

IV.M POPULATION, HOUSING, AND EMPLOYMENT

INTRODUCTION

This section discusses the effects the proposed Jordan Downs Specific Plan (proposed project or Specific Plan) would have on local and regional population, housing, and employment. It also addresses the amount of population, housing, and employment growth expected in the Specific Plan area and the potential displacement caused by the proposed project. These impacts are evaluated in terms of projections provided by the Southern California Association of Governments (SCAG). Additional information is derived from the 2000 United States Census and from City of Los Angeles housing and population estimates.

ENVIRONMENTAL SETTING

SCAG is the federally-designated Metropolitan Planning Organization (MPO) for six counties in Southern California (Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial). SCAG's mission is to develop long-range regional plans and strategies that provide for efficient movement of people, goods, and information; enhance economic growth and international trade; and improve the quality of life for the Southern California region. SCAG also develops forecasts for population, housing, and employment for the region. SCAG divides its planning area into 14 subregions. The majority of the Specific Plan area is located in the City of Los Angeles Subregion. The portion of the Specific Plan area that would be annexed is part of the Gateway Cities Council of Governments Subregion (GCCOG).

The Specific Plan area encompasses approximately 118.5 acres (0.19 square miles) and includes: 1) the Jordan Downs Public Housing Complex, 2) David Starr Jordan High School, 3) Mudtown Farms, and 4) the Jordan Downs Annexation area. Approximately 76.5 acres of the Specific Plan area is located in the Southeast Los Angeles Community Plan Area (CPA), one of the 35 community plans that comprise the City of Los Angeles General Plan Land Use Element. This portion of the Specific Plan is located in the Watts neighborhood of the City of Los Angeles. The Jordan Downs Annexation area (approximately 42 acres) is located in an unincorporated section of Los Angeles County.

Existing Population

As shown in **Table IV.M-1**, the population of the existing site is approximately 2,430 persons. In comparison, the Southeast Los Angeles CPA has a population of approximately 280,200 persons, the City of Los Angeles Subregion has a population of approximately 4.1 million persons, the GCCOG Subregion has a population of approximately 2.1 million persons, and the County of Los Angeles has a population of approximately 10.6 million persons. The population of the existing site is approximately one percent of the total Southeast Los Angeles CPA. The population growth rate in the existing site is 0.4 percent per year. This growth rate is higher than the Southeast Los Angeles CPA's annual population growth rate, but lower than the population growth rates for the City of Los Angeles Subregion, the GCCOG Subregion, and County of Los Angeles (**Table IV.M-1**).

TABLE IV.M-1: EXISTING (2010) POPULATION CHARACTERISTICS			
Area	Population	Annual Population Growth Rate	Population Density (persons/square mile)
County of Los Angeles	10,615,730	0.6%	2,654 /a/
City of Los Angeles Subregion	4,057,484	0.9%	8,383 /b/
GCCOG Subregion	2,143,973	0.9%	9,658 /c/
Southeast Los Angeles CPA	280,192	0.3%	17,824 /d/
Jordan Downs Specific Plan Area	2,429	0.4%	15,668 /e/
/a/ The size of the County of Los Angeles is approximately 4,000 square miles. /b/ The size of the City of Los Angeles Subregion is approximately 484 square miles. /c/ The size of the GCCOG Subregion is approximately 222 square miles /d/ The size of the Southeast Los Angeles CPA is 15.72 square miles /e/ The size of the Jordan Downs Specific Plan Area is approximately 0.19 square miles SOURCE: Southern California Association of Governments, <i>Regional Transportation Plan</i> , 2008, City of Los Angeles Department of City Planning website, http://cityplanning.lacity.org/ , accessed July 2010.			

The population density of the existing site is approximately 12,784 persons per square mile (**Table IV.M-1**). By comparison, the Southeast Los Angeles CPA has a population density of approximately 17,824 persons per square mile. These are high population densities, approximately twice the overall population density of both the City of Los Angeles and GCCOG Subregions (8,383 persons per square mile and 9,658 persons per square mile, respectively), and five to seven times the overall population density of the County of Los Angeles (2,654 persons per square mile).

