

4.12 POPULATION, HOUSING, AND EMPLOYMENT

4.12.1 METHODOLOGY

This section addresses the existing population, housing, and employment conditions in the City of Arcadia, County of Los Angeles, and the San Gabriel Valley region. It also analyzes estimated population growth and trends related to future housing and employment anticipated in the City, County, and region, as contained in the 2010 General Plan Update's Housing Element. Existing population and housing characteristics are based on the 2010 California Department of Finance (DOF) estimates. Existing employment statistics were taken from the California Employment Development Department (EDD) and growth projections are estimates of the Southern California Association of Governments (SCAG). The assessment of population, housing, and employment impacts is based on estimates of City buildout, as developed in the preparation of the proposed Land Use Plan.

4.12.2 RELEVANT PROGRAMS AND REGULATIONS

Federal

Uniform Relocation Assistance and Real Property Acquisition Act

The Uniform Relocation Assistance and Real Property Acquisition Act (42 *United States Code* [USC] §§4601 et seq.) was passed by Congress in 1970 and establishes standards for federally-funded programs and projects that require the acquisition of real property (real estate) or that displace persons from their homes, businesses, or farms. It calls for (1) just compensation of any real property acquisition, including reimbursement for expenses resulting from the transfer of title (such as recording fees, prepaid real estate taxes, or other expenses); (2) relocation services to displaced residential tenants and owner occupants with adequate notice; (3) reimbursement for moving expenses and payments for the added cost of renting or purchasing comparable replacement housing; (4) relocation services for displaced businesses, farms, and nonprofit organizations with adequate notice; and (5) reimbursement for moving and re-establishment expenses.

State

State Housing Law

State Housing law recognizes the need to provide decent housing for all residents and for uniform building standards to protect the health, safety, and general welfare of the public and occupants of housing and accessory buildings, as stated in Division 13, Part 1.5 of the *California Health and Safety Code*. The California Department of Housing and Community Development (HCD) is responsible for implementing this law and has developed legislation and regulations that include building standards for new construction of hotels, motels, lodging houses, apartments, dwellings, and accessory buildings. These standards are part of Title 24 of the *California Code of Regulations* (California Building Code), and include requirements for specific accommodations for persons with physical disabilities. In addition, the HCD has added regulations for the maintenance, use, occupancy, repair, alteration, moving, and demolition of residential uses into the *California Code of Regulations* (Title 25, Division 1, Chapter 1). The HCD oversees the application of State laws, regulations, and code enforcement by a city or county, or by a city's or county's building, housing, health, or fire department or fire district.

Housing Element Law

As part of statewide housing policy, the State Legislature mandates that all cities and counties include a Housing Element as part of their adopted General Plan. Section 65583 of the *California Government Code* requires the preparation of a Housing Element and specifies that its contents include a needs assessment; a statement of goals, objectives, and policies; a five-year schedule of program actions; and an assessment of past programs. This law also requires the regular update of the Housing Element to address the changes in existing and future housing needs of each jurisdiction, as determined by the Regional Housing Needs Assessment (RHNA). Section 65588 of the *California Government Code* previously established the deadline for the fourth revision of the Housing Element to be June 30, 2006. However, the HCD extended the deadline for the revision to July 1, 2008. The fifth revision adoption deadline has been set as June 30, 2014. The City of Arcadia Housing Element is further discussed below.

Renters/Tenants Rights

The *California Civil Code* Section 1940 et seq. outlines the rights and responsibilities of renters/tenants and landlords. Regulations on the acceptance of a prospective tenant, habitability of the housing unit, the length of tenancy, renewal of lease, payments, rent adjustments, and written notice of termination are provided in this Code. The regulations prevent unlawful termination of lease or eviction without proper notice, or without valid cause. Written notice from the tenant or landlord is needed to vacate or terminate a lease, including notice for the potential sale of the dwelling or unit. When applying for a demolition permit, the landlord needs to provide notice to a prospective tenant on the earliest date demolition is expected to occur. Otherwise, actual damages, moving expenses, and civil penalty would be owed to the tenant.

California Relocation Assistance Act

In 1970, the State adopted the California Relocation Assistance Act (*California Government Code* §7260 et seq.), which follows the federal Uniform Relocation Assistance and Real Property Acquisition Act. This State law requires public agencies to provide procedural protections and benefits when they displace businesses, homeowners, and tenants in the process of implementing public programs and projects. The act calls for fair, uniform, and equitable treatment of all affected persons through the provision of relocation benefits and assistance to minimize the hardship of displacement on the affected persons.

California Community Redevelopment Law

The California Community Redevelopment Law regulates the creation, operations, activities, and programs of redevelopment agencies in the State. It requires redevelopment agencies to have a plan for relocation of families and persons to be temporarily or permanently displaced from housing facilities in the project area and for non-profit local community institutions that would be temporarily or permanently displaced from facilities for the development of suitable housing or facilities. The law also requires that temporary housing be made available and replacement housing for low- and moderate-income households to be provided within three years of displacement.

Regional

Regional Housing Needs Assessment

State law requires all regional councils of government (COGs), also known as municipal planning organizations (MPOs), which includes SCAG, to determine the existing and future housing needs for its region (*California Government Code* §§65580 et seq.). SCAG is also required to determine the housing allocation that must be accommodated within each city and county in the SCAG region.

SCAG's RHNA provides an allocation of the existing and future housing needs by jurisdiction; this is based on income level, existing housing needs within each city and county, and the fair share allocation of the projected regional population growth. The allocations are driven by the intent that a better balance between jobs and housing should occur in various areas of the region and that every city should incur its fair share in the development of affordable housing units and in meeting future housing needs.

