

# Where are the Jobs?

## EMPLOYMENT IMPACT OF THE PROPOSED CONVENTION CENTER PHASE III EXPANSION PROJECT

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*January 2012*

This analysis examines the “7,000 new jobs” claim from the expansion from the Convention Center and finds that the number of new permanent jobs is significantly less (about 4,500). The Accommodation and Food Services industries account for majority of the jobs created. Most of the occupations within these industries are low-paying, with only a fifth of the jobs with median wages above the region’s median for all workers. Two-third of the occupational median wages are below self-sufficiency hourly wage for a single adult.

Employment benefits generated from the jobs are severely depressed due to the predominance of jobs in the Accommodation and Food Services industry, which has the lowest rate of benefits provision among major industries in the nation. Between 700-1,100 jobs will be dependent on government healthcare programs, and workers on 1,100-1,800 jobs will be completely uninsured. To cover the cost of uncompensated care and MediCal, the impact of the jobs on public funds is estimated to be \$2.3 million (based on author’s estimate of 4,500 jobs) to \$3.7 million (based on city’s claim of 7,000 jobs) annually. Workers are likely to avail of other public subsidies such as Section 8 housing vouchers.

Finally, the expenditure of \$550 million on construction is expected to create 3,800 construction jobs paying prevailing wages. However, due to the temporary and transient nature of construction industry, about a third of the jobs are likely to be uninsured.

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## INTRODUCTION

A significant limitation of the economic analysis has been the use of total output and employment multipliers to measure the economic impact of visitor spending. The first measure captures the business impact, and the second captures the worker impact, but neither captures the well-being of San Diego residents. A personal-income measure of economic impact of visitor spending would have captured the changes that result in level of personal income in the San Diego community. One example of computing the economic impact on San Diegans' incomes is the Type III Income Multiplier.

Type III Income Multiplier = Direct, Indirect (and induced) Income/Direct Sales

Income or value added are the best measures of the economic gain to the region from tourism, and should have been used rather than sales multipliers.<sup>1</sup>

With regard to the use of employment multipliers, Professor John Crompton of Texas A&M has identified three common abuses in consultant reports in promoting tourism:<sup>2</sup>

- (1) Employment estimates invariably include full-time, part-time, and seasonal jobs and do not distinguish between them;
- (2) Employment estimates assume all existing employees are fully occupied, so an increase in external visitor spending will require an increase in level of employment within the jurisdiction; this exaggerates number of jobs created in an industry with rampant underemployment.
- (3) Imply that all new jobs will be filled by residents from within the community; however in high cost-of-living regions like San Diego, a significant proportion of low-wage jobs will be filled by commuters from outside the community.

## EVALUATING THE “7,000 NEW JOBS” CLAIM

The “7,000 new jobs” claim<sup>3</sup> for the San Diego Convention Center Phase III expansion project is based on a consultant study in 2009 that estimated new attendees and multiplied those by the spending by category per attendee and number of jobs from those spending categories. A later memo issued in response to the city council request shows the distribution of the jobs by industry.

In this section we examine the assumptions behind the claim, to paint an accurate picture of the jobs created by the project.

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<sup>1</sup> Archer, B. H. 1984. "Economic impact: Misleading multiplier." *Annals of Tourism Research* 11(3): 517- 518.

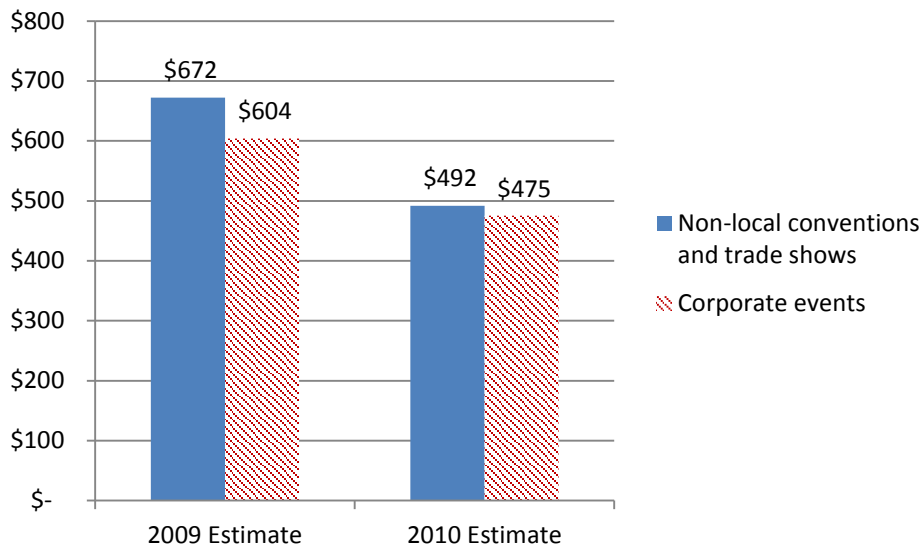
<sup>2</sup> Crompton, John L. 2006. Economic Impact Studies: Instruments for Political Shenanigans? *Journal of Travel Research*, Vol. 45, August 2006, 67-82. Crompton, J. L. 1993. "Economic impact analysis: Myths and misapplication." *Trends* 30(4): 9-14.

<sup>3</sup> Mayor Jerry Sanders “Factsheet” dated May 12, 2011; San Diego Convention Center Expansion Project update presented to the Budget Committee on September 21, 2011. The claim has been used in several public statement by the Mayor.

## 1. Attendee spending is lower than estimated

The 2009 AECOM/ERA study presented to the Mayor’s Convention Center Taskforce over-estimated conventioner spending on hotel rooms. It was then estimated at over \$600 per attendee per stay in 2009, and was later revised by the same consultants to be under \$500.

Figure 1. Average spending per attendee on lodging lower than estimated earlier



Sources: AECOM/ERA (2009) “Market, Feasibility & Impact Analysis for the Proposed San Diego Convention Center Expansion”. AECOM (2010), San Diego Convention Center Corporation, “Refined Analysis of Additional Business Capture Derived from a Potential Expansion of the San Diego Convention Center”.

However, even though the projected spending per attendee was revised downward in 2010<sup>4</sup> by almost a fifth from the earlier estimates, employment numbers were never adjusted in any of the Mayor’s factsheets, presentations or reports. In fact, the original employment number (6,885 jobs) which was based on the inflated attendee spending, was used for the November 4, 2011 Memorandum to San Diego Convention Center, and presented to the San Diego City Council.<sup>5</sup>

The implication of constantly using “7,000 new jobs” as a fixed baseline for the Convention Center expansion project is that regardless of the market capacity, size of convention center, or the spending pattern of visitors, the number of jobs remains the same. This is an erroneous assumption that any serious analysis of the economic impacts of the project should have identified.

<sup>4</sup> AECOM. 2010. San Diego Convention Center Corporation, “Refined Analysis of Additional Business Capture Derived from a Potential Expansion of the San Diego Convention Center”

<sup>5</sup> Spickard, Steve. Land Economics Consultants LLC. November 4, 2011. Memorandum to Caroll Wallace, San Diego Convention Center, re: Revised Memorandum on the Distribution of Permanent Jobs Created by SDCC Expansion.



