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

Population Projection and Actual Population Growth

- Actual Population
- Projected Population

Year:
- 2011: 1,043,058
- 2012: 1,043,058
- 2013: 1,043,058
- 2014: 1,043,058
- 2015: 1,043,058
- 2016: 1,043,058
- 2017: 1,043,058
- 2018: 1,043,058
- 2019: 1,043,058
- 2020: 1,043,058
- 2021: 1,043,058
- 2022: 1,043,058
- 2023: 1,043,058
- 2024: 1,043,058
- 2025: 1,043,058
- 2026: 1,043,058
- 2027: 1,043,058
- 2028: 1,043,058
- 2029: 1,043,058
- 2030: 1,043,058
- 2031: 1,043,058
- 2032: 1,043,058
- 2033: 1,043,058
- 2034: 1,043,058
- 2035: 1,043,058
- 2036: 1,043,058
- 2037: 1,043,058
- 2038: 1,043,058
- 2039: 1,043,058
- 2040: 1,043,058
Regional Economy

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

<table>
<thead>
<tr>
<th>2019 Median Hourly Wages</th>
<th>High-Skill/High-Wage</th>
<th>Mid-Skill/Mid-Wage</th>
<th>Low-Skill/Low-Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Jose</td>
<td>$54.13</td>
<td>$25.62</td>
<td>$13.33</td>
</tr>
</tbody>
</table>

www.sanjoseca.gov/planning
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

[Graph showing trends for commercial and industrial/office permits from FY11/12 to FY18/19, with bars indicating square footage in thousands for each fiscal year.]
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

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Single-Family</th>
<th>Multifamily</th>
<th>SF AVG</th>
<th>MF AVG</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/12</td>
<td>192</td>
<td>2,783</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12/13</td>
<td>109</td>
<td>2,414</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13/14</td>
<td>332</td>
<td>4,582</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14/15</td>
<td>228</td>
<td>2,987</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15/16</td>
<td>154</td>
<td>1,540</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16/16</td>
<td>97</td>
<td>2,511</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17/18</td>
<td>201</td>
<td>2,991</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18/19</td>
<td>2,387</td>
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</tr>
</tbody>
</table>

www.sanjoseca.gov/planning
Availability and Affordability of Housing

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

Regional Housing Needs Allocation for San José

<table>
<thead>
<tr>
<th>RHNA</th>
<th>2014-2023 RHNA</th>
</tr>
</thead>
<tbody>
<tr>
<td>New housing units goals</td>
<td>35,080</td>
</tr>
<tr>
<td>Actual number of units built*</td>
<td>14,638 (through 2018)</td>
</tr>
<tr>
<td>Percentage built as affordable</td>
<td>19% (through 2018)</td>
</tr>
<tr>
<td>Percentage built as market rate</td>
<td>81% (through 2018)</td>
</tr>
</tbody>
</table>

*based on building permits issued
## Availability and Affordability of Housing

### 1 Bedroom Apartment

<table>
<thead>
<tr>
<th>Class</th>
<th>Monthly Rents</th>
<th>Assumed Household Income</th>
<th>Equivalent Hourly Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class A</td>
<td>$2,752</td>
<td>$82,560</td>
<td>$39.69</td>
</tr>
<tr>
<td>Class B</td>
<td>$2,383</td>
<td>$71,490</td>
<td>$34.37</td>
</tr>
<tr>
<td>Class C</td>
<td>$1,794</td>
<td>$53,820</td>
<td>$25.88</td>
</tr>
</tbody>
</table>

### 2019 Median Hourly Wages

<table>
<thead>
<tr>
<th></th>
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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

www.sanjoseca.gov/planning
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: SGPA Architecture + Planning
Source: Apartment List
Source: www.sanjoseca.gov/planning
80,000 new jobs since adoption of General Plan in 2011 (21% increase)
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

Source: The Mercury News
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