



HOW TO USE THE CITY OF SUNNYVALE'S BALANCED GROWTH PROFILE

The first two rows in the profile are the major drivers of growth, population and jobs. The population growth over 20 years is projected to be 18,000; the average annual population increase would be 5% of the 20 year total, or 900. Since the population between 2005 and 2006 grew by only 819, the population growth bar on the profile falls short of what would be expected in 2006 at an average annual growth rate. However, by 2009, the population had increased to 138,826, almost 35% of the projected population growth, exceeding the average annual growth rate. The opposite is true of jobs, where the average annual increase was less than projected, which is consistent with an economy in a recession.

A similar process is used to create each of the bars in the profile. With regard to supporting infrastructure and facilities (park, utility and transportation), capacity improvements necessary to support the expected growth will be determined based on several infrastructure plans. The Transportation Strategic Program is completed and the Water Utility Master Plan was adopted in 2010; however the companion Sanitary Sewer Master Plan is expected in 2013. The Parks and Open Space capacity improvements plan is being prepared. These infrastructure improvement plans will include the estimated cost for capacity improvements. The cost for each improvement will be compared to the total program to determine the proportion (%) of the total program that the improvement represents. As each improvement is constructed (and therefore capacity is realized), the bar on the chart will be extended by the appropriate percentage of that program.

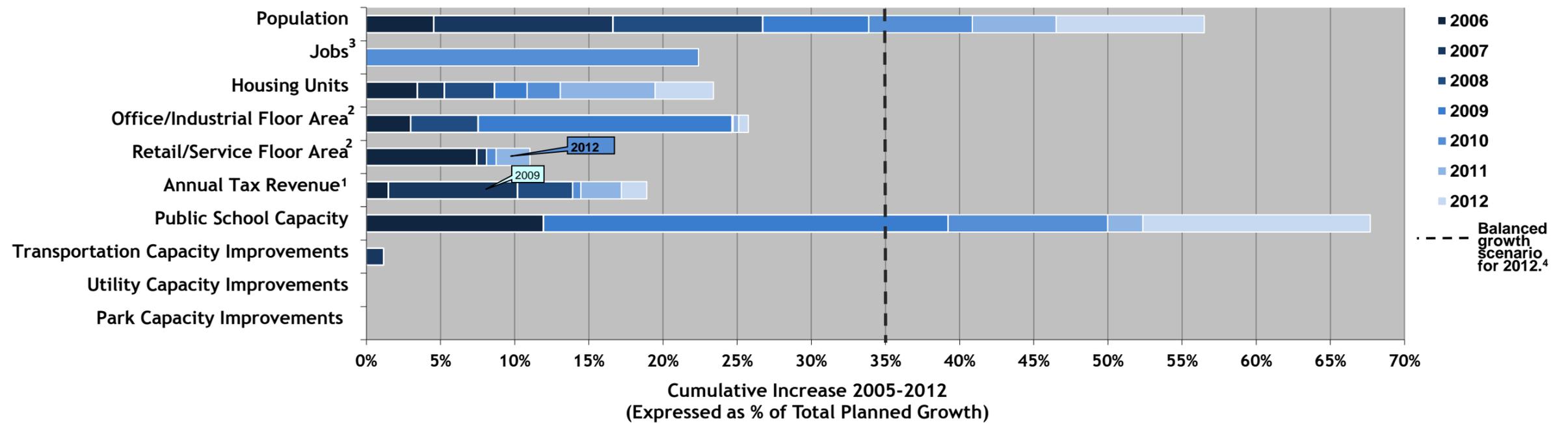
It should be noted, particularly with regard to transportation capacity improvements, that many of the capacity improvements that will be made over the next 20 years will be initiated and funded by State, regional, and county agencies, not by the City of Sunnyvale. Even though the traffic model utilized by the Transportation Strategic Program takes into account these planned regional improvements, only improvements funded in whole or in part by the City of Sunnyvale are included in the Balanced Growth Profile. The Profile assumes that the other jurisdictions are proceeding with planned capacity improvements at a reasonable pace in accordance with their plans.

