

3.12 Population, Employment, and Housing

This section identifies and describes existing levels of and trends in population, employment, and housing in the City of Inglewood and analyzes the effects that would be caused by development of the Proposed Project. The section contains: (1) a description of the City's existing population, demographics, employment data, and housing stock as well as a description of the Adjusted Baseline; (2) a summary of the regulations related to population, employment, and housing; and (3) an analysis of the potential impacts associated with the implementation of the Proposed Project.

Comments received in response to the NOP for the EIR regarding population, employment, and housing can be found in Appendix B. Any applicable issues and concerns regarding potential impacts related to population, employment, and housing as a result of implementation of the Project are analyzed within this section.

The analysis included in this section was developed based on Project-specific construction and operational information and data provided in the City of Inglewood General Plan, US Census American Fact Finder, Southern California Association of Governments (SCAG) Regional Transportation Plan Sustainable Communities Strategy (RTP/SCS), and the Gentrification Study conducted by ALH Urban and Regional Economics (Appendix XX) [Note to reviewer: this is being prepared].

3.12.1 Environmental Setting

Population

Regional Population

The Project Site is located in the City of Inglewood, which is one of eighty communities that form the greater Los Angeles metropolitan area. The Project Site is located within the planning area of SCAG, the Southern California region's federally designated metropolitan planning organization.¹ The SCAG region includes six counties, including the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. According to SCAG's 2012 and 2016 RTP/SCS, the region's population grew from 14,641,000 people in 1990 to 18,332,000 people in 2012, a 25 percent increase over approximately 20 years. The RTP/SCS also includes population forecasts for 2020 through 2040, projecting a 20 percent increase in population from 2012 to 2040. **Table 3.12-1** summarizes the existing population trends for the SCAG region from 1990 to 2012, and estimated population forecasts from 2020 to 2040.

¹ Southern California Association of Governments, 2019. *About SCAG*. Available: <http://www.scag.ca.gov/about/Pages/Home.aspx> Accessed on February 10, 2019.

**TABLE 3.12-1
 EXISTING AND FORECASTED POPULATION GROWTH IN SCAG REGION**

| Year | Population | Population Change | Percent Change |
|-------------------|------------|-------------------|----------------|
| 1990 | 14,641,000 | - | - |
| 2000 | 16,516,000 | 1,875,000 | 12.8 |
| 2010 | 18,052,000 | 1,536,000 | 9.3 |
| 2012 | 18,322,000 | 270,000 | 1.5 |
| 2020 ^a | 19,395,000 | 1,073,000 | 5.9 |
| 2035 ^a | 21,486,000 | 2,091,000 | 10.8 |
| 2040 ^a | 22,138,000 | 652,000 | 3.0 |

SOURCES: Southern California Association of Governments (SCAG), 2012. *Regional Transportation Plan Sustainable Communities Strategy 2012-2035*. p. 17.

^a SCAG, 2016. *Regional Transportation Plan Sustainable Communities Strategy 2016-2040*. p. 51.

City of Inglewood Population

According to the US Census Bureau, the City of Inglewood’s 2017 population totaled approximately 110,611 people.² The City’s population has varied over the years, reflecting a decrease during the economic downturn in the late 2000s (and the job loss that took place throughout the United States and California) and its more recent increase. According to the City’s General Plan Housing Element, the City had a population of 112,580 people in 2000, having grown by approximately 3 percent from 1990. Between 2000 and 2010 there was an approximate 3 percent decrease, followed by an approximate one percent increase from 2010 to 2017. According to SCAG’s 2016 RTP/SCS growth forecast, the City is expected to see its population grow to 129,000 people in 2040, a 17 percent increase from 2017. **Table 3.12-2** summarizes the population trends for the City of Inglewood from 1990 to 2017, and growth forecasts from 2020 to 2040.

**TABLE 3.12-2
 POPULATION GROWTH IN INGLEWOOD**

| Year | Population | Population Change | Percent Change |
|-------------------|------------|-------------------|----------------|
| 1990 | 109,602 | - | - |
| 2000 | 112,580 | 2,978 | 2.7 |
| 2010 | 109,673 | -2,907 | -2.6 |
| 2017 ^a | 110,611 | 938 | 0.9 |
| 2020 ^b | 120,800 | 10,189 | 9.2 |
| 2035 ^b | 126,500 | 5,700 | 4.7 |
| 2040 ^b | 129,000 | 2,500 | 2.0 |

SOURCES: City of Inglewood, 2013. *City of Inglewood General Plan Housing Element 2013-2021*. p. 2-1.

^a US Census, 2017. *American Community Survey 1-Year Estimates Table DP05 Demographic and Housing Estimates*.

^b Southern California Association of Governments, 2016. *2016 RTP/SCS Growth Forecast by Jurisdiction*. Available: <http://www.scag.ca.gov/Documents/2016DraftGrowthForecastByJurisdiction.pdf>. p. 1.

² US Census, 2017. *American Community Survey 1-Year Estimates Table DP05 Demographic and Housing Estimates*.

