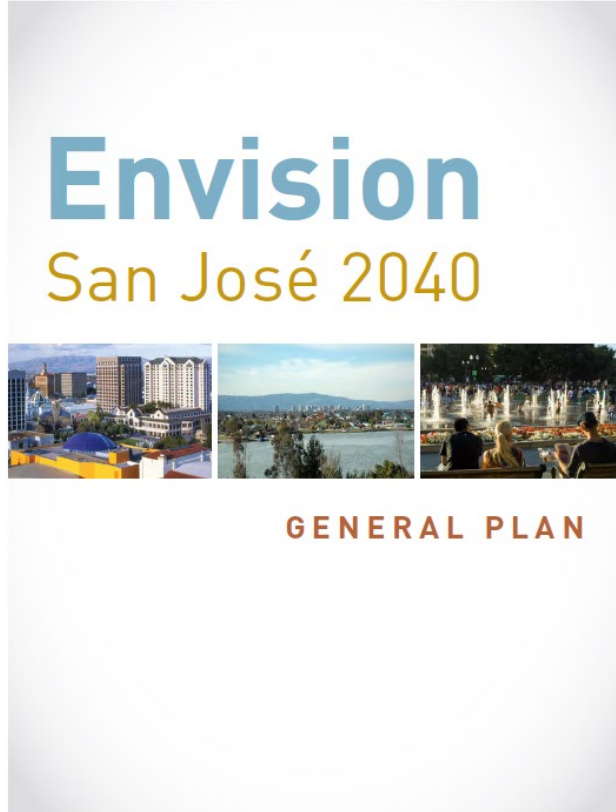


Agenda Item 4

4-Year Progress Report

Envision 2040 General Plan 4-Year Review

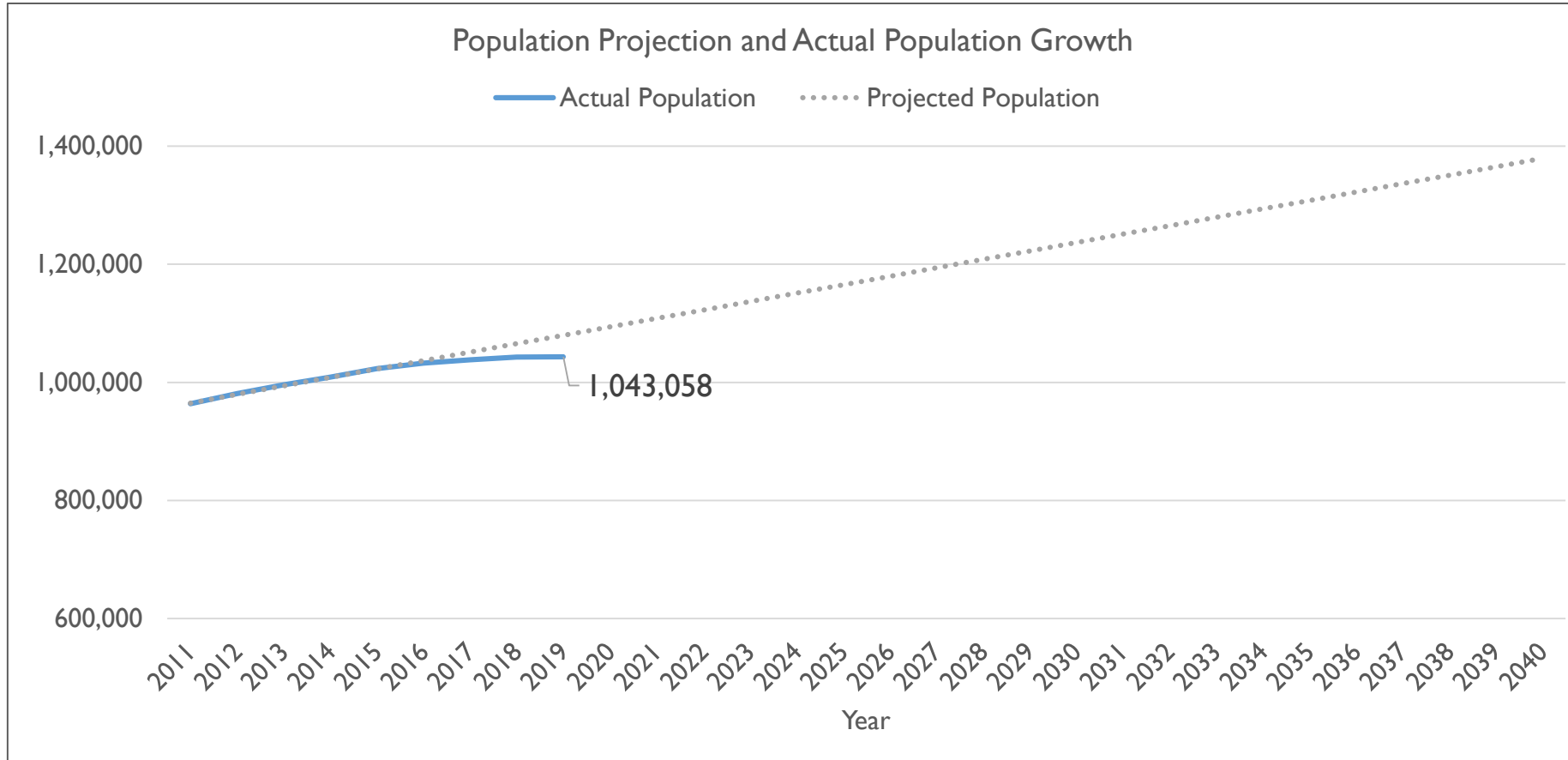
4-Year Progress Report



1. Development Trends
2. Availability/Affordability of Housing
3. Urban Villages
4. Economic Development Goals
5. Environmental Goals
6. Healthful Community Goals