SCAG defines "existing needs" as (1) the number of low-income households overpaying for housing (defined as paying more than 30 percent of their income); (2) households in severely overcrowded conditions; (3) farm worker needs for housing; and (4) affordable housing units at risk of conversion to market rate housing.

SCAG defines "future needs" as the number of additional housing units by income level that will have to be created in the City as a fair share of the region's projected housing needs based on the estimated population growth in the city and region. SCAG calculates future housing needs based upon each individual city's household growth forecasts plus a certain amount of units needed to (1) account for ideal level of vacancy necessary to promote housing choice; (2) account for moderate cost increase; (3) avoid the concentration of lower income households; and (4) provide for replacement housing.

Housing needs are broken down by income group, based on household size and the Area Median Income (AMI). The income groups are:

- ***Extremely Low Income:*** 0 to 30 percent of the AMI;
- ***Very Low Income:*** 31 to 50 percent of the AMI;
- ***Low Income:*** 51 to 80 percent of the AMI;
- ***Moderate Income:*** 81 to 120 percent of the AMI; and
- ***Above Moderate Income:*** above 120 percent of the AMI.

For 2009, the AMI for a 4-person household in Los Angeles County was \$62,100. Income limits by household size for the Los Angeles County area are provided in Table 4.12-1.

**TABLE 4.12-1
STATE INCOME LIMITS (2009) FOR LOS ANGELES COUNTY**

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$16,650	\$19,050	\$21,400	\$23,800	\$25,700	\$27,600	\$29,500	\$31,400
Very Low	\$27,750	\$31,700	\$35,700	\$39,650	\$42,800	\$42,800	\$49,150	\$52,350
Low	\$44,400	\$50,750	\$57,100	\$63,450	\$68,550	\$73,600	\$78,700	\$83,750
Moderate	\$52,150	\$59,600	\$67,050	\$74,500	\$80,450	\$80,450	\$92,400	\$98,350
Median Income	\$43,450	\$49,700	\$55,900	\$62,100	\$67,050	\$67,050	\$77,000	\$81,950

Source: HCD 2009.

State law requires all regional councils of government, which includes SCAG, to determine existing and future housing needs for its region (*California Government Code* §65584.05[h]). The RHNA is updated every five to six years and identifies the housing needs for the upcoming multi-year period. In fall 2007, The HCD and the U.S. Department of Housing and Urban Development (HUD), in cooperation with SCAG, approved the Southern California region's Final RHNA allocation for the January 1, 2006, to June 30, 2014, planning period.

SCAG is also required to determine the share of need allocated to each city and county within the SCAG region. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The Final RHNA target allocation was adopted by the SCAG Regional Council on July 12, 2007, and approved by the California HCD in September 2007 (SCAG 2007a). The City of Arcadia's final housing allocation is provided in Table 4.12-2.

**TABLE 4.12-2
ARCADIA'S HOUSING ALLOCATION (2006–2014)**

Income Group	Extremely Low ^a	Very Low	Low	Moderate	Above Moderate	Total
Future Housing Need (units)	549		340	368	892	2,149
Percent ^b	25.5%		15.8%	17.1%	41.5%	100.0%
Existing Housing Need (units)	990	1,030	1,675	585	3,375	7,655
Percent ^b	12.9%	13.5%	21.9%	7.6%	44.1%	100.0%

^a State law now requires that the City also project the housing needs of extremely low income households. It can be assumed that 50 percent of the very low income households have extremely low incomes. Therefore, from the very low income need of 549 units, the City has a projected need of 274 units for extremely low income households.

^b Percentage amounts may not add to 100 due to rounding.

Source: SCAG 2007a.

As shown, the City of Arcadia is identified as having a future housing construction need of 2,149 units and an existing housing need of 7,655 housing units/households. The majority of the existing housing need consists of overpaying renter households in the City.

Local

Arcadia Housing Element

The California Legislature has indicated that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. Section 65302 of the Government Code sets forth the specific components to be included in the Housing Element. State law further requires that the Housing Element be updated periodically to reflect a

community's changing housing needs. The Arcadia Housing Element was last updated in 2001. Unlike other General Plan elements, which typically cover a ten-year or longer planning horizon, this Housing Element is a six year plan, covering the planning period of July 1, 2008 through June 30, 2014¹. The Arcadia Housing Element identifies goals, policies, and programs that work toward:

- Providing adequate housing sites to achieve a variety of housing
- Preserving and improving housing and neighborhoods
- Assisting in the provision of affordable housing
- Removing governmental constraints to housing developments
- Promoting fair and equal housing opportunities

4.12.3 EXISTING CONDITIONS

Population

The majority of development in the City occurred prior to 1960 as part of the post-war population boom. This is reflected in the City's population of 696 persons in 1910 and the population growing over 60 times to 41,005 persons by 1960 (DOF 2003). Since then, the City has experienced moderate growth levels. The 2000 Census estimated the City's population at 52,951 persons in 2000. Current estimates place the January 2010 population at 56,719 persons (DOF 2010). Table 4.12-3 shows historic population growth in the City and surrounding area. As shown below, Arcadia has experienced steady population growth over the past two decades, similar to the population growth rates experienced in El Monte, Temple City, and the County of Los Angeles as a whole.

**TABLE 4.12-3
POPULATION GROWTH: ARCADIA AND SURROUNDING CITIES, 1990–2010**

Jurisdiction	1990	2000	2010	Percentage Change	
				1990-2000	2000-2010
Arcadia	48,290	52,951	56,719	10%	7%
El Monte	106,209	116,249	126,464	9%	9%
Irwindale	1,050	1,472	1,717	40%	17%
Monrovia	35,758	36,817	39,984	3%	9%
Pasadena	131,591	133,871	151,576	2%	13%
Sierra Madre	10,762	10,578	11,099	-2%	5%
Temple City	31,100	33,296	35,892	7%	8%
Los Angeles County	8,863,164	9,519,338	10,441,080	7%	10%
Sources: U.S. Census 1990, 2000 and DOF 2010					

The City had a median age of 40.5 years old in 2000, reflecting a more mature resident population. The majority of the City's residents is of Chinese descent (45 percent) or is of the "white" race (40 percent) (U.S. Census 2000). The 2006–2008 median age is estimated at

¹ The Housing Element is expected to be updated again by July 1, 2014 for the planning period of 2014-2022. Per SB 375, the planning period for Housing Elements for subsequent cycles will be eight years to better coordinate with regional planning efforts.

