

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, 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, the California Department of Finance population estimates and projections, and the Southern California Association of Governments (SCAG) 2016 Regional Transportation Plan Sustainable Communities Strategy (RTP/SCS).

3.12.1 Environmental Setting

Population

The Project Site is located in the City of Inglewood. 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 a more recent increase. In 2000, the City had a population of 112,580, having grown by an average of nearly 0.3 percent per year in the decade from 1990 to 2000.¹ Between 2000 and 2010 the population of the City dropped by an average of nearly 0.3 per year, which was followed by an increase of equal amount from 2010 to 2019. According to the California Department of Finance, the City of Inglewood's 2019 population is approximately 112,549, essentially the same as its pre-recession population.² According to SCAG's 2016 RTP/SCS growth forecast, the City is expected to see its population grow to 129,000 people in 2040; this would represent a nearly 0.7 percent annual growth rate from 2019. **Table 3.12-1** summarizes the population trends for the City of Inglewood from 1990 to 2019, and growth forecasts to 2040.

¹ State of California, Department of Finance, E-4 Historical Population Estimates for City, County and the State, 1991-2000, with 1990 and 2000 Census Counts. Sacramento, California, August 2007, available at <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-4/1991-2000/>.

² State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2019. Sacramento, California, May 2019. Available at: <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>.

The City of Inglewood is one of eighty communities that form the greater Los Angeles metropolitan area, it is located within the planning area of SCAG, the Southern California region’s federally designated metropolitan planning organization.³ The SCAG region includes six counties: Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. Region-wide, the population grew from nearly 14.64 million people in 1990 to 16.52 million in 2000, a growth rate of nearly 1.28 percent per year. From 2000 to 2010, while the population of Inglewood dropped at an average rate of 0.3 percent per year, the region grew at an average rate of 1.03 percent. From 2010 to 2019, region-wide population growth slowed to an average of 0.61 percent per year reaching a total of 19.16 million people in 2019.⁴ With respect to projected region-wide growth, the RTP/SCS forecasts the growth to nearly 22.14 million, which would represent an average growth rate of 0.73 percent per year from 2019, similar to potential citywide growth. Table 3.12-1 summarizes the existing population trends for the SCAG region from 1990 to 2019 and estimated population forecasts to 2040.

**TABLE 3.12-1
 TRENDS IN POPULATION GROWTH FOR THE CITY OF INGLEWOOD AND SCAG REGION (1990-2040)**

Year	City of Inglewood			SCAG Region		
	Population	Population Growth ^a	Avg. Annual Percent Growth ^b	Population	Population Growth ^a	Avg. Annual Percent Growth ^b
1990 ^c	109,602	-	-	14,640,832	-	-
2000 ^c	112,580	2,978	0.27%	16,516,703	1,875,871	1.28%
2010 ^d	109,673	-2,907	-0.29%	18,051,534	1,534,831	1.03%
2019 ^d	112,549	2,876	0.26%	19,155,405	1,103,871	0.61%
2040	129,000 ^e	16,451	0.70%	22,138,000 ^f	2,982,595	0.74%

NOTES:

- ^a "Population Growth" considers the delta between the population associated with listed "Year" row and population of that that under the prior "Year" row.
- ^b "Average Annual Percent Growth" is calculated by dividing the population growth value by the population of the prior comparison year to obtain the overall percent change. The overall percent change is then divided by the number of years this growth represents in order to present a comparable annual change (i.e., 1990-2000 = 10 years, 2010-2018 = 8 years, and 2018 – 2040 = 22 years). For example, population growth from 1990 to 2000 was 26,005. (26,005 population growth / 372,242 population) x 100 = 7% growth over a 10 year period. 7% overall growth / 10 years = 0.70% growth per year.
- ^c 1990 and 2000 data is provided by State of California, Department of Finance, E-4 Historical Population Estimates for City, County and the State, 1991-2000, with 1990 and 2000 Census Counts
- ^d 2010 and 2019 data are sourced from State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2019
- ^e 2040 projected data for the City of Inglewood is sourced from the SCAG 2016 RTP/SCS Growth Forecast by Jurisdiction. p. 1.
- ^f 2040 projected data for the SCAG Region is sourced from SCAG, Regional Transportation Plan Sustainable Communities Strategy 2016-2040. p. 51.

