



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Lee Wilcox

**SUBJECT: COUNCIL POLICY PRIORITIES  
UPDATE**

**DATE:** November 15, 2018

Approved

Date

11-15-18

## INFORMATION

The purpose of this memorandum is to provide an update on the Council Policy Priorities.

There are 27 items on the Council Policy Priority List. Two items were approved as completed by the City Council on June 17, 2018. Since that time, four additional items have been completed. With the recent changes to the Council Policy Prioritization process many of these items have been heard in Council Committees this fall.

The next session priority setting session is scheduled to take place in February 2019. At that time, the Administration will recommend that Council approve and remove the completed items from the list.

The current Council Policy Priority List is attached. The list is also posted on the City website on the City Clerk's page at: <http://www.sanjoseca.gov/DocumentCenter/View/81006>.

/s/  
LEE WILCOX  
Chief of Staff  
Office of the City Manager

For questions, please contact Lee Wilcox, City Manager's Office Chief of Staff, at (408) 535-4873.

Attachment

**Council Policy Priorities**  
(as set by Council on 6/19/18)

	<b>Policy/Ordinance Name</b> Description	<b>Lead Dept./Staff</b> Support Departments	<b>CMO Lead</b>	<b>What We Are Doing</b>	<b>When Will It Come to Committee or Council?</b>
1	<p><b>Update the City’s Rental Rights and Referrals Program</b> Explore modifications to strengthen the City’s rent control ordinance (rent registry, notices of rent increase, banking); and the creation of ordinances to address retaliatory evictions, income discrimination, major capital improvement pass-through, displacement and relocation (Ellis).</p> <p>Prioritized on: June 23, 2015</p>	<p><b>Housing</b></p> <p>Lead Staff: Rachel VanderVeen</p> <p>Support: City Attorney</p>	<p><b>Kim Walesh</b></p>	<p>On May 17, 2016, the City Council adopted the Interim Apartment Rent Ordinance. The 5% annual allowable rent increase took effect on June 17, 2016. On August 23, 2016, Council approved regulations to implement the fair return process as part of the Interim Ordinance. The fair return process was implemented starting September 27, 2016. On April 18, 2017, the City Council approved the Ellis Act Ordinance, which provides protections to tenants in apartments being removed from the rental market. On May 9, 2017, the City Council passed the Tenant Protection Ordinance, which provides just cause eviction protections to tenants living in over 80,000 apartments in San Jose. On November 14, 2017, the City Council approved the updated Apartment Rent Ordinance and Regulations. On April 24, 2017, the City Council passed amendments to the Tenant Protection Ordinance prohibiting retaliatory action to tenants based on immigration status and introducing a criminal activity just cause reason; Ellis Act Ordinance reducing the re-control requirements; and the Apartment Rent Ordinance clarifying ratio utility billing is not allowed. The Housing Department returned to the City Council with clarifying language on the amendment to the Apartment Rent Ordinance on May 22, 2018.</p> <p>Project Completion: 100%</p>	<p>COMPLETE</p> <p>Council approved the item complete on June 19, 2018.</p>

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<b>2</b>	<p><b>Local Hiring/Local Business/Apprentice Utilization Program</b> Create policies encouraging the hiring of local workers and contracting of local and small businesses, using the City of Sunnyvale's recently approved program as a model.</p> <p>Prioritized on: June 23, 2015</p>	<p><b>Public Works</b></p> <p>Lead Staff: Christopher Hickey</p> <p>Support: City Attorney's Office /Office of Economic Development</p>	<b>Kim Walesh</b>	<p>At the October 16, 2018 Council Meeting, the City Manager and City Attorney were directed to negotiate and execute a Project Labor Agreement (PLA) with the Building Trade Council. PW presented the item at the Treatment Plant Advisory Committee meeting on November 8, 2018 and received no objections. PW is in the process of obtaining signatures from the Building Trade Council</p> <p>An update on the Labor Market Study was provided to Community and Economic Development Committee on September 25, 2017. Public Works is coordinating with Office of Economic Development and the City Attorney's Office.</p> <p>Project Completion: 80%</p>	<p>Project Labor Agreements: The PLA has been approved and is currently pending execution.</p> <p>Labor Market Study: Staff to return to Community and Economic Development Committee in November 2019 with the final report assessing the current and forecasted demand and supply for construction workers for public review and recommendations.</p> <p>Estimated Completion Date: January 2019</p>

