

5.11 POPULATION AND HOUSING

This section of the Draft Environmental Impact Report (DEIR) examines the potential for socioeconomic impacts of the proposed General Plan Update on the City of Industry and its Sphere of Influence (SOI), including changes in population, employment, and demand for housing. Current Website information and pertinent documents from the City of Industry, as well other appropriate agencies were used in preparation of this section. The analysis in this section is based, in part, on information from the American Community Survey (Census Bureau 2010), Regional Transportation Plan (SCAG 2008), state estimates of population and housing (CDOF 2010), and the 2008 housing element for the City of Industry (Industry 2008).

5.11.1 Environmental Setting

State Regulations: 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 estimates the relative share of California's projected population growth that would occur in each county based on California Department of Finance (DOF) population projections and historical growth trends. Where there is a regional council of governments, the Housing and Community Development Department provides the regional housing need to the council. The council 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. The Housing and Community Development Department oversees the process to ensure that the council of governments distributes its share of the state's projected housing need.

The State of California Housing Element laws (Section 65580 to 65589 of the California Government Code) requires that each city and county identify and analyze existing and projected housing needs within its jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of the community commensurate with local housing needs. State law recognizes the vital role local governments play in the supply and affordability of housing.

To that end, California Government Code requires that the housing element achieve legislative goals to:

- Identify adequate sites to facilitate and encourage the development, maintenance, and improvement of housing for households of all economic levels, including persons with disabilities.
- Remove, as legally feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all incomes including those with disabilities.
- Assist in the development of adequate housing to meet the needs of low and moderate income households.
- Conserve and improve the condition of housing and neighborhoods, including existing affordable housing Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve for lower income households the publicly assisted multifamily housing developments in each community.



5. Environmental Analysis

POPULATION AND HOUSING

Incorporated in 1957 for the purposes of promoting commerce, the City of Industry is unique. As of 1992, state law (SB 1718) authorizes the City of Industry to adopt a Housing Element that “makes no provision for new housing or for meeting its share of regional housing needs ...” provided that the City transfers a specified portion of its redevelopment tax increment to the Los Angeles County Housing Authority and a school site is transferred to the Pomona Unified School District. If these conditions are met, the City must prepare a Housing Element “only to the extent to which the assessment of housing needs, statement of goals and objectives, and the five-year schedule of actions relate to the City’s plan to maintain, preserve, and improve housing that exists in the City.”

The City continues to comply with the provisions of Government Code Sections 65584 and 65585. From fiscal year 2000–2001 to 2009–2010, the City transferred more than \$165 million in tax increment revenue to the County Housing Authority for the purposes of affordable housing production for communities within 15 miles of Industry. In total, the City of Industry has provided the Housing Authority of the County of Los Angeles with over \$239 million for affordable housing since SB 1718 passed in 1992. The City also transferred a 40-acre school site to the Pomona Unified School District for the construction of Diamond Bar Ranch High School. The City’s General Plan and Zoning Code do not designate any land for residential use: only 57 dwelling units and 2 group homes currently exist in the City, and these are considered legal nonconforming uses.

Regional Planning

Southern California Association of Governments

The Southern California Association of Governments (SCAG) represents Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. It is a regional planning agency and serves as a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. The City of Industry is within the San Gabriel Valley Council of Governments (SGVCOG) subregion.

SCAG adopted a package of advisory growth policies in its 2008 Regional Comprehensive Plan. The policies coordinate infrastructure development with projected population, housing, and employment growth. In its efforts to develop a regional transportation network that maximizes access and mobility, minimizes congestion, and protects the quality of life, SCAG focuses particular attention on the relationship between jobs and housing. Policies encourage local jurisdictions to balance job and housing opportunities. SCAG policies also encourage job growth near transit services and transit nodes and near existing freeways to reduce vehicle miles traveled, congestion, and the air pollution that accompany them.