SOURCES:

State of California, Department of Finance, E-4 Historical Population Estimates for City, County and the State, 1991-2000, with 1990 and 2000 Census Counts. Sacramento, California, August 2007. Available at <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-4/1991-2000/>; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2019. Sacramento, California, May 2019. Available at: <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>; SCAG, 2016. 2016 RTP/SCS Growth Forecast by Jurisdiction. Available at: [http://www.scag.ca.gov/Documents/2016 Draft Growth Forecast ByJurisdiction.pdf](http://www.scag.ca.gov/Documents/2016%20Draft%20Growth%20Forecast%20ByJurisdiction.pdf). p. 1; and SCAG, 2016. Regional Transportation Plan Sustainable Communities Strategy 2016-2040. p. 51.

³ Southern California Association of Governments, 2019. *About SCAG*. Available: <http://www.scag.ca.gov/about/Pages/Home.aspx> Accessed on February 10, 2019.
⁴ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2019. Sacramento, California, May 2019. Available at: <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5>

Housing

From 1990 to 2019, similar to the population of Inglewood, occupied housing units (or households) within the City reached a peak in 2000 before dropping to 1990 levels in 2010.⁵ By 2019, occupied units reached a nearly 30 year high with 36,808 households, in 38,691 units. Despite this fluctuation, the total supply of housing has decreased by approximately 20 units over this time. **Table 3.12-2** shows total housing, vacancy rates, households and persons per household within the City of Inglewood and the surrounding SCAG region. As shown in the table, while housing in the City of Inglewood generally remained stagnant from 1990 to 2019, region-wide housing supply increased from 5.33 million to 6.59 million units.⁶

**TABLE 3.12-2
 HOUSING UNITS, HOUSEHOLDS, AND HOUSEHOLD SIZE- IN INGLEWOOD AND SCAG REGION (1990 – 2040)**

Year	Inglewood				SCAG Region			
	Total Housing Units ^a	Vacancy Rate ^b	Households ^c	Persons Per Household	Total Housing Units ^a	Vacancy Rate ^b	Households ^c	Persons Per Household
1990 ^d	38,713	6.74%	36,102	2.92	5,329,631	7.43%	4,933,562	2.91
2000 ^d	38,648	4.77%	36,805	3.02	5,722,035	5.86%	5,386,488	3.01
2010 ^e	38,429	5.31%	36,389	2.97	6,327,311	7.65%	5,843,223	3.03
2019 ^e	38,691	4.87%	36,808	3.02	6,592,345	7.68%	6,086,263	3.09
2040	-	-	43,300 ^f	2.98 ^g	-	-	7,17,200 ^h	3.09

NOTES:

- ^a Total housing units are provided in in this column in order to provide a comparative context with vacancy rates and the total number of households.
- ^b "Vacancy Rates" are provided by the California Department of Finance; this rate (VR) refers to the difference between total housing units (HU) and households (H) in order to identify vacant units, which are then divided by the number of housing units (HU); as an equation, this is $VR = (HU - H) / HU$.
- ^c Households are defined as an occupied residential unit; Note 2040 data is not available for total housing units.
- ^d 1990 and 2000 data is provided by State of California, Department of Finance, E-4 Historical Population Estimates for City, County and the State, 1991-2000, with 1990 and 2000 Census Counts
- ^e 2010 and 2019 data are sourced from State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2019
- ^f 2040 projected data for the City of Inglewood is sourced from the SCAG 2016 RTP/SCS Growth Forecast by Jurisdiction. p. 1.
- ^g 2040 Persons Per Household is based on 2040 population identified in Table 3.12-1. (ESA, 2019)
- ^h 2040 projected data for the SCAG Region is sourced from SCAG, Regional Transportation Plan Sustainable Communities Strategy 2016-2040. p. 51.

