Housing and Community Revitalization Sub-element

July 2009 – June 2014

Adopted August 11, 2009

City of Sunnyvale

General Plan

Prepared by
Karen Warner Associates
+
Metropolitan Planning Group

Housing and Community Revitalization

Sub-element of the General Plan

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Community Development Department

City of Sunnyvale

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INTRODUCTION

The Sunnyvale General Plan

The General Plan responds to, and its authority derives from, California Government Code Section 65302. It is the principal policy document that guides future conservation and development of the city. Accordingly, the General Plan has a set of long-term goals and policies and shorter-term "action statements" that guide local government decisions.

State law requires the General Plan to contain seven specific elements. The Sunnyvale General Plan is unique, however. In 1980, recognizing the importance of integrating all aspects of local government management into the General Plan, the City expanded the Plan to include 22 elements/sub-elements.

Under the Sunnyvale General Plan, the State-required Housing element has become the Housing and Community Revitalization Sub-element, and is found under a broader Community Development element that includes Community Design, Open Space, and Safety & Seismic Safety.

The updated Housing and Community Revitalization Sub-element builds upon the other elements, and is consistent with the policies set forth in Sunnyvale's General Plan. For example, the Community Vision Element establishes the framework for many of the Housing Sub-element's goals and policies. The Land Use/Transportation Element provides the basis for the residential sites inventory contained in the Housing Sub-element. The Socio-economic Sub-element addresses the service needs of Sunnyvale's special needs populations, whereas the Housing Sub-element addresses the housing needs of these same groups. The City will maintain consistency between the Housing and Community Revitalization Sub-element the other General Plan Sub-elements so that policies introduced in one element are consistent with other elements. Whenever any Sub-element of the General Plan is amended in the future, the Housing and Community Revitalization Sub-element will be reviewed and modified, if necessary, to ensure continued consistency.

The Housing and Community Revitalization Sub-element

Under the requirements of California Housing Element law, local governments are required to adequately plan for the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, State housing policy rests largely upon the effective implementation of local General Plans and in particular, local Housing Elements. Housing element statutes also require the State

Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report its findings to the local government.

Housing Element statutes require that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Association of Bay Area Governments (ABAG) is responsible for developing and assigning these regional housing needs assessments, or "RHNA", to Bay Area jurisdictions. Pursuant to the current RHNA planning period, the Sunnyvale Housing and Community Revitalization Sub-element is a five-year plan extending from 2009-2014.

Sunnyvale has long been a regional leader in addressing housing issues, enacting its Below Market Rate (BMR) ordinance in 1980, followed by its Housing Mitigation Program in 1983. Housing is one of the most difficult challenges facing cities in Silicon Valley. The need for more affordable housing is critical: its symptoms surface in the shape of congested highways, the needs of homeless people, an exodus of young people from the area, and the constraints faced by local businesses in attracting new employees. Sunnyvale has also been active in addressing issues of neighborhood quality. The continued vitality of the community depends, in part, on the need to preserve and enhance its residential areas.

The City's past achievements in housing and community revitalization have been recognized in awards by the Bay Area Council, the Northern California Chapter of the American Planning Association, and the California Chapter of the American Planning Association.

The policy basis for Sunnyvale's current and future housing actions is this Housing and Community Revitalization Sub-element of the General Plan. The Sub-element is divided into the following sections:

- **Housing Needs Assessment** – An evaluation of Sunnyvale's demographic, household and housing stock characteristics, and existing and future regional housing needs (RHNA)

- **Housing Constraints** – An assessment of potential governmental and market constraints to the development and improvement of housing in Sunnyvale

- **Housing Resources** – An evaluation of the availability of sites to address Sunnyvale's regional housing growth needs. Financial and administrative resources for housing are also presented, as are opportunities for energy conservation and green building.

- **Housing Plan** – An evaluation of accomplishments under Sunnyvale's adopted 2002 Housing and Community Revitalization Sub-Element. Presentation of the City's housing goals, policies, programs and quantified objectives for the 2009-2014 planning period.

Sunnyvale's Housing Plan sets forth strategies and programs that focus on: 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities.

Public Participation

Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address Sunnyvale's housing needs. The City is soliciting input from the public on housing issues during development of the draft element; during public review of the draft element; and during the adoption process.

The City solicited public input early during development of the draft element through several means. On the City's webpage, the City established a dedicated Housing and Community Revitalization Sub-element update section. The webpage provided a current calendar of public meetings, as well as presentation materials from each of the meetings, and a Housing Needs survey for the public to fill out and submit to the City.

The City held four public outreach meetings: one in December 2008, and three in February 2009, to gather community input for the Housing and Community Revitalization Sub-element. The meetings were promoted with articles in the city newsletters, press releases to local press contacts, and direct mailings to organizations, community groups and other stakeholders, as well as content on the City's website. Residents, housing developers, senior citizens, non-profit housing developers, community groups, and various social service providers were contacted directly by the City's Housing staff to encourage their attendance and input. The meetings focused on providing information to the public about the housing element process and state requirements, the City's demographics, housing needs, current market data, and various housing programs currently offered by the city and other regional agencies. In addition, comments and concerns raised by the attendees were discussed and noted.

The following issues were raised by members of the public at the community meetings; a complete summary of public comments is contained in Appendix A. (*Note: These statements reflect the opinions of the individuals expressing them, not necessarily of everyone in attendance at the meeting, or of City staff, consultants and/or officials*):

- Seniors are Sunnyvale's most significant group with housing needs. With the baby boom population aging, senior housing needs will continue to increase. Pursue creative housing options for seniors, such as co-housing or shared senior housing.
- Need to address affordability for people in the extremely low income group, earning annual incomes below $15,000.
- Support housing which is environmentally friendly. Provide housing with community gardens and open space linked in with the community.
- Bring housing to downtown/closer to transit. Promote diversity in population to live in downtown – professionals, seniors, families, workforce, etc.
- Provide housing for community members like teachers, public safety officials etc. Support the City's current policy to focus downpayment assistance for public school employees, city employees and childcare workers.
- Given changing market conditions, re-evaluate the City's current BMR program to ensure it is working efficiently.

- Concerns regarding development of housing on sites with environmental constraints - e.g. apartments being developed next to freeways.
- Are there any programs to assist disabled individuals in finding accessible and affordable housing?
- Survey major employers to find out more about the housing needs of their employees.
- Evaluate extending entitlements beyond current 2 years to adjust to sluggish economy.
- Look at options to strengthen the mobile home park conversion ordinance, including the cities of Milpitas and Mountain View.
- Evaluate opportunities for expanded multi-family infill, such as redevelopment of older single-family homes with row housing; increased residential densities along the CalTrain corridor; additional ITR areas.
- Encourage more family-friendly developments.
- Review density bonus provisions. Currently don't work because projects still need to meet parking, open space and height requirements.

Following the community meetings, City staff conducted a joint study session with the City Council, Planning Commission and Health and Human Services Commission in early March. The purpose of this study session was to inform the City's decision-makers of the major housing findings and recommendations, and to confirm policy direction prior to finalization of the draft Housing and Community Revitalization Sub-element. The Council and Commissions generally concurred with the proposed policy and program direction, and provided the following guidance for the Housing Sub-element (a complete summary of comments is contained in Appendix A):

- Link the Housing Sub-element with the policy foundation of the City's General Plan, particularly the recently prepared Community Vision Element
- In the face of growth and development, critical to sustain the quality of life in existing neighborhoods and ensure adequate services for existing residents
- Emphasize preservation of existing mobilehome parks as long term affordable housing
- Ensure streamlining of multi-family processing procedures still maintains adequate public noticing
- In addition to BMR units, provide incentives (i.e. density bonus) to developers to build lower cost housing, especially for families
- Critical to provide adequate infrastructure to support growth in population and housing, i.e. water supply, aging water and sewer lines
- Concept of reducing parking around transit good in theory, although often no actual reduction in cars among occupants. Provide incentives, such as Fast Pass.

Once the Housing and Community Revitalization Sub-element is published, the document is made available at public locations throughout the community, including City Hall, the Sunnyvale Library and the Community Center, as well as on the City's website. The draft will also be sent to the State Department of Housing and Community Development (HCD) for review and comment. Public hearings will be held before the Planning Commission and City Council during adoption of the Sub-element. A notice of public hearing is published in the local newspaper in advance of each hearing, and interested groups and individuals are notified directly via mail. Upon adoption, the 2009-2014 Housing and Community Revitalization Sub-element will be incorporated into the City's General Plan, replacing the 2002 Housing and Community Revitalization Sub-element.

HOUSING NEEDS ASSESSMENT

This section of Sunnyvale's Housing and Community Revitalization Sub-element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: Demographic Profile; Employment Characteristics; Household Characteristics; Housing Stock Characteristics; and Regional Housing Needs.

Demographic Profile

Population Trends

Table 1 presents population growth trends in Sunnyvale, and compares this growth to neighboring cities and the County of Santa Clara as a whole. This Table illustrates the robust level of population growth in Santa Clara during the 1990s, the most populous County in the Bay Area. With a 2000 population of 131,760, Sunnyvale's population grew by 12 percent during the decade, comparable to growth levels Countywide. In contrast, post-2000 population growth in Sunnyvale has fallen off dramatically, reflective of the economic downturn. According to the State Department of Finance (2008), Sunnyvale has a current population of 137,538, representing an increase of just four percent since the 2000 census. Sunnyvale continues to rank the second most populated city in Santa Clara County, behind only San Jose which comprises over half the County's population, and 20 percent larger than the City of Santa Clara, which ranks third.

Table 1: Regional Population Growth Trends

Jurisdiction	1990	2000	2008	Percent Change	
				1990 – 2000	2000 - 2008
Cupertino	40,263	50,546	55,551	26%	10%
Mountain View	67,460	70,708	73,932	5%	5%
San Jose	782,248	894,943	989,496	14%	11%
Santa Clara	93,613	102,361	115,503	9%	13%
Sunnyvale	**117,229**	**131,760**	**137,538**	**12%**	**4%**
Santa Clara County	1,497,577	1,682,585	1,837,075	12%	9%

Sources: 1990, 2000 Census; State Department of Finance 2008 - Population and Housing Estimates.

The Association of Bay Area Governments (ABAG) produces population estimates as part of its program of projecting future growth in the Bay Area. ABAG's latest projections series, *Projections 2007*, documents Sunnyvale's 2005 population at 133,000, and projects a constant 6 percent increase in population in each of the 2005-2015 and 2015-2025 periods, resulting in an estimated 2025 City population of 150,600. Countywide population projections continue to evidence a higher rate of growth than Sunnyvale, with a 12 percent increase projected during 2005-2015, and 10 percent increase during 2015-2025. Two-thirds of the County's population growth during these periods is expected to occur within San Jose and its Sphere of Influence.

Age Distribution

Table 2 summarizes the age characteristics of Sunnyvale residents in 1990 and 2000, and compares this with the County as a whole. While the City's age distribution remained relatively stable over the decade, like many communities nationwide, Sunnyvale's population is growing older. The median age was 32.3 in 1990, and had increased to 34.3 years by 2000. During the 1990s, the City's senior population (age 65+) grew by 15 percent, compared to the overall population growth of 12 percent. Senior citizens can be expected to continue to comprise a growing segment of Sunnyvale's population as the City's middle age "baby boomers" (45 to 64) age in place.

Comparison of Sunnyvale's age distribution with that of the County illustrates two distinct differences. Young adults (25 to 44) comprise 41 percent of Sunnyvale's population, compared to only 35 percent Countywide. This predominance of young adults can largely be attributed to the concentration of high tech and emerging technology industries in Sunnyvale, and the variety of rental and ownership opportunities attractive to this age group. In contrast, school age children (5 to 17) encompass only 13 percent of the population in Sunnyvale, versus 18 percent Countywide. Sunnyvale's lower proportion of family households, combined with the higher incidence of single person households related to the City's employment base both factor into the City's more limited school age population.

Table 2: Age Distribution

Age Groups	1990		2000		Santa Clara County % (2000)
	Persons	Percent	Persons	Percent	
Preschool Age (Ages 0-4)	7,538	6%	9,270	7%	7%
School Age (5-17)	14,919	13%	17,627	13%	18%
College Age (18-24)	11,794	10%	10,195	8%	9%
Young Adults (25-44)	47,529	41%	54,438	41%	35%
Middle Age (45-64)	23,258	20%	26,273	20%	21%
Senior Adults (65+)	12,191	10%	13,957	11%	10%
Total	**117,229**	**100%**	**131,760**	**100%**	**100%**
Median	32.3		34.3		34.0

Sources: 1990, 2000 Census.

Ethnic Composition

Table 3 displays the racial/ethnic composition of Sunnyvale's population in 1990 and 2000, and compares this with the distribution Countywide. Sunnyvale no longer has a single racial majority, reflecting the increasing diversity of Santa Clara County and the greater Bay Area. The Asian population has grown to comprise approximately one-third of the City's residents, with the fastest growing segment of the Asian population from India. Hispanic residents have grown to comprise 15 percent of the City's population, although still well below the 24 percent Hispanic population Countywide.

Table 3: Race and Ethnicity

Race / Ethnicity	1990		2000		Santa Clara County % (2000)
	Persons	Percent	Persons	Percent	
White	75,440	64%	61,221	46%	44%
Hispanic	15,444	13%	20,390	15%	24%
Asian*	21,945	19%	42,689	32%	26%
Black	3,790	3%	2,790	2%	3%
All Other	610	1%	4,670	4%	3%
Total	**117,229**	**100%**	**131,760**	**100%**	**100%**

Sources: 1990, 2000 Census.
** Includes Pacific Islanders.*

Nearly half of Sunnyvale's households speak a language other than English as the primary language at home. Of the 22 percent of households (11,600 households) that primarily speak an Asian or Pacific Island language at home, 30 percent of the adult members report that they speak English "not well" or "not at all", and are thus considered linguistically isolated. Of the 9 percent of households (4,900 households) that speak primarily Spanish, 22 percent are linguistically isolated. Overcoming language and cultural barriers to ensure that all residents have equal access to, and understanding of, available housing opportunities is an important part of Sunnyvale's comprehensive housing program.

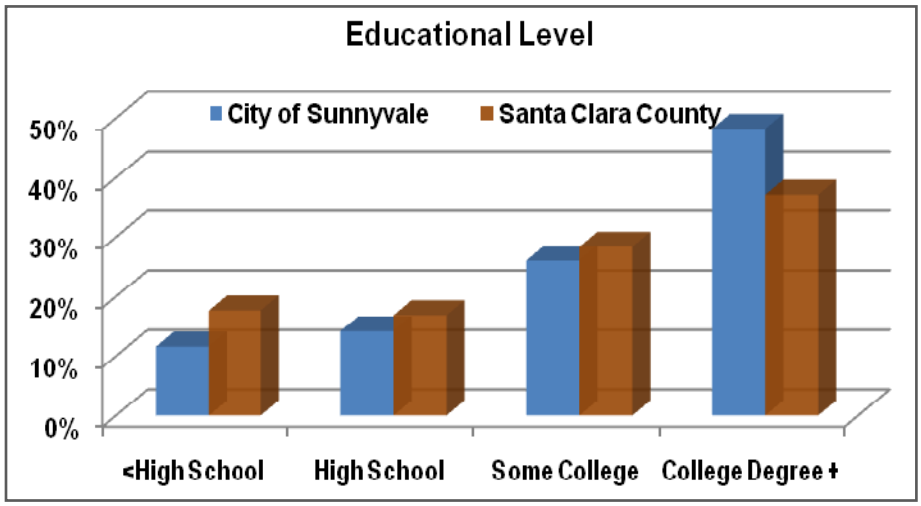
Education

The overall educational level of Sunnyvale residents is high and has been steadily increasing (Table 4). Nearly half the City's population over the age of 25 have a bachelor's degree or higher, compared to 37 percent Countywide. In the past decade, the number of Sunnyvale residents with post-graduate degrees increased from 12 to 21 percent, due in part to educated immigrants recruited to fill high-tech jobs. While the number of non-English speaking households has dramatically increased in Sunnyvale, the proportion of the adult population with a high school degree or below declined from 29 percent to 26 percent.

Table 4: Education Level

Educational Level (Population Age 25+)	Sunnyvale		Santa Clara County (2000)
	1990	2000	
<High School	13%	12%	18%
High School	19%	14%	17%
Some College	31%	26%	28%
4 Year College Degree +	37%	48%	37%

Source: 1990 and 2000 Census



Employment Characteristics

Resident Employment

Evaluation of the types of jobs held by community residents provides insight into potential earning power and the segment of the housing market into which they fall. Information on how a community's employment base is growing and changing can help identify potential housing demand changes in the future.

The State Employment Development Department estimates that as of November 2008, 75,900 Sunnyvale residents are in the labor force, with 6.1 percent unemployment, compared to a Countywide unemployment rate of 7.1 percent, and Statewide rate of 8.4 percent. California's unemployment has risen 2.7 percentage points from one year ago (5.7% Nov 2007), reflective of the current economic recession.

Table 5 presents the occupation of Sunnyvale residents as of the 2000 Census. Residents employed in Management, Professional and related occupations (60%) accounted for the largest share of employed residents, followed by those employed in Sales and Office occupations (19%). Together, these two categories accounted for nearly 70 percent of resident employment. Over 45 percent of employed Sunnyvale residents working outside the home commute less than 20 minutes to work, indicating a large number of residents hold jobs within the City.

Table 5: Employment Profile

Occupation of Residents	Persons	Percent
Managerial / Professional	43,322	60%
Sales, Technical, Admin.	14,110	19%
Service Occupations	6,578	9%
Production/ Transportation/ Repair	5,556	8%
Construction/ Extraction/ Maintenance	3,142	4%
Farming, Forestry, Fishing	48	0%
Total	**72,756**	**100%**

Source: 2000 Census

City Employment Base

Over the past several decades, Sunnyvale's economy has shifted from predominately blue-collar jobs to white-collar employment. Between 1980 and 2000, the City experienced a loss of 23,000 manufacturing and wholesale jobs, while experiencing a 140 percent growth in service sector jobs. Much of the service sector growth occurred during the 1990s high-tech boom, when Sunnyvale became known as the Heart of the Silicon Valley. It is estimated that the number of jobs in the City peaked in 1999-2000 at about 100,000.

The rapid increase in jobs in the Silicon Valley came to an abrupt halt in late 2000 with the economic downturn. Severe job losses were suffered throughout the Silicon Valley. ABAG estimates that by 2005, the number of jobs in Sunnyvale had dropped approximately 25 percent to 73,630. Sunnyvale has since experienced moderate job growth, its first increase since 2000.

As is typical in communities in the Silicon Valley, the major employers in Sunnyvale are dominated by high technology firms. Major industry clusters are software, hardware, innovation services, biomedical, and electronic components. As illustrated in Table 6, seven Sunnyvale businesses were recorded in early 2009 as employing over 1,000 people, with numerous firms having experienced significant layoffs in recent months. In 2007, ABAG projected the City's employment to grow to 89,100 by 2015, reflecting a 21 percent increase during 2005-2015, well above the 16 percent increase projected Countywide. However, the lasting impacts of the current (2009) economic recession on the region's job growth have not been factored into these projections and remain to be seen over the next several years.

Table 6: Major Employers in Sunnyvale

Employer	Number of Employees
Lockheed Martin	7,296
Yahoo!	4,600
Lockheed Technical	4,200
Juniper Networks	2,125
NetApp	1,880
Northrop Grumman	1,200
West Valley Engineering	1,088
Maxim	946
Synopsys	821
Palm	751
AMD	702
Spansion	647
Broadcom	560
Intuitive Surgical	451
Pathways Home Health and Hospice	430
Kyphon	425
Applied Signal Tech	412
Fujitsu Computer Systems	392
Blue Coat	385
Dionex	374
Silicon Storage Tech	370

Source: City of Sunnyvale, March 2009

Despite the strength of Sunnyvale's service and high technology sector, many of the workers who make up the diversity of Sunnyvale's workforce earn limited incomes, making it challenging to afford to live in the City. Based on 2008 Occupational Wage data for Santa Clara County, occupations earning very low, low and moderate incomes (based on a single worker household) include key members of the Sunnyvale community, such as the example occupations presented in Table 7.

Table 7: Average Wage Data for Select Occupations (2008)
San Jose-Sunnyvale-Santa Clara MSA

Very Low Income Occupations (<$37,150 annual wage)	
➢ Nursing Aides	➢ Cashiers
➢ Home Health Aides	➢ Janitors
➢ Childcare Workers	➢ Retail Salespersons
➢ Preschool Teachers	➢ Security Guards
➢ Parademdics	➢ Waiters/Waitresses
Low Income Occupations ($37,150 - $59,400 annual wage)	
➢ Kindergarten Teachers	➢ Exec Secretaries/Admin Assistants
➢ Elementary School Teachers	➢ Machinists
➢ Postal Mail Carriers	➢ Electronic Equipment Assemblers
➢ Licensed Vocational Nurses	➢ Semiconductor Processors
➢ Bookkeeping, Accounting Clerks	➢ Electrical Engineering Technicians
Median Income Occupations ($59,400 - $73,900 annual wage)	
➢ Family/School Social Workers	➢ Post Secondary Teachers
➢ Librarians	➢ Editors
➢ Clergy	➢ Plumbers
➢ Paralegals /Legal Assistants	➢ Graphic Designers
➢ Computer Support Specialists	➢ Insurance Appraisers

Source: Occupational Employment Statistics (2008 – 1st Quarter), www.labormarketinfo.edd.ca.gov

Jobs and Housing

Employment trends affect planning for housing. If a city does not have enough housing units to house the workers employed in the city, the cost of housing is pushed up as people compete for the limited number of units. Workers who lose out in that competition must find housing elsewhere and commute to work, increasing traffic congestion on major freeways and arterials, and contributing to air quality degradation. As a means of mitigating the impact of job growth on the demand for affordable housing, Sunnyvale requires intense job-producing commercial and industrial development to pay into a Housing Mitigation Fund.

Jobs/housing balance is defined as the ratio of number of jobs to number of housing units in a given area. Although the term "jobs/housing balance" is still often used, the more precise relationship is between jobs and the number of employed residents (because some households have no workers, while others have multiple workers). Jobs and housing are considered to be balanced when there are an equal number of employed residents and jobs within a given area, with a ratio of approximately 1.0. Sunnyvale is relatively job-rich, with 1.2 jobs for every employed resident and comparable to the ratio County-wide (Table 8). However, the high jobs-to-employed residents ratio in neighboring cities (1.6 in Mountain View, 2.2 in Santa Clara, and 1.5 in Cupertino) indicates that Sunnyvale is less reliant on importing workers from outside its jurisdiction. Over the next two decades, ABAG projects Sunnyvale's jobs-to-employed residents to remain fairly stable.

Table 8: Jobs to Employed Residents Ratio (2005)

City	Jobs/ Employed Residents Ratio
Campbell	1.2
Cupertino	1.5
Los Gatos	1.4
Milpitas	1.8
Mountain View	1.6
Palo Alto	2.9
San Jose	0.9
Santa Clara	2.2
Sunnyvale	**1.2**
Santa Clara County	1.2

Source: ABAG Projections, 2005

Sunnyvale has a goal within its Housing and Community Revitalization Sub-element to move towards a local balance of jobs and housing. Policies designed to implement this goal include maintaining data on the jobs/housing ratio, continuing to require office and industrial development to mitigate the demand for housing, and continuing to encourage a mix of residential and job-producing land uses.

Household Characteristics

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Sunnyvale.

Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include persons living together related by blood, marriage, or adoption. A single person living alone is also a household. "Other" households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes are not considered households.

According to the 2000 Census, 52,539 households reside in Sunnyvale, with an average household size of 2.49 persons. This represents a much smaller household size than the County (2.92), and reflects Sunnyvale's higher incidence of single-person households and lower proportion of family households.

As shown on Table 9 below, families comprise the majority of households in Sunnyvale (62%), including families with children (28%), and those without children (34%). During the 1990s, the proportion of families with children increased by two percent, likely influenced by the significant increase in Asian households moving into Sunnyvale during this period. Over three-quarters of the City's household growth between 1990 to 2000 resulted from an increase in family households. Nonetheless, Sunnyvale continues to have a high proportion of single-person households (27%) in contrast to the County (21%), largely related to the City's employment base of high technology and emerging industry firms. These growth trends support the need for smaller, higher density and mixed-use units close to transportation and services, as well as larger housing types suitable for families.

Table 9: Household Characteristics

Household Type	1990		2000		Santa Clara County % (2000)
	Households	Percent	Households	Percent	
Total Households	***48,296***	***100%***	***52,539***	***100%***	***100%***
Families	29,346	61%	32,664	62%	70%
With Children	12,388	*(26%)*	14,519	*(28%)*	*(35%)*
Without Children	16,958	*(35%)*	18,145	*(34%)*	(35%)
Singles	13,552	28%	14,220	27%	21%
Other	5,398	11%	5,655	11%	9%
Average Household Size	2.42		2.49		2.92

Source: 1990 and 2000 Census

Household Income

Household income is the most important factor affecting housing opportunity, determining a household's ability to balance housing costs with other basic necessities of life. Income levels can vary considerably among households based on tenure, household type, location of residence, and/or race and ethnicity, among other factors.

The State and Federal government classify household income into several groupings based upon the relationship to the County "Area Median Income" (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table 10. However, federal (HUD) housing programs utilize slightly different income groupings and definitions, with the highest income category generally ending at >95% AMI. For purposes of the Housing and Community Revitalization Sub-element, the State income definitions are used throughout, except where data has been compiled by HUD and is specifically noted.

Table 10: State Income Categories

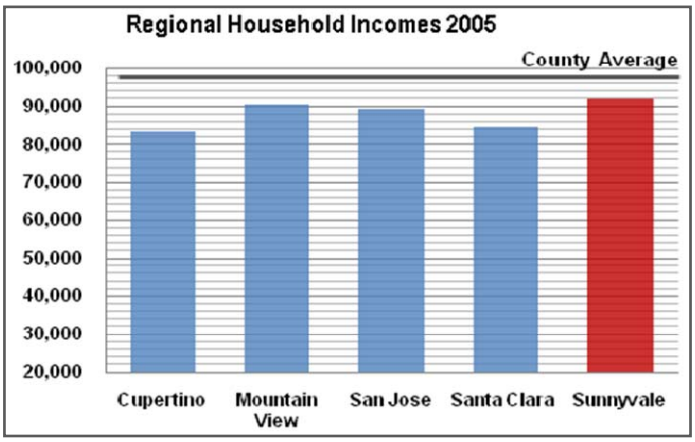
Income Category	% County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	0-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120%+ AMI

Based on projections from the Association of Bay Area Governments (ABAG) for the year 2005, the mean household income of Sunnyvale residents was estimated at $92,200. As illustrated in Table 11, household income in Sunnyvale was six percent below that of the County, and most comparable to San Jose and Mountain View.

Table 11: Regional Household Incomes

City	Mean Household Income (2005)
Campbell	$83,800
Cupertino	$125,800
Milpitas	$99,700
Mountain View	$90,800
San Jose	$89,300
Santa Clara	$84,800
Sunnyvale	***$92,200***
Santa Clara County	$97,900

Source: ABAG Projections, 2007.



Evaluating Sunnyvale's income level by household income category during the 1990-2000 period illustrates that lower income (<80% AMI) households increased from 25 to 27 percent of the City's total households. As depicted in Table 12, during the 1990s the City experienced significant growth in extremely low (+30%) and low (+29%) income households, while evidencing a much more modest increase in its very low income (+9%) and moderate income and above (+3%) populations.

Table 12: Household Income Levels

Income Level	1990		2000	
	Households	Percent	Households	Percent
Extremely Low Income (<30% AMI)	3,749	8%	4,858	9%
Very Low Income (31-50% AMI)	4,368	9%	4,761	9%
Low Income (51-80% AMI)	3,714	8%	4,803	9%
Moderate Income and above (>80% AMI)	36,761	75%	38,006	73%
Total	**48,592**	**100%**	**52,428**	**100%**

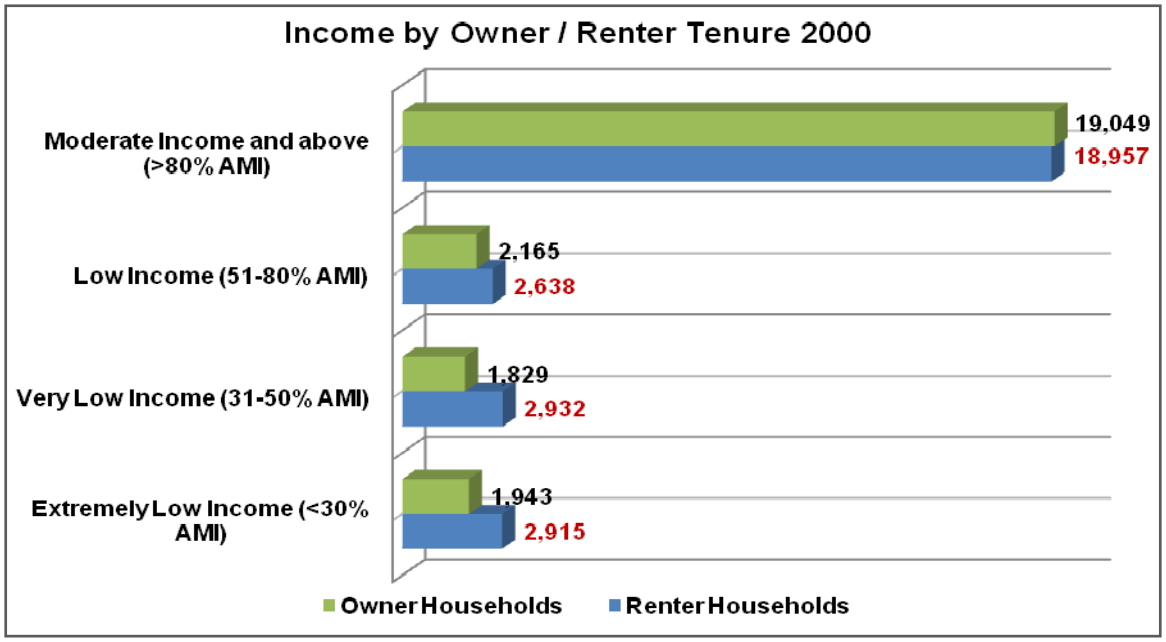
Source: Comprehensive Housing Affordability Strategy, 2000 - http://socds.huduser.org/chas/reports

Table 13 and the graph below it depict the income level of Sunnyvale residents by household tenure. As could be expected, a higher percentage of renter households (33%) were lower income (<80% AMI) compared to residents who owned their homes (24%). The presence of approximately 5,800 extremely low and very low income renter households is of particular significance as market rents in Sunnyvale exceed the level of affordability for these households. A high level of housing overpayment is verified by the 2000 census which identifies 76 percent of extremely low income and 84 percent of very low income renters as spending greater than 30 percent of their income on housing. The census documents the median income of Sunnyvale's renter households as $66,556, compared to $86,407 for homeowners.

Table 13: Income by Owner / Renter Tenure

Income Level	Renters		Owners		Total %
	Households	%	Households	%	
Extremely Low Income (<30% AMI)	2,915	11%	1,943	8%	9%
Very Low Income (31-50% AMI)	2,932	11%	1,829	7%	9%
Low Income (51-80% AMI)	2,638	10%	2,165	9%	9%
Moderate Income and above (>80% AMI)	18,957	69%	19,049	76%	72%
Total	**27,442**	**100%**	**24,986**	**100%**	**100%**

Source: Comprehensive Housing Affordability Strategy, 2000. http://socds.huduser.org/chas/reports



While renters were more likely to have lower incomes than owners, there is also significant variation in income levels by household type, as presented in Table 14. Well over half (57%) of elderly households in Sunnyvale have lower (<80% AMI) incomes, with one-quarter having extremely low incomes. As seniors are typically on fixed incomes, an increase in rents can have a considerable impact on extremely low income senior renters. Senior homeowners with extremely low incomes - many of whom reside in Sunnyvale's mobilehome parks – also face significant needs related to maintaining their homes. In contrast to seniors, just 30 percent of large families, 22 percent of other households, and 19 percent of small families have lower incomes.

Table 14: Income Level by Household Type

Income Level	Elderly	Small Family	Large Family	Other
Extremely Low Income (<30% AMI)	2,135	1,303	274	1,146
Very Low Income (31-50% AMI)	1,558	1,640	480	1,083
Low Income (51-80% AMI)	1,333	1,604	592	1,274
Moderate Income and above (>80% AMI)	3,833	19,184	3,045	11,944
Total	8,859	23,731	4,391	15,447

Source: Comprehensive Housing Affordability Strategy, 2000 - http://socds.huduser.org/chas/reports

Special Needs Populations

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female-headed households, large households, homeless persons and farmworkers. Table 15 summarizes the special needs populations in Sunnyvale. Each of these population groups, as well as their housing needs, is described below.

Table 15: Special Needs Groups

Special Needs Groups	Persons	Households	Percent
Large Households*		4,391	8%
Renter		2,073	*(4%)*
Owner		2,318	*(4%)*
Seniors (65+)	13,957		11%
With a disability	4,997		*(4%)*
Senior Households*		8,859	17%
Renter		2,071	*(4%)*
Owner		6,788	*(13%)*
Seniors living alone		3,352	38%
Persons with Disability	17,360		13%
Female-headed Households		4,315	8%
With related children		2,355	(4%)
Farmworkers**	Up to 42		<1%
Homeless***	479 unsheltered 161 sheltered		<1%
Total Persons / Household	131,760	52,539	

Source: 2000 Census (unless otherwise noted)

** socds.huduser.org/chas/reports*
*** Persons employed in Farming, Forestry or Fishing Occupations (includes various types of workers in addition to farm workers)*
**** 2007 County of Santa Clara Homeless Census and Survey*

Senior Households

Senior citizens have several major concerns which impact their housing needs:

- Income: People over 65 are usually retired and living on a fixed income;
- Health Care: Because the elderly have a higher rate of illness and dependency, health care and supportive housing is important;
- Transportation: Many seniors use public transit. However, a significant number of seniors have disabilities and require alternatives to transit.
- Housing: Many live alone and rent. Homeowners may have a difficult time maintaining their homes.

Seniors (age 65 and above) comprise 11 percent of Sunnyvale's residents, and represent a growing segment of the City's population. About 17 percent of all households are headed by a senior, three-quarters of which are homeowners. Nearly forty percent of the City's households headed by a senior consist of one senior living alone. Over one third of elderly residents in Sunnyvale have some type of disability for self-care or mobility, which may limit their ability to live independently. There are at least 6,000 persons above the age of 75 in Sunnyvale who may soon need supportive housing.

The elderly have a number of special needs including housing, transportation, health care, and other services. The possibility of rising rents is of particular concern due to the fact that most seniors are on fixed incomes. Of Sunnyvale's 2,071 senior renter households, over 70 percent are lower income; three-quarters of lower income senior renters experience a housing cost burden of greater than 30 percent. As shown later in Table 25, Sunnyvale has four senior housing projects providing 300 rental units affordable to very low and low income households. An additional 124 very low income senior apartments will be developed by Mid-Peninsula Housing Coalition as part of the Fair Oaks senior housing project to be located adjacent the County's newly opened Valley Health Center. The State of California Community Care Licensing Division identifies 44 residential care homes for the elderly in Sunnyvale, which provide nearly 800 beds for seniors age 60+ requiring 24 hour assisted living. As of fall 2008, 142 very low income seniors in Sunnyvale received Section 8 rent vouchers from the Santa Clara Housing Authority, although with 170 additional seniors on the waiting list, their remains a significant unmet need for assistance.

For those seniors who live on their own, many have limited incomes and as a result of their age may not be able to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. The City administers a Housing Rehabilitation Program that provides low interest loans and emergency grants to assist lower income homeowners in making needed repairs. Mobile homes are also eligible for rehabilitation assistance, a large number of which are occupied by seniors.

In 2003, Sunnyvale consolidated its various programs for seniors into a single, 23,000 square foot state-of-the art senior center. The center is designed to promote physical, mental and emotional health, independence and socialization to meet the needs of individuals age 50 years and older. More than 3,000 members participate in a wide variety of activities, including over 200 recreational classes, a daily lunch program, health services, and case management services in collaboration with the Silicon Valley Council on Aging.

In addition to services offered through the Senior Center, the City funds a variety of programs which provide housing-related support services to seniors, including:

- Senior Group Residence Services. Provides services for seniors living in group homes, such as on-going case management and referral to needed care services
- Long Term Care Ombudsman Program. Provides ombudsmen who advocate for elderly residents of skilled nursing facilities and residential board and care homes.
- Adult Day Care. Provides day care for elderly and dependent seniors.
- Senior Adult Legal Assistance. Provides legal assistance and advocacy services to lower income seniors.
- Senior Nutrition. Provides subsidized hot meals five days per week at the Senior Nutrition site at First Methodist Church.
- Meals on Wheels. Provides hot meals and supportive services to homebound seniors.

Persons with Disabilities

A disability is defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

According to the 2000 Census, an estimated 13 percent of Sunnyvale's residents (17,360 persons) have one or more disabilities. Approximately 6,000 of the City's disabled population have a physical disability and 3,300 have a mental disability, with 1,800 persons impacted by a mobility/self-care limitation that requires assistance in daily living. Of the City's senior population, over one-third have one or more types of disabilities.