Compass Blueprint

SCAG adopted the Compass Blueprint in 2004 as a framework to help local jurisdictions address growth management issues through coordination of regional land use and transportation planning. The Compass Blueprint aims to improve the quality of life in the region through its Growth Vision Principals of mobility, livability, prosperity, and sustainability. Compass Blueprint, through extensive public participation, land use, and transportation modeling and analysis, has resulted in a plan that identifies strategic growth opportunity areas (2% Strategy Opportunity Areas) where the Compass Blueprint will help cities and counties reap the maximum benefits from regional planning implemented in cooperation and partnership with the local community. The Compass Blueprint 2% Strategy is a guideline for how and where local jurisdictions can implement the Compass Blueprint’s Growth Vision. The Growth Vision encourages growth in existing and emerging centers, along major transportation corridors, and around existing and planned transit stations, thus preserving existing open space and stable residential neighborhoods elsewhere. The majority of the City of Industry is within a designated Compass 2% Strategy Opportunity Area (SCAG 2009).

Methodology

The project area's demographics are examined in the context of existing and projected populations and housing units for the SGVCOG subregion and the City of Industry. Information on population, housing, and employment for the City of Industry and SGVCOG subregion is available from several sources.

- **City of Industry.** The City of Industry tracks development within the community and provides the most accurate data for existing housing unit counts.
- **California Department of Finance.** The DOF prepares and administers California's annual budget. Other duties include estimating population demographics and enrollment projections. DOF's Table E-5, "City/County Population and Housing Estimates," reports on population and housing estimates for the state, counties, and cities, benchmarked to base year 2000.
- **Southern California Association of Governments.** Policies, programs, and employment, housing, and population projections adopted by SCAG to achieve regional objectives are expressed in its 2008 Regional Transportation Plan.
- **American Community Survey.** The American Community Survey provides estimates of population, housing, household, economic, and transportation trends between centennial censuses.

Planning Projections

Population Trends

According to DOF, between 2000 and 2010 SGVCOG subregion cities experienced an 8.1 percent increase in population, an annual average of 12,031. During this time the average persons per household in the SGVCOG subregion increased from 3.248 to 3.400, a change of 4.7 percent.

The City of Industry was founded with the intent of providing an environment for industry and commerce to thrive without conflicting with sensitive land uses. In 1992, residential uses were no longer permitted in the City and are still a legal nonconforming use. From 2000 to 2010, the City has experienced a slight increase in population, growing only 3.4 percent, differing greatly from the subregion average growth of 8.1 percent. According to the City of Industry, which uses estimates based on the most recent decennial US Census and modified using building permit information, the City has an estimated population of 463, approximately 0.03 percent of the subregion's population in 2010. While population growth is typically driven by increasing the housing stock, the City of Industry's population changes are caused by changes in household size. Based on 2010 Census data, the average number of persons per household in Industry is 3.78.

SCAG provides population, housing, and employment projections for all of its member jurisdictions. The City and subregion's projected population changes are shown in Table 5.11-1. It should be noted that SCAG projections show more residents and housing units than City of Industry's data on existing population and units. The City of Industry estimates that it currently has 57 dwelling units, 2 group homes, and 463 people, and no additional units would be facilitated by the General Plan Update.



5. Environmental Analysis

POPULATION AND HOUSING

Table 5.11-1
SCAG Population, Housing, and Employment Projections for
Jurisdictions within the San Gabriel Valley Council of Governments Subregion
and City of Industry

	2010	2020	Increase 2010-20	2030	Increase 2010-30
Population					
City of Industry	807	809	0.2%	812	0.6%
SGVCOG Subregion	1,608,779	1,713,243	6.5%	1,814,078	12.8%
Housing Units					
City of Industry	121	121	0.0%	121	0.0%
SGVCOG Subregion	469,922	504,271	7.3%	530,622	12.9%
Employment					
City of Industry	85,529	86,674	1.3%	87,759	2.6%
SGVCOG Subregion	621,736	649,154	4.4%	675,125	8.6%

Source: Southern California Association of Governments 2008 Regional Transportation Plan.