## 2. *Induced spending should not be conflated with direct spending*

Convention spending creates three categories of jobs: (1) Direct employment, in the convention center facility, and surrounding hotels and restaurants where the money is being spent; (2) Indirect employment, by the providers of services, materials and suppliers, to support the direct employment; and (3) Induced employment, from the spending by business and employees in the first two categories.

Induced demand must be limited to new jobs, and new households. Including induced spending within convention spending can inflate economic impacts because this measure conflates spending by locals that would have occurred in the absence of the project. An economic gain would occur from induced spending by locals within the local economy only if those workers employed on the local job (unrelated to the Convention Center expansion), would not have been otherwise employed:

“Expenditures by those who reside in the community do not contribute to an event’s economic impact because these expenditures represent a recycling of money that already existed there. There is no new economic growth, only a transfer of resources between sectors of the local economy. It is probable that if local residents had not spent their money at the tourism attraction, they would have disposed of it either now or later by purchasing other goods and services in the community.” (John Crompton, 2006)

It should be noted here that guidelines for evaluation of the American Reinvestment and Recovery Act (2009) direct agencies to separate out the direct and indirect jobs from the induced jobs:

“The macroeconomic methodology used to derive the aggregate jobs estimates provides only an imperfect way to try to separate out the different types of jobs created by government spending. In particular, we are able to separate the direct and indirect jobs (together) from the induced jobs...” (Council for Economic Advisors, 2009)

In a typical government spending project, 64% of the employment is generated directly or indirectly, and the rest 36% of the employment is induced.<sup>6</sup>

## 3. *Not all visitor spending is alike*

Different spending cohorts of visitors, with the same socioeconomic characteristics, length of stay, and number of visits, can have very different consumption behaviors.<sup>7</sup> These consumption behaviors determine where they stay, where they shop, and what they eat. Segmenting the tourist market on the basis of expenditure patterns is, therefore, an important and common approach to understanding the economic impacts of tourism on a destination<sup>8</sup> as well as expanding its economic benefits. Since the employment generated by a full-service hotel or restaurant is quite different from that by a motel or

<sup>6</sup> Council for Economic Advisors, Office of the President of the United States. 2009. Estimates of Job Creation from the American Recovery and Reinvestment Act.

<sup>7</sup> Lew Alan A. and Pin T. Ng. 2011. Using Quantile Regression to Understand Visitor Spending. *Journal of Travel Research*.

<sup>8</sup> Weber, S. 1995. “Psychographic Segmentation.” In *Tourism Marketing and Management Handbook*, edited by S. F. Witt and L. Moutinho. Hemel Hempstead, Hertfordshire, UK: Prentice Hall, pp. 316-24.

fast-food chain, a market segmentation study is needed to accurately evaluate the economic impacts of visitor spending on the region.

The geographic capture rate for the induced impacts of employment is significant for the tourism industry. This is because the entire industry is based on travel. Therefore, even if the induced spending by locals created additional jobs in tourism, it needs to be evaluated how many of those jobs would be created within the region?

#### *4. Spending is not always captured locally*

The 2009 AECOM/ERA analysis relied on visitors spending surveys<sup>9</sup> on goods, and did not discount the data for the appropriate capture rate within the regional economy. This is a common error that inflates local jobs from non-local spending. The problem is that tourism spending on goods (or sales) is not the same as the “direct effects” to be used in the multiplier formula, and must be discounted for the leakage that occurs from goods being produced outside the region, as well as the retail/wholesale/transportation margins that are accrued to each of these sectors within the Input-Output model. Typically 60%-70% of local visitor spending accrues to the region.<sup>10</sup> The net effect of ignoring the capture rate is to include jobs created outside the region, which inflates the local economic impacts.

According to Professor Stynes of University of Illinois at Urbana-Champaign, tourism sales multipliers are often close to one because the secondary effects of tourist spending (mostly induced) are generally just large enough to offset the spending that is not captured by the local economy. Even though the recommended range for economic impacts of tourism sales is between 1 to 1.5, the multipliers used by the San Diego consultants are closer to 2. A higher multiplier not only increases estimates of business revenue, but only inflates the estimates of tax revenue (e.g sales tax) that is attributed to the project.

In the following section, we seek to correct some of the problems with over-estimation of jobs.

## **Permanent Employment**

In this section, we calculate the number of jobs by industry and occupation, as well as the quality of jobs based on wages and benefits.

### *1. How Many Jobs?*

The employment numbers used to justify the “7,000 new jobs” were corrected to reflect the lower visitor spending and more conservative regional multipliers, segregating the direct and indirect effects, from the induced effects.

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<sup>9</sup> DMAI, San Diego Convention Center Corporation, ERA (2009). See table 48, pg. 73.

<sup>10</sup> Stynes, Daniel. 1997. *Economic Impact of Tourism: A Handbook for Tourism Professionals*. Illinois Bureau of Tourism.



TABLE 1: Employment Created by SDCC Expansion (City's Estimate)

Expenditure Type	2009 Direct Impacts	RIMS II Employment Multiplier	Total Employment
Lodging	\$ 155,584,000	18.79	2,923.5
Meals & Beverages	\$ 51,489,000	31.38	1,615.6
Retail Shopping	\$ 23,166,000	20.59	476.9
Attractions Admissions (Museums, Theatre, etc.)	\$ 10,442,000	18.23	190.4
Air Transportation (Local Impact)	\$ 29,550,000	12.73	376.2
Local Transportation (Excluding Car Rental)	\$ 4,403,000	27.50	121.1
Car Rental	\$ 8,066,000	27.50	221.8
Miscellaneous	\$ 5,671,000	29.42	166.8
Per Attendee Spending by Event Organizers	\$ 29,525,000	13.52	399.0
Per Attendee Spending by Exhibitor Companies	\$ 54,371,000	7.24	393.9
<b>TOTAL</b>	<b>\$ 372,267,000</b>		<b>6,885.1</b>

Source: AECOM/ERA (2009) "Market, Feasibility & Impact Analysis for the Proposed San Diego Convention Center Expansion".