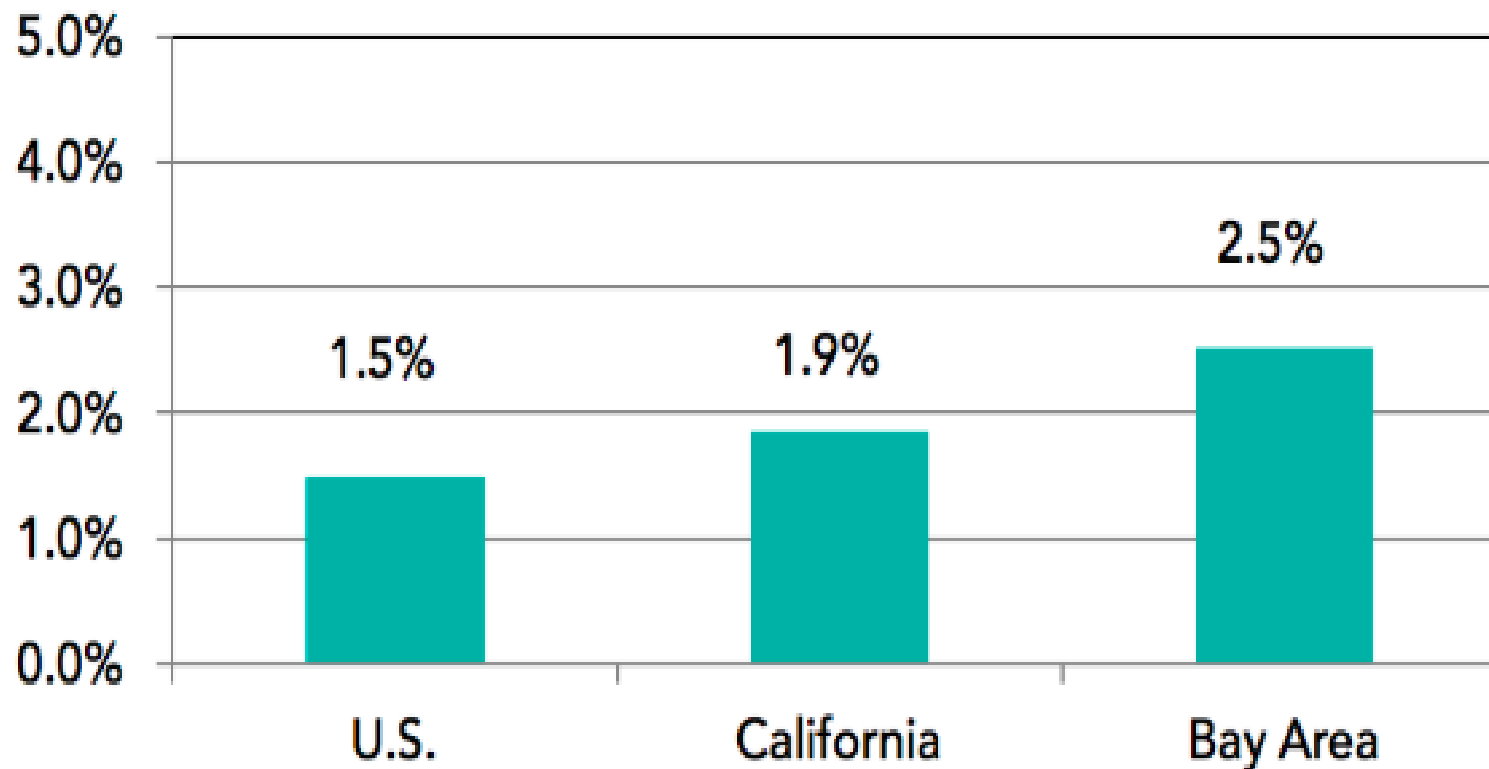


Development Trends: Population



Regional Economy

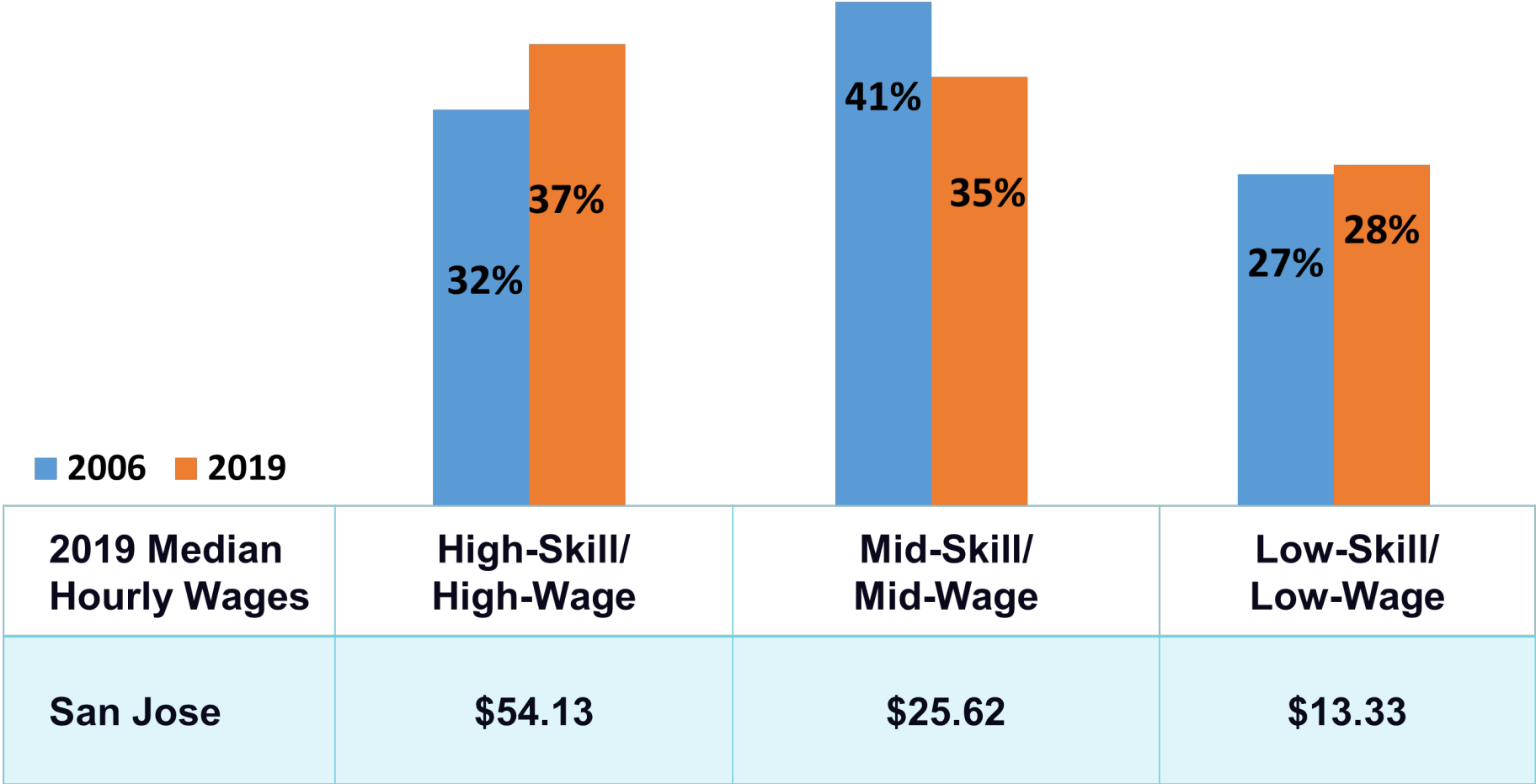
