

Projected District student population by ESC is in Table 5.14-3. Note that the student populations in three of the ESCs—East, North, and South—as well as the entire District are forecast to decline until the 2018-2019 school year and then gradually increase until the 2023-2024 school year, the most distant year for which student population projections are available. Table 5.14-4 shows the projected net changes in student population by ESC for the period from 2013-14 to 2018-19, and 2018-19 to 2023-24. The student population in the West ESC is projected to decline throughout the 2013-14 to 2023-24 period; the student population in the West ESC in 2023-24 would be approximately 106,826—that is, 11,503, or 9.7 percent, less than the 2013-14 population.

Table 5.14-3 Projected Student Population by ESC

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
East	163,653	162,426	161,558	160,644	160,815	160,002	161,358	161,723	162,286	163,453	164,424
North	206,310	204,838	203,816	202,735	203,022	202,068	203,852	204,384	205,166	206,713	208,013
South	163,030	161,179	159,695	158,175	157,730	156,327	157,043	156,792	156,732	157,253	157,580
West	118,329	116,221	114,392	112,551	111,481	109,741	109,491	108,562	107,766	107,365	106,826
District Total	651,322	644,664	639,461	634,106	633,048	628,138	631,744	631,461	631,949	634,784	636,843

Source: LAUSD, March 27, 2014. Multi-year projections for the District as a whole and for each of the ESCs.

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Table 5.14-4 Projected Change in Student Population by ESC

ESC	2013-14	2018-19	Change 2013-14 to 2018-19	Percent Change 2013-14 to 2018-19	2018-19	2023-24	Change 2018-19 to 2023-24	Percent Change 2018-19 to 2023-24
East	163,653	160,002	(3,651)	-2.2%	160,002	164,424	4,422	2.8%
North	206,310	202,068	(4,242)	-2.1%	202,068	208,013	5,945	2.9%
South	163,030	156,327	(6,703)	-4.1%	156,327	157,580	1,253	0.8%
West	118,329	109,741	(8,588)	-7.3%	109,741	106,826	(2,915)	-2.7%
District Total	651,322	628,138	(23,184)	-3.6%	628,138	636,843	8,705	1.4%

Source: LAUSD, March 27, 2014. Multi-year projections for the District as a whole and for each of the ESCs.

Housing

2010 US Census

Counts of housing units, households, and vacant housing units in the District are presented below in Table 5.14-5. About 61 percent of the occupied housing units in the District are renter occupied.

Table 5.14-5 Housing Units and Households within District, 2010 US Census

Housing Units	Households (occupied units)			Vacant Units	Vacancy Rate	Average Household Size
	Total	Owner Occupied	Renter Occupied			
1,645,648	1,537,566	599,370	938,196	108,082	6.6%	2.89 persons

Source: US Census Bureau (USCB). 2014, February 11. Longitudinal Employer-Household Dynamics: OnTheMap. <http://onthemap.ces.census.gov/>.

Projections for 2020 and 2035

Household projections for 2020 and 2035 from SCAG (2012) are shown in Table 5.14-6. Projections for unincorporated Los Angeles County regions in the District are prorated from 2010 US Census counts using the growth rate for 12 cities combined, as described above under *Population Projections*.

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Table 5.14-6 Households Projections, 2020 and 2035

Area	Households					Average household size, persons: SCAG 2035 Projections
	US Census 2010	Projections, Southern California Association of Governments		Change, 2010– 2035	Percent Change, 2010–2035	
		2020	2035			
Cities						
Los Angeles	1,318,168	1,455,700	1,626,600	308,432	23.4%	2.66
San Fernando	5,967	6,200	6,600	633	10.6%	3.86
West Hollywood	22,511	23,100	23,800	1,289	5.7%	1.52
Bell	8,870	8,900	9,000	130	1.5%	4.04
Carson	25,432	27,400	29,600	4,168	16.4%	3.58
Cudahy	5,607	6,000	6,400	793	14.1%	4.25
Gardena	20,558	21,000	23,200	2,642	12.9%	2.85
Huntington Park	14,597	15,700	16,900	2,303	15.8%	4.01
Lomita	8,068	8,100	8,200	132	1.6%	2.67
Maywood	6,559	6,600	6,700	141	2.1%	4.18
South Gate	23,278	24,800	26,100	2,822	12.1%	4.21
Vernon	28	30	30	2	7.1%	3.33
Cities Subtotal	1,459,643	1,603,530	1,783,130	323,487	22.2%	2.72
Unincorporated Areas of Los Angeles County*	83,572	91,810	102,125	18,553	22.2%	3.55
Total	1,543,215	1,695,340	1,885,255	342,040	22.2%	2.76

Source: US Census Bureau (USCB). 2014, February 11. Interactive Population Map. <http://www.census.gov/2010census/popmap/>.

Note:

* Households projections for unincorporated areas of Los Angeles County are prorated from the 2010 US Census count using the growth rates identified for the 12 cities combined: 9.9% for 2010–2020 and 22.2% for 2010–2035.

Employment

2011 US Census Bureau Estimates

The estimated number of jobs in the District in 2011 was 1,958,419; the number of employed residents estimated was 1,752,152.³ The estimated unemployment rate in the City of Los Angeles in December 2013 was 9.7 percent, and the corresponding rate for Los Angeles County was 8.8 percent.⁴

Projections: 2020 and 2035

Household projections for 2020 and 2035 from SCAG (2012) are shown in Table 5.14-7. Projections for unincorporated Los Angeles County regions in the District are prorated from 2011 US Census estimates using the growth rate for 12 cities combined, as described above under *Population Projections*.