Demographics

Regional Demographics

According to SCAG's 2016 RTP/SCS, the region has experienced large demographic changes and the region's demographics are expected to continue to change over the next 25 years.³ The population will continue to grow more slowly than in the past, and will change in terms of age distribution and racial and ethnic breakdown. Currently, the region is 47 percent Hispanic, 31 percent non-Hispanic White, 16 percent non-Hispanic Asian/Other, and 6 percent non-Hispanic African American. In particular, the rapid growth of the region's Hispanic population is expected to continue, with a projection of 53 percent of the region's residents identifying as Hispanic by 2040. The region's non-Hispanic Asian/Other is also expected to increase, growing to 19 percent of the population by 2040. The median age of the region's overall population is also projected to rise, with more seniors throughout Southern California by 2040. Currently, the region's population of people 65 or older represents approximately 12 percent of the region's total population. By 2040, the percentage of seniors is expected to increase to approximately 18 percent.

City of Inglewood Demographics

According to the US Census Bureau, the median age of the City's population in 2017 was 37 years old, with approximately 27 percent of the population under 20 years old, 59 percent of the population between the ages of 20 and 64, and 14 percent of the population above 65 years old.⁴ In 2017, approximately 52 percent of the population identified as Hispanic or Latino. Of the 48 percent who identified as non-Hispanic or Latino, 40 percent identified as Black or African American, 3 percent identified as white, 2 percent identified as Asian, 2 percent identified as Native Hawaiian or Pacific Islander, and 2 percent identified as two or more races, American Indian, or other. Of the population 25 years old and over, 27 percent of the population had some college with no degree, 23 percent had the highest education of high school, 13 percent had less than 9th grade education, and 13 percent received a bachelor's degree.⁵

Households

Regional Households

A household consists of one or more people who live in the same dwelling unit, whether it is a multi-family unit or stand-alone home. According to SCAG's 2012 and 2016 RTP/SCS, the number of existing households in the region grew from 5,814,000 households in 2008 to 5,885,000 households in 2012. SCAG forecasts that from 2012 to 2020 there would be a 9 percent increase in households. From 2020 to 2040, the households are expected to increase to a total of 7,412,000 households, a 15 percent increase over a 20-year period. **Table 3.12-3** summarizes the existing and forecasted household trends for the SCAG region from 2008 to 2040.

³ Southern California Association of Governments, 2016. *Regional Transportation Plan Sustainable Communities Strategy 2016-2040*. p. 49.

⁴ US Census, 2017. *American Community Survey 1-Year Estimates Table DP05 Demographic and Housing Estimates*.

⁵ US Census, 2017. *American Community Survey 1-Year Estimates Table S1501 Educational Attainment*.

**TABLE 3.12-3
 EXISTING AND FORECASTED HOUSEHOLDS IN SCAG REGION**

| Year | Households | Household Change | Percent Change |
|-------------------|------------|------------------|----------------|
| 2008 ^a | 5,814,000 | - | - |
| 2012 ^b | 5,885,000 | 71,000 | 1.2 |
| 2020 ^b | 6,415,000 | 530,000 | 9.0 |
| 2035 ^b | 7,172,000 | 757,000 | 11.8 |
| 2040 ^b | 7,412,000 | 240,000 | 3.3 |

SOURCES:
^a Southern California Association of Governments (SCAG), 2012. *Regional Transportation Plan Sustainable Communities Strategy 2012-2035*, p. 128;
^b SCAG, 2016. *Regional Transportation Plan Sustainable Communities Strategy 2016-2040*, p. 51.

City of Inglewood Households

According to the US Census Bureau, the City’s average household size is 3.0 people.⁶ The City had a total of 35,788 households in 2017, an approximate 2 percent decrease from 2010. According to the City’s General Plan Housing Element, the decrease in the number of households since 2000 is likely a result of the economic downturn. From 2017 to 2040, households are expected to increase to a total of 43,300 households, a 20 percent increase, matching the increase in expected population growth in the City over this timeframe. **Table 3.12-4** summarizes the existing and forecasted household trends for the City from 2000 to 2040.

**TABLE 3.12-4
 EXISTING AND FORECASTED HOUSEHOLDS IN INGLEWOOD**

| Year | Households | Household Change | Percent Change |
|-------------------|------------|------------------|----------------|
| 2000 ^a | 36,805 | - | - |
| 2010 ^a | 36,389 | -416 | -1.1 |
| 2017 ^b | 35,788 | -601 | -1.6 |
| 2020 ^c | 40,400 | 4,612 | 12.8 |
| 2035 ^c | 42,400 | 2,000 | 4.9 |
| 2040 ^c | 43,300 | 900 | 2.1 |

SOURCES:
^a City of Inglewood, 2013. *City of Inglewood General Plan Housing Element 2013-2021*, p. 2-1.
^b US Census, 2017. *American Community Survey 1-Year Estimates Table B25032 Tenure by Year Householder Moved into Unit*.
^c Southern California Association of Governments, 2016. *2016 RTP/SCS Growth Forecast by Jurisdiction*. Available: <http://www.scag.ca.gov/Documents/2016DraftGrowthForecastByJurisdiction.pdf>, p. 1.

⁶ US Census, 2017. *American Community Survey 1-Year Estimates Table B25032 Tenure by Units in Structure*.

Housing

Regional Housing

According to the US Census Bureau, the SCAG region (including the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) had a total of 18.63 million occupied housing units in 2017.⁷ Of this total, 10.08 million units were owner-occupied (54 percent) and 8.56 million units were renter-occupied (46 percent).