The living arrangements for persons with disabilities depend on the severity of the disability. Many disabled persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. The Silicon Valley Independent Living Center, a Countywide agency that conducts housing referrals for disabled persons, receives more than 300 requests per year for the placement of disabled persons in appropriately modified housing. However, only about 20 percent of these people can actually be placed because of the shortage of appropriate units. A significant percentage of the disabled population is of lower income and cannot afford market rate rents. The Santa Clara Housing Authority reports 124 Sunnyvale residents with disabilities receive Section 8 rent vouchers, with an additional 202 disabled residents on the waiting list for assistance (Nov 2008).

Sunnyvale has provided funding to two apartment complexes (Page Mill Court in Palo Alto and Stoney Pine Apartments in Sunnyvale) that provide housing specifically for developmentally disabled adults; together these two complexes provide 45 units. Another facility, Greater Opportunities, can house from 12 to 15 developmentally disabled adults. In addition, the Pacific Autism Center for Education (PACE) operates two facilities which house six autistic adults and

six autistic children. The State Community Care Licensing Division identifies six adult residential facilities in Sunnyvale that provide 24-hour non-medical care for adults ages 18-59 who are unable to provide for their own daily needs; these six facilities provide capacity for 60 adults.

Other resources available to Sunnyvale residents with disabilities include:

- Sunnyvale Home Access Program (grants for residential accessibility)
- Silicon Valley Independent Living Center (case management, legal counseling, service and housing referrals)
- Community Association for Rehabilitation, Inc (services to persons with developmental disabilities)
- Senior Nutrition Program (serves low income disabled adults of all ages)
- Meals on Wheels/The Health Trust (serves hot meals to homebound frail or disabled of all ages)

Female-Headed Households

Single-parent households typically have a special need for such services as childcare and health care, among others. Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. The Census reports 4,315 female-headed households in Sunnyvale, over half of which have children. Of the 2,355 female-headed households with children, 299 (13.3%) lived in poverty, the highest poverty rate for any population group in Sunnyvale and compared to 5.4 percent for the entire City population. In addition, female-headed households may encounter subtle forms of housing discrimination.

Two programs currently available in Sunnyvale specifically help to address the housing needs of female-headed households. The shared housing program operated by Catholic Charities helps to match female-headed households for the purpose of sharing housing and thereby reducing individual household housing costs. The fair housing and landlord-tenant mediation programs operated by Project Sentinel assists female-headed households obtain and maintain housing in the community, particularly important as child-related discrimination complaints represent the largest number of fair housing complaints received in Sunnyvale.

The Santa Clara Housing Authority offers a Family Self-Sufficiency (FSS) program to Section 8 participants to assist low-income, single parents in achieving economic independence from governmental assistance. Through public and private agency participation, beneficiaries have access to resources such as housing subsidies, childcare, education, job training, transportation, and a variety of other benefits. The Housing Authority has also partnered with the United Way to administer Women Leading Change, empowering single mothers to overcome poverty through financial education and matched savings.

Large Households

Large households are defined as households with five or more members. These households are typically identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. The shortage of large units is especially evident among rental units. Large households often live in overcrowded conditions, due to both the lack of large enough units, and insufficient income to afford available units of adequate size.

Sunnyvale is home to 4,391 large households, 47 percent (2,073) of which are renter households. According to HUD's CHAS calculations, 85 percent of Sunnyvale's large renter households face one or more housing problems, including housing overpayment, overcrowding and/or substandard conditions.

The Census identifies approximately 3,500 rental units (including apartments, townhomes and single-family rentals) in Sunnyvale with three or more bedrooms, in general, the appropriate sized units for a large household with five or more members. In contrast, the City has 2,073 large renter households, indicating that Sunnyvale has an adequate supply of rental units to house its large families. However, many of the City's large rental units are in single-family homes, and with 3-bedroom apartments commanding median rents of $2,400, the affordability of Sunnyvale's large rental units remains an issue.

Homeless Persons

In January 2007, the cities of Santa Clara County and the County jointly sponsored a two-day homeless count to assess the homeless population. The *2007 Santa Clara County Homeless Census and Survey* involved two components: 1) a point-in-time count of street and sheltered homeless, and 2) one-on-one interviews of over 1,000 homeless. The comprehensive, two-day homeless count identified approximately 5,100 homeless people on the streets, and an additional 2,100 homeless persons in emergency shelters, transitional housing, and domestic violence shelters. Key findings of the homeless count and supplementary interviews include:

- Approximately half of homeless survey respondents had been homeless for more than one year, with 20% homeless for more than 3 years.
- Over one-third of the County's homeless were living in vehicles and encampments.
- 30% of survey respondents indicated the primary cause of their homelessness was due to the loss of a job, with 20% indicating alcohol or drug use was the primary factor.
- Over 70% of the unsheltered homeless were men, and 5% were families.
- Approximately 25% of respondents indicated they were experiencing a physical disability. 25% indicated they were experiencing mental illness.

Within the City of Sunnyvale, the 2007 Homeless Survey identified 640 homeless people, including 479 unsheltered people in street locations or cars/RV's/vans or encampments, and 152 people in shelters. The vast majority of homeless in Sunnyvale were individuals, with only 18 persons in families. A similar Countywide Homeless Survey conducted in 2005 identified 420 homeless people in Sunnyvale. While differences in survey methodology and a more thorough count likely contributed to the higher number of homeless identified in 2007, local service providers acknowledge an increase in homelessness in the community. The Sunnyvale

Department of Public Safety reports making 223 arrests during 2008 of persons who provided a residence of "transient" (this is a count of arrests, with some persons arrested more than one time).

There are three major types of facilities that provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent supportive housing. These types of facilities are defined below:

- Emergency Shelter: provides overnight shelter and fulfills a client's basic needs (i.e. food, clothing, medical care) either on-site or through off-site services. The permitted length of stay can vary from one day to two months, depending upon whether the shelter is short-term or long-term.
- Transitional Housing: a residence that provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services, including substance abuse and mental health care interventions, employment services, individual and group counseling and life skills training.
- Permanent Supportive Housing: refers to permanent service-enriched affordable housing that is linked with on-going supportive services (on-site or off-site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis.

Numerous regional providers serve the homeless in the greater San Jose area (Table 16). Of the homeless facilities in Santa Clara County, two are located in the City of Sunnyvale: the Emergency Housing Consortium (EHC) winter shelter facility at the National Guard Armory (125 beds), and EHC's assisted permanent housing facility (24 beds). In addition, Cupertino Community Services operates a rotating shelter program that provides shelter, food and case management to 15 homeless men. The shelter rotates among churches and synagogues, with five churches in Sunnyvale participating in the program.

The City of Sunnyvale participates in the Santa Clara County Collaborative on Affordable Housing and Homeless Issues in their efforts to find funding for shelter and services for the homeless, as guided by the Collaborative's *Ten Year Plan to End Chronic Homelessness* (2005). The Collaborative is comprised of local jurisdictions, shelter providers, service providers, housing advocates and non-profit housing developers. This group serves as an effective forum for attracting additional funding sources and creating affordable housing for homeless and persons at risk of homelessness.

Sunnyvale has continued to support the Countywide Continuum of Care strategy for the homeless, and provides financial support to the following activities:

- Sunnyvale Community Services: Provides emergency services, rental assistance, food and clothing for low income residents in crisis at risk of becoming homeless.

- Emergency Housing Consortium (EHC): Provides emergency shelter and support services in a number of locations in the County as well as operating the winter shelter in the Sunnyvale Armory. The Reception Center is an all year round 24 hour/day homeless shelter and cold weather shelter. EHC also provides transitional housing for families and single persons.
- Bill Wilson Center: Provides shelter to Sunnyvale runaway youth and counseling services to youth and their families to help strengthen and support families.
- Support Network for Battered Women: Provides emergency and on-going assistance to victims of domestic violence, including emergency shelter, family counseling and legal guidance.
- Cupertino Community Services: Provides a rotating shelter for homeless men, along with support services including rental assistance, food, medical assistance, job counseling, computer training and gas vouchers.

Table 16: Homeless Facilities/Providers in Nearby Areas

Facility	Beds	Clients	Location
Emergency Shelter			
Asian Americans for Community Involvement	12	Women with children	San Jose
City Team Rescue Mission	52	Single men	San Jose
Cold Weather Shelter (EHC)	125	Single men & women	Sunnyvale
Hospitality House, Salvation Army	24	Single men	San Jose
Our House Youth Services (EHC)	10	Homeless & run-away youth	San Jose
San Jose Family Shelter	143	Families	San Jose
Support Network for Battered Women	18	Domestic Violence Shelter – Women and Children	San Jose area
Emergency Shelter/Transitional Housing			
InnVision – Commercial Street Inns, Community Inns, Julian Street Inn, and Montgomery Street Inns	178	Working men, women & children, mentally ill men & women	San Jose
James Boccardo Reception Center (EHC)	370	Families & single adults	San Jose
Transitional Housing			
Next Door – Women with Children	19	Women & children – victims of domestic violence	San Jose
St. Joseph's Cathedral, Social Ministry Office	45	Worker housing – men, women and children	San Jose
YWCA – Villa Nueva	126	Women & children	San Jose
Permanent Housing			
EHC Lifebuilders Assisted Permanent Housing	24	Men & women	Sunnyvale
Markham Plaza (EHC)	50	Men & women	San Jose
Monterey Glenn Inn (EHC)	95	Men & women	San Jose
Pensione Esperanza SRO (Catholic Charities)	109	Men & women	San Jose
Sobrato House Youth Center	9 apts, 10 shelter beds	Youth	San Jose

Sources: Sunnyvale 2005-2010 Consolidated Plan; Santa Clara County 2005-2010 Consolidated Plan; Santa Clara County 2007 Homeless Census and Survey.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor and have special housing needs because of their relatively low incomes and the unstable nature of their work. The 2000 Census identifies 42 Sunnyvale residents employed in farming, forestry, and fishing occupations, and ABAG's *Projections 2007* identify 90 jobs in Agriculture and Natural Resources in Sunnyvale. No parcels in the City remain zoned for agricultural use, nor are there farms known to currently employ farm workers (i.e., other than the land owner's family members or volunteers). The City owns two orchards which are farmed on the City's behalf by a local resident, and the 19-acre "Corn Palace" is privately owned and farmed by the owners who live in the City; the Corn Palace site is zoned for residential use. Given that there are so few persons employed in agricultural-related industries, the City can address the housing needs of farm workers through its general housing programs.

Housing Stock Characteristics

This section identifies the characteristics of Sunnyvale's physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices and affordability.

Housing Growth

Table 17 displays housing production in the City, compared to neighboring cities and the entire Santa Clara County region. Between 1990 and 2000, Sunnyvale's housing stock increased by 6 percent, similar to housing growth levels Countywide and within the City of Santa Clara. In the 8 years since 2000, housing growth in Sunnyvale has been a modest 3 percent, well below that in most surrounding jurisdictions and less than half that experienced Countywide.

Sunnyvale has a current (2008) housing stock of 55,394 units, with a net increase in approximately 2,100 units from January 1999 to June 2006. To address the need for additional housing in the community, Sunnyvale has implemented several planning tools to provide expanded sites for development. In 2003, the City adopted an update to its Downtown Specific Plan, providing land use designations to accommodate up to 2,000 additional high density and mixed use units. As part of its "Industrial to Residential" (ITR) program, the City has encouraged the redevelopment of approximately 320 acres of industrial land to residential use, accommodating up to 7,700 housing units, with over 2,000 units already approved, issued permits, or developed.

Table 17: Regional Housing Growth Trends

City	Number of Housing Units			% Growth (1990-2000)	% Growth (2000-2008)
	1990	2000	2008		
Cupertino	16,055	18,682	20,172	16%	8%
Mountain View	31,487	32,432	33,475	3%	3%
San Jose	259,365	281,841	307,613	9%	9%
Santa Clara	37,873	39,630	44,275	5%	12%
Sunnyvale	***50,789***	***53,753***	***55,394***	***6%***	***3%***
Santa Clara County	540,240	579,329	622,779	7%	8%

Sources: Census 1990, 2000. State Department of Finance 2008 Population and Housing Estimates.

Housing Type and Tenure

Table 18 presents the mix of housing types in Sunnyvale. Of the City's over 55,000 housing units in 2008, 48 percent were single-family units, including single-family detached homes (38%), and single-family attached units consisting of townhome style units (9%). A nearly equal number of Sunnyvale's housing consists of multi-family units (45%), including duplexes, triplexes and apartments and condominiums. Sunnyvale also has 16 mobilehome parks with approximately 4,000 mobilehome units, comprising 7 percent of the City's housing.

Table 18: Housing Types

Housing Type	2008	
	No of units	% of Total
Single-Family	26,417	48%
Detached	21,241	38%
Attached	5,176	9%
Multi Family	24,881	45%
2-4 Units	4,901	9%
5+ Units	19,980	36%
Mobile Homes	4096*	7%
Total Units	**55,394**	**100%**
Vacancy Rate	2.26%	

Source: State Department of Finance 2008- Population & Housing Estimates.
**State mobile home count does not reflect decrease in 96 mobile homes resulting from conversion of Oasis (2005) and Flicks (2007) parks*

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. The homeownership rate in Sunnyvale has declined from 51 percent in 1980, to 49 percent in 1990, to 48 percent in 2000. This rate of homeownership is lower than Santa Clara County as a whole (60%) and the state (57%). Approximately 15 percent of Sunnyvale's single-family attached and detached homes are renter-occupied.

Vacancy Rate

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate often leads to rising rents and sales prices, and can contribute to household overcrowding.

Current apartment vacancy rates in Sunnyvale were obtained from Realfacts, a service providing contract rents in properties containing 50 or more units. A total of 13,943 rental units are included in the survey, comprising over half the apartment units in Sunnyvale. RealFacts documents the following vacancy rates in Sunnyvale over the past five years:

4th Quarter 2008	4.7%
2008	3.7%
2007	2.5%
2006	2.4%
2005	4.0%
2004	5.2%

As evidenced by this data, while apartment vacancies have steadily been increasing since 2006, at 4.7 percent as of 4th Quarter 2008, vacancy rates are moving towards the ideal 5 percent needed for adequate mobility.

Housing Age and Condition

The age of a community's housing stock can provide a general indicator of overall housing conditions. In general, housing units over 30 years in age are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, and new plumbing. Table 19 displays the age of Sunnyvale's housing stock, and indicates that by 2010; approximately 40,000 housing units will have reached the 30 year age threshold. Older housing represents a significant portion of the housing stock in Sunnyvale. As a result, there is a continuing need for rehabilitation financing to assist lower income residential property owners with the maintenance of their housing.

Table 19: Year Housing Built

Year Structure Built	Number of total units	% of Total Units
1990 – 2000	6,650	12%
1980 – 1989	6,312	12%
1970 – 1979	13,127	24%
1960 – 1969	13,370	25%
1950 – 1959	10,970	20%
1940 – 1949	2,251	4%
1939 or earlier	1,070	2%
Total Number of Units	**53,750**	**100%**

Source: 2000 Census

Housing Conditions Survey

The most recent Citywide survey of housing conditions was conducted in the autumn of 2001; although this information is somewhat dated, it still provides a generally accurate picture of the relative condition of housing throughout Sunnyvale. The windshield survey rated housing stock conditions using a scale from A (best) to F (worst). Units rated A and B were considered in excellent condition, a C rating was average condition, D and E rated units required substantial rehabilitation, and an F rating represented deteriorated units beyond economical repair.

Compared to many cities, the condition of housing in Sunnyvale is very good. The survey identified 2,620 single-family homes, or 11 percent of all single-family homes in the City, which were in need of substantial rehabilitation. Almost all these homes were built prior to 1960 and most had benefited from very little reinvestment. These homes often had original plumbing and outdated electrical service.

The survey identified approximately 17 percent of the City's multi-family units, or 4,465 units, in need of substantial rehabilitation, with ten units requiring replacement (F rating). Most of the units needing substantial rehabilitation were in smaller complexes, with two to ten units.

Complexes of 16 or more units are required to have on-site managers, and are generally better maintained.

Based on observations made by the City's Neighborhood Preservation staff, housing conditions in Sunnyvale have generally improved since the 2001 conditions survey. Field surveys identify many multi-family properties that have undergone recent remodeling and improvements, spurred in part by the increased competitions for tenants brought on by the decline in residential vacancy rates in the Silicon Valley. In addition, the City began implementing the Neighborhood Enhancement Program in 2002, focusing code compliance and housing rehabilitation improvements in single-family neighborhoods showing signs of distress. The City targets one new neighborhood per year under this program, averaging between 200-230 homes. To assist lower income households in making necessary repairs, the City offers housing rehabilitation programs for single-family, multi-family and mobilehome units, including the Paint Grant and Loan Program and Home Access Grant Program.

Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Sunnyvale residents.

Sales and Rental Survey

Given the current (February 2009) volatility of the real estate market, it is acknowledged that homes sales prices are continuing a downward trend with the release of each new month's sales data. For purposes of the 5 year Housing Element, it is important to evaluate data over a longer, one year time frame. Information on all sales of existing and new single-family homes and condominiums in Sunnyvale from November 1, 2007 - October 31, 2008 is provided in Table 20. A total of 640 single-family home sales were recorded during this period, commanding a median sales price of $845,000. Most homes were well over forty years in age, 1960 being the average year built. Unit sizes are relatively modest, averaging 1,500 square feet.

Over one-third of all units sold in Sunnyvale during 2008 were condominiums and sold for a median price of $615,000. Whereas the vast majority of single-family homes were three and four bedroom units, condominiums were predominately two and three-bedroom units, selling for an average of $20,000-$100,000 below smaller sized single-family homes. Condominiums are thus helping to fill a need for smaller, less expensive ownership housing in the City.

Home foreclosures are having a major impact on housing sales throughout the State. In November 2008, nearly 40 percent of all resale homes in Santa Clara County were foreclosures. Within Sunnyvale, www.Realtytrac.com identifies 264 residential properties in various states of foreclosure: 116 bank-owned properties, 88 defaults, and 60 trustee sales (February 2009). This represents approximately two percent of all properties in the County in foreclosure.

Table 20: Home and Condominium Sales Prices, 2008

Number of Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Lot Size	Avg. Year Built
Single-Family Homes						
2	37	$275,000 - $1,043,000	$540,000	990 sq. ft.	6,075 sq. ft.	1947
3	403	$151,000 - $1,301,000	$780,000	1,390 sq. ft.	6,250 sq. ft.	1959
4	162	$187,500 - $1,621,000	$980,000	1,830 sq. ft.	6,860 sq. ft.	1965
5	28	$335,000 - $1,552,000	$995,000	2,250 sq. ft.	7,300 sq. ft.	1964
6	10	$480,000 - $1,850,000	$1,200,000	2,300 sq. ft.	6,800 sq. ft.	1968
Total	***640***	***$151,000 - $1,850,000***	***$845,000***	**1,500 sq. ft.**	**6,450 sq. ft.**	***1960***
Condominiums						
1	19	$300,000 - $412,000	$350,000	1,160 sq. ft.	--	1982
2	159	$128,000 - $899,000	$520,000	1,210 sq. ft.	--	1989
3	177	$168,500 - $860,000	$690,000	1,520 sq. ft.	--	1997
4	28	$670,000 - $881,500	$810,000	1,875 sq. ft.	--	2002
Total	***383***	***$128,000 - $899,000***	***$615,000***	**1,380 sq. ft.**	**--**	***1993***

Source: Dataquick On-Line Real Estate Database: 11/1/07-10/31/08.

In addition to vacancy information, RealFacts also provided information on asking rents for nearly 14,000 apartment units in Sunnyvale. As indicated in Table 21, during the 4th quarter of 2008, the average asking rents in these complexes ranged from $1,142 for a studio, $1,468 for a one-bedroom, $1,855 for a two-bedroom, and $2,453 for a three-bedroom unit. In comparison to the rent survey conducted in these same apartment complexes one year earlier (4th quarter 2007), rent levels had increased by an average of 3 percent. In contrast, during the 2006-2007 period, rent levels increased by an average of ten percent, and reflect the dramatic increase in rents which occurred during 2007 prior to the onset of the current economic recession.

Table 21: Annual Apartment Rent Trends, 4th Quarter 2006 - 4th Quarter 2008

Number of Bedrooms	Number of Units in Survey	Average Asking Rents			% Increase in Rents	
		4Q 2006	4Q 2007	4Q 2008	2006-2007	2007-2008
Studio	837	$995	$1,107	$1,142	11%	3%
1 Bedroom	6,974	$1,289	$1,437	$1,468	11%	2%
2 Bedroom	5,726	$1,662	$1,793	$1,855	8%	3%
3 Bedroom	406	$2,170	$2,412	$2,453	11%	2%
Total	13,943	$1,451	$1,593	$1,638	10%	3%

Source: REALFACTS, January 2009.

Housing Affordability

The affordability of housing in Sunnyvale can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing.

Standards for affordable owner and rental housing costs as follows:

Affordable Ownership Housing Cost – moderate income

- Housing costs consist of mortgage payments, homeowner association dues, insurance, utility allowance and property taxes.
- Housing costs are considered affordable for homebuyers if they do not exceed 35% of the defined household income.
- Affordable costs for moderate income households are based on standard of 120% of Area Median Income (AMI), where the household is assumed to have one more person than the number of bedrooms in the unit.

Affordable Renter Housing Cost

- Housing costs include rent plus utilities paid for by the tenant.
- Rents are considered affordable if they do not exceed 30% of the defined household income.
- Affordable rents are based on a standard of 50% of AMI for very low income households; 80% of AMI for low income households; and 120% AMI for moderate income households, assuming the household size equals one more person than the number of bedrooms in the unit.

Based on these definitions of income and affordable housing cost, Table 22 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with market sales prices for single-family homes and condominiums in Sunnyvale as previously documented in Table 20. As illustrated by this table, median single-family home prices in Sunnyvale are well beyond the level of affordability for moderate income households. For example, the maximum affordable purchase price for a moderate income four person household was $500,000 in 2008, whereas the median priced three bedroom home in Sunnyvale was $780,000 at that time, an affordability gap of $280,000.

Condominium sales prices, on the other hand, are within close reach of many moderate income households. As shown in Table 22, the maximum affordable purchase price for a three person household is $450,000, whereas the median priced two-bedroom condominium in Sunnyvale sold for $520,000 in 2008, an affordability gap of $70,000. Sunnyvale's first-time homebuyer assistance programs can help to close this affordability gap for moderate income purchasers if needed. Sharp declines in market-rate condominium prices over the last several months may have reduced or eliminated this gap for some moderate income buyers.

Table 22: 2008 Maximum Affordable Housing Cost (Moderate Income), Santa Clara County

Moderate Income	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Affordable Housing Cost	**(2 persons)**	**(3 persons)**	**(4 persons)**	**(5 persons)**
Moderate Income Threshold (120% AMI)	$101,300	$113,900	$126,600	$136,700
Max. Income Towards Housing @ 35% Income	$35,455	$39,865	$44,310	$47,845
Less Ongoing Expenses:				
Utilities	$1,500	$1,500	$1,500	$1,500
Property Taxes (1% housing price)	$3,900	$4,500	$5,000	$5,500
HOA/Insurance	$3,000	$3,000	$3,000	$3,000
Annual Income Available for Mortgage	$27,055	$30,865	$34,810	$37,845
Monthly Income Available for Mortgage	$2,255	$2,572	$2,900	$3,154
Supportable Mortgage @ 6.0% interest	$372,000	$430,000	$480,000	$525,000
Homebuyer Downpayment (5%)	$18,000	$20,000	$20,000	$25,000
Maximum Affordable Purchase Price	**$390,000**	**$450,000**	**$500,000**	**$550,000**
Sunnyvale Median Single-Family Price*	**---**	**$540,000**	**$780,000**	**$981,000**
Sunnyvale Median Condominium Price *	**$350,000**	**$520,000**	**$687,000**	**$808,500**

Source: Karen Warner Associates. Median sales prices based on 2008 sales, as presented earlier in Table 20.

Table 23 presents the maximum affordable rents for very low, low and moderate income households by household size, and compares with median apartment rents in Sunnyvale, as documented in Table 21. As the table below indicates, Citywide median rents are well above the level of affordability for very low income households, with an affordability gap ranging from approximately $200 per month for one person households to over $1,100 for four person households. In contrast, most low income households can afford the median apartment rent, with the exception of four person households which face an affordability gap of approximately $350. Households earning moderate incomes are easily able to afford market rents in Sunnyvale.

Table 23: 2008 Maximum Affordable Rents, Santa Clara County

Income Level	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income (50% AMI)	$924	$1,055	$1,187	$1,319
Low Income (80% AMI)	$1,478	$1,688	$1,900	$2,100
Moderate Income (120% AMI)	$2,217	$2,532	$2,850	$3,165
Sunnyvale Median Rents	**$1,142**	**$1,468**	**$1,855**	**$2,453**

Source: REALFACTS, January 2009; Karen Warner Associates.

Assisted Housing at Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low income housing units to convert to market rate housing, and to propose programs to preserve or replace any units at risk of conversion, also known as "at-risk units". This section presents an inventory of all rent-restricted housing in Sunnyvale, and evaluates those units at risk of conversion during the ten year, 2009-2019 planning period.

Assisted Housing Inventory

Rent-restricted housing in Sunnyvale includes both publicly subsidized affordable housing, generally assisted with any combination of federal, state, local, and/or private subsidies, and deed-restricted rental units provided through the City's Below Market Rate (BMR) program.

Sunnyvale's BMR program currently requires rental developments consisting of nine or more units to provide a minimum of 15 percent of the project's units at rents affordable to low income (70% AMI) households for a period of 55 years. When the BMR program was originally established in the 1980s, the affordability term was for a period of 20 years, similar to many inclusionary ordinances developed at that time. Unfortunately, this relatively short term of affordability allowed many of the rent-restricted units in these early BMR rental projects to expire, while the problem of high rental housing costs relative to lower income households ("housing cost burden") unfortunately has not gone diminished. As presented in Table 24, a total of 197 low income rental units are currently rent-restricted under the BMR program; 139 of these units are at-risk of conversion to market rate during the next ten years.

Table 24: Inventory of Active Below Market Rate (BMR) Rental Units

Project Name	Address	Year Built	Affordability Period	Affordable Units	Status
Avalon @ Parkside	355 N. Wolfe Road	1990	2010	19	At Risk
Mission Pointe	1063 Morse Avenue	1990	2010	54	At Risk
Trellis Square	963 E. El Camino Real	1990	2010	19	At Risk
Kensington Place	1220 N. Fair Oaks Avenue	1993	2013	16	At Risk
Copley Square	979 Pinto Palm Terrace	1996	2016	5	At Risk
Renaissance	718 Old San Francisco Road	1998	2018	24	At Risk
Poplar Terrace	973-987 Wisteria Terrace	1999	2019	2	At Risk
Villa del Sol	355 E. Evelyn Avenue	2001	2020	11	Not at risk in current cycle
Cherry Orchard	350 W. El Camino Real	2001	2021	30	Not at risk in current cycle
Magnolia	177 S. Mary Avenue	2002	2032	3	Not at risk in current cycle
Tamarind Square	1160 Morse Avenue	2004	2059	12	Not at risk in current cycle
Encinal Place	604 S. Fair Oaks Avenue	2005	2025	2	Not at risk in current cycle
Total Active BMR Rentals:				**197**	
Total BMR Rentals At Risk by 2019:				**139**	

Table 25 presents the inventory of rental housing in Sunnyvale which has received some form of public assistance. As evidenced by the over 1,200 units identified, Sunnyvale has actively supported affordable rental housing utilizing a variety of local, State and Federal funds, and works extensively with non-profit housing developers in the ownership and management of its projects.

Table 25: Inventory of Assisted Rental Housing

Project Name	Address	Year Built	Affordability Period	Affordable Units	Financing	Status
Aster Park	1059 Reed Avenue	1996	2016	95	HUD 236; City Loan	2016; non-profit owner pursuing refinancing
Borregas Court	West 101 Weddell Drive	1997	2037	192	Private Bonds	No risk: Bonds mature in 2037
The Carroll Inn (SRO)	174 Carroll Street	1995	2035	119	HOME	No risk: non-profit owned.
Crescent Terrace	130 Crescent Avenue	1985	2040	48	CDBG; Sec 8	No risk: non-profit owned.
Eight Trees	183 Acalanes Drive	2006	2046	24	CDBG, HOME, Hsg Mit Fee	No risk: non-profit owned.
Grove Garden	243 Buena Vista Avenue	1987	2027	44	Bonds	No risk: Bonds mature in 2027
Homestead Park	1601 Tenaka Place	2002	2052	211	CDBG; HOME	No risk; City assisted in refinance/transfer of ownership to non-profit
Klee Court	1230 Klee Court	1993	2023	2	CDBG; HOME	No risk; non-profit owned
Life's Garden	450 Old San Francisco Rd	1977	2017	150	Sec. 8, Bonds	Low-risk; non-profit owned; Bonds mature in 2017
Morse Court	825 Morse Avenue	2003	2023	35	Section 8, CalHFA	No risk; City assisted in purchase by non-profit
Moulton Plaza	1601 Tenaka Place	2005	2040	66	HOME, Hsg Mit. Fee	No risk; non-profit owned
Orchard Gardens	245-251 Weddell Drive	1998	2053	62	CDBG, HOME, Hsg Mit Fee	No risk; non-profit owned
Pacific Plaza	785 Reseda Drive	1995	2025	38	CDBG; HOME	No risk; non-profit owned
Plaza de las Flores	233 Carroll Street	2006	2036	100	HOME, CDBG, CalHFA, MHP, Hsg Trust Fund	No risk; refinanced and transferred to non-profit in 2003
Stoney Pine	267 W. California Ave	2001	2041	22	Various	No risk; non-profit owned
Wolfe Road	1675 S. Wolfe Road	1997/ 2002	N/A	4	CDBG, HOME	No risk; non-profit owned
Total Assisted Rental Units:				**1,215**		
Total Assisted Rentals Units At Risk by 2019:				**245**		

Two of Sunnyvale's assisted rental projects are theoretically at risk of losing their affordability controls within the next ten year period: Life's Garden and Aster Park. However, for the reasons presented below, both of these projects are considered at very low risk of conversion.

- ✓ Life's Garden is a 208 unit senior housing complex owned by the Presbyterian Church of Sunnyvale; a Section 8 contract restricts rents on 150 of the project's units. The original HUD Section 231 mortgage was refinanced in 1997 with a tax exempt bond, which extends through 2017. The owner has confirmed with the City that the church's mission is to maintain the property as long-term affordable housing.
- ✓ Aster Park is a 95 unit project owned by Mid-Peninsula Housing Coalition. Rents are currently restricted based on a HUD Section 236 loan, which expires in 2016. Mid-Pen has provided a letter to the City indicating they intend to retire the existing HUD 236 loan, and replace with an FHA insured mortgage under Section 223(f). The purpose of the refinance is to increase the project cash flow to allow for needed rehabilitation improvements, and extend affordability for an additional 35 years or more. The City may be able to participate in this preservation project by refinancing its current loan to Aster Park in conjunction with the refinance of the project's HUD 236 loan.

Preservation of At-Risk Rental Units

This section evaluates those lower income rental projects in Sunnyvale at-risk of converting to market-rate uses prior to June 30, 2009. As presented in Tables 24 and 25, Sunnyvale has 139 BMR units, 150 bond-financed units, and 95 HUD Section 236 units potentially eligible to expire during this period. Preservation and replacement options typically include: provision of tenant rental assistance; acquisition or construction of replacement units; or transfer of ownership to a non-profit. Each of these options is described below.

1. **Rental Assistance:** One preservation option potentially applicable to the BMR units is to provide monthly subsidies to make up the difference between BMR rents and market rate rents. In addition to cost, the feasibility of this alternative depends upon the willingness of property owners to accept rental vouchers. Table 26 estimates the cost of providing rent subsidies to the 139 at-risk BMR units. As indicated by this table, the total cost of subsidizing the rents at the 139 at-risk units is estimated at about $450,000 annually or $9 million for an additional 20 years of affordability.

Table 26: Rental Subsidies Required for At-Risk BMR Units

Unit Size	Total Units	Current BMR Rent	Market Rents	Monthly Subsidy Per Unit	Annual Subsidy per Unit	Annual Subsidy for All Units
1-br	61	$1,332	$1,468	$136	$1,632	$99,552
2-br	72	$1,499	$1,855	$356	$4,272	$307,584
3-br	6	$1,799	$2,453	$654	$7,848	$47,088
Total	139					$454,224

Source: 2008 Maximum BMR Rents; Market Rents from REALFACTS (see Table 21)

One of Sunnyvale's assisted rental projects at risk of conversion (Life's Garden) maintains project-based Section 8 contracts, currently subject to annual renewal by mutual consent of the property owner and HUD. If Section 8 subsides were terminated at the federal level, rent subsidies using alternative State or local funding sources could be used to maintain affordability of the 150 units in this project. Subsidies could be structured similar to the Section 8 program, where HUD pays the owners the difference between what tenants can afford to pay (30% of household income) and what HUD estimates as the Fair Market Rent (FMR) on the unit. Table 27 shows the total cost of subsidizing the rents of these 150 units currently assisted through the Section 8 program, estimated at about $34,000 monthly and $408,000 annually, or $8.1 million for an additional 20 years of affordability.

Table 27: Rental Subsidies Required for Assisted At-Risk Rental Units

Unit Size	Total Units	Voucher Payment Standard	Household Size	Very Low Income (50% AMI)	Affordable Cost	Monthly Per Unit Subsidy	Total Monthly Subsidy
1-br	75	$1,224	2	$42,450	$1,055	$169	$12,675
2-br	75	$1,471	3	$47,750	$1,187	$284	$21,300
Total	150						$33,975

Source: Santa Clara Housing Authority, 2008.

Another way rent subsidies could be structured is as a rent buy-down. This would involve the City providing a one-time assistance loan to the property owner to cover the present value of the decrease in rents associated with the extended affordability term compared with market rents achievable on the units. This approach offers a benefit to the owner in that they receive cash upfront from the loan, providing funds for rehabilitation improvements.

2. **Acquisition or Construction of Replacement Units:** The construction or purchase of a replacement building is another option to replace at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units, location, land costs, and type of construction. Based on REALFACTS documentation of five apartment property sales transactions (totaling over 800 units) in Sunnyvale during 2006-2008, the per door purchase price for an apartment unit has consistently averaged around $200,000/unit. Therefore, the cost to replace the 139 at-risk BMR units and 245 at-risk assisted rental units in Sunnyvale can generally be estimated at $75 million.

3. **Transfer of Ownership:** Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring ownership to a non-profit, low-income restrictions can be secured indefinitely and the project becomes eligible for a greater range of governmental assistance. This preservation option is, however, not feasible for Sunnyvale's at-risk BMR projects since only 10-15 percent of the units in each project are rent-restricted, and it is not economically feasible to purchase the entire rental property given the market-rate rents on the majority of the units. The two assisted rental projects at risk of conversion – Life's Garden and Aster Park – are already owned by non-profits.

In 2003, the City provided financial support to Christian Church Homes (CCH) in the acquisition of Plaza de las Flores. California Housing Partnership helped to structure a financial package including CalHFA, State MHP, Santa Clara County Housing Trust Fund, and Sunnyvale HOME and CDBG funds, and preserved affordability through 2036. Sunnyvale has also assisted in the preservation of Homestead Park (222 units) and Morse Court (35 units) through transfer of ownership to a non-profit.

Comparison of Preservation Options:
The above analysis estimates the cost of preserving the at-risk units under various options. The 20 year cost of providing rental subsidies to preserve the 139 BMR units is $9 million, with an additional $8.1 million for the 150 existing Section 8 units. However, long-term affordability of the units cannot be ensured in this manner, unless it is structured as a one-time rent buy-down. The option of acquiring/developing 384 replacement units is costly at $74 million and constrained by a variety of factors, including limited purchase opportunities of large multi-family properties and the scarcity of land for new development.

The focus of Sunnyvale's preservation efforts have been on publicly-assisted units at risk of conversion, rather than on expiring BMR units. Several factors have influenced the City's preservation strategy:

- Rental rates for assisted units typically have deeper income targeting (30-50% AMI), compared to BMR units with rents closer to market rate (65-70% AMI)
- Non-profits are frequently already involved in the City's assisted rental projects and may have an opportunity to purchase the project (or buy out any for-profit partners) at less than market rate
- Assisted projects represent an entire building, and therefore the entire building of at-risk units can be preserved

There is essentially no cost-effective mechanism by which the City can preserve only a few BMR rental units in an otherwise market-rate development. The City therefore targets assistance programs to individual BMR tenants whose rents are converting to market rate, such as through priority preference for First-Time Homebuyer Assistance and BMR homes for sale.