TABLE 2: Employment Created by SDCC Expansion (Author's Estimate)

Expenditure Type	2010 Direct Impacts	RIMS II Jobs Multiplier (Direct & Indirect)	Direct & Indirect Jobs	RIMS II Jobs Multiplier (Direct, Indirect & Induced)	Direct, Indirect & Induced Jobs
Lodging	\$ 121,081,000	11.7638	1,424.4	15.1585	1,835.4
Meals & Beverages	\$ 47,555,000	18.3243	871.4	21.774	1,035.5
Retail Shopping	\$ 23,263,000	14.3576	334.0	17.9113	416.7
Attractions Admissions (Museums, Theatre, etc.)	\$ 13,253,000	17.4467	231.2	22.2639	295.1
Air Transportation (Local Impact)	\$ 27,019,000	8.791	237.5	8.791	237.5
Local Transportation (Excluding Car Rental)	\$ 9,745,000	15.6924	152.9	19.5511	190.5
Car Rental	\$ 5,008,000	15.6924	78.6	19.5511	97.9
Miscellaneous	\$ 6,013,000	18.5476	111.5	22.2147	133.6
Per Attendee Spending by Event Organizers	\$ 32,803,000	10.5042	344.6	16.2272	532.3
Per Attendee Spending by Exhibitor Companies	\$ 63,139,000	11.9549	754.8	15.1768	958.2
<b>TOTAL</b>	<b>\$ 348,879,000</b>		<b>4,541.0</b>		<b>5,732.7</b>

Sources: 2010 Direct Spending from AECOM (2010), San Diego Convention Center Corporation, "Refined Analysis of Additional Business Capture Derived from a Potential Expansion of the San Diego Convention Center". For the nearest industry, the multipliers used are Final Demand Type I & Type II Employment Multipliers for San Diego, Regional Input-Output Modeling System (RIMS II), Regional Product Division, Bureau of Economic Analysis. Author's calculations on total employment.

**TABLE 3. Comparison of Jobs by Industry between City’s Estimate and Author’s Estimate**

<b>Industry</b>	<b>City’s Estimate</b>	<b>Author’s Estimate</b>
Agriculture, forestry, fishing, and hunting	30	1
Utilities	15	8
Construction	71	13
Manufacturing	142	54
Wholesale trade	100	21
Retail trade	446	302
Transportation, Trucking and Warehousing	297	411
Information/Communication	14	47
Finance, insurance, real estate	211	174
Business Services, incl. Professional and Management	368	411
Administrative, Support and Other Professional Services*	521	791
Educational and Health Care Services		4
Arts, entertainment, and recreation	441	306
Accommodation	2,328	1,136
Food services and drinking places	1,704	835
Other services	134	27
Households	64	0
<b>TOTAL</b>	<b>6,885</b>	<b>4,541</b>

\* Administrative and Support Services includes Convention and Trade Show organizers, NAICS(2007) 561920. This industry would include employment by the SDCC.

Source: City’s estimate from Memorandum by Steve Spickard, Land Economics, LLC to Carol Wallace, San Diego Convention Center Corporation, dated November 4, 2011. Author’s estimate from Direct and Indirect Employment in Table 2. Some industry categories have been merged and may not correspond uniquely, totals may not add up due to rounding.

Accommodation and Food Services industry accounts for the largest share of the jobs between 43.4% (Author’s estimate) to 58.6% (City’s estimate). Next, we look at the occupations within these industries to get a sense of the kinds of jobs being created.

## 2. What kind of wages do the jobs pay?

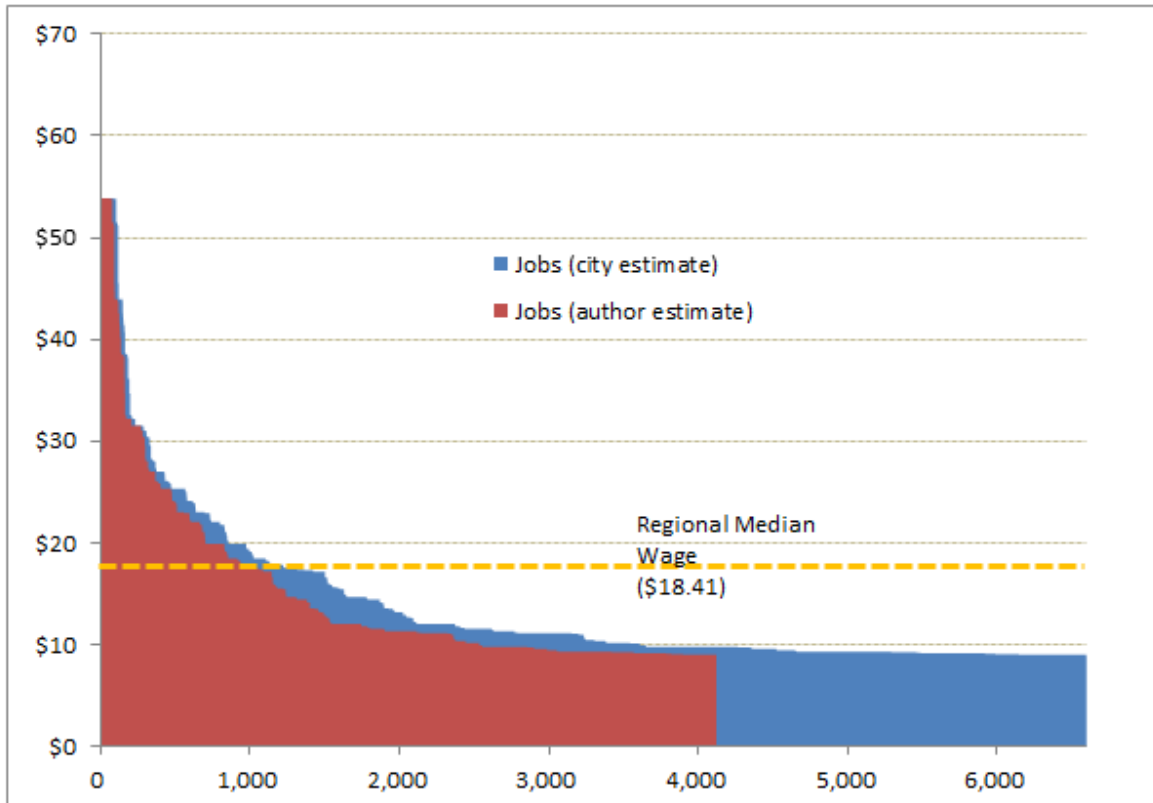
The quality of the jobs created can be gauged from the occupational distribution within the industries. In this analysis, we use median hourly wage from the latest available (1<sup>st</sup> Quarter 2011) Occupational Employment Statistics (OES) Survey Results. Occupational wages are the wages paid to employees in a given occupation. Establishments are asked to report how many workers they employ in a given occupation in each of several wage ranges. Hourly wages are better measures (than annual salary to compare compensation for part-time workers). Wages for the OES survey are straight-time, gross pay, exclusive of premium pay. A common misconception regarding tourism industry is that tips are not included in the establishment survey, which is false. Included are base rate, cost-of-living allowances, guaranteed pay, hazardous duty pay, tips, incentive pay including commissions and production bonuses, and on-call pay.