City of Inglewood Housing

In 2017, the City had a total of 35,788 occupied housing units, including 12,878 owner-occupied units (36 percent) and 22,910 renter-occupied units (64 percent).⁸ Approximately 40 percent of homes in the City are single-family detached structures, with multi-family homes largely being made up of structures with 5 to 19 units (25 percent). Approximately 42 percent of the housing stock was built prior to 1949, with 29 percent built between 1950 and 1969, 19 percent built between 1970 and 1989, and 9 percent built since 1990.

Employment

Regional Employment

Employment decreased in the late 2000s due to the economic downturn, but has increased since. According to SCAG's RTP/SCS, employment is expected to increase over time, to a total of 9,872,000 jobs by 2040, a 16 percent increase from 2020, as shown in **Table 3.12-5**. As employment has increased and is expected to continue to increase, in turn, unemployment in the region is expected to decrease. Unemployment in the County of Los Angeles was 10.2 percent in 2012, and decreased to 4.7 percent in 2017.^{9,10} Similarly, unemployment in the state was 9.8 percent in 2012 and decreased to 4.8 percent in 2017.

⁷ US Census, 2017. *American Community Survey 1-Year Estimates Table B25008 Total Population in Occupied Housing Units by Tenure, Imperial County, Los Angeles County, Orange County, Riverside County, San Bernardino County, Ventura County*. Available: https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_1YR_B25008&prodType=table.

⁸ US Census, 2017. *American Community Survey 1-Year Estimates Table B25032 Tenure by Units in Structure*.

⁹ City of Inglewood, 2013. *City of Inglewood General Plan Housing Element 2013-2021*. p. 2-4.

¹⁰ California Employment Development Department, 2017. *Unemployment Rate and Labor Force: Annual Averages Unemployment Rate and Labor Force Data Table*. Available: <https://www.labormarketinfo.edd.ca.gov/data/unemployment-and-labor-force.html>. Accessed February 12, 2019.

**TABLE 3.12-5
 EXISTING AND FORECASTED EMPLOYMENT IN SCAG REGION**

| Year | Employment | Employment Change | Percent Change |
|-------------------|------------|-------------------|----------------|
| 2008 ^a | 7,738,000 | - | - |
| 2012 ^b | 7,440,000 | -298,000 | -3.9 |
| 2020 ^b | 8,507,000 | 1,067,000 | 14.3 |
| 2035 ^b | 9,572,000 | 1,065,000 | 12.5 |
| 2040 ^b | 9,872,000 | 300,000 | 3.1 |

SOURCES:

- ^a Southern California Association of Governments (SCAG), 2012. *Regional Transportation Plan Sustainable Communities Strategy 2012-2035*. p. 128;
- ^b SCAG, 2016. *Regional Transportation Plan Sustainable Communities Strategy 2016-2040*. p. 51.

City of Inglewood Employment

Employment has a substantial influence on housing demand. Individuals with higher paying jobs typically have more housing options and those with lower paying jobs typically have fewer housing options. The diversity of businesses and industries in the City and around neighboring Los Angeles International Airport contribute to the continued availability of accessible jobs.¹¹ Despite its favorable location, in terms of employment opportunities, the City has an unemployment rate exceeding that of Los Angeles County and California. According to the California Employment Development Department, the City’s unemployment rate in 2017 was 5.4 percent, higher than the State’s unemployment rate (4.8 percent) and Los Angeles County (4.7 percent).¹²

According to the US Census, in 2017, there were approximately 52,220 employees in the City.¹³ Of these employees, 24 percent were made up of the management, business, science and arts occupations, 25 percent consisted of the service industry (healthcare support, food preparation, building and grounds cleaning), 30 percent consisted of sales and office jobs, 8 percent were made up of natural resources, construction, and maintenance jobs, and 13 percent consisted of production, transportation, and material moving jobs.

Table 3.12-6 shows an upward trend of SCAG’s existing and forecasted employment in the City. While SCAG’s employment forecasts are already exceeded since they are outdated and were based on the downturn of the economy (2012 estimates), SCAG generally expects the City’s employment trend to continue to increase over time. Similar to the City’s number of households and population, the City’s employment decreased in the late 2000s due to the nation-wide

¹¹ City of Inglewood, 2013. *City of Inglewood General Plan Housing Element 2013-2021*. p. 2-8.
¹² California Employment Development Department, 2017. *Unemployment Rate and Labor Force: Annual Averages Unemployment Rate and Labor Force Data Table*. Available: <https://www.labormarketinfo.edd.ca.gov/data/unemployment-and-labor-force.html>. Accessed February 12, 2019.
¹³ US Census, 2017. *American Community Survey 1-Year Estimates Table S2401 Occupation by Sex for the Civilian Employed Population 16 Years and Over*.

economic downturn. From 2012 to 2017, the City has increased jobs by 68 percent, 17,420 jobs greater than expected for the year 2020.

