

K. Population, Housing, and Employment

This section describes existing baseline conditions, trends and impacts of the proposed project related to population, housing, and employment. The analysis focuses on the inducement of population growth and on displacement of existing businesses and jobs on the project site.

Environmental Setting

Project Site

Existing Housing and Population

There is no housing or resident population on the project site.

Existing Business Activity and Employment

Baseline business operations located on the project site as of publication of the Notice of Preparation (NOP) for the proposed project (November 2005) includes a commercial self-storage facility, a hardware store/lumber yard, and a commercial retail businesses west of 29th Avenue, and an automotive repair shop, a commercial business and the California Department of Transportation (Caltrans) maintenance yard east of 29th Avenue. As identified in **Table IV.K-1**, The existing operations employ approximately 48 people.

Together, the tenants occupy approximately 158,492 square feet of space, the majority of which is attributable to the commercial self-storage and Caltrans maintenance yard areas.

**TABLE IV.K-1
EXISTING USES AND EMPLOYMENT ON THE PROJECT SITE, 2006**

Tenant/Use	Estimated Space (sf)	Estimated Employment
West of 29th Avenue		
Commercial Self-Storage	103,461	4
Hardware Store with Lumber Yard; Commercial/Retail Building	17,852	30
<i>Subtotal</i>	<i>121,313</i>	<i>34</i>
East of 29th Avenue		
Commercial/Retail; Automotive Repair	9,179	4
Caltrans Maintenance Yard	28,000	10
<i>Subtotal</i>	<i>37,179</i>	<i>14</i>
TOTAL SITE	158,492	48

SOURCE: Pacific Thomas Capital and Hausrath Economics Group, 2006.

Surrounding Areas of East Oakland

The propose project site is located near the center of San Antonio/Fruitvale area, which is generally I-580 to the Estuary, Lake Merritt to High Street. The site is at the intersection of two major arterials, East 12th Street and 29th Avenue, in the eastern portion of the Fruitvale area. (Fruitvale Avenue is generally the eastern boundary of the Fruitvale area.). **Table IV.K-2** shows the employment, households, and population trends for the project area, city, and region.

**TABLE IV.K-2
 EMPLOYMENT, HOUSEHOLDS, AND POPULATION FOR AREAS OF EAST OAKLAND
 SURROUNDING THE PROJECT SITE, OAKLAND, AND REGION 2000 – 2025
 (without Project)**

	2000	2005	2010	2025	Growth 2000-2025	Growth 2005-2025
PROJECT SITE AND SURROUNDING AREAS						
Employment	64,540	69,430	72,610	81,280	+16,740	+11,850
Households	68,340	69,460	72,520	78,370	+10,030	+8,910
Population	218,700	223,770	230,410	242,780	+24,080	+19,010
OAKLAND^a						
Employment	198,180	207,640	223,450	259,990	+61,810	+52,350
Households	150,790	154,730	165,910	186,440	+35,650	+31,710
Population	399,480	412,430	434,470	472,480	+73,000	+60,050
TOTAL BAY AREA^b						
Employment	3,757,900	-	-	4,948,480	+1,190,580	-
Households	2,466,020	-	-	2,994,280	+528,260	-
Population	6,783,760	-	-	8,243,500	+1,459,740	-

NOTE: The numbers presented above do not include the Gateway Community Development Project and assume existing conditions on the project site remain as-is in the future.

^a U.S. Census 2000; Oakland Cumulative Growth Scenario, May 2006.

^b Total East Bay includes all of Alameda and Contra Costa counties, and total Bay Area includes all nine Bay Area counties. Totals are from ABAG, *Projections 2002*.

SOURCE: City of Oakland and Hausrath Economics Group, 2006. ESA, 2007.

Overview of Surrounding Area

The San Antonio and Fruitvale areas includes a diverse mix of residential, commercial, and industrial uses, with numerous community services (schools, library, health services) that serve these areas, as well as the broader community. The commercial and community services in this culturally rich area attract visitors from the broader Bay Area. The area has several direct access routes to Interstate 880 (I-880), the Oakland Estuary, and the City of Alameda.

