



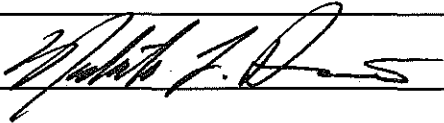
Memorandum

**TO: RULES AND OPEN
GOVERNMENT COMMITTEE**

FROM: Leslye Krutko

SUBJECT: SEE BELOW

DATE: April 21, 2008

Approved  Date 4/21/08

Council District: Citywide
SNI: N/A

**SUBJECT: NEW TIMELINE RELATED TO THE PUBLIC PROCESS AND
POTENTIAL RECOMMENDATION FOR A CITYWIDE
INCLUSIONARY HOUSING ORDINANCE**

RECOMMENDATION

It is recommended that the Rules and Open Government Committee approve the following attached timeline for a public review process and bringing forward a potential recommendation related to a citywide inclusionary housing ordinance.

OUTCOME

If the Rules and Open Government Committee and the City Council approve the attached timeline, the City Administration can begin holding public meetings with various stakeholders to discuss the formulation of policy related to a citywide inclusionary housing program.

BACKGROUND

On September 26, 2007, the Rules and Open Government Committee approved the staff workplan assessment, including a Study Session, which took place on December 11, 2008. At the conclusion of the December 11, 2007 study session, the Council adopted a public process. City staff noted that it would hold three public meetings with the City's consultant commissioned to do an economic feasibility study on inclusionary housing (which took place in January, February and March 2008). After the public meetings, staff was directed to evaluate the data and bring forward a recommendation to City Commissions, the Neighborhood and Economic Development Committee, and the Community and Economic Development Committee in April and May 2008. It was anticipated staff would have a recommendation for the City Council's consideration in June 2008.

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Subject: PUBLIC PROCESS TIMELINE FOR CITYWIDE INCLUSIONARY HOUSING

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On April 16, 2008, the Mayor and Councilmember Liccardo brought forward a memorandum to Rules and Open Government Committee to request a meeting in May to examine the consultant findings of the Inclusionary Housing economic feasibility study and to further assess the extent of public outreach to developers and the community, and whether any additional outreach is necessary. It was requested that staff bring back an updated timeline to the Rules and Open Government Committee.

ANALYSIS


Attached is a proposed revised timeline for the continuing discussion related to whether the City should consider a Citywide inclusionary housing ordinance. As proposed in the Mayor and Councilmember Liccardo's April 8th memorandum, a discussion of the consultant's economic feasibility study could be presented to City Council for discussion on May 20, 2008. In addition, City staff is recommending allowing more time for public review, comment and policy formulation, by adding four new public meetings: two of these meetings occurring before the development of a policy recommendation and two meetings in July to discuss with community stakeholders and developers the City Administration's proposed recommendation. By adding these additional public outreach meetings, it will also be necessary to move the dates for consideration by the Community and Economic Development Committee and Neighborhood Services and Education Committee to August, with a final recommendation to City Council in early September 2008.

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

CEQA

Not a project


LESLYE KRUTKO
Director of Housing

For more information call Melissa Whatley, Policy Manager, at (408) 975-4418

Attachment

Timeline - Review of Feasibility of Citywide Inclusionary Housing

- Late April/Early May – Two Community Educational Meetings about Inclusionary Housing.
- April 21st – Educational Presentation to the City’s Planning Commission regarding Inclusionary Housing.
- May 20th – Overview of Study Findings and Alternative Options with the San Jose City Council.
- May 28th – Overview of Study Findings and Alternative Options with the Planning Commission.
- June 12th – Overview of Study Findings and Alternative Options with the Housing and Community Development Advisory Commission.
- Month of July (TBD) – Overview of the Study Findings and Alternative Options with Public.
- August (TBD) – Public Presentation Regarding Proposed Staff Recommendation.
- August/September – Recommendation to NSEC meeting.
- August/September - Recommendation to CEDC meeting.
- September/October – Recommendation to City Council.