Job Growth Sept 18 - Sept 19



Source: Bay Area Council Economic Institute: Bay Area Job Watch



Local Economy



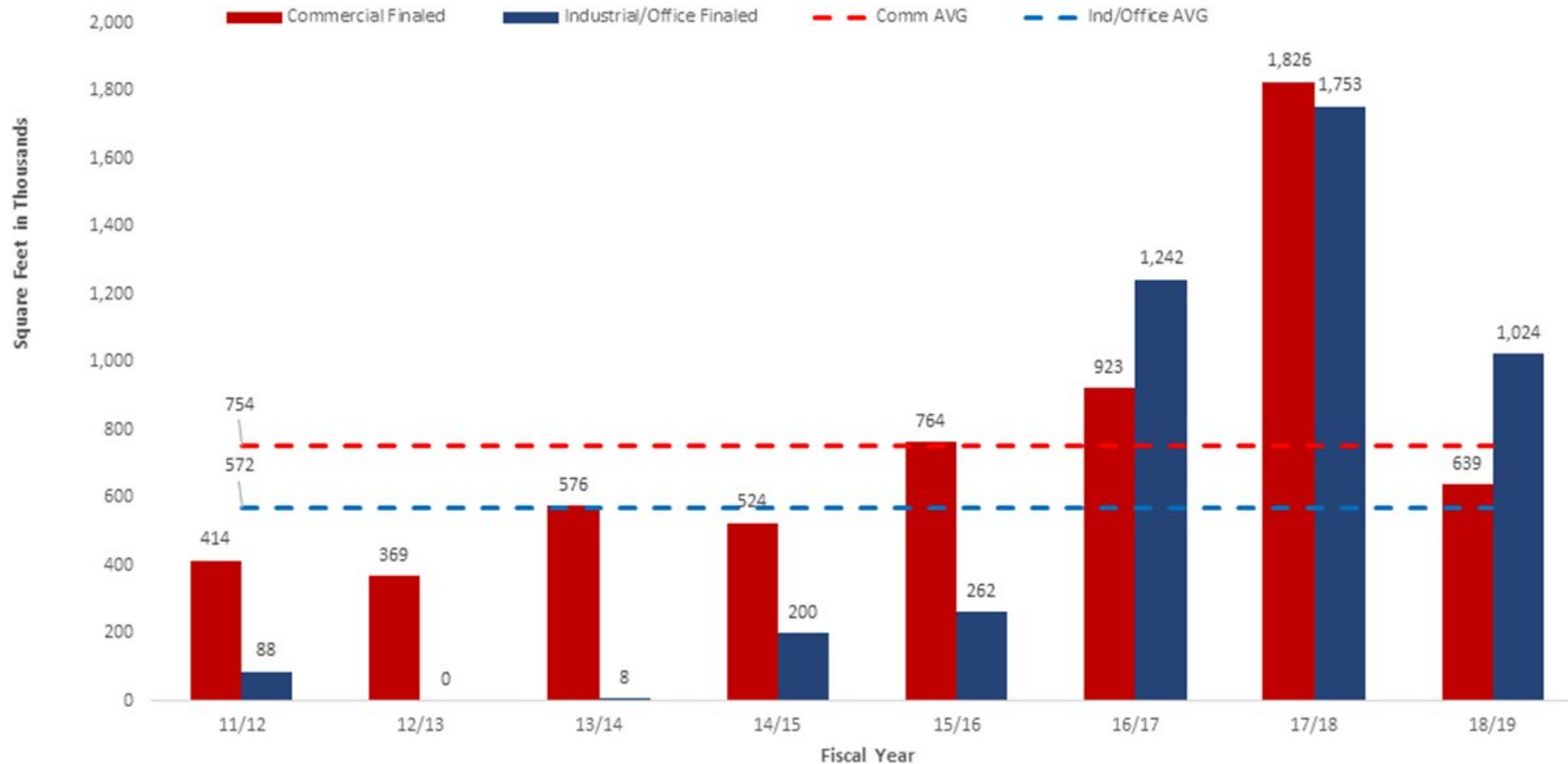
Development Trends: Commercial and Industrial/Office

