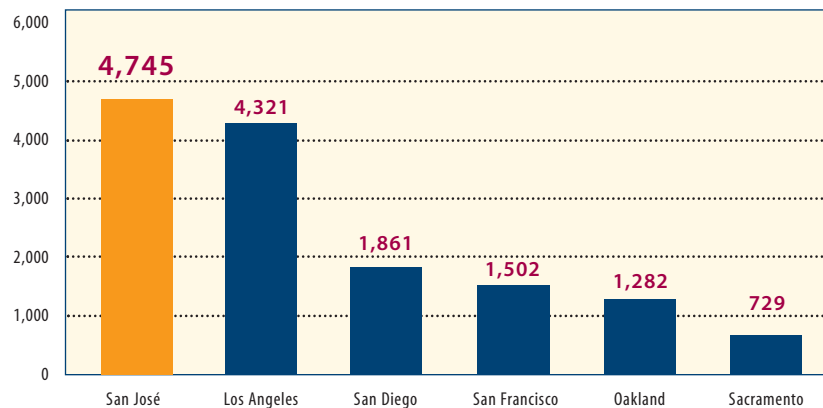


Housing and Transit-Oriented DEVELOPMENT

SAN JOSE LEADS CALIFORNIA IN THE PRODUCTION OF AFFORDABLE HOUSING



FISCAL YEAR 1998-1999 TO 2002-2003

- San José *exceeded* its 5 year goal of, 6,000 unit affordable housing units goal within five years (1999-2004).
- The City is on-track to meet its new goal of **10,000** affordable units by the end of 2006.
- Since 1999, San José has issued building permits for over **23,000** housing units.

SAN JOSE IS MEETING ITS SHARE OF THE BAY AREA'S HOUSING NEED

- In a December 2004 report, the Bay Area Council, called San José “a model for reducing government constraints to housing development” because San José has produced *more housing* than any other city in the Bay Area over the past five years.
- The Bay Area Council gave San José an **A+** for approving the construction of 18,206 units from 1999 to 2003. These top marks were given to the City of San José for its work in meeting its “fair share” housing goals.

SAN JOSE . . .

A LEADER IN THE PRODUCTION OF TRANSIT-ORIENTED DEVELOPMENT

- **Over 70%** of the building permits issued since 1999 (16,500 units) have been for housing units within walking distance to light rail stations, CalTrain stations, and other transit services; an additional 5,750 units have planning approvals.

FACILITATES TRANSIT-ORIENTED DEVELOPMENT

- The General Plan has been amended to protect high density and mixed-use housing sites at rail stations.
- The development process has been streamlined through the use of Specific Plans in key strategic areas near transit.

PROACTIVELY PLANS ITS LAND USES IN ANTICIPATION OF ADDITIONAL TRANSIT INVESTMENT

- In June 2005, the San José City Council approved general plan amendments to build over 45,000 housing units to allow more high density housing, mixed-use, and workplace opportunities to be located near key transit corridors.
- **32,000** housing units and 26.7 million square feet of office space in north San José.
- **10,000** housing units and 10 million square feet of office space in downtown San José.
- **3,000** housing units and 460,000 square feet of retail added to a reconfigured and compacted 3.6 million sq. ft. of office space on the campus of Hitachi Global systems.
- Collaborative planning opportunities with VTA and the City of Santa Clara for other Santa Clara Bart stations.

*San José...
Keeping Housing Affordable
and Transportation Accessible!*



COYOTE VALLEY

Specific Plan

A COMMUNITY-BASED PLANNING PROCESS IS UNDERWAY FOR THE COYOTE VALLEY. THE COYOTE VALLEY SPECIFIC PLAN CALLS FOR:

- A unique, urban, mixed-use community oriented to transit, walking, and bicycling;
- Compact, urban development for 3,400 acres with **50,000** jobs and **25,000** housing units, including **5,000** affordable units;
- A permanent greenbelt of 3,600 acres; and
- Planned transportation improvements include bus rapid transit service, a new CalTrain station and more frequent CalTrain service.

HIGH QUALITY EDUCATION IS A KEY ELEMENT OF THE NEW COMMUNITY

- The Plan includes Elementary, Middle, and High Schools and possibly a community college.
- The Plan meets classroom and playground standards, yet in a more compact urban form, necessitating smaller land requirements.

THE INFRASTRUCTURE TO SERVE THE NEW COMMUNITY WILL BE PAID PRIMARILY BY PRIVATE DEVELOPERS

- Improvements to State Highway 101 are needed to support Coyote Valley's growth. Planned improvements include two freeway interchange upgrades and one new interchange. *(With multi-jurisdictional and private sector funding support, the Biley Road interchange has already been constructed.)* Private dollars could leverage State transportation dollars for these improvements.

Intensification of NORTH SAN JOSE AREA

SAN JOSE HAS TAKEN A NEW VISION AND PLANNING FRAMEWORK FOR THE "INNOVATION TRIANGLE"

- An update to 1988 City land use policy that emphasizes low-density, car-oriented, single-use development.
- In June of 2005, Council approved transit-oriented development framework for San José's premier technology park, providing direction for the anticipated growth of jobs, housing, and support services.
- Increased development capacity in San José's premier high technology location for both workforce housing (**32,000** units) and workplaces (26.7 million square feet; **68,000** jobs), oriented to existing Light Rail and BART stations.

WORKPLACE NEEDS ARE CHANGING SAN JOSE LISTENS TO ITS BUSINESS COMMUNITY

- This area is now home to more than 1,200 of the world's best-known technology companies (*including Cisco, eBay, Cadence, Sony, BEA*), but it is also home to first-generation, vacant buildings.
- San José high tech employers today and in the future want a different kind of work environment: mid-density, higher-quality buildings; support services nearby; apartments nearby; and transit opportunities.

THERE WILL BE EXTENSIVE PUBLIC SECTOR AND PRIVATE SECTOR INFRASTRUCTURE INVESTMENT

- Total transportation and other infrastructure improvements are valued at **\$519 million**.
- Housing developers will be charged a \$5,596 fee per housing unit to fund infrastructure. New office development will be charged a \$10.44 per square foot surcharge.
- The City of San José and Redevelopment Agency have committed at least **\$30 million** toward North San José infrastructure investment. Of that amount, \$3.9 million has been committed in the Redevelopment Agency's FY 05-06 budget.