

## **SUMMARY OF PROPOSALS:**

*Following is a one-page summary of a proposed framework. See detailed proposals attached.*

### **I. Establish an Economic Prosperity and Opportunity chapter in the Zoning Code, with the following provisions applicable to major development projects (over a specified size threshold):**

**A. Permit applications for major development projects must be accompanied by an Economic Opportunity Plan** which describes projected number of jobs to be created by the project, job classifications or skill requirements, projected wages, and the applicants' outreach plan for employment of local residents ("local" to be defined in tiers beginning with Santa Clara County residents & expanding outward).

- The outreach plan shall include a best faith effort to meet with representatives of the local construction industry workforce and of NOVA WIB, as well as a plan for local outreach and job postings, a plan for utilization of local apprentices in the construction phase, and a goal for the percentage of local residents to be hired through these efforts.
- The Economic Opportunity Plan shall be made publicly available on the City website.
- Upon project completion, the applicant shall provide a progress report on the Plan prior to issuance of occupancy and use permit.

#### **B. Local Apprentice Utilization:**

- Applicant shall employ, or cause its contractors and subcontractors to employ, state-certified apprentices in the appropriate ratios during the construction of the project.
- Prior to construction start, Applicant shall set goals for employment of apprentices who are local area residents.
- Applicant shall make a best faith effort to meet with applicable local Apprenticeship Committees and develop a plan for achieving its goals for local apprentice hiring.
- Upon Applicant's selection of a contractor, Applicant shall send a notice identifying projected apprenticeship needs by craft to all applicable Registered Apprenticeship Committees .

#### **C. Local Business License:**

- Applicant shall be responsible for ensuring that all contractors or subcontractors of whatever tier maintain a current City of Sunnyvale Business License.
- Upon project completion, applicant shall submit a report listing all contracts and subcontractors including their business address, Sunnyvale business license number, and, if applicable, the CSLB License number, prior to the issuance of occupancy and use permit.

### **II. Establish a Council policy relating to inclusion of local hiring and job quality elements in the future development of Precise Plans or Specific Plans.**

A. Adopt a Council policy to create an Economic Prosperity Element in future Precise Plans or Specific Plans; said element to include implementation policies to promote and encourage local hiring, use of apprentices or paid interns, and payment of area standard wages or living wages in the build-out of the Precise Plan area.

B. Direct staff to include appropriate implementation policies related to local hiring and jobs quality in Precise Planning processes which are currently underway.

### **III. Establish a Council policy relating to inclusion of local hiring and job quality elements in future Development Agreements and on projects involving the sale or lease of public land.**

A. Adopt a Council policy to include local hiring and job quality requirements in the negotiation of Development Agreements.

B. Adopt a Council policy to include local hiring and job quality requirements in the terms of sales or lease of City-owned land for the purpose of development or redevelopment.