- **8.6M sq. ft.** of new commercial and industrial/office space built since Nov. 2011
- **57%** of new commercial space constructed in Growth Areas
- **86%** of new industrial/office space constructed in Growth Areas



Development Trends: Commercial/Industrial

Building Permits Finaled for New Commercial and Industrial/Office FY11/12 – FY18/19



Development Trends: Residential

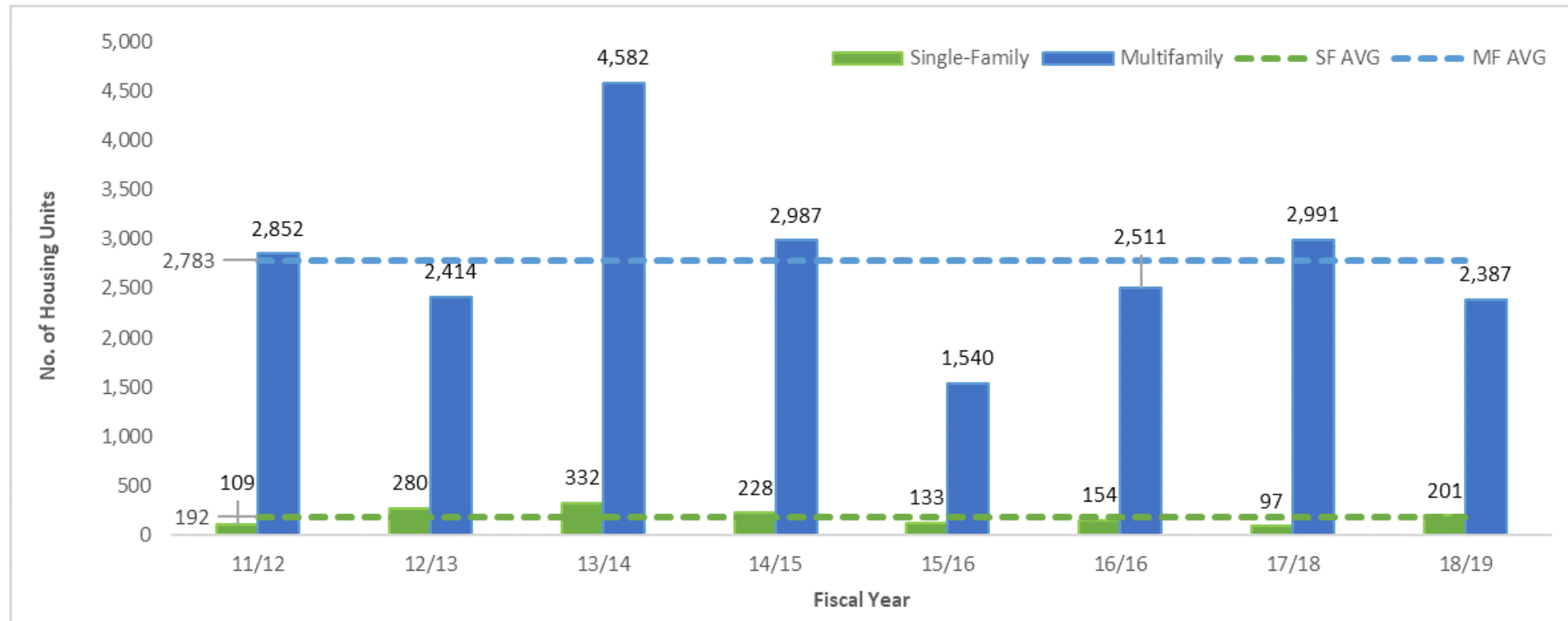
- **23,800** new housing units issued building permits since Nov. 2011
- **85%** of new units constructed in Growth Areas
- **94%** of new units are multi-family



