



5.3 POPULATION AND HOUSING

This section identifies the existing population, housing, and employment statistics for the City of Duarte (City) and County of Los Angeles (County) and provides an analysis of potential impacts that may result from project implementation. More specifically, the impact analysis evaluates how project implementation could induce population, housing, or employment growth in the City, either directly or indirectly. The primary sources of data presented in this section are the U.S. Census 2000 and 2010, California Department of Finance, Southern California Association of Governments, and *City of Duarte Comprehensive General Plan 2005-2020 (General Plan)*, including the *2014-2021 Housing Element*.

5.3.1 REGULATORY SETTING

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

The Southern California Association of Governments (SCAG) is the responsible agency for developing and adopting regional household, population, and employment growth forecasts for local governments in Imperial, Los Angeles, Orange, Riverside, Los Angeles, and Ventura counties. To facilitate regional planning efforts, SCAG's planning area is further organized into subregions. The City of Duarte is a member agency of the San Gabriel Valley Association of Governments (SGVCOG), one of 14 sub-regional organizations that make up SCAG. The SGVCOG is a joint powers authority of 31 cities (inclusive of Duarte), the three Supervisorial Districts representing the unincorporated areas in the San Gabriel Valley, and the Valley's three water agencies.

SCAG's Forecasting Section has produced the *Adopted 2012 Integrated Growth Forecast* (March 12, 2012), which includes socioeconomic estimates and projections at multiple geographic levels for multiple years. These socioeconomic estimates and projections are used for State-mandated long-range planning efforts such as the *2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS)* and *Air Quality Management Plan (AQMP)*, among others. Additionally, the projections enable the proper planning of infrastructure and facilities to adequately meet the needs of the anticipated growth. The growth forecasts provide population, household, and employment data for 2012 and 2040.

Additionally, every two years SCAG produces local profiles for each SCAG jurisdiction. These profiles are intended to provide updated jurisdictional data and analysis to support community planning and outreach efforts. The 2019 profiles were released by SCAG in May 2019.

REGIONAL HOUSING NEEDS ASSESSMENT

The Regional Housing Needs Assessment (RHNA) is mandated by State housing law as part of the periodic process of updating local General Plan housing elements. The RHNA quantifies the need for housing by income group within each jurisdiction during specified planning periods. Jurisdictions are required to provide their fair share of regional housing needs. The housing construction need is determined for four broad household income categories:

- Extremely Low (households making less than 30 percent of median family income)
- Very low (31-50 percent of median family income)
- Low (51 to 80 percent of median family income)



- Moderate (81 to 120 percent of median family income)
- Above moderate (more than 120 percent of median family income)

The intent of the future needs allocation by income groups is to relieve the undue concentration of very low and low-income households in a single jurisdiction and to help allocate resources in a fair and equitable manner.

The RHNA Allocation Plan, which covers the planning period from January 1, 2014 to June 30, 2021, is the most recently completed RHNA allocation and was adopted by SCAG's Regional Council on October 4, 2012. As indicated in *Table 5.3-1, Duarte RHNA Allocation 2014-2021*, Duarte's RHNA allocation for the 2014-2021 planning period is 337 housing units, including 184 units within the very low- and low-income categories.

**Table 5.3-1
Duarte RHNA Allocation 2014-2021**

Income Category	Housing Allocation
Extremely Low	44
Very Low	87
Low	53
Moderate	55
Above Moderate	142
Total	337
Source: <i>City of Duarte 2014-2021 Housing Element</i> , February 2014.	

CITY OF DUARTE GENERAL PLAN HOUSING ELEMENT

The City of Duarte Housing Element, adopted by the City Council in 2014, is an eight-year plan that covers the planning period from January 2014 to June 2021. The element sets forth a strategy to address the City's identified housing needs, including specific implementing programs and activities.