SOURCES:

State of California, Department of Finance, E-4 Historical Population Estimates for City, County and the State, 1991-2000, with 1990 and 2000 Census Counts. Sacramento, California, August 2007. Available at <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-4/1991-2000/>; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2019. Sacramento, California, May 2019. Available at: <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>; SCAG, 2016. 2016 RTP/SCS Growth Forecast by Jurisdiction. Available at: [http://www.scag.ca.gov/Documents/2016 Draft Growth Forecast ByJurisdiction.pdf](http://www.scag.ca.gov/Documents/2016%20Draft%20Growth%20Forecast%20ByJurisdiction.pdf). p. 1; SCAG, 2016. Regional Transportation Plan Sustainable Communities Strategy 2016-2040. p. 51.; and ESA 2019

⁵ 1990 and 2000 data is provided by State of California, Department of Finance, E-8 Historical Population and Housing Estimates for Cities, Counties, and the State, 1990-2000. Sacramento, California, August 2007. Available at: <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-8>. 2010 and 2019 data are sourced from State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2019. Sacramento, California, May 2019. Available at: <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>.

⁶ Ibid.

Employment

According to the US Census, in 2017, there were approximately 51,474 employees in the City.⁷ Of these employees, approximately 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.⁸

**TABLE 3.12-3
 TRENDS IN EMPLOYMENT GROWTH IN THE INGLEWOOD AND SCAG REGION**

Year	Inglewood			SCAG Region		
	Employment ^a	Employment Growth From Prior Year Listed	Average Annual Percent Growth ^b	Employment	Employment Growth From Prior Year Listed	Average Annual Percent Growth
2000	42,375	-	-	6,948,811	-	-
2010	49,000	6,625	1.56%	8,096,617	1,147,806	1.65%
2013	47,436	-1,564	-1.06%	8,070,271	-26,346	-0.11%
2017	51,474	4,038	2.13%	8,685,134	614,863	1.90%
2040	37,400 ^c	-14,074	-1.19%	9,872,000 ^d	1,186,866	0.59%

NOTES:

- ^a Employment here refers to the total number of employee in the City or Region, as opposed to the number of residents in each location employed.
- ^b "Average Annual Percent Growth" considers the growth in population value, and divides it by the number of years this growth represents in order to present a comparable annual change; i.e. 1990-2000 = 10 years, 2010-2017 = 7 years, and 2017 – 2040 = 23 years.
- ^c 2040 data for the City of Inglewood is sourced from 2016 RTP/SCS Growth Forecast by Jurisdiction, p. 1.
- ^d 2040 data for the SCAG region is sourced from SCAG, 2016. *Regional Transportation Plan Sustainable Communities Strategy 2016-2040*. p. 51.

SOURCES:

2000 data is provided by U.S. Census, 2000, DP-3-Population Group-Total population: Profile of Selected Economic Characteristics: 2000, Census 2000 Summary File 4 (SF 4) - Sample Data. Available at: <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk>; 2010 data provided by 2006-2010 American Community Survey Selected Population Tables; 2013 data provided by 2009-2013 American Community Survey (5-year estimates); 2017 data is provided by U.S. Census, 2017; 2016 RTP/SCS Growth Forecast by Jurisdiction. Available: <http://www.scag.ca.gov/Documents/2016DraftGrowthForecastByJurisdiction.pdf>; and SCAG, 2016. *Regional Transportation Plan Sustainable Communities Strategy 2016-2040*.