³ US Census Bureau (USCB). 2014, February 11. Longitudinal Employer-Household Dynamics: OnTheMap. <http://onthemap.ces.census.gov/>.

⁴ California Employment Development Department (EDD). 2014, February 11. Monthly Labor Force Data for Cities and Census Designated Places (CDP). December 2013 – Preliminary. <http://www.labormarketinfo.edd.ca.gov/Content.asp?pageid=1006>.

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Table 5.14-7 Employment Projections, 2020 and 2035

Area	Employment				
	US Census Estimates 2011	Projections, Southern California Association of Governments		Change, 2011–2035	Percent Change, 2011–2035
		2020	2035		
Cities					
Los Angeles	1,492,099	1,817,700	1,906,800	414,701	27.8%
San Fernando	7,633	15,300	15,900	8,267	108.3%
West Hollywood	22,647	34,500	36,600	13,953	61.6%
Bell	11,353	9,300	9,700	-1,653	-14.6%
Carson	45,823	52,500	54,000	8,177	17.8%
Cudahy	2,456	3,500	3,700	1,244	50.7%
Gardena	22,614	28,900	30,700	8,086	35.8%
Huntington Park	12,787	16,800	17,400	4,613	36.1%
Lomita	2,603	5,000	5,200	2,597	99.8%
Maywood	2,635	3,900	4,000	1,365	51.8%
South Gate	21,990	20,000	20,600	-1,390	-6.3%
Vernon	40,869	45,700	47,300	6,431	15.7%
Cities Subtotal	1,685,509	2,053,100	2,151,900	466,391	27.7%
Unincorporated Areas of Los Angeles County*	50,947	62,058	65,044	14,097	27.7%
Total	1,736,456	2,115,158	2,216,944	480,488	27.7%

Source: US Census Bureau (USCB). 2014, February 11. Interactive Population Map. <http://www.census.gov/2010census/popmap/>; Southern California Association of Governments (SCAG). 2012, April 19. Integrated Growth Forecast. <http://www.scag.ca.gov/forecast/index.htm>.

Note:

* Employment projections for the unincorporated areas of Los Angeles County are prorated from 2011 US Census estimates using the same growth rates identified for the 12 cities combined: 21.8% for 2011–2020 and 27.7% for 2011–2035.

5.14.2 Thresholds of Significance

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

- PH-1 Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

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

5.14.3 Environmental Impacts

The applicable thresholds are identified in brackets after the impact statement.

Impact 5.14-1: SUP-related projects would not directly or indirectly induce substantial population growth in the District. [Threshold PH-1]

New Construction on New Property or Existing Campus

New construction projects could expand the total student capacity of individual schools by constructing new classrooms or installation of portables; however, total District enrollment would not increase. Over the next 10 years student enrollment is anticipated to decrease by about 2.2 percent. New classroom seats under the SUP would meet the existing and future school housing needs of the District and would accommodate students that are currently attending District schools. Impacts would be less than significant.

Modernization, Repair, Replacement, Upgrade, Remodel, Renovation and Installation

Modernization, repair, upgrade, and renovation projects would not expand capacity and would not expand operational employment. Such projects would generate short-term construction employment; however, such construction employment is expected to be absorbed from the regional labor force rather than attracting new workers into the region. Impacts would be less than significant.

Impact 5.14-2: SUP implementation would not displace substantial numbers of existing housing, necessitating the construction of replacement housing. [Threshold PH-2]

New Construction on New Property

Because most District schools are in built-out urban areas with little vacant land available for new development, new construction on new properties may displace existing land uses on parcels adjacent to existing schools. Some existing land uses on prospective school expansion sites may consist of residential uses. SUP-related projects do not include new school construction on stand-alone sites; therefore, new property acquisition would only be for expansion of existing school campuses. The scale of potential residential displacement due to the SUP would be relatively limited. Impacts on displacement of housing would be analyzed in subsequent project-specific CEQA review. If housing displacement is unavoidable, the District would implement their Relocation Assistance Program. The program not only compensates tenants and landowners for displacement, but proactively works on an individual basis with those requiring relocation. Under the program, the LAUSD would pay for relocation and would work to find comparable existing housing in the area. If comparable housing is not available within the tenants' current range of affordability, the relocation assistance program would further compensate those being relocated so they could afford to

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relocate to better, available housing. SUP implementation would not displace substantial numbers of existing housing. Impacts would be less than significant.

New Construction and Modernization on Existing Campus

New construction, modernization, repair, replacement, upgrade, remodel, renovation, and installation on existing campuses would not displace any housing. No impacts would occur.

Impact 5.14-3: SUP implementation would not displace substantial numbers of people, necessitating the construction of replacement housing. [Threshold PH-3]

All SUP Projects

The analysis of impacts to housing in Impact 5.14-2 above also applies to displacement of residents. New construction on new property may displace some residents; however, because of the small amount of property acquisitions anticipated these projects would not displace substantial numbers of people. If required, the District would implement their Relocation Assistance Program. Impacts would be less than significant.

5.14.4 Applicable Regulations and Standard Conditions

State

- California Government Code, Sections 7260, et seq.: California Relocation Assistance Law
- California Code of Regulations, Title 25, Division 1, Chapter 6, Sections 6000 et seq.: California State Relocation Assistance and Real Property Acquisition Guidelines

LAUSD Standards

- Relocation Assistance Program (Relocation Policies and Procedures). Version 6. Revised July, 2006

5.14.5 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and the District's Relocation Assistance Program, the following impacts would be less than significant: 5.14-1, 5.14-2, and 5.14-3.

5.14.6 Mitigation Measures

No mitigation measures are required.

5.14.7 Level of Significance After Mitigation

Impacts would be less than significant.