Source: The Mercury News

Development Trends: Residential

Building Permits Issued for New Residential Units FY11/12 – FY18/19



Availability and Affordability of Housing

- Housing Element certified April 2015
- Adequate capacity in Planning Horizon 1

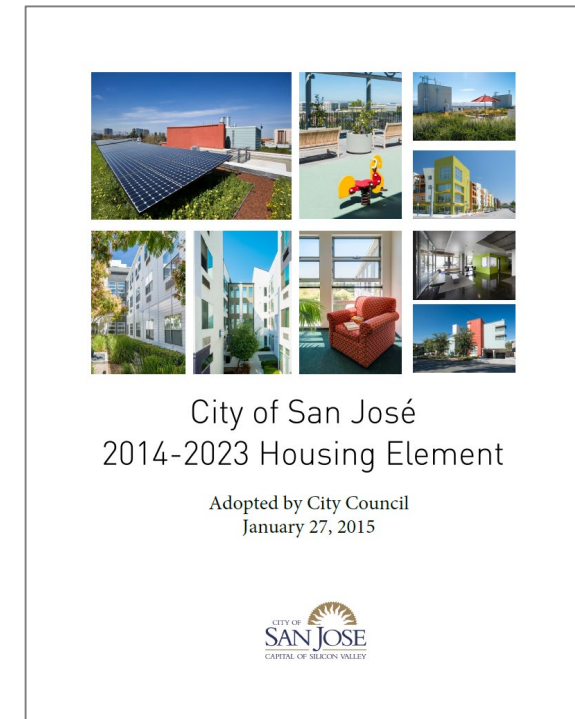
60%
AFFORDABLE GOAL
(21,849 UNITS)

40%
MARKET RATE GOAL
(14,231 UNITS)

Regional Housing Needs Allocation for San José

RHNA	2014-2023 RHNA
New housing units goals	35,080
Actual number of units built*	14,638 (through 2018)
Percentage built as affordable	19% (through 2018)
Percentage built as market rate	81% (through 2018)

*based on building permits issued



Availability and Affordability of Housing

1 Bedroom Apartment		Monthly Rents	Assumed Household Income	Equivalent Hourly Rate
	Class A	\$2,752	\$82,560	\$39.69
	Class B	\$2,383	\$71,490	\$34.37
	Class C	\$1,794	\$53,820	\$25.88

2019 Median Hourly Wages	High-Skill/ High-Wage	Mid-Skill/ Mid-Wage	Low-Skill/ Low-Wage
San Jose	\$54.13	\$25.62	\$13.33

Sources: CoStar; February 27, 2019 and City of San Jose Housing Department and Rent Registry April 2, 2019



Availability and Affordability of Housing

- Challenges:

- Dissolution of RDA
- High price of land
- High construction costs



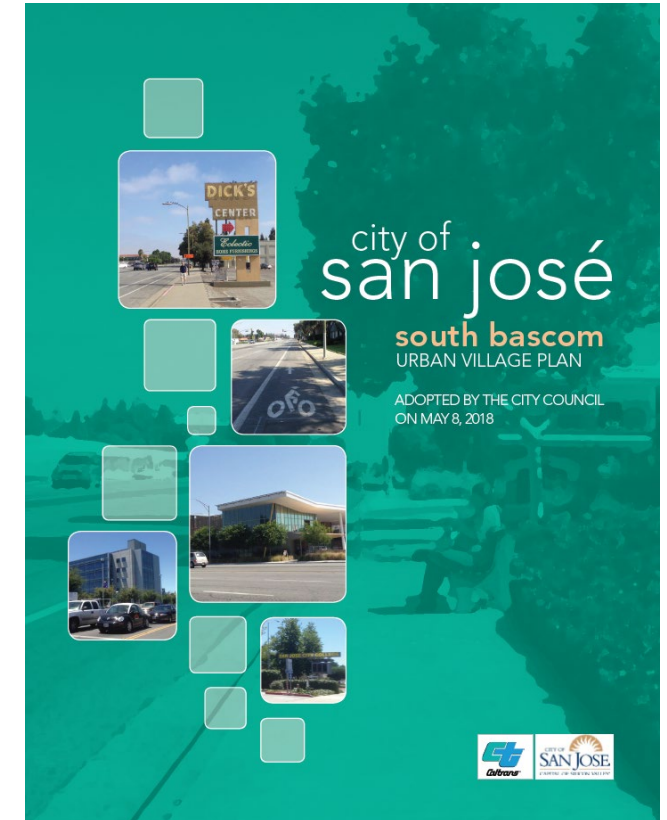
- Strategies:

