



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmember Ortiz

SUBJECT: CITY STREAMLINED
REVIEW PROCESS FOR
INFILL HOUSING
DEVELOPMENT

DATE: December 17, 2024

Approved:

A handwritten signature in cursive script, likely belonging to Councilmember Ortiz.

RECOMMENDATION:

1. Defer this item until the 1st quarter of 2025.
2. Conduct stakeholder outreach with the Santa Clara/San Benito Building Trades Council, the South Bay Labor Council, and the Northern California Carpenters Regional Council for any actions or recommendations to expand these streamlining provisions.
3. Explore and return with an update on the attachment of prevailing wage requirements for projects located within sites that will be eligible for streamlining.

BACKGROUND

As the need to ramp up production needs to happen in order to address our lack of housing supply, I would expect that we as a city also pay close attention to the need to ensure that development takes place with well-paying union jobs. Given that many streamlining efforts at the state level are commonly paired with prevailing wage requirements, for the sake of consistency and good policy, it makes sense to require that projects taking place in these newly designated areas also require prevailing wage for their workforce. As we build out this city, we should make sure that we are providing quality jobs for workers while also increasing overall housing production to create more homes.