**TABLE 3.12-6
 SCAG EXISTING AND FORECASTED EMPLOYMENT IN INGLEWOOD**

| Year | Employment | Employment Change | Percent Change |
|-------------------|------------|-------------------|----------------|
| 2010 | 32,241 | - | - |
| 2012 | 31,069 | -1,172 | -3.6 |
| 2014 | 32,473 | 1,404 | 4.5 |
| 2016 | 33,812 | 1,339 | 4.1 |
| 2017 | 34,962 | 1,150 | 3.4 |
| 2020 ^b | 34,800 | -162 | -0.5 |
| 2035 ^b | 36,400 | 1,600 | 4.6 |
| 2040 ^b | 37,400 | 1,000 | 2.7 |

SOURCES:

- ^a Southern California Association of Governments (SCAG), 2019. *Profile of the City of Inglewood*. p. 24;
- ^b SCAG, 2016. 2016 RTP/SCS Growth Forecast by Jurisdiction. Available: <http://www.scag.ca.gov/Documents/2016DraftGrowthForecastByJurisdiction.pdf>. p. 1.

City of Inglewood Income and Housing Assistance

Each year, the US Department of Housing and Urban Development (HUD) calculates the median income for every metropolitan region in the country to determine whether families are eligible for affordable housing programs. Median Family Incomes (MFI) and Income Group Limits are established and published annually by HUD.¹⁴ Income group limits, consistent with government codes, are based on a Metropolitan Statistical Area (MSA) or County Median Family Incomes and adjusted for Census Current Population and American Community Surveys and Bureau of Labor Statistics data. The HUD MFI and Income Limits Table are used to determine eligibility for all government housing assistance programs nationwide. Inglewood is in the Los Angeles County MSA. The 2018 MFI for Los Angeles County MSA is \$69,300, based on a 4-person household.¹⁵ The established standard income groups are defined in **Table 3.12-7**. The estimated median household income in the City is \$51,456, which falls within the low-income category in **Table 3.12-7**.¹⁶

¹⁴ City of Inglewood, 2013. *City of Inglewood General Plan Housing Element 2013-2021*. p. 2-8.

¹⁵ US Department of Housing and Urban Development, 2018. *FY 2018 Median Family Income Documentation System Los Angeles County*. Available: <https://www.huduser.gov/portal/datasets/il/il2018/2018MedCalc.odn>. Accessed February 12, 2019.

¹⁶ US Census, 2017. *American Community Survey 1-Year Estimates Table S2503 Financial Characteristics*.

**TABLE 3.12-7
 HUD HOUSEHOLD INCOME GROUP LIMITS FOR LOS ANGELES COUNTY**

| Income Category | Income Limit (\$) |
|-----------------|-------------------|
| Extremely Low | 29,050 |
| Very Low | 48,450 |
| Low | 77,500 |

SOURCE: US Department of Housing and Urban Development (HUD), 2018. *FY 2018 Income Limits Document System Los Angeles County*. Available: <https://www.huduser.gov/portal/datasets/il/il2018/2018summary.odn>. Accessed February 12, 2019.

According to the US Census Bureau, in 2017, 23 percent of households made less than \$24,999 annually, 25 percent made between \$25,000 and \$49,999, 32 percent made between \$50,000 and \$99,999, and 20 percent made above \$100,000 annually.

[Note to reviewer: This is a placeholder – will be updated with details from the Preliminary Gentrification Study conducted by ALH Urban and Regional Economics.]

Project Site

The Project Site is mostly vacant, and is partially developed with a fast-food restaurant, a motel, a light manufacturing/warehouse facility, a warehouse, a commercial catering business, and a groundwater well. The Project Site does not contain any residential or dwelling units within the site’s boundaries, and therefore has no permanent resident population. Existing employment at the Project Site totals approximately 119 people, as estimated below in **Table 3.12-8**.

**TABLE 3.12-8
 EXISTING EMPLOYMENT**

| Land Use | Size | Generation Rate (Employees Per SF) | Total |
|-----------------------------------|-----------|------------------------------------|------------|
| Commercial (Fast-Food Restaurant) | 1,118 sf | 2.24/1,000 sf | 2.5 |
| Commercial (Motel) | 16,806 sf | 1.13/1,000 sf | 19.0 |
| Light Manufacturing/Warehouse | 28,809 sf | 2.69/1,000 sf | 77.5 |
| Warehouse | 6,231 | 2.69/1,000 sf | 16.8 |
| Commercial (Catering) | 1,134 | 2.24/1,000 sf | 2.5 |
| <i>Total</i> | | | <i>119</i> |

SOURCE: Inglewood Unified School District, 2018. *Commercial/Industrial Development School Fee Justification Study Employment Impacts per SF*. p. ES-3. Available: https://www.myiusd.net/wp-content/uploads/2018/05/FSCID_Inglewood_FN.pdf. Accessed February 12, 2019.

3.12.2 Adjusted Baseline Environmental Setting

As discussed in Chapter 3.0, Environmental Impacts, Settings, and Mitigation Measures, Section 3.12, Population, Employment, and Housing, assumes the Adjusted Baseline. Related to Population, Employment, and Housing, the changes associated with the HPSP Adjusted Baseline projects include provision of residential uses, employment, and entertainment uses.

Table 3.12-9 details the land uses and associated employment generation for the HPSP Adjusted Baseline projects, which shows that the HPSP Adjusted Baseline projects would generate a net increase of approximately 6,753 jobs. In addition, the HPSP Adjusted Baseline projects would include 314 residential units, consisting of 75 studios, 85 one-bedroom units, 119 two-bedroom units, and 35 three-bedroom units. Using the City’s average household size of 3.0 persons per household, an addition of 314 residential units would equal an increase of 942 people.

