

## 4.12 POPULATION AND HOUSING

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### INTRODUCTION

This section of the Draft EIR examines the potential for the proposed Project to result in environmental impacts related to changes in population and housing. The analysis relies on population and housing data from the US Census, the California Department of Finance (DOF), and the Southern California Association of Governments (SCAG).

### ENVIRONMENTAL SETTING

#### Regulatory Framework

##### *a. State*

##### **California Housing Element Law**

California planning and zoning law requires each city and county to adopt a general plan for future growth (California Government Code Section 65300). This plan must include a housing element that identifies housing needs for all economic segments and provides opportunities for housing development to meet that need. At the State level, the Housing and Community Development Department (HCD) estimates the relative share of California's projected population growth that would occur in each county based on DOF population projections and historical growth trends. These figures are compiled by HCD in a Regional Housing Needs Assessment (RHNA) for each region of California. Where a regional council of governments exists, HCD provides the RHNA to the council. Such is the case for the City of Compton, which is a member of SCAG. The council, in this case SCAG, then assigns a share of the regional housing need to each of its cities and counties. The process of assigning shares gives cities and counties the opportunity to comment on the proposed allocations. HCD oversees the process to ensure that the council of governments distributes its share of the State's projected housing need.

Each city and county must update its general plan housing element on a regular basis (generally, every 5 years). Among other things, the housing element must incorporate policies and identify potential sites that would accommodate the city's share of the regional housing need. Before adopting an update to its housing element, the city or county must submit the draft to the HCD for review. The department will advise the local jurisdiction whether its housing element complies with the provisions of California Housing Element Law.

The councils of governments are required to assign regional housing shares to the cities and counties within their region on a similar 5-year schedule. At the beginning of each cycle, the HCD provides population projections to the councils of governments, who then allocate shares to their cities and counties. The shares of regional need are allocated before the end of the cycle so that the cities and counties can amend their housing elements by the deadline.

### ***b. Regional and Local***

#### **Southern California Association of Governments**

SCAG represents Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties; it is the federally recognized Metropolitan Planning Organization (MPO) for this region, which encompasses more than 38,000 square miles. SCAG is a regional planning agency and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and State law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs. As the Southern California region's MPO, SCAG cooperates with the Southern California Air Quality Management District (SCAQMD), the California Department of Transportation (Caltrans), and other agencies in preparing regional planning documents. SCAG has developed regional plans to achieve specific regional objectives.

SCAG is also responsible for the designated Regional Transportation Plan (RTP), including its Sustainable Communities Strategy (SCS; together, RTP/SCS) component pursuant to Senate Bill 375. The primary goal of the RTP is to increase mobility for the region's residents and visitors. As part of the 2016–2040 RTP/SCS, SCAG prepared the Regional Growth Forecast, which contains a set of socioeconomic projections. Categorized by county and city, the report includes historical data from 2012, as well as projections of population, housing, and employment for 2040. The socioeconomic estimates and projections in the Growth Forecast are used for federal- and State-mandated long-range planning efforts, such as the RTP, the Air Quality Management Plan (AQMP), the Regional Transportation Improvement Program (RTIP), and the RHNA. The estimates also provide guidance to local governments in planning for jobs and housing.

#### **City of Compton General Plan**

Government Code Section 65300 et seq. requires that each county and city prepare and adopt a comprehensive, long-term plan for its future development, often called the General Plan. The General Plan, which serves as the blueprint for planning and development in the City and indicates the community's visions for the future, must contain seven elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. The City's existing General Plan was adopted in December 1991; its 2030 Comprehensive General Plan Update is currently in the working draft stages.

The City’s Housing Element proposed under the 2030 Comprehensive General Plan Update identifies a RHNA goal of 69 units during the 2006–2014 planning period. The affordability breakdown of the City’s 2006–2014 RHNA is 8 very low-income units, 10 low-income units, 13 moderate-income units, and 30 above moderate income units. Consistent with State housing law, the proposed Housing Element 2030 of the Comprehensive General Plan Update demonstrates that the City can accommodate its RHNA allocation through the construction of planned residential projects, with an estimate of 446 units that have been constructed or approved.

## Existing Conditions

### *City of Compton*

Population data for the City of Compton from the 2000 and 2010 US Censuses, an estimate from the DOF for 2017, and forecasts from SCAG for 2012 and 2040, are presented in **Table 4.12-1: City of Compton Population—Census Data and Forecasts**. The population of the City is forecast to increase to 100,900 by 2040, an increase of approximately 850 people, or 0.9 percent, from the current 2017 DOF estimate of 100,050.