The area has undergone tremendous change in the last century. Although large agricultural estates and residential subdivisions were once the primary land use, the railroad brought industrial uses to the area (including a railroad station), and industrial, commercial, and residential uses located in close proximity to one another has characterized much of the area ever since. As discussed in

Section IV.A, *Land Use, Plans, and Policies*, of this EIR, the construction of I-880 and the Bay Area Rapid Transit (BART) system further disrupted land use patterns in the area. In recent years, the area has experienced a trend of new residential/live-work, commercial/retail and mixed use development on previous large commercial and industrial properties. Parts of the area remain underutilized and in deteriorated condition, and there land use conflicts exist between residential and business and industrial and truck-related operations uses.

In the area immediately surrounding the project and bound by 23rd Avenue/Overpass, International Boulevard, High Street, and the Oakland Estuary (Census Tract 4061) experienced tremendous housing development between 1990 and 2000 – approximately 85 percent of the total new housing that occurred in the larger San Antonio and Fruitvale areas during that period. Since 2000, several major residential and mixed use development projects totaling nearly 777 new housing units have been developed (or are well into the City’s application process) in this area immediately surrounding the project site.¹ Further, it is anticipated that over the next few years, the majority of new housing projected for the larger San Antonio and Fruitvale areas would also occur within this immediate area around the project site.

Most of San Antonio/Fruitvale/East Oakland area is currently within an Oakland redevelopment area. The San Antonio and Fruitvale areas are within the Coliseum Redevelopment Plan Project Area bound by 22nd Avenue, the Oakland/San Leandro border, the north side of International Boulevard, and the Oakland Estuary and Doolittle Drive (Oakland Redevelopment Agency, 1995, 1996). The Central City East Redevelopment Plan Project Area lies north and west of the Coliseum Redevelopment Plan Project Area and includes portions of Eastlake, Fruitvale, Central East Oakland, and Elmhurst neighborhoods that make up central and eastern Oakland (Oakland Redevelopment Agency, 2003).

Comparison to Oakland

Table IV.K-2, above, shows that in 2005, approximately 69,430 people were employed within the surrounding East Oakland area, representing about 33 percent of total employment in the City of Oakland. Approximately 69,460 households reside in the surrounding East Oakland area, with a population of about 223,770 residents, indicating a high overall ratio of persons per household. Compared to Oakland overall, nearly 45 percent of the city’s households are located in the surrounding East Oakland area, as is just over 50 percent of the population.

In 2005, the San Antonio and Fruitvale areas alone (without the “rest of East Oakland”), which are most immediate to the project site, represent approximately 11 percent (22,100 jobs) of the city’s employment, 22 percent (34,220) of its households, and 26 percent (107,260 persons) of the citywide population (see **Table IV.K-8**).

¹ Based on the City of Oakland’s Active Major Development Projects List, February-March 2006, these include 74 units in the Cotton Mill Studios; 100 units in the Glascok Residential Project (“The Estuary”); 47 units in the Fruitvale Transit Village; 81 units in the “61 Ford Street Lofts”; approximately 447 units in the Fruitvale Transit Village Phase II; and approximately 28 units at 4021 International Boulevard.

City of Oakland and the Region

Oakland is the third largest city in the Bay Area region and the largest city in the East Bay. Housing, population, and employment growth are occurring in Oakland and projected to continue in the future, bolstering Oakland’s role as a centrally-located place of residence and place of employment within the large Bay Area region.

Employment

Employment in Oakland was estimated at 198,190 in 2000, representing about five percent of all employment in the region (see **Table IV.K-2**). Business activity and employment grew substantially in Oakland in the late 1990s, and conditions are anticipated to enabling Oakland to retain and enhance its competitive position as a business center for the region.

Since 2000, employment in Oakland has remained relatively stable with job growth occurring locally in some sectors despite the downturn in the region’s economy. Projections for Oakland show growth of approximately 62,000 jobs from 2000 to 2025 without the Gateway Community Development Project (see **Table IV.K-2**). That growth represents about a 31 percent increase in employment in Oakland, and a rate of growth relatively similar to those forecast for the total Bay Area.

Population and Housing

Existing Conditions and Trends

The 2000 Census identified 399,480 people living in Oakland, about 6 percent of the total population of the Bay Area (see **Table IV.K-2**). There were 150,790 households in Oakland in 2000 and an average household size of 2.6 persons per household.