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3	<p><b>Mobile Home Conversions</b> Review and potentially amend the Mobile Home Conversion Ordinance to address the protection of health, safety and welfare of mobile home park residents, including any needed General Plan amendments.</p> <p>Prioritized on: September 9, 2014</p>	<p><b>PBCE</b></p> <p>Lead Staff: Jared Hart</p> <p>Support: City Attorney's Office/Housing</p>	<p><b>Kim Walesh</b></p>	<p>The City Council adopted a New Mobile Home Park Conversion Policy (February 23, 2016), Zoning Code amendments (February 23, 2016 and May 16, 2017) and General Plan text amendments (May 16, 2017) to further the protection of mobile home parks. In response to Council direction on May 16, 2017, staff brought to Council on March 13, 2018, an analysis of proposed general plan land use overlay amendments for mobile home parks and review of recommendations from the Law Foundation of Silicon Valley regarding protection of mobile home park residents.</p> <p>Council accepted staff's analysis and directed staff to bring back to Council three minor General Plan text amendments identified in the analysis as part of a future General Plan hearing cycle; and that staff consider establishing a Mobilehome Park land use designation and land use amendments for the two mobilehome parks with high density residential land use designations, with staff commencing work no later than Spring 2019.</p> <p>Project Completion: 75% on GP text amendments</p> <p>Project Completion: 0% on Mobilehome Park land use designation for 2 high density sites.</p>	<p>The City Council will consider three minor General Plan Text Amendments on December 4, 2018.</p> <p>Staff will commence work on mobilehome parks with high density residential land use designations in spring 2019 and anticipate bringing to Council for consideration in early 2020.</p> <p>Estimated Completion Date:</p> <ol style="list-style-type: none"> <li>1. GP Text Amendments: December 2018</li> <li>2. GP land use designation changes: Spring 2020</li> </ol>

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<b>4</b>	<p><b>Housing Rehabilitation Program (Homeless Veterans Vouchers)</b> Develop a program using the Low and Moderate Income Housing Asset Fund in the City's Affordable Housing Investment Plan to establish a housing rehabilitation program incentivizing landlords to participate in housing voucher or coupon programs for homeless veterans.</p> <p>Prioritized on: December 15, 2015</p>	<p><b>Housing</b></p> <p>Lead staff: James Stagi</p>	<b>Lee Wilcox</b>	<p>All the legal documents have been finalized and the program is up and running. Applications are being accepted and processed.</p> <p>Project Completion: 100%</p>	<p>COMPLETE</p> <p>The Administration considers this item complete and will recommend Council confirmation of completion at the February 2019 Policy Priority Setting Session.</p>

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<b>5</b>	<p><b>Disadvantaged Business Enterprises</b> Explore expanding existing Disadvantaged Business Enterprises program beyond Airport to other City departments and contracts.</p> <p>Prioritized on: June 22, 2015</p>	<p><b>Public Works</b></p> <p>Lead staff: Christopher Hickey</p> <p>Support: City Attorney's Office/Department of Transportation/ Environmental Services Department</p>	<b>Kim Walesh</b>	<p>An update was provided to the Community and Economic Development Committee on June 25, 2018. The Committee approved a two phase engagement and implementation plan. The consultant, Silvy Group, has developed an immediate outreach and engagement plan that launched in October 2018. The outreach and engagement plan revolves around education and information accessibility through on-line tutorials, workshops, and contractor meet and greets.</p> <p>Concurrently, Keen Independent Research LLC and Milagro Marketing LLC, a Joint Venture, are analyzing and developing program options and recommendations to expanding contract opportunities. The consultants are analyzing each potential program for feasibility, legal considerations, staffing, and resource considerations.</p> <p>Project Completion: 90%</p>	<p>An update will be provided to Community and Economic Development Committee in January 2019. A final report and recommendations related to increasing small and local business participation in City-related procurements will be presented to Community and Economic Development Committee in June 2019.</p> <p>Estimated Completion Date: June 2019</p>

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6	<p><b>Electronic Billboards</b> Options for public and private property that will allow electronic digital off-site advertising signs or billboard installations.</p> <p>Prioritized on: December 15, 2015</p>	<p><b>PBCE/Economic Development</b></p> <p>Lead PBCE staff: Art Henriques</p> <p>Lead Economic Development staff: Blage Zelalich</p>	<p><b>Kim Walesh</b></p>	<p>At the September 25, 2018 City Council Meeting, the Council approved General Plan, Municipal Code and Council Policy amendments to allow electronic billboards on City-owned sites. These approvals constitute Phase 1 of the work on this priority.</p> <p>OED staff is currently working with external and internal stakeholders to develop an RFP for electronic billboards on city-owned facilities downtown. The RFP will come to council for review by the end of February, and the RFP will be issued in March, solicit responses by April, and awarded in May. Staff would work toward having the installation of any new signs in Summer or Fall of 2019.</p> <p>Phase 2 of this priority involves allowing electronic billboards on non-City-owned sites. Staff is currently working to secure an environmental consultant for Phase 2. Staff projects finishing the EIR for Phase 2 by 2019 and bringing the completed work product before the Council in early 2020.</p> <p>Project Completion: 50%</p>	<p>The RFP for Phase 1 will come to Council for Review by the end of February 2019</p> <p>Staff plans to bring the completed work product for Phase 2 to Council in early 2020.</p> <p>Estimated Completion Date:</p> <ol style="list-style-type: none"> <li>1. Phase 1, September 25, 2018</li> <li>2. Phase 2, early 2020</li> </ol>