TABLE 4. Top Occupations of Jobs Created, with Wages and Jobs Estimates

Occupational Title	Mean Annual Wage	50th Percentile (Median) Hourly Wage	Jobs (based on City Estimates)	Jobs (based on Author Estimates)
Maids and Housekeeping Cleaners	\$ 21,386	\$ 9.79	618.0	301.3
Waiters and Waitresses	\$ 20,235	\$ 9.03	448.7	222.4
Combined Food Preparation and Serving Workers, Including Fast Food	\$ 20,993	\$ 9.30	344.2	174.6
Bartenders	\$ 20,850	\$ 9.16	318.0	156.6
Hotel, Motel, and Resort Desk Clerks	\$ 23,651	\$ 11.14	259.8	126.7
Cashiers	\$ 22,147	\$ 9.29	192.4	126.4
Cooks, Restaurant	\$ 26,095	\$ 12.05	166.5	82.4
Retail Salespersons	\$ 25,742	\$ 10.15	141.4	79.8
Weighers, Measurers, Checkers, and Samplers, Recordkeeping	\$ 26,039	\$ 11.33	140.0	212.7
Dining Room and Cafeteria Attendants and Bartender Helpers	\$ 19,409	\$ 9.08	136.1	67.5
First-Line Supervisors/Managers of Food Preparation and Serving Workers	\$ 32,491	\$ 14.66	135.1	67.5
Counter Attendants, Cafeteria, Food Concession, and Coffee Shop	\$ 21,365	\$ 9.43	127.1	66.0
Truck Drivers, Heavy and Tractor-Trailer	\$ 41,642	\$ 19.88	117.5	123.3

*Sources and Methodological Notes: Jobs Estimates by Industry from Table 3 were each split into occupational distribution based on California Industry-Occupational Matrix 2008 – 2018 (Source: California Employment Development Department, Labor Market Information Division). Occupational employment was then aggregated and matched with Occupational Wage - 1st Quarter 2011 Data (Source: Occupational Employment Statistics, California Employment Development Department).*

**FIGURE 2: Distribution of median wages by occupation of jobs created**



The chart above shows that the bulk of the jobs created by the project will depress the region’s median wage. Under the city’s estimate, only 16.8 percent of the jobs created by the expansion will have occupational median wages above the regional median wage. Under the author’s estimate, 22.4 percent of the jobs created will have occupational wages above the regional median wage.

The self-sufficiency wage for a single adult with no dependents and employer-provided healthcare is \$13.92.<sup>11</sup> This is a very conservative estimate of self-sufficiency due to the limitations that there are no children dependent of the wage-earner, so the figures based on individual circumstances are likely to be much higher. Under the city’s estimate, 71.2 percent of the occupational median wages of the new jobs will be below self-sufficiency. Under the author’s estimate, 65.9 percent of the occupational median wages of the new jobs will be below self-sufficiency.

<sup>11</sup> Insight Center for Community and Economic Development. 2011. “How much is enough in San Diego County?” [http://www.insightcced.org/communities/cfess/ca-ssold/San\\_Diego.html](http://www.insightcced.org/communities/cfess/ca-ssold/San_Diego.html) accessed January 22, 2012.



### 3. What kind of employment benefits do the jobs provide?

Next, we examine the health care benefits of the type of employment by industry. The latest National Compensation Data shows that only 18% of employees in Accommodation and Food Services sector (less than 1-in-5) participate in an employer provided medical insurance program.<sup>12</sup> This is the worst industry in its participation rate for medical care than any other industry in the nation. This is partly due to the fact that even when a healthcare plan is offered, employer premiums are low for either individual or family coverage, which shifts the cost to employees. The average flat monthly employer premium in Accommodation and Food Services industry is \$290, which is 16% below that for all workers. For family coverage, the employer premium in Accommodation and Food Services industry is \$666, which is 20% lower than that for all workers. Hence participation rate is lower, even if the benefits are offered.

TABLE 5. Employment benefits for workers in Accommodation and Food Services industry

Benefit	Accommodation & Food Services Industry	All Private Industry
Medical Care	18%	51%
Dental Care	14%	35%
Vision Care	9%	20%
Outpatient prescription drug coverage	17%	50%
Short-term Disability Insurance	18%	37%
Long-term Disability Insurance	7%	31%
Life Insurance	16%	56%
Retirement benefits	10%	49%
Paid holidays	37%	77%
Paid sick leave	30%	63%
Paid vacation leave	47%	77%
Paid personal leave	12%	38%
Paid funeral leave	24%	63%
Paid jury duty leave	32%	66%
Paid military leave	15%	38%
Wellness program	11%	32%
Employee assistance program	23%	46%
Healthcare reimbursement account	11%	35%
Unmarried domestic partner benefits (same-sex)	14%	29%

Source: National Compensation Survey: Employee Benefits in the United States, March 2011, U.S. Department of Labor. <http://www.bls.gov/ncs/ebs/benefits/2011/ebbl0048.pdf>

Given that a majority of the jobs estimated to be created by the project fall within the Accommodation and Food Services industries, we expect these jobs to have poor quality employment benefits in comparison to the average job in all private industries.

<sup>12</sup> National Compensation Survey, March 2011.



TABLE 6. Number of jobs without employer-provided health insurance

Industry	Uninsured	Government Insured	Jobs based on City Estimates		Jobs based on Author's Estimates	
			Uninsured	Government Insured	Uninsured	Government Insured
Agriculture, forestry, fishing, and hunting	30.2%	20.6%	9.1	6.18	0.3	0.2
Utilities	na	na	na	na	na	na
Construction	32.2%	13.0%	22.9	9.23	4.3	1.7
Manufacturing	18.0%	10.9%	25.6	15.48	9.8	5.9
Wholesale trade	14.8%	10.5%	14.8	10.50	3.1	2.2
Retail trade	21.4%	12.6%	95.4	56.20	64.6	38.1
Transportation and warehousing (incl auto rental)	20.1%	9.6%	59.7	28.51	82.6	39.4
Information/Communication	11.5%	5.0%	1.6	0.70	5.4	2.3
Finance, insurance, real estate	9.5%	6.0%	20.0	12.66	16.5	10.4
Business Services, incl. Professional and Management	8.6%	5.8%	31.6	21.34	35.4	23.8
Administrative and Support services	31.1%	19.6%	162.0	102.12	246.1	155.1
Educational and Health Care Services	6.7%	7.4%	-	-	0.3	0.3
Arts, entertainment, and recreation	18.5%	11.3%	81.6	49.83	56.5	34.5
Accommodation	28.1%	19.8%	654.2	460.94	319.2	224.9
Food services and drinking places	37.0%	19.8%	630.5	337.39	308.9	165.3
Other services	25.5%	15.9%	34.2	21.31	6.9	4.3
TOTAL			1,843.2	1,132.4	1,159.9	708.6

Source: Author's calculations of uninsured based on statewide industry averages for uninsured rates and industry employment in Table 3. Uninsured rates by industry from Center on Policy Initiatives, *The Working Uninsured (2007)*, and *The Working Uninsured – Part 2 (2008)*.