Note: The SGVCOG numbers shown do not include the City of Industry for the purpose of distinguishing the City of Industry from the subregion.

Housing Trends

Housing growth in the SGVCOG subregion has greatly outpaced housing growth in the City of Industry due to the state-sanctioned omission of residential land uses in the City. The City estimates a different population and number of housing units than SCAG. In 2000, the City of Industry had 57 dwelling units and 2 group homes, which have been verified by actual ground counts. This reflects the demolition of properties that were no longer safe for habitation or redeveloped to reflect the underlying industrial or commercial land use since the passing of SB 1718 in 1992. From 2000 to 2010 the number of housing units in Industry remained the same, while the subregion experienced an estimated 3.3 percent increase in total housing units during the same time.

Existing Housing Units

According to the City of Industry, the existing housing stock consists of 51 single-family detached homes, 6 townhomes, and 2 group homes. The SGVCOG subregion's existing housing mix is 59 percent single-family detached, 9 percent single-family attached, 30 percent multifamily, and 2 percent mobile home units. The City of Industry's housing stock represents 0.03 percent of the housing stock in the subregion.

Employment Trends

SCAG 2008 Regional Transportation Plan projections show increasing employment opportunities in the City of Industry, from 85,846 jobs in 2010 to 87,759 in 2030. According to SCAG, jobs in the City of Industry represent approximately 10 percent of all jobs in the SGVCOG subregion. Although the City's land uses facilitate job creation that benefits job seekers from across Los Angeles County and other jurisdictions, employment for City of Industry residents has decreased in recent years. According to the US Census, 43.6 percent of Industry residents were in the labor force in 2000 and 86.1 percent were employed. By 2010 the labor force was estimated to be 38.1 percent of the population and 34.4 percent were employed (American Community Survey).

5. Environmental Analysis

POPULATION AND HOUSING

Existing Employment

According to the 2010 American Community Survey, 38.4 percent of the City of Industry's population is in the labor force. Of these individuals, 34.4 percent are employed. Similar to many other jurisdictions in the SGVCOG subregion, approximately 10 percent of residents who are in the City of Industry labor force are unemployed. Existing employment conditions in the City of Industry and the SGVCOG subregion cities are provided in Table 5.11-2.

**Table 5.11-2
San Gabriel Valley Council of Governments Subregion Resident Employment, 2010**

<i>City</i>	<i>Percent in the Labor Force</i>	<i>Percent Employed</i>	<i>Percent Unemployed</i>
Azusa	67.2	60.7	9.6
Baldwin Park	63.3	54.5	13.9
Bradbury	60.1	56.0	6.8
Claremont	59.3	55.1	7.0
Covina	67.9	60.3	11.0
Diamond Bar	64.7	61.2	5.2
Duarte	56.4	51.3	8.9
El Monte	62.2	56.3	9.5
Glendora	63.3	58.4	7.7
Industry	38.1	34.4	9.6
Irwindale	64.2	54.5	15.1
La Puente	64.5	59.4	7.8
La Verne	63.1	58.2	7.8
Monrovia	69.0	64.9	6.0
Montebello	61.1	55.9	8.4
Monterey Park	57.4	53.3	6.9
Pasadena	65.1	59.9	8.0
Pomona	64.9	57.9	10.7
Rosemead	57.5	52.7	8.3
San Dimas	65.1	61.3	5.8
San Gabriel	62.3	58.6	5.9
San Marino	55.9	53.9	3.5
Sierra Madre	67.6	62.8	7.0
South El Monte	63.2	58.4	7.5
South Pasadena	71.6	67.2	6.1
Temple City	63.5	59.6	6.1
Walnut	61.4	58.5	4.8
West Covina	66.2	60.3	8.8

Source: American Community Survey, 2010.