If all elements were growing in a balanced manner, all of the bars in the profile would be of equal length every year, extending exactly to the then current year. In reality, this will not always be the case. An imbalance in a single year does not signify a problem. An imbalance over multiple years, however, should be of some concern to decision-makers, who may want to consider modifications of development policy to achieve a more balanced growth. As the Sunnyvale Community Vision is updated in the future, or as functional element updates result in different projected goals for 2025, the Balanced Growth Profile must be recalibrated to reflect revised projected increases.

Following are two versions of the Balanced Growth Profile. The first is the traditional annual profile, which includes the City's population, public school and infrastructure capacity improvements, tax revenue, estimated jobs and constructed housing units and nonresidential floor area as of December 31, 2012. The second version provides a snapshot of possible future conditions and includes approved, but *not yet built*, housing units and nonresidential floor area developments as of 2012.

2012 BALANCED GROWTH PROFILE- COMPLETED PROJECTS

Balanced Growth Indices	Base Year 2005	GOAL FOR 2025	Total Planned Growth Net Increase 2005 to 2025	2007 Actual	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2012 Increment (actual since 2011)	2012 Increment (% of Total Planned Growth)
Park Capacity Improvements		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Utility Capacity Improvements		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Transportation Capacity Improvements		46,884,000	46,884,000	547,970	547,970	0	0	0	0	0	0%
Public School Capacity	5,373	6,729	1,356	5,535	5,535	5,905	6,051	6,083	6,291	208	15%
Annual Tax Revenue ¹	72,271,030	174,748,212	102,477,182	82,731,078	86,536,989	80,080,423	80,640,616	83,447,216	85,189,946	1,742,730	2%
Retail/Service Floor Area ²	5,784,000	7,500,000	2,200,000	5,962,662	5,962,662	5,962,662	5,976,840	6,027,052	6,005,338	-21,714	-1%
Office/Industrial Floor Area ²	30,100,000	37,700,000	7,600,000	30,327,927	30,673,881	31,973,881	31,979,928	32,009,556	32,058,721	49,165	1%
Housing Units	54,800	61,900	7,100	55,174	55,414	55,570	55,730	56,183	56,462	279	4%
Jobs ³	73,630	92,650	19,020	n/a	n/a	n/a	77,890	n/a	n/a	n/a	n/a
Population	132,725	150,725	18,000	135,721	137,538	138,826	140,081	141,099	142,896	1,797	10%