**Table 4.12-1**  
**City of Compton Population—Census Data and Forecasts**

US Census				DOF	SCAG Forecasts			
2000	2010	Change, 2000–2010			2012	2040	Change, 2012–2040	
		Total	Percent	Total			Percent	
93,493	96,455	2,962	3.17	100,050 <sup>a</sup>	97,300	100,900	3,600	3.7

*Sources: US Census Bureau, American FactFinder; California Department of Finance, “E-1 Population Estimates for Cities, Counties, and the State, January 1, 2016, and January 1, 2017” (2017); SCAG, 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (April 2016); and SCAG, 2016–2040 RTP/SCS Demographics & Growth Forecast by Jurisdiction.*

*Notes: DOF = California Department of Finance; SCAG = Southern California Association of Governments.*

*<sup>a</sup> DOF calculates provisional population estimates based on the Housing Unit Method, which incorporates 2010 US Census data.*

The number of total and occupied housing units, vacant units, and vacancy rates from US Census data and DOF estimates are shown in **Table 4.12-2: City of Compton Housing Units and Vacancy Rates—Census Data and DOF Projections**. In comparison to SCAG forecasts, SCAG estimates that the City would have 24,000 households in 2040.

**Table 4.12-2**  
**City of Compton Housing Units and Vacancy Rates—Census Data and DOF Projections**

	Households	Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate (percent)	Persons per Household
<b>2010 US Census Data</b>	23,062	24,523	23,062	1,461	6.0	4.15
<b>2017 DOF Estimates</b>	23,709	24,595	23,505	1,090	4.4	4.22
<b>2012 SCAG Projection</b>	23,100	—	—	—	—	—
<b>2040 SCAG Projection</b>	24,000	—	—	—	—	—

Sources: US Census Bureau, American FactFinder; California Department of Finance, “E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011–2017 with 2010 Census Benchmark” (2017); SCAG, 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (April 2016).

Note: DOF = California Department of Finance.

## **Project Site**

In addition to the exiting Compton High School (CHS) campus, the Project Site also includes (1) the District’s Facilities Department and Pupil Services, Enrollment Center, and Special Education offices; and (2) the ten parcels proposed for acquisition by the Compton Unified School District (District) for use in reconstructing the CHS campus. As shown in **Figure 2.0-3: Existing Project Site Uses** in **Section 2.0: Project Description**, the other District uses are located along the northern and southwestern portions of the Project Site; while the ten acquisition parcels are located along the southeast of the Project Site. These other existing District uses and the ten acquisition parcels are not currently part of the existing CHS campus.

With respect to the other District uses on the Project Site, these existing uses are utilized by District staff and employees. A total of approximately 80–90 District staff members currently occupy these existing District facilities on varying days of the week. No students access these District facilities.

Seven of the acquisition parcels (identified by Assessor’s Identification Numbers (AINs) 6160-006-004, -005, -006, -007, -008, -009, and -010) are currently developed with one single-family residence and six multifamily residential buildings containing a total of 26 housing units.<sup>1</sup> The other three parcels (identified by AINs 6160-006-001, -002, and -003) do not include residential uses. A summary

1 Los Angeles County Office of the Assessor, *Property Assessment Information System*, accessed January 2018, <http://maps.assessor.lacounty.gov>.

of these existing residential uses within the proposed acquisition area is presented in **Table 4.12-3: Summary of Existing Residential Uses within Acquisition Area.**

**Table 4.12-3  
Summary of Existing Residential Uses within Acquisition Area**

AIN	Address	Number of Residential Units
6160-006-001	339 W. Alondra Blvd.	0
6160-006-002	333 W. Alondra Blvd.	0
6160-006-003	329 W. Alondra Blvd.	0
6160-006-004	325 W. Alondra Blvd.	3
6160-006-005	321 W. Alondra Blvd.	1
6160-006-006	317 W. Alondra Blvd.	6
6160-006-007	313 W. Alondra Blvd.	4
6160-006-008	309 W. Alondra Blvd.	4
6160-006-009	305 W. Alondra Blvd.	4
6160-006-010	301 W. Alondra Blvd.	4
<b>Total</b>		<b>26</b>

*Source: Los Angeles County Office of the Assessor, Property Assessment Information System.*

*Note: AIN = [Los Angeles County] Assessor's Identification Number.*

Based on the DOF's 2017 estimate of the City's average household size of 4.22 persons per household, the Project Site is estimated to be occupied by approximately 110 people.<sup>2</sup>

## ENVIRONMENTAL IMPACTS

### Methodology

This analysis considers population and household growth that would occur with implementation of the proposed Project and whether this growth is within local or regional forecasts; whether it is considered substantial with respect to remaining growth potential in the City, as articulated in the City's General Plan and regional forecasts; and/or whether it would result in the displacement of housing or people necessitating the construction of replacement housing elsewhere.