Jobs/Housing Balance

The balance of jobs and housing in an area, in terms of both total number of jobs and housing units, as well as the type of jobs versus the price of housing, has implications for mobility and air quality. A major focus of SCAG's regional planning efforts has been to improve this balance. SCAG defines the jobs/housing balance as follows:

5. Environmental Analysis

POPULATION AND HOUSING

Jobs and housing are in balance when an area has enough employment opportunities for most of the people who live there and enough housing opportunities for most of the people who work there. The region as a whole is, by definition, balanced.... Job-rich subregions have ratios greater than the regional average; housing-rich subregions have ratios lower than the regional average.

Ideally, job/housing balance would... assure not only a numerical match of jobs and housing but also an economic match in type of jobs and housing. (SCAG 2008)

Additionally, DOF provides a quantitative definition by estimating that a healthy jobs/housing balance is one new home built for every 1.5 jobs created (CAJ 2006). The purpose of the City of Industry is to accommodate commercial and industrial development. Without the City, SCAG projections for housing and employment show a jobs/housing balance of approximately 1.32 jobs per housing unit in 2010 and approximately 1.28 jobs per housing unit in 2020 and 2030. Without the City, the SGVCOG subregion is very housing rich. With the City, the jobs/housing balance improves to approximately 1.50 in 2010, 1.46 in 2020, and 1.44 in 2030, which are all considered to be healthy jobs/housing balances. With the General Plan Update, the projected 2035 jobs/housing balance in the SGVCOG with the City changes from 1.43 to 1.46, a slight improvement. The non-residential land uses in the City generate employment opportunities that help balance the residential communities in the SGVCOG subregion. The employment-generating land uses in the City are part of a regional approach to improving jobs/housing balance.

City of Industry Plans Pertaining to Population and Housing

Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) represents the local share of affordable housing a city needs to appropriate based on research conducted by SCAG and the California Department of Housing and Community Development. The City of Industry is exempt from encouraging and facilitating residential development. In lieu of permitting residential uses, the City was legally bound to provide 20 percent of its tax increment financing revenue to the County Housing Authority for the purpose of developing affordable housing. As noted earlier, as of February 1, 2012, all redevelopment agencies in California were dissolved, ending tax increment financing abilities. As of March 2012 it is unknown how the dissolution of redevelopment agencies will affect the City's future regional housing needs assessments related to the exemption provided in SB 1718.

SCAG Regional Transportation Plan and Regional Comprehensive Plan

The Compass Blueprint growth vision and the advisory land use policies of SCAG's 2008 Regional Transportation Plan (RTP) are then collectively presented in its Regional Comprehensive Plan (RCP), which presents the region's policies for dealing with anticipated growth including population, housing, and employment expected throughout southern California. Through the RCP, SCAG has adopted a number of growth policies that are relevant to the proposed project:

- **LU-6:** Local governments should consider shared regional priorities, as outlined in the Compass Blueprint, Regional Transportation Plan, and this Regional Comprehensive Plan, in determining their own development goals and drafting local plans.
- **EN-10S:** Local governments should employ land use planning measures, such as zoning, to improve jobs/housing balance and creating communities where people live closer to work, bike, walk, and take transit as a substitute for personal auto travel.

5. Environmental Analysis

POPULATION AND HOUSING

It should be noted that RCP Policy EN-10S is only applicable on a regional level. Although the City does not provide a substantial housing stock, it does serve as an employment base and commercial and business hub for the San Gabriel Valley and Los Angeles metropolitan area by providing employment opportunities to surrounding communities through its various employment-inducing land uses. Roughly, 70 percent of the employees in the City live in east, southwest and upper San Gabriel Valley and in the City of Whittier.