The 2000 Census also identified 157,508 housing units in Oakland (see **Table IV.K-3**). Of the occupied housing units (150,790), 59 percent were renter-occupied and 41 percent owner-occupied. From 1990 to 2000, Oakland’s housing stock increased by 2,771 units. During the 1990s, occupancy of the existing housing stock increased as the overall housing vacancy rate declined from 6.6 percent in 1990 to 4.3 percent in 2000 (see **Table IV.K-3**). The city’s population increased by 27,240 residents during that period as a result of housing production, occupancy of vacant units, and an increase in the population in existing households.

**TABLE IV.K-3
 CHANGES IN HOUSING STOCK IN OAKLAND, 1990-2000**

	1990		2000		Change
Total Housing Units	154,737		157,508		2,771
Occupied Housing Units	144,521	93.4%	150,790	95.7%	6,269
Vacant Housing Units	10,216	6.6%	6,718	4.3%	(3,498)
Owner-occupied Housing	60,153	41.6%	62,489	41.4%	2,336
Renter-occupied Housing	84,368	58.4%	88,301	58.6%	3,933

SOURCE: U.S. Census, 1990 and 2000.

New Growth in Oakland

Since 2000, the city’s housing supply has increased substantially with about 4,300 new units developed in Oakland by the end of 2005 (see **Table IV.K-4**). This represents a substantial change from prior decades during which very little new housing was developed in Oakland. Most of the 2,771 units added in Oakland during the 1990s were built in the latter part of the decade as a result of several factors: strong regional housing demand, fewer remaining locations for development in the suburbs, renewed interest in center city living, relatively affordable land supply, regional and local Smart Growth land use policies, and Oakland’s 10K Initiative other and other local efforts such as to attract new housing development to downtown Oakland.

**TABLE IV.K-4
 HOUSING GROWTH IN OAKLAND
 (without Project)**

Period	Additional Housing Units	Annual Average
1990 – 2000 ^a	2,771	277
2000 – 2005 ^b	4,307	861
2006 – 2025 ^c	31,480	1,574

^a 2000 Census.

^b Housing developed in Oakland from 2000 Census through 2005.

^c Housing under construction, in approved projects, in projects in pre-development and planning, and housing on housing opportunity sites and other sites considered likely to be developed by 2025.

SOURCE: City of Oakland Housing Element; Oakland Cumulative Growth Scenario, May 2006.

As identified in Oakland’s Housing Element, new housing is being built in Oakland, primarily throughout the flatlands of the city. Most of the new housing is multifamily housing, focused in the downtown area, around the city’s BART stations, along transit corridors, and in mixed-use neighborhoods. Lofts and other new housing are also being built in older industrial areas of the city. New housing in Oakland includes units covering a range of prices and rents, reflecting Oakland’s land use policies that encourage higher-density development and the investment of substantial public funding for affordable housing.

Based on Oakland’s Cumulative Scenario and current planning and development activity, up to 10,000 to 12,000 new units could be built over the next five years, 2006 to 2010, most in projects now under construction, already approved, and in the pre-development and planning process. Beyond 2005, projections anticipate additional housing development, without the Gateway Community Development Project, that would represent an increase in Oakland’s housing supply by approximately 23 percent over the housing stock identified in the 2000 Census (see **Tables IV.K-3 and IV.K-4**).

Population projections for Oakland indicate growth of approximately 31,710 households and 60,050 residents from 2005 to 2025 (see **Table IV.K-2**).

Employed Residents and Jobs/Housing Relationship

Employed Residents and Where Oakland Residents Work

In 2000, 174,740 people living in Oakland were employed according to the U.S. Census, representing 56 percent of the working age population (the population 16 years of age and older) and 92 percent of the civilian labor force (those 16 years of age and older working or looking for work). In the future, the number of employed residents is anticipated to increase at a faster rate than the growth of population as a result of documented demographic and labor force trends.

Census data indicate that in 2000, about 39 percent of the employed residents of Oakland held jobs in Oakland. Another 16 percent worked in nearby cities of the Inner East Bay, indicating that the majority (55 percent) of Oakland's employed residents work close to home, in Oakland and adjacent cities. (ABAG, 2000 Census)

Oakland Jobs and Where People Working in Oakland Live

About 36 percent of the jobs in Oakland in 2000 were held by people who also lived in the city. Another 15 percent of jobs were held by residents of nearby cities in the Inner East Bay, indicating that over half (51 percent) of Oakland's jobs are held by residents of Oakland and its adjacent cities. (ABAG, 2000 Census)

The overall relationship between jobs and employed residents in an area identifies the extent to which a community enjoys a balanced mix of land uses thereby offering job opportunities to local residents and housing opportunities for workers employed in local jobs. Data and projections for Oakland indicate that Oakland has a good balance of jobs and housing, and that it will continue to have a relatively similar number of jobs and employed residents. According to the 2000 Census and Oakland's Cumulative Scenario, the growth of employed residents of the city (71,050 employed residents growth 2000 to 2025) is anticipated to exceed the growth of jobs in Oakland (approximately 62,000 job growth 2000 to 2025), improving the "balance" of jobs and housing over time (U.S. Census data for 2000).