**TABLE 3.12-9
 HPSP EMPLOYMENT**

| Land Use | Size | Generation Rate (Employees Per SF) | Total |
|----------------------|--------------|------------------------------------|-------|
| Stadium ^b | 70,000 seats | - | 2,900 |
| Performance Venue | 6,000 seats | 3.49/1,000 sf | 1,065 |
| Retail ^c | 518,077 sf | 2.24/1,000 sf | 1,161 |
| Office ^c | 466,000 sf | 3.49/1,000 sf | 1,627 |
| <i>Total</i> | | | 6,753 |

NOTE:

Stadiums and performance venues are not typical land uses, and therefore the City and surrounding jurisdictions do not have an existing employment generation factor for these land uses. Thus, to be conservative, the land use was assumed to use the highest employment generation factor (office use) used for the City generation rates. Generation factors use square footage, however, at the time of this analysis, the square footage of the stadium and performance center venue is unknown. Therefore, the employment total for the stadium was used based off of the San Francisco 49ers Stadium, which had a similar seat count (68,500 seats). The square footage for the performance venue was used based off of the Proposed Project, which has approximately triple the seat count of the HPSP performance venue (18,000 seats or 915,000 sf). Thus, the assumed square footage for the performance center was divided in half, to become 457,500 sf.

SOURCES:

- ^a Hollywood Park Redevelopment Draft Environmental Impact Report
- ^b City of Santa Clara, 2009. *The 49ers Stadium Project EIR*. Available: <http://santaclaraca.gov/home/showdocument?id=12770>. Accessed February 12, 2019.
- ^c Inglewood Unified School District, 2018. Commercial/Industrial Development School Fee Justification Study Employment Impacts per SF. p. ES-3. Available: https://www.myiusd.net/wp-content/uploads/2018/05/FSCID_Inglewood_FN.pdf. Accessed February 12, 2019.

3.12.3 Regulatory Setting

Federal

There are no federal regulations, plans, or policies applicable to population, employment, and housing issues relevant to the Proposed Project.

State

California Housing Element Requirement

California law (Government Code Section 65580, et seq.) requires cities and counties to include as part of their General Plans a housing element to address housing conditions and needs in the community. Housing elements are prepared approximately every five years (eight following implementation of SB 375), following timetables set forth in the law. The housing element must identify and analyze existing and projected housing needs and “make adequate provision for the existing and projected needs of all economic segments of the community,” among other requirements. The City’s Housing Element was updated in 2013 (adopted in January of 2014), and is detailed below.

Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The current planning period is 2013 to 2021. Communities use the RHNA in land use planning, prioritizing local allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and housing growth. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and sub-region can grow in ways that enhance quality of life, improve access to jobs, promotes transportation mobility, and addresses social equity and fair share housing needs.

To accomplish balanced distribution, the RHNA determines the “fair share” allocation required of each jurisdiction; that is, the number of housing units for each household income level that should be provided in each jurisdiction to meet both current needs and projected needs. **Table 3.12-10** shows the 2013-2021 RHNA by income level. The RHNA determined that the City currently needs to provide a total of 1,013 new housing units, and of these 400 need to be affordable units for low and very low income households in order to satisfy the City’s share of regional housing needs for the current planning period.

**TABLE 3.12-10
INGLEWOOD REGIONAL HOUSING NEEDS ASSESSMENT (2013-2021)**

| Income Group | Units | Percent of Total |
|------------------------------|--------------|-------------------------|
| Very Low (0-50 Percent AMI) | 250 | 25 |
| Low (51-80 Percent AMI) | 150 | 15 |
| Moderate (81-120% AMI) | 167 | 17 |
| Upper (Over 120 Percent AMI) | 446 | 44 |
| <i>Total</i> | <i>1,013</i> | <i>100</i> |

SOURCE: City of Inglewood, 2013. *City of Inglewood General Plan Housing Element 2013-2021*. p. 2-29.

Local

SCAG Regional Comprehensive Plan

As part of its past planning obligations, SCAG prepared the Regional Comprehensive Plan (RCP), the most recent of which was the 2008 RCP released on February 9, 2009. The RCP was an advisory plan prepared by SCAG that addressed significant regional issues such as traffic/transportation, housing, water, and air quality. The RCP served as an advisory document to local agencies within the Southern California region for information and voluntary use for the preparation of local plans and handling local issues of regional significance. The RCP presented a vision of how Southern California could balance resource conservation, economic vitality, and quality of life. The plan identified voluntary best practices to approach growth and infrastructure challenged in an integrated and comprehensive way. The RCP further included goals and outcomes to measure progress toward a more sustainable region.¹⁷ Because the RCP served as an advisory document for local jurisdictions on their planning-level efforts and not for project-level analysis, it would not be applicable to the Proposed Project and is not evaluated further in this EIR.

SCAG 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)

As previously detailed, the City is located within the planning area of SCAG, the Southern California region's federally designated metropolitan planning organization. On April 7, 2016, SCAG's Regional Council adopted the 2016-2040 RTP/SCS. The RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The plan charts a course for closely integrating land use and transportation so that the region can grow smartly and sustainably. A goal of the 2016 RTP/SCS includes is encouraging land use and growth patterns that facilitate transit and active transportation. The RTP/SCS includes land use policies to guide the region's development, including planning for additional housing and jobs near transit, and planning for changing demand in types of housing.

