

Attachment D

Staff Recommended Near Term J/ER Ratio Goal

City Council directed staff to consider setting a near term (10-year) Jobs to Employed Resident Ratio (J/ER) goal to allow measurable steps to improve the current J/ER (item 2.b. of City Council Memo from Liccardo, Jones, & Carrasco, dated 4/10/15: <http://www.sanjoseca.gov/DocumentCenter/View/47765>). Staff is recommending a near term goal of 1 job to 1 employed resident (J/ER of 1.0), which would represent a “balanced” community in the year 2025. The near term goal would be evaluated during future 4-Year Reviews of the Envision San Jose 2040 General Plan.

Staff’s recommendation to establish a near term Jobs to Employed Resident Ratio of 1.0 is detailed in ~~strikeout~~/underline format below. The modifications also reflect the tentative approval of staff’s recommendation to adjust the long term (2040) J/ER goal of 1.3 to 1.1:

CHAPTER 1

Major Strategy #4 - Innovation/Regional Employment Center

Emphasize economic development within the City to support San José’s growth as center of innovation and regional employment. Growing San José’s role as an employment center will enhance the City’s leadership role in North America, increase utilization of the regional transit systems, and support the City’s fiscal health. San José is the largest and most urban city located within the Silicon Valley and plays an increasingly important role in the continuing growth of the regional, State, and National economies. San José is however the only large city within the US that acts as a net exporter of workers within the region. The resulting “bedroom community” character reduces opportunities for San José to take on a leadership role that would benefit the development of the Silicon Valley as a whole, while also undermining San José’s economic, fiscal, and cultural status. Through multiple General Plan updates, San José has identified improvement of the City’s jobs/housing balance or Jobs/Employed Residents Ratio (J/ER) as a critical objective to address multiple City goals. The Envision San Jose 2040 General Plan establishes achievement of a J/ER ratio of ~~1.3~~ 1.1 to 1 by the year 2040 as a core objective of the Plan, informing its policies and Land Use/Transportation Diagram designations. In the near-term, the Plan strives to achieve a J/ER ratio of 1.0 by the year 2025.

The Land Use/Transportation Diagram and General Plan policies support the development of up to ~~470,000~~ approximately 362,000 new jobs within San José and a jobs to employed residents ratio of ~~1.3~~ 1.1 Jobs per Employed Resident. The Plan focuses employment growth in the Downtown, in proximity to regional and local transit facilities and on existing employment lands citywide, while also encouraging the development of neighborhood serving commercial uses throughout the community and close to the residents they serve. The Plan recognizes that all existing employment lands add value to the City overall and therefore preserves those employment lands and promotes the addition of new employment lands when opportunities arise. The Plan in particular supports intensive job growth at planned and existing regional transit stations (e.g., BART, High-Speed Rail, and Caltrans) to support increased transit ridership and regional use of the transit system to access San José’s employment centers.

The Envision San José 2040 General Plan supports and promotes San José’s growth as a regional center for employment and innovation, by:

- Planning for ~~470,000~~ 362,354 new jobs and a Jobs/Employed Resident Ratio of ~~1.3~~ 1.1/1
- Providing greater flexibility for commercial activity
- Supporting job growth within existing job centers
- Adding new employment lands
- Designating job centers at regional transit stations
- Celebrating arts and culture

CHAPTER 2

Policies – Land Use and Employment

IE-1.4 Manage land uses to enhance employment lands to improve the balance between jobs and workers residing in San José. To attain fiscal sustainability for the City, strive to achieve a minimum ratio of 1.3 1.1 jobs/employed resident by 2040. to attain fiscal sustainability for the City. In the near term, strive to achieve a minimum ratio of 1 job per employed resident by 2025.

CHAPTER 5

Support for Employment Growth

The Envision San José 2040 General Plan strongly identifies and promotes job growth as critical for fiscal sustainability in San José’s future. Economic Development Policies include a Jobs / Employed Resident (J/ER) ratio goal of ~~1.3~~ 1.1 by 2040, and a near term J/ER ratio goal of 1.0 by 2025. In order to achieve ~~this goal~~ these goals, employment lands from the San José 2020 General Plan are retained and additional employment land capacity is added in select locations. The most notable addition to employment capacity (compared to the San José 2020 General Plan) is within the Alviso planning area, on the Water Pollution Control Plant lands. To support growth in employment and commercial activity, the Envision San José 2040 General Plan provides flexibility for mixing of land uses with a particular emphasis upon allowing more flexibility for commercial uses to develop within predominantly residential areas of the city. The resulting land use designations and various Land Use Policies accordingly provide significant support for new mixed-use development. In most instances, these mixed-use designations and policies provide additional flexibility for accommodating commercial uses beyond what was allowed in the San José 2020 General Plan.

CHAPTER 7

Policies – General Plan Phasing / Planning Horizons / Major Review

IP-2.5 During each Major Review of the *Envision General Plan* evaluate input provided by the reconvened Task Force and achievement of the following key General Plan goals to inform the City Council’s decision, regarding needed changes, to begin the next General Plan Horizon, or to increase the number of residential units available for non-specific Urban Village areas:

1. Jobs/Housing Balance – Demonstrate improvement of the City’s jobs to employed resident ratio (J/ER) consistent with achievement of 1.0 job per employed resident by 2025~~1.3~~, and 1.1 jobs per employed resident by the year 2040.
2. Fiscal Sustainability – Demonstrate sustainable improvement above 2010 levels in the level of service for City services provided to the San José community.
3. Housing Supply – Verify that the current Planning Horizon contains adequate capacity to meet San José’s Regional Housing Needs Allocation for the upcoming 4-year term.
4. Infrastructure – Confirm that adequate infrastructure and service facilities, especially transit, exist or that a secure plan for them is in place to support the planned jobs and housing capacity in the current and contemplated Horizon.