Project Population and Employment, and Contributions to Citywide Growth

The following discussion quantifies and describes the growth and other changes in population and employment associated with the proposed Gateway Community Development Project. Population and employment changes in and of themselves, are not normally considered to be significant environmental effects under CEQA. However, these changes and effects can be indicators of other impacts, and they can have influence on the significance of those impacts. Thus, the description of population and employment changes that follows is included to provide context for considering and understanding potential physical environmental impacts associated with changes in housing, population, and employment that are analyzed later in this section and in other sections of this EIR chapter (e.g., traffic, public services, and air quality). In addition, the description also identifies beneficial aspects of the project in terms of expanded housing choices.

Project Housing and Population

Table IV.K-5 summarizes the housing, population and employment characteristics of the project. The project would increase the supply of housing in Oakland and expand the housing choices available. The 810 units proposed would be built in six phases over approximately 15 to 20 years; buildout is established as 2025. The project proposes a mix of one-bedroom flats (48 percent), two-bedroom flats (37 percent), three-bedroom flats (10 percent), and two- and three-bedroom townhomes² (5 percent). About 58 percent (467) of the units would be built in 7- to 12-story multifamily buildings, 37 percent (300) of the units would be built in two towers, and the remaining 5 percent would be 43 townhomes. The project proposes condominium units with a range of prices that would depend on size, location, and amenities (such as views) of a unit.

At full buildout, the project is anticipated to accommodate 778 households, assuming a long-term average vacancy rate of four percent, consistent with the citywide average. Project population is estimated to include 1,607 people, reflecting an average household size of 2.1 persons per household (see **Table IV.K-5**).

**TABLE IV.K-5
SUMMARY OF HOUSING, POPULATION, AND EMPLOYMENT FOR PROPOSED PROJECT**

Type	Units	Households (HH)/ Occupied Units ^a	Persons Per HH ^b	Residents	Percent of Total Residents that are Employed ^b	Employed Residents / HH ^b	Total Employed Residents
Mid/High Density Housing (7-story to 16-story buildings)							
1 BR	357	343	1.60	549	78%	1.24	428
2 BR	356	342	2.20	752	70%	1.53	526
3 BR	54	52	3.30	172	56%	1.84	96
<i>Subtotal</i>	<i>767</i>	<i>737</i>	<i>1.99</i>	<i>1,473</i>	<i>71%</i>	<i>1.44</i>	<i>1,050</i>
Townhouses (3-story buildings) ^c							
2 BR	1	1	2.20	2	70%	1.40	1
3 BR	42	40	3.30	132	56%	1.85	74
<i>Subtotal</i>	<i>43</i>	<i>41</i>	<i>3.30</i>	<i>134</i>	<i>56%</i>	<i>1.82</i>	<i>75</i>
TOTAL PROJECT	810	778	2.06	1,607	70%	1.44	1,125

- a Assumes long-term, average vacancy of approximately four percent, consistent with citywide data.
- b Estimates by Hausrath Economics Group considering data and information for new housing developments and estimated for other Oakland projects, Census data, and data and projections from the Association of Bay Area Governments (ABAG). Population estimates do not assume units devoted to senior housing or units specifically designated as affordable housing.
- c For purposes of estimating population, assumes some townhomes would be marketed to family households.

SOURCE: Pacific Thomas Capital, 2006; Hausrath Economics Group, 2006; ESA, 2007.