Existing Housing

The Jordan Downs public housing complex is approximately 49.5 acres in size and includes 700 residential units (**Table IV.M-2**). All of the existing site housing is government-subsidized affordable housing. The style of the Jordan Downs public housing residences are attached two-story townhouse-style buildings. The 400 residences located between 97th and 99th Streets were constructed in 1943 and converted to public housing in the early 1950’s. An additional 300 units were added to the south of the existing units in 1954. The 700 residences provide a total of 1,791 bedrooms (81 one-bedroom units, 257 two-bedroom units, 276 three-bedroom units, 62 four-bedroom units, and 24 five-bedroom units).

As shown in **Table IV.M-2**, the Specific Plan area has a housing density of approximately 3,685 households per square mile, which is lower than the housing density of the Southeast Los Angeles CPA (4,097 households per square mile), but higher than the housing densities of the City of Los Angeles Subregion, the GCCOG Subregion, and County of Los Angeles (2,824, 2,662, and 839 households per square mile, respectively). The Specific Plan area has a household annual growth rate of 0.9 percent, which is similar to all the other geographies. The majority of the households in the existing site are renter-occupied (98 percent).

The Southeast Los Angeles CPA, which includes the existing site, is a densely populated area and has a high person-per-household ratio (4.25). The persons-per-household figure for the existing site (3.47) is similarly high. These figures are higher than the overall City of Los Angeles Subregion (2.97), the GCCOG Subregion (3.63), or the County of Los Angeles (3.16).

TABLE IV.M-2: EXISTING HOUSING CHARACTERISTICS

Area	2010 Households	Household Density (hh/sq. mi.)	Persons Per Household	Annual Growth Rate	Percent Single-/ Multi-Family	Percent Owner/ Renter Occupied
County of Los Angeles	3,357,798	839 /a/	3.16	0.9%	58% / 42%	49% / 51%
City of Los Angeles Subregion	1,366,985	2,824 /b/	2.97	0.8%	54% / 46%	67% / 33%
GCCOG Subregion	591,022	2,662 /c/	3.63	0.9%	70% / 30%	53% / 47%
Southeast Los Angeles CPA	64,397	4,097 /d/	4.35	0.7%	62% / 38%	31% / 69%
Jordan Downs Specific Plan Area	700	3,684 /e/	3.47	0.9%	91% / 9%	2% / 98%

/a/ The size of the County of Los Angeles is approximately 4,000 square miles.
 /b/ The size of the City of Los Angeles is approximately 484 square miles.
 /c/ The size of the GCCOG Subregion is approximately 222 square miles
 /d/ The size of the Southeast Los Angeles CPA is 15.72 square miles.
 /e/ The size of the Jordan Downs Specific Plan Area is approximately 0.19 square miles
SOURCE: Southern California Association of Governments, *Regional Transportation Plan*, 2008, City of Los Angeles Department of City Planning website, <http://cityplanning.lacity.org/>, accessed July 2010.

Existing Employment

As shown in **Table IV.M-3**, the number of jobs per existing business or institution in the existing site is 536.

TABLE IV.M-3: EXISTING (2010) EMPLOYMENT IN JORDAN DOWNS SPECIFIC PLAN AREA

Business/Institution	Value/Unit	Job Calculation Factor	Number of Jobs
Jordan Downs Recreation Center	2,000 square feet	250 square feet/employee	8
Jordan High School	1,164 students	0.13:1 teacher/student ratio	154
HACLA-owned Industrial Properties	138,000 square feet	700 square feet/employee	197
Privately-owned Industrial Properties	124,000 square feet	700 square feet/employee	177
Total Employment			536

SOURCE: Southern California Association of Governments, *Employment Density Study*, 2001, and TAHA. 2010.

In comparison, the Southeast Los Angeles CPA has approximately 75,680 jobs, the City of Los Angeles Subregion has approximately 1.8 million jobs, the GCCOG Subregion has approximately 762,990 jobs, and the County of Los Angeles has approximately 4.6 million jobs (**Table IV.M-4**). The employment in the existing site is approximately 0.71 percent of the total Southeast Los Angeles CPA employment.

TABLE IV.M-4: EXISTING (2010) EMPLOYMENT CHARACTERISTICS

Area	Number of Jobs	Jobs-to-Housing Ratio (# Jobs/# Housing Units)	Unemployment (year)
County of Los Angeles	4,552,398	1.36:1	12% (2010)
City of Los Angeles Subregion	1,820,092	1.33:1	13% (2010)
GCCOG Subregion	762,989	1.29:1	5% (2000)
Southeast Los Angeles CPA	75,679	1.18:1	8% (2000)
Jordan Downs Specific Plan Area	536	0.76:1	44% (2000)

SOURCE: Southern California Association of Governments, *Regional Transportation Plan*, 2008; U.S. Census Bureau website, <http://factfinder.census.gov>, accessed July 2010; U.S. Bureau of Labor Statistics website, <http://www.bls.gov>, accessed July 2010.