As noted, Duarte's RHNA allocation for the 2014-2021 planning period is 337 housing units. The City permitted construction of 39 units between 2014 and 2018.¹ In consideration of the permitted units, the City's adjusted need for 2014-2021 is 342 housing units, including 44 units within the extremely low-, very low-, and low-income categories; refer to *Table 5.3-3, Duarte Adjusted RHNA Allocation 2014-2021*.

¹ SCAG, 2019 Local Profiles Report: City of Duarte, May 2019.



5.3.2 ENVIRONMENTAL SETTING

POPULATION

County of Los Angeles

Los Angeles County’s population totaled 9,519,338 persons in 2000 and 9,818,605 persons in 2010, representing a growth rate of approximately three percent for this time period; refer to *Table 5.3-2, Population Estimates and Projections*. As of January 2019, the County’s population was an estimated 10,253,716 persons. According to SCAG, with a forecast population of approximately 11,514,000 persons by 2040, the County’s population is projected to grow approximately 12.3 percent between 2019 and 2035.

**Table 5.3-2
Population Estimates and Projections**

Year	County of Los Angeles	City of Duarte
2000 Census ¹	9,519,338	21,486
2010 Census ²	9,818,605	21,321
2000 - 2010 Change	+299,267	(165)
2000 - 2010 % Change	+3.1%	-0.7%
2019 Existing Conditions ³	10,253,716	21,952
2010 – 2019 Change	+435,111	+631
2010 – 2019 % Change	+4.2%	+2.9%
2040 SCAG Forecasts ⁴	11,514,000	24,300
2019 – 2040 Change	+1,260,284	+2,348
2019 – 2035 % Change	+12.3%	+10.7%
Notes: 1. U.S. Census Bureau, <i>Census 2000</i> . 2. U.S. Census Bureau, <i>Census 2010</i> . 3. State of California Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2019, With 2010 Benchmark</i> . Sacramento, California, May 2019. 4. Southern California Association of Governments, <i>Adopted 2016 RTP/SCS</i> , http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx#toc , accessed June 27, 2019.		

City of Duarte

As indicated in *Table 5.3-2*, the City’s population was an estimated 21,486 persons in 2000 and 21,321 persons in 2010, representing a population decline of approximately 0.7 percent between 2000 and 2010. The City’s 2019 population is approximately 21,952 persons. SCAG forecasts the City’s population will increase to approximately 23,400 persons by 2035, or approximately 6.6 percent between 2019 and 2035. Comparatively, the City is forecast to grow at a much lower rate than the County, which is forecast to grow by approximately 14 percent. By 2035, the City will constitute less than one-quarter percent of the County’s total population.



HOUSING

County of Los Angeles

The County’s housing data is presented in *Table 5.3-3, Household and Housing Estimates and Projections*. The County’s 2000 housing inventory was an estimated 3,270,909 dwelling units, representing an increase of approximately 5.3 percent over the 2010 inventory of 3,445,076 dwelling units. The County’s 2019 housing inventory totaled 3,568,898 dwelling units, with a 6.1 percent vacancy rate and an average of 3.03 persons per household. The County’s households are forecast to total 3,946,600 by 2040. Based on a vacancy rate of 6.1 percent, the County’s housing inventory is forecast to total approximately 4,202,982 dwelling units by 2040. County households are forecast to grow approximately 17.8 percent between 2019 and 2040; refer to *Table 5.3-3*.

**Table 5.3-3
Household and Housing Estimates and Projections**

Year/Description	County of Los Angeles		City of Duarte	
	Households	Dwelling Units	Households	Dwelling Units
2000 Census ¹	3,133,774	3,270,909	6,635	6,805
2010 Census ²	3,241,204	3,445,076	7,013	7,254
<i>2000 - 2010 Change</i>	+107,430	+174,167	+378	+449
<i>2000 - 2010 % Change</i>	+3.4%	+5.3%	+5.7%	+6.6%
2019 Existing Conditions ³	3,350,389	3,568,898	7,155	7,339
<i>2010 - 2019 Change</i>	+109,185	+123,822	+142	+85
<i>2010 – 2019 % Change</i>	+3.4%	+3.6%	+2.0%	+1.2%
2019 Existing Vacancy Rate ³	--	6.1%	--	3.0%
2019 Existing Persons per Household ³	3.01	--	3.03	--
2040 SCAG Forecasts ⁴	3,946,600	4,202,982 ⁵	8,200	8,454
<i>2019 – 2040 Change</i>	+596,211	+634,084	+1,045	+1,115
<i>2019 – 2040 % Change</i>	+17.8%	+17.8%	+14.6%	+15.9%