Project Commercial Uses and Employment

As described in Chapter III (Project Description), the project would provide approximately 25,950 square feet of ground-floor commercial space, in addition to a 5,000 square foot education

² A single, two-bedroom townhome is proposed in Site VI; all other townhomes (42 units) are proposed as three-bedroom).

center and approximately 3,470 square feet of project offices uses, such as homeowners association (HOA) or property leasing functions. Anticipated tenants for the commercial space would provide neighborhood-serving businesses (i.e., cafes, a laundry, a flower shop, restaurants, etc.) and other neighborhood-scale uses that could complement existing goods and services available to the area. The total commercial space (25,950 square feet) would occur in two 2,900 square-foot spaces and two larger spaces, at 7,110 and 13,040 square feet, at the intersection of East 12th Street and 29th Avenue.

Table IV.K-6 shows that the businesses and other activities in the non-residential space in the project would support an estimated employment of about 97 persons. The majority of the employment would be in the neighborhood-serving commercial retail and services businesses unrelated to the management and maintenance of the project.

**TABLE IV.K-6
 SUMMARY OF HOUSING, POPULATION, AND EMPLOYMENT ESTIMATES
 FOR PROPOSED PROJECT**

Use	Housing Units	Households ^b	Population ^c	Employed Residents ^c	Non-residential Space (sq. ft.)	Employment ^d
Residential	810	778	1,607	1,125		
Project Management and Maintenance					3,470	9
Commercial: Retail, Services ^a					30,950	88
TOTAL	810	778	1,607	1,125	34,420	97

^a Includes 5,000 square-foot education center.
^b Assumes long-term average vacancy of four percent, consistent with citywide average.
^c Estimated by Hausrath Economics Group considering Census data, data and information for new housing developments, and data and projections from the Association of Bay Area Governments (ABAG) and California Department of Finance (DOF).
^d Estimated by Hausrath Economics Group considering potential uses as described by the development team and employment densities for comparable uses and developments.

SOURCE: Pacific Thomas Capital, 2006; Hausrath Economics Group, 2006; ESA, 2007.

Net Change in Project Site Population and Employment

Development of the project would redevelop and revitalize a large, visible site that is currently underutilized primarily by commercial self-storage facilities and Caltrans maintenance facility and storage yard. The existing businesses and uses currently occupying the site would have to relocate to allow for the new development. The proposed project would be developed in multiple phases, generally west to east, with each of the six development sites (Sites I through VI) occurring upon completion of the prior site. Thus, removal of existing uses would occur incrementally, as each development site is developed.

Table IV.K-7 summarizes the net changes in project site population and employment at build-out of the project. An overall net increase of 49 jobs is identified after accounting for existing tenants and employment that would have to relocate from the site over time, and the anticipated new uses

**TABLE IV.K-7
 NET CHANGE IN PROJECT SITE POPULATION AND EMPLOYMENT
 WITH PROPOSED PROJECT**

	Households	Population	Employment
Existing Conditions	–	–	-48
Project Buildout	+778	+1,607	+97
Net Change	+778	+1,607	+49

SOURCE: : Pacific Thomas Capital and Hausrath Economics Group, 2006.

and employment in the project. All of the population growth of 1,607 residents would be a net addition for the site since no housing or residential population currently exists on the property.

Contributions to Citywide Growth

Table IV.K-8 presents projections for housing, population and employment for the surrounding project area and Oakland, including change resulting with the Gateway Community Development Project. These projections are essentially the future growth scenario used for the citywide cumulative analyses in this EIR.³

Household and Population Growth

The project and associated changes in General Plan land use classification and zoning to allow residential development on all portions of the project site. Residential use is currently only permitted on the eastern approximately two-thirds of the site, in the *Mixed Housing Type Residential* classification and the *Regional Commercial* classification (subject to the City’s General Plan Guidelines). Residential use is currently not permitted in the *Business Mix* classification at the western one-third of the site. The proposed changes would therefore increase the supply of land for residential development in Oakland. Given the strong demand for housing in the region and a relatively fixed supply of land for housing development, the project would increase the amount of housing developed in Oakland and the growth of households and population in the city in the future. Thus, from a long-term citywide perspective, the housing, households, and population in the project would represent additional growth in Oakland over and above what would otherwise occur without the project. The cumulative growth scenario for this EIR has been increased in 2025 to include the household and population growth with the project.

³ Hausrath Economics Group and the City of Oakland updated the Oakland Cumulative Growth Scenario for purposes of this EIR for the Gateway Community Development Project in March 2006 (referred to therein and in Appendix D as the “Fruitvale Gateway Project”). The project sponsor subsequently modified the project scenario (as described in Chapter III [Project Description] and in this section of the EIR) to reduce the number of residential units (814 to 810, less than 1 percent) and increase commercial space (23,000 to 25,950 square feet, approx. 13 percent or 8 jobs). This degree of change would not substantially alter the 2010 and 2025 cumulative growth projections for housing and employment citywide. (Background on the Cumulative Growth Scenario and more detailed tables are provided in **Appendix D** to this EIR.)