Jobs-to-housing ratio is used as an indicator of how jobs-rich or jobs-poor a community is. Generally, a ratio of less than 1 to 1 indicates a jobs-poor area, and a ratio of more than 1 to 1 indicates a jobs-rich area. The jobs-to-housing ratio in the existing site is 0.76 to 1, which indicates a jobs-poor community. By comparison, the Southeast Los Angeles CPA has a jobs-to-housing ratio of 1.18 to 1, the City of Los Angeles Subregion has a jobs-to-housing ratio of 1.33 to 1, the GCCOG Subregion has a jobs-to-housing ratio of 1.29 to 1, and the County of Los Angeles has a jobs-to-housing ratio of 1.36 to 1. Related to these statistics, the existing site has an unemployment rate of 44 percent, which is significantly higher

than the unemployment rates of the Southeast Los Angeles CPA (8 percent), the City of Los Angeles Subregion (13 percent), the GCCOG Subregion (5 percent), and the County of Los Angeles (12 percent).

Regulatory Framework

The following is a discussion of the relevant plans that contain goals and objectives pertaining to population, housing, and employment.

SCAG 2008 Regional Transportation Plan. SCAG addresses the future of Southern California through the year 2035 in its Regional Comprehensive Plan (RCP). As part of the SCAG RCP, SCAG has adopted the 2008 Regional Transportation Plan (RTP). This plan focuses on improving the balance between region-wide land uses and the current and future transportation system. SCAG also prepared the Growth Forecast Report for the RTP. SCAG's goals encourage land use and growth patterns that complement transportation investments.

Existing Southeast Los Angeles Community Plan. The City of Los Angeles Land Use Element of the General Plan is divided into 35 Community Plan Areas. The proposed project is located in the Southeast Los Angeles CPA. The existing Southeast Los Angeles Community Plan has policies and objectives that have driven the development in this CPA. These policies and objectives influence the density, building type, and land use in the CPA.

City of Los Angeles General Plan, Housing Element. The City of Los Angeles General Plan provides growth and development policies by providing a comprehensive long-range view of the City as a whole. The General Plan provides a comprehensive strategy for accommodating long-term growth should it occur as projected. Applicable goals and policies that apply to all development within the City of Los Angeles include a balanced distribution of land uses, adequate housing for all income levels, and economic stability.

The Housing Element of the General Plan was adopted in January 2009 and consists of an identification and analysis of the existing and projected housing needs of all economic segments of the City of Los Angeles. Policies of the Housing Element include the provision of an adequate and affordable supply of housing and the goal of encouraging the location of housing, jobs, and services in mutual proximity.

The Housing Authority City of Los Angeles Strategic Plan. The HACLA Strategic Plan has as its goals to preserve the existing affordable housing supply of 75,000 units, and will spearhead a collaborative effort to increase the supply of affordable housing in the City of Los Angeles by 30,000 units within 15 years. HACLA will collaborate with residents and public, non-profit, and private entities to create viable, healthy communities and to empower residents to achieve financial independence.

City of Los Angeles Housing That Works Plan. The City of Los Angeles Mayor's Office introduced a five-year plan that will spend \$5 billion to double the amount of affordable housing units built in the City of Los Angeles. This plan represents the first time that all housing and planning departments in the City of Los Angeles came together to develop one strategy and coordinate their efforts. This coordinated effort will bring a new level of transparency and stability to the City's housing investment strategy, which will allow it to leverage \$1 billion in public funds into a \$5 billion investment in affordable housing throughout local neighborhoods. As a testament to this new strategy, the City of Los Angeles received a \$700 million investment from Enterprise Community Partners, a national nonprofit with 25 years of experience and the leading provider of capital and expertise for affordable housing and community development.