Table 3.12-3 shows 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 expected 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 economic downturn. From 2013 to 2017, the City has increased jobs by an estimated 2.13 percent per year. Similar to the City, regional employment decreased in the late 2000s due to the economic downturn, and has increased since. According to SCAG’s RTP/SCS, employment is expected to increase over time,

⁷ US Census, 2017. *2013-2017 American Community Survey (5-year estimates)*

⁸ US Census, American Community Survey (ACS), "Table S2401: Occupation by Sex for the Civilian Employed Population 16 Years and Over", 2017 American Community Survey 1-Year Estimates; and ALH Urban & Regional Economics.

to a total of 9,872,000 jobs by 2040, equating to an average annual growth of about 0.59 percent per year from 2017.

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} Similar to this trend, unemployment in the state was 9.8 percent in 2012 and decreased to 4.8 percent in 2017.

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

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.

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.

Project Site and Existing Stadium Employment

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 3.12-4**.

**TABLE 3.12-4
 EXISTING PROJECT SITE EMPLOYMENT**

Land Use ^a	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>

NOTES:

a Other Project Site uses include a City water well and vacant land, which do not generate employment.

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.

As detailed in Chapter 2, Project Description, the LA Clippers currently maintain 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.

3.12.2 Adjusted Baseline Environmental Setting

As discussed in Chapter 3.0, Environmental Setting, Impacts, and Mitigation Measures, this section assumes the Adjusted Baseline for analysis. The residential, office, retail, and entertainment uses associated with the Hollywood Park Specific Plan (HPSP) Adjusted Baseline projects would result in changes to the City’s population, employment, and housing stock. **Table 3.12-5** details the land uses and associated residential and employment generation for the HPSP Adjusted Baseline projects. Overall, the HPSP Adjusted Baseline projects would generate an increase of approximately 6,370 jobs and 314 residential units. By using the City’s average household size of 3.04 persons per household,¹³ the addition of 314 residential units would

¹³ US Census, American Community Survey (ACS), "Table B25032: Tenure by Units in Structure", "Table B25038: Tenure by Year Householder Moved Into Unit", and "Table B25039: Median

generate an estimated 942 people. Overall, as shown in **Table 3.12-6**, under Adjusted Baseline conditions, the City has a residential population of 113,491 persons, employment of 57,844 jobs, and a housing stock of 39,005 units.

**TABLE 3.12-5
 HPSP ADJUSTED BASELINE PROJECTS POPULATION, EMPLOYMENT AND HOUSING CHARACTERISTICS**

Land Use	Size	Generation Rate	Employee Population	Residential Population
Stadium ^a	70,000 seats	-	2,900	
Performance Venue ^b	6,000 seats	2.24 employee /1,000 sf	683	
Retail ^c	518,077 sf	2.24 employee/1,000 sf	1,161	
Office ^c	466,000 sf	3.49/1,000 sf	1,626	
Housing Unit	314 units	3.04 persons/unit		955
Total			6,370	955

NOTE:

- a. "Stadiums" are not come land uses, and the City and surrounding jurisdictions do not have an existing employment generation rates for this use. Therefore, the employment total for the stadium was based on that provided in the San Francisco 49ers Stadium, which had a similar seat count (68,500 seats). See City of Santa Clara, 2009. *The 49ers Stadium Project EIR*. o 176.
- b. "Performance Venues" are not common land uses, and the City and surrounding jurisdictions do not have an existing employment generation rates for these uses. Consistent with the City's Hollywood Park Redevelopment Draft Environmental Impact Report, and to be conservative, the "Performance" land use is assumed to use the "Retail Use" for the City generation rates. The square footage for this Performance Venue was 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, this analysis assumes square footage for Performance Venue is that of the Proposed Project divided in by three, to become 305,000 sf.
- c. Based on employment generation factors from Inglewood Unified School District, 2018 Developer Fee Justification Study. Table 4. Assumes employee generation rate of 2.24 employee per square foot for Retail and Service uses, and 3.49 employee per square foot for Office uses.

