

The proposed *Envision San José 2040 General Plan* would accommodate approximately 328,504 net new residents<sup>206</sup> in 120,000 new dwelling units and 470,000 new jobs by 2035. As previously mentioned, average household size has been decreasing in San José over the last ten years and is expected to continue that decline resulting in new housing units contributing less to the total population than in previous years. An estimated 98 percent of new housing would be multiple family units, with an emphasis on location near transit and mixed uses.

The City of San José has an estimated 1.55 employed residents per household.<sup>207</sup> Build-out of the proposed General Plan growth capacity, taking into account existing development (as of 2008) and planned jobs and population anticipated in 2035, translates to a job per employed resident ratio of 1.3 to 1 or 839,450 jobs divided by 665,493 employed residents. This would be an increase in the existing ratio of jobs per employed resident of 0.8 (Table 3.14-5) and corresponds to the City's goal of developing as a regional employment center in the future.

|                      | <b>Jobs</b> | <b>Population</b> | <b>Households/<br/>Dwelling<br/>Units</b> | <b>Employed<br/>Residents</b> | <b>Jobs per<br/>Employed<br/>Resident</b> |
|----------------------|-------------|-------------------|---|-------------------------------|---|
| Existing 2008        | 369,450     | 985,307           | 309,350                                   | 460,443                       | 0.8                                       |
| Net New General Plan | 470,000     | 328,504           | 120,000                                   | --                            | --  |
| City at 2035         | 839,450     | 1,313,811         | 429,350                                   | 665,493                       | 1.3                                       |

Source: *Envision San José 2040 General Plan* and U.S. Census, American Community Survey, 2008.

### **3.14.4.2 Induce Substantial Population Growth**

Under current conditions, San José's jobs/housing imbalance results in a substantial number of residents driving to locations outside the City to get to work. The staging of the Horizons proposed by this General Plan will monitor the City's progress in correcting that imbalance and minimize the likelihood that substantial housing development will occur before employment uses, making the current imbalance worse. At some future date, the planned housing in this General Plan could be completed while jobs (industrial and commercial land uses) continue to come on-line.

Locating a large new employment use or adopting plans for a substantial new quantity of employment-intensive land uses beyond the needs of the local workforce can have the secondary effect of inducing population growth as new out-of-area workers are attracted to the job opportunities and seek to move closer to the new jobs, creating additional demand for new housing. During the initial planning horizons, job growth will improve the City's jobs/housing balance and population growth would accommodate the RHNA housing goals set by ABAG through at least 2014 and likely much farther into the future. The General Plan during the later planning horizons, however, is "job-rich". This means that it provides for more employment capacity than housing capacity and if fully achieved will lead to insufficient housing opportunities within San José for future San José workers. This is reflected in the jobs per employed resident ratio discussed above.

The proposed *Envision San José 2040 General Plan* job growth (470,000 new jobs by the end of Horizon 5) will require substantial residential development elsewhere in the region to provide

<sup>206</sup> Based upon a projected 3.06 residents per dwelling unit in 2035.

<sup>207</sup> City of San José and U.S. Census, American Community Survey, 2008