Conservation of Existing Affordable Units

The conversion of rental housing to condominiums is an issue of ongoing concern in Sunnyvale, although developer interest in this possibility varies, largely in parallel with the cycles of the for-sale housing market. Although converting apartments to condominiums provides additional opportunities for low-cost home ownership, it does not increase the overall supply of housing, and may interfere with City goals to provide a range of housing types and tenures. Reducing the supply of rental housing limits opportunities for lower-income households who cannot afford the costs of home ownership and also limits the options for those who prefer to rent.

To meet these concerns, Sunnyvale has adopted a Condominium Conversion Ordinance (Zoning Code Chapter 19.70) that prohibits conversion unless the vacancy rate for rental housing exceeds

3 percent for one year. Additional provisions protect the elderly and require that a percentage of the units be set aside for low- and moderate-income households.

Because mobile homes are an important part of the affordable housing stock, the City has adopted a policy to maintain at least 400 acres of mobile home park zoning. The City has also enacted a Mobile Home Park Conversion Ordinance Zoning Code Chapter 19.72). While this ordinance neither encourages nor discourages conversions, it does provide mitigation measures to protect residents from the impacts of conversion.

Regional Housing Needs

State law requires all regional councils of governments, including the Association of Bay Area Governments (ABAG) to determine the existing and projected housing need for its region and determine the portion allocated to each jurisdiction. This is known as the "Regional Housing Needs Assessment" (RHNA) process.

Existing Housing Needs

Overcrowding

Overcrowding occurs when housing costs are so high relative to income that families double up and/or take in roommates (borders) and/or extended family members to share their housing costs, or to take in an elderly or disabled family member who can no longer live independently, or additional children (nieces, nephews, foster children) for various reasons. Overcrowding can often result in accelerated deterioration of homes, a shortage of street parking, and additional traffic. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing the quality of life in the community.

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Table 28 shows the incidence of overcrowding in Sunnyvale by owner and renter tenure, as measured by the 2000 Census.

Table 28: Overcrowded Households

Overcrowding	Households	Percent	Santa Clara County %
Owners			
Overcrowding*	1,360	5%	8%
Severe Overcrowding**	599	2%	4%
Renters			
Overcrowding	5,480	20%	23%
Severe Overcrowding	3,390	12%	15%
Total Overcrowding	**6,840**	**13%**	**14%**

Source: 2000 Census
*Note: *Severe Overcrowding is a subset of Overcrowding*
***Overcrowding is calculated at >1 person per room*
****Severe Overcrowding is calculated at >1.5 persons per room*

In 2000, there were 6,840 households living in overcrowded conditions in Sunnyvale, representing 13 percent of all households. Approximately 20 percent of renter households were overcrowded; an increase from 1990 levels when 12 percent of the City's renters were overcrowded. Household overcrowding levels in Sunnyvale are however, still somewhat lower than that for Santa Clara County as a whole.

Severe overcrowding, which is defined as more than 1.5 persons per room, was especially high among Sunnyvale renters. Nearly 3,400 renter households (12%) experienced severe overcrowding, again an increase from 1990 levels (7% and 1,700 households).

Overpayment

Overpayment remains a critical issue for many low and moderate-income households, who are disproportionately affected by this burden compared to higher income households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing, or are unable to afford any housing and are homeless. Housing overpayment (cost burden) refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent. Table 29 shows the incidence of overpayment in Sunnyvale.

According to the 2000 Census, 31 percent of renters and 25 percent of homeowners in Sunnyvale were spending more than 30 percent of their total income on housing, about five percent below the level of overpayment experienced Countywide. Severe overpayment impacts 13 percent of the City's renters, which, while significant, is still below the Countywide average of 17 percent. In terms of lower income (<80% AMI) households overpaying, 6,290 lower income renters and 3,120 lower income homeowners were faced with overpayment in Sunnyvale, indicating nearly three-quarters of overpaying renters earned lower incomes. Of these lower income households facing overpayment, 2,235 renters (35%) and 1,352 owners (43%) earned extremely low incomes (< 30% AMI).

Table 29: Housing Overpayment

Overpayment	Households	Percent	Santa Clara County %
Owners			
Total Homeowners	25,024	--	--
Homeowner Overpayment *(>30% income on housing)*	6,359	25%	29%
Homeowner Severe Overpayment *(> 50% income on housing)*	2,340	9%	10%
% Lower Income Households Overpaying	3,120	53%	56%
Renters			
Total Renters	27,483	--	--
Overpayment *(> 30% income on housing)*	8,583	31%	38%
Severe Overpayment *(> 50% income on housing)*	3,531	13%	17%
% Lower Income Household Overpaying	6,290	74%	67%
Total Overpayment	**14,942**	**28%**	**30%**

Source: 2000 Census; socds.huduser.org/chas/reports
Notes: Percentage lower income overpayment reflects % of total lower income households spending > 30% income on housing. Severe Overpayment is a subset of Overpayment

Table 30 provides a more detailed review of households that experienced severe housing overpayment. Among renters, the elderly were most impacted by severe overpayment, with 29 percent of Sunnyvale's total 2,071 elderly renters spending more than half their income on rent. The planned development of 124 very low income units in the Fair Oaks senior housing project will help to address the housing affordability needs of the City's senior renter households. Among homeowners, senior and other/ non-family households experienced the highest levels of severe overpayment, ranging from 11 to 14 percent.

Table 30: Severe Housing Cost Burden by Type and Tenure

Type of Household	Elderly	Small Family	Large Family	Other	Total
Renter Households					
Total # by household type	2,071	12,093	2,073	11,205	27,442
% with severe cost burden	29%	10%	12%	12%	13%
Owner Households					
Total # by household type	6,788	11,638	2,318	4,242	24,986
% with severe cost burden	14%	7%	4%	11%	11%

Source: Comprehensive Housing Affordability Strategy, 2000 - http://socds.huduser.org/chas/reports

Five-Year Projected Housing Needs

California's Housing element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

In the Bay Area region, the agency responsible for assigning these regional housing needs to each jurisdiction is the Association of Bay Area Governments (ABAG). The regional growth allocation process begins with the State Department of Finance's projections of population and associated of housing demand for the planning period. The State, in consultation with ABAG, has identified a total housing need for 214,500 housing units in the Bay Area during the 2007-2014 period.

ABAG is responsible for allocating the region's projected housing needs among its jurisdictions by income category. This is referred to as the Regional Housing Needs Allocation (RHNA) process. The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element.

Future housing needs refer to the share of the region's housing need that has been allocated to a community. In allocating the region's future housing needs to jurisdictions, ABAG is required to take the following factors into consideration:

- Water and sewer capacity
- Land suitable for urban development or conversion to residential use
- Protected open space – lands protected by state and federal government
- County policies to protect prime agricultural land
- Distribution of household growth
- Market demand for housing
- City-centered growth policies
- Loss of units in assisted housing developments
- High housing cost burdens
- Impact of universities and colleges on housing needs in a community

In 2008 ABAG developed its Regional Housing Needs Allocation (RHNA) based on forecasts contained in *Projections 2007: Forecasts for the San Francisco Bay Area to the Year 2035*. ABAG's allocation formula of the region's projected housing growth is based on the following factors and weights:

- Household growth (45%)
- Existing employment (22.5%)
- Employment growth (22.5%)
- Household growth near existing transit (5%)
- Employment growth near existing transit (5%)

ABAG's goals in the weighting of these factors include: 1) directing housing units to areas where local governments are planning growth; 2) planning for housing in tandem with jobs growth and addressing existing jobs-housing imbalances; 3) directing housing to communities with transit infrastructure; and 4) minimizing housing growth in outlying areas, thereby reducing pressures on open space and agricultural lands.

As defined by the RHNA, Sunnyvale's new construction need for the 2007-2014 period has been established at 4,426 new units, distributed among the four income categories as shown in Table 31. Through this Housing and Community Revitalization Sub-element, the City will demonstrate the availability of adequate sites to accommodate these projected new units.

Table 31: Sunnyvale Regional Housing Needs Allocation: 2009 - 2014

Income Level	Percent of AMI*	RHNA Allocation	Percent of Total RHNA Allocation
Very Low**	0-50%	1,073	24%
Low	51-80%	708	16%
Moderate	81-120%	776	18%
Above Moderate	120%+	1,869	42%
Total		**4,426**	**100%**

Source: Association of Bay Area Governments, Regional Housing Needs Determination (May 15, 2008).

** AMI – Area Median Income for Santa Clara County*

*** Based on the City's 2000 income distribution, an estimated half of Sunnyvale's very low income housing needs (536 units) are for extremely low income households.*

CONSTRAINTS TO THE DEVELOPMENT OF HOUSING

The provision of adequate and affordable housing opportunities is an important goal of the City. However, there are a variety of factors that can encourage or constrain the development, maintenance, and improvement of housing stock in Sunnyvale. This section addresses potential governmental and market constraints to the provision of housing in Sunnyvale.

Governmental Constraints

Local policies and regulations can impact the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other issues may present constraints to the maintenance, development and improvement of housing. This section discusses potential governmental constraints in Sunnyvale.

Land Use Controls

The Land Use and Transportation Element of the City of Sunnyvale's General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses. Sunnyvale provides for a mix of residential developments with densities ranging from less than 7 dwelling units/acre up to 78 dwelling units/acre in the Downtown Specific Plan area. Table 32 presents the City's primary General Plan land use categories permitting residential uses, and correlates these with the associated implementing zoning categories.

Table 32: Land Use Categories Permitting Residential Use

General Plan Land Use Category	Zoning District(s)	Density (Units per Gross Acre)	Residential Type(s)
Low Density Residential	R-0, R-1	<7.0	Single family detached homes
Low-Medium Density Residential	R-1.5, R-2	7.0 - 14.0	Single family detached homes, R-2 for townhomes, duplexes, condominiums, garden apartments, and some single family homes.
Low-Medium Density Residential / Planned Development	R-1.7, P-D	7.0 - 14.0	Single family detached homes
Medium Density Residential	R-3	14.0 - 27.0	Condominiums, townhomes, apartments.
High Density Residential	R-4	27.0 – 45.0	Apartments
Very High Density Residential	Downtown Specific Plan, 101/ Lawrence Site Specific Plan	12.0 – 78.0	Condominiums, apartments.
Very High Density Residential / Office	R-5	45.0 – 65.0	Multi-unit dwellings like condominiums, apartments
Mobile Home Park	R-MH	up to 12	Residential Mobile Home District

Source: City of Sunnyvale General Plan - Land Use and Transportation Element, November 1997.

Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Municipal Code. Zoning regulations are designed to protect and promote health, safety, and general welfare of residents as well as implement the policies of the City's General Plan. The Municipal Code also serves to preserve the character and integrity of existing neighborhoods. The Code sets forth the City's specific residential development standards, which are summarized in Table 33. Building heights range from 30-feet to 55-feet and can accommodate a range of building stories. The higher density R-3, R-4 and R-5 zones do not have a floor area ratio requirement, allowing greater flexibility in unit sizes.

Table 33: Residential Development Standards

Residential Zones	R-0	R-1	R-1.5	R-1.7/ PD	R-2	R-3	R-4	R-5
Minimum Setbacks *(1st story/ 2nd story)*								
Front (ft.)	20/25	20/25	20	20	20/25	20	20	20
Side (ft.)	4/7	6/9	4/7	4/7	4/7	6/9	9/20	9/20
Side total (ft.)	12/18	15/21	12/18	12/18	12/18	15/21	--	--
Rear (ft.)	20	20	20	20	20	20	20	20
Max. Height (ft.)	30	30	30	30	30	35 (townhome) 30 (other)	55	55
Max. FAR (%)*	45	45	50	50	45 (single family) 55 (other)	None	None	None
Min. Lot Area/ Unit (sq. ft.)	6,000	8,000	4,200	2,600 – 4,000	8,000	8,000	8,000	8,000
Density (du/acre)	7 or 1 unit / 6,000 sf	7 or 1 unit / 8,000 sf	10 or 1 unit / 4,200 sf	14 or 1 unit / 2,600 sf	12 or 1 unit / 3,600 sf	24 or 1 unit / 1,800 sf	36 or 1 unit / 1,200 sf	45 or 1 unit / 950 sf
Max. % Lot Coverage *(1st story / 2nd story)*	45 / 40	45 / 40	40	40	45 / 40	40	40	40

City of Sunnyvale, Municipal Code, 2009.

** Higher FARs are allowed with Planning Commission approval*

Industrial to Residential Districts

In the City of Sunnyvale, the Industrial to Residential (ITR) combining district is designed to promote the conversion of industrial areas to residential uses: it allows industrial, office, commercial and residential uses to exist within the same zoning district. Sites with an ITR designation can be combined with any residential zoning designation. Primarily these ITR sites are in focused industrial areas and follow the residential standards of the zone that they are combined with. Most of the ITR sites are combined with the R-3 zoning designation, with a few R-4 sites.

Downtown Specific Plan

The Downtown Specific Plan, updated in 2003, provides for over 2,000 new multi-family units in close proximity to transit. The plan divides the 125-acre downtown core into four main districts and 20 blocks and implements land use guidelines and development standards for each of the individual districts and blocks. The land use vision for the four districts can be summarized as follows:

Commercial Core District: The area contains a mix of high intensity uses with ground-level activity, plazas and open space, and connections to mass transit.

Sunnyvale/Carroll District: This district contains medium to high density residential uses, supplemented with a small amount of service retail.

South of Iowa District: This is a lower density residential district that integrates historic architectural styles to provide a buffer between the single-family neighborhood to the south and the higher density development in the commercial core.

West of Mathilda: This district consists of high density residential uses, intended to complement the commercial development occurring on the east side of Mathilda Avenue with 4-story buildings and corner retail spaces.

Table 34 provides an overview of the primary residential standards contained in the Downtown Specific Plan, as well as the dwelling unit potential of each block within the DSP area. The DSP concentrates on developing higher densities focused in the Commercial Core District (with densities up to 78 units/acre), surrounded by lower to medium densities around the perimeter (Sunnyvale/Carroll and South of Iowa Districts). The zoning allows for higher density residential development of up to 58 units/acre along the side of Mathilda Avenue, one of the City's primary arterial roadways.

Heights are regulated in the new development in a similar manner as the density, with the commercial core allowing the greatest heights (up to 6 stories), gradually stepping down to 2 stories along South of Iowa and Mathilda Avenue. Parking is required to be provided on site for most of the blocks, as discussed in the next section.

Landscaping and open space requirements have been established for different blocks within the DSP area, with a minimum of 20 percent of the lot area to be landscaped for all residential uses. Minimum useable open space requirements differ depending on the density of the residential area. Low and Low-Medium density residential uses are required to provide 500 square feet of useable open space per unit, whereas Medium, High and Very High density residential uses are required to provide 50 square feet of useable open space per unit, ensuring a good balance of open space within the Downtown area.

Table 34: Residential Development Standards for Downtown Specific Plan

District	Commercial Core				Sunnyvale / Carroll				South of Iowa			West of Mathilda	
Blocks	**1a**	**13**	**18**	**20**	**4**	**5**	**6**	**7**	**8, 9**	**8a, 9a, 10, 11, 12**	**8b**	**14, 15, 16**	**17**
Primary Uses	Low Medium to High Density Residential, Mixed Use, Retail, Entertainment, Office & Hotel				Medium to Very High Density Residential & Retail				Low to Medium Density Residential			Low-Medium to High Density Residential	
Minimum Setbacks													
Front (ft.)	0	0–10	0	0-30	12-18	12-18	12	12-18	13-20			0-10	10-18
Side (ft.)	0	0	0	6	6	6	6	6	4	4	4	6	4
Rear (ft.)	0	0	0	20	20	20	20	20	20	20	20	10	20
Maximum Height (ft.)	85	30	75	40	30-40	40	30-40	50	30	30	30	30-50	30
Maximum Stories	6	3	5	3	2-3	3	2-3	4	2	2	2	3 -4	2
Minimum Lot Area (acre)	0.3	0.4	No min.	No min.	0.5	0.25	0.25	No min.	0.14	0.25	0.25	0.75	0.18
Approximate Density (du/acre)	78	12	N/A	N/A	48**	40	36**	N/A	12	12***	7	51, 54, 58	12
Max. % Lot Coverage	100	Per SDP*	Per SDP*	60	45	45	60	60	40	60	60	100	40

City of Sunnyvale – Downtown Specific Plan 2003

**SDP = Special Development Permit. Lot coverage in these blocks will be evaluated on a project by project basis.*
*** On Washington and McKinley Avenue frontages, density is reduced to 24 units/acre.*

****Block 8a allows 24 du/acre and Block 9a allows 7 du/acre, although very limited unit potential exists on these blocks.*

Parking Requirements

Sunnyvale's residential parking requirements vary by housing type, and by number of bedrooms for multi-family units. For multi-family units, townhomes, condominiums and apartments, the parking requirements are different based on the type of parking facilities provided. The City permits carports in lieu of garages for all housing units, which can serve to reduce development costs. Carports also have the lowest required parking ratio. Table 35 enumerates the City's residential parking requirements, including reduced parking requirements provided within the Downtown Specific Plan area.

Table 35: Residential Parking Requirements

Housing Type	Number of Parking Spaces required			Max. Percentage of Compact Spaces Allowed
Single-Family and Duplex	2 covered spaces per unit, plus 2 uncovered spaces on driveway.			N/A
Multi-family Townhouses, Condominiums and Apartments	**Carports, Underground and Open Parking Lot**	**1 Enclosed Garage Space and Open Parking Lot**	**2 or More Enclosed Garage Spaces**	
Studio, Efficiency, or 1 Bedroom Units:	1 covered, plus 0.5 unassigned spaces per unit.	1 covered, plus 0.8 unassigned spaces per unit.	2 covered, plus 0.25 unassigned and guest spaces per unit.	10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
2 Bedroom Units:	1 covered, plus 1 unassigned space per unit.	1 covered, plus 1.33 unassigned spaces per unit.	2 covered, plus 0.4 unassigned and guest spaces per unit.	10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
3 Bedroom Units:	1 covered, plus 1 unassigned space per unit.	1 covered, plus 1.4 unassigned spaces per unit.	2 covered, plus 0.5 unassigned and guest parking spaces per unit.	10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
4+ Bedroom Units:	Add 0.15 unassigned spaces per bedroom per unit to the 3 bedroom requirement.	Add 0.15 unassigned spaces per bedroom per unit to the 3 bedroom requirement.	Add 0.15 unassigned spaces per bedroom per unit to the 3 bedroom requirement.	10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
Single Room Occupancy and Residential Hotels				
Less than 200 sq. ft.	0.25 spaces per unit.			N/A
200 to 250 sq. ft.	0.5 spaces per unit.			N/A
Greater than 250 sq.ft.	1 space per unit.			N/A
Senior Housing	1 space per unit. (Pursuant to senior housing density bonus)			N/A
Mobile Home Park	2 spaces per unit (Tandem parking permitted)			N/A
Mixed Use	Parking ratios are based on accepted guidelines (ITE or ULI), subject to Community Development Director approval			N/A

Table 35: Residential Parking Requirements

Housing Type	Number of Parking Spaces required	Max. Percentage of Compact Spaces Allowed
DOWNTOWN SPECIFIC PLAN		
Single family residential	1 covered space plus 1 uncovered space per unit	None
Single family residential with Accessory living unit	1 covered space plus 2 uncovered spaces per unit	None
Multifamily, Residential (Studio or 1 Bedroom)	1 assigned and covered space plus 0.75 guest space per unit	35% of uncovered, unassigned spaces in lots with more than 10 spaces
Multifamily, Residential (2 Bedroom or more)	1 assigned and covered space plus 1 guest space per unit	35% of uncovered, unassigned spaces in lots with more than 10 spaces

City of Sunnyvale, Municipal Code, 2009.

The parking requirement for multi-family residential varies from one space for one-bedroom units to two spaces for units with two or more bedrooms, depending on whether project parking spaces are located: 1) in carports, underground and in an open parking lot; 2) in one fully-enclosed garage space and in an open parking lot; or 3) in two or more fully-enclosed garage spaces. There is also an additional requirement for the unassigned and guest spaces for each unit type. This requirement is higher than that for single-family homes (2 spaces per unit) because condominium and townhome developments typically do not have private driveways for additional parking nor public street frontage that could provide off-site guest parking spaces. Up to 10 percent uncovered/unassigned spaces are permitted in parking lots with > than 10 spaces.

In the Downtown Specific Plan area, new development is required to provide parking on site. Shared parking for mixed-use scenarios where uses have different peak parking needs may be considered, and is encouraged for trip reduction programs such as car sharing or other transportation demand management programs. Parking requirements are evaluated and analyzed as part of the project review for the special development permit.

While Sunnyvale's parking requirements are not onerous, the City has several near term development opportunities which lend themselves to a re-evaluation of Citywide parking standards for special needs housing and sites with close proximity to transit. The 124 unit Fair Oaks Senior Housing project by Mid-Peninsula Housing Coalition has proposed a modified parking ratio, and could serve as the basis for establishing a reduced parking standard for senior housing. Also, the City is currently reviewing the feasibility of high-density, compact development within a half mile radius of the Caltrain Lawrence Station which could serve as the prototype for establishing modified parking standards for projects in proximity to transit hubs. ITR sites close to the Lawrence Station provide a prime opportunity for transit-oriented development; the City is exploring reduced parking requirements as part of the overall development incentives envisioned for this area. The Housing and Community Revitalization Sub-Element includes a program to develop modified parking standards both for special needs housing and sites near transit.

Flexible Development Standards

Sunnyvale has adopted several provisions in its Zoning Code that facilitate a range of residential development types and can lower the cost of developing housing. These mechanisms include mixed-use development provisions, Industrial to Residential (ITR) zoning, the Below-Market Rate (BMR) Program, density bonuses, and other provisions for small lot development.

Mixed-Use Development

Sunnyvale has adopted several specific and precise plans which encourage mixed use development:

- The 2003 Downtown Specific Plan (DSP) comprises roughly 125 acres and provides for approximately 2,000 higher density residential units in close proximity to transit. A major focus of the DSP is to integrate connections between residential and mixed use development with existing transit facilities, including the recently-completed multi-modal Caltrain Station.
- The City is currently working on a study to assess the feasibility of high density residential and commercial development within a 1/2 mile radius of the Caltrain Lawrence Station. If approved by Council, the study will result in a more detailed Station Area Plan for the Lawrence Station Transit Village area.
- The 2007 update of the Precise Plan for El Camino Real now encourages compact mixed-use development along Sunnyvale's oldest transportation corridor along the commercial spine of the City.
- The 101/Lawrence Site Specific Plan aims at creating a self-supporting urban village with a mix of uses that includes high density residential.
- The Lakeside Site Specific Plan, an almost nine acre site adjacent to the 101/Lawrence Site Specific Plan area, allows the redevelopment of a hotel site into a mixed use high density residential and hotel/conference facility near the intersection of two major transportation corridors.

Sunnyvale's DSP area, Lawrence Station Transit Village and the El Camino Real corridor have all been designated as "Priority Development Areas" (PDAs) by ABAG, as supported by the City Council. PDA designation renders these areas eligible for certain capital infrastructure funds, planning grants and technical assistance to facilitate transit-oriented development.

Additionally, in December 2008, the City added two new Sections to the Zoning Code (Sections 19.26.220 and 19.26.230) to establish a Mixed Use Combining District and provisions for Live/Work units. The new MU district may be combined with the R-3, R-4 and R-5 zoning districts in areas within ½ mile of a public transit stop or major expressway. The combining district requires between 10-25 percent of the lot area to be developed with commercial/office uses, and allows residential uses to be developed either adjacent to, or above commercial uses. An allowance is provided for an increase in 10 feet, or one-story above the base zoning maximum and shared parking is permitted as supported by a parking study. Live/work units are now defined in the Zoning Code, and are specifically permitted in the Mixed Use Combining District.

Rezoning Industrial to Residential (ITR)

Sunnyvale has recognized that as industrial and R&D uses have become more land intensive (i.e. multi-story buildings with less floor area per employee), underutilized industrial land can be freed up for other uses. The Futures Study (July 1993) looked at some of the City's older underutilized industrial sites to evaluate planned redevelopment of these sites with residential uses, while directing higher intensity industrial development to other areas more suitable over the long-term for such uses. As a result of this study, eight industrial areas were rezoned with an Industrial to Residential Combining District (ITR). The ITR district allows industrial, office, commercial, and residential uses to exist within the same district while gradually converting to residential use. In 2007 an additional ITR area was added; the ITR Combining District now includes approximately 320 acres, accommodating up to 7,700 dwelling units. As of January 2009, approximately 1,700 units had either been constructed or building permits issued within the ITR areas.

Below Market Rate (BMR) Housing

Sunnyvale's Below Market Rate (BMR) Program is authorized under the Sunnyvale Municipal Code, Chapter 19.66, and is applicable to new developments of nine or more units. The BMR program currently requires that 12.5 percent of units in an ownership development be designated as affordable housing for low and moderate-income purchasers (70-120% AMI). The BMR requirement for rental development is for 15 percent low income (70% AMI) units. The period of affordability is 30 years for owner-occupied units and 55 years for rental units. Since Sunnyvale initiated the BMR program in the early 1980s, over 420 affordable rental units and 320 affordable ownership units have been created. Density bonus incentives consistent with State density bonus law are available to developers to help offset the cost of providing affordable units, as well as to encourage deeper income targeting.

For developments that propose between nine and nineteen parcels or units, the Director of Community Development, upon request by the developer, may waive the requirements to provide BMR units in exchange for the payment of a BMR in-lieu fee. The BMR in-lieu fee for ownership units is calculated as the difference between the fair market value of the BMR unit and the affordable BMR unit price. The BMR in-lieu fee for rental units is calculated as the difference between the market rent for units and the established BMR rent, capitalized over 55 years. Over the course of the BMR Program, the BMR-in-lieu fees have been limited and have not been a consistent source of revenue. The current balance of the BMR sub fund is approximately $2.2 million (which includes funds generated from processing fees, violation revenues, as well as in-lieu fees); and the BMR in-lieu-fees have been used to fund some of the operating costs of different housing programs.

As a means of providing increased program flexibility – particularly important in the current real estate downturn – the Housing and Community Revitalization Sub-element sets forth a program to review and refine the current BMR guidelines to incorporate provisions for meeting BMR requirements off-site through new construction and acquisition/rehabilitation, and allowances for providing rental or owner units to fulfill BMR obligations. The city will also be evaluating an increase in the project size threshold for allowance of payment of in-lieu fees.

Affordable Housing Density Bonus

One regulatory tool the City uses to support development of affordable rental housing is density bonuses. Pursuant to Zoning Code Sections 19.66.080 and 19.66.100, the City offers density increases of at least 25 percent over the otherwise maximum density in the zone in exchange for the provision of 10 percent very low income units, 20 percent low income units, or 50 percent age restricted units. Rents in density bonus units must remain affordable for at least 55 years.

The State legislature has amended Section 65915 of the California Government Code which regulates affordable housing density bonuses, providing a tiered system of density bonuses ranging from 20-35 percent and up to three development incentives/concessions, depending on the proportion of affordable units and level of income targeting. Sunnyvale's current density bonus provisions indicate any updates to Government Code Section 65915 supercede any inconsistencies created in the local ordinance. However, as a means of clarifying and better promoting density bonus incentives to the development community, the Housing and Community Revitalization Sub-element includes a program for the City to update its Density Bonus provisions in the zoning code, consistent with current State provisions.

Provisions for Small Lot Development

Sunnyvale has two zoning districts which provide for small lot developments. The R-1.5 zoning category allows lots ranging from 4,200 to 6,000 square feet in size, and the R-1.7/PD allows lots from 2,600 to 4,000 square feet in size. Both zoning districts allow a maximum Floor Area Ratio of up to 50 percent. By providing greater development flexibility and allowing smaller lot sizes, the City's zoning provides for opportunities for development of lower cost single-family homes.

Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family homes, multi-family housing, factory-built housing, mobile homes, single-room occupancy housing, emergency shelters and transitional housing among others. Table 36 summarizes housing types permitted within Sunnyvale's residential zone districts, and Table 37 identifies residential uses permitted in commercial districts and the Downtown Specific Plan.

Table 36: Housing Types Permitted by Residential Zone District

Housing Types Permitted	R-0 & R-1	R-1.5	R-1.7/ PD	R-2	R-3	R-4	R-5	R-MH
Residential Uses								
Single-family dwellings*	P	P	SDP	P	UP	UP	UP	P**
Two-family dwellings (duplexes)	N	UP	SDP	P	P	P	UP	P
Multiple-family dwellings	N	N	N	UP	UP	UP	UP	UP
Single Room Occupancy (SRO) facilities	N	N	N	N	N	UP	UP	N
Accessory Living Units (second units)	MPP	N	N	MPP	N	N	N	N
Mobile Home Parks	N	N	N	N	N	N	N	P
Special Needs Housing								
Residential Care Facility - licensed (6 or fewer persons)	P	P	P	P	P	N	N	N
Residential Care Facility – unlicensed (6 or fewer persons)	UP	UP	UP	UP	UP	UP	UP	N
Residential Care Facility - licensed (7 or more persons)	UP	UP	UP	UP	UP	UP	UP	N
Residential Care Facility - unlicensed (7 or more persons)	N	N	N	N	UP	UP	UP	N
Transitional and Supportive Housing	N	N	N	UP	UP	UP	UP	UP

P = Permitted Use MPP = Miscellaneous Plan Permit UP = Use Permit
SDP = Special Development Permit N= Not Permitted

*Includes Manufactured Housing

**Caretaker Home only (stick built); or manufactures housing on Manufactured Housing sites per State Law.

Table 37 : Housing Types Permitted by Commercial Zone District

Housing Types Permitted	C-1	C-2/ C-3	O	M-S/ M-3	P-F	Downtown SP	
						Residential Blocks	Comm/Office Blocks
Residential Uses							
Single-family dwellings	UP	UP	UP	UP	UP	P	N/SDP
Two-family dwellings (duplexes)	UP	UP	UP	UP	UP	N/P	N/SDP
Multiple-family dwellings	UP	UP	UP	UP	UP	SDP	SDP/N
Single Room Occupancy (SRO) facilities	N	UP	N	UP	N	N/SDP	SDP/N
Accessory Living Units (second units)	N	N	N	N	N	SDP	N
Special Needs Housing							
Residential Care Facility - licensed (6 or fewer persons)	N	N	N	N	N	SDP/P	P/N
Residential Care Facility – unlicensed (6 or fewer persons)	N	N	N	N	N	N	N
Residential Care Facility - licensed (7 or more persons)	UP	UP	UP	UP	UP	N	N
Residential Care Facility - unlicensed (7 or more persons)	UP	UP	UP	UP	UP	N	N
Transitional and Supportive Housing	UP	UP	UP	UP	UP	SDP	SDP/N
Emergency Shelter for the Homeless	UP	UP		UP	N	N	N

P = Permitted Use MPP = Miscellaneous Plan Permit UP = Use Permit
SDP = Special Development Permit N= Not Permitted
N/P = Not permitted in the majority of the DSP districts, but Permitted in some DSP districts

Multi-Family Rental Housing

The City's Zoning Code provides for multi-family dwellings with three or more units in its low-medium, medium and high density residential zones, as well as commercial zones and in the Downtown Specific Plan. The City currently requires a Use Permit for multi-family development, requiring review and approval by the Planning Commission. The main purpose of the multi-family Use Permit is architectural and site review, thus it does not function as a typical use permit which regulates the use of the property. While the City has followed a Use Permit process for many years and has continued to see significant multi-family development, a more appropriate approach would be to establish an administrative hearing process which solely focuses on site and architectural review. Such a ministerial process would serve to streamline multi-family development approvals and provide greater certainty to development applicants. Thus, the Housing and Community Revitalization Sub-element sets forth a program to eliminate the multi-family Use Permit, and replace with an administrative hearing process for multi-family projects with 50 or fewer units within residential and mixed use zones.

Accessory Living Units

The purpose of permitting additional living units (often referred to as "granny units") in single-family districts is to allow more efficient use of the existing residential zones and infrastructure to provide the opportunity for the development of small housing units designed to meet the special housing needs of individuals and families, who may be rental tenants or extended family members, while preserving the relatively low densities of single-family neighborhoods.

The passage of AB 1866 (effective July 2003) now requires local governments to use a ministerial process for second unit applications for the purpose of facilitating production of affordable housing. AB 1866 does allow cities to impose development standards on second units addressing issues such as building size, parking, height, setbacks, and lot coverage.

Sunnyvale currently allows accessory living units (ALUs) in the R-1, R-0 and R-2 zoning districts subject to a Miscellaneous Plan Permit (MPP) and in designated residential blocks in the Downtown Specific Plan with a Special Development Permit (SDP). All MPP permits for ALUs are reviewed by the Director of Community Development (or designee) for compliance with the standards set forth in Section 19.68.040 of the Zoning Code. The permit is considered ministerial without discretionary review. When the ALU application is in compliance with the relevant standards, the permit is issued. Where an applicant seeks to deviate from these standards, a zoning variance is required. ALUs are treated no differently than single-family homes in the same zoning district.

Sunnyvale's Zoning Code (Section 19.68.040) establishes the following standards for accessory living units:

- A minimum lot size of 9,000 square feet is required in the R-0 and R-1 districts, and 5,000 square feet in the R-2 and DSP sub-districts 8, 9, 10, 11, 12.
- Unit sizes are restricted to a maximum of 700 square feet and one bedroom.
- At least one on-site parking space shall be provided for each accessory unit, in addition to the minimum number required for the primary dwelling. The additional space may be uncovered, but may not be in tandem with another space.
- A deed restriction is required that stipulates that only one of the two units on the property may be rented at any one time.
- All setbacks, lot coverage, building height, open space and other applicable requirements of the underlying zone district shall be satisfied.
- Entrances and outside stairways serving ALUs shall not be constructed on any building elevation facing a public street.
- Exterior materials, colors and appearance of ALUs shall match the primary structures they adjoin.

Sunnyvale receives several ALU applications annually, with a total of 11 units constructed between 2001-2006. The City's ALU development standards are reasonable, less restrictive than many jurisdictions, and do not serve as a constraint to their development.

Manufactured Housing/ Mobile Homes

Section 65852.3 of the California Government Code requires jurisdictions to administratively allow manufactured homes on lots zoned for single-family dwellings if they meet certain standards. Consistent with this requirement, Sunnyvale permits mobile homes on a permanent foundation for use as a single-family dwelling in R-0, R-1, R-2 and R-3 zone districts.

Sunnyvale has 16 mobile home parks containing approximately 4,000 mobile home units. The City has established a designated mobile home park zone district, and has adopted a policy to maintain a minimum of 400 acres of mobile home park zoning. The City also has a general plan land use designation of Mobile Home.

Single Room Occupancy (SRO)

SRO residences are small, one room units (generally 100-250 sq. ft.) occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

In 1991, the City of Sunnyvale adopted an ordinance and related building code amendments designed to make the development of SRO housing more feasible. The impact of the ordinance (Zoning Code Section 19.66.160) was to increase the allowable density and lower the cost of developing SROs by designating it a commercial development. As indicated in Tables 36 and 37, the City permits SROs with a Use Permit in the following zone districts: R-4, R-5, C-2, C-3, MS, M-3, and some DSP sub-districts. Provisions of the City's ordinance include:

- ✓ Requirements for a Management Plan outlining policies and procedures
- ✓ 24-hour on-site management
- ✓ Options for both weekly and monthly tenancies
- ✓ Unit sizes of 150 - 400 square feet in size, with an overall average unit size not exceeding 250 square feet (excluding closet and bathroom area)
- ✓ Maximum occupancy of two persons per unit

Following adoption of its ordinance, Sunnyvale issued a Request for Proposal for construction of an SRO on a City-owned site in the downtown targeted to workers in service sector jobs, seniors and disabled individuals. Mid-Peninsula Housing Coalition was selected as the developer, and leveraged City monies with six other public and private funding sources to achieve development of the 120 unit Carroll Inn. Twelve of the Carroll Inn units are fully accessible, and rents are aimed at residents who earn an average of 19 percent of County median income in the community. Current rents range from $320 to $430 per month, including utilities.

A second SRO, Borregas Court, was also developed under Sunnyvale's SRO ordinance. This 193 unit SRO is located just outside of downtown. While rents are not as low as those in the Carroll Inn, at $675 to $775 per month, they still fall within levels affordable to extremely low income households. The property is managed by the non-profit EAH.

Residential Care Facilities

Section 1566.3 of the California Health and Safety Code requires residential facilities serving six or fewer persons to be considered a residential use of property for purposes of local zoning ordinances. No local agency can impose stricter zoning or building and safety standards on these residential facilities – such as a use permit (UP), zoning variance or other zoning clearance - than is required of a family dwelling of the same type in the same zone. The Sunnyvale Zoning Code permits licensed Residential Care Facilities serving six or fewer persons by right in all low and medium density zoning districts (R-0, R-1, R-1.5, R-1.7/PD, R-2), and does not subject such facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same zone. Unlicensed Residential Care Facilities with six or fewer occupants are permitted in all residential zones, subject to issuance of a use permit.