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7	<p><b>Downtown and/or Citywide Parks Operations and Maintenance Financing District</b></p> <p>To study and make recommendations to the City Council for a long term financing district for parks operations and maintenance. The study will look at citywide and downtown as options.</p> <p>Prioritized on: September 9, 2014</p>	<p><b>PRNS</b></p> <p>Lead staff: Nicolle Burnham</p> <p>Support: CAO/ PBCE/PW</p>	<b>Angel Rios, Jr.</b>	<p>On November 28, 2017 as part of Item 5.1, PRNS provided an update on the status of the Greenprint Update and results of a funding feasibility study. The <i>Greenprint</i> establishes the vision and mission for the future of the Parks, Recreation and Neighborhood Services (PRNS) Department. The <i>Greenprint</i> is a 20-year strategic plan to guide the stewardship and expansion of parks, recreation facilities and community services. At this City Council meeting, PRNS received approval from the Mayor and City Council to continue investigating funding opportunities. As a next step, PRNS, in coordination with the CMO, will be implementing outreach campaigns to educate the community on the important services we provide and the gaps in our services. We will continue evaluating a ballot initiative for a parcel tax in 2020, including the possibility of additional polling before our next report back to council.</p> <p>Project Completion: 40%</p>	<p>Round 1 Polling was completed in August 2017 and reported to the City Council in November 2017. A second round of polling was planned for spring 2018 but was placed on hold. PRNS is still evaluating options for funding and will continue to pursue this in the coming year. An update on this item will be presented to the Neighborhood Services and Education Committee in March 2019.</p> <p>Estimated Completion Date: August 2020</p>



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<b>8</b>	<p><b>Development of a Soft-Story Retrofit Program</b> Explore developing a program to incentivize the seismic retrofit of multifamily soft-story buildings. An incentive program may motivate owners to retrofit inadequate structures that pose a safety risk to over 24,000 San Jose residents who live in the approximately 1,093 "soft-story" buildings.</p> <p>Prioritized on: March 7, 2017</p>	<p><b>Housing Department</b></p> <p>Lead Staff: TBD</p> <p>Support: PBCE Housing</p>	<b>Kip Harkness</b>	<p>Staff submitted an application to the California Office of Emergency Services Hazard Mitigation Program Grant for a grant award of \$5 million to implement a soft story rebate program. The State will notify award winners in late fall 2018.</p> <p>The staff working group this issue was reconvened in the Fall and will meet again in December.</p> <p>Project Completion: 35%</p>	<p>Report to the Community and Economic Development Committee in January 2019</p> <p>Estimated Completion Date: July 2019</p>

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9	<p><b>Accessory Dwelling Units &amp; Garage Conversion Ordinance</b></p> <p><i>Accessory Dwelling Units:</i></p> <p>-Support the Planning Department's recommendations to revise the Zoning Code to ensure that the City's Second Unit Ordinance is in conformance with the provisions of Senate Bill 1069 (Wieckowski), which requires jurisdictions to relax some requirements for second units, also called accessory dwelling units;</p> <p>-Direct the Administration to: (a) Eliminate any impediments to the conversion of detached garages or other accessory units to residential use; (b) Consider changes that would increase the number of potential lots in R-2 zones; (c) Study an amnesty program that would legalize illegal non-conforming accessory dwellings as long as they are brought up to the standards included in the City's ordinance; (d) Encourage a robust public information effort to help residents understand the potential for second units, and the process for development.</p> <p><b>[continued on next page]</b></p>	<p><b>PBCE</b></p> <p>Lead staff: Michael Brilliot</p> <p>Support: Housing/City Attorney's Office</p>	<p><b>Kim Walesh</b></p>	<p>An ordinance was approved by Council on June 19, 2018. Ordinance changes came into effect on July 27, 2018</p> <p>The ordinance approved by the Council made the following amendments to the Zoning Code:</p> <ul style="list-style-type: none"> <li>• Expanded the Zoning Districts where ADUs are allowed;</li> <li>• Increased the number of single-family lots that qualify for ADUs;</li> <li>• Modestly increased the maximum size of ADUs;</li> <li>• Eased and clarified setback requirements for ADUs; and</li> <li>• Eased and clarified parking requirements for ADUs.</li> </ul> <p>These amendments are intended to help facilitate construction of ADUs.</p> <p>As part of the Council action on June 19<sup>th</sup>, the City Manager was directed to return to Council with a proposal for an amnesty program that would encourage homeowners to bring illegal ADUs up to the building code. In light of this additional direction, this priority is not considered complete. Staff will return to Council on this issue.</p>	<p>Staff will return to Council in response to the direction to develop an amnesty program by June of 2019.</p>