Notes:

1. U.S. Census Bureau, *Census 2000*.
2. U.S. Census Bureau, *Census 2010*.
3. State of California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2019, With 2010 Benchmark. Sacramento, California, May 2019.
4. SCAG provides population, household, and employment forecasts, however, no housing forecasts. Therefore, the County’s 2040 housing forecast has been extrapolated, based on 3,946,600 households and 6.1 percent vacancy rate.
5. The City’s 2040 housing forecast has been extrapolated, based on 8,200 households and 3.0 percent vacancy rate.

City of Duarte

The City’s 2010 housing inventory was an estimated 7,254 dwelling units, representing an increase of approximately 6.6 percent over the 2000 inventory of 6,805 dwelling units; refer to *Table 5.3-3*. Comparatively, the City’s housing growth rate between 2000 and 2010 was slightly higher than the County’s growth rate for the same period (approximately five percent). As of January 2019, the City’s housing inventory totaled 7,339 dwelling units. The City’s households



total 7,155, with an average of 3.03 persons per household. SCAG forecasts the City's households will total 8,200 by 2040, representing an increase of approximately 14.6 percent between 2019 and 2040; refer to *Table 5.3-3*. Based on a vacancy rate of 3.0 percent, the City's housing inventory is forecast to total approximately 8,454 dwelling units by 2040.

Vacancy rates are a measure of the general availability of housing. They also indicate how well the types of available units meet the housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range, whereas a high vacancy rate indicates that either the units available are not suited to the population's needs or there is an oversupply of housing units. The availability of vacant housing units provides households with choices of type and price to accommodate their specific needs. Low vacancy rates can result in higher prices, limited choices, and settling with inadequate housing. It may also contribute to overcrowding. A vacancy rate between 4.0 and 6.0 is considered "healthy." As indicated in *Table 5.3-3*, the City's 2019 vacancy rate is 3.0 percent, which is considered low. Comparatively, the City's vacancy rate was less than the County's overall vacancy rate of 6.1 percent.

EMPLOYMENT

County of Los Angeles

As indicated in *Table 5.3-4, Labor Force and Employment Estimates*, the County's 2000 civilian labor force was an estimated 4,307,762 persons, of whom approximately 8.2 percent were unemployed.

**Table 5.3-4
Labor Force and Employment Estimates**

Year	County of Los Angeles			City of Duarte		
	Labor Force	Unemployed Number	Unemployed Rate	Labor Force	Unemployed Number	Unemployed Rate
2000 Census ¹	4,307,762	354,347	8.2%	10,041	545	3.4%
2010 Census ²	5,014,682	623,414	12.4%	10,514	1,158	6.7%
2000 – 2010 Change	+706,920	+269,067	+4.2%	+473	+613	+3.3%
2000 – 2010 % Change	+16%	+76%	+51%	+4.7%	+112%	+97%
2019 Existing Conditions ³	5,072,100	199,400	3.9%	11,100	500	4.5%
2010 – 2019 Change	+57,418	-424,014	-8.5%	+586	-658	-2.2%
2010 – 2019 % Change	+1.1%	-32.0%	-31.5%	+5.6%	-43.2%	-67.2%

Notes:
 1. U.S. Census Bureau, Census 2000.
 2. U.S. Census Bureau, Census 2010.
 3. State of California, Employment Development Department Labor Market Information Division, *Monthly Labor Force Data for Cities and Census Designated Places (CDP)* May 2019 - Preliminary, Data Not Seasonally Adjusted, May 2019.