Due to the unique characteristics of larger (more than six persons) Residential Care Facilities, most jurisdictions require a use permit to ensure neighborhood compatibility in the siting of these facilities. As indicated previously in Tables 36 and 37, the Sunnyvale Zoning Code provides for Residential Care Facilities with more than six occupants in all zoning districts where residential uses are permitted, subject to approval of a Use Permit by the Planning Commission; unlicensed facilities with more than six occupants are allowed with a Use Permit in medium and high density residential zones and nonresidential zones which allow residential uses. The required findings for approval of a Use Permit in Sunnyvale are directed towards ensuring compatibility of the proposed use and not tied to the user, and therefore are not viewed as a constraint per se to the provision of residential care facilities.

Sunnyvale has adopted Section 19.64.010 of the Zoning Code to regulate unlicensed care facilities and facilities with seven or more occupants. As articulated in this section, the Sunnyvale City Council finds that residential care facilities provide a cost-effective, humane and non-institutional environment for elderly persons, persons suffering from chronic illness, persons suffering from mental or physical impairments, and persons recovering from drug and/or alcohol addiction. The City Council also finds that the public health, safety and welfare of City residents is best served when such facilities are licensed by the California Department of Social Services, the California Department of Alcohol and Drug Programs, or other appropriate agency to ensure compliance with applicable regulations and standards, but that in fact not all facilities are so licensed. The City Council finds that over-concentration of Residential Care Facilities could impair the integrity of residential neighborhoods, and thus has established a 500 foot spacing requirement between Care Facilities with more than six occupants. Applicants may request a waiver from the distance requirement, subject to Planning Commission findings that such a waiver would not be materially detrimental or injurious to the property, improvements or uses in the immediate vicinity.

The California courts have invalidated the following definition of "family" within jurisdictions Zoning Codes: (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

Sunnyvale's Zoning Code currently contains the following definition of "family":

a) *An individual living alone in a dwelling unit; or*
b) *Two or more persons related by blood, marriage or legal adoption, or a group of two or more persons who need not be related, living together in a single dwelling unit as a group where the individual or group is in possession of the entire dwelling unit."*

The City's zoning provisions for Residential Care Facilities, as well its definition of family, both provide reasonable accommodation to persons with disabilities, as evidenced by the State Community Care Licensing Division which identified 1 Group Home, 6 Adult Residential Facilities, and 44 Residential Care Facilities for the Elderly in Sunnyvale.

Transitional and Supportive Housing and Emergency Shelters

Transitional housing is temporary housing (generally six months to two years) for a homeless individual or family transitioning to permanent housing. Residents are also provided with one-on-one case management, education and training, employment assistance, mental and physical services, and support groups. Recent changes in State law (SB 2 - effective January 2008) require transitional housing to be treated the same as any other residential use within the same zone. Sunnyvale considers transitional housing the same as permanent multi-family housing, and thus the review and approval process is the same. Hence, similar to multi-family housing, transitional housing is currently permitted with a Use Permit in all Low-Medium Density and High Density Residential zones, as well as in Commercial zones and in most DSP sub-districts. The Housing and Community Revitalization Sub-element includes a program for the City to specifically define transitional housing within the Zoning Code, and depending on the physical characteristics of the facility as a single-family or multi-family structure, permit as a residential use within single-family zones, or within multi-family and commercial zones.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. Sunnyvale regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use and for use by the residents of the facility.

Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters. While the Sunnyvale Zoning Code does not currently provide explicit provisions for emergency shelters, shelters can be accommodated in the City's industrial and commercial zones with a Use Permit.

As discussed in the homeless section of the Housing Needs Assessment, the 2007 Santa Clara Homeless Survey identified 640 homeless people in Sunnyvale, including 479 unsheltered

people in street locations or cars/RV's/vans or encampments, and 152 people in shelters. Sunnyvale has conducted a review of its zoning districts and determined that the industrial zones with an overlay of 'place of assembly' (POA) are most likely to be the best suited to house an emergency homeless shelter. In 2007, the City re-zoned certain Industrial-and-Service (MS) zoned sites with an MS/POA designation. The POA designation essentially allows for additional opportunities to locate places of assembly and recreation uses (such as places of worship, community centers, etc.) in specified areas of the City; SROs and residential uses are also permitted in the MS/POA zone with a use permit. Sites were selected based on their proximity to major arterials and locations near the outer edges of larger industrial neighborhoods, and given their direct and convenient access to public transit, would serve as good candidates for the location of an emergency shelter, The attached map shows the locations of all MS/POA sites within Sunnyvale, totaling 117 acres.

While the City has not identified any vacant MS/POA sites, these sites are characterized by larger buildings and warehouses, many of which are suitable for conversion to a shelter. Numerous underutilized properties also exist which are suitable for redevelopment. Most structures on MS/POA sites are Class C, single-story, tilt-up, industrial buildings. The availability of these buildings for adaptive reuse and the relatively lower property values in industrial areas would reduce the cost of establishing an emergency shelter. The vacancy rate in this particular zoning district is currently in the range of 20-25 percent, providing ample opportunity for conversion of an existing vacant structure for future emergency shelter use.

The City has included a program within the Housing and Community Revitalization Sub-element to modify the Zoning Code to permit shelters in the MS/POA zone by right, subject to the same development and management standards as other permitted uses in the zone. The City's MS/POA development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 22,500
- Building height: 75 feet
- Front yard setback: 25 feet
- Side yard setback: total 20 feet
- Rear yard setback: none

In addition to application of MS/POA development standards, pursuant to SB-2, the City can also specify written, objective standards to regulate the following aspects of emergency shelters to enhance compatibility:

- The maximum number of beds or persons permitted to be served nightly;
- Off-street parking based on demonstrated need;
- The size and location of exterior/interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting;
- Security during hours that the emergency shelter is in operation.

Farm Worker Housing

The Census identifies 42 Sunnyvale residents employed in farming, fishing and forestry occupations, representing less than one percent of the City's labor force. No parcels in the City remain zoned for agricultural use, nor are there farms known to currently employ farm workers (i.e., other than the land owner's family members or volunteers). The City owns two orchards which are farmed on the City's behalf by a local resident, and the 19-acre "Corn Palace" is privately owned and farmed by the owners who live in the City; the Corn Palace site is zoned for residential use and had been included in the residential sites inventory for the Element. Given the extremely limited presence of farm workers in the community, the City has not identified a need for specialized farm worker housing and can address the housing needs of farm workers through its general housing programs.

Accessibility Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing. Sunnyvale accommodates most accessibility modifications through issuance of a simple remodel permit. Handicapped ramps or guardrails are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents. The Building Department has adopted the 2007 California Building Code without amendment, and enforces the disabled access regulations delineated in chapters 11A (Housing Accessibility) and 11B (Accessibility of Publicly Funded Housing). New apartment buildings with three or more units are subject to requirements for unit "adaptability" on ground floor units, and accessibility to common use areas. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

In December 2004, Council directed the creation of an Advisory Committee on Accessibility (ACA). The City of Sunnyvale's ACA advises and provides input to City staff on accessibility issues related to City services, programs and facilities. The City also has a dedicated Americans with Disabilities Act Coordinator, and identifies resources and local programs for persons with disabilities on its website.

Sunnyvale administers a Home Access Grant program, providing up to $6,500 to lower income disabled homeowners to retrofit their homes. Common accessibility retrofits funded through the program include: ramps, hand railings, grab bars, hand-held showerheads, widening of doors, modification of steps, and wheelchair lifts. The City also maintains an inventory of lifts it provides to residents, and removes the lift when it is no longer needed.

It is the policy of the City of Sunnyvale to provide reasonable accommodation for persons with disabilities seeking fair access to housing in the application of its zoning and building laws. While Sunnyvale has not identified any constraints on the development, maintenance and improvement of housing for persons with disabilities, the City has not developed specific procedures for requesting a reasonable accommodation. As a means of facilitating such requests, the City has included a program in this Housing and Community Revitalization Sub-element to develop procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws.

Development Permit Procedures

Planning is an essential part of the development process. Good planning can mean the difference between an average development and an excellent one that meets the community's expectations. The planning process also provides anyone with an interest in a proposed development to get involved. Before development can occur, it is necessary to obtain certain permits and discretionary approvals. These procedures, although necessary to ensure that the development is safe and in compliance with local, regional and state regulations and zoning code requirements, can sometimes lead to delays in projects and increase costs. Moreover, excessive processing time may act as a constraint on the production of affordable housing, because it increases carrying costs for the developer for land and financing.

Recognizing the complexity of the development process for property owners and developers, the City of Sunnyvale offers easy-to-read brochures to help developers and homeowners better understand the planning and development procedures in Sunnyvale. The City is also committed to an efficient review process. In particular, the City offers expedited review for residential developments that contain units affordable to lower and moderate-income households.

In 1985, Sunnyvale established a One-Stop Permit Center to process building permits, building inspections, use permits, business licenses, code compliance, housing services, plan checking, planning permits, economic development, and other general services. The One-Stop Permit Center is comprised of a team of City Staff from the Community Development, Public Works and Public Safety Departments. The team effort results in fast and convenient service. Some of the services provided are:

- Coordinated customer contacts with appropriate staff representatives
- Related development services in a central location
- Streamlined permitting process
- Computerized land use information and building permit tracking system
- Plan checks and permit issuance combined in one location

Any interested person can make an appointment at the One Stop Permit Center to meet with various specialists including a Building Inspector, Planner, Public Works Engineer, Neighborhood Preservation Specialist, Housing Specialist, Traffic Engineer, Fire Prevention Engineer, and Structural Engineer. The One-Stop Permit Center is able to provide streamlined plan review and building permit issuance with over 90 percent of all building permits issued at the counter.

The applications reviewed by the Planning Division can be divided into two major categories:

- Administrative Permits that are reviewed and/or approved by staff within a 10-day period, and
- Permits requiring Public Hearing(s) within a one to two month time schedule.

These timelines are for projects determined to be categorically exempt from the California Environmental Quality Act (CEQA). A majority of development projects in Sunnyvale meet these timelines. The Zoning Code sets forth specific standards that each development should meet and the Community Design Sub-element provides design guidelines that reflect the aesthetic values of the community to assist the development community in meeting those standards.

The following section describes the different levels of decision-making bodies in Sunnyvale, and the responsibilities of each:

- ✓ Sunnyvale offers a Preliminary Review process for development projects free of charge. The **Preliminary Review Committee (PRC)** consists of a representative from relevant City Departments (Community Development, Public Works, Parks, Trees and landscaping, Fire, etc) and other agencies involved with the physical development of the City. The PRC was created to review development/improvement proposals, provide applicants with design comments, and make recommendations to the Community Development Director and/or Planning Commission, in accordance with the Municipal Code. The PRC serves as a recommending body on conditional use permits, variances, tentative maps, and planned developments. The PRC meeting is held once every two weeks. Permit applicants typically attend the PRC meeting which gives them an opportunity to seek clarifications and ask questions. This preliminary review process helps one determine if any additional information is needed and the most efficient path to approval. Most applicants are encouraged to have their projects reviewed by the PRC.

- ✓ Applications for single-family residential developments that are designed in compliance with the code requirements and are less than the FAR threshold for the zoning district are reviewed at staff level through the **Design Review (DR) process.** There are different timeframes for staff level review based on the size of the project. Single story additions to single-family detached dwellings or duplexes that are less than 20 percent of the existing floor area are reviewed over-the counter at the One-stop Permit Center. Projects that propose to add more than 20 percent of the existing floor area are reviewed within a two-week timeframe. Projects designed with variances and those that exceed the FAR thresholds are required to go through a public hearing process reviewed by the Planning Commission. A public hearing can generally be scheduled in 1-2 months.

- ✓ The **Community Development Director** has decision-making authority on minor development permits, special development permits, site plan reviews, and zoning clearances. Minor development permits, special development permits, and variance applications as well as projects that are categorically exempt pursuant to the terms of California Environmental Quality Act (CEQA) are reviewed through the Administrative hearing process. It typically

takes approximately 30 days for a fully completed application to be scheduled for Administrative hearing.

- ✓ For projects that require CEQA review i.e. those that are not categorically exempt per CEQA, the **Planning Commission** serves as the decision-making body.

The typical review process for a multi-family development application in Sunnyvale can be described as follows. As a means of saving time and costs, applicants are encouraged to request a **Preliminary Review (PR)** with staff prior to completion of project design. PR projects are reviewed by the PRC as described above. The purpose of this review is to inform the applicant of relevant code requirements, explore possible modifications to the project, and to identify any technical studies that may be necessary for the environmental review process. The pre-application conference is conducted with the Preliminary Review Committee, providing the applicant with early input from all relevant departments.

Upon submittal of the **formal development application**, City staff conducts a review to check for completeness of the submittal, and informs the applicant in writing within two weeks of any missing information. Corrections and/or additions are made to the project application and supporting documents, and resubmitted to staff. The PRC review process includes distribution of the project to members of the PRC. If the PRC does not raise any issues, staff maintains responsibility for review. A PRC meeting is held once every two weeks and comments are provided to the applicant within 15 days of project submittal.

Upon completion of project review by the Development Review Committee, a staff report is prepared summarizing the scope of the project and compliance with code requirements. As discussed earlier in this section, the City currently requires a Use Permit for multi-family development, requiring review and approval by the Planning Commission. The main purpose of the multi-family Use Permit is architectural and site review, rather than the use of the property. Specifically, Section 19.99.010 of the Municipal Code identifies the purpose of the multi-family Use Permit:

> "to allow the establishment of those uses which have unique characteristics or special form such that their effect on the surrounding environment must be evaluated for a particular location. The permit application process allows for review of the location, design, configuration of improvements and potential impact on the surrounding area."

Under the current Use Permit process, once an application is deemed complete, multi-family development applications can be scheduled for hearing in approximately one to two months. For example, a recently proposed project by Mid Peninsula Housing Coalition for development of 124 low income senior housing units was scheduled for Planning Commission hearing within two months of the project being deemed complete. Unlike a private developer, affordable housing projects typically involve securing a variety of funding sources which are beyond the control of the Planning Division, and can add to the time it takes for a project to move forward with development.

While the City has followed a Use Permit process for many years and has continued to see significant multi-family development, a more appropriate approach would be to establish an

administrative hearing process for smaller projects which solely focuses on site and architectural review. Thus, the Housing and Community Revitalization Sub-element sets forth a program to eliminate the multi-family Use Permit, and replace with an administrative hearing process for multi-family projects with 50 or fewer units within residential and mixed use zones. For those residential projects still subject to a use permit, the City will evaluate processing times and conditions on an annual basis to assess the impact of the use permit. If the use permit is found to act as a constraint, the City will further modify its procedures to promote applicant certainty and timing.

Average processing times in Sunnyvale to obtain a permit to construct a new single-family residence on a legal lot range between one to three months depending on the types of permits required. The City of Sunnyvale lays a strong emphasis on customer service and satisfaction and processes set in place are designed for expedited processing of all planning and building permits.

Fees and Exactions

The City of Sunnyvale collects various fees from developments to cover the costs of processing permits and providing the necessary services and infrastructure related to new development projects. Table 38 summarizes the planning and development fees applicable to housing construction.

Table 38: Planning and Development Fees

Administrative Request	
Preliminary Review Committee (PRC) Review	$283
Appeals of Miscellaneous Plan Permits	$117
Extension of time (Major & Minor Permits & Tentative Map)	$625
Landscaping, parking, lighting & architectural plans	$283
Other Miscellaneous Plan Permits	$96
Minor Permits (Administrative Hearing Review)	
Appeals of Minor Permit	$117
Plan Review of Minor Permit	$695
Single Family & Condominium Special Development Permit or Use Permit	$96
Single Family Variances	$342
Special Development Permit	$1,282
Variances (other than Single Family)	$1,282
Major Permits (Planning Commission Review)	
Appeals of Major Permit	$117
Plan Review of Major Permit	$1,389
Special Development Permit/Use Permit	$2,724
Tentative Map	
Appeals	$117
Modification to Tentative Map Conditions of Approval	$1,389
Parcel Maps (4 or fewer lots, condominiums)	$2,083
Subdivision Maps	$3,418
Plus fee per lot	$235
Rezoning and General Plan Amendments	
Planned Development (PD) Combining District	$2,270
Specific Plans	$4,540
Zoning District Change	$4,540
General Plan Amendments for which Council has initiated consideration	$4,540
Process Environmental Documents	
Review of Environmental Study (traffic, noise, etc)	$1,175
Environmental Assessment (Initial Study)	$625
EIR Consultant Charge	As Needed
EIR Preparation	10% consulting fee
Development Impact Fees	
Park In Lieu Fees:	
Low Density Residential (R-0 & R-1)	$14,374.80
Medium Density Residential (R-1.5, R-1.7/PD, R-2)	$13,068.00
Medium and High Density Residential (R-3, R-4 and R-5)	$9,408.96
Transportation Impact Fees:	
North of 237, net new peak hour trip	$5,835.02
South of 237, net new peak hour trip	$2,028.89
Art in Private Development In-Lieu Fee	1% construction value
Sense of Place Fee (ITR Areas 7 and 8)	$1,000

Source: Sunnyvale Planning Division Fees, August 11, 2008.

The Home Builders Association of Northern California conducts an annual Cost of Development Survey. Eight South Bay cities participated in the 2006-2007 survey, including Cupertino, Gilroy, Morgan Hill, Mountain View, Palo Alto, San Jose, Salinas and Sunnyvale. Each city calculated total development fees, impact/capacity fees, and development taxes on five different project prototypes, including a 50 unit single-family subdivision and a 96 unit multi-family development. For the single-family prototype, Sunnyvale's fees were documented at $27,014 per unit, the second lowest of the eight jurisdictions surveyed. Similarly, for the multi-family prototype, Sunnyvale's per unit fees of $19,712 were also the second lowest. Sunnyvale's development fees are comparable if not lower than those charged in surrounding communities and are not considered a constraint to housing development in this area.

Table 39: City and Non-City Fees for Single and Multi-family Residences

Fee	Typical single-family development on an R-2 lot (42 single family homes)		Typical multi-family development on an R-3 lot (242 condos)	
	Cost Factor	Total Project Cost	Cost Factor	Total Project Cost
Planning Application Fees				
Major Special Development Permit/ Use Permit fee	$2,724	$2,724	$2,724	$2,724
Plan review	$1,389	$1,389	$1,389	$1,389
Subdivision Map	$3,418	$3,418	$3,418	$3,418
Tentative map (per lot)	$235	$9,870	$235	$11,515
Planned Development Combining District	$2,270	$2,270	N/A	N/A
Environmental Assessment (Initial Study)	$625	$625	$625	$625
Recordation of environmental documents (Santa Clara County fee)	$50	$50	$50	$50
Project Cost Subtotal		***$20,346***		***$19,721***
Per Unit Cost Subtotal		***$484***		***$81***
Impact Fees				
Park-in-lieu fees (Low-medium density) – (Fee total or land dedication)	$9,408.96/unit	$548,856	$9,408.96/unit	$2,276,968
Traffic Impact fees South of 237, net new peak hour trip	$2,029/unit	$85,218	$2,029/unit	$491,018
Sense of place fee for ITR areas (per unit)	N/A	N/A	$1,000/unit	$242,000
Project Cost Subtotal		***$634,074***		***$3,009,986***
Per Unit Cost Subtotal		***$15,097***		***$12,438***
Building Fees				
Building Permit Fee	Approx. 1.8% of construction value		Approx. 1.8% of construction value	
Issuance Fee	$23.00 per permit	$966	$23.00 per permit	$6,992
Construction Tax	0.54% of valuation	$52,654	0.54% of valuation	$292,670
Plan Check	70% of bldg permit fee	$28,048	70% of bldg permit fee	$196,066
Energy	10% of bldg permit fee	$2,805	10% of bldg permit fee	$19,607

Table 39: City and Non-City Fees for Single and Multi-family Residences

Fee	Typical single-family development on an R-2 lot (42 single family homes)		Typical multi-family development on an R-3 lot (242 condos)	
	Cost Factor	Total Project Cost	Cost Factor	Total Project Cost
Grading	2% bldg permit fee	$7,140	2% bldg permit fee	$15,512
Plumbing	$0.12 x sq.ft	$8,028	$0.12 x sq.ft	$44,619.95
Mechanical	$0.12 x sq.ft	$8,028	$0.12 x sq.ft	$44,620
Electrical	$0.12 x sq.ft	$8,028	$0.12 x sq.ft	$44,620
Fire Prevention	70% of bldg permit fee	$61,659	70% of bldg permit fee	$342,725
Gen Plan Maintenance Fee.	0.05% construct value	$4,876	0.05% construct value	$27,101
Project Cost Subtotal		***$182,231***		***$1,034,532***
Per Unit Cost Subtotal		***$4,339***		***$4,275***
Public Works Fees				
Application, Plan Check, Permit, Engineering Inspection Fees	10% of public improvement construction cost (if cost < $500,000)	$139,620	10% of public improvement construction cost (if cost < $500,000)	$200,089
Sanitary Sewer Connection (Residential)	$1865 per unit (Low Occupancy - 1/2 bedroom units)	$95,168	$1865 per unit (Low Occupancy - 1/2 bedroom units)	$539,464
	$3022.93 per unit (Standard Occupancy - 3 bedroom or more)		$3022.93 per unit (Standard Occupancy - 3 bedroom or more)	
Sewer frontage fee (Resi.)	$105 per lineal foot	N/A	$105 per lineal foot	$210,420
Water Connection (Residential)	$347 per unit (Low Occupancy - 1/2 bedroom units)	N/A	$347 per unit (Low Occupancy - 1/2 bedroom units)	$121,840
	$476 per unit (Standard Occupancy - 3 bedroom or more)		$476 per unit (Standard Occupancy - 3 bedroom or more)	
Water Meter	$388.56 per meter (1" radio-read disk meter)	N/A	$388.56 per meter (1" radio-read disk meter)	$28,063
Water Tapping fee		N/A		$5,077.89
Storm Drain Connection (Residential)	$5804.00 per gross acre	$50,316	$5804.00 per gross acre	58,702
Encroachment fee	$250 minimum	N/A	$250 minimum	N/A
Trees, lights & fire hydrant	$23 per tree to be planted	$391	$23 per tree to be planted	N/A
Map Check fee	$3000 + $40 per lot	$4,680	$3000 + $40 per lot	$4,960
Maintenance deposit	1% public improvement construction cost +$750	$6,905	1% public improvement construction cost +$750	N/A
Project Cost Subtotal		***$297,080***		***$1,168,615***
Per Unit Cost Subtotal		***$7,073***		***$4,829***
TOTAL PROJECT FEES **TOTAL FEES PER UNIT**		**$1,133,731** **$26,994**		**$5,232,854** **$21,623**

City of Sunnyvale, January 2009

The City has calculated the total Planning, Building, Public Works and Impact fees (parks, traffic and art) associated with development of two different residential prototypes, presented in Table 39. The first prototype consists of 42 single-family detached homes, with per unit development fees calculated at just under $27,000 per unit, comparable to the fees documented in the annual Cost of Development Survey. The second prototype is a 242 unit condominium development, with per unit fees calculated at $21,623. While these multi-family fees are about $2,000 above those in the Cost of Development Survey, they are still well below those in the six other Santa Clara County jurisdictions. In addition, the City waives park fees for affordable rental projects.

Building Codes and their Enforcement

The City of Sunnyvale has adopted the International Building Code of 2006, as amended by California's State Building Regulations (Title 24), which establishes standards and requires inspections at various stages of construction to ensure code compliance. The City's building code also requires new residential construction to comply with the federal American with Disabilities Act (ADA), which specifies a minimum percentage of dwelling units in new developments that must be fully accessible to the physically disabled. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties which are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

The City administers a Code Enforcement Program that aims to preserve and maintain the livability and quality of neighborhoods. Code enforcement staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. When violations are identified or cited, staff encourages property owners to seek assistance through the rehabilitation assistance programs offered by the City.

Site Improvements

The Sunnyvale Zoning Code requires housing developers to provide off-street parking, wiring for electrical and telecommunications, including undergrounding of utilities, and open space for all residential development. For multifamily units, developers are also required to provide secure storage space[1] and landscaping. While these requirements all increase the cost of housing, they are consistent with current market demand and similar to requirements in other Bay Area communities. The Planning Commission and City Council may reduce parking requirements on a case-by-case basis.

The Subdivision Code requires cross gutters; curbs and gutters; sidewalks; street name signs and traffic control signs; street paving; street trees; ornamental street lighting system; sanitary sewage collection and pumping system; water distribution and fire protection system; storm water drainage system fences along lot line adjacent to proposed or existing surface water drainage channels; fences and landscaping along rear lot lines of lots backing upon streets or highways; off-tract improvements, wherever such improvements are required for the general health, safety and welfare, and where conditions necessitating such improvements are caused or

[1] The City requires 300 cubic feet of secure storage space per dwelling unit which is typically located in a portion of the carport, garage or balcony. This is an important amenity in apartment living, and does not substantially add to the development cost or the rental cost of a unit.

aggravated by the subdivision; and the dedication of rights-of-way or granting of easements when necessary for the proper layout and maintenance of facilities. All of these requirements, with the exception of the requirement for “ornamental” street lighting, are necessary for the health and welfare of those living in the subdivision or to mitigate impacts on the surrounding community. Some of the requirements, such as those for street paving, street name signs and traffic control signs would have little impact on housing construction, as the street network is already completed in most areas of the city.

Market Constraints

Land costs, construction costs, and market financing contribute to the cost of housing development and reinvestment, and can potentially hinder the production of new affordable housing. Although many constraints are driven by market conditions, jurisdictions have some ability to institute policies and programs to address the constraints.

Development Costs

Land and construction costs represent the most significant barrier to the construction of new affordable housing. In 2007, land costs in Sunnyvale for sites suitable for residential development were at $2.4 million per acre, resulting in unit costs of $80,000 with densities at 30 units per acre; and in early 2008, land costs were estimated at $3 million per acre, resulting in land costs of $100,000 per unit, with a density of 30 units per acre. Assuming a 1,000 square foot apartment unit, this $100,000 per unit land cost would translate to $100 per square foot. Most available sites also required additional demolition and site remediation, in addition to acquisition and construction costs. However, land costs have declined significantly since October 2008, resulting from dramatic declines in home prices in the region, the foreclosure crisis, financial meltdown and job losses. A number of residential projects in Sunnyvale are currently stalled in development due to bankruptcy, inability to finance construction, and/or the planned homes' failure to appraise at break-even sales prices, although costs vary significantly by the site's general desirability, zoning, and access to transportation and amenities. Sunnyvale has a history of assisting with site acquisition for affordable housing projects, providing low-interest acquisition and/or development loans to non-profit housing providers and various other forms of assistance in exchange for long-term affordability covenants. For example, the City has recently entered into an agreement with Mid-Peninsula Housing Coalition for disposition and development of a County-owned site on which the City acquired a long-term lease, for construction of the 124 unit Fair Oaks Senior Housing project.

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type depending on the size of unit and the number and quality of amenities provided. Based on discussions with the developer of a current single-family home project in Sunnyvale, and review of a recent financial pro-forma for a single-family subdivision in Santa Clara County, construction costs for a standard wood frame single-family home range from $150 to $175 per square foot, excluding land costs.

A 2007 review of total development costs for affordable apartment development projects throughout the Bay Area identifies an overall average cost of $350 per square foot, inclusive of land;[2] these costs are consistent with those estimated for the high density apartments being developed in downtown Sunnyvale. A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can lower the cost of development. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to

[2] Economic and Planning Systems, San Mateo County Housing Needs Assessment Study, 2007.

construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders can benefit from economies of scale.

Mortgage and Rehabilitation Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, and equal access to financial institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table 40 summarizes HMDA data for both Sunnyvale and Santa Clara County as a whole, providing information on the approval status of all home purchase and home improvement loan applications during 2007. Of the total of 2,931 applications for conventional home purchase loans in Sunnyvale, 76 percent were approved, 15 percent denied, and 9 percent withdrawn or incomplete. In comparison to the County-wide average, mortgage loan approval rates were higher in Sunnyvale (76%), than the County (70%). Approval rates for home improvement loans were also higher in Sunnyvale than Santa Clara County as a whole, at 66 percent compared to only 59 percent County-wide.

Table 40: Home Purchase and Improvement Loans - 2007

Loan Type	# Loan Applications in Sunnyvale	% Loans Approved		% Loans Denied		% Loans Withdrawn/Incomplete	
		Sunnyvale	Santa Clara County	Sunnyvale	Santa Clara County	Sunnyvale	Santa Clara County
Home Purchase	2,931	76%	70%	15%	20%	9%	10%
Home Improvement	350	66%	59%	24%	29%	10%	12%

Source: Home Mortgage Disclosure Act (HMDA) data, 2007.

Review of mortgage loan denial rates by census tract identifies several areas in Sunnyvale with denial rates at or nearly twice the Citywide average of 15 percent. These census tracts[3] include: tract 5048.05 (30% of total 198 loan applications denied); tract 5087.04 (30% of total 50 loan applications denied); and tract 8086.01 (28% of total 85 loan applications denied).

To address potential constraints and expand homeownership and home improvement opportunities, the Sunnyvale offers and/or participates in a variety of programs. These include the City's Downpayment Assistance Program, First-Time Homebuyer Education, Individual Development Accounts and Mortgage Credit Certificates (MCC), as well as rehabilitation programs for single-family homes and rental properties. Such programs assist lower- and moderate-income residents by increasing access to favorable loan terms to purchase or improve their homes. The Housing Plan provides more detailed information on the type and extent of programs available.

[3] The geographic boundaries of the 3 identified census tracts are as follows: CT 5048.05 N- Mt View Alviso, S- Lakebird Dr, W- Fair Oaks, E- Lawrence Expressway; CT 5087.04 N- Hwy 101, W- Fair Oaks, E- City limits; CT 5086.01 N- Central Expressway, S- El Camino Real, W- Mary Ave, E- Mathilda

Environmental Constraints

Environmental constraints and hazards affect, in varying degrees, existing and future development in Sunnyvale. Discussed below are the major environmental hazards in the City, as summarized from the 2008 Seismic Safety and Safety Sub-element of the General Plan. The City's General Plan recognizes these hazards and identifies programs to minimize them.

Geologic and Seismic Hazards

Sunnyvale is subject to the effects of earthquakes due to its location in the Santa Clara Valley which is traversed by several active earthquake faults, including the San Andreas Fault, the Hayward-Rodgers Creek Fault and the Calaveras Fault. Lying beneath Sunnyvale are thick layers of sand, gravel and clay, known as alluvium, which amplify the effects of earthquakes. To improve the seismic safety of buildings in the less stable soil areas of the City, geotechnical reports are now required for all developments in the City. The City actively participates in the State of California Seismic Hazards Mapping Program. All geotechnical reports received by the City are forwarded to the State of California for additional review.

Un-reinforced masonry (URM) buildings are particularly susceptible to ground shaking. In compliance with URM legislation enacted 1986, Sunnyvale is continuing to perform hazard mitigation on URM buildings. Only ten URM buildings remain in Sunnyvale, all of which are located in the South Murphy Avenue historical area which is exempt from the State URM legislation; none of these URM's are residential structures.

Flood Hazards

The majority of Sunnyvale is located within the 100 year floodplain, although a 100-year flood event has never occurred in the City. The Santa Clara Valley Water District maintains Calabazas Creek, Stevens Creek, and the Sunnyvale East and West flood control channels, and has made numerous improvements to the channels to increase their capacity. These channels coupled with the City's extensive 150 mile storm drain system take the majority of surface run-off to the Bay. In addition, low lying areas in the northern areas of the City are assisted by two pumping stations. Within the next few years, the Santa Clara Valley Water District has planned additional improvements to local creeks to ensure they will be able to contain the runoff from a 100 year flood.

Sunnyvale enforces specific building code requirements in the flood prone areas to minimize potential property damage, including minimum foundation pad heights above the projected flood depth as specific on the Flood Insurance Rate Map (F.I.R.M.). The City participates in the National Flood Insurance Program Community Rating System, and has maintained a Class 8 CRS rating, enabling property owners to obtain a discount on flood insurance premiums.

Without the present system of dikes and levees, parts of Sunnyvale would be subjected to flooding by tides. Were these dikes and levees to fail or their banks overflow, tidal flooding could occur. In 2006, the City's Department of Public Works completed a capital improvement project to repair and strengthen the levees surrounding the holding ponds, reducing the chance that the levees would fail in the event of a major earthquake.

Fire Hazards

Sunnyvale has a relatively low risk factor for fire loss and past fire experience has demonstrated Sunnyvale to be a relatively fire-safe community. The City maintains a trained and well-equipped fire service to respond to fires and other incidents. While the potential for extraordinary disaster always exists, and while the aging process of the City and its buildings will have some adverse impact on fire loss, the overall environment is comparatively fire-safe.

Hazardous Materials

A decline in manufacturing facilities in Sunnyvale and changes in the manufacturing processes has resulted in a lower overall volume of hazardous materials stored and used within the City. The highest hazard facilities, those with larger quantities of hazardous materials or materials having greater toxicity, are located in the industrial area in the northern part of the City. The primary risks to the community are spills and releases of hazardous materials from an onsite accident, a transportation accident, an act of terrorism, or a seismic event. Regulatory controls are in place to minimize the probability of releases occurring as a result of these incidences.

Aviation Hazards

Sunnyvale lies in the landing pattern of Moffett Federal Airfield and, during south winds, planes take off over heavily- developed areas. Risk of future accidents exists even though the Navy's usage of Moffett Field as a Naval Air Station ended in 1994. Other than the potential for aircraft accidents, noise is the most significant concern of residents. Allowable land uses around Moffett Field are determined by accident potential and noise level.

Impact of Environmental Constraints on Development

In summary, while Sunnyvale is subject to the environmental constraints described above, the City's Seismic Safety and Safety Sub-element sets forth a series of actions to minimize these constraints. Sunnyvale incorporates this knowledge of safety hazards into its land use planning and development review processes.

Environmental impact reports (EIRs) were prepared for the two most significant areas of future residential development in Sunnyvale – Industrial to Residential (ITR) sites and the Downtown Specific Plan – and concluded these areas were suitable for residential use. One of the primary criteria under the ITR program for designation of industrial sites for housing was suitability for residential development. The findings in the ITR "Future's Study" EIR state that with the recommended mitigation measures, development of housing on the identified sites would not have a significant adverse impact on the environment. The one exception to this finding is the 75 acre ITR Site 5, which has the potential for a toxicity problem in the southeast corner of the site. If a residential proposal is made for this portion of Site 5, additional analysis will be conducted to identify the extent of clean-up necessary.

EIRs prepared for both the Downtown Specific Plan and ITR sites are Program EIRs which are based on the concept of "tiering", which means that as project proposals are made on specific sites, the need for additional environmental analysis will be determined. If a proposed project has the potential for impacts which exceed those discussed in the Program EIR, additional environmental analysis is required.

HOUSING OPPORTUNITIES

Availability of Sites for Housing

ABAG has determined the projected housing need for its region for the 2009-2014 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This Regional Housing Needs Assessment (RHNA) represents the minimum number of housing units each community is required to plan for by providing "adequate sites" through the general plan and zoning. An important component of the Housing Element is the identification of adequate sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (RHNA). Sunnyvale has a RHNA allocation of 4,426 units distributed among the following income groups: 1,073 very low income; 708 low income; 776 moderate income; and 1,869 above moderate income units.

The City plans to fulfill its share of regional housing needs using a combination of the following methods:

- Residential construction during the RHNA "gap period" (January 2007–December 2008);
- Vacant and underdeveloped sites;
- Key residential blocks within the Downtown Specific Plan;
- Sites zoned 'Industrial to Residential' (ITR); and
- Residential development within the Lakeside Specific Plan.

Residential projects in various stages of development during the "gap period" can accommodate over 20 percent of Sunnyvale's 4,426 RHNA. During the January 2007- December 2008 period, 533 units have been issued final building permits, including 453 condominium and townhome units (of which 86 are low income "BMR" below market rate units); 78 single-family units (of which 7 are low income BMR units); and two accessory living units (which given market rents, can be assumed to be affordable to low income). An additional 292 units within the Downtown Specific Plan are currently under construction and near completion, with 37 BMR units restricted at low income rents or sales prices. Finally, the City is providing a ground lease and funding support to Mid-Peninsula Housing Coalition for construction of 124 unit extremely low and very low income senior rental units on the site of the new County Health Clinic. In aggregate, these projects contribute 949 units towards Sunnyvale's RHNA, including 132 low income and 124 extremely low and very low income restricted units.

In addition to these projects, Sunnyvale's residential sites capacity provides for the realistic development of 6,856 additional units, including sites suitable for development of 2,291 lower income, 3,524 moderate income and 1,041 above moderate income units, reviewed in detail in the following narrative. Parcel specific site inventories are included in Appendix B to the Element.

Vacant and Underutilized Residential Sites

The City staff has conducted a comprehensive review of all vacant and underutilized sites currently zoned for residential use using the City's GIS database. The results of this analysis are presented in Table 41, with the parcel-specific inventory included in Appendix B.

Only one vacant residential site remains in Sunnyvale – the 19 acre "Corn Palace" site located along the Lawrence Expressway. This site, comprised of two parcels, is currently used for agriculture. Based on the existing low-density zoning designation (R-0 and R-1.5) and an assumption that 25 percent of the land area would go towards new public streets, approximately 150 new low density units can be accommodated on this site.

