



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Councilmember Johnny Khamis

**SUBJECT:** EVERGREEN SENIOR HOMES **DATE:** February 13, 2018  
INITIATIVE

Approved by:

Date:

2/13/18

## RECOMMENDATIONS

- 1.) Approve the actions described in the Memorandum dated February 9, 2018 from Mayor Liccardo, Vice Mayor Carrasco, and Councilmembers Arenas, Jimenez, and Peralez.
- 2.) Consider, pursuant to Recommendations 2 and 3 in the aforementioned memo, that following ballot measure to be brought to the voters on the June 2018 ballot:

A "Home Buyer Relief" ballot measure that prohibits new fees, regulations, or conditions to be placed on public or private construction projects that raise the costs of construction by more than 5%.

## DISCUSSION

There are many factors that have contributed to the San José housing crisis that we are presently experiencing – increased construction costs from the rising cost of materials and intense competition for labor, increased fees and regulations, abusive CEQA litigation, a limited supply of developable land, resistance to housing construction in surrounding communities, and strong Bay Area job growth driving a robust demand for housing. As a City Council, many of these factors are beyond our control, but we must do what we can to limit the burdens that we, ourselves, place on the cost of housing construction.

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A ballot measure to restrain the future growth of costs, regulations, and project conditions that would increase a project's cost by more than 5% is within our control and within that of the voters of San José. I encourage my colleagues to consider putting such a measure on the June ballot and having it brought forward as one of the options for us to vote on as per item (d)(2) of the Staff Memo.