



2040 Development Scenarios for Task Force Consideration

Objective: Identify up to **four** development scenarios for further analysis. These scenarios will be used to identify potential fiscal and environmental impacts. Each scenario needs to have a specified amount of growth capacity and a strategy for where to locate that growth. Following analysis of these four scenarios, the Task Force can discuss and form recommendations based upon the analysis, provided the final recommendation has environmental impacts less than or equal to the scenarios that were analyzed.

Growth Capacity Scenarios – Explore Jobs and Housing growth alternatives

1. “Trendline” – Plan for a Jobs/Employed Resident balance (1.0), with the number of housing units calculated using the average number constructed in recent years projected to 2040 (105,000 new dwelling units) and the number of jobs (181,000 new jobs) needed to provide one job per employed resident.
2. “More Jobs” – Plan for a Jobs/Employed Resident balance (1.0) using Workshop Scenario II (179,000 new dwelling units and 334,000 new jobs). This number of dwelling units accommodates the demographer’s projected population growth.
3. “More Jobs & Less Housing” – Plan for a Jobs/Employed Resident surplus (1.1) using the same number of jobs in Scenario II “More Jobs” with the reduced amount of housing units from Scenario III “Less Housing” (137,000 new dwelling units and 334,000 new jobs).
4. “Jobs Surplus” – Plan for a Jobs/Employed Resident surplus (1.2) that includes adequate new housing (179,000 new dwelling units) to accommodate all of the projected population growth and the number of jobs (479,000 new jobs) needed to provide 1.2 jobs per employed resident.
5. Other – Task Force may identify additional Capacity Scenarios

Location Strategies – Explore growth location strategy alternatives

- A. Planned Growth Areas & Transit Oriented Sites – Focus Job and Housing growth primarily into Existing Planned Growth and Employment Land areas such as Downtown and North San Jose, and into Villages and Corridors currently served by, or planned to be served by major transit facilities (i.e., LRT, BRT, BART stations).
- B. Dispersed – Spread growth throughout the City, including intensification of all or most of the identified Villages, Corridors and Hubs with less emphasis on the Existing Planned Growth and Employment Land areas for new development.
- C. Other – Task Force may identify additional Location Strategies making use of Planned Growth areas, Employment Land areas, Villages, Corridors, Hubs, Urban Reserve areas, Evergreen Properties, or Other areas.