Business Activity and Employment

The project and associated changes in General Plan land use classification and zoning would allow residential development on a site currently designated for *Business Mix* uses and *Regional Commercial* uses. These two classifications encompass non-contiguous areas at the westernmost one-third and easternmost one-third of the site and are separated by the *Mixed Housing Type Residential use* area in the middle one-third of the site. (See **Figure IV.A-2** in Section IV.A, *Land Use, Plans, and Policies*, of this EIR.) As a result, the project would reduce the *potential* for business development and employment growth on the project site and in Oakland. The actual effects on business activity and employment growth in Oakland in the future would depend on market factors and the type of development that would otherwise occur on the site without the project. Industrial uses that are allowed in the existing *Business Mix* and *Regional Commercial* classifications (when coupled with the existing, underlying M-30 General Industrial Zone and limited by provisions of the Zoning Regulations regarding commercial and industrial uses in proximity to existing residential activities) on the site could feasibility accommodate commercial or manufacturing uses that could generate more opportunities for employment than current uses on the site or the proposed project. Alternatively, these classifications could also accommodate low jobs-generating uses, similar to those currently on the site.

The cumulative growth scenario for this EIR includes the business and employment growth for the project by 2025. By comparison, the cumulative scenario *without* the project would likely include somewhat more business and employment growth in Oakland, depending on the future market context and implications of the City's policy considerations regarding conversion of industrial land to residential use. With the project, there would be less business and job growth in exchange for more household and population growth in Oakland as a result of the project.

Impacts and Mitigation Measures

Significance Criteria

The project would have a significant effect regarding population, housing, and employment if it would:

1. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, in excess of that contained in the City's Housing Element.
2. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere, in excess of that contained in the City's Housing Element.
3. Induce substantial population growth in a manner not contemplated in the General Plan, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads and other infrastructure) such that additional infrastructure is required but the impacts of such were not previously considered or analyzed.

**TABLE IV.K-8
 HOUSING, HOUSEHOLDS, POPULATION, AND EMPLOYMENT FOR
 PROJECT AREA AND OAKLAND (with Project)**

	2000	2005	2010	2025	Growth 2000-2025	Growth 2005-2025
PROJECT AREA						
<u>San Antonio</u>						
Employment	12,400	12,600	13,060	13,960	+1,560	+1,360
Households	21,100	21,280	22,500	24,560	+3,460	+3,280
Population	61,850	62,810	64,910	68,050	+6,200	+5,240
<u>Fruitvale</u>						
Employment	9,130	9,500	9,750	10,290	+1,160	+790
Households	12,610	12,940	13,910	15,070	+2,460	+2,130
Population	43,310	44,450	46,610	49,010	+5,700	+4,560
<u>Rest of East Oakland</u> (Central East Oakland, Elmhurst, and Airport areas)						
Employment	43,010	47,330	49,800	57,030	+14,020	+9,700
Households	34,630	35,240	36,110	38,740	+4,110	+3,500
Population	113,540	116,510	118,890	125,720	+12,180	+9,210

	2000 ^a	2005	2010	2025	2000-2025	
					Change	Percent
OAKLAND						
Households ^b	150,790	154,730	165,179	182,682	+31,892	21%
Population	399,480	412,430	432,974	465,102	+65,622	16%
Employed Residents ^b	174,740	180,650	201,670	242,959	+68,219	39%
Total Employment	196,930	209,600	225,565	256,928	+59,998	30%
Ratio Total Employment- to-Employed Residents	1.13:1			1.06:1		
PROJECT						
Households			298	778		
Population			620	1,607		
Employed Residents			434	1,125		
Total Employment			8	97		

Notes:

Data shown incorporate the proposed project as described above and in Chapter III (Project Description) of this EIR.

^a Households, household population, total population, and employed residents are from the 2000 Census.