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<p><b>Accessory Dwelling Units &amp; Garage Conversion Ordinance</b> [continued]</p> <p>-Additionally, to "Not require for the secondary dwelling a minimum area of 80 sq. ft. of private open space with a minimum width of 8 feet."</p> <p><i>Garage Conversion Ordinance:</i> -An ordinance to establish procedures whereby owner-occupants of single-family residential real property on which certain illegal garage conversions now exist would have a limited time to seek to legalize converted garages. Landlords could be required to provide some affordable housing in exchange for the legalized unit. Explore the possibility of reducing the parking requirements if the unit's close enough to a major transit stop.</p> <p>Prioritized on: March 7, 2017</p>			<p>Project Completion: 90%</p>	<p>Estimated Completion Date: June 2019</p>

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10	<p><b>Personal Care Business Compliance Initiative</b></p> <p>-A registry requiring all personal care businesses that provide any form of massage services to annually register prior to obtaining a business tax certificate with an additional cost-recovery fee for a City employee position to proactively coordinate administrative processes and inspection for compliance.</p> <p>-A moratorium on the distribution of new massage parlor permits to all personal care businesses that provide any form of massage services during the initiative development up to a period of one year with an option to extend per Council's approval.</p> <p>- Conduct outreach and discussion with industry business professionals.</p> <p>Prioritized on: June 23, 2015</p>	<p><b>Police</b></p> <p>Lead staff: Lt. Paul Messier Sgt. Rick Galea</p> <p>Support: PBCE/City Attorney</p>	<p><b>Jennifer Maguire</b></p>	<p>On October 16, 2018, after hearing a report on implementation from the San José Police Department, the City Council voted to consider this Policy Priority implemented and complete.</p> <p>Since February 2018, the Vice Unit has implemented a robust plan to target illicit massage businesses suspected of prostitution activities. This new effort employs three strategies: (1) Collaboration between the Vice Unit, Code Enforcement, the City Attorney's Office and the Permits Unit, (2) increased covert investigations at suspected illicit massage businesses and (3) a landlord education program. This effort has closed 107 illicit massage businesses, significantly reducing the number of such businesses in the city.</p> <p>Staff has taken the following actions in response to the direction provided as part of this priority:</p> <p><b>Personal Care Registry:</b> Using existing resources, the Finance Department now provides the Vice Unit with a list of personal care businesses compiled from its business tax system.</p> <p><b>Moratorium:</b> Given the success of the Vice Unit's enforcement program, staff did not recommend moving forward with a moratorium. Council concurred.</p> <p><b>Outreach:</b> Staff has successfully implemented an outreach program, including 463 code enforcement inspections and the creation of a Landlord Education Program.</p> <p>Project Completion: 100%</p>	<p>COMPLETE</p> <p>The Administration considers this item complete and will recommend Council confirmation of completion at the February 2019 Policy Priority Setting Session.</p>

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<b>11</b>	<p><b>North San José Policy Review</b> Review of North San José development policies, fees, and development capacity allocations.</p> <p>Prioritized on: June 23, 2015</p>	<p><b>PBCE</b></p> <p>Lead staff: Michael Brilliot</p> <p>OED Lead staff: Chris Burton</p> <p>Support: DOT/PW</p>	<b>Kim Walesh</b>	<p>Code changes and GP amendments to allow flexibility for retail and service commercial uses completed; approved by Council on December 12, 2017.</p> <p>[Note: an update to the Policy to allow 4,000 additional housing units, per Mayor's Housing Plan, will be conducted in 2018]</p> <p>Staff is moving forward with modifications to the Policy that will make 8,000 units from Phase 2 available for development.</p> <p>Staff returned to CED on October 22nd to provide an update on the proposed approach, which involves consolidating the four phases currently established by the North San José Policy into two phases. Staff estimates that the item will be considered by the full City Council by early Spring 2019.</p> <p>Project Completion: 50%</p>	<p>Staff will bring forward Development Policy amendments and appropriate CEQA clearances for Council consideration in early Spring 2019</p> <p>Estimated Completion Date: early Spring 2019</p>