42.5 years old, with 43.3 percent of residents of Chinese descent and 35.6 percent of the white race (US Census 2010b).

Housing

The 2000 Census reported the City's housing stock as consisting of 19,970 housing units (U.S. Census 2000), which increased to a January 2010 housing stock of 20,370 housing units (DOF 2010). Table 4.12-4 shows historic housing growth in the City and surrounding area. As shown below, Arcadia has experienced a relatively minor growth in housing of two percent between 2000 and 2010, which is similar to the growth rates in housing stock as Monrovia, Sierra Madre, and Temple City, and less than the five percent growth rate in the County of Los Angeles as a whole.

**TABLE 4.12-4
HOUSING STOCK GROWTH**

Jurisdiction	2000	2010	Housing Stock Change	Percentage Change 2000-2010
Arcadia	19,970	20,370	400	2%
El Monte	27,758	28,887	1,129	4%
Irwindale	378	428	50	13%
Monrovia	13,957	14,445	488	3%
Pasadena	54,132	58,590	4,458	8%
Sierra Madre	4,923	5,001	78	2%
Temple City	11,674	11,982	308	3%
Los Angeles County	3,270,909	3,431,588	160,679	5%
Sources: U.S. Census 2000, and DOF 2010.				

The breakdown of Arcadia's housing stock by type is provided in Table 4.12-5. As shown below, the City of Arcadia has far more single-family homes (67 percent) than multi-family homes (33 percent), and has consistently maintained this ratio over the past 2 decades.

**TABLE 4.12-5
CITY OF ARCADIA HOUSING TYPES**

Housing Type	1990		2000		2010	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Single-Family Detached	-	-	11,799	59%	11,888	58%
Single-Family Attached	-	-	1,609	8%	1,730	8%
Total Single-Family	13,152	68%	13,408	67%	13,618	67%
Multi-Family 2-4 Units	-	-	1,379	7%	1,528	8%
Multi-Family 5+ Units	-	-	5,157	26%	5,198	26%
Total Multi-Family	6,316	32%	6,536	33%	6,726	33%
Mobile Homes, Trailer & Other	12	0%	26	0%	26	<1%
Total	19,480	100%	19,970	100%	20,370	100%
Source: DOF 2000 and 2010.						

Of the total 20,370 dwelling units in 2010 in the City, approximately 19,533 units are occupied, for a vacancy rate of 4.1 percent. Approximately 29.6 percent of the dwelling units were renter-occupied units and 70.4 percent were owner-occupied from 2006 to 2008 (U.S. Census 2010c). The average household size in 2010 was 2.874 persons per household, which is lower than the County's average household size of 3.111 persons per household (DOF 2010).

Employment

Based on the 2000 Census, half of the working population of the City was employed in Managerial/Professional positions, while 32 percent was employed in the sales and office occupations. Only slight changes to the employment occurred between 2006 and 2008. Table 4.12-6 shows the employment by occupation of City residents. As shown below, the relative distribution of employment throughout the various sectors did not substantively change between 2000 and 2008. Overall growth in employment between these years was 4,759 jobs.

The average household income in Arcadia is relatively higher than the rest of the County, with almost 74 percent of City residents within the Moderate/Above Moderate-Income category compared to 60 percent of countywide residents (U.S. Census 2010a).

According to the California Employment Development Department (EDD), Arcadia's labor force consisted of 27,600 persons in September 2009, of which 25,600 persons were employed and 2,000 persons were unemployed. This translates to the City's unemployment rate of 7.3 percent, which is lower than the county-wide unemployment of 12.7 percent for the same time period (EDD 2009).

The Business License Division of the City of Arcadia identifies major employers in the City to include Vons Companies, Worley Parsons Group, JC Penney Corporation, Macy's West, Emergency Groups Office, Nordstrom, M W H Americas, The Cheesecake Factory, Pavilions, and Healthcare Partners Medical (Arcadia 2009).

**TABLE 4.12-6
EMPLOYMENT BY OCCUPATION**

Occupation	2000		2006-2008 ^a	
	Employees	Percent	Employees	Percent
Managerial/Professional	11,818	50%	14,671	52%
Service occupations	2,052	9%	2,912	10%
Sales and office occupations	7,449	32%	8,652	31%
Farming, fishing, forestry	0	0%	0	0%
Construction, Maintenance	868	4%	662	2%
Production/Transportation	1,225	5%	1,274	5%
Total	23,412	100%	28,171	100%
^a The American Community Survey (ACS) is conducted under the authority of the <i>United States Code</i> (Title 13 §141 and §193) and is part of the reengineered Decennial Census Program. Data that were previously collected only in census years is now collected every year as part of the ACS to provide more current data throughout the decade. Beginning with the 2005 ACS, and continuing every year thereafter, 1-year estimates are available for geographic areas with a population of 20,000 persons or more. In 2008, the ACS released its first multi-year estimates based on data collected from 2005 through 2007. By 2010, estimates for areas with populations of 20,000 persons or less would be available based on data collected from 2005 through 2009. The 2006–2008 Estimates is a data set that presents the estimates for the 3-year survey, along with the associated 90% margin of error. Source: U.S. Census 2000 and 2010a.				