SOURCES:

City of Santa Clara, 2009. *The 49ers Stadium Project EIR*. Available: <http://santaclaraca.gov/home/showdocument?id=12770>. Accessed February 12, 2019; City of Inglewood, 2008, Hollywood Park Redevelopment Draft Environmental Impact Report; and Inglewood Unified School District, 2018. Commercial/Industrial Development School Fee Justification Study Employment Impacts Per Sf. P. ES-1. Available: https://www.myiusd.net/Wp-Content/Uploads/2018/05/Fscid_Inglewood_Fn.Pdf. Accessed February 12, 2019.

**TABLE 3.12-6
 HPSP ADJUSTED BASELINE CONDITIONS**

Use	Existing Setting ^a	HPSP Adjusted Baseline Projects	Total
Population	112,549	955	113,504
Housing	38,691	314	39,005
Employment	51,474	6,370	57,844

NOTE:

- a. Note Population and Housing utilize 2019 as the existing setting year per table 4.12-1 and -2, and Employment uses 2017 as the existing setting year per table 4.12-3.

SOURCE:

ESA, 2019

Year Householder Moved Into Unit by Tenure", 2017 American Community Survey 1-Year Estimates; and ALH Urban & Regional Economics

3.12.3 Regulatory Setting

Federal

There are no federal laws, regulations, plans, or policies related to population, employment, and housing issues that are applicable 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 3.12-7** 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.¹⁴

¹⁴ City of Inglewood, 2013. *City of Inglewood General Plan Housing Element 2013-2021*. p. 2-29

**TABLE 3.12-7
 INGLEWOOD REGIONAL HOUSING NEEDS ASSESSMENT (2013-2021)**

Income Group	Units	Percent of Total
Very Low (0-50 Percent AMI) ^a	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>

NOTE:

a. AMI refers to area medium income

SOURCE:

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

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.¹⁵ 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,

¹⁵ Southern California Association of Governments, Regional Comprehensive Plan, Available at: <http://scag.ca.gov/NewsAndMedia/Pages/RegionalComprehensivePlan.aspx>. Accessed May 2019.

including planning for additional housing and jobs near transit, and planning for changing demand in types of housing.

Local

City of Inglewood General Plan

The City of Inglewood General Plan sets forth goals, objectives, and policies for the future development of the City and designates the location of desired future land uses within the City and therefore the Project Site. A summary of the General Plan Elements is provided under Section 3.10, Land Use and Planning. Specific elements that apply to population, employment and housing relevant to the Proposed Project are described below.

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.

The Project Site currently does not include any housing, nor is it zoned for residential, or identified as a site for housing within the Housing Element. Because of this setting and because the Proposed Project would not construct any housing, goals or policies identified in the General Plan Housing Element are not applicable to the Proposed Project..

Land Use Element

A. General:

Goal: Help promote sound economic development and increase employment opportunities for the City's residents by responding to changing economic conditions.

Goal: Develop a land use element that facilitates the efficient use of land for conservation, development and redevelopment.

Goal: Promote Inglewood's image and identify as an independent community within the Los Angeles Metropolitan area.

C. Commercial:

Goal: Create and maintain a healthy economic condition within the present business community and assist new business to located within the City.

Goal: Protect local businessmen and encourage the importance of maintaining a strong commercial district in the downtown.

Goal: Continue to promote the development of high quality commercial/office space at appropriate locations within the City through the redevelopment process.

Goal: Promote the development of commercial/recreational uses which will complement those which already are located in Inglewood.

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 based on City population, employment, and housing characteristics under the Adjusted Baseline. The analysis considers future growth projections of applicable local and regional plans. Sources of information for population, employment, and housing-related estimates include the California Department of Finance, SCAG RTP/SCS,¹⁶ 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 in Chapter 3 of this EIR. However, changes in population and housing, in and of themselves, are social and economic effects and under CEQA are 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 serve as a linkage between the Proposed Project and a physical environmental effect, or 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.”

¹⁶ Note, that because the SCAG RTP/SCS is a regional tool to plan for possible future growth, it does not represent a growth ceiling, or limit.