By 2010, the County’s civilian labor force increased to an estimated 5,014,682 persons. Between 2000 and 2010, the County’s unemployment rate increased from 8.2 percent to 12.4 percent. According to the U.S. Census 2010, approximately 35.2 percent of the County’s labor force was employed in management, business, science, and arts occupations; approximately 26 percent was employed in sales and office occupations. The largest industry sector in the County was educational services and health care and social assistance (21 percent). The County’s existing labor force (as of May 2019) is an estimated 5,072,100 persons, with an unemployment rate of approximately 3.9 percent.

Table 5.3-5, Employment Estimates and Projections presents the County’s existing employment and forecast employment, according to SCAG. As indicated in *Table 5.3-5*, Los Angeles County’s labor market is projected to increase from 4,872,600 jobs in 2019 to 5,226,000 jobs in 2040. Thus, SCAG forecasts the County’s labor market will grow approximately 7.3 percent between 2019 and 2040 (353,400 jobs).

**Table 5.3-5
Employment Estimates and Projections**

Year	County of Los Angeles	City of Duarte
2019 Existing Conditions ¹	4,872,600	10,600
2040 SCAG Forecasts ²	5,226,000	11,900
2019 – 2040 Change	+353,400	+1,300
2019 – 2040 % Change	+7.3%	+12.3%
Notes:		
1. State of California, Employment Development Department Labor Market Information Division, <i>Monthly Labor Force Data for Cities and Census Designated Places (CDP)</i> May 2019 - Preliminary, Data Not Seasonally Adjusted, May 2019.		
2. Southern California Association of Governments, <i>Adopted 2016 RTP/SCS</i> , http://scagrtpscsc.net/Pages/FINAL2016RTPSCS.aspx#toc , accessed June 27, 2019.		

City of Duarte

As indicated in *Table 5.3-4*, the 2000 civilian labor force in Duarte totaled approximately 10,041 persons, with an unemployment rate of approximately 3.4 percent. In 2010, the civilian labor force totaled 10,514 persons. Between 2000 and 2010, the local unemployment rate almost doubled, from 3.4 to 6.7 percent. The U.S. Census 2010 reports that the majority (approximately 33.8 percent) of the labor force in Duarte was employed in management, business, science, and arts occupations. The labor force’s next highest occupation category, representing approximately 27 percent, was sales and office occupations. As of May 2019, the labor force in Duarte was an estimated 11,100 persons, with an unemployment rate of approximately 4.5 percent. Comparatively, the existing unemployment rate is approximately 15 percent more than the County’s existing unemployment rate of approximately 3.9 percent.

As indicated in *Table 5.3-5*, SCAG reports the number of jobs in the City in 2019 totaled 10,600. The majority of the 2017 jobs were in the education sector (21.7 percent) and professional (20.9 percent). SCAG forecasts the local labor market will grow to 11,900 jobs by 2040, an increase of approximately 1,300 jobs (approximately 12.3 percent) between 2019 and 2040.



The jobs/housing ratio is used as a general measure of balance between a community's employment opportunities and the housing needs of its residents. A ratio of 1.0 or greater generally indicates that a city provides adequate employment opportunities, potentially allowing its residents to work within the city. Duarte's current (2019) jobs/housing ratio is approximately 0.73, indicating employment opportunities for residents to work within the City are not readily available.

5.3.3 SIGNIFICANCE THRESHOLD CRITERIA

The issues presented in the Initial Study Environmental Checklist (*CEQA Guidelines* Appendix G) have been utilized as thresholds of significance in this Section. Accordingly, a project may create a significant environmental impact if it causes one or more of the following to occur:

- Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere; refer to *Section 8.0, Effects Found Not To Be Significant*.

