


MEMORANDUM

Planning Services Department



DATE: September 21, 2018
TO: Mayor and City Council
THROUGH: Julie Edmonds-Mares, City Manager 
FROM: Ned Thomas, Planning Services Director
SUBJECT: Jobs-Housing Balance Numbers

On September 18, 2018, the City Council requested clarification on the current jobs per housing unit ratio for Milpitas and a comparative jobs per housing unit ratio for the City of San Jose.

As part of the General Plan Update, the City's consultants have analyzed land use alternatives for thirteen "Growth Opportunity Areas" around the city that could potentially accommodate higher levels of residential and employment growth. Analysis for each area is detailed in the Land Use Alternatives Report available at: <https://milpitas.generalplan.org/content/documents-and-maps>.

Job growth projections contained in the Land Use Alternatives Report are based on potential new non-residential development on vacant and underutilized commercial, office, industrial, and portions of mixed-use sites. For each type of non-residential development, a job growth factor was determined based on the ratio of estimated jobs that correlate to a specific land use category.

The table below shows current data for population, households and jobs in the City of Milpitas. Based on our recent analysis, existing jobs per housing unit ratio in Milpitas is 2.14, and the jobs-to-population ratio is 0.63. Under the Existing General Plan, the city is projected to add 31,722 new residents and 10,181 new jobs. Under the Opportunity Area Alternative Scenario analyzed by the consultants, the city could potentially add 43,885 new residents and create 31,933 new jobs. Cumulatively, the citywide jobs to housing ratio would be 1.82 jobs per housing unit under the Existing General Plan and 2.25 jobs per housing unit under the Opportunity Area Alternative Scenario. The difference is based on a higher level of new development potential under the updated General Plan.

GROWTH PROJECTIONS BY ALTERNATIVE				
Alternative	Population	Dwelling Units	Jobs	Jobs per Housing Unit
Existing Conditions				
	76,057	22,215	47,538	2.14
New Growth Potential				
Existing General Plan	31,722	9,469	10,181	1.08
Opportunity Area Alt	43,885	13,100	31,933	2.44
Total Growth: Existing Plus Potential New Growth				
Existing General Plan	107,779	31,684	57,719	1.82
Opportunity Area Alt	119,942	35,315	79,471	2.25

SOURCES: SANTA CLARA COUNTY ASSESSOR 2017; CALIFORNIA DEPT. OF FINANCE 2017; U.S CENSUS ONTHEMAP; ESRI 2017, DE NOVO PLANNING GROUP 2018.

Based on information obtained from SV@Home, the City of San Jose has a jobs per housing unit ratio of 1.25. By comparison, Palo Alto has jobs per housing unit ratio of 3.83, Mountain View has a ratio of 2.66, and Santa Clara's ratio is 2.38. For additional information and links, please see: <https://siliconvalleyathome.org/resources/#jobs-and-housing>.