#### 4. The "Hidden Tax" of Low-Wage Jobs

Uncompensated care on behalf of the uninsured occurs in the form of direct subsidies to facilities, such as the disproportionate share-payment programs of Medicare and MediCal, privately-subsidized health care clinics, and federally-funded health centers and clinics. Hospitals, physicians, and other providers also provide direct services to the uninsured in the form of uncompensated care. Estimates of the direct spending on uninsured in California range from \$963 for full-year uninsured adults to \$1,784 for part-year uninsured adults in 2004.<sup>13</sup> We have not inflation-adjust these estimates, so our figures likely

<sup>13</sup> Kominsky, Gerlad and Dylan Roby. 2004. Estimating the Cost of Caring for California's Uninsured. UCLA Center for Health Policy Research.



understate the full public costs. Of these costs, it is estimated that the San Diego County alone spent \$207 per uninsured resident in 2009.<sup>14</sup>

**TABLE 7. Annual Public Cost of Health Programs for Jobs Created by Project**

Program	Annual per capita cost	Public Cost (based on City's Jobs estimates)	Public Cost (based on Author's Jobs estimates)
Medi-Cal (not elderly or disabled)	\$1,722	\$1,950,000	\$1,220,000
Uncompensated Care	\$963	\$1,775,000	\$1,117,000
<b>TOTAL</b>		<b>\$3,725,000</b>	<b>\$2,337,000</b>

Sources:

- (1) *Medi-Cal costs from Zabin, Carol, Arindrajit Dube, and Ken Jacob, 2004. "The Hidden Costs of Low-Wage Jobs in California". University of California Institute for Labor and Employment, UC Berkeley.* <http://escholarship.org/uc/item/9hb1k75c>
- (2) *Uncompensated Care Costs from Kominsky, Gerlad and Dylan Roby. 2004. Estimating the Cost of Caring for California's Uninsured. UCLA Center for Health Policy Research. See discussion in preceding text.* [http://www.healthpolicy.ucla.edu/pubs/files/CostofCaring\\_pb\\_052004.pdf](http://www.healthpolicy.ucla.edu/pubs/files/CostofCaring_pb_052004.pdf)
- (3) *Number of jobs that are uninsured and dependent government programs for health insurance: Table 6.*

It should be noted that this is a very rough estimate of the public cost of provision of healthcare for these new jobs, as we do not have the demographic and economic information necessary to determine eligibility for the programs. There may be additional costs associated with family dependents that do not have health insurance coverage, such as Healthy Families program that has a baseline cost of \$1,186 per child.<sup>15</sup>

Next, we examine rental assistance. Needy families and individuals below 80% of the Area Median Income, who live or work in the City of San Diego may be eligible for rental assistance. The assistance comes in the form of a rental subsidy called a Housing Choice or Section 8 voucher. Given the occupational distribution under the City's jobs estimate, 87% of jobs will be created in occupations whose mean annual wage is below the Section 8 income limit for a one-person household. We also compute the distribution for 1.6 earners which is the average household in the region.

<sup>14</sup> Wilson, Corinne and Kiwon Yoo. 2011. Improving Access to Healthcare Coverage: San Diego County and Federal Healthcare Reform. Center on Policy Initiatives and Insure the Uninsured Project.

<sup>15</sup> California Healthcare Foundation. 2007. Funding California's SCHIP Program: How much will it cost? [http://www.mrmib.ca.gov/mrmib/HFP/SCHIP\\_Paper\\_Final.pdf](http://www.mrmib.ca.gov/mrmib/HFP/SCHIP_Paper_Final.pdf)



**TABLE 8. Income from jobs and eligibility for Section 8 housing vouchers**

Alternative Household Types	# (%) of jobs whose mean annual wage will qualify for Section 8 (Based on City's Estimate)	# (%) of jobs whose mean annual wage will qualify for Section 8 (Based on Author's Estimate)
1-Person Household, 1 Earner	5,751 (87%)	3,420 (83%)
2-Person Household, 1 Earner	5,940 (90%)	3,604 (87%)
3-Person Household, 1.6 Earners (avg)	5,069 (77%)	2,956 (72%)
4-Person Household, 2 Earners	4,973 (75%)	2,866 (69%)

Source: *Income limits for Section 8 from San Diego Housing Commission.*

The table shows that depending on the household size and number of workers, between 70% to 90% of jobs created by the project will be in occupations with average wages low enough to qualify for Section 8 vouchers.

Other public assistance programs that many of the low-wage jobs created by the Project may be eligible for include Earned Income Tax Credit, CalWORKs, Food Stamps, Free or Reduced Price Lunch, Women, Infants, and Children Nutrition Program, and Low Income Heat and Energy Assistance.<sup>16</sup>

## Construction Employment

During the construction phase, the project is expected to deliver a significant employment impact to the region. To simplify this analysis, we are using a figure of \$550 million in total construction cost of the project to be spent in one year. In reality, the jobs will be phased out over the course of the construction of the project. These are temporary jobs that will end as the spending ends.

<sup>16</sup> See for example: Zabin, Carol, Arindrajit Dube, and Ken Jacob, 2004. "The Hidden Costs of Low-Wage Jobs in California". University of California Institute for Labor and Employment, UC Berkeley.



**TABLE 9. Jobs during construction of project**

INDUSTRY	Direct & Indirect Jobs	Direct, Indirect & Induced Jobs
Agriculture, forestry, fishing, and hunting	0.8	8.9
Mining	11.2	11.4
Utilities*	4.5	13.3
Construction	3,819.7	3,839.3
Manufacturing	273.7	343.5
Wholesale trade	78.8	136.7
Retail trade	339.8	768.4
Transportation and warehousing*	49.9	97.2
Information	34.6	87.7
Finance and insurance	48.8	170.9
Real estate and rental and leasing	98.5	288.5
Professional, scientific, and technical services	265.9	356.7
Management of companies and enterprises	21.5	35.3
Administrative and waste management services	205.2	348.0
Educational services	1.9	77.3
Health care and social assistance	3.2	371.7
Arts, entertainment, and recreation	12.2	82.1
Accommodation	15.4	57.6
Food services and drinking places	36.6	257.6
Other services*	44.6	164.8
Households	-	54.5
<b>TOTAL</b>	<b>5,366.6</b>	<b>7,571.1</b>

*Source: Final Demand Type I & Type II Employment Multipliers for San Diego, Regional Input-Output Modeling System (RIMS II), Regional Product Division, Bureau of Economic Analysis.*

There will be over 3,800 construction jobs created by the Project. These jobs are expected to pay California prevailing wages.<sup>17</sup> These wages are area modes for the appropriate trade. However, due to their transitory nature of employment, construction jobs are chronically uninsured.<sup>18</sup> If we use statewide estimates on the rate of uninsurance in the construction industry (32%),<sup>19</sup> this implies that 1,222 construction workers will likely be uninsured, and cost the public about \$1.2 million in uncompensated care.

<sup>17</sup> Azusa Land Partners v. Department of Industrial Relations, No. B218275. 2010 WL 5158551

<sup>18</sup> Baxamusa, Murtaza. 2009. Construction: Working without a healthcare-net. Center on Policy Initiatives.

<sup>19</sup> Patton, Brandolyn, Murtaza Baxamusa and Susan Duerksen. 2007. The Working Uninsured. Center on Policy Initiatives.