City of Inglewood General Plan

Housing Element

The City of Inglewood General Plan Housing Element 2013-2021, adopted on January 28, 2014, presents a framework upon which the City can implement a comprehensive housing program from 2013 to 2021 to provide its residents with decent and affordable housing. The program established policies to create or preserve quality residential neighborhoods. The Housing Element identifies current and future housing needs and established policies and programs to mitigate or correct housing deficiencies. As the Project Site currently does not include any residential homes, and as the Proposed Project would not construct any residential homes, no goals or policies

¹⁷ Southern California Association of Governments, Regional Comprehensive Plan, <http://scag.ca.gov/NewsAndMedia/Pages/RegionalComprehensivePlan.aspx>, accessed May 2019.

within the General Plan Housing Element are applicable to the Proposed Project. The Project Site is not zoned for residential, and is not identified as a site for housing within the Housing Element.

3.12.4 Analysis, Impacts and Mitigation

Significance Criteria

The City has not adopted thresholds of significance for analysis of impacts to population, employment, and housing. The following thresholds of significance are consistent with CEQA Guidelines Appendix G. A significant impact would occur if the Proposed Project would:

1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

Methodology and Assumptions

The following analysis is quantitatively and qualitatively based on existing City population, employment, and household numbers compared to future growth projections of applicable local and regional plans. Applicable population, employment, and housing-related planning documents include the SCAG RTP/SCS, RHNA, and Housing Element of the City of Inglewood General Plan.

The information contained in this chapter is used as a basis for analysis of project and cumulative impacts in the technical sections of this EIR. However, changes in population and housing, in and of themselves, are considered social and economic effects, not physical effects on the environment. CEQA provides that economic or social effects are not considered significant effects on the environment unless the social and/or economic effects are connected to physical environmental effects. A social or economic change related to a physical change may be considered in determining whether the physical change is significant (CEQA Guidelines section 15382). The direction for treatment of economic and social effects is stated in section 15131(a) of the CEQA Guidelines:

“Economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes. The intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effect. The focus of the analysis shall be on physical changes.”

Impacts and Mitigation Measures

Impact 3.12-1: Implementation of the Proposed Project could induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). (Less than Significant)

Construction

The Proposed Project would generate temporary employment opportunities during the Project’s construction phase. As detailed in Chapter 2, Project Description, approximately 1,140 construction workers would be employed during construction of the Proposed Project. Construction-related jobs generated by the Proposed Project would likely be filled by employees within the construction industry within the City of Inglewood and the greater Los Angeles County region. In 2017, approximately 5 percent of the City’s employed population was based in the construction industry. Construction industry jobs generally have no regular place of business, as construction workers commute to job sites throughout a given region, which may change several times a year. Additionally, many construction workers are highly specialized. (i.e., crane operators, steel workers, masons, etc.) and move from job site to job site within the region as dictated by the demand for their specific skills. The work requirements of most construction projects are also highly specialized and workers are employed on a job site only as long as their skills are needed to complete a particular phase of the construction process. For these reasons, employment opportunities associated with construction of the Proposed Project would not likely result in any measurable relocation of construction worker households to the vicinity of the Project Site. Therefore, impacts related to unplanned population growth due to construction of the Proposed Project would be **less than significant**.

Operation

Operation of the Proposed Project would include permanent employment associated with the operations of the arena and other uses included in the Proposed Project, as shown in **Table 3.12-11**, as well as temporary employment to support events throughout the year.

**TABLE 3.12-11
 EXISTING AND FUTURE PERMANENT EMPLOYEES**

| Description | Description | Total Employees |
|---|---|------------------------|
| LA Clippers Employees (Existing Employees to be Relocated) | | |
| Basketball Operations (includes players, coaches, staff, etc.) | Players, coaches, training staff, etc. | 54 |
| Executive Management and Business Operations | Executive management, legal, finance, human resources, media and broadcasting staff, public and community relations, hospitality services, etc. | 100 |
| Business Operations Support | Customer service, sales and marketing support, team operations support | 100 |
| Subtotal | | 254 |

**TABLE 3.12-11
 EXISTING AND FUTURE PERMANENT EMPLOYEES**

| Description | Description | Total Employees |
|---|---|------------------------|
| IBEC Arena Employees (Future) | | |
| Arena Operations and Management | Management, arena maintenance and operations, security, housekeeping | 75 |
| Subtotal | | 75^a |
| Other Project Employees (Future) | | |
| Restaurant | Staff and management for full-service restaurants | 112 |
| Shopping Center/Retail/Arena and Plaza Experience | Flagship team store, quick-service restaurant and coffee shop, and general retail/service and related employees | 216 |
| Sports Medicine Clinic | Care providers (doctors, nurses, specialists) and business operations staff | 35 |
| Community Space | Staff, management, and instructors for flexible community space, meeting rooms/classrooms, and related areas | 26 |
| Hotel | Staff and management for limited service hotel | 50 |
| Subtotal | | 439^b |
| Total | | 768 |

NOTES:

- a Employee totals represent full-time or full-time equivalent employees.
- b Employee totals represent all employees (full-time and part-time).

SOURCE: Murphy's Bowl, LLC, 2018.