Throughout most of Sunnyvale's residential zoning districts, there are older, underutilized properties developed with fewer units than are permitted under zoning. With the lack of vacant land remaining in Sunnyvale, redevelopment of such lots is an important source for future housing. For purposes of identifying underutilized parcels suitable for redevelopment within the five year planning period of the Housing and Community Revitalization Sub-element, the following criteria were used: 1) the net increase in units achievable under a "realistic" zoning density is more than twice the existing number of units; 2) the existing structure is over 30 years of age; and 3) the ratio of on-site improvements (i.e. the structure) to the total value (the structure and the land) is generally less than 50 percent. As presented in Table 41, approximately 42 acres of underutilized residential property have been identified. Given the high land cost in the Silicon Valley, the market has supported residential recycling and intensification in Sunnyvale's residential neighborhoods. For example, over the past three years, the city had over a dozen residential infill projects within R-0, R-2 and R-3 zone districts (refer to Table B-5, Appendix B)

The City's approach to assessing the number of units that can be achieved on underutilized parcels is based on a realistic density of between 75 to 85 percent the maximum zoning density. Sunnyvale's General Plan states all new residential development should be built to at least 75 percent of permitted zoning density as a means of achieving the development form envisioned under the General Plan. Following the City's density policy, for the purpose of determining site development potential, realistic densities have been assumed at 75 percent of maximum density for sites with low to medium density residential zoning designations.

Within high-density residential areas (R-4 and R-5 zones), the City encourages the greatest residential densities and development trends evidence projects being developed at close to the maximum zoned densities. For example, an R-4 townhouse and condominium development on 7.3 acres at 1044 E. Duane Ave. is currently under construction with 304 units at a density of 42 units/acre. Another project at 1139 Karlstad Dr. was approved for 148 apartments on 4.97 acres, a density of 30 units/acre. The most recent high-density residential development was approved in November 2008 at 1287 Lawrence Station Road. This 6.63 acre site is zoned R-5/PD/MU and allows for 338 apartments and live-work units in addition to 16,000 square feet of commercial and retail space, resulting in a density of 51 units/acre. Therefore, the realistic densities for these higher density zones have been increased and assumed at 85 percent of maximum density.

Utilizing these assumptions for realistic density, the 42 acres of underutilized residential property suitable for near-term redevelopment can accommodate a net increase in 626 new units. The

greatest opportunity for additional units lies in the medium-density R-3 zone and high density R-4 zone where condominiums, townhomes and apartments are the preferred development types. The densities in these zone districts are suitable to support the development of housing affordable to low and moderate income households, described later in this section.

Table 41: Vacant and Underutilized Residentially Zoned Sites

Zoning	Total Acreage	Max. Density (du/acre)	Realistic Density (du/acre)	Unit Potential (based on realistic density)
Vacant Sites				
R-0/R-1.5	19.3	5.25 - 10.3	5.25 – 7.5	150
Underutilized Sites				
R-0	3.9	7	5.25	17
R-1	2.6	7	5.25	9
R-2	12.4	12	9	107
R-3	16.9	24	18	269
R-4	6.8	36	30	224
Subtotal	*42.6*			*626*
Total	**61.9**			**776**

Source: City of Sunnyvale Planning Division Database (December, 2008)

Industrial to Residential (ITR) Sites

The 1993 Futures Study identified several of the City's older underutilized industrial sites for planned redevelopment with residential uses, while directing higher intensity industrial development to other areas more suitable over the long-term for such uses. The result of the Futures Study was the establishment of the Industrial to Residential Combining District (ITR), the purpose of which is to allow industrial, office, commercial and residential uses to exist within the same zoning district, and to encourage ITR areas to gradually convert to residential uses.

Sites have been selected for ITR zoning based on their suitability for residential development (all are located adjacent to residential neighborhoods); the probability of redevelopment based on a predominance of older, underutilized light industrial uses; how well the site could support higher density residential along existing and proposed transit lines; and how well the site helps create a neighborhood with a mix of uses. In 2007 an additional ITR area was added; the ITR Combining District now includes approximately 320 acres, accommodating up to 7,700 dwelling units. As of January 2009, approximately 1,700 units had either been constructed or building permits issued within the ITR areas. For purposes of demonstrating the viability of residential development in the ITR areas, the city has prepared a series of maps outlining the ITR boundaries and identifying the extent of residential development in each of these areas (refer to Appendix B of the Element). The ITR sites provide the greatest opportunity for additional residential development within Sunnyvale.

In addition to market support for residential development, several other factors promote residential development within the ITR areas. ITR zoning limits the intensity of industrial development to 0.35 FAR, whereas a far greater intensity of residential development is permitted – either 24 or 36 units per acre, depending on whether it is combined with an R-3 or R-4 zoning district. Once residential uses are developed within an ITR area, the City's Noise Ordinance

requires remaining industrial uses to comply with a more stringent noise standard based on their adjacency to residential uses. In the over fifteen years since ITR zoning has been in place, only one site has been redeveloped with an industrial use, whereas 1,700 residential units have either been built or are in various stages of development. As illustrated in the detailed ITR sites inventory in Appendix B, the existing uses on ITR sites are predominately Class C industrial buildings, defined as: "older properties that have not been renovated – their condition is typically fair but not considered good." Given the under-investment in the older industrial uses in the ITR areas, combined with the significantly higher value of residential use, the existing developed uses in the ITR areas have not served as an impediment to residential development.

There are currently eight key ITR areas throughout the City, the majority of which are combined with R-3 and R-4 zones and planned for condominiums, townhomes, and apartments. For purposes of the Housing Element update, city staff have inventoried the remaining residential development potential in the ITR areas, separating out sites that have already been developed or have pulled residential building permits, identifying sites with planning entitlements which have not yet pulled permits, and quantifying the remaining sites available for development. As illustrated in Table 42, 920 units have current planning approvals, including 246 low income and 123 moderate income below market rate units, with potential remaining for development of approximately 3,900 additional multi-family units in ITR areas. Given the current slowdown in the real estate market, many construction projects have been deferred until adequate financing can be secured. In order to avoid the expiration of entitlements and undue hardship on applicants and property owners, the Sunnyvale City Council has adopted a resolution extending the life of active planning entitlements for up to two additional years.

ITR Site 7 is a 72 acre area currently experiencing the most residential development activity. The area is bounded by two freeways, one to the north and one to the south, residential uses to the west and residential and industrial uses to the east. The Tasman Light Rail line is directly east of the site. Traditionally this site was developed with industrial uses built in the 1960's and 1970's. Site 7 is transforming into a residential neighborhood and has the realistic potential for over 1,200 new units, of which over 460 units are in various stages of construction.

Table 42: Industrial to Residential (ITR) sites

Site	Site Acreage	Zoning	Realistic Density	Approved Units (bldg permit not issued)	Remaining Potential # of Units
4a	52.1	ITR-R-3	18		487
4b	10.2	ITR-R-3	18		387
5	75.3	M3-R-3	18		678
6a	11.7	ITR-R-3	18	36 (5 low)	264
7	34.6	ITR-R-3	18	48 (6 low)	618
7	37.4	ITR-R-4	30		604
8	7.7	ITR-R-3	18	290 (167 low, 123 mod)	30
10	5.8	ITR	18		60
East Sunnyvale	10.5	ITR-R-3	18	242 (30 low)	479
East Sunnyvale	37.4	ITR-R-4	30	304 (38 low)	308
Total	**283.13**			**920 (246 low, 123 mod)**	**3,915**

Source: City of Sunnyvale Planning Division Database (June, 2009)

Downtown Specific Plan

In 1957, the Redevelopment Agency (RDA) of the City of Sunnyvale was established to oversee the Central Core Redevelopment Project. The primary activity of the Agency since its formation was to assist in the development of the Town Center Mall. Over the years there were several unsuccessful attempts to revitalize the mall. In 2004, the RDA approved a Disposition and Development Agreement and Owner Participation Agreement with the property owners to construct and operate an open-air, mixed-use development containing retail, office and residential uses with public parking and open space. In return the City would make payments to the developer and exchange some land to facilitate the redevelopment. The agreement sets forth specific milestones that the developer must meet in proceeding with the project. Over time this agreement has been modified. Most recently in 2007, the Sunnyvale City Council and RDA approved the partnership of RREEF and Sand Hill Properties to purchase the mostly-shuttered Sunnyvale Town Center and begin site redevelopment.

The Downtown Specific Plan (DSP) was originally adopted in 1993 and updated in 2003 to target development to meet current day conditions. The goal of the DSP is to rebuild Downtown Sunnyvale as a traditional downtown, a vibrant pedestrian-friendly central place for shopping, working, living and entertainment. The first phase of the redevelopment of the DSP is focused on the large center block (Block 18) bounded by Mathilda, Washington, Sunnyvale and Iowa Avenues; commonly know as the Town Center Mall or the Commercial Core. The development of downtown continues to be a priority for the City. On the City's website, one can find weekly construction updates, a live web-cam, development plans and contact numbers. The City has also installed flags within the downtown area promoting this change, with the slogan, "Sunnyvale – the Excitement is Building!"

The DSP is organized into four main districts to promote a mix of uses to create a lively street scene, increase walkability, reduce dependence on the automobile, and provide for higher-density housing in proximity to mass transit. In addition, a DSP goal is to encourage below-market-rate housing in all residential neighborhoods. The four DSP districts are: the Commercial Core District, Sunnyvale/Carroll District, South of Iowa District and West of Mathilda Avenue District. In addition to the nearly 300 units nearing completion on block 18 in the Town Center, the greatest opportunities for higher-density residential development are focused within 18 acres on five key blocks: Blocks 1A, 6, 14, 15 and 16. Within these blocks, the Specific Plan provides for the development of 1,000 net new units, as illustrated in Table 43. This residential development potential is in addition to the amount of commercial development permitted in each block; in other words, development of commercial uses does not reduce the amount of residential permitted under the Specific Plan. In fact, current market conditions are favoring residential development such that in Block 1A the City is requesting the applicant provide additional retail uses to balance the proposed 407 multi-family residential units.

Table 43: Downtown Specific Plan Residential Opportunities

Block	Allowable Density	Max DSP Units*	Existing # of Units	Net Potential # of Units
1A	Very High Density (78 du/ac)	450	20	430
6	Medium Density (24 du/ac) & Very High Density (36 du/ac)	112	20	92
14	Very High Density (51 du/ac)	173	2	171
15	Very High Density (54 du/ac)	152	9	143
16	Very High Density (58 du/ac)	173	8	165
Total		**1,060**	**59**	**1,001**

Sources: City of Sunnyvale Downtown Specific Plan (October 2003) and City of Sunnyvale Planning Division Database (December, 2008)

** Maximum residential units are in addition to the commercial development potential within each block.*

Blocks 14, 15 and 16 are zoned for Very High Density Residential (51-58 dwelling units per acre) and require a minimum lot size of 0.75 acres. The purpose of the minimum lot size it to assure the desired density is achieved. Ideally, the blocks would be developed with no more than three projects, however the Code would allow up to four separate developments per block. Each block is approximately three acres in size, with individual property ownership ranging from 3 to 50 percent of the land area per block. However, each block has at least one property owner that could redevelop their site in accordance with the specific plan without any further land assemblage. Most of the properties are commercially owned and used or residential investment property (i.e. only three of the 30 properties are home-owner occupied); this ownership pattern assists in the aggregation of land. Sunnyvale has purchased 5 parcels in Block 15 (one-quarter of the land area) and is land banking these properties to facilitate future land assemblage and development. The City will continue to encourage site assembly in the Downtown by continuing to publicize the downtown redevelopment potential made possible by the DSP through City channels such as the "Downtown Redevelopment Information" webpage, KSUN, and public meetings regarding the status of redevelopment. The City will also continue its efforts to purchase strategic sites as funding permits.

Lakeside Specific Plan

In 2005, the City Council adopted the Lakeside Specific Plan to facilitate redevelopment of an 8.8 acre site currently developed with an older, low rise hotel with development of a mixed use hotel and residential project. Given the site's prime location adjacent the Lawrence Expressway and Highway 101, as well as a number of City amenities and visitor attractions, redevelopment of the site offers significant economic benefits.

The addition of residential development as a component of the overall hotel development program is recognized as having the beneficial effect of making the site attractive to hotel visitors as well as to residents. The projected resident population will provide an increased level of on-site activity through an extended period of the day and into the evening. Hotel visitor amenities, such as the restaurant and support retail, benefit from and are an attraction for nearby

residents, who also are potential customers. Moreover, people using the open space associated with the adjacent lake provide an increased sense of safety and interest for everyone.

The stated goals of the specific plan are as follows:

- Create a dynamic, economically viable hotel and residential development project that is beneficial to the City's economic base and which will complement the quality and high intensity character of the neighborhood,
- Create housing that increases the diversity of unit types in tenure, type, size, and location to permit a range of choice for all current residents and those expected to become city residents. The mix of these higher density units, both in terms of size and affordability, shall provide for a variety of future residents. The project shall expand the City's commitment to improving the jobs/housing ratio,
- Create a place that encourages quality architectural and landscape design, that improves the City's identity, and that inspires creativity in utilizing opportunities to strengthen sensitive neighborhoods.

Project approvals have now been secured for site development, including 244 condominium units on the eastern 5.3 acres of the site. Condominiums will be located within four buildings, seven stories in height, and units will range from one to three bedrooms. The project will provide 31 below market rate (BMR) units, pursuant to the City's requirement of allocating 12.5 percent of new ownership units as BMR units.

Residential Development Potential Compared with RHNA

As presented in Table 44, Sunnyvale's new construction need (RHNA) for the 2009-2014 period is for 4,426 new units. The 533 housing units that have received final building permits during the January 2007-December 2008 "gap period", the 292 units under construction in the Downtown Specific Plan, and 124 unit Fair Oaks affordable senior housing area can be credited towards the RHNA, resulting in a net RHNA of 3,477 units.

Table 44 compares Sunnyvale's remaining RHNA of 3,477 units with the City's residential sites inventory, which provides for a total of 6,633 units. This unit potential is derived from the following:

- 776 units on vacant or underutilized sites, including 224 units suitable to support low and very low income housing, 269 units with densities suitable to support moderate income housing, and 283 units suitable for above moderate income housing;
- 920 units with planning entitlements within the ITR combining district, including 246 low income and 123 moderate income units. An additional site capacity for 3,915 units remains in the ITR areas, including 912 units on sites suitable for low and very low income housing, and 3,003 units suitable to support moderate income housing;
- 1,001 units within the Downtown Specific Plan, 909 units at densities suitable for very low and low income housing and 92 units at densities suitable for moderate income housing.
- 244 units approved in the Lakeside Specific Plan, including 37 below market units affordable to moderate income households.

Table 44: Comparison of Regional Growth Need and Residential Sites

Income Group	Total RHNA	1/2007 to 12/2008 Development	Remaining RHNA	Minimum Density Guidelines	Site Inventory Capacity/ ITR and Lakeside SP Approved Projects	RHNA Shortfall under Current Zoning
Very Low	1,073	124	949	>30 units/acre	2,291	n/a
Low	708	132	576			
Moderate	776	--	776	> 12 units/acre	3,524	n/a
Above Moderate	1,869	693	1,176	< 12 units/acre	1,041	342
Total	**4,426**	**949**	**3,477**		**6,856**	**--**

In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statues now provide for use of "default densities" to assess affordability. Based on its population, Sunnyvale falls within the default density of 30 units/acre for providing sites affordable to very low and low income households. Sites zoned R-4, ITR/R-4, and those sites within the Downtown Specific Plan designated for high-density residential development meet this density standard and have been counted as sites that can accommodate very-low and low income households. For moderate income households, the City has chosen a threshold of 12 units/acre to reflect a reasonable density with which moderate income development can be achieved. Sites zoned R-3, ITR/R-3, and those sites in the Downtown Specific Plan for medium density residential development meet this category. Sites zoned R-0, R-1.5, and R-2 have densities that count for above moderate income housing. A comparison of this income distribution with the City's RHNA identifies that there are adequate residential sites to meet the City's RHNA by income category.

Availability of Infrastructure and Public Services

All of the identified housing sites are surrounded by developed land and have the necessary infrastructure and services in place to support development. The city recently updated the Water Resources Sub-element of the General Plan, which confirmed the availability of water supplies to serve projected growth. More specifically, the Sub-element states that sufficient water supplies exist to serve ABAG projections of an increase in nearly 20,000 residents in Sunnyvale by the year 2025. Increased water demand will in part be served by a five percent increase in water supply to the City resulting from improvements to the SFPUC Hetch Hetchy System, as well as the ability of the City to double its supply from groundwater through drilling of additional wells.

Sunnyvale also has sufficient wastewater capacity within its collection system and treatment plant to serve development under General Plan buildout. The City's Wastewater Management Sub-element identifies a 2001 wastewater flow of 16.2 million gallons per day (MGD), whereas capacity exists for 29.5 MGD. The changeover of local industry in Sunnyvale from primarily manufacturing to knowledge-based industries has resulted in a significant reduction in wastewater flow being generated.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households.

Pursuant to these statutes, upon adoption of its Housing Element, Sunnyvale will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

Financial Resources

Sunnyvale has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from local, state, federal and private resources. The following section describes the primary local and County housing funding sources to be available in Sunnyvale during the planning period – Housing Mitigation Funds, CDBG grants, BMR in-lieu fees, and the Housing Trust Fund of Santa Clara County. Table 45 provides a more comprehensive inventory of potential federal, State, County and private funding sources.

Housing Mitigation Fund

Since 1983, the City has collected a Housing Mitigation fee from specified industrial and commercial developments that exceed a floor area ratio of 0.35 as a means of mitigating the impact of job-producing development on the demand for affordable housing. Funds are available for acquisition, rehabilitation, new construction, preservation of at-risk housing, and predevelopment costs for affordable housing for households with incomes up to 120% AMI. Mitigation Funds have been used to fund the Santa Clara County Housing Trust Fund, City first time homebuyer programs, and essential workers homeownership programs. The fund has also been used to preserve 315 low-income housing units, acquire land for the Carroll Street Inn SRO, acquire a 24-unit and 20-unit rental complex, assist in development of a 30-unit family building, and provide 23 units for developmentally disabled individuals. The estimated balance in the fund, beginning July 2009, will be approximately $15.4 million. More than half of this amount ($8.2 million) has been reserved for provision of housing for the homeless associated with the Onizuka base closure. An additional amount of approximately $4.5 million has been committed to Mid-Peninsula Housing Coalition for the Fair Oaks Senior Housing Project under a Disposition and Development Agreement dated March 2009.

Redevelopment Agency Low/Moderate Income Housing Fund

The Sunnyvale Redevelopment Agency (RDA) was created in 1975 to provide for redevelopment in the central core of the city. Redevelopment agencies derive their income from the property tax collected on the increased value of property in the redevelopment area (tax increment). State redevelopment law requires redevelopment agencies to set aside 20 percent of the tax increment collected by the agency to increase and improve housing for low and moderate-income households earning up to 120% of AMI. Because Sunnyvale's redevelopment agency was created prior to 1976, the RDA is permitted to defer payments into this fund as long as the agency's pre-1986 debt service payments exceed the tax increment collected by the agency. The RDA tracks the amounts that should have been paid into the fund each year and must repay the deficit in the fund when money becomes available.

It is estimated that the RDA Housing Fund will not begin to receive funds until FY 2015/16, with an anticipated growth of 2 percent per year through fiscal year (FY) 2027/28 – when the RDA terminates. In the final fiscal years, the payment into the RDA Housing Fund will reflect the balance due of $19.8 million. During the current Housing Element planning period, which extends through FY 2013/14, current estimates indicate that no Redevelopment Housing Funds will be available due to the economic downturn, delayed completion of the mixed use developments in the Redevelopment Project Area, as well as the fiscal crisis at the state which resulted in state confiscation of redevelopment agency funds to cover state budget deficits, and reduced assessed values of properties within the Project Area.

Below Market Rate (BMR) In-Lieu Fees

Sunnyvale's Below Market Rate (BMR) Program currently requires that 12.5 percent of newly developed units be designated for low and/or moderate-income purchasers, and 15 percent of units in rental developments be designated for lower income households. For developments of between nine and nineteen parcels or units, the Director of Community Development, upon request by the developer, may waive the requirements to provide BMR units in exchange for the payment of a BMR in-lieu fee. The BMR in-lieu fee for ownership units is calculated as the difference between the fair market value of the BMR unit and the affordable BMR unit price. The BMR in-lieu fee for rental units is calculated as the difference between the market rent for units and the established BMR rent, capitalized over 55 years. Over the course of the BMR Program, the BMR-in-lieu fees have been limited and have not been a significant source of revenue. The current balance of the BMR sub fund is approximately $2.3 million.

Home Investment Partnership Act (HOME)

As a federal entitlement participating jurisdiction, Sunnyvale receives HOME funds directly from HUD. The HOME program provides funds for construction, rehabilitation and acquisition of housing for low-income households. Over the last five years, funds totaling $3.6 million were used to: acquire a 24-unit rental complex, preserve 211 units of rental housing, construct 66 units of affordable family rental housing, acquire a group home for seniors, fund the acquisition of Plaza de las Flores, and preserve the affordability of a 100-unit senior housing project. Future funds are expected to be used for new affordable senior housing, family housing, acquisition, and rehabilitation projects. The Sunnyvale HOME allocation for fiscal year 2008/2009 is anticipated to be approximately $680,000.

Community Development Block Grant (CDBG)

The CDBG program provides funding for housing and housing-related activities including acquisition of property and land, rehabilitation, removal of barriers, fair housing services, and public services benefiting lower income households. Because CDBG cannot be used for new construction, Sunnyvale directs most of its CDBG funds available to support housing towards land acquisition, single-family and multi-family housing rehabilitation, and housing improvement programs. Sunnyvale receives a CDBG grant as an entitlement city, but the amount varies depending on how much is allocated to the program in the federal budget. Sunnyvale's allocation for the 2008/09 fiscal year is anticipated to be approximately $1.2 million. Additionally, the projected income from the repayment of CDBG loans that have been previously funded is expected to average $200,000 per year.

Housing Trust Fund of Santa Clara County (HTSCC)

HTSCC is a non-profit 501(c)(3) community based organization created in 2001 through a cooperative effort of the private and public sectors, including the Housing Collaborative on Homelessness and Affordable Housing, the Silicon Valley Manufacturing Group, Santa Clara County, Community Foundation Silicon Valley, and all 15 Santa Clara towns and cities. The purpose of the Trust is to increase the supply of affordable housing in Santa Clara County within three program areas: first-time homebuyer assistance, multi-family rental housing, and homeless with special needs. Funds are available for acquisition, rehabilitation, new construction, predevelopment costs and supportive housing services.

Since HTSCC's inception in 2001 through October 2008, it reports raising $28.9 million in investment dollars, which it has leveraged into $1.3 billion to create 7,168 affordable housing opportunities. During this time frame, Sunnyvale has committed $1.3 million to HTSCC from the City's Housing Mitigation Fund. Funds contributed to HTSCC have been earmarked for downpayment assistance to Sunnyvale residents, with over 130 loans funded to date. The HTSCC also provided a $1 million loan to assist in the preservation of 167 affordable rental units at-risk of conversion.

Table 45: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Block grants awarded to the City on a formula basis for housing and community development activities benefiting lower income households, eliminating blight, and creating jobs. Sunnyvale receives approximately $1,300,000 in CDBG funds annually.	✓ Acquisition ✓ Rehabilitation ✓ Home Buyer Assistance ✓ Economic Development ✓ Homeless Assistance ✓ Public Services ✓ Public Facilities
HOME	Funding can be used to support a variety of low income housing activities..	✓ New Construction ✓ Acquisition ✓ Rehabilitation ✓ Home Buyer Assistance ✓ Rental Assistance
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low income tenants.	✓ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	✓ Acquisition ✓ Rehabilitation ✓ New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	✓ Acquisition ✓ Rehabilitation ✓ New Construction ✓ Rental Assistance

Table 45: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	✓ Construction of Housing
Multi-Family Housing Program (MHP)	Deferred payment loans to local governments and developers for new construction, rehabilitation and preservation of rental housing.	✓ New Construction ✓ Rehabilitation ✓ Preservation ✓ Conversion of nonresidential to rental
Multi-Family Housing Program – Supportive Housing	Deferred payment loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness.	✓ New Construction ✓ Rehabilitation ✓ Preservation ✓ Conversion of nonresidential to rental
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities to provide downpayment assistance (up to $30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	✓ Homebuyer Assistance
CalHome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	✓ Predevelopment, site development, site acquisition ✓ Rehabilitation ✓ Acquisition/rehab ✓ Downpayment assistance ✓ Mortgage financing ✓ Homebuyer counseling
Transit-Oriented Development Program	Funding for housing and related infrastructure near transit stations.	✓ Capital improvements required for qualified housing developments ✓ Capital improvements enhancing pedestrian or bike access from qualified housing development to nearest transit station ✓ Land acquisition
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing.	✓ Regulations pending
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) to facilitate infill housing development.	✓ Development of parks and open space ✓ Water, sewer, or other utility service improvements ✓ Streets, roads, parking structures, transit linkages, transit shelters ✓ Traffic mitigation features ✓ Sidewalks and streetscape improvements
CalHFA Residential Development Loan Program	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers.	✓ Site acquisition ✓ Pre-development costs

Table 45: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
CalHFA Homebuyer's Downpayment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	✓ Homebuyer Assistance
3. Local Programs		
Redevelopment Housing Fund	State law requires that at least 20% of Redevelopment Agency funds be set aside for a wide range of affordable housing activities governed by State law. Sunnyvale's current financial projections indicate that Redevelopment tax increment funds may begin accruing into the Housing Set-Aside fund by 2014, depending on the economy.	✓ Acquisition ✓ Rehabilitation ✓ New Construction
Housing Trust Fund if Santa Clara County (HTSCC)	Non-profit community based organization created through the collaborative efforts of private and public sector organizations. Sunnyvale has contributed $500,000 to the Trust Fund which will be leveraged with Trust Fund resources to increase the numbers of households to be assisted.	✓ Mutli-family Rental Housing ✓ Homebuyer Assistance ✓ Homeless with Special Needs
City of Sunnyvale Housing Mitigation Fund	A fund that receives linkage fee payments from large development projects in the City that create large numbers of new jobs in the area. The revenues received support various City housing projects, programs and activities, including administration of the BMR program.	✓ New Construction ✓ Rehabilitation ✓ Acquisition/Preservation ✓ Homebuyer Loans
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	✓ Fixed rate mortgages issued by private mortgage insurers.	✓ Home Buyer Assistance
	✓ Mortgages that fund the purchase and rehabilitation of a home.	✓ Home Buyer Assistance ✓ Rehabilitation
	✓ Low Down-Payment Mortgages for Single-Family Homes in under-served low-income and minority cities.	✓ Home Buyer Assistance
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit & for profit developers contact member institutions.	✓ New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	✓ New Construction
Freddie Mac	Home Works-Provides first and second mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	✓ Home Buyer Assistance combined with Rehabilitation

Administrative Resources

Described below are several non-profit agencies active in providing affordable housing in Sunnyvale. These agencies serve as resources in meeting the housing needs of the community.

Mid Peninsula Housing Coalition (MPHC) is a regional non-profit organization involved in the development, and acquisition and rehabilitation of affordable rental housing. MPHC also provides professional management services and on-site coordination of services to residents. MPHC has developed, acquired/rehabilitated and preserved numerous affordable housing projects in Sunnyvale, including Moulton Plaza, Carroll Inn SRO, Crescent Terrrace, Morse Court and Homestead Park, and will be developing the 124 unit Fair Oaks Senior Housing project.

Catholic Charities of Santa Clara County operates the *Long Term Care Ombudsman* program that provides volunteer ombudsmen who act as advocates for elderly residents of skilled nursing facilities and the *Shared Housing Program* targeted at low- to moderate-income single-parent families. Catholic Charities is also involved in the acquisition and development of affordable housing, and worked with the City in developing 23 units of developmentally disabled housing in Stoney Pine Apartments.

Christian Church Homes of Northern California develops and preserves affordable housing for seniors, and well as providing property management services and social service coordination. The City worked with Christian Church Homes in the acquisition and preservation of Plaza Las Flores as long term affordable housing.

First Community Housing designs, develops and manages affordable housing. Located in San Jose, First Community focuses on providing sustainable housing, locating projects adjacent to transit corridors and providing free bus and light rail "Eco Passes" to tenants. Sunnyvale worked with First Community Housing in the development of Orchard Gardens Apartments.

Senior Housing Solutions (SHS) formerly Project Match, is a San Jose-based non-profit organization that offers affordable shared housing for seniors. Under its Group Residence Program, SHS rents out single family homes to up to 5 or 6 senior occupants under a separate lease agreement with each senior for their respective bedroom, and coordinates case management and related social services for the occupants. SHS currently manages several such homes with a total of 37 senior occupants (tenants) in San Jose, Santa Clara, Sunnyvale, Sunnyvale, Saratoga and Los Gatos.

Opportunities for Energy Conservation

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. In the United States, the building industry accounts for:

- ✓ 65 percent of electricity consumption
- ✓ 30 percent of greenhouse gas emissions
- ✓ 30 percent of raw materials use
- ✓ 30 percent of landfill waste
- ✓ 12 percent of potable water consumption

Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings. Some local jurisdictions have not only adopted similar standards for their public buildings, but have also required LEED certification for larger commercial and residential developments.

LEED certification building standards are one piece of a coordinated green building program. Why would a city adopt a green building program? Most local building standards already consider energy and stormwater issues. In addition, many jurisdictions have programs related to energy, recycling, water conservation, stormwater management, land use, and public health. However, these programs are often overlapping and uncoordinated. One of the primary goals behind establishing a green building program is to create a holistic, integrated design approach to green building.

A green building program considers a broad range of issues including community and site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources, are healthier for people, and reduce harm to the environment. Both the public and private sectors currently offer grants, refunds, and other funding for green building. In addition, developments built to green standards assist both the owners and tenants with energy and maintenance costs over time.

Environmental Sustainability in Sunnyvale

In 2006, Sunnyvale conducted a community feedback process as part of a visioning phase of the General Plan update. The community clearly stated a desire for the City to become a leader in environmental sustainability. This visioning process resulted in adoption of the following sustainability policy:

> "A regional leader in environmental sustainability advocating to reduce dependence on non-renewable resources by providing greater transportation options, reducing waste, protecting our natural resources, and promoting alternative energy usage and research. We take environmental preservation and protection seriously and consider how each action will affect Sunnyvale for future generations."

In response this sustainability policy, in 2007 the City developed a *Framework for Sustainability* to provide the "big picture" perspective on what the City is (and can be) doing to promote environmental sustainability. Part of this effort has involved the hiring of a full-time Sustainability Coordinator to coordinate the various environmental sustainability activities among City departments, and to leverage City funds through grants and partnerships with the private sector. Highlights of but a few of the City's achievements include:

- ✓ Adoption of the 2007 Solar Energy Plan aimed at educating the public on solar and reducing institutional barriers to promote solar energy. Over 100 building permits have been issued for solar panels in single-family homes since 2007.
- ✓ Partnership in Sustainable Silicon Valley and adoption of the Sunnyvale Climate Action Plan to report and reduce CO2 emissions.
- ✓ Creation of an economic development initiative to attract businesses in the clean and green industry, with a focus on energy generation and energy efficiency.
- ✓ Zoning incentives for sustainable industrial development, and integration of sustainability development requirements and incentives in the Specific Plan for the Moffett Park industrial area.
- ✓ Municipal Code provisions which promote sustainable practices, including energy requirements in Title 24 of the Building Code, and provisions that apply to storm water runoff, wood burning appliances, solar water heating, landscaping and sidewalk improvements
- ✓ Partnership with Acterra to provide eco-information and education to help Sunnyvale residents reduce their own greenhouse gas emissions. Through its "Green @ Home program," community volunteers visit Sunnyvale households and perform basic home energy audits to calculate their carbon emissions and provide recommendations to reduce energy usage.
- ✓ Provision of up to $25,000 Energy Efficiency Loans for low income homeowners to replace inefficient aging appliances, heating systems, windows, increase insulation, and undertake other types of weatherization improvements.

Currently, the City is in the process of developing green building requirements and incentives for new residential, office, retail and industrial projects throughout the City, with a targeted timeframe of fall 2009 for ordinance implementation. Draft ordinance provisions utilize Build It Green's GreenPoint rating system for residential construction, establishing minimum point thresholds, and providing density, height and lot coverage incentives for exceeding the minimum thresholds. As a means of lessening the potential impact on development, the draft ordinance proposes phasing in the green building standards over 2009 to 2012, with threshold requirements for green building points increasing over the four year period.

The City's commitment to sustainability has been recognized by Popular Science magazine in its 2008 naming of Sunnyvale as the 13th greenest city in America. The ranking is based on National Geographic Society's Green Guide, and considers the following factors for cities of over 100,000 population: renewable energy, transportation and trip reduction, reduction of CO2 emissions, recycling, and green living.

Energy Conservation Programs Offered through Local Utilities

In addition to green building, Sunnyvale promotes energy conservation by advertising utility rebate programs and energy audits available through Pacific Gas and Electric, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for State sponsored energy and weatherization programs.

Pacific Gas & Electric (*www.pge.com*)

Pacific Gas & Electric provides both natural gas and electricity to residential consumers in Santa Clara County, including Sunnyvale. The company provides a variety of energy conservation services for residents and PG&E also participates in several other energy assistance programs for lower-income households, which help qualified homeowners and renters conserve energy and control electricity costs. These include the following:

- **The California Alternate Rates for Energy (CARE) Program -** Provides a 20 percent monthly discount on gas and electric rates to income qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.

- **The Relief for Energy Assistance through Community Help (REACH) Program -** Provides one-time emergency energy assistance to low income customers who have no other way to pay their energy bill. REACH aims to assist who are in jeopardy of losing their electricity services, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs. Customers who have experienced an uncontrollable or unforeseen hardship may receive an energy credit up to $200.

- **The Balanced Payment Plan (BPP) -** Designed to eliminate big swings in a customer's monthly payments by averaging energy costs over the year. On enrollment, PG&E averages the amount of energy used by the household in the past year to derive the monthly BPP amount. PG&E checks the household's account every four months to make sure that its estimated average is on target. If the household's energy use has increased or decreased dramatically, PG&E will change the amount of monthly payment so that the household does not overpay or underpay too much over the course of a year.

- **The Low-Income Home Energy Assistance Program (LIHEAP) Block Grant -** Funded by the federal Department of Health and Human Services, it provides two basic types of services. Eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to offset the costs of heating and/or cooling dwellings, and/or have their dwellings weatherized to make them more energy efficient. This is accomplished through these three program components:

    - The Weatherization Program provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weather-stripping, minor home repairs, and related energy conservation measures.
    - The Home Energy Assistance Program (HEAP) provides financial assistance to eligible households to offset the costs of heating and/or cooling dwellings.

- The Energy Crisis Intervention Program (ECIP) provides payments for weather-related or energy-related emergencies.

- **The Family Electric Rate Assistance (FERA) Program** - PG&E's rate reduction program for large households of three or more people with low- to middle-income. It enables low income large households to receive a Tier 3 (131 percent to 200 percent of baseline) electric rate reduction on their PG&E bill every month.

- **Medical Baseline Allowance Program -** PG&E offers additional quantities of energy at the lowest (baseline) price for residential customers that have special medical or heating/cooling needs because of certain medical conditions.

- **Energy Works Program/Energy Partners Program** - The Energy Works Program provides qualified low-income tenants free weatherization measures and energy-efficient appliances to reduce gas and electricity usage. In order to qualify for the program, a household's total annual gross income cannot exceed the income as set in the income guidelines (*http://www.hacsc.org/energy_works_program.htm*); households must receive gas and/or electricity from PG&E; and the residence did not participate in the Energy Partners Program in the past 10 years.

- **PG&E's SmartAC™ program** - This program offers a simple and convenient way to help prevent power interruptions. When customers sign up, PG&E installs a free SmartAC device that slightly reduces the energy the air conditioner uses automatically in case of a state or local energy supply emergency. PG&E customers get $25 for signing up for the SmartAC™ program.

In addition, PG&E launched a campaign to hand out one million compact fluorescent light bulbs (CFLs) as part of Energy Star's "Change a Light, Change the World" campaign in October 2007. PG&E is also educating its customers on how to work directly with manufacturers and retailers to discount the bulbs at the point of sale and are working with state and local governments to promote fluorescent lamp recycling through the California Take-It-Back Partnership.

HOUSING PLAN

The prior sections of the Housing and Community Revitalization Sub-element establish the housing needs, opportunities and constraints in Sunnyvale. This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2002 Sub-element and then presents Sunnyvale's goals, policies and programs for the 2009-2014 period.

Evaluation of Accomplishments under the Adopted Housing and Community Revitalization Sub-element

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g. the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2009-2014 Housing and Community Revitalization Sub-element. Table C-1 contained in Appendix C of the Element details the City's specific accomplishments under each of the prior Element's 89 program actions, and indicates the continued appropriateness of these actions in the updated Element. The discussion which follows draws from this analysis to highlight Sunnyvale's major housing accomplishments during the prior 1999-2006 planning period, followed by a review of the City's progress in meeting its overall quantified objectives for housing production, rehabilitation, and preservation. The results of these analyses provide the basis for developing the comprehensive housing program strategy for the 2009-2014 planning period.