**APPENDIX A: JOBS CREATED BY CONVENTION CENTER EXPANSION, BY OCCUPATION**

Occupational Title	Mean Annual Wage	50th Percentile (Median) Hourly Wage	Jobs (based on City Estimates)	Jobs (based on Author Estimate s)
Maids and Housekeeping Cleaners	\$ 21,386	\$ 9.79	618.0	301.3
Waiters and Waitresses	\$ 20,235	\$ 9.03	448.7	222.4
Combined Food Preparation and Serving Workers, Including Fast Food	\$ 20,993	\$ 9.30	344.2	174.6
Bartenders	\$ 20,850	\$ 9.16	318.0	156.6
Hotel, Motel, and Resort Desk Clerks	\$ 23,651	\$ 11.14	259.8	126.7
Cashiers	\$ 22,147	\$ 9.29	192.4	126.4
Cooks, Restaurant	\$ 26,095	\$ 12.05	166.5	82.4
Retail Salespersons	\$ 25,742	\$ 10.15	141.4	79.8
Weighers, Measurers, Checkers, and Samplers, Recordkeeping	\$ 26,039	\$ 11.33	140.0	212.7
Dining Room and Cafeteria Attendants and Bartender Helpers	\$ 19,409	\$ 9.08	136.1	67.5
First-Line Supervisors/Managers of Food Preparation and Serving Workers	\$ 32,491	\$ 14.66	135.1	67.5
Counter Attendants, Cafeteria, Food Concession, and Coffee Shop	\$ 21,365	\$ 9.43	127.1	66.0
Truck Drivers, Heavy and Tractor-Trailer	\$ 41,642	\$ 19.88	117.5	123.3
Food Preparation Workers	\$ 21,033	\$ 9.60	117.0	59.1
Dishwashers	\$ 19,696	\$ 9.14	113.8	56.1
Cooks, Fast Food	\$ 20,102	\$ 9.27	110.0	55.2
Security Guards	\$ 27,622	\$ 11.57	100.2	54.5
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	\$ 26,771	\$ 11.13	100.1	55.1
Amusement and Recreation Attendants	\$ 21,223	\$ 9.32	97.2	63.2
First-Line Supervisors/Managers of Office, Administrative Support Workers	\$ 56,146	\$ 25.34	91.6	67.1
Food Servers, Nonrestaurant	\$ 22,818	\$ 9.72	84.9	41.5
Bookkeeping, Accounting, and Auditing Clerks	\$ 39,521	\$ 18.46	80.8	64.3
Office Clerks, General	\$ 31,258	\$ 14.44	78.7	66.2
General and Operations Managers	\$ 130,469	\$ 53.86	78.5	51.4
Customer Service Representatives	\$ 37,818	\$ 17.19	78.4	57.5
Laborers and Freight, Stock, and Material Movers, Hand	\$ 26,861	\$ 12.02	77.9	117.3
Stock Clerks and Order Fillers	\$ 24,857	\$ 10.35	69.9	62.2
Counter and Rental Clerks	\$ 27,980	\$ 11.55	67.5	31.9
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	\$ 19,546	\$ 9.09	67.2	33.4
First-Line Supervisors/Managers of Retail Sales Workers	\$ 41,586	\$ 17.91	65.0	39.2
Personal and Home Care Aides	\$ 21,661	\$ 10.13	61.4	0.0
Bill and Account Collectors	\$ 36,915	\$ 17.30	60.7	3.6
Packers and Packagers, Hand	\$ 20,500	\$ 9.23	58.0	86.3
Executive Secretaries and Administrative Assistants	\$ 47,793	\$ 22.08	56.5	61.7
Telemarketers	\$ 25,471	\$ 10.47	52.3	1.6
Business Operations Specialists, All Other	\$ 69,308	\$ 31.51	51.6	64.4
Sales Representatives, Services, All Other	\$ 67,305	\$ 27.01	49.9	38.2
Lodging Managers	\$ 56,420	\$ 23.03	49.1	23.9
Baggage Porters and Bellhops	\$ 23,948	\$ 9.58	43.7	21.5
First-Line Supervisors/Managers of Housekeeping and Janitorial Workers	\$ 38,593	\$ 17.37	43.5	21.8



Occupational Title	Mean Annual Wage	50th Percentile (Median) Hourly Wage	Jobs (based on City Estimates)	Jobs (based on Author Estimates)
Fitness Trainers and Aerobics Instructors	\$ 38,568	\$ 17.51	39.5	26.2
Laundry and Dry-Cleaning Workers	\$ 21,153	\$ 9.92	39.0	19.0
Cooks, Institution and Cafeteria	\$ 28,839	\$ 13.17	35.3	17.3
Meeting and Convention Planners	\$ 49,414	\$ 22.94	34.6	37.8
Hairdressers, Hairstylists, and Cosmetologists	\$ 24,897	\$ 11.07	33.2	12.3
Receptionists and Information Clerks	\$ 29,153	\$ 13.59	30.6	28.4
Secretaries, Except Legal, Medical, and Executive	\$ 37,451	\$ 17.53	29.8	28.1
Chefs and Head Cooks	\$ 50,338	\$ 21.75	29.4	14.5
Office Machine Operators, Except Computer	\$ 32,438	\$ 15.63	28.8	0.4
Packaging and Filling Machine Operators and Tenders	\$ 25,981	\$ 11.79	28.5	39.0
Shipping, Receiving, and Traffic Clerks	\$ 29,720	\$ 13.52	28.2	26.0
Cleaners of Vehicles and Equipment	\$ 21,189	\$ 9.20	26.9	9.5
Landscaping and Groundskeeping Workers	\$ 27,136	\$ 11.63	26.1	13.7
Sales Managers	\$ 110,735	\$ 43.96	25.7	20.4
Truck Drivers, Light or Delivery Services	\$ 35,539	\$ 15.43	24.6	19.9
Cooks, Short Order	\$ 23,279	\$ 10.99	24.2	12.3
Ushers, Lobby Attendants, and Ticket Takers	\$ 23,298	\$ 11.19	23.2	26.5
Accountants and Auditors	\$ 75,070	\$ 32.17	22.4	34.1
Motor Vehicle Operators, All Other	\$ 35,727	\$ 12.90	21.9	15.9
Carpenters	\$ 52,412	\$ 24.14	20.7	10.7
Industrial Truck and Tractor Operators	\$ 35,941	\$ 15.53	19.8	39.5
Manicurists and Pedicurists	\$ 20,020	\$ 9.06	19.8	7.4
Dispatchers, Except Police, Fire, and Ambulance	\$ 40,556	\$ 18.26	19.2	16.3
Parking Lot Attendants	\$ 21,716	\$ 10.15	19.2	10.7
Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	\$ 62,351	\$ 26.07	19.0	11.3
Switchboard Operators, Including Answering Service	\$ 27,919	\$ 13.18	18.6	9.9
Financial Managers	\$ 124,323	\$ 53.82	18.2	16.4
Automotive Service Technicians and Mechanics	\$ 44,217	\$ 19.43	17.4	3.0
Cooks, All Other	\$ 26,830	\$ 12.64	16.9	8.3
First-Line Supervisors/Managers of Mechanics, Installers, and Repairers	\$ 65,079	\$ 31.02	16.8	8.5
Concierges	\$ 26,642	\$ 12.23	15.7	7.7
Reservation and Transportation Ticket Agents and Travel Clerks	\$ 34,564	\$ 15.97	14.7	8.7
Food Service Managers	\$ 53,099	\$ 24.12	14.6	7.6
Driver/Sales Workers	\$ 29,445	\$ 11.56	14.5	7.4
Floral Designers	\$ 27,712	\$ 12.72	14.2	8.9
Mail Clerks and Mail Machine Operators, Except Postal Service	\$ 30,229	\$ 14.09	14.1	1.2
Team Assemblers	\$ 26,607	\$ 12.03	13.9	3.2
Construction Laborers	\$ 38,388	\$ 16.60	13.9	2.8
First-Line Supervisors/Managers of Production and Operating Workers	\$ 61,576	\$ 28.01	13.7	11.8
Nonfarm Animal Caretakers	\$ 26,081	\$ 11.09	13.6	9.4
First-Line Supervisors/Managers of Personal Service Workers	\$ 40,363	\$ 17.86	12.5	6.9