ENVIRONMENTAL IMPACTS

Significance Thresholds

In accordance with Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact on population, housing, and employment if the proposed project were to:

- 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);
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and/or
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

The State and City CEQA Guidelines do not provide a threshold for impacts related to employment. However, as the issue of employment is very important to this project, similar thresholds as those related to population and housing will be used to assess employment impacts. The proposed project would have a significant impact on employment if the proposed project were to:

- 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); and/or
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

Methodology

For the impact analysis of the project impacts, only the SCAG City of Los Angeles Subregion was used for exceedance comparison. This is because once the HACLA-owned and non-HACLA owned properties are annexed into the City of Los Angeles, they will no longer be part of the GCCOG Subregion. In addition, SCAG projections at smaller geography levels are not as accurate as the larger geographies. Therefore, comparing the projected growth in population, housing, or employment by the proposed project to the SCAG projections for either Watts or the Jordan Downs Specific Plan area would lead to inaccurate conclusions.

Project Design Features

The implementation of the Specific Plan would result in the development of up to 1,800 new units. As shown in **Table IV.M-5**, 700 new units would replace the existing 700 units and would be government-subsidized. A net amount of up to 1,100 additional units would be constructed in the Specific Plan area, including 100 senior housing units, 600 affordable rental units, and 400 market-rate condominium units. The net population increase is estimated to be up to 3,762 persons for a total population of 6,191 (**Table IV.M-5**).

TABLE IV.M-5: JORDAN DOWNS SPECIFIC PLAN ESTIMATED POPULATION AND HOUSING GROWTH BY HOUSING TYPE						
Type of Housing	Housing			Population		
	Existing Housing (units)	Proposed Housing (units)	Net Unit Increase	Existing Population (persons)	Estimated Population (persons)	Net Population Increase
Government-Subsidized	700	700	0	2,429	2,429	0
Senior Housing	0	100	100	0	150	150
Affordable Rental	0	600	600	0	2,412	2,412
Market-Rate Condominium	0	400	400	0	1,200	1,200
Totals	700	1,800	1,100	2,429	6,191	3,762

SOURCE: WRT/Solomon E.T.C., *Envision Watts: Vision Jordan Downs, Community-Based Master Plan for Jordan Downs, Existing Conditions Report*, 2010 and TAHA. 2010.

The implementation of the Specific Plan would include approximately 592,000 square feet of new commercial, light industrial, and institutional development. All of these developments would create jobs, as shown in **Table IV.M-6**. It is anticipated that these developments would create 1,182 new jobs compared to the existing condition.

TABLE IV.M-6: JORDAN DOWNS SPECIFIC PLAN PROPOSED JOB-CREATING DEVELOPMENT			
Land Use Type	Square Feet	Employment Calculation Factor	Jobs Estimate
Commercial/Retail	210,000	500 square feet/employee	420
Light Industrial	292,000	700 square feet/employee	417
Mixed-Use Commercial	20,000	500 square feet/employee	40
Family Resource Center	50,000	500 square feet/employee	100
Joint-Use Gymnasium	17,000	1,000 square feet/employee	17
Pool Facility	3,000	1,000 square feet/employee	3
Totals	592,000		997
Land Use Type	Students	Employment Calculation Factor	Jobs Estimate
High School Expansion	750	0.13:1 teacher/student ratio	99
New Elementary School	650	0.13:1 teacher/student ratio	86
Totals	1,400		185
Total Job Generation			1,182

SOURCE: WRT/Solomon E.T.C., *Envision Watts: Vision Jordan Downs, Community-Based Master Plan for Jordan Downs, Existing Conditions Report*, 2010 and TAHA. 2010.

Analysis of the Proposed Project Impacts

Population and Housing Displacement and Growth

Population and Housing Displacement. As part of the implementation of the Jordan Downs Specific Plan, all of the existing 700 government-subsidized housing units would be demolished and all the residents would be relocated. Replacement housing would be constructed on adjacent sites according to a phasing plan described in Chapter II Project Description to accommodate the existing public housing population. The replacement housing would continue to be government-subsidized and, therefore, no net loss of affordable housing would occur. As long as all residents are relocated utilizing the relocation plan, less-than-significant impacts are anticipated regarding population and housing displacement.