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 Impacts

The Proposed Project would generate temporary employment opportunities during the Project's construction phase. 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.¹⁷ Construction industry jobs generally have no regular place of business and many construction workers are highly specialized (i.e., crane operators, steel workers, masons, etc.). Thus, construction workers commute to job sites throughout the region that may change several times a year 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**.

Operational Impacts – Employment Growth

Construction and operation of the Proposed Project would eliminate the current uses at the Project Site, which are estimated to provide approximately 119 jobs. The Proposed Project would generate 768 permanent jobs at the Project Site, a net increase of 649 jobs. Specifically, as detailed in Chapter 2, Project Description, the LA Clippers currently maintain 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 also result in an estimated increase of 75 permanent employees to provide operations and management services for the arena and 439 permanent employees in other uses within the Proposed Project (a complete breakdown of Proposed Project permanent employment is provided in **Table 2-4**).

In addition to the increase in permanent employment, there would be part time employment for employees to support an average of approximately 143 arena and/or plaza events throughout the year; depending on the type of event, such event employment could range from 25 to 1,320 persons (see description of events and event-related employment in **Table 2-3**). As described in

¹⁷ US Census, American Community Survey (ACS), "Table S2401: Occupation by Sex for the Civilian Employed Population 16 Years and Over", 2017 American Community Survey 1-Year Estimates; and ALH Urban & Regional Economics.

Table 3.12-8, based upon the anticipated number of events and assuming 4 hours of employment for each event, total event employment would be equal to an additional 225 full time jobs. Combined with the 768 permanent jobs, the Proposed Project would result in a total of 993 full-time equivalent jobs, a net increase of 874 jobs over Adjusted Baseline conditions.¹⁸

**TABLE 3.12-8
 PROPOSED IBEC EVENT EMPLOYMENT FULL TIME EQUIVALENCY**

Event Type	Event #	Employees/Event	Total Employee Days
NBA	49	1,200	58,800
Concerts – Large	8	1,120	8,960
Concerts – Medium	10	795	7,950
Concerts – Small	12	530	6,360
Family Shows	20	530	10,600
Other Events	35	480	16,800
Corporate/Civic	100	25	2,500
Plaza Events	16	25	400
Total PT Employee Days			112,370
Estimated FT Employee Days ^a			56,185
Estimated FT Employee Equivalent ^b			225

NOTES:

- a. Assumes 4 hours per event
 - b. Assumes 250 work days per year
- Source: ESA 2019

When accounting for the removal of existing uses, the Proposed Project would result in an increase of 874 full time jobs within the City. The Proposed Project net new employment would increase employment in the City from 57,844 under the Adjusted Baseline to approximately 58,718 with the Proposed Project.¹⁹

The City of Inglewood’s total employment in 2017 exceeded that projected by SCAG RTP/SCS for 2020, and even additional employment projections through 2040.²⁰ Therefore, any project that includes employment would exceed the RTP/SCS forecasts for the City. While the 874 net new jobs anticipated by the Proposed Project would represent employment growth beyond what RTP/SCS forecast for the City. However, the regional projection is not incorporated in the City’s General Plan as an employment growth cap. Insofar as the exiting services and utilities infrastructure can support this growth, it does not represent a significant cumulative impact.

¹⁸ This net increase accounts for loss of estimated 119 existing onsite jobs.

¹⁹ The employment increase is based on the Adjusted Baseline Environmental Setting of 6,370 more jobs (see Table 3.12-5) plus the existing setting of 51,474 jobs, for a total of 57,844 jobs (see Table 3.12-6).

²⁰ 2016 RTP/SCS Growth Forecast by Jurisdiction, p.1.

Bringing additional jobs to the City beyond forecasted projections would not cause a physical environmental impact because there is sufficient infrastructure planned (as detailed within Section 3.13, Public Services and Section 3.15, Utilities and Service Systems) to accommodate the additional growth.