Based on these significance thresholds and criteria, the project's effects have been categorized as either "no impact," a "less than significant impact," or a "potentially significant impact." Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

5.3.4 PROJECT IMPACTS AND MITIGATION MEASURES

POPULATION GROWTH

IMPLEMENTATION OF THE PROPOSED PROJECT COULD INDUCE SUBSTANTIAL POPULATION GROWTH IN THE CITY.

Impact Analysis: A project could induce population growth in an area, either directly (for example, by proposing new residential and employment-generating land uses) or indirectly (for example, through extension of roads or other infrastructure). The proposed project could induce new population growth through new residential and employment-generating land uses. Although the project proposes road improvements through the Specific Plan area to support potential development, it does not involve the extension of roads or other infrastructure into undeveloped areas; refer to Section 5.4, Traffic. Therefore, project implementation would not induce population growth indirectly through extension of roads or other infrastructure.

The proposed project would increase the existing housing inventory in Duarte by 1,400 units, and add 100,000 square feet (sf) of office space and 12,500 sf of restaurant/retail space resulting in a potential population growth of 4,625 residents and employees..² The net increase in population

² Based on 3.01 persons per household and 100 percent occupancy according to the City's Housing Element; and 280 sf/employee for office space, and 250 sf/restaurant and retail space per SCAG's RTP/SCS (SCAG 2016).



and number of employees compared with existing conditions in *Table 5.3-6, Project Compared to Existing Conditions*.

**Table 5.3-6
Project Compared to Existing Conditions**

Description	Housing (Dwelling Units)	Households (Occupied Dwelling Units)	Population (Persons)	Employment (Jobs)
Project				
Employment Generating Land Uses	0	0	0	383
Residential Land Uses	1,400	1,400 ¹	4,242 ²	0
Total Project	1,400	1,400	4,242	383
Existing + Project Conditions				
Existing Conditions (2019)	7,339	7,155	21,952	10,600
<i>Existing / Project Implemented Total</i>	8,739	8,555	26,194	10,938
<i>Existing / Project Implemented % Change</i>	+19.1%	+19.6%	+19.3%	+3.61%
Notes: 1. Assumes 100 percent occupancy of new residential. 2. Assumes 3.03 persons per household (Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties, and the State</i> , January 2011-2019, With 2010 Benchmark. Sacramento, California, May 2019).				

In addition, as indicated in *Table 5.3-6*, the potential residential development would increase the City's residents by 4,242 persons, or approximately 19.3 percent above existing conditions.

Additional population associated with new residential development within the Specific Plan area has been considered in the *General Plan*. The proposed project is intended to meet the RHNA allocation for Duarte and the goals of the *2014-2021 Housing Element* by providing up to 1,400 dwelling units, some of which would be affordable housing. However, as concluded in *Sections 5.10* through *Section 5.17*, existing public services and utility/service systems can be readily upgraded and/or extended into the Specific Plan area to serve the increased population. Project implementation would not require substantial development of unplanned or unforeseen public services and utility/service systems. Individual development projects would be reviewed on a project-by-project basis to determine if existing services and utilities are sufficient or if new and/or upgraded facilities are necessary to serve the development. The increased demands for public services and utility/service systems would not significantly reduce or impair any existing or future levels of services, either locally or regionally. Further, development within the Specific Plan area is anticipated to occur over multiple years based on market demand, which would allow for development of necessary services and infrastructure to serve the anticipated growth. Therefore, impacts would be less than significant.

In addition, as also indicated in *Table 5.3-6*, implementation of the proposed project would increase local employment by approximately 3.61 percent over existing conditions. This employment growth would result in population growth within the City, as the potential exists that future employees (and their families) would choose to relocate to the City. However, estimating the number of these future employees who would choose to relocate to Duarte would be highly speculative since many factors influence personal housing location decisions. Based on the City's vacancy rate of 3.0 percent, 220 dwelling units are available (vacant), as of May 2019. New



employees in the Specific Plan area could utilize these vacant dwelling units. However, most new employees are assumed to occupy new residences generated by the project. Therefore, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

5.3.5 CUMULATIVE IMPACTS AND MITIGATION MEASURES

DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED PROJECT AND OTHER RELATED CUMULATIVE PROJECTS COULD INDUCE SUBSTANTIAL POPULATION AND HOUSING GROWTH IN THE AREA.