Growth Projections

Growth projections for the City of Arcadia have been developed by SCAG as part of its regional planning efforts for the development of the *Regional Comprehensive Plan*, *Regional Transportation Plan*, and the RHNA. According to SCAG, the City of Arcadia is projected to have a 2035 population of 65,704 persons, with 23,045 households and an employment base of 30,356 persons. Table 4.12-7 presents these projections.

**TABLE 4.12-7
GROWTH PROJECTIONS FOR ARCADIA**

Year								
	2003	2005	2010	2015	2020	2025	2030	2035
Population	55,665	56,067	58,158	59,674	61,265	62,803	64,287	65,704
Households	19,322	19,343	20,084	20,769	21,490	22,054	22,597	23,045
Employment	25,682	26,102	27,128	27,943	28,464	29,076	29,730	30,356
Source: SCAG 2008.								

While projections for 2012 growth forecasts have been developed by SCAG based on local input, these numbers are preliminary and will not be adopted until the RTP is adopted in 2012. The projections would also be subject to further refinement as changes in demographic trends occur in the next two years. Preliminary projections for Arcadia have recently been developed by SCAG, in consultation with the City, and anticipate a population of 64,845 residents and 22,566 households by 2035, which are slightly lower than the projections developed in 2008 (Choi 2010).

Jobs – Housing Balance

SCAG states that “a balance between jobs and housing in a metropolitan region can be defined as a provision of an adequate supply of housing to house workers employed in a defined area (i.e., community or subregion). Alternatively, a jobs/housing balance can be defined as an adequate provision of employment in a defined area that generates enough local workers to fill the housing supply” (SCAG 2001). Jobs and housing are considered in balance when a subregion has enough employment opportunities for most people who live there and enough housing opportunities for most people who work there. The jobs/housing balance is one indicator of quality of life in the project area. SCAG uses the jobs/housing ratio to assess the relationship between housing and employment growth.

Jobs-rich areas in Southern California are located in the highly urbanized areas in the western portion of the region primarily in southern and western Los Angeles County, and in central and northern Orange County. Housing-rich areas are located in suburban communities located east of these employment centers, including San Bernardino and Riverside Counties and North Los Angeles County. Table 4.12-8 identifies the projected jobs-housing ratio for both the County and the City between 2010 and 2035.

**TABLE 4.12-8
LOS ANGELES COUNTY AND ARCADIA JOBS-HOUSING RATIOS (2010–2035)**

	2010	2015	2020	2025	2030	2035
Los Angeles County						
Population	10,615,730	10,971,602	11,329,829	11,678,552	12,015,889	12,338,620
Households (du)	3,357,798	3,509,580	3,666,631	3,788,732	3,906,851	4,003,501
Employment	4,552,398	4,675,875	4,754,731	4,847,436	4,946,420	5,041,172
Jobs/Housing Ratio	1.36	1.33	1.30	1.28	1.27	1.26
Arcadia						
Population	58,158	59,674	61,265	62,803	64,287	65,704
Households (du)	20,084	20,769	21,490	22,054	22,597	23,045
Employment	27,128	27,943	28,464	29,076	29,730	30,356
Jobs/Housing Ratio	1.35	1.35	1.32	1.32	1.32	1.32
du: dwelling unit(s) Source: SCAG 2008.						

As shown in Table 4.12-8, the City's jobs-housing ratio is projected to be at 1.35 from 2010 to 2015, with a slight decrease to 1.32 from 2020 to 2035, resulting in a negligible decrease in non-residential development in the City. Los Angeles County is also anticipated to experience a slight reduction in the jobs-housing ratio from 1.36 in 2010, dropping down to 1.26 in 2035.

Jobs/housing balance defines an area where the number of housing units available for the employed population is equivalent to the number of jobs in an area. Alternatively, the provision of employment to fill the housing supply may also be considered jobs/housing balance. The job/housing ratio for the SCAG region was 1.25 in 1997 and 1.34 in 2000. An area with a ratio between 1.0 and 1.29 is considered to be "balanced" (SCAG 2001). According to this metric, both the City of Arcadia and the County of Los Angeles would be considered "jobs-rich" in 2010, with the County transitioning into balance in 2025.

4.12.4 THRESHOLDS OF SIGNIFICANCE

The following significance criteria are derived from Appendix G of the State CEQA Guidelines. A project would result in a significant adverse impact related to population, employment and housing if it would:

- Threshold 4.12a:** 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 4.12b:** Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and/or
- Threshold 4.12c:** Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

4.12.5 GENERAL PLAN GOALS, POLICIES, AND IMPLEMENTATION ACTIONS

A number of goals and policies in the updated *Arcadia General Plan* address the resident population, the provision of adequate housing, and the promotion of employment opportunities to area residents. Specifically, the Housing Element addresses the existing and future housing

needs of the City. Implementation of these goals and policies would reduce adverse impacts on population, housing, and employment from future development pursuant to the General Plan Update. The relevant goals and policies include:

Goal LU-3: *Preservation and enhancement of Arcadia's single-family neighborhoods, which are an essential part of the City's core identity.*

Policy LU-3.1: *Protect the character of single-family residential neighborhoods through the preservation and improvement of their character-defining features. Such features include but are not limited to tree-lined streets, building orientation, sidewalks, and architectural scale and quality.*

Goal LU-4: *High-quality and attractive multi-family residential neighborhoods that provide ownership and rental opportunities for people in all stages of life.*

Policy LU-4.2: *Encourage residential development that enhances the visual character, quality, and uniqueness of the City's neighborhoods and districts.*

Policy LU-4.5: *Provide amenities that make a multifamily development a fully functional residential community.*

Goal LU-10: *A thriving Downtown, with healthy commercial areas supported by high-quality, residential uses and supportive of the Metro Gold Line transit station.*