Population Growth. The SCAG projected population growth for the County of Los Angeles, the City of Los Angeles Subregion, and the Southeast Los Angeles CPA is shown in **Table IV.M-7**. The anticipated population growth due to the proposed project (3,762 persons) would be approximately 39 percent of the SCAG projected population growth by 2020 for the Southeast Los Angeles CPA (**Table IV.M-8**). In addition, the population growth due to the proposed project would comprise approximately 2.6 percent of the SCAG projected population growth of the City of Los Angeles Subregion. The proposed project would provide beneficial impacts by providing new, modern housing to the existing residents of the public housing site, and by increasing the City’s housing stock in order to meet housing needs as required by the City of Los Angeles Housing Element of the General Plan, and the Regional Housing Needs Assessment from the California State Housing Law. The proposed project would also concentrate population growth in an infill development that already has existing infrastructure to handle population growth. The proposed project increase in population would not exceed the 2020 SCAG projected population growth for any of the geographies shown in **Table IV.M-8**. Therefore, less-than-significant impacts related to population growth are anticipated.

TABLE IV.M-7: SCAG PROJECTED (2020) POPULATION, HOUSING, AND EMPLOYMENT GROWTH			
Area	2010	2020	Growth
POPULATION			
County of Los Angeles	10,615,730	11,329,829	714,099
City of Los Angeles Subregion	4,057,484	4,204,329	146,845
Southeast Los Angeles CPA	280,192	289,838	9,646
HOUSING			
County of Los Angeles	3,357,798	3,666,631	308,833
City of Los Angeles Subregion	1,366,985	1,485,519	118,534
Southeast Los Angeles CPA	64,397	68,658	4,261
EMPLOYMENT			
County of Los Angeles	4,552,398	4,754,731	202,333
City of Los Angeles Subregion	1,820,092	1,892,139	72,047
Southeast Los Angeles CPA	75,679	78,995	3,316

SOURCE: Southern California Association of Governments, *Regional Transportation Plan*, 2008 and TAHA, 2010.

TABLE IV.M-8: JORDAN DOWNS SPECIFIC PLAN ESTIMATED POPULATION AND HOUSING GROWTH COMPARED TO SCAG GROWTH PROJECTIONS				
Proposed Project Net Increase in	Net Increase Value	Relative to SCAG Projected Growth For Population (from Table IV.M-7)		
		Southeast Los Angeles CPA	City of Los Angeles	County of Los Angeles
Population	3,762	39%	2.6%	<1%
Housing	1,100	26%	1%	<1%
Employment	808	24%	<1%	<1%

SOURCE: TAHA, 2010.

Housing Growth. The SCAG projected housing growth for the County of Los Angeles, the City of Los Angeles Subregion, and the Southeast Los Angeles CPA is shown in **Table IV.M-7**. The anticipated net housing growth due to the proposed project (1,100 units) would be approximately 26 percent of the SCAG projected housing growth by 2020 for the Southeast Los Angeles CPA (**Table IV.M-8**). In addition, the housing growth due to the proposed project would comprise approximately one percent of the SCAG projected housing growth of the City of Los Angeles Subregion. The proposed project would provide beneficial impacts by providing new housing to the existing residents of the site, and by increasing the City’s housing stock, in order to meet housing needs as required by the City of Los Angeles Housing Element of the General Plan, and the Regional Housing Needs Assessment from the California State Housing Law.

Angeles Housing Element of the General Plan. The proposed project would also concentrate housing growth in an infill development that already has existing infrastructure to handle population growth. Therefore, less-than-significant impacts related to housing growth are anticipated.

Employment Displacement and Growth

Employment Displacement. The Specific Plan proposes rezoning of non-HACLA-owned, light industrial parcels. However, these existing businesses could potentially remain and not be redeveloped. Therefore, although these businesses would be considered legal non-conforming uses under the Specific Plan, no net loss of employment is anticipated.

If the Specific Plan rezoning were implemented in the HACLA-owned and non-HACLA-owned parcels, a net gain of 808 new jobs are anticipated. Therefore, less-than-significant impacts related to employment displacement are anticipated.

Employment Growth. The SCAG projected employment growth for the County of Los Angeles, the City of Los Angeles Subregion, and the Southeast Los Angeles CPA is shown in **Table IV.M-7**. The anticipated net employment growth due to the proposed project (807 jobs) would be approximately 24 percent of the SCAG projected housing growth by 2020 for the Southeast Los Angeles CPA (**Table IV.M-8**). In addition, the employment growth due to the proposed project would comprise less than one percent of the SCAG projected population growth of the City of Los Angeles Subregion. The proposed project would provide beneficial impacts to the Specific Plan area by providing a net increase in jobs, as well as diversification of jobs by introducing more commercial and retail jobs. In addition, HACLA may create a program for local hiring for both the temporary construction and permanent jobs created by the Specific Plan. Therefore, less-than-significant impacts related to employment growth are anticipated.