- County/State affordable housing funding
 - Measure A
 - SB2
 - Proposition 1
- Housing Crisis Workplan
- Inclusionary Housing Ordinance Updates
- Accessory Dwelling Units



Urban Villages

- 12 approved Urban Village Plans
- 2 Urban Village Plans in progress
- 3 Urban Village Plans to be initiated
- Extensive community engagement and input



Urban Villages

- Planning permit approvals:
 - > 9,500 residential units
 - > 3.5 million sq. ft. of commercial/industrial uses
- Signature Projects
 - Approved: 6
 - Under Review: 1



Source: Apartment List

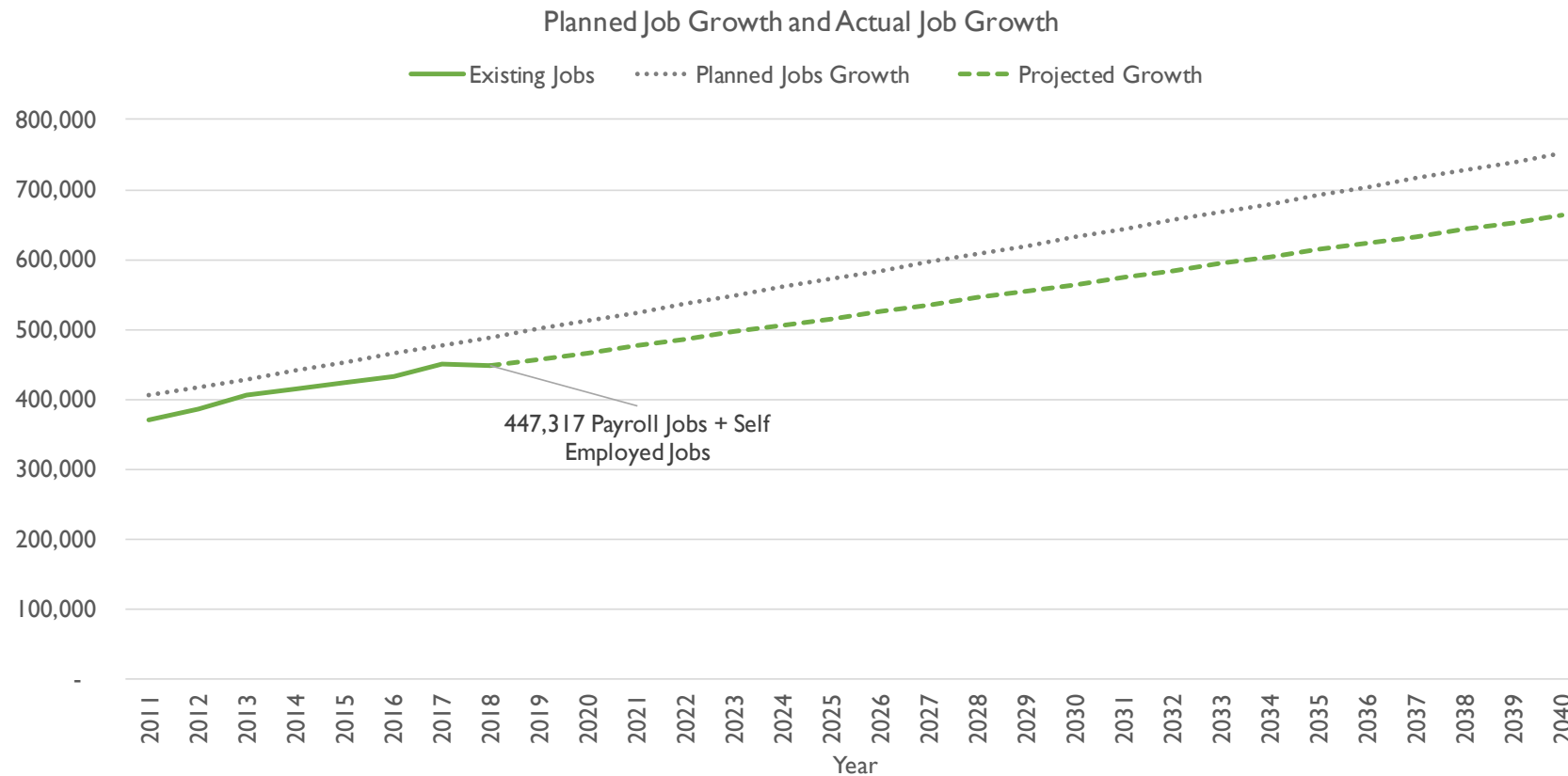


Source: SGPA Architecture and Planning



Economic Development Goals

80,000 new jobs since adoption of General Plan in 2011 (21% increase)



Year	Jobs per Employed Resident
2010	0.83
2011	0.80
2012	0.81
2013	0.83
2014	0.82
2015	0.82
2016	0.82
2017	0.85