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<b>12</b>	<p><b>Commercial Impact Fee for Affordable Housing</b> Research the potential of a non-residential development fee as an additional source of revenue for affordable housing development.</p> <p>Prioritized on: June 23, 2015</p>	<p><b>Housing</b></p> <p>Lead staff: Kristen Clements</p> <p>Support: CAO/PBCE/OED</p>	<b>Kim Walesh</b>	<p>Staff returned to Council on June 12, 2018 with the Housing Crisis Workplan; Council did not accept staff's recommendation to initiate a Nexus Study for a potential Commercial Impact Fee for the Diridon Station Area as per Council direction, staff will continue to advocate for a regional approach to CIF, but not pursue a CIF for San Jose.</p> <p>The Council again considered whether to pursue a Commercial Linkage Fee at the September 18, 2018 Council meeting as part of a response to a Civil Grand Jury Report, but ended up taking no action.</p> <p>Project Completion: 100%</p>	<p>COMPLETE</p> <p>The Administration considers this item complete and will recommend Council confirmation of completion at the February 2019 Policy Priority Setting Session.</p>
<b>13</b>	<p><b>Safe Parking Program</b> Explore and develop an ordinance which would allow for a legal use of "safe parking" in public and privately-owned parking lots for people who live in their vehicles.</p> <p>Prioritized on: October 17, 2017</p>	<p><b>PBCE</b></p> <p>Lead staff: Lea Simvoulakis</p> <p>Support: Housing/City Attorney's Office</p>	<b>Lee Wilcox</b>	<p>Pilot safe parking nonprofit contract award was approved by Council on October 16, 2018. The proposed Pilot Program is designed to serve families, with at least one minor child, who use their cars and recreation vehicles as their primary residence in San Jose. It will operate in an overflow parking area in the Seven Trees Community Center located at 3590 Cas Drive in San Jose.</p> <p>Staff has drafted an ordinance and has started the environmental clearance for the new ordinance.</p> <p>Project Completion: 75%</p>	<p>The Ordinance and environmental clearance will be heard by Council in January 2019. Staff will provide a status update on the pilot program to the Neighborhood Services and Education Committee in June 2019.</p> <p>Estimated Completion Date: January 2019</p>

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<b>14</b>	<p><b>Private Property Graffiti Abatement Ordinance</b> Ordinance that will allow staff to warn private property owners to abate graffiti on their property within 72 hours, or the City will abate the graffiti and bill the property owner.</p> <p>Prioritized on: October 17, 2017</p>	<p><b>PBCE</b></p> <p>Lead staff: TBD</p> <p>Support: TBD</p>	<b>Kim Welsh</b>	<p>Due to limited staff resources and staff focus on higher prioritized Council items, no work has been initiated on this item.</p> <p>Project Completion: 0%</p>	Estimated Completion Date: TBD
<b>15</b>	<p><b>Downtown Zoning Code Update (Responding to the Housing Crisis)</b> Eliminate parking requirements, establish height minimums, and establish minimum residential densities for residential uses Downtown. Also establish requirements for retail, restaurants or other active ground floor uses on streets with sufficient visibility or foot traffic.</p> <p>Prioritized on: October 17, 2017</p>	<p><b>PBCE</b></p> <p>Lead staff: TBD</p> <p>Support: TBD</p>	<b>Kim Welsh</b>	<p>With the approval of the budget and hiring of two planners to focus on housing, this work will be initiated in Spring of 2019, building off the work of the downtown strategy update.</p> <p>Project Completion: 0%</p>	<p>An update will be provided to the Community and Economic Development Committee at its February 2019 meeting as part of the Housing Crisis Work Plan Progress Report.</p> <p>Estimated Completion Date: fall 2019</p>
<b>16</b>	<p><b>Impact Fee Deferred Payment Program for Housing (Responding to the Housing Crisis)</b> Consider allowing deferral of payment of impact fees on GP 2040-compliant housing construction to enable payments streams to align with project revenues. Explore financing mechanisms that could allow for-sale housing projects to pay fees over time, at higher aggregate amounts than currently – but reduce the up-front burden.</p> <p>Prioritized on: October 17, 2017</p>	<p><b>OED/PBCE</b></p> <p>Lead staff: TBD</p> <p>Support: TBD</p>	<b>Kim Welsh</b>	<p>OED staff has begun coordination with other departments to understand the current requirements and practices associated with the collection of various development fees and taxes. Upon completion of the hiring process for the OED Housing Catalyst position (currently anticipated for December 2018) staff will conduct a peer review of impact fee deferral programs provided by other cities, and engage with the CAO on developing a path back to the City Council for full consideration.</p> <p>Project Completion: 0%</p>	Estimated Completion Date: TBD