The SCAG RCP identifies regional housing goals to help provide a planning framework for cities, counties, and subregions to fashion housing strategies that are responsive to regional market needs related to growth over the next three decades. The RCP approach is intended to be flexible, broad in scope, and a tool in relating housing concerns to a host of other issues identified in the RCP. The RCP includes the following seven housing goals:

- Focusing growth in existing and emerging centers and along major transportation corridors.
- Creating significant areas of mixed-use development and walkable, “people-scaled” communities.
- Providing new housing opportunities, with building types and locations that respond to the region’s changing demographics.
- Targeting growth in housing, employment and commercial development within walking distance of existing and planned transit stations.
- Injecting new life into under-used areas by creating vibrant new business districts, redeveloping old buildings and building new businesses and housing on vacant lots.
- Preserving existing, stable, single-family neighborhoods.
- Protecting important open space, environmentally sensitive areas and agricultural lands from development.



State

State Housing Policy

State Housing Element law requires each local jurisdiction in California to prepare a Housing Element that identifies existing and projected housing needs and establishes goals, policies, and programs for the construction, preservation, and improvement of housing. SCAG allocates a share of the region’s need for new housing to each of its member cities commensurate with the share of population and employment growth projected within each jurisdiction. The most recently updated Housing Element for the City of Industry was adopted in March 2008.

As noted earlier, SB 1718 authorizes the City “to adopt a Housing Element which makes no provision for new housing or for meeting its share of regional housing needs...” provided that a specified portion of the City’s redevelopment tax increment is allocated to the Los Angeles County Housing Authority. As of March 2012 it is unknown how the dissolution of redevelopment agencies and ending to tax increment financing will affect the City of Industry’s future regional housing needs assessments. In total, the City has provided the County of Los Angeles Housing Authority with over \$239 million for affordable housing since SB 1718 passed in 1992. Through these City funds, 25 communities have built assisted housing projects (up to year 2007), as shown in Table 5.11-3.

5. Environmental Analysis

POPULATION AND HOUSING

**Table 5.11-3
Assisted Housing Produced by Cities with Industry Funds**

<i>Cities</i>	<i>Total Units</i>	<i># Assisted</i>	<i>Industry Funds</i>	<i>Leveraged Funds</i>	<i>Total Funds</i>
Baldwin Park	107	99	\$1,391,435	\$12,345,294	\$13,736,729
Bell	63	62	\$1,000,000	\$5,514,779	\$6,514,779
Bell Gardens	72	71	\$1,500,000	\$11,369,156	\$12,869,156
Bellflower	6	6	\$185,000	\$40,000	\$225,000
Cudahy	40	39	\$1,082,600	\$5,389,493	\$6,472,093
Downey	52	50	\$2,250,335	\$4,122,000	\$6,372,335
Duarte	80	79	\$445,000	\$8,413,558	\$8,858,558
El Monte	100	59	\$1,000,000	\$8,061,325	\$9,061,325
Glendale	65	64	\$1,544,000	\$21,917,295	\$23,461,295
Huntington Park	97	84	\$1,939,999	\$8,931,368	\$10,871,367
La Mirada	283	106	\$2,328,714	\$27,480,153	\$29,808,867
Long Beach	80	76	\$1,000,000	\$15,186,586	\$16,186,586
Los Angeles	3,048	2,509	\$61,258,778	\$453,021,032	\$514,279,810
Lynwood	82	82	\$2,119,673	\$4,234,006	\$6,353,679
Montebello	7	7	\$185,000	\$1,534,428	\$1,719,428
Monterey Park	128	95	\$1,667,752	\$12,487,984	\$14,155,736
Norwalk	292	145	\$5,119,780	\$26,587,049	\$31,706,829
Pasadena	183	157	\$4,953,452	\$35,133,340	\$40,086,792
Pico Rivera	70	69	\$1,000,000	\$6,145,000	\$7,145,000
Pomona	113	112	\$4,432,797	\$14,019,816	\$18,452,613
San Gabriel	18	18	\$2,550,000	\$2,586,272	\$5,136,272
Santa Fe Springs	169	68	\$2,033,100	\$14,487,188	\$16,520,288
Sierra Madre	46	18	\$432,519	\$6,696,333	\$7,128,852
Unincorporated County	1,041	450	\$18,240,807	\$57,207,429	\$75,448,236
Whittier	50	50	670000	\$7,057,650	\$7,727,650
Total	6,292	4,575	\$120,330,739	\$769,968,534	\$890,299,273

Source: City of Industry Housing Element, 2008.