Policy LU-10.1: *Provide diverse housing, employment, and cultural opportunities in Downtown, with an emphasis on compact, mixed-use, transit- and pedestrian-oriented development patterns that are appropriate to the core of the City.*

Goal H-1: *Conserve and improve the condition of the existing housing stock.*

Policy H-1.1: *Continue to monitor and enforce building and property maintenance codes in residential neighborhoods to prevent the physical deterioration of existing sound housing within the City.*

Policy H-1.2: *Continue to provide code enforcement services designed to maintain the quality of the housing stock and the neighborhoods.*

Policy H-1.3: *Work with property owners and nonprofit housing providers to preserve existing housing for low- and moderate-income households.*

Policy H-1.4: *Support the preservation and maintenance of historically and architecturally significant buildings and neighborhoods.*

Policy H-1.5: *Preserve the unique environmental aspects of the community, including hillsides, canyons, and other environmental amenities, by allowing only minimal disruption and low-density development.*

Policy H-1.6: *Retain no less than the present number (2009) of assisted housing units of all types, and expand affordable housing opportunities for extremely low-, very low-, low-, and moderate income households.*

Policy H-1.7: *Support efforts of Homeowners Associations to maintain and improve the quality of the housing stock and neighborhood conditions.*

Goal H-2: *Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.*

Policy H-2.1: *Provide for a range of residential densities and products, including low-density single-family uses, moderate-density townhomes, higher density apartments/condominiums, and units in mixed-use developments.*

Policy H-2.2: *Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.*

Policy H-2.3: *Encourage compatible residential development in areas with recyclable or underutilized land.*

Policy H-2.4: *Maintain development standards, regulations, and design features that are flexible to provide a variety of housing types and facilitate housing that is appropriate for the neighborhoods in which they are located.*

Policy H-2.5: *Promote commercial/residential mixed use developments in Downtown Arcadia and along First Avenue and Live Oak Avenue.*

Policy H-2.6: *Require that the density or intensity, as well as design of new developments, be compatible with adjacent neighborhoods.*

Goal H-3: *Assist in the provision of housing that meets the needs of all economic segments of the community.*

Policy H-3.1: *Facilitate homeownership opportunities for lower- and moderate-income households.*

Policy H-3.2: *Work with non-profit and for-profit developers to maximize resources available for the provision of housing affordable to lower- and moderate-income households.*

Policy H-3.3: *Address the housing needs of special populations and extremely low-income households through a range of housing options, including emergency shelters, transitional housing, and supportive housing.*

Policy H-3.4: *Promote the use of energy conservation features in the design of residential development to conserve natural resources and lower energy costs.*

Goal H-4: *Mitigate potential governmental constraints to housing production and affordability.*

Policy H-4.1: *Periodically review and modify as appropriate residential and mixed use development standards, regulations, and processing procedures that are determined to constrain housing development, particularly housing for lower- and moderate-income households and for persons with special needs.*

Policy H-4.2: *Offer regulatory incentives and concessions for affordable housing, such as relief from development standards, density bonuses, or fee waivers where deemed to be appropriate.*

Policy H-4.3: *Provide for streamlined, timely, and coordinated processing of residential projects to minimize holding costs and encourage housing production.*

Policy H-4.4: *Support infill development at suitable locations and provide, where appropriate, incentives to facilitate development.*

Goal H-5: *Continue to promote equal housing opportunity in the City's housing market regardless of age, race, color, national origin, ancestry, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factors.*

Policy H-5.1: *Provide fair housing services to Arcadia residents, and ensure that residents are aware of their rights and responsibilities regarding fair housing.*

Policy H-5.2: *Provide equal access to housing for special needs residents.*

Policy H-5.3: *Promote the provision of disabled-accessible units and housing for the disabled.*

Policy ED-4.3: *Use housing set-aside monies to leverage additional funds from other public and private resources to develop affordable housing and ensure that housing set-asides benefit a mix of income levels.*

A number of implementation actions in the General Plan Update would reduce impacts related to population and housing. These include:

Implementation Action 5-4: *Preservation of At-Risk Units*

Implementation Action 5-5: *Residential Sites Inventory*

Implementation Action 5-7: *Affordable Housing for Families and Persons with Special Needs*

Implementation Action 5-9: *Second Dwelling Units*

Implementation Action 5-10: *Manufactured Housing and Mobile Home Parks*

Implementation Action 5-11: *Extremely Low-Income and Special Needs Housing*

Implementation Action 5-12: *Density Bonus*

Implementation Action 5-13: *Definition of Family*

Implementation Action 5-14: *Fair Housing*

Implementation Action 3-7: *Redevelopment Agency's Five-Year Implementation Plan*

4.12.6 STANDARD CONDITIONS

There are numerous federal, State, and regional regulations or standard conditions (SCs) that relate to population, housing, and employment. Those that are related to the avoidance of impacts on population, housing, and employment are listed below. Compliance with these regulations would reduce population and housing displacement impacts:

SC 4.12.1: In accordance with *California Civil Code* Section 1940 et seq., termination of a lease or eviction of renters/tenants shall require written notice from the landlord or his/her agent, prior to the sale or demolition of a dwelling or unit.

SC 4.12.2: In accordance with the State Relocation Assistance Act, public agency projects and redevelopment activities shall provide adequate notice, fair compensation, and housing and business relocation assistance when displacement of residents, households, businesses, or tenants occurs as part of their activities.

SC 4.12.3: In accordance with the California Community Redevelopment Law, a redevelopment agency is required to provide temporary housing for displaced residents, households, and tenants and to develop replacement housing for redevelopment activities and projects that involve displacement.

4.12.7 ENVIRONMENTAL IMPACTS

Future development under the proposed General Plan Update would increase population, housing, and employment in the City.