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17	<p><b>Develop Innovation Strategies to Hire Crossing Guards</b> Develop new and innovative strategies to hire crossing guards.</p> <p>Prioritized on: October 17, 2017</p>	<p><b>Police</b></p> <p>Lead staff: Capt. Mike Kihmm</p> <p>Support: Budget Office</p>	<b>Jennifer Maguire</b>	<p>On October 18, 2018, the Public Safety, Finance and Strategic Support Committee heard and accepted a status report on this item. The report noted that staff has successfully implemented innovative hiring strategies, but that during review of the item staff discovered that crossing guard staffing levels are out of alignment with the Adopted Budget. On hearing the report, the Committee noted that the policy priority of innovative hiring strategies for crossing guards has been met, but because program staffing is not aligned with the budget, the Committee referred the issue to the budget process with a goal of aligning budget and staffing without reducing program service levels. Staff was directed to return to the Committee no later than May 2019 with a follow-up report.</p> <p>Project Completion: 80%</p>	<p>This item will return to the Public Safety, Finance and Strategic Support Committee in May of 2019</p> <p>Estimated Completion Date: May 2019</p>
18	<p><b>Sanctioned Encampments</b> Continue to explore the operation of a sanctioned encampment pilot to meet the immediate needs of unsheltered homeless people in the community.</p> <p>Prioritized on: October 17, 2017</p>	<p><b>Housing</b></p> <p>Lead staff: James Stagi</p> <p>Support: City Attorney's Office</p>	<b>Kim Welsh</b>	<p>Staff is focusing on interim Housing opportunities to address the immediate needs of unsheltered homeless.</p> <p>Staff completed a second round of community outreach to obtain neighborhood feedback on the Bridge Housing Communities (BHC) project. Staff is completing the CEQA analysis, the prototype, operations and development plan and will present to the City Council by the end of the calendar year.</p> <p>Project Completion: 90%</p>	<p>Staff will return to Council in December 2018 with BHC site selection recommendations for the City Council. Staff will also provide City Council:</p> <ul style="list-style-type: none"> <li>• Development considerations for the BHC pilot - including costs, schedule and funding commitment</li> <li>• A draft BHC Ordinance for consideration</li> <li>• BHC developer and operator agreements for Council approval</li> <li>• Shelter Crisis Declaration</li> </ul> <p>Estimated Completion Date: December 2018</p>



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19	<p><b>Anti-Displacement Preference Ordinance</b> Explore the development of policy that will allow a set-aside in affordable housing developments that prioritizes residents who are being displaced that live in low-income neighborhoods undergoing displacement and/or gentrification.</p> <p>Prioritized on: March 7, 2017</p>	<p><b>Housing</b></p> <p>Lead staff: Kristen Clements</p>	<p><b>Kim Walesh</b></p>	<p>Staff has presented to both the Housing and Community Development Commission and Community and Economic Development Committee two times on development of tenant preference policies. These policies would direct property managers for restricted affordable apartments to give a priority to certain types of tenants. The Anti-displacement Preference would give a priority to affordable housing apartment applicants who live in identified areas that are undergoing displacement or are likely to experience displacement. The other two types of preferences that staff received direction from CED to pursue for City Council are: 1) a preference for affordable housing apartment applicants who live or work in San Jose; and, 2) a preference for affordable housing apartment applicants who have been already been displaced from their homes by a qualifying event, such as a flood, a fire, an Ellis Act eviction, or expiring affordable housing restrictions.</p> <p>Staff and the City Attorney’s Office have conducted research on legal parameters and other cities’ programs, analyzed data to identify draft policy elements and potential anti-displacement areas, and have outreached to stakeholders on potential policy elements. Staff is drafting a policy for review in December and January by stakeholders and by the public. Staff is also drafting a City Council memo for consideration in early 2019.</p> <p>Project Completion: 40%</p>	<p>Staff expects to bring a draft anti-displacement tenant preference policy to the City Council in early 2019. Staff will then develop the two other draft tenant preference policies identified by the Community and Economic Development Committee – applicants who live or work in San Jose, and applicants who have been displaced due to defined events – for consideration by the City Council.</p> <p>Estimated Completion Date: fall 2019</p>

