

## CHAPTER 3.T

# GROWTH INDUCING ASPECTS

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The purpose of this chapter is to determine the potential for the *Mosquito-Borne Disease Control Program* to induce development activity that otherwise would not occur in the City. In sum, it is not expected that growth in the City would be induced by the *Mosquito-Borne Disease Control Program*.

The proposed *Mosquito-Borne Disease Control Program* is not expected to alter regional growth patterns, impact residential settlement patterns, or affect the growth in employment centers. Demands for the control of mosquito-borne viruses are based on the potential for large human population exposures to such viruses. It is expected that other regions adjacent to the City and throughout the northeast may also be subject to outbreaks of mosquito-borne viruses that require the application of adulticides, and the City's actions to control such viruses will not significantly induce increased residential or commercial development in the City.

Forces underlying growth in regional and local population and employment are composed of many economic and marketplace factors. When new development is proposed, both public and private development decisions are governed primarily by economic, financial, and site-specific considerations within the real estate marketplace (primarily related to supply and demand—i.e., land availability, affordability, and population growth), and would not, from a development standpoint, hinge on the adoption of the *Mosquito-Borne Disease Control Program*. Moreover, residential and commercial growth in the City is affected, to a considerable extent, by public policy initiatives, including funding and public subsidies, and plans that are implemented by various Federal, State, and City agencies. Therefore, the proposed *Mosquito-Borne Disease Control Program* is not expected to significantly induce development within the City. 

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