LA Clippers and IBEC Arena Employees

As detailed in Chapter 2, Project Description, the LA Clippers currently maintains approximately 254 permanent employees, which includes approximately 54 basketball operations employees such as players, coaches, and staff, and approximately 200 employees in executive management, business operations and various support capacities. These employees currently work at the Clippers team offices in Downtown Los Angeles, and at the practice and training facility in Playa Vista, and would relocate to the Proposed Project Site. The Proposed Project would include approximately the same number of LA Clippers employees as under current conditions, who would work at the new IBEC facility, as opposed to their current locations. It is anticipated that the Proposed Project would require an additional approximately 75 employees to provide operations and management services for the arena.

Other Project Employees

The proposed commercial uses within the plaza buildings, including retail, dining, and similar services or experiences, are estimated to require a total of 328 employees. These uses would operate seven days per week, year round, independent of arena operations. The community space and the sports medicine clinic are anticipated to operate on weekdays, and are estimated to require 26 employees and 35 employees, respectively. It is estimated that the hotel would require 50 employees.

Event-Related Employees

Event-related employees would be required to support basketball and non-basketball events hosted at the proposed arena, including security, ushers, ticket takers, food service and hospitality staff, and other event-related staff. The number of event-related employees required, and the types of services provided, for an event hosted at the arena would vary depending on the type and size of event. As shown in Table 2-3 in Chapter 2, Project Description, the maximum number of event-related employees would be required to support an LA Clippers home basketball game, approximately 1,320 employees, which includes approximately 120 LA Clippers business operations support employees who would also work at LA Clippers games. Other major full-capacity events, such as a large concert, would require approximately 1,120 event-related employees.

Events that would not utilize the maximum capacity of the arena would require fewer employees. Medium-sized events, including weekend family shows and other events, are anticipated to require between 480 and 530 event-related employees. Smaller events such as corporate/ community events or events in the plaza are anticipated to require approximately 25 employees.

Depending on the nature of the event, some event-related employees would work on days leading up to the event. Event-related employees would typically begin to arrive at the arena several hours before an event, and depending on their responsibilities, some employees would remain on site for several hours or longer after events.

Operational Analysis

Direct Residential Household and Population Growth

The Project Site is currently developed with a fast-food restaurant, a motel, a light manufacturing/ warehouse facility, a warehouse, a commercial catering business, and a groundwater well and related facilities. The Project Site does not contain any residential or dwelling units within the site's boundaries, and therefore has no existing permanent resident population. The Proposed Project would not include residential uses, and thus would not directly increase the residential population or number of households of the City. Therefore, the Proposed Project would not directly induce substantial unplanned population growth in the City, and **no impact** would occur.

Direct Employment Growth

Employment generated by the Proposed Project is analyzed to determine if the new employees drawn to the Project Site would induce substantial population growth in the City that would exceed projected or planned growth in the City. The Proposed Project would eliminate the current uses and jobs at the Project Site (approximately 119 jobs), for a net increase of 1,969 jobs.¹⁸ The Proposed Project is estimated to be operational in mid-May 2024.

¹⁸ The maximum number of event-related employees would be required to support an LA Clippers home basketball game, with approximately 1,320 employees. A maximum of 1,320 employees plus 768 employees (Table 3.12-11) subtracted by the existing 119 employees equals a net increase of 1,969 jobs.

As shown in Table 3.12-6, the City's employment growth in 2017 has already exceeded employment projections through 2020, as SCAG's projections were developed in consideration of a slow economic period in 2012. The RTP/SCS did not anticipate the region's employment growth to recover as quickly as it did, as employment increased approximately 13 percent from 2012 to 2017 (refer to Table 3.12-6). Therefore, any project that includes employment would exceed the RTP/SCS forecasts for the City. Nevertheless, SCAG expected the City's employment trend to generally increase over time. Based on SCAG forecasts, employment is anticipated to increase by 1,600 employees within the City of Inglewood between 2020 and 2035.

Under the Adjusted Baseline, employment would increase to approximately 8,722 new jobs in the City.¹⁹ While this employment growth was not necessarily forecasted within SCAG's projection horizon, which could cause additional people to move into the area beyond what was planned, this growth would occur in a built-out urban area with existing and planned infrastructure and housing to support additional employees. As detailed in Table 3.12-4 above, households are expected to increase 5 percent from 2020 to 2035, with a total increase of 18 percent from 2017 to 2035 (compared to a 12 percent increase for the SCAG region between 2020 and 2035). The Adjusted Baseline will include the provision of 314 new residential units. Bringing additional jobs to the City beyond forecasted projections would not cause a physical environmental impact because there is sufficient housing and infrastructure planned (as detailed within Section 3.13, Public Services and Section 3.15, Utilities and Service Systems) to accommodate the additional growth. Thus, exceeding projections in itself does not cause a significant physical environmental impact. As previously stated, the City has an unemployment rate exceeding that of Los Angeles County and California, and thus job growth associated with the Proposed Project would be a positive effect on the community. Therefore, while the Proposed Project plus the HPSP Adjusted Baseline projects would result in more employment growth induce unplanned employment growth through than projected in the SCAG, the introduction of new businesses, the growth would be supported with existing and planned housing growth in the City and surrounding region and would thus be considered **less than significant**.