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20	<p><b>Update Urban Design Guidelines</b> Update citywide urban design guidelines for our key commercial districts, including Downtown and Berryessa.</p> <p>Prioritized on: March 7, 2017</p>	<p><b>PBCE</b></p> <p>Citywide and Downtown Guidelines: Lead staff: Tim Rood</p> <p>Berryessa Guidelines: Lead staff: Charla Gomez</p>	<p><b>Kim Walesh</b></p>	<p>Citywide and Downtown: A Master Service Agreement and Task Order were executed with Skidmore, Owings &amp; Merrill for the first phase, updating the Downtown/Diridon Design Guidelines, using budgeted City funds, and work began in April. A well-attended community workshop led by staff was held April 19, 2018. Also in April, the City was awarded a \$200,000 MTC Priority Development Area Staffing Grant to provide consultant support for the second phase of the guidelines update, the Citywide Residential and Commercial Guidelines</p> <p>Staff provided an update to the Community and Economic Development Committee on October 22, 2018. The update described the phasing strategy for this project and summarized staff's approach to developing the Downtown guidelines.</p> <p>Berryessa: The Urban Design Guidelines for Berryessa BART Urban Village will be completed as part the of the Urban Village planning process which will be initiated Fall 2018.</p> <p>Project Completion: Citywide &amp; Downtown: 35% Berryessa: 5%</p>	<p>Downtown Guidelines: to Council March 2019</p> <p>Citywide Residential &amp; Commercial Guidelines: to Council fall 2019</p> <p>Berryessa Guidelines: to Council with Urban Village Plan spring 2020</p> <p>Estimated Completion Date:</p> <p>Downtown Guidelines: to Council March 2019</p> <p>Citywide Residential &amp; Commercial Guidelines: to Council fall 2019</p> <p>Berryessa Guidelines: to Council with Urban Village Plan spring 2020</p>

	Policy/Ordinance Name Description	Lead Dept./Staff Support Departments	CMO Lead	What We Are Doing	When Will It Come to Committee or Council?
21	<p><b>Food and Clothing Distribution at City Parks</b> Review and update the Municipal Code policy regarding the distribution of food and clothing at City Parks.</p> <p>Prioritized on: September 9, 2014</p>	<p><b>PRNS</b></p> <p>Lead staff: Mike Will</p> <p>Support: City Attorney's Office/ Office of Economic Development/Police/ Housing</p>	<p><b>Kip Harkness</b></p>	<p>St. James Park has faced challenges in terms of public health, welfare, and safety aspects. For that reason, a public safety campaign to Educate-ReDirect-Enforce homeless feeding at St. James Park has been initiated. The goal is to find a balanced solution to promote the park enjoyment, as well as enhanced safety and cleanliness. The "Educate" portion of the campaign has been launched with the installation of signage and a new webpage: <a href="http://www.sanjoseca.gov/howyoucanhelp">http://www.sanjoseca.gov/howyoucanhelp</a>, including information on:</p> <ol style="list-style-type: none"> <li>1. The Municipal codes that prohibit the distribution of food at parks;</li> <li>2. Established food kitchens that help feed the homeless; and</li> <li>3. Safely prepared meals and wrap-around services near the park for the homeless population.</li> </ol> <p>The "ReDirect" element of the campaign is in process with identifying a location and securing a food service provider that will fill the food gaps on the weekends. An RFQ is nearly finalized to identify a food provider. The RFQ will be released once final lease details associated with the organization using the city re-use location are completed.</p> <p>The Special Park Use Policy regarding special event permits are under review by the City Attorney's Office.</p> <p>Project Completion: 60%</p>	<p>Staff will update the Neighborhood Services and Education Committee on implementation of the Educate-ReDirect-Enforce model in spring 2019.</p> <p>Estimated Completion Date: March 2019</p>