2018	0.82

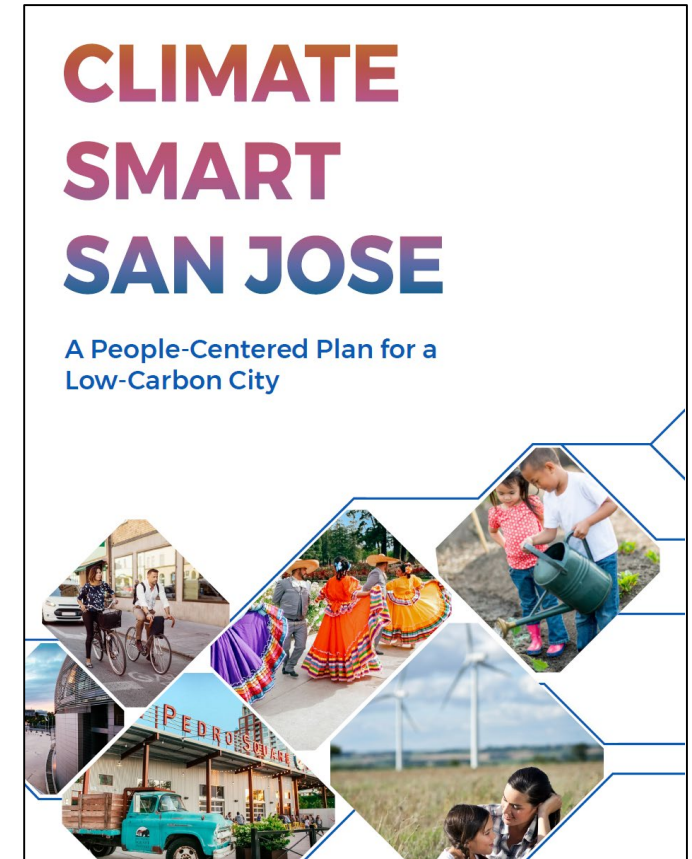
Fiscal Goals

- 19/20 Capital Improvement Program
 - 53.9% increase over previous Fiscal Year
 - Measure T approval in Nov 2018
- 19/20 Operating Budget
 - Expenditures = Revenue
 - Limited ability to restore service levels and make long-term investments
- 2019-23 Five-Year Forecast
 - General Fund projected surplus of \$5.1M for FY2019-2020



Environmental Goals

- Climate Smart San Jose
 - Adopted in 2018
 - Establishes pathway to achieve Paris Climate Agreement
- Greenhouse Gas Emissions
 - 17% decrease in GHG emissions between 2014 and 2017



Healthful Community Goals

- Transportation Investments
 - BART extension to South bay
 - 72 bike share stations
 - 4,400 e-scooters
- Access to Healthful Foods:
 - 11 weekly Farmer's Markets
 - Urban agriculture
 - 19 active community gardens