Population Growth

Threshold 4.12a: Would the proposed General Plan Update induce substantial population growth in an area, either directly (for example, by proposed new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Table 3-3 from Section 3.3 of the Project Description, is summarized in Table 4.12-9 below for ease of reference. Future development in the City at the evaluated maximum buildout is estimated in this table, and a discussion of the methodology to determine the buildout (i.e., development capacity) of the City in 2035 is presented Section 3.4 of the Project Description.

**TABLE 4.12-9
2035 DEVELOPMENT CAPACITY OF GENERAL PLAN UPDATE**

	Dwelling Units	Non-Residential Square Feet	Population
Evaluated Maximum Buildout			
City Limits Total	22,535	13,711,921	61,995
Sphere of Influence Total	2,036	859,003	5,602
Planning Area Total	24,571	14,570,924	67,597
Existing Conditions			
City Limits Total	18,910	10,204,499	52,078
Sphere of Influence Total	2,274	857,766	6,263
Planning Area Total	21,184	11,062,265	58,341
Change from Existing Conditions			
City Limits Total	3,625	3,507,422	9,917
Sphere of Influence Total	(238)	1,237	(661)
Planning Area Total	3,387	3,508,659	9,256
Source: Hogle-Ireland 2010.			

As shown in Table 4.12-9, future residential development pursuant to the General Plan Update would lead to increases in the resident population and housing stock in the City. Non-residential development would create job opportunities for residents of the City and the surrounding area. Following is a discussion of the anticipated increase in population, housing, and employment resulting from the General Plan Update (compared to existing conditions). This is followed by an

analysis of this growth in relation to anticipated growth included in the local and regional projections.

Population

As shown in Table 4.12-9, future development would lead to as many as 3,625 new dwelling units in the City. While no change in land use designation is proposed in the City's Sphere of Influence (SOI), it could experience a loss of 238 dwelling units since some residential areas in the SOI that are located in areas zoned for non-residential development are anticipated to be redeveloped with non-residential uses. In total, a net increase of 3,387 units in the City and SOI is expected at buildout.

Based on the estimated increase in dwelling units, the associated increase in City population would be 9,917 residents. When considering the anticipated decrease in residential units in the SOI (with an associated decrease in population of 661 residents), the net increase in population associated with the General Plan Update would be approximately 9,256 residents, which generally corresponds to an average household size of 2.73 persons per household. The evaluated maximum buildout of the General Update would result in a total population of approximately 67,597 residents (61,995 without the SOI).

Housing

As shown in Table 4.12-9, buildout of the City under the General Plan Update would result in a capacity for 22,535 housing units Citywide, with another 2,036 units in the SOI, for a total of 24,571 units in the planning area. Approximately 3,625 new dwelling units are expected in the City, an increase of 17.8 percent over the existing housing stock of 20,370 units (see Table 4.12-4) in January 2010. Some 238 units would be lost in the SOI from the existing stock of 2,274 units.

The proposed Land Use Policy Map specifically introduces an increase in density within the following land use designations that present additional residential development potential:

- **High Density Residential:** Permits development at a maximum density of up to 30 units per acre.
- **Mixed-Use:** Permits mixed-use development at a maximum residential density of up to 30 units per acre and a Floor Area Ratio (FAR) of 1.0.
- **Downtown Mixed-Use:** Permits mixed-use development at a maximum residential density of up to 50 units per acre and an FAR of 1.0.

Residential capacity at the evaluated maximum buildout is expected to accommodate 475 new dwelling units in the Downtown area, 68 units in the Duarte Road/First Avenue area, 775 new units in the Baldwin Avenue/Duarte Road area, 317 units along Live Oak Avenue, and 1,990 new units in the rest of the City (including new development on vacant lots, further subdivision of large lots, and private redevelopment of multi-family residential uses in High Density Residential areas). These 3,625 new units would provide housing for the City's future population and are anticipated to provide capacity to achieve the City's RHNA allocation of 2,149 units for the 2008-2014 planning period (see Table 4.12-2).

Between 2006 and 2009, the City issued building permits for 422 dwelling units, leaving an unmet RHNA need of 1,727 units. The sites inventory for the Housing Element shows 1,854 units can be built in the City in the near term, which would meet the 1,727 units needed to

meet the City's RHNA allocation. Thus, the General Plan Update will help fulfill the City's future housing allocation of 2,149 new units, including 549 units for very low income households, 340 units for low income households, 368 units for moderate income households, and 892 above moderate income households (see Table 4.12-2).

Employment

The proposed Land Use Policy Map in the General Plan Update will allow the development of an additional 3.5 million (approximate) square feet (see Table 4.12-9) of non-residential development within the City, and 1,237 square feet in the SOI, which may generate new employment opportunities for residents of the City and the surrounding area. Table 4.12-10 presents the total anticipated non-residential development by land use category within the City at the evaluated maximum buildout in 2035.

**TABLE 4.12-10
TOTAL EMPLOYEES AT BUILDOUT IN THE CITY**

Land Use Category	Square Feet per Employee	Total Non-Residential (Square Feet)	Total Employees Generated
Buildout Estimates			
Commercial/Mixed-Use	405 ^a	9,682,447	23,907
Regional Commercial	2,437	1,378,238	566
Commercial/Light Industrial	749	1,690,476	2,257
Industrial	602	1,819,763	3,023
Total		14,570,924	29,753
Increase Over Existing			
Commercial/Mixed-Use	405 ^a	3,366,723	8,313
Regional Commercial	2,437	135,303	56
Commercial/Light Industrial	749	141,936	190
Industrial	602	0	0
Total		3,508,569	8,559
^a (Average of Other Retail -511 and "Low-Rise Office- 299) Source: The Natelson Company 2001 and Hogle-Ireland 2010.			