^b Projections for 2005, 2010, and 2025 incorporate changes in demographic characteristics of the population in the existing housing stock in Oakland as evidenced in persons per household and employed persons per household factors from ABAG Projections 2002. The demographic characteristics of residents of new housing to be built in Oakland by 2005, 2010, and 2025 are based on those same ABAG factors or are estimated using special factors that better reflect the anticipated population in new housing, for TAZs with little or no housing in 2000 of the types being built (as the ABAG factors are based on the existing population in 2000).

SOURCES: Oakland Cumulative Growth Scenario (see Appendix D), Hausrath Economic Group, May 2006; as modified or the proposed Gateway Community Development Project analyzed herein, ESA, 2007.

The project is evaluated relevant to the above criteria in the following discussion of project impacts.

Local Plans and Policies

Oakland General Plan policies and other applicable plans and policies that pertain to housing, jobs, and related effects, and that apply to the project, are identified and discussed in Section IV.A, *Land Use, Plans, and Policies*. General Plan policies also are addressed in this section, to the extent they are relevant to the significance criteria identified above.

Project and Cumulative Impacts

Displacement of Substantial Housing or Population

There is no existing housing and no residential population on the project site. Therefore, development of the project would not require the demolition of any housing units and would not displace any people residing on the project site. The project would not result in the need to construct replacement housing. There would be no impact.

Inducement of Substantial Population Growth Requiring New Infrastructure

Impact POP-1: The project would not induce substantial population growth, directly, by proposing new housing or businesses, or indirectly, through infrastructure improvements, such that additional infrastructure is required that was not previously considered or analyzed. (Less than Significant)

Housing-induced Population Growth

The project would add up to 810 housing units to Oakland's housing stock, accommodating 778 households and 1,607 residents. No residential use currently exist on the site, therefore, the project will result in additional population growth, and the effect of that growth on other environmental issues (such as transportation, public services, and utilities, etc.) is evaluated throughout Chapter IV of this EIR. Additionally, the project proposes housing and population growth not contemplated in the Oakland General Plan; housing is not permitted in *Business Mix*, and the maximum residential density allowed in *Mixed Housing Type Residential* (generally 30 units per gross acre) is substantially lower than what would result with the project (approximately 84 unit per gross acre). As a result, the project would result in a higher level of population growth than envisioned by the General Plan for portions of the site and would represent an increase in citywide population growth 2005 to 2025. The estimated project population would represent 0.001 percent of the city's population in 2010 and 0.003 percent of the city's population as projected for 2025 (see **Table IV.K-8**)

Additionally, the project could result in additional affordable housing development with additional population growth. The Oakland Redevelopment Agency is required by State law to

spend at least 20 percent of the tax increment generated by development within the Coliseum Redevelopment Plan Area for the provision of affordable housing. State law also requires that when residential units are proposed within a redevelopment area, the Agency ensure that at least 15 percent of the total number of new or rehabilitated residential units be made available as affordable housing. The Agency also has the discretion to provide affordable units outside the Redevelopment Plan Area, provided that twice the number of affordable units (i.e., 30 percent) are provided. The affordable housing requirements apply to the Redevelopment Plan Area in the aggregate, and not to each individual project within the Redevelopment Plan Area.

In summary, the additional 1,607 persons that the project would directly add to Oakland's population would not be substantial population growth.

Job-induced Population Growth

The project would create approximately 97 jobs at buildout – representing net increase of 49 jobs that could require new households and population to provide the additional workers. The project, however, would create 810 additional housing units and an estimated 1,125 employed residents. The projected number of employed residents in the project would be more than ten times the number of jobs created. Thus, the employment growth with the project would not indirectly induce additional population growth.

Infrastructure-induced Population Growth

The project would involve the infill redevelopment of a commercial and industrial site currently developed with low-density uses. The project site is centrally located within an urban area well-served by existing transportation systems and other infrastructure and utilities. The project would include on-site infrastructure improvements to accommodate the higher-density residential development and would involve infrastructure improvements to sidewalks, curbs, gutters, and street/railroad crossings adjacent to the project site. These infrastructure improvements would correct existing deficiencies, modernize old systems, and improve the functioning of the area and quality of the public spaces and would be directly associated with the project (excluding off-site improvements that the project sponsor may implement to enhance safety and pedestrian access to schools adjacent to the site). The proposed improvements are not expected to induce substantial additional population growth in nearby areas.

In overall summary, the project would not induce substantial population growth, directly, as a result of new housing or businesses; or indirectly, as a result of infrastructure improvements. The impact would be less than significant.

Mitigation: None Required.

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