5.11.2 Thresholds of Significance

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

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

5.11.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

IMPACT 5.11-1: IMPLEMENTATION OF THE GENERAL PLAN UPDATE WOULD NOT INDUCE SUBSTANTIAL POPULATION GROWTH WITHIN THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS SUBREGION. [THRESHOLD P-1]

Impact Analysis: The City of Industry General Plan Update is meant to be a framework for planning and development in Industry for the next 20 or more years. While the 1971 General Plan focused on developing largely vacant land, the General Plan Update focuses on enhancing and improving City business retention and attraction and recycling and/or redeveloping aging structures to meet contemporary market needs. Additionally, redevelopment of existing areas in need of revitalization focuses on improving commercial and industrial conditions and transportation routes to create more vibrant and productive areas.

Table 3-3, *Existing Land Use Statistics*, describes the existing conditions in the City. As shown in this table, Industry has approximately 91,008,177 square feet of business uses (e.g., retail, office, commercial and light industrial uses), 134,854 square feet of recreation and open space, and 17.6 acres of existing legal nonconforming residential uses in nonresidential land use designations. The General Plan Update would increase the City's capacity for nonresidential development, including commercial, industrial, parks and recreation, and institutional uses. Existing conditions in the City's SOI include 5,279,688 square feet of business uses and 4,959 jobs. There is less than one acre of agriculture and no recreation and open space land in the existing SOI.

Table 3-5, *Estimated Theoretical Buildout Statistics of Proposed Land Use Plan*, lists the post-2035 scenario statistics for the theoretical buildout of the General Plan Update at maximum levels and describes the proposed land use designations and intensity standards. As shown in Table 3-5 and assuming theoretical buildout of the proposed land use plan, Industry is projected to accommodate approximately 12,543,000 square feet of commercial uses, 91,659,546 square feet of employment uses, 794.1 acres of recreation and open space, 132.7 acres dedicated to institutional uses, and 17.6 acres of existing legal nonconforming residential uses in nonresidential land use designations. Although there is no residential land use designation, the proposed General Plan Update would allow for existing single- and multifamily homes (total of 57) and the group homes (total of 2) to remain as legal non-conforming uses.

Theoretical buildout of the City's SOI would accommodate 26,136 square feet of commercial uses, 7,042,067 square feet of employment uses, and 6,076 jobs. It would also allow for 46.5 acres of recreation and open space.

The estimated daily population at theoretical buildout of the City would be approximately 104,102. This includes the 59 existing residences (57 dwelling units and 2 group homes) and the total number of jobs in the City. The estimated daily population of the SOI would be approximately 6,076 at full theoretical buildout of the proposed land use plan.

The General Plan Update would help improve the jobs/housing balance in the housing-rich SGVCOG subregion, as described below.

Population Growth

The City does not support a large residential population. It has no land zoned for residential use and contains only a small number of dwelling units (57) that exist as legal nonconforming uses. Additionally, the proposed land use plan of the General Plan Update does not change land use designations from nonresidential to residential (see Figure 3-6, *Proposed Land Use Plan*). Therefore, implementation of the General Plan Update would not directly result in an increase in population. However, as a City with a large amount of employment-based land use, population growth in the surrounding areas may occur as a result of



5. Environmental Analysis

POPULATION AND HOUSING

increased employment opportunities within the City. Theoretical buildout of the General Plan Update has the potential to create 15,343 more jobs than SCAG employment projections for the City in 2035. Without the proposed project, the projected jobs/housing balance in the SGVCOG subregion is 1.43 in 2035. With the proposed project, the jobs/housing balance is 1.46, a slightly healthier subregional jobs/housing balance. Buildout of the General Plan Update would not have significant impacts on population growth in other jurisdictions in the area.