As shown above, non-residential development within the City and SOI at buildout could generate as many as 29,753 total jobs, with an increase of 8,559 jobs over existing conditions. This increase in the employment base of the City and SOI is expected to have beneficial impacts on local residents who want to be employed near their places of residence and on the City's tax base.

Growth Projections

As discussed above, the projected net increase in population for the City of Arcadia (not including the SOI) with implementation of buildout of the General Plan Update is 9,917 residents, resulting in a total City population of approximately 61,995 residents. This is less than the SCAG projections of 65,704 persons (see Table 4.12-7). Additionally, it is less than the preliminary projections for Arcadia that have more recently been developed by SCAG, in consultation with the City, which anticipates a population of 64,845 residents (Choi 2010).

The projected net increase in residential units for the City (not including the SOI) with implementation of buildout of General Plan Update is 3,625 units, resulting in a total City housing unit count of 22,535 units. This does not exceed SCAG's 2035 projections for the City of 23,045 households.

The projected employment in the City at buildout of the General Plan Update is approximately 29,753 jobs; this does not exceed SCAG's projected employment base of 30,356 jobs.

Additionally, with buildout of the General Plan Update, the SOI would contain 2,036 additional dwelling units, 5,602 residents, and 1,859 new employees (generated from the anticipated 859,003 square feet of non-residential development). Growth associated with the SOI is currently accounted for in the SCAG projections for unincorporated Los Angeles County (not the City). Since no land use changes associated with the General Plan Update are proposed within the SOI, it is not expected that this growth would exceed the SCAG projections for the SOI.

Based on the estimated population, housing and employment with buildout of the General Plan Update compared to SCAG's projections, the proposed project would not result in substantial growth in the City of Arcadia or its SOI through 2035 beyond what has already been anticipated. Although SCAG's projections are for specific 5-year increments, it should be noted that the amount of time it takes for the City to reach its buildout capacity depends on the local rate of growth and development. This does not necessarily mean that substantial growth would occur in the City at one time. No specific development proposal or immediate development is expected with adoption of the proposed General Plan Update. Development would continue to be largely influenced by property owner decisions and market demand. The General Plan Update serves as a guide to development for the next 10 to 20 years, providing areas where future growth may occur. Thus, impacts related to growth projections would be less than significant.

While an increase in population itself is not considered a significant adverse impact, demand for goods and services that may be created by the new residents could indirectly lead to impacts. Commercial goods and services would be provided by existing commercial uses in the City and the surrounding areas, as well as future development, including the commercial area at the Santa Anita Racetrack, the Mixed Use developments anticipated at the downtown area and along Live Oak Avenue and the Commercial/Industrial area at the southeastern end of the City. The demand for public services and the impacts of future development on these services are discussed in Section 4.13, Public Services and Section 4.14, Recreation. Demands for utility services are discussed in Section 4.16, Utilities, and further discussed below. Planned public and infrastructure projects in the City would also meet increased demands. These indirect impacts related to the increase in residents in the City itself would be considered less than significant.

As outlined above, a number of Housing Element goals and policies address the provision of adequate housing for all residents in the City, as well as meeting the identified existing and future housing needs of the City. These goals and supporting policies provide more specific guidelines for housing conservation and production in the City. Improvements to the existing housing stock would occur with Implementation Actions 5-1 - Home Rehabilitation, 5-2 - Code Enforcement, 5-6 - Section 8 Housing Choice Voucher Program, 5-7 - Affordable Housing for Families and Persons with Special Needs, 5-8 - Housing Sustainability, 5-11 - Extremely Low-Income and Special Needs Housing, 5-13 - Definition of Family and 5-14 - Fair Housing. Implementation of these housing programs would help meet the housing needs of the resident population with the appropriate types of housing that would be developed in the City.

Implementation actions that would increase or maintain the existing housing stock in the City include Implementation Action 5-4 - Preservation of At-Risk Units; 5-5 - Residential Sites Inventory; 5-9 - Second Dwelling Units, 5-10 - Manufactured Housing and Mobile Home Parks, 5-12 - Density Bonus, and 3-7 - Redevelopment Agency's Five-Year Implementation Plan (Housing Set-Aside). Impacts associated with increase in housing stock and improvements of existing housing would be considered beneficial.

Implementation of the City's housing programs would provide capacity to meet future housing needs of the local population. Impacts associated with increases in housing stock would be less than significant; no mitigation is required.

Infrastructure

The proposed General Plan Update calls for the construction and improvement of roadways and utility infrastructure systems in the City. The City is almost entirely serviced by existing infrastructure; therefore, the vast majority of planned improvements would be improvements to existing infrastructure systems, rather than the extension of new systems into vacant areas.

There are vacant parcels throughout out the City; however, utility infrastructure is readily available to these areas. Sewer lines may need to be extended for future development along the northern reaches of the City. However, these areas are currently zoned for residential development, and implementation of the General Plan Update would not expedite that development. Additionally, the need for utility line upgrades would be directly related to development applications submitted to the City. Since extension of utilities into undeveloped areas would have to be provided by the development proposed in un-served areas, no inducement in population growth due to roadway or infrastructure improvements is expected from the General Plan Update. This topic is discussed further in Section 6.3, Growth-Inducing Impacts.

Jobs-Housing Balance

Jobs/housing balance is an indicator of balanced growth and quality of life in the project area. According to SCAG, the County's jobs/housing ratio is estimated to be 1.36 in 2010 and projected to be 1.26 in 2035, while the City's jobs/housing ratio is estimated at 1.35 in 2010 and projected to be 1.32 in 2035.