<sup>2</sup> Based on the 2017 Department of Finance estimates for occupancy for the City of Compton, the average household size for residential units is 4.22 persons per household.  $4.22 \text{ persons per household} \times 26 \text{ residential units} = \text{approximately } 110 \text{ people.}$

## Thresholds of Significance

To assist in determining whether the proposed Project would have a significant effect on the environment, the District finds the proposed Project may be deemed to have a significant impact related to population and housing if it would:

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

**Threshold POP-2:** Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

**Threshold POP-3:** Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

## Project Impact Analysis

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

### *Reconstruction of CHS Campus*

A significant impact could occur if the proposed Project were to introduce substantial new population or substantially induce growth that would otherwise not have occurred as rapidly or in as great a magnitude.

Implementation of the proposed Project includes a series of improvements to the existing CHS campus, which would consist of the demolition of all existing uses, including the residential uses located within the acquisition area, and the construction of new school facilities.

The proposed Project would not include the development of new residential uses or businesses. The District does not anticipate the need to increase the number of faculty and staff to support the operation of the reconstructed CHS campus. Any increase in faculty and staff on the CHS campus would derive from existing District employees. As such, the proposed Project would not introduce any new permanent residents or workers into the area.

While operation of the proposed Project would not generate new employment, the proposed Project would generate temporary employment opportunities associated with construction activities. Construction of the proposed Project is estimated to require approximately 475 construction workers throughout the 2021–2023 construction schedule. During the 24-month construction schedule,

construction jobs assignments would typically rotate on a temporary basis with limited hours, or construction workers would be able to fulfill multiple job assignments. In addition, construction workers would likely commute from the local Los Angeles area and would not require a relocation of their residency as a result of construction employment opportunities generated by the proposed Project. These jobs would not substantially affect population growth in the area and could be accommodated by the existing available workforce in the region.

Therefore, the proposed Project would not induce substantial population growth directly by proposing new homes and businesses or indirectly (for example, through the extension of roads or other infrastructure).

Impacts would be less than significant.

### ***Relocation of District Uses***

As part of the Project, the District's Facilities Department and the Pupil Services, Enrollment Center, and Special Education offices would be demolished and relocated to existing District facilities with available capacities at Caldwell Elementary School and Cesar Chavez Continuation High School.

The relocation of the District uses currently located on the Project Site to the Caldwell Elementary School and Cesar Chavez Continuation High School campuses would occur prior to demolition activities. Upon relocation, the functions of these existing District uses would continue as under existing conditions. An increase in operational or staffing capacity is not anticipated. Therefore, the relocation of these District uses would not result in an increase in population beyond that anticipated by the regional forecasts or the City's adopted General Plan.

Impacts would be less than significant.

**Threshold POP-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.**

### ***Reconstruction of CHS Campus***

No residential dwelling units exist on the existing CHS campus; however, the acquisition area of the Project Site includes seven occupied single- and multifamily residential buildings, a church, and a commercial car wash along the southeastern portion of the site. As previously indicated, these residential buildings contain a total of 26 housing units. The District is currently in the process of acquiring the properties.

Implementation of the proposed Project would involve the demolition of these existing uses within the acquisition area, which would not begin until these properties are vacated. Because the residential units would be demolished, the estimated 110 residents of these units would be displaced.

As shown in **Table 4.12-2**, the DOF estimates that in 2017, the City had vacancy rate of 4.4 percent for the total 24,595 housing units located in the City. The loss of the 26 units could be absorbed by the existing housing stock (1,082 units) available in the City. While rental rates may vary, the available housing stock would allow the displaced residents to acquire replacement housing at market rate, or even possibly below market rate, conditions. As such, the estimated 110 people who would be displaced through the District's acquisition of the parcels would have the opportunity to reside within the currently available housing units available in the City. In addition, additional housing is available outside the City—including the nearby cities of Long Beach, Lakewood, Carson, Paramount, Lynwood, Gardena, and Inglewood—which would further supplement any housing needs.

Impacts would be less than significant.