Housing

The City has no land zoned for residential use and contains only a small number of dwelling units (57 dwelling units and 2 group homes) that exist as legal nonconforming uses. The proposed land use plan of the General Plan Update does not change land use designations from nonresidential to residential. However, housing needs in the surrounding areas may occur as a result of increased employment opportunities within the City of Industry. The comparison of jobs/housing balance with the project and without the project (see previous paragraph) indicates that the change is less than significant.

Although the City does not contain any residential land use designations, the City seeks to maintain the quality of its existing housing stock. The City is committed to retaining, replacing, preserving, and improving its existing housing stock. The City's Code Enforcement, Infrastructure Maintenance, Housing Rehabilitation and Maintenance Assistance, and Zoning Consistency programs encourage and support property owners' efforts to maintain or improve their homes. The City's objective is that all 57 of the existing dwelling units be preserved and improved.

Employment

Implementation of the General Plan Update would result in direct employment growth in the City as a result of increased employment opportunities due to buildout of the nonresidential land use plan. The theoretical buildout of the General Plan Update buildout accommodates up to 103,639 jobs, 15,880 more jobs than SCAG's projection for 2030 and 15,343 more jobs than SCAG's projection for 2035 (87,759 and 88,296, respectively). The proposed project facilitates the development of commercial, industrial, and other employment-generating uses in accordance with the goals and objectives of the City of Industry. The General Plan Update growth could occur beyond 2035 and therefore is not in conflict with SCAG's projections and is not a significant impact. Furthermore, the employment growth that would be accommodated in the City of Industry would help improve the future jobs/housing balance in the SGVCOG subregion.

IMPACT 5.11-2: IMPLEMENTATION OF THE GENERAL PLAN UPDATE WOULD NOT RESULT IN THE DISPLACEMENT OF PEOPLE OR HOUSING. [THRESHOLDS P-2 AND P-3]

Impact Analysis: The majority of the City is built out and consists mostly of commercial-industrial uses. However, some areas of Industry have single- and multifamily residences that are important for the City's identity and quality of life. More specifically, there are a total of 57 dwelling units and 2 group homes in the City. The majority of residential units are in Industry Hills, and others are scattered in various locations throughout the City (see Figure 3-3, *Existing Land Uses*). All of these residences currently exist in areas that are not designated for residential land use and are considered legal nonconforming uses.

5. Environmental Analysis

POPULATION AND HOUSING

The General Plan Update land use plan does not change land use designations from nonresidential to residential. Under the proposed land use plan, the areas developed with residential uses would continue to be designated for uses other than residential and there would be no residential land use designations in the City. However, the proposed General Plan Update would allow for existing single- and multifamily residences to remain within the proposed land use designations as legal nonconforming uses. No residents or housing units would be displaced.

Under the policies of the existing Housing Element, the City had and would continue to take the following actions:

- Enforce zoning and building code requirements to require property owners to maintain dwellings in a safe and sanitary condition to enhance the livability and appearance of neighborhoods (Policy 2.1).
- Continue to maintain infrastructure and provide public services to existing residential areas in a manner that enhances neighborhood stability (Policy 2.2).
- Provide information to homeowners and landlords regarding the Housing Rehabilitation Grant Program and energy conservation techniques possible through retrofitting and rehabilitation (Policy 2.3).
- Provide financial assistance to homeowners and landlords for property maintenance, rehabilitation and improvements (Policy 2.4).
- Encourage and support the enforcement of laws and regulations prohibiting the discrimination in lending practices in the sale or rental of housing (Policy 3.1).
- Support efforts to ensure that housing is available to all segments of the community without regard to race, color, ancestry or national origin, religion, marital status, age or disability (Policy 3.2).
- Financially assist the elderly and physically disabled in the removal of architectural barriers in existing residential units through the Housing Rehabilitation Grant Program (Policy 3.3).