	<b>Policy/Ordinance Name Description</b>	<b>Lead Dept./Staff Support Departments</b>	<b>CMO Lead</b>	<b>What We Are Doing</b>	<b>When Will It Come to Committee or Council?</b>
<b>22</b>	<p><b>Smoke-Free Housing</b> Explore a prohibition on smoking in multifamily housing units.</p> <p>Prioritized on: October 17, 2017</p>	<p><b>PBCE</b></p> <p>Lead staff: TBD</p> <p>Support: TBD</p>	<b>Kim Welsh</b>	<p>Due to limited staff resources and staff focus on higher prioritized items, a work plan for this item has not been initiated.</p> <p>Project Completion: 0%</p>	Estimated Completion Date: TBD
<b>23</b>	<p><b>Spurring High Density Development Along Transit Corridors</b> Development of an incentive plan to spur investment in high-density development within the General Plan land use designation "transit residential" by exploring a targeted decrease in the \$17/square foot Housing Impact Fee and other fees, to include looking at alternative payment schedules to the current up-front payment requirement.</p> <p>Prioritized on: March 7, 2017</p>	<p><b>PBCE</b></p> <p>Lead staff: TBD</p> <p>Support: TBD</p>	<b>Kim Welsh</b>	<p>Due to limited staff resources and staff focus on higher prioritized items, a work plan for this item has not been initiated.</p> <p>Project Completion: 0%</p>	Estimated Completion Date: TBD
<b>24</b>	<p><b>Riparian Corridors and Bird Safe Design</b> Develop a work plan to: -Study the impacts of bird strikes in San José; -Explore the implications of incorporating current voluntary bird-safe design measures as a City-wide requirement along riparian habitats, creek corridors and open spaces; and -Evaluate if additional environmental review may be needed to implement a citywide program.</p> <p>Prioritized on: March 7, 2017</p>	<p><b>PBCE</b></p> <p>Lead staff: TBD</p> <p>Support: TBD</p>	<b>Kim Welsh</b>	<p>Due to limited staff resources and staff focus on higher prioritized items, a work plan for this item has not been initiated.</p> <p>Project Completion: 0%</p>	Estimated Completion Date: TBD

	<b>Policy/Ordinance Name</b> Description	<b>Lead Dept./Staff</b> Support Departments	<b>CMO Lead</b>	<b>What We Are Doing</b>	<b>When Will It Come to Committee or Council?</b>
<b>25</b>	<p><b>Downtown Active Storefronts Initiative</b> Penalty fees for storefronts that been inactive over one year; allocation of all collected penalty fees toward an incentive program that assists property owners in activating their storefronts; exploration of new tools and recommendations that will require new development in the PBID to activate ground floor space or storefronts. To include citywide business districts or commercial areas.</p> <p>Prioritized on: December 15, 2015</p>	<p><b>Economic Development</b></p> <p>Lead staff: Blage Zelalich</p> <p>Support: Planning, Building, and Code Enforcement, City Attorney's Office</p>	<b>Kim Welsh</b>	<p>Council approved staff's recommendation for a mandatory vacant storefront registration program and ordinance changes on May 1, 2018.</p> <p>Project Completion: 100%</p>	<p>COMPLETE</p> <p>Council approved the item as complete on June 19, 2018.</p>
<b>26</b>	<p><b>San José is Open for Business/Legal Non-Conforming Uses</b> Clarify Title 20 to reduce the evidentiary burdens for businesses and property owners seeking to establish a longstanding, legal nonconforming use.</p> <p>Prioritized on: June 23, 2015</p>	<p><b>PBCE</b></p> <p>Lead staff: TBD</p> <p>Support: City Attorney's Office</p>	<b>Kim Welsh</b>	<p>Due to limited staff resources and staff focus on higher prioritized items, a work plan for this item has not been initiated.</p> <p>Project Completion: 0%</p>	<p>Estimated Completion Date: TBD</p>

	<b>Policy/Ordinance Name Description</b>	<b>Lead Dept./Staff Support Departments</b>	<b>CMO Lead</b>	<b>What We Are Doing</b>	<b>When Will It Come to Committee or Council?</b>
27	<p><b>Medical Marijuana</b> Explore whether to allow medical marijuana distributors, manufacturers, and testing labs to operate in San José, and if so, how many and where. (Note: marijuana land use and regulatory issues could be impacted by the outcome of Proposition 64 on the November 8, 2016 California ballot.)</p> <p>Prioritized on: October 18, 2016</p>	<p><b>Police</b> Lead staff: Wendy Sollazzi  Support: PBCE</p>	<p><b>Michelle McGurk</b></p>	<p>The three State cannabis licensing authorities published emergency regulations in fall 2017 based on the new law for the commercial medicinal and adult-use cannabis industries. The implementation date for the issuance of commercial cannabis licenses was January 1, 2018. It is anticipated that the State will issue updated regulations through the standard rule-making process in Summer 2018.</p> <p>It is challenging to be at the forefront of an emerging industry while also regulating and enforcing. PD is coordinating with the CAO, CMO, PBCE, Fire, and Finance departments and the County to develop ordinance changes to align with new state regulations regarding cannabis policy. Outreach will occur in May for community feedback on San Jose's proposed updates to the Code.</p> <p>Project Completion: 50%</p>	<p>Policy recommendations to Council in January 2019.</p> <p>Estimated Completion Date: TBD</p>