Occupational Title	Mean Annual Wage	50th Percentile (Median) Hourly Wage	Jobs (based on City Estimates)	Jobs (based on Author Estimates)
Assemblers and Fabricators, All Other	\$ 31,502	\$ 14.92	11.6	2.9
Tellers	\$ 27,172	\$ 12.60	11.4	3.3
Billing and Posting Clerks and Machine Operators	\$ 37,391	\$ 17.50	11.4	13.0
Taxi Drivers and Chauffeurs	\$ 23,099	\$ 10.60	10.9	5.9
Bus and Truck Mechanics and Diesel Engine Specialists	\$ 51,597	\$ 23.92	10.6	7.6
Cutting and Slicing Machine Setters, Operators, and Tenders	\$ 31,331	\$ 14.14	10.5	15.2
Food Batchmakers	\$ 20,822	\$ 9.64	10.2	9.9
Graphic Designers	\$ 49,598	\$ 23.01	9.9	21.9
Insurance Claims and Policy Processing Clerks	\$ 37,752	\$ 17.43	9.9	3.0
Administrative Services Managers	\$ 85,474	\$ 38.50	9.9	9.0
Loan Officers	\$ 76,979	\$ 30.42	9.6	4.0
First-Line Supervisors/Managers of Helpers, Laborers, Material Movers	\$ 45,877	\$ 21.12	9.4	14.2
First-Line Supervisors/Managers of Construction Trades and Extraction Workers	\$ 77,096	\$ 36.11	9.2	2.2
Purchasing Agents, Except Wholesale, Retail, and Farm Products	\$ 66,709	\$ 30.36	8.9	8.5
First-Line Supervisors/Managers of Transportation and Material-Moving Machine and Vehicle Operators	\$ 56,403	\$ 25.87	8.8	10.3
Inspectors, Testers, Sorters, Samplers, and Weighers	\$ 37,066	\$ 15.87	8.8	10.1
Securities, Commodities, and Financial Services Sales Agents	\$ 86,579	\$ 28.26	8.7	2.6
Child Care Workers	\$ 25,012	\$ 11.73	8.6	5.1
Helpers--Production Workers	\$ 23,068	\$ 10.40	8.4	8.5
First-Line Supervisors/Managers of Non-Retail Sales Workers	\$ 71,511	\$ 32.56	8.0	3.7
Managers, All Other	\$ 113,869	\$ 51.47	8.0	9.5
Recreation Workers	\$ 24,953	\$ 10.96	7.9	3.9
Curators	\$ 56,250	\$ 26.02	7.4	5.1
Museum Technicians and Conservators	\$ 40,459	\$ 18.02	7.4	5.1
Coaches and Scouts	\$ 52,027	\$ 25.01	7.3	5.5
Insurance Sales Agents	\$ 79,713	\$ 29.57	7.3	2.3
Property, Real Estate, and Community Association Managers	\$ 71,255	\$ 27.28	7.2	8.7
Massage Therapists	\$ 40,217	\$ 19.14	6.9	2.8
Food Preparation and Serving Related Workers, All Other	\$ 20,870	\$ 9.37	6.8	3.3
Pharmacy Technicians	\$ 38,417	\$ 18.13	6.7	4.4
Order Clerks	\$ 31,209	\$ 14.47	6.4	4.1
Loan Interviewers and Clerks	\$ 43,695	\$ 20.23	6.4	3.0
Automotive Body and Related Repairers	\$ 41,049	\$ 17.85	6.3	0.3
Claims Adjusters, Examiners, and Investigators	\$ 58,977	\$ 26.92	6.2	2.1
Production, Planning, and Expediting Clerks	\$ 52,008	\$ 24.00	6.0	4.1
Payroll and Timekeeping Clerks	\$ 43,293	\$ 20.73	5.9	3.1
Meter Readers, Utilities	\$ 43,092	\$ 19.18	5.9	8.0
Personal Financial Advisors	\$ 80,538	\$ 28.14	5.8	1.9
Computer Operators	\$ 39,783	\$ 18.83	5.8	4.6
Skin Care Specialists	\$ 37,416	\$ 18.84	5.5	2.4