CUMULATIVE IMPACTS

Population and Housing Displacement and Growth with Related Projects

There are nine related projects in the vicinity of the Specific Plan area (Refer to Figure III-5 in Chapter III Environmental Setting). These nine related projects are anticipated to result in the displacement of 126 persons and 34 housing units (**Table IV.M-9**). These related projects would also contribute approximately 863 new persons and 197 new housing units. The net population and housing growth would be 737 persons and 163 housing units, respectively. Together with the proposed project, the net increase in population and housing units would be approximately 4,500 persons and 1,837 housing units. This cumulative population and housing growth would each comprise less than 1 percent of the SCAG projected population and housing growth for the County of Los Angeles. Therefore, no cumulatively considerable impacts related to population and housing displacement or growth are anticipated.

Employment Displacement and Growth with Related Projects

There are nine related projects in the vicinity of the Specific Plan area (Refer to Figure III-5 in Chapter III Environmental Setting). These nine related projects are anticipated to result in the displacement of 101 jobs (**Table IV.M-9**). These related projects would also contribute approximately 2,050 new jobs. The net employment growth would be 1,950 new jobs. Together with the proposed project, the net increase in jobs would be approximately 2,758 new jobs. This cumulative employment growth would comprise 1.5 percent of the SCAG projected employment growth for the County of Los Angeles. Therefore, no cumulatively considerable impacts related to employment displacement or growth are anticipated.

TABLE IV.M-9: RELATED PROJECTS AND THEIR ESTIMATED NET GAIN/LOSS OF POPULATION, HOUSING, AND/OR EMPLOYMENT													
Key to Fig. III-5	Proposed Use	Jurisdiction	Measure	Units of Measure	Population			Housing			Employment		
					Existing	Proposed	Net Gain/(Loss)	Existing	Proposed	Net Gain/(Loss)	Existing	Proposed	Net Gain/(Loss)
1	Wattstar movie theater	City of Los Angeles	1,040	Seats							0	28	28
1	Education Center	City of Los Angeles	12,000	Sq.ft.							0	48	48
2	Public high school	City of Los Angeles	500	Students							0	65	65
3	Shopping Center	City of South Gate	600,000	Sq.ft.							0	1,200	1,200
4	Shopping Center	City of South Gate	50,000	Sq.ft.							0	100	100
5	Retail Center	City of South Gate	18,090	Sq.ft.							0	36	36
5	Townhouses	City of South Gate	47	Dwelling Units	0	191	191	0	47	47			
6	East Los Angeles College (ELAC) Firestone Campus	City of South Gate	12,000	Students							80	487	407
7	Los Angeles Unified School District (LAUSD) Elementary School No. 9	City of South Gate	650	Students	126	0	(126)	34	0	(34)	21	85	64
8	Single-Family Housing	City of Lynwood	120	Dwelling Units	0	538	538	0	120	120			
9	Single-Family Housing	City of Lynwood	30	Dwelling Units	0	134	134	0	30	30			
Totals					126	863	737	34	197	163	101	2,049	1,948

SOURCE: Iteris, Jordan Downs Specific Plan Traffic Impact Study, June 2010, and TAHA, 2010.

MITIGATION MEASURES

Population and Housing Displacement and Growth

Impacts related to housing displacement and with population and housing growth were found to be less than significant. No mitigation measures are required.

For population displacement:

PHE1 HACL A shall prepare and implement an existing tenant relocation plan whereby all of the existing tenants of the Jordan Downs public housing complex would be relocated either on site or in the vicinity of the site to affordable housing equal to their existing conditions.

PHE2 The HACL A shall coordinate with the Department of Building and Safety to designate the replacement public housing units per the new vesting tract map, in order to properly identify and process the new Certificates of Occupancy, and ensure the conservation of these public housing units.

Employment Displacement and Growth

Impacts related to employment displacement and/or growth was found to be less than significant. No mitigation measures are required.

LEVEL OF IMPACT AFTER MITIGATION

Population and Housing Displacement and Growth

Impacts related to housing displacement and population and housing growth would remain less than significant.

With implementation of Mitigation Measures **PHE1** and **PHE2**, impacts related to population displacement would be reduced to a less-than-significant level.

Employment Displacement and Growth

Impacts would remain less than significant.