Sunnyvale's major housing accomplishments during the 1999-2006 period include:

- Development of Moulton Plaza by Mid-Peninsula Housing Coalition, a 66 unit housing complex for lower income families located on the same site as Mid-Peninsula's Homestead Park complex. A common community building links the two properties.
- Development of 62 affordable BMR ownership units and 58 affordable BMR rental units. Revision of the BMR Ordinance in 2003 to increase the percentage of BMR units required, extend the term of affordability, and other program enhancements.
- Assistance to Christian Church Homes in acquiring, rehabilitating and preserving the 101 unit Plaza de las Flores as long term affordable housing.
- Provision of affordable housing density bonus incentives for development of Kensington Place Apartments (45 du/acre), and Encinal apartments (38 du/acre).
- Contribution of $1.6 million to the Housing Trust Fund of Santa Clara County, providing leverage to support development of Moulton Plaza, preservation of Plaza de las Flores, and downpayment assistance loans to 88 households.

- Update of the Downtown Specific Plan (DSP), increasing permitted densities to an excess of 55 units/acre and providing for a net increase in 1,000 multi-family units. Entitlement of DSP Block 18 for mixed-use development, with 292 units under construction.
- Provision of increased residential densities near transit stops and along commercial corridors through rezonings in Truman/Fair Oaks, East Sunnyvale ITR, and El Camino, providing for over 1,500 units. Development of 671 residential units within ITR designated areas within the 1999-2006 planning period.
- Issuance of 145 single-family rehabilitation loans to lower income households, 18 paint loans and grants, and 173 Home Access Grants to owners and renters.
- Rehabilitation of 278 multi-family units in cooperation with non-profit owners: Homestead Park (211 units), Orchard Gardens (32 units), Eight Trees Apartments (24 units), Moulton Plaza (11 existing units).
- Establishment of the Neighborhood Enhancement Program, improving the physical condition of over 480 residential properties.
- Establishment of the Public School, City and Childcare Employees (HPCC) Program, providing homebuyer loans to 8 households, rental security deposits to 33 households, and City-sponsored homebuyer classes to hundreds.
- Provision of 49 Mortgage Credit Certificates to first-time buyers.
- Update of the Zoning Code to allow an administrative process for Accessory Living Units (ALU), facilitating the construction of 11 ALUs.
- Expansion of the E-Onestop to provide on-line permitting and zoning information
- Provision of funding support for special needs housing, including the 50 unit transitional Sobrato Family Living Center (located in Santa Clara), the 24 unit Eight Trees Apartments supportive housing project, and the 23 unit Stoney Pines Apartments for persons with developmental disabilities.
- Provision of ongoing rental assistance to over 600 extremely low and very low income households through the County-administered Section 8 program.

Table 46 summarizes the quantified objectives contained in Sunnyvale's 1999-2006 Housing and Community Revitalization Sub-element, and compares the City's progress in fulfilling these objectives.

Table 46: Summary of Quantified Objectives

Income Level	New Construction*		Rehabilitation**		Preservation***	
	Goal	Progress	Goal	Progress	Goal	Progress
Very Low	736	108	135	343		
Low	361	846	175	98	150	100
Moderate	1,075	692	100	n/a		
Above Moderate	1,664	1,338				
Totals	**3,836**	**2,984**	**410**	**441**	**150**	**100**

* New construction goal reflects RHND for 1/1999-12/2006 period.

** Rehabilitation progress reflects owner-occupied rehabilitation (145 units), paint loans/grants (18 units) and rental rehabilitation on non-profit owned projects: Homestead Park (211 units), Moulton Plaza (11 units), Orchard Gardens (32 units), Eight Trees Apartments (24 units)

*** Preservation progress refers transfer of ownership on Plaza las Flores (100 units) to a non-profit, and extension of affordability controls.

As illustrated in Table 46, based on review of residential building permits finaled between January 1999-December 2006, Sunnyvale fulfilled 78 percent of its total regional housing construction needs, or "RHNA". However, given the nature of the real estate market in the Bay Area, housing to meet the needs of very low, low and moderate income households was not produced without public subsidy and/or incentive.

The City provided funding support for development of 108 very low income rental units during the planning period, including 55 new units in Moulton Plaza, 30 new units in Orchard Gardens, and 23 new units in Stoney Pine Apartments. Housing affordable to low income households was provided both through market rate apartments and restricted BMR units. As illustrated earlier in Table 23, market rate rents in Sunnyvale are well within the level of affordability to low income households; with 1,384 new apartment units developed during the period, staff conservatively estimates half of these (692 units) fall within low income rent thresholds. The eleven accessory living units developed during this period also provide rents within low income limits. Finally, Sunnyvale's BMR ordinance provided 58 rental and 85 ownership units deed-restricted to low income households. Housing for moderate income households was primarily provided through development of market-rate apartments, although many condominiums developed during this period sold at prices near moderate income thresholds, with downpayment assistance providing affordability to these households.

In terms of housing rehabilitation, Sunnyvale exceeded its overall goal to assist 410 households, achieving the rehabilitation of 441 units. Over half of the City's progress involved assisting non-profit owners in the rehabilitation of multi-family units, including the following projects: Homestead Park (211 units), Orchard Gardens (32 units), Eight Trees Apartments (24 units), Moulton Plaza (11 existing units). In addition, Sunnyvale provided 145 rehabilitation loans to single-family and mobilehome owners, and 18 paint loan and grants.

Finally, the City's 2002 Housing Sub-element established a preservation goal of 150 units based on the use of County-issued Mortgage Revenue Bonds. While Mortgage Revenue Bonds were not used, the City worked with Christian Church Homes and the County to acquire, preserve and rehabilitate Plaza de las Flores, a 20 year old, 100-unit senior housing project, using CalHFA tax-exempt bond proceeds, HCD MHP funds, a new 20-year Section 8 Contract, City HOME and CDBG funds, and County Housing Trust funds. The nearly $2 million renovation included building system modernization, accessibility, energy efficiency, and other improvements, and was completed without relocation.

Goals and Policies

This section of the Housing and Community Revitalization Sub-element presents the goals and policies the City intends to implement to address Sunnyvale's identified housing needs.

Provision of New Housing

Goal A Assist in the provision of adequate housing to meet the diverse needs of Sunnyvale's households of all income levels.

Policy A.1 Encourage diversity in the type, size, price and tenure of residential development in Sunnyvale, including single-family homes, townhomes, apartments, mixed-use housing, transit-oriented development, and live-work housing.

Policy A.2 Facilitate the development of affordable housing through regulatory incentives and concessions, and/or financial assistance.

Policy A.3 Utilize the Below Market Rate (BMR) Housing requirements as a tool to integrate affordable units within market rate developments, and increase the availability of affordable housing throughout the community.

Policy A.4 Continue to require office and industrial development to mitigate the demand for affordable housing.

Policy A.5 Work with Sunnyvale's major employers, educational and health care institutions to facilitate and encourage the development of workforce housing. Promote the City's affordable housing programs with local employers.

Policy A.6 Provide first time homebuyer assistance to low and moderate income households, with priority to buyers who currently work and/or live in Sunnyvale.

Policy A.7 Support collaborative partnerships with non-profit organizations, affordable housing builders, and for-profit developers to gain greater access to various sources of affordable housing funds.

Housing Conservation and Maintenance

Goal B Maintain and enhance the condition and affordability of existing housing in Sunnyvale.

Policy B.1 Encourage property owners to maintain rental and ownership units in sound condition through the City's neighborhood preservation and housing rehabilitation programs.

Policy B.2 Provide community outreach and comprehensive neighborhood improvement programs within Sunnyvale's Neighborhood Enhancement areas to improve housing conditions and the overall quality of life.

Policy B.3 Strengthen multi-family neighborhoods through partnership with non-profit housing organizations in the acquisition and rehabilitation of older residential properties and maintenance as long term affordable housing.

Policy B.4 Work with property owners, tenants, and non-profit purchasers to facilitate the preservation of publicly-assisted rental housing to maintain affordability to lower income households.

Policy B.5 Support the provision of rental assistance by the Santa Clara County Housing Authority to lower income households.

Policy B.6 Preserve Sunnyvale's mobile home parks as an affordable housing option. Maintain at least 400 acres of mobile home park zoning.

Policy B.7 Regulate the conversion of rental apartments to condominium ownership, and only permit conversions when the citywide vacancy rate for rental units warrants, and a benefit to the overall housing supply can be shown.

Removal of Governmental Constraints

Goal C **Minimize the impact of governmental constraints on the maintenance, improvement and development of housing.**

Policy C.1 Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and construction of housing units to assess the impact on housing costs and/or future supply.

Policy C.2 Revise the City's Zoning Code to clarify provisions for supportive and transitional housing, and emergency shelters.

Policy C.3 Establish reduced and modified parking standards for special needs housing and housing in close proximity to public transit

Provision of Adequate Housing Sites

Goal D **Provide adequate sites for the development of new housing through appropriate land use and zoning to address the diverse needs of Sunnyvale's residents and workforce.**

Policy D.1 Provide site opportunities for development of housing that responds to diverse community needs in terms of density, tenure type, location and cost.

Policy D.2 Continue to direct new residential development into specific plan areas, near transit, and close to employment and activity centers.

Policy D.3 Require new development to build to at least 75 percent of the maximum zoning density, unless an exception is granted by the City Council.

Policy D.4 Assist residential developers in identifying sites through dissemination of the sites inventory, and assist in consolidation of parcels within Redevelopment Project Areas.

Policy D.5 Provide opportunities and incentives for mixed use, multi-family infill, and transit-oriented development in Downtown Sunnyvale as part of the City's overall revitalization strategy for the area.

Policy D.6 Provide expanded areas for higher density housing through the conversion of underutilized industrial areas to residential use, if the sites are consistent with General Plan standards for residential uses (i.e., no health hazards exist).

Policy D.7 Take advantage of existing infrastructure and public improvements to provide additional housing by allowing accessory living units within residential neighborhoods.

Equal Housing Opportunities and Special Needs

Goal E **Promote equal housing opportunities for all residents, including Sunnyvale's special needs populations, so that residents can reside in the housing of their choice.**

Policy E.1 Support the provision of fair housing services and tenant/landlord mediation to residents.

Policy E.2 Implement City ordinances regarding prohibition of discrimination in housing.

Policy E.3 Continue to address the special housing needs of seniors through provision of affordable housing, and housing-related services, such as home rehabilitation programs, paint grants, and maintenance, shared housing match, and housing counseling (i.e. reverse mortgage counseling, etc.) and various referral services.

Policy E.4 Continue to address the special needs of persons with disabilities through provision of supportive housing, accessibility grants, and development of procedures for reasonable accommodation.

Policy E.5 Encourage the provision and distribution of residential care facilities throughout the community.

Policy E.6 Participate in the County Collaborative on Affordable Housing and Homeless Issues to provide a continuum of care of services and facilities for the homeless. Facilitate and sponsor the provision of housing for homeless people if the Onizuka base conversion plan is approved by the federal agencies. Support local service providers that offer facilities and support services to homeless individuals and families, and persons at risk of homelessness.

Neighborhood Quality

Goal F **Maintain sustainable neighborhoods with quality housing, infrastructure and open space that fosters neighborhood character and the health of residents.**

Policy F.1 Continue efforts to balance the need for additional housing with other community values, including preserving the character of established neighborhoods, high quality design, and promoting a sense of identify in each neighborhood.

Policy F.2 Promote neighborhood vitality by providing adequate community facilities, infrastructure, landscaping and open space, parking, and public health and safety within new and existing neighborhoods.

Policy F.3 Continue a high quality of maintenance for public streets, rights-of-way, and recreational areas, and provide safe pedestrian, bike, and transit linkages (accessibility) between jobs, residences, transportation hubs, and goods and services.

Policy F.4 Continue to implement a citizen-oriented, proactive education program regarding neighborhood preservation. Encourage resident involvement in identifying and addressing neighborhood needs in partnership with the City.

Policy F.5 Promote the preservation of historically and architecturally significant buildings and neighborhoods through land use, design and housing policies.

Policy F.6 Encourage use of sustainable and green building design in new and existing housing.

Policy F.7 Continue to permit and encourage a mix of residential and job-producing land uses, as long as there is neighborhood compatibility and no unavoidable environmental impacts.

Housing Programs

The housing programs described on the following pages include existing programs as well as several new programs that have been added to address the City's identified housing needs. The program summary (Table 47) included at the end of this section specifies for each program the following: five-year objective(s), funding source(s), and agency responsible for implementation of the program.

GOAL: Provision of New Housing and Home Buyer Assistance

1. Below Market Rate (BMR) Housing Programs – Homeownership and Rental Housing
Sunnyvale began implementation of its Below Market Rate (BMR) Program, one of the oldest inclusionary housing programs in the country, in the early 1980's. The BMR Program is continually reviewed and refined to address changing market conditions and improve its effectiveness. The last major revision was in 2003, with the current ordinance requiring residential developments consisting of nine or more ownership units to designate 12.5 percent of newly developed units as affordable for low and/or moderate income homebuyers (70-120% AMI), and rental developments consisting of nine or more units to designate 15 percent as affordable to lower income households (70% AMI). The period of affordability is 30 years for owner-occupied units and 55 years for rental units. For ownership and rental developments of between nine and nineteen units, the Director of Community Development, upon request by the developer, may waive the requirements to provide BMR units in exchange for the payment of a BMR in-lieu fee; the majority of applicants choose to provide the units, with only two projects paying the in-lieu fee.

Since the inception of the BMR program, over 420 affordable rental units and 320 affordable ownership units have been created, with an estimated 130 additional rental and 160 additional ownership units projected to be developed during 2008/09 through 2010/11. The City's 2008 Affordable Housing Strategy recommends several programmatic modifications to the BMR program to provide enhanced flexibility, such as allowances for meeting BMR requirements off-site through new construction and acquisition/rehabilitation, and allowances for providing rental or owner units to fulfill BMR obligations. Local developers have also suggested increasing the project size threshold for allowance of payment of in-lieu fees.

> ***2009-2014 Objective:*** *Review and refine BMR program guidelines and codes to provide enhanced program flexibility, accommodate* changing market conditions, and improve overall effectiveness. *Recommend ordinance revisions to City Council in 2009. Provide examples for developers to illustrate how State density bonus provisions can be applied to work in tandem with the BMR program..*

2. First Time Home Buyer Programs

The City has provided a First Time Homebuyer Program (FTHB) since 2005 to help low income first-time home buyers purchase homes made available through the City's Below Market Rate (BMR) Housing Program. Low-interest, deferred second mortgage loans ("silent seconds") of up to $50,000 are currently provided through the FTHB program, which has provided 28 loans since 2005. In 2008, the City considered increasing the FTHB loan amount from $50,000 to up to $75,000, and expanding the program to moderate incomes buyers. These proposals, as well as other program adjustments that may be needed in response to recent declines in regional home prices and more stringent first mortgage underwriting standards, will be evaluated by staff, and program revisions will be proposed to Council in 2009. The City also offers a slightly different program, known as "Housing for Public Sector, Teachers, and Child Care Workers" (HPCC) to help local public sector workers and teachers to either buy or rent housing in the local area. Recently proposed changes to this program will also be evaluated by staff, and recommended improvements will be brought to Council in conjunction with the First Time Homebuyer Program revisions in 2009. In addition, staff will continue to coordinate with the County Housing Authority to secure Mortgage Credit Certificates (MCCs) for income-eligible homebuyers in the City of Sunnyvale.

> ***2009-2014 Objective:*** *Revise homebuyer programs to improve effectiveness, adjust to changing market conditions, and assist 20 low to moderate income homebuyers per year. Coordinate with the Housing Authority to secure Mortgage Credit Certificates for 8 eligible buyers per year to purchase homes in Sunnyvale.*

3. Affordable Housing Development Assistance

The City, using its local Housing Mitigation Fund and its HOME entitlement grant funds, can finance the construction of new affordable housing in Sunnyvale, including assistance to non-profit developers for various typical development costs, such as: site assembly, clearance, acquisition, predevelopment/design, construction, and/or related project costs. The City prioritizes its development assistance to support the provision of housing for extremely low (ELI), very low (VLI) and low income (LI) households. During the last planning period, the City worked successfully with non-profit housing providers in developing Orchard Gardens (62 VLI and LI family units), Stoney Pine Apartments (23 VLI units for developmentally disabled), and Moulton Plaza (66 ELI, VLI and LI senior units). The City Council recently approved financial assistance package of nearly six million dollars for Mid-Peninsula Housing Coalition to secure a housing site for development of 124 apartments for very low and low income seniors adjacent the County's newly opened Valley Health Center. Construction is anticipated to begin in fall 2009, with completion in spring of 2011.

> ***2009-2014 Objective:*** *Continue to work closely with the non-profit community through provision of regulatory incentives, technical assistance, and/or financing to achieve the development of housing affordable to extremely low, low and low income households.*

4. Density Bonus Provisions

Pursuant to current state density bonus law (*Govt Code Section 65915*), applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- ✓ 10 percent of the total units for lower income households; or
- ✓ 5 percent of the total units for very low income households; or
- ✓ A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons; or
- ✓ 10 percent of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- ✓ Reduced site development standards or design requirements.
- ✓ Approval of mixed-use zoning in conjunction with the housing project.
- ✓ Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

Applicants are also eligible to utilize the State's parking ratio (inclusive of handicapped and guest parking) of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.

Sunnyvale's current density bonus provisions have not been updated to reflect the most recent State provisions, though the City's regulations do specify that any updates to Govt Code Section 65915 supercede any inconsistencies created in the local ordinance. As a means of clarifying and better promoting density bonus incentives to the development community, the City will update its Density Bonus provisions consistent with current State requirements.

> ***2009-2014 Objective:*** *Update the City's density bonus provisions by 2010 to clarify current State requirements and application of the provisions to new BMR and/or other affordable developments. Advertise program on the City's website, and promote in conjunction with discussions with development applicants.*

GOAL: Housing Conservation and Maintenance

5. Homeowner Rehabilitation Programs

5a. Single Family/Mobile Home Rehabilitation Loans

The Housing Rehabilitation Program offers low-interest deferred loans of up to $60,000 for single-family homes and $15,000 for mobile homes. The intent of the program is to provide funding to households earning lower incomes (up to 80% AMI) to address code violations, deferred maintenance, and general improvements to enhance the livability of the structure. The loans can be used for the following necessary repairs: electrical, roofing, weatherization, kitchen and remodels, plumbing, heating, structural reinforcement, and all health and safety violations.

5b. Energy Efficiency Loans

The Energy Efficiency Loan Program was established by the City in 2001 to address rising utility costs while promoting a more sustainable housing supply. The program provides low interest deferred loans of up to $25,000 to low income homeowners to increase the energy efficiency of residences, including mobile homes. The Energy Efficiency Program funds repairs to replace inefficient and aging appliances, heating systems, windows, increase insulation, and other types of weatherization improvements.

5c. Paint Loans and Grants

The Paint Loan Program provides low interest loans to low-income, single-family homeowners to paint the exterior of their homes. This program provides loans up to $4000 to senior homeowners (age 60+) to have a licensed painting contractor, following HUD lead-safe work practices, paint the home. Paint Grants of up to $1000 are provided to low-income homeowners less than 60 years of age for reimbursement of paint material and testing costs for the painting of the exterior of their home.

5d. Home Accessibility Grants

The Homes Access Grant provides up to $6,500 to retrofit homes by eliminating physical barriers which inhibit the use of the dwellings occupied by low-income disabled persons. Typical projects funded through the Home Access Grant Program range from bathroom modifications which include: grab bars, bath benches, and hand-held shower heads; to modular ramps, door widening and the installation of hydraulic lifts. Much of the activities are focused on the accessibility of mobile homes by the installation of hydraulic lifts for wheelchair accessibility. When the City's inventories of available lifts are all in use, new lifts are purchased to accommodate applicant requests.

5e. Emergency Loan Program

The Emergency Loan Program provides emergency repair grants and low interest loans of up to $5,000 to fund critical health and safety repairs for low-income homeowners. These grants and loans can be used for the following necessary repairs: burst pipes; water heater repairs; heating repairs; sewer line repair or replacement; or any other repair that affects the immediate health and safety of the household.

> ***2009-2014 Objective:*** *Continue to offer a variety of Housing Rehabilitation Programs for lower income owner-occupants of single-family and mobile homes. Implement program modifications to improve program affordability and efficiency. Assist a total of 50 households per year through these programs.*

6. Multi-Family Rental Property Rehabilitation

The Multi-Family Rental Property Rehabilitation Program provides low interest loans to address code violations and general improvement and updates to multi-family rental housing structures. At least 51 percent of the units to be rehabilitated with program funds must be occupied by low income tenants. Property owners, in turn, must agree to maintain affordable rents following rehabilitation of the property. Like most jurisdictions, Sunnyvale has experienced limited interest in its CDBG Multi-Family Rental Property Rehabilitation Loan Program. In a strong rental market, few property owners are willing to restrict rents to affordable levels and comply with other federal requirements of CDBG funding, such as compliance with federal relocation, environmental, and labor laws, which can double or triple the project cost in some cases. Staff will evaluate current needs for public subsidies for rental housing rehabilitation, as well as constraints inherent to all of the city's funding sources, and propose various alternatives available to address this program limitation, for the Council to consider in FY 2009-10.

> ***2009-2014 Objective:*** *Evaluate alternatives to address the limitations of the current program and propose program modifications in 2009-10.*

7. Multi-family Acquisition and/or Rehabilitation

Under this program, the City assists non-profit housing corporations in acquiring and/or rehabilitating aging multi-family rental properties, in order to preserve or improve affordability, correct health and safety code violations, and address deferred maintenance. During the last planning period, the City worked successfully with non-profit housing providers in acquiring and rehabilitating Orchard Gardens (62 units), Stoney Pine Apartments (23 units), and Eight Trees Apartments (24 units).

> ***2009-2014 Objective:*** *Assist in the acquisition and/or rehabilitation of at least one multi-family rental property by a non-profit organization.*

8. Neighborhood Enhancement Program

The City began implementing the Neighborhood Enhancement Program in 2002, focusing code compliance and housing rehabilitation improvements in single-family neighborhoods showing signs of distress. The City targets one new neighborhood per year under this program, averaging between 200-230 homes. Neighborhoods are evaluated by an inter-departmental team including Code Enforcement, Housing, Public Works, and Public Safety staff, and are selected based on the incidence of code violations, the age of the housing stock, crime statistics, and other factors impacting neighborhood revitalization. Once a Neighborhood Enhancement area has been selected, staff begins by visiting every household to provide information on the improvement program for the neighborhood and to solicit input on any particular community concerns. Every 3-4 weeks, staff conducts educational meetings on focused topics as directed by residents, such as rehabilitation assistance, traffic calming, neighborhood clean-up, hazardous waste disposal, drought tolerant landscaping, etc.

> ***2009-2014 Objective:*** *Continue the Neighborhood Enhancement Program, targeting one new neighborhood per year.*

9. Preservation of Assisted Housing

As of 2009, the City has a total of 1,215 assisted rent-restricted units in sixteen developments in its jurisdiction. While none of these units are considered at high risk of conversion to market rents, two projects totaling 245 units are technically considered at-risk due to an expiring bond and HUD 236 loan. However, both of these projects are owned by non-profits whose long term mission is to maintain project affordability. The City will take the following actions to facilitate long-term preservation of these 245 units:

- Monitor properties with expiring affordability restrictions by continuing to maintain close contact with property owners regarding their long-term plans for the properties.
- Participate in the preservation and/or rehabilitation of expiring use housing by providing financial and/or technical assistance when possible.
- If tenant displacement is likely, due to rent increases or other actions of the owner, verify that the property owner is complying with federal regulations associated with expiring federal restrictions, which require owners to:
  - ✓ Notify tenants at least one year prior to potential conversion to market-rate housing.
  - ✓ Provide information regarding tenant rights and conversion procedures should an owner decide to convert his property to non-low-income use.
  - ✓ Offer tenants information about Section 8 rental subsidies and other available assistance through City and County agencies as well as non-profit organizations.

> ***2009-2014 Objective:*** *The City will maintain close contact with the owners of at-risk properties, and provide financial and other assistance to the extent possible to maintain the affordability of the 245 units at risk. If necessary, the City will offer tenant education and support tenants in their search for alternative housing.*

10. Section 8 Rental Assistance

The Section 8 Rental Assistance Program extends rental subsidies to very low-income households, including families, seniors, and the disabled. The Section 8 Program offers a voucher that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs more than the payment standard, provided the tenant pays the extra cost. Over 600 Sunnyvale residents currently receive Section 8 assistance. Given the significant gap between market rents and what very low income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low income households. In March 2009, the City permitted and provided acquisition financing for development of a new senior housing project that will utilize 120 Section 8 vouchers provided by the Housing Authority.

> ***2009-2014 Objective:*** *Work with the County Housing Authority to secure Section 8 rental assistance for extremely low to very low-income residents renting in Sunnyvale. Continue to provide landlords with information on Section 8 and encourage them to list available rental units with the Housing Authority and accept voucher-holders as tenants.*

11. Mobile Home Park Preservation

With 16 mobile home parks and over 4,000 mobile home units, mobile homes comprise an important segment of Sunnyvale's stock of affordable housing. Several policies serve to protect mobile homes in the community. The City has established a designated mobile home park zone district, and has adopted a policy to maintain a minimum of 400 acres of mobile home park zoning; currently, 13 of the City's 16 parks, comprising a total of 420 acres, are zoned for long-term mobile-home use. Chapter 19.72 of the Municipal Code regulates the conversion of mobile home parks to other uses, including requirements for preparation of a conversion impact report, tenant noticing and public hearing requirements, and payment of relocation assistance to displaced tenants.

> ***2009-2014 Objective:*** *Continue to implement current mobile home park protections. By 2010, evaluate ways to improve the effectiveness of the tenant protection provisions of the Code, such as increased tenant compensation. Make recommendations to City Council for possible Code amendments.*

12. Foreclosure Prevention

While home foreclosures are not as prevalent in Sunnyvale as in many other areas of the County, some homeowners have defaulted, or are at risk of defaulting, on their mortgages and could lose their homes. Several area agencies provide foreclosure intervention counseling services, including Project Sentinel, Acorn Housing, and others. The City will play an active role in promoting the services of these and similar qualified housing counseling agencies to provide residents with the education and resources to help reduce foreclosures.

> ***2009-2014 Objective:*** *The City will provide information about available foreclosure counseling services, warnings about foreclosure-related scams, and available legal resources, through City public outreach channels (website, newsletter, media releases, City blog, etc), and will attempt to provide targeted outreach to homeowners in default.*

13. Condominium Conversion Regulations
Apartment projects proposed for conversion to condominium ownership are subject to the City's Condominium Conversion regulations (Section 19.70 of the Zoning Code). These regulations set forth a series of tenant protections, including relocation provisions, limitations on tenant rent increases, and first right of refusal, among other provisions. The regulations limit the number of conversions to 175 units in any 12 month period and require a citywide rental vacancy rate above three percent, unless otherwise approved by the Planning Commission. Condominium conversions are now also subject to the 12.5 percent affordability requirement under the City's BMR provisions.

> ***2009-2014 Objective:*** *Continue to provide tenant protections through implementation of the City's condominium conversion regulations.*

GOAL: Removal of Governmental Constraints

14. Zoning Text Amendments
As part of the Governmental Constraints analysis for the Housing and Community Revitalization Sub-element update and pursuant to new requirements under SB 2, several revisions to the Sunnyvale Zoning Code have been identified as appropriate to better facilitate the provision of a variety of housing types. These zoning revisions include:

- Add transitional housing and supportive housing with the Code's definition section, and list as a permitted use in single and multi-family zoning districts.
- Identify emergency shelters as a permitted use in MS/POA zones.

Emergency shelters will be subject to the same development and management standards as other permitted uses in the MS/POA zone. The City will however develop written, objective standards to regulate the following, as permitted under SB 2:

- ✓ The maximum number of beds or persons permitted to be served nightly by the facility;
- ✓ Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- ✓ The size and location of exterior and interior onsite waiting and client intake areas;
- ✓ The provision of onsite management;
- ✓ The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- ✓ The length of stay;
- ✓ Lighting;
- ✓ Security during hours that the emergency shelter is in operation.

> ***2009-2014 Objective:*** *Amend the Zoning Code, in 2010, to make explicit provisions for a variety of special needs housing.Develop objective standards to regulate emergency shelters as provided for under SB 2.*

15. Multi-family and Mixed Use Processing Procedures

The City currently requires a use permit for multi-family development within multi-family and commercial zoning districts, requiring review and approval by the Planning Commission. As a means of streamlining the approval process and providing greater certainty to development applicants, the City is committed to modifying the current permit procedure for multi-family development in residential and mixed-use zones by replacing the use permit with an administrative design and site review hearing for projects with up to 50 units, with the Director of Community Development serving as the decision-making body.

> ***2009-2014 Objective:*** *Amend the Zoning Code by 2010 to eliminate the current use permit requirement for multi-family residential developments of up to 50 units in multi-family residential and mixed-use zones. For residential projects still subject to a use permit, evaluate processing times and conditions on an annual basis to assess the impact of the use permit. If the use permit is found to act as a constraint, procedures will be further modified to promote applicant certainty and timing.*

16. Modified Parking Standards for Special Needs and Transit-Oriented Housing

Residential parking requirements play a significant role in project design and achievable densities. Sunnyvale does not currently have specific parking standards for senior or disabled housing, and evaluates parking reductions on a case-by-case basis. As a means of encouraging these housing types and providing greater certainty to developers, the City will develop modified parking standards for special needs housing.

As part of the Station Area Plan to be developed for the Lawrence Station Transit Village, the City will be evaluating a series of incentives to facilitate high density housing, employment and mixed use development, including measures such as supportive zoning changes and parking strategies. The outcome of these analyses could serve as the foundation for establishing modified parking standards for projects Citywide in close proximity to transit.

> ***2009-2014 Objective:*** *Amend the Zoning Code to specify reduced parking standards for senior housing, and housing for persons with disabilities. Promote compact, transit-oriented development by developing modified parking standards for development in close proximity to transit, and consider further reductions for transit-oriented affordable housing.*

GOAL: Provision of Adequate Housing Sites

17. Residential Sites Inventory

The Land Use Sub-Element of the City's General Plan provides for a variety of housing types to meet the diverse needs of Sunnyvale residents, with densities ranging from 7 to 78 units per acre. Industrial to Residential (ITR) areas provide the most significant opportunity for future residential growth, with potential for development of over 5,200 new units, including a 29 acre ITR site adjacent the Lawrence Station Transit Village planned for transit-oriented development. The Downtown Specific Plan provides for 1,000 new units of high density and mixed use housing, providing opportunities for people to live, work, shop and recreate without having to use their cars; 300 units are already nearing completion in the Specific Plan's Commercial Core.

The residential sites analysis demonstrates the availability for development of approximately 7,000 units during the 2009-2014 time frame. This residential development potential is more than adequate to address the City's share of regional housing needs, identified as 4,426 new units. As part of this Housing and Community Revitalization Sub-element update, City staff performed a parcel-specific vacant and underutilized sites analysis that can be used to assist developers in the identification of potential sites.

> ***2009-2014 Objective:*** *Continue to provide appropriate land use designations to address the City's share of regional housing needs. Maintain a current inventory of potential residential and mixed-use sites to provide to developers in conjunction with information on available development incentives.*

18. Minimum Densities

To encourage the efficient and sustainable use of land, the City requires residential development to achieve at least 75 percent of the maximum densities permitted under zoning. Given high land costs, multi-family projects in Sunnyvale's highest density residential zones typically develop at well above this threshold. Exceptions to this policy may be granted by City Council as warranted by unique site characteristics.

> ***2009-2014 Objective:*** *Inform development applicants of this policy and its purpose to encourage compact urban form.*

19. Downtown Specific Plan

The development of its downtown as a vibrant, pedestrian-friendly, transit-oriented center for shopping, working, living and entertainment is a key priority for Sunnyvale. In support of this goal, the City prepared a comprehensive update to its Downtown Specific Plan in 2003, providing various land use and development standard revisions including increasing residential densities to an excess of 55 units per acre and providing for up to 1,800 dwelling units; commercial development potential is in addition to this residential capacity. The Plan is divided into a series of blocks, with a maximum number of residential units identified in each block. In addition to the nearly 300 units nearing completion on block 18 in the Town Center, the greatest opportunities for higher-density residential development are focused within 18 acres on five key

blocks (Blocks 1A, 6, 14, 15 and 16), providing for a net increase in 1,000 units. A preliminary application for the majority of Block 1A includes plans for development of 407 units.

As a means of facilitating the assembly of sites and realizing the development envisioned for Downtown, the Specific Plan identified the following implementing actions to be undertaken by the City and its Redevelopment Agency:

- ✓ Identify and target areas of partly aggregated property and assist in land aggregation
- ✓ Identify and purchase strategically located property as it becomes available and where it is important to accomplish long-term goals
- ✓ Invest in strategic parcels (including City-owned land) where it would increase the potential for strategic land assembly and redevelopment activity.

The City has already implemented major site assembly efforts in the Downtown, including purchase of five parcels in Block 15 (one-quarter of the land area) that it is land banking to facilitate future land assemblage and development. Private developers have assembled the bulk of the remaining prime underutilized sites downtown, with two major mixed use projects underway on these sites: Town Center (292 units - under construction) and Town and Country (407 units – land use approvals pending).

> ***2009-2014 Objective:*** *Encourage site assembly by continuing to publicize the downtown redevelopment potential made possible by the DSP through City channels such as the "Downtown Redevelopment Information" webpage, KSUN, and public meetings regarding the status of redevelopment; continue City efforts to purchase strategic sites as funding permits. Facilitate the provision of housing affordable to low and moderate income households by requiring below market rate (BMR) units to be provided on-site or within the boundaries of the Specific Plan, and by promoting density bonus and development incentives available in conjunction with the BMR program.*

20. Accessory Living Units

An Accessory Dwelling Unit (ALU) is a separate dwelling unit that provides complete, independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, cooking, eating, and sanitation on the same parcel as the primary unit is situated. Given the limited developable land remaining in Sunnyvale, integrating secondary dwelling units in existing residential neighborhoods present an opportunity for the City to accommodate needed rental housing. The development of secondary dwelling units is effective in dispersing affordable housing throughout the City and can provide housing to lower-income persons, including seniors and college students.

> ***2009-2014 Objective:*** *Facilitate the construction of new accessory living units by making information available to the public.*

GOAL: Equal Housing Opportunities and Special Needs

21. Fair Housing Program

The City will continue to support programs that provide fair housing services to Sunnyvale residents. Sunnyvale's current fair housing provider, Project Sentinel, provides fair housing information/referral, case investigation and enforcement. The organization also conducts educational seminars for owners and managers of rental property, as well as free workshops for tenants to address rights and responsibilities. They are responsible for proactively providing outreach to inform all members of the community of their fair housing rights and the availability of fair housing services. The City also contracts with Project Sentinel to provide tenant/landlord referral and mediation services.

> ***2009-2014 Objective:*** *Continue to contract with qualified agencies, such as Project Sentinel, to provide comprehensive fair housing services and tenant/landlord mediation. Provide multi-lingual fair housing brochures at the Community Development Department, Sunnyvale Library and the Columbia Neighborhood Center. Provide fair housing information on the City's website, including a direct link to HUDs fair housing services. Continue active participation in the Santa Clara County Fair Housing Task Force.*

22. Shared Housing Program

The City will continue to encourage and support the provision of shared housing matching services in Sunnyvale. Under a shared housing match program, a home provider, a person who has a home to share, is matched with a home seeker, a person in search of a home to share.

The City currently provides CDBG human services grant assistance to Catholic Social Services of Santa Clara to administer a shared housing program for single-parent households. While the City is also interested in providing shared housing services for its senior population, there are currently no service providers in the area offering this service.

> ***2009-2014 Objective:*** *Continue to provide funding for qualified agencies to provide shared housing services to single-parent households. Contact nearby jurisdictions about their interest in participating in a senior shared housing program, and depending on the level of interest, contact key service providers about re-establishing a program in the Silicon Valley. Initiate contact with HIP Housing in San Mateo who administers one of the largest senior shared housing programs in the nation about opportunities for expansion into Santa Clara County.*

23. Accessible Housing

The City adopts updates to Uniform Building and Housing Codes to reflect current accessibility requirements in new construction. Pursuant to Senate Bill 520, jurisdictions are required to analyze constraints to the development, maintenance, and improvement of housing for persons with disabilities and take measures to remove constraints. As part of this Housing and Community Revitalization Sub-element, Sunnyvale has conducted a review of zoning, building codes, and permit processing procedures and has not identified any institutional barriers to the provision of accessible housing. However, the City has not yet developed specific procedures for requesting a reasonable accommodation for accessibility modifications, and will commit to a program to clarify and add certainty to exception procedures.