### ***Relocation of District Uses***

As part of the Project, the District's Facilities Department and the Pupil Services, Enrollment Center, and Special Education offices would be demolished and relocated to existing District facilities with available capacities at Caldwell Elementary School and Cesar Chavez Continuation High School.

The portions of the Project Site containing these existing District uses do not contain residential dwelling units. Moreover, no residential dwelling units are located on the Caldwell Elementary School and Cesar Chavez Continuation High School sites. Therefore, the demolition and subsequent relocation of these District uses to these existing District facility sites would not result in the displacement of housing, necessitating the construction of replacement housing elsewhere.

No impacts would occur.

**Threshold POP-3: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.**

### ***Reconstruction of CHS Campus***

No housing exists on the existing CHS campus; however, the Project Site also includes seven occupied single- and multifamily residential buildings, a church, and a commercial car wash along the southeastern portion of the site. The District is currently in the process of acquiring the additional properties.

It is estimated that the proposed Project could displace approximately 110 residents that live in the existing seven residential buildings that are part of the 10 parcels to be acquired. With the exception of the single-family residential building, the majority of the multifamily units that comprise the acquisition area are 1-bedroom, renter-occupied units, which generally do not accommodate a several-person household.

While the proposed Project could displace 110 residents associated with the acquisition area, this would represent approximately 0.1 percent of the DOF's estimated population for the City in 2017.

The DOF estimated that in 2017, the City had a vacancy rate of 4.4 percent for the total 24,595 housing units located in the City. The loss of the 26 units could be absorbed by the existing housing stock (1,082 units) available in the City. While rental rates may vary, the available housing stock would allow the displaced residents to acquire replacement housing at market rate, or even possibly below market rate, conditions. As such, the 110 people who would be displaced through the District's acquisition of the parcels would have the opportunity to reside within the currently available housing units available in the City. In addition, additional housing is available outside the City—including the nearby cities of Long Beach, Lakewood, Carson, Paramount, Lynwood, Gardena, and Inglewood—which would further supplement any housing needs.

The existing residents would be allowed to relocate prior to the start of construction to available housing within the area.

Impacts would be less than significant.

### ***Relocation of District Uses***

As part of the Project, the District's Facilities Department and the Pupil Services, Enrollment Center, and Special Education offices would be demolished and relocated to existing District facilities with available capacities at Caldwell Elementary School and Cesar Chavez Continuation High School.

The portions of the Project Site containing these existing District uses do not contain residential dwelling units. Moreover, no residential dwelling units are located on the Caldwell Elementary School and Cesar Chavez Continuation High School sites. Therefore, the demolition and subsequent relocation of these District uses to these existing District facility sites would not result in the displacement of people, necessitating the construction of replacement housing elsewhere.

No impacts would occur.

## CUMULATIVE IMPACTS

Cumulative impacts occur when incremental impacts that are significant or less than significant from a proposed Project combine with similar impacts from other past, present, or reasonably foreseeable projects in a similar geographic area to create a cumulatively considerable impact.

As described in **Section 3.0: Environmental Setting**, there are 15 related projects within the City, 6 of which include residential units, for a cumulative total of 169 residential units.<sup>3</sup> As noted in **Table 4.12-2**, SCAG has projected an increase of 291 households by 2040 compared to the 2017 DOF estimates of 23,709 households.

Based on the City's average of 4.22 persons per household as estimated by the Department of Finance for 2017, the three related residential projects would increase the City's residential population by approximately 629 persons. SCAG has forecasted a population increase of 850 by 2040 from the 2017 DOF estimates of 100,050 (see **Table 4.12-1**).

Given that the proposed Project would not result in any direct population or housing, the proposed Project would not, in combination with the related projects, contribute to cumulative population and housing growth that would exceed SCAG's growth forecasts for the City.

The proposed Project would displace only 26 residential units that are occupied by an estimated 110 individual, which is not considered a substantial number of housing units or people because this displacement could be absorbed by existing housing stock within the City and surrounding communities. As such, the proposed Project would not, in combination with the related projects, cause a cumulative displacement of substantial numbers of housing units or people.

Impacts would not be cumulatively considerable.

## MITIGATION MEASURES

No mitigation measures are required.

## LEVEL OF SIGNIFICANCE AFTER MITIGATION

Population and housing impacts would be considered less than significant.

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<sup>3</sup> Related Project Nos. 1, 2, 9, 13, 14, and 15, as identified in **Table 3.0-2, Related Projects**.