Impact Analysis: The net increase in population and number of employees under the proposed project are compared with the latest RTP/SCS projected growth assumptions (SCAG 2016) in *Table 5.3-7, RTP/SCS and Specific Plan Growth Assumptions.*

**Table 5.3-7
RTP/SCS and Specific Plan Growth Assumptions**

Scenario	Population	Employment
Proposed Project		
<i>Duarte Station Specific Plan</i>	4,242	383
Other City Projects		
Duarte Town Center Specific Plan	3,180	577
City of Hope Campus Plan	--	1,841
Total Growth	7,422	2,801
RTP/SCS Growth 2012 - 2040	2,800	1,800
Within Growth Assumptions?	No	No

Source: SCAG 2016, City of Duarte 2019.

As shown in Table 5.3-7, implementation of the proposed project, along with other City projects that have been approved, would exceed the growth assumptions contained in the 2016-2040 RTP/SCS. As such, the proposed Specific Plan would result in growth in the City that is inconsistent with the underlying assumptions used to develop strategies in the RTP/SCS.

The cumulative projects involve various residential and non-residential development that have the potential to result in population growth in Duarte and each of the respective jurisdictions where the cumulative sites are located. The *Duarte General Plan* assumed additional growth within the City, specifically associated with the Duarte Town Center Specific Plan, in addition to the proposed project. Although the development associated with the proposed project would be greater than anticipated by the *General Plan* and exceeds growth projections under the RTP/SCS, development of the Duarte Station Specific Plan Area would not require substantial development of unplanned or unforeseen public services and utility/service systems. As concluded in *Section 5.10* through *Section 5.17*, existing public services and utility/service systems can be readily upgraded and/or extended into the Specific Plan Area to serve the increased population.



Development within the Specific Plan Area is anticipated to occur over several years based on market demand, which would allow for development of necessary services and infrastructure to serve the anticipated growth. The proposed project is intended to meet the RHNA allocation for Duarte by providing up to 1,400 dwelling units, some of which would be affordable housing. Finally, as stated above, most new employees in the Specific Plan are assumed to occupy new residences generated by the project. Therefore, cumulative impacts associated with new development under the proposed project would be considered less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

5.3.6 SIGNIFICANT UNAVOIDABLE IMPACTS

Implementation of the proposed project would result in less than significant project and cumulative impacts related to population and housing. As such, no significant unavoidable impacts would result from implementation of the amended Duarte Station Specific Plan.

5.3.7 SOURCES CITED

City of Duarte, *City of Duarte 2014-2021 Housing Element*, February 2014.

Institute of Transportation Engineers, *Trip Generation*, 9th Edition, 2012.

Southern California Association of Governments, adopted 2016-2040 RTP/SCS, <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx#toc>, accessed June 27, 2019.

Southern California Association of Governments, *2019 Local Profiles of SCAG Jurisdictions*, <http://www.scag.ca.gov/DataAndTools/Pages/LocalProfiles.aspx>, accessed June 27, 2019.

Southern California Association of Governments, *5th Cycle Regional Housing Needs Assessment Final Allocation Plan*, 1/1/2014-10/1/2021, <http://www.scag.ca.gov/programs/Pages/Housing.aspx>, accessed June 27, 2019.

State of California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2019, With 2010 Benchmark. Sacramento, California, May 2019.

State of California, Employment Development Department Labor Market Information Division, *Monthly Labor Force Data for Cities and Census Designated Places (CDP) May 2019 - Preliminary, Data Not Seasonally Adjusted*, May 2019.

United States Census Bureau, Census 2000.

United States Census Bureau, Census 2010.