The City is working toward providing more job opportunities in Arcadia, as proposed in the Economic Development Element. Buildout of the City pursuant to the proposed Land Use Policy Map would lead to a housing stock of 22,535 units and an employment base of 29,753 jobs. This translates to a jobs-housing ratio of 1.32, which is consistent with SCAG projections. Therefore, the General Plan Update would increase the jobs-housing ratio of the City by 2035, making the City slightly jobs-rich, which is consistent with SCAG's goals and projections. Potential impacts related to the jobs-housing balance would be less than significant, and no mitigation would be required.

Displacement of Housing and People

Threshold 4.13b: Would the proposed General Plan Update displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Threshold 4.13c: Would the proposed General Plan Update displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The General Plan Update calls for the preservation of the City's residential neighborhoods. Thus, the majority of residential developments in the City are expected to remain in place, with limited recycling. Goal H-1 would promote the conservation of the existing housing stock, and its supporting policies call for enforcement of building and property maintenance codes. New development on vacant lots would not involve any displacement of housing; however, transitions to higher densities could result in displacement.

The proposed Land Use Policy Map shows that the development capacity of the City (including the SOI) will increase by 3,625 dwelling units over the existing housing stock. This will lead to a buildout of 22,535 housing units Citywide, with 2,036 units in the SOI and a total of 24,571 units in the planning area. No net loss in dwelling units within the City will occur. However, there is a potential that existing residential uses would be removed to accommodate new development, as discussed below.

A loss of 238 housing units and, as a result, a loss of population within the SOI could occur if property owners redevelop lots which currently support more units than zoning regulations allow. Therefore, while no change in designation or land use is proposed within the SOI, a loss of housing units could result over time.

Public and private redevelopment actions could result in the temporary removal of housing units, particularly where the revised Land Use Policy Map allows for higher densities. However, higher-intensity residential uses built at the same sites would create opportunities for additional housing.

Where tenants are living in units to be removed, property owners are expected to have made plans to move out or to have informed tenants of the need to vacate. Property owners are also expected to comply with the *California Civil Code* §7260 et seq. regarding written notification for termination of leases (SC 4.12-1). This would allow tenants to find replacement properties prior to displacement.

Where redevelopment projects are part of the City's redevelopment activities, housing displacement would be conducted in compliance with the California Relocation Assistance Act. This includes adequate notification of affected properties and provision of fair compensation and relocation assistance. Implementation of SC 4.12-2 would prevent sudden displacement and hardships related to relocation of residents, households, businesses, and tenants. Also, affordable housing units lost by the City's redevelopment activities would have to be replaced in accordance with the California Community Redevelopment Law (SC 4.12-3).

In summary, at buildout, an additional 3,625 dwelling units are expected relative to current conditions. Thus, displacement due to rebuilding activities would be temporary and any displaced units would be replaced. While a loss of 238 units in the SOI could occur, a net increase of 3,387 units in the City and its SOI would still be expected. Compliance with SC 4.12-1 through SC 4.12-3 and General Plan Update goals and policies, impacts related to the displacement of housing or people would be less than significant, and no mitigation is required.

4.12.8 CUMULATIVE IMPACTS

Increases in the population, housing, and employment base of the San Gabriel Valley are expected over time due to in-migration and birth. Future growth and development in the City of Arcadia and in the San Gabriel Valley would lead to the development of new homes, the creation of new jobs, and the increase in the resident population of the City and the rest of the valley. SCAG estimates there could be as many as 2,338,062 persons, 685,034 households, and 890,626 jobs throughout the San Gabriel Valley subregion by 2035 (SCAG 2008). This would include the City's buildout consisting of 22,535 housing units with 61,995 residents and an employment base of 29,753 jobs.

The increase in population itself is not expected to be a significant cumulative adverse impact as long as there is housing that can adequately accommodate the population and there are goods and services available to meet residents' needs. The cumulative increase in population in the San Gabriel Valley would be accompanied by an increase in housing stock as projected by SCAG. Thus, housing would be available for the future population. Whether this housing is adequate will depend on the rate of housing development and the success of housing programs in the various cities and communities in the valley.

The RHNA identifies the existing and future housing need for each city and county in the region, and State law requires each city and county to provide adequate sites to accommodate future needs and offer programs to meet existing housing needs. For the 2006–2014 planning period, the City of Arcadia is expected to provide capacity for 2,149 units to meet its future needs, with the San Gabriel Valley expected to accommodate 42,478 new housing units. Implementation of the programs in the Housing Elements of each city and the County is expected to meet the housing needs of existing and future residents. Regular updates of the Housing Elements of cities and counties (SC 4.12-4) would identify adequate sites for housing development to meet growth projections. Demand for commercial goods and services are expected to be met by existing businesses and new business ventures that serve the marketplace. This may include businesses not just in Arcadia but in adjacent cities and counties as well.

Public service demand by future residents is expected to be met by various public service providers in the San Gabriel Valley, including the City of Arcadia. This is discussed in Section 4.13 of this EIR. Cumulative impacts would be less than significant.

Redevelopment projects that occur on developed or underutilized lots may involve some displacement of local housing stock or population. However, the City's vacant housing stock and the Valley's vacant housing stock are expected to provide sufficient alternative accommodation for displaced households and residents, and significant displacement is not anticipated in the County. Compliance with State regulations regarding fair compensation and relocation assistance for the displacement caused by public and redevelopment projects would reduce cumulative displacement impacts to less than significant levels. No significant cumulative adverse impacts on population, housing, or employment would occur with the General Plan Update and future growth and development in the San Gabriel Valley.

4.12.9 MITIGATION MEASURES

No significant adverse impacts on population, housing, or employment have been identified with implementation of the relevant goals, policies, and implementation actions in the revised General Plan and the SCs; therefore, no mitigation is required.

4.12.10 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Substantial Population Growth

Beneficial Impact

Housing Displacement

Less Than Significant Impact

Population Displacement

Less Than Significant Impact

Cumulative Impacts

Less Than Significant Impact