

CHAPTER 7.0

GROWTH INDUCEMENT

Section 15126.2(d) of the CEQA Guidelines requires a discussion of the ways in which a project could foster economic or population growth, or construction of additional housing, whether directly or indirectly. Induced growth is distinguished from the direct employment, population, or housing growth of a project. A project could induce growth by lowering or removing barriers to growth or by creating or allowing an amenity such as an industrial facility that attracts new population or economic activity.

The proposed Plans and Ordinances along with subsequent development would be considered growth-inducing. In fact, one of the primary goals of the proposed Plan is to induce growth in the downtown area. The role of the Plan in promoting the development of new residential and commercial uses downtown is consistent with the objectives of the Centre City Redevelopment Plan which is intended to bring about redevelopment and revitalization of the downtown area. Growth in the Centre City Redevelopment Project Area is considered a positive impact because it generates tax-increment and property tax revenues which can be used to further enhance the Redevelopment Project Area by allowing upgrades in infrastructure, development of affordable housing and other benefits. In addition, it maximizes the use of existing infrastructure including the opportunities for mass transit which are available in the downtown area.

Increasing the residential densities downtown could induce growth in the overall region because it would increase the overall housing stock available in the region above that assumed by current population forecasts which did not take the proposed plan into consideration.

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