Indirect Growth

Under the Adjusted Baseline, employment could increase by approximately 8,772 new jobs with the Proposed Project. Assuming a household size of 3.0 persons, related population could indirectly increase by approximately 26,316 people. The increase in employment could generate indirect population and housing growth if households relocate from communities outside the southern California region to be closer to their place of employment. However, this estimate is highly conservative as near term employment generated by the HPSP Adjusted Baseline projects would be filled by existing residents within the City of Inglewood and other nearby areas in the region. In addition, related to the Proposed Project, employment opportunities typically associated with commercial office, hotel, retail, and entertainment uses would not likely result in substantial permanent population growth or associated housing demand. Retail and service-

¹⁹ The employment increase is based on the Adjusted Baseline Environmental Setting of 6,753 jobs plus the Proposed Project's 1,969 jobs, equaling 8,722 new jobs.

oriented commercial employment opportunities are typically filled by the local population base. As such, it is anticipated that the employment opportunities generated by the Proposed Project would be filled by existing residents within the City of Inglewood and other nearby areas in the region. Additionally, LA Clippers employees (players, coaches, training staff, etc.) would likely already live near their existing arena location in the City of Los Angeles (Staples Center), and likely would not move due to the change in stadium location, approximately seven miles away. Regardless, as previously detailed, this growth would occur in a built-out urban area with existing and planned infrastructure and housing to support additional growth. As detailed in Table 3.12-4 above, households are expected to increase 5 percent from 2020 to 2035, with a total increase of 18 percent from 2017 to 2035. In addition, Phase 1 of the HPSP would include the 314 new residential units. Therefore, while the Proposed Project plus the HPSP Adjusted Baseline projects would indirectly induce population growth in the City that exceeds the SCAG projections, the growth would be supported with existing and planned housing growth and would thus be considered **less than significant**.

Mitigation Measures

None required.

Impact 3.12-2: Implementation of the Proposed Project could displace substantial numbers of existing people or housing units necessitating the construction of replacement housing elsewhere. (Less than Significant)

As previously detailed, the Project Site is currently developed with a fast-food restaurant, a motel, a light manufacturing/warehouse facility, a warehouse, a commercial catering business, and a groundwater well and related facilities. The Project Site does not contain any residential or dwelling units within the site's boundaries, and therefore has no existing permanent resident population. Thus, the Proposed Project would not directly displace substantial numbers of existing people or housing units necessitating the construction of replacement housing elsewhere. It is possible, however, that existing residents in the vicinity of the Project Site could move from the area if market conditions cause housing prices to increase. [Note to reviewer: This is a placeholder for analysis from the Preliminary Gentrification Study conducted by ALH Urban and Regional Economics.]

Mitigation Measures

None required. [Note to reviewer: To be confirmed based on Preliminary Gentrification Study.]

Cumulative Impacts

The geographic scope of analysis for cumulative impacts related to population, employment, and housing includes those past, present, and reasonably foreseeable cumulative projects within the boundaries of the City of Inglewood.

Impact 3.12-3: Implementation of the Proposed Project, in combination with related cumulative projects, could contribute to cumulative 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 and other infrastructure). (Less than Significant)

The Proposed Project would not include residential uses, and thus would not directly increase the residential population or number of households of the City, and therefore would not directly contribute to cumulative substantial unplanned population growth. As detailed above, while highly unlikely, to be conservative the Proposed Project plus the Adjusted Baseline could indirectly increase population by 26,316 people, if all net 8,772 employees and their households relocated into the City of Inglewood. Of the cumulative projects listed in Table 3.0-2 that are within the City of Inglewood, 21 projects include residential uses, totaling 2,933 units. Based on an average household size of 3.0 persons, cumulative projects would directly increase the population by 8,799 people within the City planning area. As detailed above in Table 3.12-2, based on SCAG forecasts, the City's population is anticipated to increase by 5,700 people between 2020 and 2035. Projected employment from cumulative projects would exceed SCAG's population forecasts. However, as stated in Impact 3.12-1, the Proposed Project itself would result in a less than significant impact related to substantial unplanned population growth that is not supported by existing or planned housing. Based on the above considerations, the Proposed Project, in conjunction with the HPSP Adjusted Baseline projects and cumulative development within the City, implementation of the Proposed Project would not contribute to substantial unplanned population growth directly or indirectly. Therefore, the cumulative impact would be **less than significant**.

Impact 3.12-4: Implementation of the Proposed Project, in combination with related cumulative projects, could displace substantial numbers of existing people or housing units necessitating the construction of replacement housing elsewhere. (Less than Significant)

There is no housing located within the Project Site and therefore no displacement of existing people or housing units would occur as a direct result of the Proposed Project. Cumulative projects listed in Table 3.0-2 could potentially result in the removal of existing housing units, potentially displacing existing people or housing units, necessitating the construction of replacement housing elsewhere. Therefore, cumulative projects would result in a potential cumulative impact. However, the Project Site does not contain any residential or dwelling units within the site's boundaries, and therefore has no existing permanent resident population. Therefore, the Proposed Project would not directly displace substantial numbers of existing people or housing units necessitating the construction of replacement housing elsewhere. The Proposed Project, in conjunction with the HPSP Adjusted Baseline projects and cumulative

development in the City would not displace existing people or housing units necessitating the construction of replacement housing elsewhere. Therefore, impacts would be **less than significant**. [Note to reviewer: To be confirmed based on analysis in Impact 3.12-2 based on the Preliminary Gentrification Study.]

Mitigation Measures

None required.