Occupational Title	Mean Annual Wage	50th Percentile (Median) Hourly Wage	Jobs (based on City Estimates)	Jobs (based on Author Estimates)
Bakers	\$ 25,308	\$ 11.45	5.5	3.8
Construction Managers	\$ 108,200	\$ 51.21	5.4	2.0
Lifeguards, Ski Patrol, and Other Recreational Protective Service Workers	\$ 30,003	\$ 13.36	5.3	3.0
Financial Analysts	\$ 92,904	\$ 41.45	5.1	3.2
Instructional Coordinators	\$ 81,719	\$ 38.65	4.9	3.5
Pharmacists	\$ 119,204	\$ 59.13	4.9	3.2
Human Resources Assistants, Except Payroll and Timekeeping	\$ 41,033	\$ 19.12	4.9	3.1
File Clerks	\$ 28,576	\$ 12.69	4.7	3.3
Butchers and Meat Cutters	\$ 30,167	\$ 13.30	4.6	5.0
Public Relations Specialists	\$ 56,868	\$ 25.79	4.4	8.7
Chief Executives	\$ 197,726	\$ 95.06	4.1	5.2
Locker Room, Coatroom, and Dressing Room Attendants	\$ 26,945	\$ 11.47	4.0	2.1
Computer and Information Systems Managers	\$ 128,628	\$ 58.59	3.9	6.5
Sales Representatives, Wholesale & Manuf, Technical & Scientific Products	\$ 82,970	\$ 34.69	3.9	2.1
Marketing Managers	\$ 124,052	\$ 53.82	3.8	5.1
First-Line Supervisors/Mgrs of Landscaping, Lawn Serv. & Groundskeeping	\$ 48,673	\$ 22.28	3.8	2.2
Farmworkers, Farm and Ranch Animals	\$ 24,580	\$ 10.08	3.7	0.1
Cost Estimators	\$ 68,741	\$ 31.47	3.7	0.9
Pharmacy Aides	\$ 26,918	\$ 12.31	3.7	2.3
Graders and Sorters, Agricultural Products	\$ 19,124	\$ 9.10	3.7	1.5
Service Station Attendants	\$ 24,070	\$ 10.94	3.6	0.2
Audio and Video Equipment Technicians	\$ 40,819	\$ 15.84	3.6	2.3
Real Estate Sales Agents	\$ 47,748	\$ 15.66	3.4	4.0
Sewing Machine Operators	\$ 22,899	\$ 10.32	3.3	1.2
Financial Specialists, All Other	\$ 69,911	\$ 32.39	3.3	1.4
Management Analysts	\$ 89,913	\$ 38.37	3.2	11.6
Actors		\$ 19.95	3.0	2.1
Dietitians and Nutritionists	\$ 63,779	\$ 30.53	3.0	1.5
Wholesale and Retail Buyers, Except Farm Products	\$ 60,854	\$ 23.66	2.9	1.6
Painters, Construction and Maintenance	\$ 46,338	\$ 21.51	2.7	1.5
Helpers--Installation, Maintenance, and Repair Workers	\$ 28,538	\$ 12.13	2.7	0.7
Woodworking Machine Setters, Operators, and Tenders, Except Sawing	\$ 31,570	\$ 14.71	2.6	0.3
Interviewers, Except Eligibility and Loan	\$ 36,181	\$ 16.64	2.6	3.5
Food Cooking Machine Operators and Tenders	\$ 18,841	\$ 9.03	2.6	2.6
Computer, Automated Teller, and Office Machine Repairers	\$ 33,897	\$ 16.23	2.6	0.3
Advertising and Promotions Managers	\$ 98,835	\$ 40.73	2.5	2.2
Meat, Poultry, and Fish Cutters and Trimmers	\$ 24,307	\$ 10.45	2.5	2.7
Transportation, Storage, and Distribution Managers	\$ 91,958	\$ 43.64	2.5	5.2
Commercial Divers	\$ 49,001	\$ 22.23	2.5	3.8
Set and Exhibit Designers	\$ 41,761	\$ 17.59	2.5	1.9
Data Entry Keyers	\$ 30,468	\$ 14.51	2.4	2.9
Insurance Underwriters	\$ 61,108	\$ 25.38	2.4	0.7

Occupational Title	Mean Annual Wage	50th Percentile (Median) Hourly Wage	Jobs (based on City Estimates)	Jobs (based on Author Estimates)
First-Line Supervisors/Managers of Farming, Fishing, and Forestry Workers	\$ 51,536	\$ 24.23	2.4	0.1
Cutting, Punching, Press Machine Setters, Operators, Tenders	\$ 29,246	\$ 13.29	2.3	0.4
First-Line Supervisors/Managers, Protective Service Workers, All Other	\$ 49,214	\$ 23.30	2.3	1.2
Industrial Production Managers	\$ 96,658	\$ 41.87	2.3	1.0
Electricians	\$ 52,047	\$ 24.52	2.1	1.1
Credit Authorizers, Checkers, and Clerks	\$ 36,757	\$ 17.37	2.1	0.2
Brokerage Clerks	\$ 47,030	\$ 22.12	2.1	0.6
Civil Engineers	\$ 89,470	\$ 42.58	2.0	5.0
Electrical Power-Line Installers and Repairers	\$ 75,152	\$ 38.15	1.9	1.0
Machinists	\$ 41,916	\$ 19.34	1.8	1.0
Drywall and Ceiling Tile Installers	\$ 50,413	\$ 22.64	1.8	0.4
Real Estate Brokers	\$ 69,737	\$ 32.53	1.7	2.1
Cutters and Trimmers, Hand	\$ 22,834	\$ 10.19	1.7	0.2
Coating, Painting, and Spraying Machine Setters, Operators, and Tenders	\$ 34,175	\$ 15.94	1.7	0.3
Purchasing Managers	\$ 104,143	\$ 45.56	1.6	1.1
Welders, Cutters, Solderers, and Brazers	\$ 44,334	\$ 21.01	1.6	1.1
Power Plant Operators	\$ 83,264	\$ 41.28	1.5	0.8
Parts Salespersons	\$ 34,140	\$ 15.14	1.5	0.2
Cement Masons and Concrete Finishers	\$ 52,956	\$ 26.17	1.5	0.3
Library Technicians	\$ 37,484	\$ 17.70	1.3	1.2
Writers and Authors	\$ 59,105	\$ 28.31	1.3	2.1
Shampooers	\$ 18,483	\$ 8.89	1.3	0.5
Structural Metal Fabricators and Fitters	\$ 35,256	\$ 15.13	1.3	0.2
Grinding, Lapping, Polishing, Buffing Machine Tool Setters, Operators & Tenders	\$ 29,607	\$ 13.98	1.3	0.6
Molding, Coremaking, and Casting Machine Setters, Operators, and Tenders, Metal and Plastic	\$ 31,101	\$ 13.82	1.3	0.2
Librarians	\$ 67,720	\$ 30.72	1.3	1.0
Public Relations Managers	\$ 101,710	\$ 45.37	1.3	1.7
Zoologists and Wildlife Biologists	\$ 65,132	\$ 27.92	1.2	1.0
Archivists	\$ 47,417	\$ 22.71	1.2	0.9
Art Directors	\$ 94,384	\$ 40.16	1.2	3.7
Credit Analysts	\$ 69,003	\$ 31.09	1.2	0.7
Aircraft Mechanics and Service Technicians	\$ 52,371	\$ 25.46	1.2	1.3
Information and Record Clerks, All Other	\$ 38,348	\$ 18.15	1.2	0.4
Coin, Vending, and Amusement Machine Servicers and Repairers	\$ 33,115	\$ 15.68	1.2	0.8
Plumbers, Pipefitters, and Steamfitters	\$ 56,148	\$ 25.04	1.1	0.5
Protective Service Workers, All Other	\$ 35,721	\$ 15.64	1.1	0.6
Gaming Cage Workers	\$ 31,215	\$ 13.89	1.1	0.5
Upholsterers	\$ 30,409	\$ 13.42	1.1	0.1
Tire Repairers and Changers	\$ 25,815	\$ 11.35	1.1	0.6
Painting, Coating, and Decorating Workers	\$ 33,856	\$ 15.91	1.0	0.2





*The expansion of the Convention Center presents a timely opportunity for San Diegans to avail of good careers in construction and local permanent jobs during its operation.*

*However, the results of this study indicate that the quality of jobs created by the project may actually depress wages, increase uninsurance and lower the standard of living in the region.*

*As our elected leadership struggles to find a solution to expand the Convention Center, they need to ensure that the community benefits from this project by creating good jobs with decent wages and healthcare benefits. This is a determining factor in the success of the project.*