The City of Inglewood has established several goals and policies to foster redevelopment of infill sites that would support healthy economic development. Moreover, as addressed under Section 2.4, Project Site Existing Conditions and Section 3.10, Land Use, the Project Site is intended to support employment uses. Therefore, while the Proposed Project would require amendments to the General Plan, Planning and Zoning Code Text, and Zoning Map and would introduce more jobs to the Project Site than may have resulted under existing zoning, this growth is consistent with the City of Inglewood General Plan.

Overall, the site is located in an urban setting designated to accommodate a substantial proportion of the city's future commercial growth and Project generated employment growth is consistent with planned growth under the City's General Plan. Development of commercial uses in this area would be served by proposed streets and infrastructure, without generating significant impacts not previously considered. Therefore, while the Proposed Project added to the Adjusted Baseline would result in higher employment than projected by SCAG, the growth would be consistent with the General Plan and would be supported with existing and planned infrastructure; the impact to population growth would thus be considered **less than significant**.

Operational Impacts – Housing and Residential 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 housing units within the site's boundaries, and therefore has no existing permanent resident population. The Proposed Project would not include housing uses, and thus would not directly increase the residential population of the City. Therefore, the Proposed Project would not directly induce substantial unplanned population growth in the City, and **no impact** would occur.

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)

Direct Displacement

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, and therefore has no existing permanent resident population. Because there is no existing onsite housing, and employees associated with existing businesses are reasonably assumed to have housing in the city or region thus, none of the displaced businesses would generate the need for new housing. The Project would therefore not displace substantial numbers of existing people or housing units necessitating the construction of replacement housing elsewhere, Thus, the Proposed Project would not directly displace substantial numbers of existing people or housing units necessitating the construction of replacement housing elsewhere.²¹

Indirect Displacement

[TBD]

Mitigation Measures

None required.

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. Future growth from projected employment- and population-generating-uses are identified by the cumulative project list, see Table 3.0-2.

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)

Employment Growth

The Proposed Project would generate an estimated operational employment of approximately 874 employees. Future growth from projected employment generating uses identified by the cumulative project list (see Table 3.0-2) would provide approximately 1,022 jobs within Inglewood.²² Together, the Proposed Project, HPSP Adjusted Baseline, and cumulative project list employment is estimated to be 8,266 jobs ($874 + 6,370 + 1,022 = 8,266$). Added to existing 2017 employment conditions of 51,474 jobs, the City would have estimated employment of 59,740 jobs under cumulative conditions.

With or without the Proposed Project, the City of Inglewood's cumulative employment would exceed SCAG RTP/SCS employment projections through 2040. The physical effects of

²¹ For additional discussion related to growth-inducing effects or urban decay, refer to Chapter 4, Other CEQA Required Considerations.

²² ESA, 2019, Population and Housing calculations.

additional employment are described in other sections of this Draft EIR. In and of itself, exceedance of regional employment projections does not represent a significant cumulative impact.

Housing and Residential Population Growth

The Proposed Project would not include housing units, and would thus, not directly increase the residential population or number of households of the City. The Proposed Project would therefore not contribute to cumulative housing and residential population growth within the City. While cumulative population and housing growth would result in increased demand for public services, and utilities and service systems; the physical effects of these future conditions are addressed in other sections of this Draft EIR. Further, Chapter 4 of the Draft EIR includes further discussion of the potential for growth inducement as a result of the Proposed Project.

For all of these reasons, there would be no significant cumulative impact. This impact would be **less than significant**.

Mitigation Measures

None required.

Impact 3.12-4: Implementation of the Proposed Project, in combination with related cumulative projects, would not displace substantial numbers of existing people or housing units necessitating the construction of replacement housing elsewhere. (Less than Significant)

Direct Displacement

Because the Proposed Project would not directly displace any people or housing units, it could not contribute to a cumulative displacement impact.

Indirect Displacement

[TBD]

Mitigation Measures

None required.