2009-2014 Objective: *As a means of providing accessible housing to persons with disabilities, the City will:*

- ✓ *Develop written procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws. Procedures will specify who may request an accommodation, time frame for decision-making, and modification provisions.*
- ✓ *Continue to adopt accessibility updates to building and housing codes.*
- ✓ *Provide rehabilitation grants to income qualified households for accessibility improvements.*

24. Emergency Shelter and Services

The City of Sunnyvale serves as the Local Redevelopment Authority for planning the redevelopment of the 23 acre Onizuka Air Force Station, slated for closure in 2011. In December 2006, two local nonprofit housing agencies – Mid Peninsula Housing Coalition and Charities Housing - submitted Notices of Interest for construction of housing for the homeless on for seven acres of the base. The City has been conducting ongoing meetings with these providers, and has allocated $8.2 million to support development of at least 92 units of homeless housing at an off-site location in the community.

Through its CDBG public services sub-recipient grant program, Sunnyvale provides funding for emergency services, counseling, food, clothing and financial assistance for low income residents in crisis or at risk of homelessness. The City has also provided funding support to area non-profit agencies that provide shelter and homeless services, including:

- ✓ Cupertino Community Services: Administers a rotating shelter in churches and provides support services including rental assistance, housing vouchers, food, medical assistance and gas vouchers.
- ✓ Emergency Housing Consortium: Operates the winter shelter in the Sunnyvale armory and provides emergency shelter and support services in several locations throughout the County.
- ✓ Support Network for Battered Women: Provides shelter and support services for victims of domestic violence.

2009-2014 Objective: *Facilitate the provision of approximately 100 units of homeless housing in association with the Onizuka base conversion. Continue to provide funding for area homeless shelters and service providers.*

GOAL: Neighborhood Quality

25. Sustainability and Green Building

In 2007, the Sunnyvale City Council adopted a sustainability policy to become "a regional leader in environmental sustainability, advocating to reduce dependence on non-renewable resources by providing greater transportation options, reducing waste, protecting our natural resources, and promoting alternative energy usage and research." The structure for implementation of this policy is set forth in Sunnyvale's *Framework for Sustainability*, with the City's various environmental activities coordinated through the City's Sustainability Coordinator.

The City is currently in the process of developing green building requirements and incentives for new residential, office, retail and industrial projects throughout the City, with a targeted date of July 2009 for ordinance implementation. Draft ordinance provisions utilize Build It Green's GreenPoint rating system for residential construction, establishing minimum point thresholds, and providing density, height and lot coverage incentives for exceeding the minimum thresholds. As a means of lessening the potential impact on development, the draft ordinance proposes phasing in the green building standards over 2009 to 2012, with threshold requirements for green building points increasing over the four year period.

> ***2009-2014 Objective:*** *Continue the City's comprehensive sustainability program. Adopt a local green building program for residential construction and remodels, as well office, retail and industrial development.*

Table 47: Housing Implementation Programs Summary

Housing Program		Program Goal	2009-2014 Objective	Funding Source	Responsible Agency	Time Frame
Provision of New Housing						
1.	**Below Market Rate (BMR) Program**	Integrate affordable units within market-rate developments.	Review and refine BMR guidelines and codes to add program flexibility, accommodate current market conditions, and improve overall effectiveness.	Department Budget	Community Developmen t Dept (CDD) – Housing Division	2009-2014. Complete program modifications in 2009.
2.	**Homeownership Programs** **-First Time Homebuyer (FTHB)** **-Housing for Public Sector, Teachers, Child Care Workers (HPCC)** **-Mortgage Credit Certificate (MCC)**	Expand homeownership opportunities for lower and moderate income homebuyers	Revise program guidelines to improve effectiveness and adjust to market conditions. Assist 20 homebuyers per year with FTHB/HPCC and 8 with MCC.	HOME; Housing Mitigation Fund	CDD – Housing Division; County Housing Authority (MCCs)	2009-2014. Revise FTHB and HPCC program guidelines in 2009.
3.	**Affordable Housing Development Assistance**	Support development of new housing affordable to extremely low, very low and low income households.	Provide financial and regulatory assistance for new affordable housing development, using available funds. Identify new sources of funding.	Housing Mitigation Fund; HOME; others (State Prop 1C, federal, private)	CDD - Housing and Planning Divisions	2009-2014. Evaluate expansion of Housing Mitigation Fee in 2011.
4.	**Density Bonus Provisions**	Provide density and other incentives to facilitate affordable housing development.	Update density bonus provisions; coordinate and publicize with BMR program.	Department Budget	CDD - Housing and Planning Divisions	Adopt ordinance updates in 2010.
Housing Conservation and Maintenance						
5.	**Homeowner Rehab Programs** **5a. Rehab Loans** **5b. Energy Loans** **5c. Paint Loans/ Grants** **5d. Accessibility Grants** **5e. Emergency Loans**	Provide financial assistance to lower income households for home repairs.	Implement program modifications to enhance effectiveness. Assist 40 households/year under all 5 rehab programs.	CDBG; Housing Mitigation Fund	CDD - Housing Division	2009-2014. Complete program modifications in 2009.

Table 47: Housing Implementation Programs Summary

Housing Program		Program Goal	2009-2014 Objective	Funding Source	Responsible Agency	Time Frame
6.	**Multi-Family Rental Rehabilitation**	Provide rehabilitation assistance to private sector, market-rate rental properties in exchange for affordability controls.	Reconsider feasibility and demand for program, and recommend alternatives for program modifications.	CDBG	CDD - Housing and Neighborhood Preservation Divisions	Recommend revisions to Multi-Family Rental Rehab Program to City Council in 2010.
7.	**Multi-Family Rental Property Acquisition/ Preservation/ Rehabilitation**	Assist non-profits and other partners to acquire and/or preserve, redevelop and/or rehabilitate aging and/or expiring use multi-family rental properties.	Assist at least one large multi-family rental project (60-100 units)	HOME, CDBG, Housing Mitigation Fund; others (State Prop 1C, federal, private)	CDD – Housing Division	2009-2014
8.	**Neighborhood Enhancement Program**	Preserve and maintain the quality of Sunnyvale's housing & neighborhoods.	Target one new neighborhood per year for comprehensive neighborhood improvements, enhancing approximately 200 homes annually.	CDBG; General Fund	CDD – Neighborhood Preservation Division	Complete one enhancement area annually.
9.	**Preservation of Assisted Rental Housing**	Preserve the existing affordable housing stock at-risk of conversion to market rents.	Monitor affordability controls in 245 at-risk units. If Section 8 expires - conduct tenant education and support in search of alternative housing.	Section 8	CDD - Housing Division	Annually contact non-profit owners to confirm status of Section 8 contract.
10.	**Section 8 Rental Assistance**	Provide rental assistance to very low income households.	Seek to maintain current levels of Section 8; encourage landlords to register units.	HUD	County Housing Authority; CDD - Housing Division	2009-2014
11.	**Mobile Home Park Preservation**	Preserve existing mobile home parks as affordable housing option.	Implement current mobile home park protections. Evaluate ordinance modifications to enhance tenant protections.	Department Budget	CDD - Housing and Planning Divisions	2009-2014. Recommend revisions to Mobile Home Park Ordinance to City Council in 2011.

Table 47: Housing Implementation Programs Summary

Housing Program		Program Goal	2009-2014 Objective	Funding Source	Responsible Agency	Time Frame
12.	**Foreclosure Prevention**	Prevent home foreclosures.	Promote foreclosure counseling services through the City's website and newsletter. Coordinate with the Santa Clara County Board of Realtors.	Department Budget	CDD - Housing Division	Initiate foreclosure outreach in 2009.
13.	**Condominium Conversion Regulations**	Provide protections for tenants in apartments proposed for conversion to condominiums.	Implement tenant protections under current ordinance.	Department Budget	CDD - Housing and Planning Divisions	2009-2014
Removal of Governmental Constraints						
14.	**Zoning Text Amendments**	Provide appropriate zoning to facilitate the provision of special needs housing.	Amend Zoning Code to make explicit provisions for a variety of special needs housing. Develop objective standards to regulate emergency shelters.	Department Budget	CDD – Planning Division	Complete ordinance revisions in 2010.
15.	**Multi-family and Mixed-Use Processing Procedures**	Provide efficient development processing procedures to reduce the cost of development.	Amend Zoning Code to replace multi-family use permit with an administrative hearing process in multi-family and mixed use zones for projects up to 50 units. For residential projects still subject to use permit, annually evaluate processing times and conditions.	Department Budget	CDD – Planning Division	Amend the Zoning Code in 2010. Annually evaluate processing times and conditions on residential projects subject to a CUP.
16.	**Modified Parking Standards**	Facilitate the development of affordable and special needs housing, and housing near transit.	Amend the Zoning Code to specify reduced parking standards for senior housing, housing for persons with disabilities, and housing in close proximity to transit.	Department Budget	CDD – Planning Division	Amend the Zoning Code in 2010.
Provision of Adequate Sites						
17.	**Residential Sites Inventory**	Provide appropriate land use designations to address the city's share of regional housing needs.	Maintain current inventory of potential residential and mixed use sites; provide to developers in conjunction with information on incentives.	Department Budget	CDD – Planning Division	2009-2014

Table 47: Housing Implementation Programs Summary

Housing Program		Program Goal	2009-2014 Objective	Funding Source	Responsible Agency	Time Frame
18.	**Minimum Densities**	Promote compact development by encouraging properties to develop to General Plan densities.	Inform developers of policy to develop to at least 75% of General Plan density.	Department Budget	CDD – Planning Division	2009-2014
19.	**Downtown Specific Plan**	Provide expanded sites for multi-family and mixed-use housing development, and facilitate development of downtown as a center for shopping, working, living and entertainment.	Facilitate site assembly through marketing and purchase of strategic parcels. Encourage provision of affordable housing by requiring BMR units to be provided on-site or within the boundaries of the Specific Plan, and by promoting density bonus and development incentives available in conjunction with the BMR program.	Redevelop-ment Tax Increment and set-aside funds; Housing Mitigation Fund	CDD – Planning and Housing Divisions	2009-2014
20.	**Accessory Living Units (ALUs)**	Provide additional sites for rental housing within existing neighborhoods.	Implement City's ordinance to accommodate ALUs, and place information on the City's website.	Department Budget	CDD – Planning Division	2009-2014. Add ALU information to CDD page on City's website in 2009.
Equal Housing Opportunities and Special Needs						
21.	**Fair Housing Program**	Promote fair housing practices.	Contract with qualified agencies for comprehensive fair housing services and tenant/landlord mediation.	CDBG	CDD – Housing Division	Annually review Fair Housing reports to assess any trends and develop appropriate actions.
22.	**Shared Housing Program**	Support provision of shared housing opportunities.	Contact cities and service providers about re-establishing a senior shared housing program.	Department Budget	CDD – Housing Division	Contact service agencies in 2010.
23.	**Accessible Housing**	Facilitate provision of accessible housing for persons with disabilities.	Develop and adopt Reasonable Accommodations procedures and disseminate info on City's website and at City Hall. Provide grants for accessibility improvements.	Department Budget; CDBG	CDD – Planning and Housing Divisions	Adopt Reasonable Accommodati on procedures in 2010.

Table 47: Housing Implementation Programs Summary

Housing Program		Program Goal	2009-2014 Objective	Funding Source	Responsible Agency	Time Frame
24.	**Emergency Shelter and Emergency Services**	Assist the homeless and persons at-risk of homelessness in obtaining shelter and services.	Financially support area homeless shelter and service providers. Facilitate provision of approx. 100 units of homeless housing in association with Onizuka base conversion.	CDBG; Housing Mitigation	CDD – Housing Division	2009-2014. Provide 100 units of homeless housing by 2012.
Neighborhood Quality						
25.	**Sustainability and Green Building**	Promote energy conservation and sustainable design in new and existing development.	Continue sustainability program. Adopt a local green building program.	Department Budget	CDD – Planning Division	Adopt Green Building Program in 2009.

Table 48: Summary of Quantified Objectives

TOTAL UNITS TO BE CONSTRUCTED	**4,426 Units**	**(RHNA)**
	536	Extremely Low
	537	Very Low
	708	Low
	776	Moderate
	1,869	Above Mod
TOTAL UNITS TO BE REHABILITATED	**260 Units**	
	90	Very Low
	100	Low
	70	Moderate
TOTAL UNITS TO BE PRESERVED	**245 Very Low Income Units (At-Risk Units)**	
TOTAL HOMEBUYER ASSISTANCE	**140 Low to Moderate Income Households**	

APPENDICES

Appendix A: Public Participation

Community Workshop
February 05, 2009

The Community Workshop for the 2009-2014 Housing and Community Revitalization Sub-element update for the City of Sunnyvale was held on February 5, 2009 at the Neighborhood Room in the Sunnyvale Community Center. Karen Warner Associates (KWA) and Metropolitan Planning Group (M-Group) provided background information on the Housing Element requirements, and presented an overview of current housing needs in the community. City staff then presented information on potential upcoming affordable projects in Sunnyvale, as well and the current housing programs available to residents. After the presentation, a Q&A followed where each attendee was asked to provide input on what they see as the key housing needs facing Sunnyvale, as well as any policy direction for the Housing Element update. The following points summarize the discussion that took place.

- City should provide housing for a community, not just a set of people
    - Teachers, public safety, etc.
    - People working in Sunnyvale but that can't afford to live here
    - Support the City's current policy to focus downpayment assistance for public school employees, city employees and childcare workers

- Bring housing to downtown/closer to transit. Promote diversity in population to live in downtown – professionals, seniors, families, etc.
    - Discourage housing which isolates certain groups from the rest of the community, such as seniors

- Seniors are Sunnyvale's most significant group with housing needs. With baby boom population aging, senior housing needs will continue to increase.

- Given changing market conditions, re-evaluate BMR program to ensure working efficiently
    - Evaluate families who purchased in BMR program – are they better off now then when entered program? What is impact of re-sale controls on ability of these families to improve economically?

- Need to address affordability for people in the extremely low income group, earning annual incomes below $15,000:
    - Identify available housing options
    - Require strategies for population in that income level who are seniors, especially those who rent

  - Need for collaboration between non-profit agencies and public entities (City, County, State, Housing Authority) serving this population
  - City needs to provide incentives/subsidies

- Pursue creative housing options for seniors:
  - Co-housing. (ensure zoning regulations don't constrain)
  - Shared senior housing
  - Group homes/boarding houses (for senior renters)
  - Devise strategies for senior room partnering - e.g. mix young families and seniors

- Support housing which is environmentally friendly. Provide housing with community gardens and open space linked within the community.

- Employers have difficulty recruiting due to shortage of affordable housing
  - Support housing near transportation nodes for workforce

- Concerns regarding development of housing on sites with environmental constraints, i.e. apartments being developed next to freeways.
  - Identify how one can incorporate such land correctly for housing.
  - Devise strategies for reducing health impacts.

HOW SHOULD SUNNYVALE PLAN FOR ITS HOUSING NEEDS?

TWO COMMUNITY MEETINGS

To Discuss the Update of the
2009-2014 Housing & Community Revitalization Sub-Element:
Thursday, February 5th at 10:00 am & 6:00 pm

Sunnyvale Community Center
Neighborhood Room
550 N. Remington Drive
10:00 am – 12:00 pm and
6:00 – 8:00 pm (same meeting format)

More information about the Sub-element Update and an online Housing Survey can be found at:
www.HousingElement.inSunnyvale.com

For further information, contact Rachél DeBord in the Housing Division (408) 730-7456 or at
rdebord@ci.sunnyvale.ca.us

The Housing & Community Revitalization Sub-Element of the General Plan will set forth Sunnyvale's housing goals and policies for the 2009-2014 planning period to address its current and future housing needs. We need your valuable input so as to better understand the housing needs of Sunnyvale's residents and workforce:

- **What are Sunnyvale's most important housing needs?**
- **What are the greatest strengths of Sunnyvale's housing and neighborhoods?**
- **What options should the City pursue to address its housing needs for the next 8 years?**

PARA RESIDENTES QUE HABLAN ESPAÑOL: Esta información sobre los Programas de Vivienda de la Cuidad de Sunnyvale puede ser muy importante para usted. Por favor traduzca esta noticia.

CƯ DÂN NÓI TIẾNG VIỆT: Bản thông báo này cho những ngừơi cư ngụ. tại thành phố Sunnyvale. Chương trình này có thễ liên quan đến qúi vị. Xin chú ý đến bản thông báo này.

PARA SA MGA MAMAMAYANG PILIPINO: Ang paalalang ito ay patungkol sa Programamng Pantahanan ng Lungsod ng Sunnyvale. Ito ay maaaring makatulong sa inyo kaya maaari po lamang na ipaabot at ipamahagi sa inyong kasamahan.

此通知是關於 **Sunnyvale** 的城市房屋計劃,可能對您非常重要。請將這一信息提供給他人。

The City of Sunnyvale does not discriminate on the basis of race, color, religion, national origin, sex (including sexual harassment), handicap, or age in any of its policies, procedures, or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Sunnyvale programs and activities. Special Needs: The session locations are accessible to persons with physical disabilities. Pursuant to the Americans with Disabilities Act, the City of Sunnyvale will make reasonable efforts to accommodate persons with qualified disabilities. Persons who need special accommodations or auxiliary aids or services, such as interpreters for persons who are hearing impaired, a reader, large print or Braille, are requested to contact staff at (408) 730-7451 no less than five days prior to the public hearing so that appropriate arrangements can be made. Individuals using TTY/TDD machines may access the City at (408) 730-7501. If you have inquiries regarding the equal opportunity policies, the filing of grievances, or to request a copy of the City's grievance procedures, please contact the Housing Division at (408) 730-7254 at least five days in advance of the meeting.

Sunnyvale Housing Stakeholders Meeting
on the
2009-2014 Housing Element Update

WHEN: **Wednesday, February 25, 2009**
WHERE: **Sunnyvale Senior Center – Laurel Room**
550 Remington Avenue, Sunnyvale
TIME: **9am – 11am**

You have been identified as an important stakeholder in the Sunnyvale community who has interest and expertise in the Sunnyvale housing market and/or related issues. We kindly invite you to participate in this focus group-style discussion regarding the current and future state of the Sunnyvale housing market and the City's housing needs. Your input will be considered as an integral part of preparing the policy and program recommendations in the draft 2009 – 2014 Housing Element Update for the City of Sunnyvale. During this meeting, we will review the progress made in attaining the community's housing goals during the last 8 years, and solicit your input regarding current and future housing needs and goals for the 2009-2014 planning period.

Additional information about the Housing Element and an online Housing Survey can be found at: www.HousingElement.inSunnyvale.com

We greatly appreciate your interest in the City of Sunnyvale's housing and long-range planning efforts, and thank you in advance for participating in this important community outreach event. If you are unable to attend, please designate another leader of your organization who can attend. Thank you.

Please RSVP to:

Ernie DeFrenchi
Phone: 408-730-2784
Email: edefrenchi@ci.sunnyvale.ca.us

Stakeholder's Workshop
February 25, 2009

City staff conducted a focus-group type discussion with housing stakeholders with expertise in the Sunnyvale housing market and/or related community housing issues. A total of 18 stakeholders were in attendance, and offered the following comments for the Housing and Community Revitalization Sub-element update:

- Need for programs to assist disabled individuals in finding affordable ADA compliant housing.
- City should survey major employers as to the housing needs of their employees.
- The current economic climate suggests that the city will not see any new housing built for five years.
- City should look at long term opportunities by allowing longer entitlement periods (e.g. much longer than 2 years).
- Rents are sliding, but construction costs continue to go up – a challenge for rental projects for seven years. Don't need higher density, need lower density.
- What is city doing to preserve affordability of mobile homes? [Suggestion—look at the Milpitas Mobile Home Park closure benefit requirements (greater benefit than required in Sunnyvale) and Mountain View zoning/policy on rezoning/closing parks. (more restrictive than Sunnyvale)].
- Look at increasing the ITR areas as the nature of work in the Silicon Valley has changed and the building stock can be different.
- It is critical to lower the costs of housing. The policy should be "no growth in the median price of housing."
- Zoning should allow more density and height (e.g. 6-7 stories).
- A lot of the housing stock is over 50 years old. Implement zoning actions to allow single-family properties to be redeveloped with row housing – tear down 1 house and build 2 houses via lot splits.
- Review density bonus provisions - do not really work in Sunnyvale because one still needs to provide parking, open space, etc within the same height limit.
- There is an "anti-family" urban bias in zoning—it is difficult to build family friendly high density housing.
- What to do with the impact of high density and the parking problem (insufficient parking).
- Development needs minimum parking (cities try to get them to reduce it, but they need more for their tenant's comfort).
- ITR is a good tool, but note that new businesses in the area are "green" and "solar" and they need the single-story tilt-up style building. The greenest concept is reusing existing buildings.
- What is the next tier after 4-story wood frame construction?
    - Six stories above structured parking with some on-grade parking, otherwise 10-12 stories. Best if they can "sell" parking spaces to residents
- Look at the housing stock along the Caltrain Corridor; get rid of single-family with increased density.

- What is the impression of the developers of the effectiveness of Sunnyvale's inclusionary zoning requirements?
- Should have BMR rental and ownership requirements the same at 10 percent.
- BMR is good predictable program, but there should be increased options and flexibility for an in-lieu fee (especially single-family homes).
- SVLG encourages Redevelopment Agencies to increase their housing set-aside to 30 percent.
- A constraint to change is neighborhood opposition. Use the resources for better community engagement.
- There should be a way to notify the entire community and not just the adjacent residents when there is a project of community-wide benefit.

Joint Study Session of the City Council, Planning Commission, and Housing and Human Services
March 10, 2009

Council and Commissioner Comments:

General Comments

- Encourage Foreclosure Prevention program to come into effect soon to address significant and growing need.
- Gap in Affordability of Housing –
    - BMR Program: Simplification of the percentages as per the requirements. Both ownership and rental should both be re-examined. The current percentages could stay the same. 12.5 percent is the right number for ownership.
    - In addition to BMR units, provide incentives (i.e. density bonus) to developers to build lower cost housing, especially for families.
- Is it more important to aid families in buying homes, or providing residences for very low income?
    - *Response: City subsidies are directed towards very low and low income populations. Prior RHNA reporting didn't account for certain market rate housing which is affordable to households earning lower income and moderate incomes. (Current Housing Element corrects, showing that Sunnyvale met 15 percent of its very low income need, 234 percent of its low income needs, and 64 percent of its moderate income housing needs during the prior planning period.)*
- Removal of Governmental Constraints –
    - Re: recommendation to streamline multi-family processing by shifting CUP to Administrative Hearing – 19 unit threshold is a number that could bring enough effect.
    - Concerned about speeding the process for multi-family housing, as it can overlook a project's effect on the community. Need to make sure there remains adequate public notification.
- Concern regarding Section 8 expiring soon?
    - *Response: Currently, three developments owned by non-profits are subject to annual Section 8 renewals. However, there is a very low risk for non-renewal of the Section 8 contracts and conversion to market rate units.*
- Goal F regarding neighborhood quality and sustainability – consider adding more action items
    - Can transit availability, walkability, livability, bikability – for everyone including seniors – be added in Goal F?
- How can the City accomplish housing through ABAG – mix with Community Growth Indicator.

Transit and Parking

- Transit corridors are being used for accommodating larger families.
    - How does one plan for them when there isn't enough land. That will bring about density.
    - Where is the open space that would be required as services for these residences?
    - How can the housing be of a better quality with the addition in density?
- Reducing Parking Standards –
    - Makes sense for seniors. Projects located near public transit, sometimes don't use the available transit as much as expected, residents still have 2 or more cars, and parking is not enough. Provide incentives to use transit, such as Fast Pass.
    - Encourage reduced parking along transit nodes as long as people are using it.
    - Ensure flexibility for the parking demand.
    - Adequate public/ street parking required. Some new developments only have private parking, none for the general public. It would be good to see how the City can preserve publicly accessible parking in residential streets.
- The City has a large new employment development. It is difficult to access transit, like Caltrain from the homes. How can the infrastructure be developed around the employment development so as to facilitate housing, and to maintain quality of life?

Linking Housing and Community Revitalization Sub-element with the other Sub-elements

- It seems like the Housing Element is driving the other sub-elements.
- Some developments are very big e.g. 24.5 million sq. ft. at Moffet Plaza. One cannot speak of the Housing Element in isolation; need to see what is being encouraged in all areas – a cohesive plan for the City.
- Important to link the Housing Sub-element with the policy foundation of the City's General Plan, especially the recently completed Community Vision Element.

Mobile Home Parks and Manufactured Homes

- Emphasize preservation of mobilehome parks as long-term affordable housing.
- Are mobile home communities developed at 14 du/acre considered "above moderate income"? (with reference to the RHNA default density table)
    - *Response: Default density for moderate income is 15 du/acre. However, if there are other affordability strategies employed, then units at lower densities may in fact be affordable.*
- Manufactured homes – not counted initially as units, has that changed?
    - *Response: Counting of units is done for the development that takes place during that cycle only. Programs are there in place to protect that type of affordable housing. The Mobile Home Strategy is strengthening affordability for these homes.*
- Are manufactured homes allowed on the location of single-family homes?
    - *Response: Yes.*

Concern for Neighborhood Quality and Infrastructure

- Concern about retaining city quality with ever increasing RHNA obligations. These numbers are not portrayed as quotas, but are considered so by developers later. How can one avoid building upwards and retaining community quality?
- Critical to provide adequate infrastructure to match growth in population and housing.
    - How does one provide for water for the estimated rise in population of the City of 60,000 people?
    - Increase in housing will lead to increased water use, increased used of utilities. Have we set aside space for other City needs (open space, public safety, water, libraries etc) to accommodate the increase in housing?
- Concern regarding location of Emergency Shelters in MS/POA – (light industrial/places of assembly zone)
    - What is the quality of life there? How do we know that the emergency shelter will not be placed next to an industrial plant?
    - Housing Element should push towards density along with quality – should include planning for sidewalks, curb-cuts, etc.
- Effects of increasing housing in the city – how does the city ensure that it can continue to serve its existing and future residents?
- Appoint a special commission for Neighborhood Quality to ensure quality of life for residents.

Appendix B: Residential Sites Inventory and Maps

As discussed earlier in the Housing Resources chapter of the Housing and Community Revitalization Sub-element, Tables B-1, B-2, B3 and B4 which follow provide parcel-specific detail on Sunnyvale's inventory of residential sites suitable for development within the 2009-2014 planning period.

Table B1: Vacant and Underutilized residentially zoned sites.

Table B2: Downtown Specific Plan Opportunity Sites.

Table B3: Lakeside Specific Plan

Table B4: Industrial to Residential (ITR) Sites.

In order to assess the development potential on identified vacant, underutilized and ITR parcels, the sites inventory utilizes a "realistic density" of between 75 to 85 percent the maximum zoning density. Sunnyvale's General Plan states all new residential development should be built to at least 75 percent of permitted zoning density as a means of achieving the development form envisioned under the General Plan. Following the City's density policy, realistic densities have been assumed at 75 percent of maximum density for sites with low to medium density residential zoning designations (R-1, R-2, R-3). Within high-density residential areas (R-4 and R-5 zones), the City encourages the greatest residential densities and development trends evidence projects being developed at close to the maximum zoned densities. Therefore, the realistic densities for these higher density zones have been increased and assumed at 85 percent of maximum density.

For purposes of demonstrating the viability of residential development in the Industrial to Residential (ITR) areas, the city has prepared a series of maps outlining the ITR boundaries and identifying the extent of residential development in each of these areas.

Figure B-1: Map of all Residential Sites

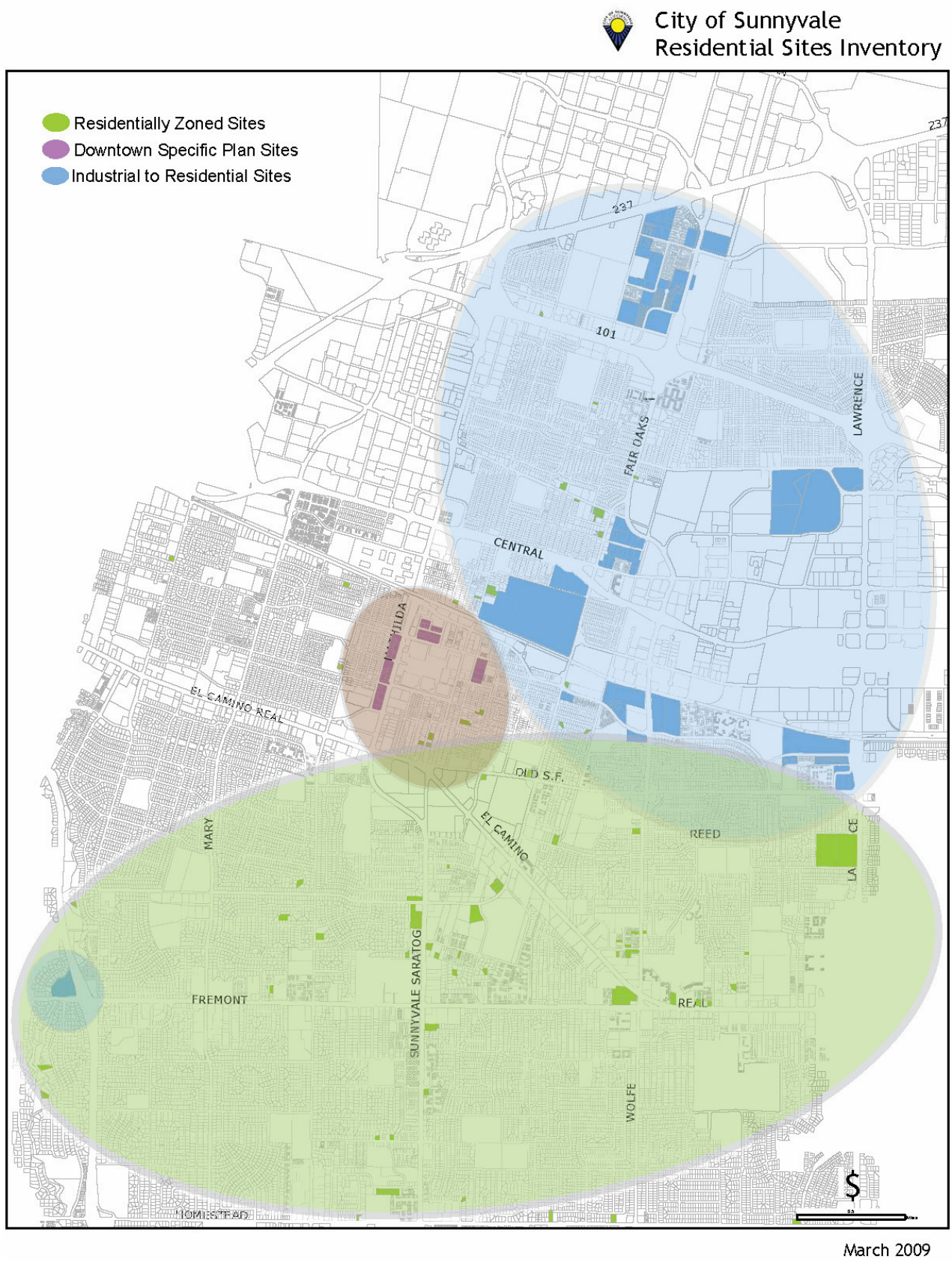


Table B-1: Vacant and Underutilized Residentially Zoned Sites (Non ITR or DSP Sites)

Parcel #	Zone	Address	Existing Use	Lot Size (sq ft)	Existing # of units	Max # Net New Units	Realistic # New Units	Year Built	Improvements/ Total Assessed Value
VACANT									
213-12-002	R0	N/A	Family Farm	435,600	1	72	54	0	9%
213-12-001	R1.5	1150 Dahlia Ct	Family Farm	403,762	1	128	96	0	16%
TOTAL R-0				**839,362**	**2**	**200**	**150**		
R-0, Max Density 7 du/ac, Realistic Density 5.25 du/ac (75% Max)									
309-51-026	R0	841 Homestead Rd	Single Family	26,255	1	3	2	1955	23%
201-03-012	R0	1035 Rangpur Ct	Single Family	22,273	1	3	2	1949	79%
211-19-009	R0	150 Cumulus Ave	Single Family	26,572	1	3	2	1956	68%
209-24-073	R0	460 Carroll St	Single Family	28,158	1	4	3	1948	25%
211-05-009	R0	781 S. Wolfe Rd	Single Family	29,990	1	4	3	1965	74%
313-41-070	R0	18771 Homestead Rd	Single Family	39,146	1	6	5	1949	29%
TOTAL R-0				**172,394**	**6**	**23**	**17**		
R-1, Max Density 7 du/ac, Realistic Density 5.25 du/ac (75% Max)									
320-06-056	R1	1401 Bedford Ave	Single Family	20,088	0	3	2	1956	0%
202-09-019	R1	1158 Hollenbeck Av	Single Family	31,624	1	3	2	1950	9%
320-06-038	R1	1467 Barton Dr	Single Family	29,317	1	3	2	1920	33%
202-12-029	R1	1130 Prunella Ct	Single Family	32,557	1	3	2	1951	57%
TOTAL R-1				**113,586**	**3**	**12**	**9**		
R-2, Max Density 12 du/ac, Realistic Density 9 du/ac (75% Max)									
209-30-058	R2	558 S. Murphy Av	Small shops	14,950	1	3	2	0	70%
202-39-005	R2	1121 Remington Ct	Single Family	14,850	1	3	2	1975	32%
204-49-010	R2	155 N. Sunnyvale Av	Single Family	12,928	1	3	2	1941	17%
323-30-026	R2	1540 Richelieu Pl	Single Family	14,192	1	3	2	1969	82%
204-49-044	R2	116 N. Frances St	Single Family	13,000	1	3	2	1938	27%
323-30-022	R2	551 Alberta Av	Single Family	13,534	1	3	2	1969	79%
209-30-007	R2	555 S Murphy Av	Small Shops	13,650	1	3	2	0	63%
202-04-010	R2	529 Westside Av	Single Family	14,120	1	3	2	1954	63%
211-32-008	R2	560 Mozart Ct	Duplex	17,587	2	4	3	1968	74%
202-04-008	R2	1050 Tilton Dr	Duplex	18,242	2	4	3	1978	60%
202-16-008	R2	784 Edale Dr	Single Family	16,320	1	4	3	1952	67%

Table B-1: Vacant and Underutilized Residentially Zoned Sites (Non ITR or DSP Sites)

Parcel #	Zone	Address	Existing Use	Lot Size (sq ft)	Existing # of units	Max # Net New Units	Realistic # New Units	Year Built	Improvements/ Total Assessed Value
211-33-004	R2	1247 Klee Ct	Duplex	17,814	2	4	3	1968	52%
165-11-005	R2	395 Pastoria Ave	Single Family	17,158	1	5	4	1937	78%
309-22-042	R2	110 Connemara Wy	Single Family	17,488	1	5	4	1955	65%
209-24-016	R2	408 Flora Vista Ave	Duplex	20,421	2	5	4	1959	45%
165-16-034	R2	836 Muender St	Single Family	19,166	1	5	4	0	13%
204-48-025	R2	184 N. Sunnyvale Av	Single Family	18,928	1	5	4	1916	17%
202-04-013	R2	1054 Tilton Dr	Single Family	23,087	1	6	5	1955	49%
209-30-052	R2	520 S. Murphy Av	Shops	22,750	1	6	5	0	60%
204-48-036	R2	174 N. Sunnyvale Av	Funeral Home	35,327	0	11	8	1952	0%
201-31-001	R2	525 W Remington r	1-story Office	39,025	1	12	9	1970	69%
202-04-011	R2	1055 Sunnyvale-Saratoga Rd	1-story Med. Office	43,996	1	13	10	1980	85%
202-04-004	R2	516 W Remington Dr	1-story Med. Office	48,221	1	14	11	1968	86%
309-53-001	R2	1330 Saratoga-Sunny	Single Family	53,578	1	16	12	1920	35%
TOTAL R-2				**540,332**	**27**	**143**	**107**		
R-3, Max Density 24 du/ac, Realistic Density 18 du/ac (75% Max)									
213-25-036	R3	960 S Wolfe Rd	Single Family	8,160	1	3	2	1953	87%
204-38-011	R3	577 Columbia Ave	Single Family	8,055	1	3	2	1949	79%
204-38-046	R3	425 N Fair Oaks Ave	Single Family	8,000	1	3	2	1920	3%
204-38-021	R3	516 E Maude Ave	1-story Med. Office	8,753	1	3	2	1953	29%
213-43-037	R3	965 Henderson Ave	Single Family	8,929	1	3	2	1940	68%
204-16-055	R3	688 Morse Ave	Single Family	8,184	1	3	2	1920	66%
211-50-025	R3	845 Maria Ln	Single Family	8,100	1	3	2	1954	69%
209-20-021	R3	355 Britton Ave	Duplex	11,121	2	4	3	1965	122%
323-36-007	R3	578 la Conner Dr	Duplex	10,804	2	4	3	1969	46%
204-38-004	R3	552 E Maude Ave	Single Family	9,101	1	4	3	1953	91%
323-36-009	R3	566 La Conner Dr	Duplex	10,804	2	4	3	1969	77%
323-36-013	R3	540 la Conner Dr	Duplex	10,804	2	4	3	1974	70%
213-44-018	R3	1238 Valerian Ct	Duplex	10,635	2	4	3	1973	80%