The City is also committed to retaining, replacing, preserving, and improving its existing housing stock. The City's Code Enforcement, Infrastructure Maintenance, Housing Rehabilitation and Maintenance Assistance, and Zoning Consistency programs encourage and support property owners' efforts to maintain or improve their homes. The City's objective is that all 57 of the existing dwelling units be preserved and improved. Therefore, implementation of the General Plan Update would not result in the displacement of people or housing.

5.11.4 Relevant General Plan Policies

The following are relevant policies of the General Plan Update that are designed to reduce impacts on existing residences and businesses and to maintain, preserve and improve the existing housing stock. Policy number references are provided in parentheses.

5. *Environmental Analysis*

POPULATION AND HOUSING

Land Use Element

- Minimize impacts (including noxious fumes, air pollutants, excessive noise, and hazardous materials) to non-business uses through the use of land use regulations, site planning, and design controls (LU3-1).
- Support the surrounding population through the sponsorship and/or provision of education- and community-building programs (LU3-2).
- Allow flexibility in the application of development standards for those uses that support the Vision and when necessary to minimize impacts on surrounding uses (LU4-2).

Circulation Element

- Maintain a proactive working partnership with Metro and Foothill Transit to ensure the continued improvement of transit services provided to Industry. Encourage the extension of Metro and/or Foothill Transit service lines to provide a direct stop at the Industry Metrolink Station (C2-6).
- Encourage the development and expansion of the Metro Rail Gold Line, Metrolink, and high-speed rail systems that would enhance regional mobility in Southern California and serve the City of Industry (C2-8).

Resource Management Element

- Work with local water providers to construct, maintain, and upgrade our water supply, transmission, storage, and treatment facilities to support existing and new development (RM1-1).
- Require property owners to establish and maintain private landscaped areas as directed in the municipal code (RM3-4).

Safety Element

- Discourage new sensitive land uses from locating near existing sites that use, store, or generate large quantities of hazardous materials (S4-3).
- Consider the noise levels likely to be produced by any new businesses or substantially expanded business activities locating near existing noise-sensitive uses such as schools, community facilities, and residences, as well as adjacent to established businesses involving vibration-sensitive activities (S6-3).

The following are relevant policies of the existing Housing Element (not a part of this General Plan Update) that are designed to reduce impacts on existing residences and to maintain, preserve, and improve the existing housing stock. Policy number references are provided in parentheses.

Housing Element

- Enforce zoning and building code requirements to require property owners to maintain dwellings in a safe and sanitary condition to enhance the livability and appearance of neighborhoods (Policy 2.1).

5. Environmental Analysis

POPULATION AND HOUSING

- Continue to maintain infrastructure and provide public services to existing residential areas in a manner that enhances neighborhood stability (Policy 2.2).
- Provide information to homeowners and landlords regarding the Housing Rehabilitation Grant Program and energy conservation techniques possible through retrofitting and rehabilitation (Policy 2.3).
- Provide financial assistance to homeowners and landlords for property maintenance, rehabilitation and improvements (Policy 2.4).
- Encourage and support the enforcement of laws and regulations prohibiting the discrimination in lending practices in the sale or rental of housing (Policy 3.1).
- Support efforts to ensure that housing is available to all segments of the community without regard to race, color, ancestry or national origin, religion, marital status, age or disability (Policy 3.2).
- Financially assist the elderly and physically disabled in the removal of architectural barriers in existing residential units through the Housing Rehabilitation Grant Program (Policy 3.3).

5.11.5 Existing Regulations

No regulations are applicable for population and housing.

5.11.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and compliance with the General Plan Update policies, the following impacts would be less than significant: 5.11-1 and 5.11-2.

5.11.7 Mitigation Measures

No significant adverse impacts were identified and no mitigation measures are necessary.

5.11.8 Level of Significance After Mitigation

No significant adverse impacts were identified relating to population and housing.



5. *Environmental Analysis*

POPULATION AND HOUSING

This page intentionally left blank.