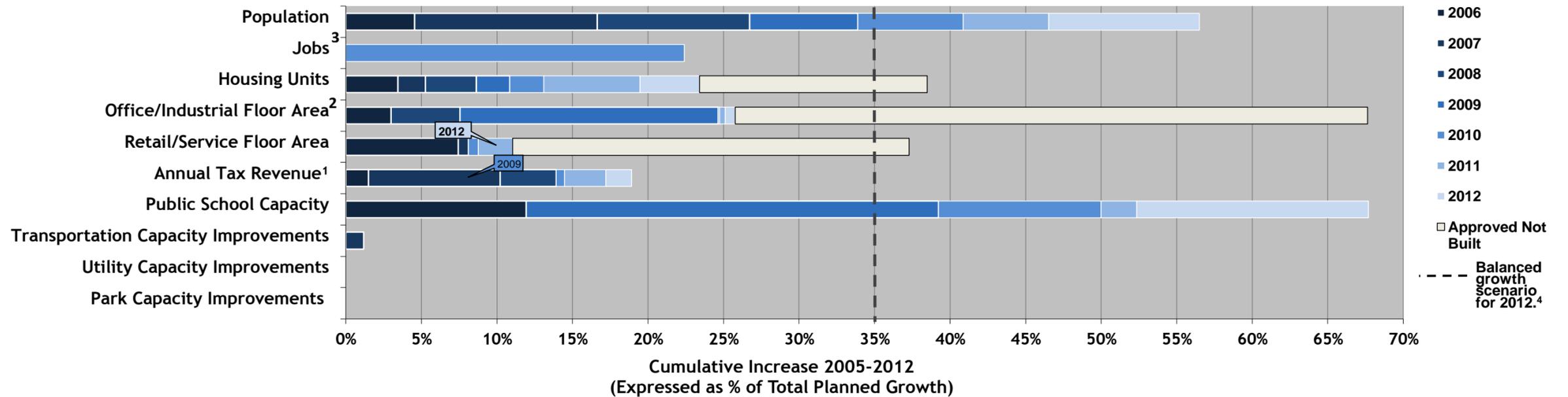


Notes

1. FY 2004/2005 is the base year for the Balanced Growth Index. All revenues are converted to FY 2004/2005 dollars for comparison purposes.
2. This index only represents constructed net new floor area, and does not reflect tenant improvements to existing floor area or approved projects that have not been built.
3. Data has been modified resulting in a decrease in base year, projections, and current year estimates. There is a significant challenge in finding reliable estimates of Sunnyvale jobs. This version of the Balanced Growth Profile provides Association of Bay Area Governments (ABAG) data from most recent publications while staff explores a more reliable annual estimate of jobs. Data for 2011 or 2012 is not yet available.
4. In a "balanced growth scenario" each profiled item would increase 5% each year. Cumulative "balanced growth" to the end of 2012 would be 35%.

2012 BALANCED GROWTH PROFILE INCLUDING NONRESIDENTIAL FLOOR AREA AND HOUSING UNITS APPROVED BUT NOT YET BUILT IN 2012

Balanced Growth Indices	Base Year 2005	GOAL FOR 2025	Total Planned Growth Net Increase 2005 to 2025	2007 Actual	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2012 Increment Increase (actual since 2011)	2012 Increment (% of Total Planned Growth)	2012 Approved NOT BUILT
Park Capacity Improvements		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Utility Capacity Improvements		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Transportation Capacity Improvements		46,884,000	46,884,000	547,970	547,970	0	0	0	0	0	0%	n/a
Public School Capacity	5,373	6,729	1,356	5,535	5,535	5,905	6,051	6,083	6,291	208	15%	n/a
Annual Tax Revenue ¹	72,271,030	174,748,212	102,477,182	82,731,078	86,536,989	80,080,423	80,640,616	83,447,216	85,189,946	1,742,730	2%	n/a
Retail/Service Floor Area	5,784,000	7,500,000	2,200,000	5,962,662	5,962,662	5,962,662	5,976,840	6,027,052	6,005,338	50,212	-1%	577,306
Office/Industrial Floor Area ²	30,100,000	37,700,000	7,600,000	30,327,927	30,673,881	31,973,881	31,979,928	32,009,556	32,058,721	29,628	1%	3,181,294
Housing Units	54,800	61,900	7,100	55,174	55,414	55,570	55,730	56,183	56,462	279	4%	1,071
Jobs ³	73,630	92,650	19,020	n/a	n/a	n/a	77,890	n/a	n/a	n/a	n/a	n/a
Population	132,725	150,725	18,000	135,721	137,538	138,826	140,081	141,099	142,896	1,797	10%	n/a



Notes

1. FY 2004/2005 is the base year for the Balanced Growth Index. All revenues are converted to FY 2004/2005 dollars for comparison purposes.
2. This index only represents net new floor area, and does not reflect tenant improvements to existing floor area.
3. Data has been modified resulting in a decrease in base year, projections, and current year estimates. There is a significant challenge in finding reliable estimates of Sunnyvale jobs. This version of the Balanced Growth Profile provides Association of Bay Area Governments (ABAG) data from most recent publications while staff explores a more reliable annual estimate of jobs. Data for 2011 or 2012 is not yet available.
4. In a "balanced growth scenario" each profiled item would increase 5% each year. Cumulative "balanced growth" to the end of 2012 would be 35%.