Table B-1: Vacant and Underutilized Residentially Zoned Sites (Non ITR or DSP Sites)

Parcel #	Zone	Address	Existing Use	Lot Size (sq ft)	Existing # of units	Max # Net New Units	Realistic # New Units	Year Built	Improvements/ Total Assessed Value
211-16-004	R3	985 Bellomo Ave	Duplex	10,050	2	4	3	1953	53%
213-44-017	R3	1246 Valerian Ct	Duplex	9,835	2	4	3	1973	46%
323-36-008	R3	572 La Conner Dr	Duplex	10,804	2	4	3	1969	77%
323-36-006	R3	586 La Conner Dr	Duplex	10,804	2	4	3	1969	77%
205-18-026	R3	560 N Fair Oaks Ave	Single Family	9,040	1	4	3	1952	50%
323-36-010	R3	560 La Conner Dr	Duplex	10,804	2	4	3	1969	55%
204-38-047	R3	599 Taylor Ave	Duplex	9,749	2	4	3	1940	3%
323-36-011	R3	554 La Conner Dr	Duplex	10,804	2	4	3	1969	73%
323-36-012	R3	546 La Conner Dr	Duplex	10,804	2	4	3	1974	46%
211-16-009	R3	832 Maria Ln	Single Family	10,881	1	5	4	1956	19%
309-43-009	R3	1658 Blue Jay Dr	Duplex	11,432	2	5	4	1960	57%
204-38-005	R3	560 E Maude Ave	Single Family	10,400	1	5	4	0	0%
323-35-003	R3	633 W Homestead	1-story Med. Office	12,445	1	6	5	1968	66%
209-33-003	R3	585 Old San Francisco	Single Family	12,110	1	6	5	1904	6%
209-02-002	R3	208 S Fair Oaks Av	Shopping	12,254	1	6	5	1940	16%
211-35-030	R3	434 Crescent Ave	Single Family	11,326	1	6	5	1927	37%
211-50-002	R3	963 S Wolfe Rd	Single Family	13,802	1	7	5	1952	65%
211-16-042	R3	1001 S. Wolfe Rd	Single Family	13,765	1	7	5	1947	60%
211-16-013	R3	856 Maria Ln	Single Family	13,948	1	7	5	1953	65%
211-16-012	R3	850 Maria Ln	Single Family	13,738	1	7	5	1955	67%
161-17-001	R3	185 S Bernardo Ave	Triplex	17,439	3	7	5	1955	76%
209-20-031	R3	415 Firloch Av	Single Family	13,834	1	7	5	1966	52%
211-07-023	R3	691 Iris Ave	Duplex	16,655	2	8	6	1962	67%
211-07-022	R3	697 Iris Ave	Duplex	16,679	2	8	6	1963	68%
309-46-063	R3	725 E Homestead Rd	4 unit Apartment	20,830	4	8	6	1955	66%
211-35-074	R3	Crescent Ave	single unit	16,440	1	9	7	1900	0%
204-21-006	R3	527 Morse Ave	4 unit Apartment	25,659	4	11	8	1956	43%
204-38-006	R3	582 E Maude Ave	Triplex	31,976	3	16	12	1930	26%
211-25-039	R3	0	Triplex	38,768	3	21	16	0	
211-25-038	R3	0	Family Farm	43,124	0	26	20	0	

Table B-1: Vacant and Underutilized Residentially Zoned Sites (Non ITR or DSP Sites)

Parcel #	Zone	Address	Existing Use	Lot Size (sq ft)	Existing # of units	Max # Net New Units	Realistic # New Units	Year Built	Improvements/ Total Assessed Value
211-25-034	R3	0	Single Family	79,279	1	48	36	0	
211-25-011	R3	0	Family Farm	66,647	0	41	31	0	
TOTAL R-3				**737,575**	**71**	**358**	**269**		
R-4, Max Density 36 du/ac, Realistic Density 30 du/ac (85% Max)									
211-01-031	R4	444 Old San Fran Rd	Single Family	18,368	1	13	11	1950	78%
213-68-046	R4	975 El Camino Real	Auto Repair	21,527	0	17	14	0	58%
213-46-003	R4	939 El Camino Real	Shopping Center	44,610	0	46	39	1980	41%
213-45-030	R4	999 El Camino Real	Shopping Center	13,411	0	9	8	1949	49%
211-23-019	R4	500 E Remington Dr	2-story Med. Office	95,396	0	98	83	1975	49%
211-20-047	R4	693 E Remington Dr	1-story Med. Office	31,111	0	32	27	1977	24%
211-20-046	R4	689 E Remington Dr	1-story Med. Office	16,658	0	12	10	1976	38%
211-20-045	R4	697 E Remington Dr	1-story Med. Office	20,431	0	16	14	1976	19%
211-35-033	R4	1110 Sunnyvale-Saratoga Rd	2-story Gen. Office	11,591	0	7	6	1975	51%
211-35-003	R4	1118 Sunnyvale-Saratoga Rd	Single Family	12,744	0	8	7	1948	26%
110-12-077	R4	105 W Weddell Dr	Auto Repair	10,454	0	6	5	1953	58%
TOTAL R-4				**296,301**	**1**	**264**	**224**		
TOTAL FOR ALL SITES				**2,699,550**	**110**	**1,000**	**776**		

Table B-2: Downtown Specific Plan Opportunity Sites

Parcel #	Address	Existing Land Use	Acreage	Approx. Density (du/ac)	Existing # of units	Net New Units	Year Built	Assessed Land Value	Assessed Total Value
Block 1A									
209-07-003	770 Town & Country Village	Vacant Retail Building – Demo Permit Issued	5.25	(TM pending for 407 condos)	0	407	1969	$750,000	$3,820,000
209-07-017	205 W Washington	Vacant Retail Building – Demo Permit Issued					1969	$1,390,000	$2,234,909
209-07-004	Capella Way	Site Cleared						$0	$0
209-07-005	Capella Way							$0	$0
209-07-008	Aries Way							$0	$0
209-07-009	699 Town & Country Village							$570,000	$570,000
209-07-014	401 Town & Country Village							$960,000	$960,000
209-07-015	Washington Ave							$0	$0
209-07-016	221 Town & Country Village							$1,280,000	$1,280,000
209-07-018	314 Town & Country Village							$1,050,000	$1,050,000
209-07-007	143 S Taaffe St	Mixed Use Retail/Residential	0.51		20	23	1986	$241,813	$2,241,344
TOTAL			**5.76**	**78**	**21**	**430**		**$6,241,813**	**$12,156,253**
Block 6									
TOTAL			**2.33**	**36**	**20**	**92**			
			1.16	**24**					
Block 14									
165-03-001	414 Charles St	Single Family Home					1948	$23,654	$43,683
165-03-002	410 Charles St	Single Family Home					1948	$483,868	$557,801
165-03-003	425 S Mathilda Ave	Bank					1975	$112,025	$433,198
165-03-004	455 S Mathilda Ave	One and Three-Story Offices					1968	$450,523	$682,706
165-03-005	465 S Mathilda Ave						1966	$767,975	$2,094,992
165-03-006	495 S Mathilda Ave	Bank					1975	$963,964	$2,929,125
TOTAL			**3.14**	**51**	**2**	**171**		**$2,802,009**	**$6,741,505**
Block 15									
165-13-045	402 Charles St	Single Family Home					1948	$33,136	$52,312
165-13-046	396 Charles St	Single Family Home					1930	$31,541	$45,491

Table B-2: Downtown Specific Plan Opportunity Sites

Parcel #	Address	Existing Land Use	Acreage	Approx. Density (du/ac)	Existing # of units	Net New Units	Year Built	Assessed Land Value	Assessed Total Value
165-13-048	374 Charles St	Single Family Home					1946	$116,570	$131,133
165-13-049	344 Charles St	Single Family Home-owned by City					1947	$22,737	$41,410
165-13-050	311 S Mathilda Ave	Denny's Restaurant					1967	$1,061,294	$1,061,294
165-13-068	397 S Mathilda Ave	Vacant Land						$29,465	$29,465
165-13-069	403 S Mathilda Ave	Vacant Land						$27,284	$27,284
165-13-073	407 S Mathilda Ave	Single Family Home – owned by City					1948	$0	$0
165-13-074	379 S Mathilda Ave	Duplex– (City owned)						$0	$0
TOTAL			**2.77**	**54**	**9**	**143**		**$1,322,027**	**$1,388,389**
Block 16									
165-13-064	295 S Mathilda Ave	Bank (on four parcels)					1978	$491,453	$1,964,272
165-13-051	495 W McKinley Ave							$140,413	$132,315
165-13-052	479 W McKinley Ave							$888,507	$837,261
165-13-053	260 Charles St							$257,425	$242,579
165-13-054	254 Charles St	Single Family Home					1941	$20,946	$38,321
165-13-055	244 Charles St	Single Family Home					1941	$22,226	$38,154
165-13-056	238 Charles St	Single Family Home					1939	$22,737	$37,833
165-13-057	226 Charles St	Single Family Home					1910	$54,426	$85,386
165-13-058	214 Charles St	Duplex					1910	$34,473	$49,696
165-13-059	205 S Mathilda Ave	Religious Institution					1986	$1,050,000	$1,450,000
165-13-060	225 S Mathilda Ave	Office					1920	$146,053	$309,633
165-13-061	235 S Mathilda Ave	Single Family Home					1910	$58,974	$59,122
165-13-062	255 S Mathilda Ave	Office					1962	$88,222	$375,632
165-13-063	259 S Mathilda Ave	Single Family Home					1938	$18,673	$35,559
165-13-065	345 S Mathilda Ave	Duplex					1949	$238,358	$305,851
TOTAL			**2.97**	**58**	**8**	**165**		**$3,532,886**	**$5,961,614**
		TOTAL FOR ALL SITES	**18.13**		**60**	**1,001**			

Table B-3: Lakeside Specific Plan Sites

Parcel #	Zone	Address	Existing Use	Lot Size (sq ft)	Existing # of units	Max # Net New Units	Realistic # New Units	Year Built	Assessed Land Value	Assessed Total Value	Improvements /Total value
VACANT											
216-43-035	LSP	Lakeside Dr	cleared site	160,301	0	250	244 (Building Permits Pending)		*	$6,053,715	0%
216-43-036	LSP	Lakeside Dr	cleared site	215,622	0				*	$8,161,705	0%
TOTAL R-0				**375,923**	**0**	**250**	**244**				

* Assessor information has not been updated to reflect the cleared site (only land value included in Total Assessed Value)

Table B-4: Industrial to Residential (ITR) Sites

Parcel #	ITR Area	Land Use	Land Area	Zoning	Comb. District	GP	Number of Units Approved	Common Name	Project Status	Max # of Units	Realistic # New Units
4a ITR Area											
209-13-057	4a	Class C Office	12,418	C1/R3	ITR	ITR			No Action	8	6
209-13-058	4a	Shopping Center (1965)	44,126	C1/R3	ITR	ITR			No Action	27	20
209-01-029	4a	Class B Industrial Office	432,986	M3/R3	ITR	ITR			No Action	268	201
213-02-004	4a	Lumber & Blg Supply	304,920	M3/R3	ITR	ITR			No Action	189	142
209-01-009	4a	Class C Industrial	14,395	M3/R3	ITR	ITR			No Action	9	7
209-01-010	4a	Class C Industrial	14,535	M3/R3	ITR	ITR			No Action	9	7
209-01-013	4a	Class C Industrial	12,000	M3/R3	ITR	ITR			No Action	7	5
209-01-014	4a	Vacant Land	3,915	M3/R3	ITR	ITR			No Action	2	2
209-01-011	4a		7,875	M3/R3	ITR	ITR			No Action	5	4
209-01-012	4a	Class C Industrial	12,035	M3/R3	ITR	ITR			No Action	7	5
209-01-023	4a		46,174	M3/R3	ITR	ITR			No Action	29	22
209-01-024	4a	Class C Industrial	17,200	M3/R3	ITR	ITR			No Action	11	8
209-01-018	4a	Class C Industrial	25,260	M3/R3	ITR	ITR			No Action	16	12
209-14-007	4a	Class C Industrial	29,040	MS/R3	ITR	ITR			No Action	18	14
209-14-011	4a	Class C Industrial	45,738	MS/R3	ITR	ITR			No Action	28	21
209-14-010	4a	Commercial Retail	22,191	MS/R3	ITR	ITR			No Action	14	11
TOTAL										**647**	**487**
4b ITR Area											
213-01-034	4b	Stone & Blg Supply	708,286	M3/R3	ITR	ITR			No Action	396	297
213-01-023	4b	Class C Comm/ Ind.	20,708	MS/R3	ITR	ITR			No Action	11	8
213-01-021	4b	Class C Comm/ Ind.	32,800	MS/R3	ITR	ITR			No Action	18	14
213-01-001	4b	Class C Comm/ Ind.	39,783	MS/R3	ITR	ITR			No Action	21	16

Table B-4: Industrial to Residential (ITR) Sites

Parcel #	ITR Area	Land Use	Land Area	Zoning	Comb. District	GP	Number of Units Approved	Common Name	Project Status	Max # of Units	Realistic # New Units
213-01-003	4b	Class C Comm/ Ind.	67,082	MS/R3	ITR	ITR			No Action	38	29
213-01-004	4b	Class C Comm/ Ind.	14,849	MS/R3	ITR	ITR			No Action	8	6
213-01-002	4b	Class C Comm/ Ind.	41,700	MS/R3	ITR	ITR			No Action	23	17
TOTAL										**515**	**387**
5 ITR Area											
204-47-001, 002, 204-48-027, 028	5	Industrial	3,280,261	M3	NONE	ITR		NORTHRUP GRUMAN	No Action	903	678
TOTAL										**903**	**678**
6a ITR Area											
205-29-001	6a	Industrial/ Commercial one-story	12,045	MS/R3	ITR	ITR			No Action	6	5
205-29-002	6a	Class C Industrial	24,365	MS/R3	ITR	ITR			No Action	15	11
205-29-003	6a	Self Storage	38,320	MS/R3	ITR	ITR			No Action	22	17
205-29-004	6a	Religious Institution	29,539	MS/R3	ITR	ITR			No Action	16	12
205-29-005	6a	Cleared Site	80,586	MS/R3	ITR	ITR	36 (5 Low)	CLARUM	APPROVED		
205-29-006	6a	Class C Industrial	21,617	MS/R3	ITR	ITR			No Action	12	9
205-29-007	6a	Class C Industrial	18,000	MS/R3	ITR	ITR			No Action	10	8
205-29-014	6a	NG Armory (City owned)	106,722	MS/R3	ITR	ITR			No Action	58	44
205-30-016	6a	Class C Industrial	15,550	MS/R3	ITR	ITR			No Action	8	6
205-30-017	6a	Class C Industrial	8,715	MS/R3	ITR	ITR			No Action	5	4
205-30-018	6a	Class C Industrial	43,996	MS/R3	ITR	ITR			No Action	24	18
205-30-019	6a	Class C Industrial	19,769	MS/R3	ITR	ITR			No Action	11	8
205-30-020	6a	Auto Repair (site for sale or lease)	19,768	MS/R3	ITR	ITR			No Action	11	8

Table B-4: Industrial to Residential (ITR) Sites

Parcel #	ITR Area	Land Use	Land Area	Zoning	Comb. District	GP	Number of Units Approved	Common Name	Project Status	Max # of Units	Realistic # New Units
205-30-021	6a	Vacant Industrial (for sale)	34,828	MS/R3	ITR	ITR			No Action	19	14
205-30-022	6a	2-story Class C Industrial	30,800	MS/R3	ITR	ITR		OLSON COMPANY	No Action	16	12
205-30-023	6a	Class C Industrial	40,898	MS/R3	ITR	ITR		OLSON COMPANY	No Action	23	17
205-30-010	6a	Class C Industrial	53,143	MS/R3	ITR	ITR			No Action	21	16
205-30-009	6a	Self Storage	40,209	MS/R3	ITR	ITR			No Action	22	17
205-30-024	6a	Vacant Class C Industrial	47,480	MS/R3	ITR	ITR		OLSON COMPANY	No Action	27	20
205-30-011	6a	Restaurant	12,773	MS/R3	ITR	ITR			No Action	8	6
205-30-003	6a	Vacant Class C Industrial (for sale)	28,750	MS/R3	ITR	ITR		OLSON COMPANY	No Action	16	12
TOTAL							**36 (5 Low)**			**350**	**264**
7 ITR Area											
110-14-198	7	2-story Industrial/ Office	98,010	MS/R3	ITR	ITR	48 (6 low)	STANPAC	APPROVED		
110-14-058	7	Class C Industrial	35,730	MS/R3	ITR	ITR			No Action	37	28
110-14-057	7	Class C Industrial	37,800	MS/R3	ITR	ITR			No Action	39	29
110-14-199	7	Class C Industrial	43,124	MS/R3	ITR	ITR			No Action	45	34
110-14-200	7	2-story Industrial/ Office	98,446	MS/R3	ITR	ITR			No Action	102	77
110-14-176	7	Vacant Industrial	111,513	MS/R3	ITR	ITR			No Action	61	45
110-14-202	7	Class C Industrial	186,001	MS/R3	ITR	ITR			No Action	192	144
110-14-169	7	Restaurant	35,284	MS/R3	ITR	ITR		LION AND COMPASS	No Action	36	27
110-14-190	7	Class C Industrial	301,871	MS/R3	ITR	ITR			No Action	312	234
TOTAL							**48 (6 low)**			**824**	**618**
110-29-029	7	Class C Industrial	54,450	R4	PD	HIGH			No Action	56	48
110-29-028	7	Class C Industrial	57,499	R4	PD	HIGH			No Action	59	50

Table B-4: Industrial to Residential (ITR) Sites

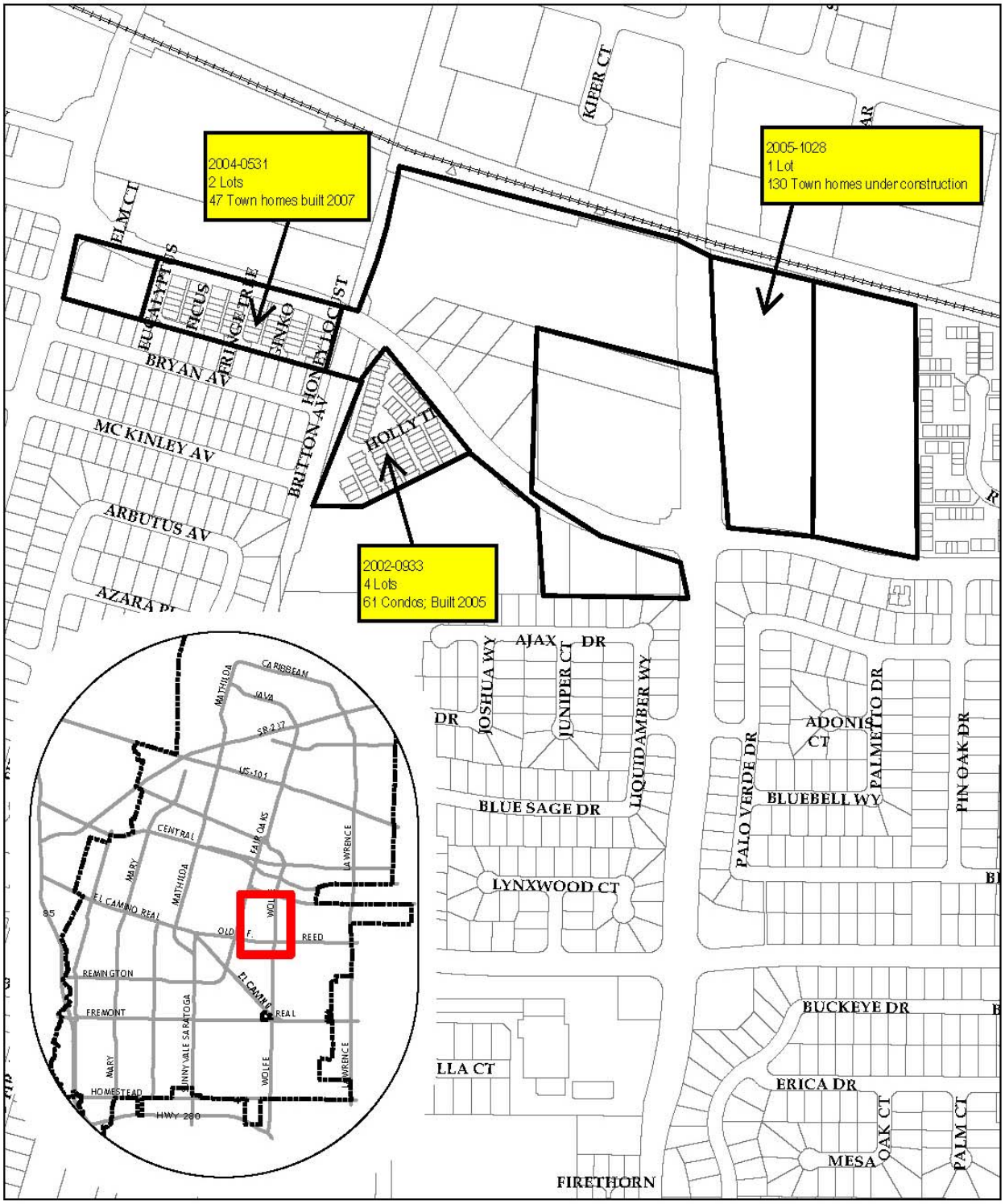
Parcel #	ITR Area	Land Use	Land Area	Zoning	Comb. District	GP	Number of Units Approved	Common Name	Project Status	Max # of Units	Realistic # New Units
110-29-008	7	Religious Inst. in former Industrial Bldg	137,214	R4	PD	HIGH			No Action	142	121
110-29-011	7	Commercial	20,146	R4	PD	HIGH			No Action	21	18
110-29-006	7	Class C Industrial	52,708	R4	PD	HIGH			No Action	54	46
110-29-005	7	Religious Inst. In former Industrial Bldg	52,708	R4	PD	HIGH			No Action	54	46
110-14-197	7	Class C Industrial	216,493	R4	PD	HIGH		TAMARIND SQ APTS 2	No Action	180	153
110-29-002	7	Class C Industrial	139,828	C2	PD	HIGH			No Action	144	122
TOTAL										**710**	**604**
8 ITR Area											
110-28-008	8	Self Storage	34,247	MS/R3	ITR	ITR			No Action	35	30
110-29-027	8	Vacant Industrial	304,920	C2	PD	HIGH	290 (167 Low, 123 Mod)	ESSEX APTS	APPROVED		
TOTAL							**290 (167 Low, 123 Mod)**			**35**	**30**
10 ITR Area											
197-01-001	10	Class B Office	256,133	O/R-1.7	ITR	RLM			No Action	80	60
TOTAL										**80**	**60**
East Sunnyvale Area											
205-22-005	East Sunny	Under Construction	32,452	MS/R3	ITR	ITR	242 (30 Low)	RIDING GROUP	APPROVED		
205-22-026	East Sunny	Under Construction	573,231	MS/R3	ITR	ITR					
205-22-014	East Sunny	Class B Industrial	458,251	MS/R3	ITR	ITR			No Action	189	142
205-22-024 (part)	East Sunny	Class B Industrial	810,521	MS/R3	ITR	ITR		AMD	No Action	450	337
TOTAL							**242 (30 Low)**			**639**	**479**

Table B-4: Industrial to Residential (ITR) Sites

Parcel #	ITR Area	Land Use	Land Area	Zoning	Comb. District	GP	Number of Units Approved	Common Name	Project Status	Max # of Units	Realistic # New Units
East Sunnyvale Area											
205-22-024 (part)	East Sunny	Class B Industrial	493,099	MS/R4	ITR	ITR		AMD	No Action	410	308
205-23-001	East Sunny	Site Cleared	317,988	MS/R4	ITR	RHI	304 (38 Low)	TAYLOR WOODROW	APPROVED		
TOTAL							**304 (38 Low)**			**410**	**308**
TOTAL FOR ALL ITR SITES:							**920 approved units (246 Low, 123 Mod)**			**5,113**	**3,915**

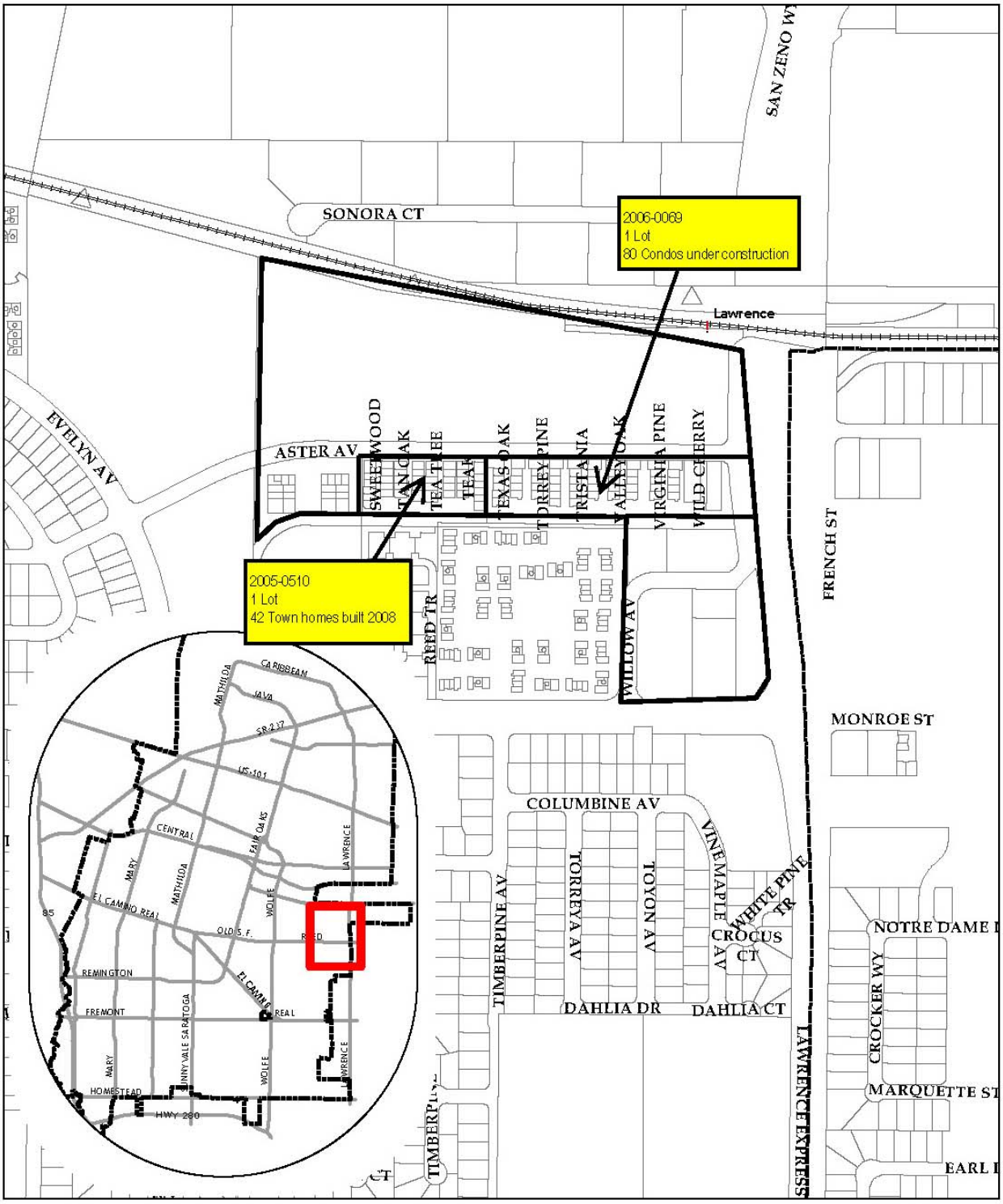
Project Status: No Action- Application not yet submitted by property owner Approved- Planning entitlements, building permits not yet issued
Income Level: Low Income- up to 80% AMI Moderate Income- 81-120% AMI

Figure B-2: Map of Specific ITR Site 4a



City of Sunnyvale Location Map
ITR Site 4a (outlined)
June 2, 2009

Figure B-3: Map of Specific ITR Site 4b



Status of ITR Development
ITR Site 4b (outlined)
June 2, 2009

Figure B-4: Map of Specific ITR Site 6a

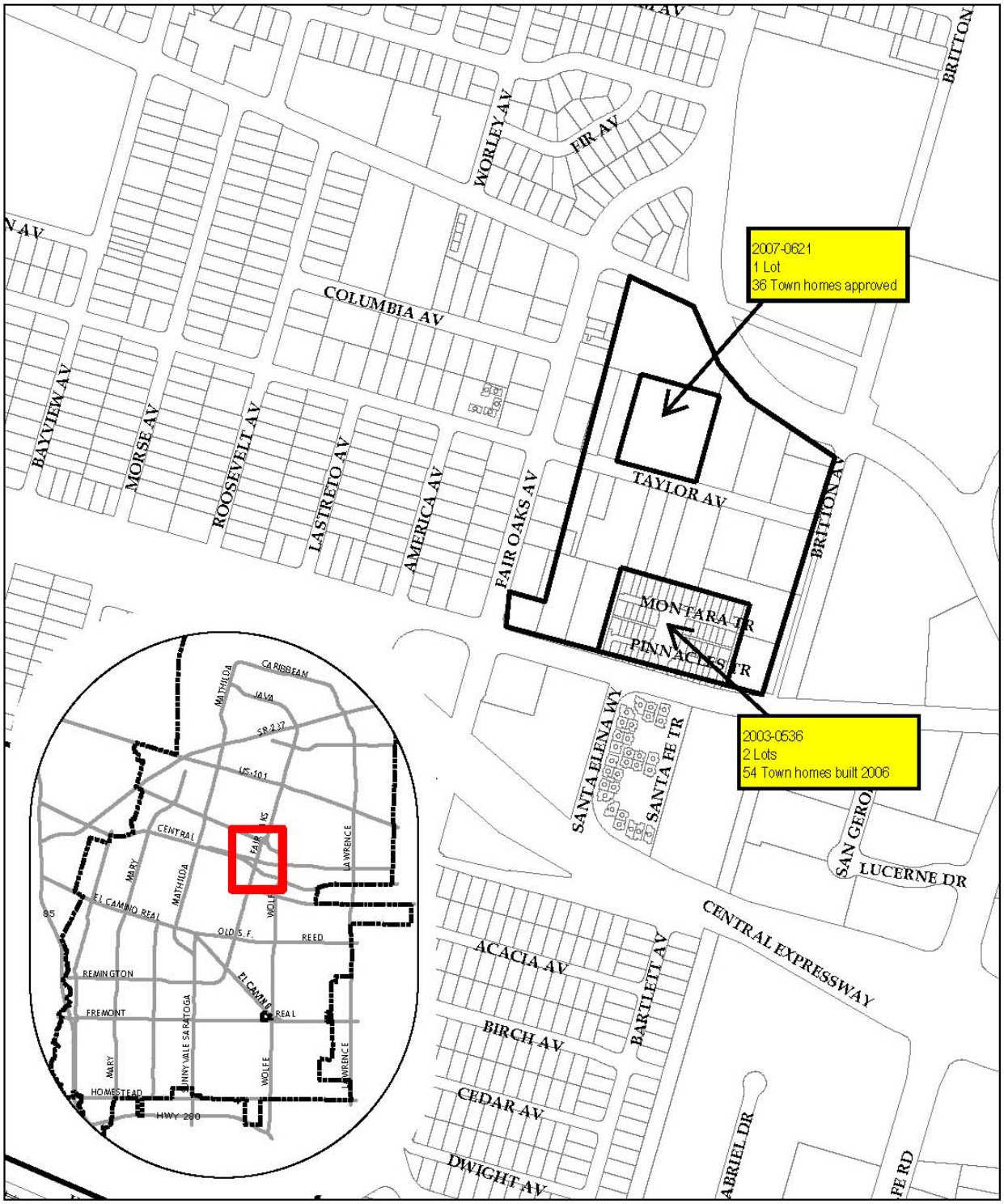
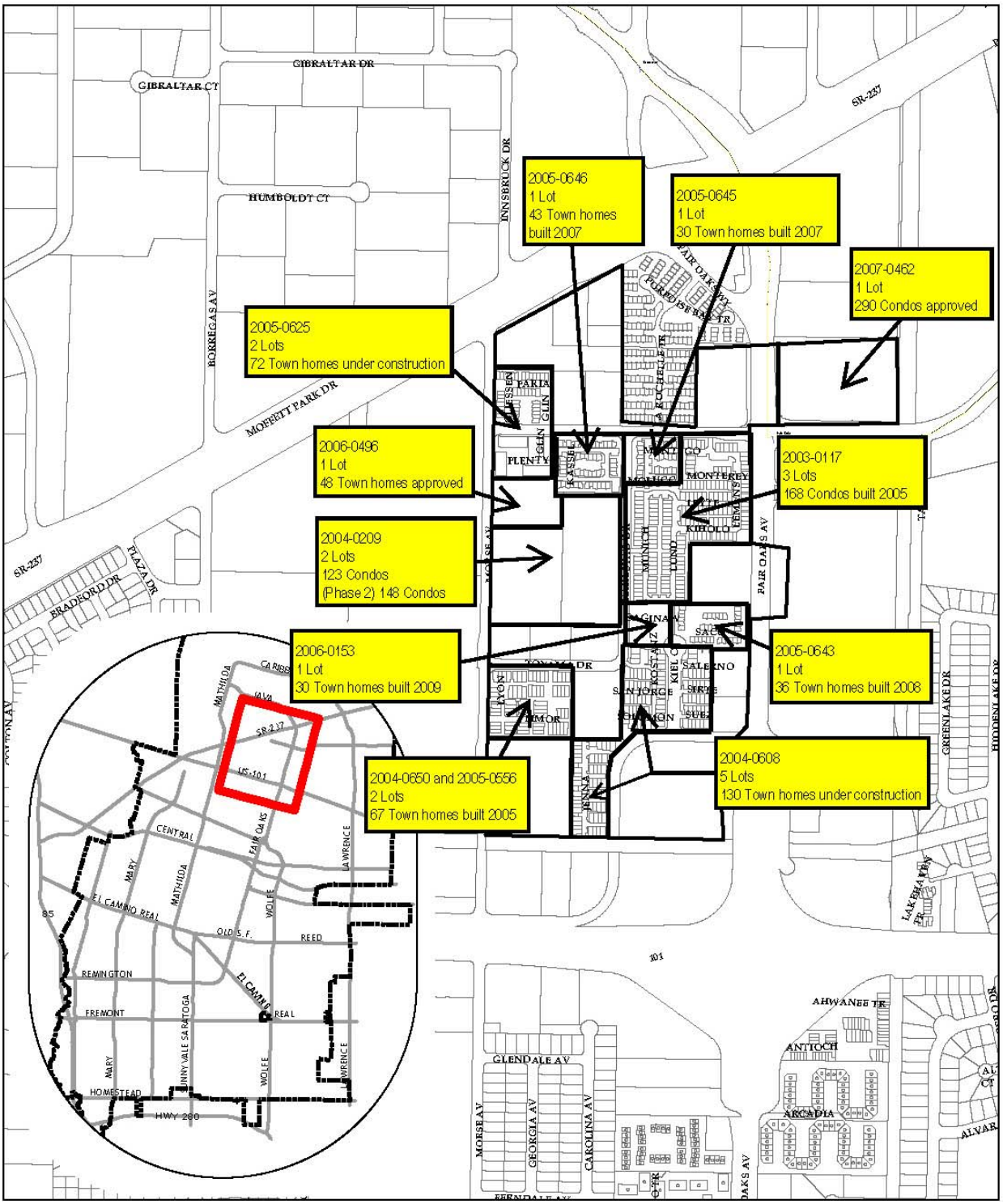


Figure B-5: Map of Specific ITR Sites 7 and 8



Status of ITR Development
ITR Sites 7 and 8 (outlined)
June 2, 2009

N 500 Feet

The attached table, Table B-5, shows examples of infill projects in residential zoning districts (excluding ITR sites) in some stage of the development process over the past three years (2005-2008).

Table B-5: Infill Projects in Residential Zoning Districts (2005-2008)

Status	*Filing Date*	*Project No.*	*Address/Planner*	*Common Name/Description*
Pending	11/26/08	2008-1259	585 Old San Francisco Rd. PM SDP VAR (SL)	6 new townhomes in an R-3/ PD Zoning District (replacing 1 unit)
Approved	9/26/08	2008-1056	615 Dunholme Way RZ SDP PM (NC)	1 additional detached single-family home in an R-0 Zoning District.
Approved	05/11/06	2006-0492	199 N. Sunnyvale Av. SDP PM (NC)	3 new detached single-family homes in an R-2/PD Zoning District. Approved 5/08 (replacing 1 unit)
Approved	04/27/07	2007-0463	408 Flora Vista Av. SDP TM (SB)	8 new detached single-family homes in an R-2 Zoning District. Approved 6/08. (replacing 2 units)
Approved	02/10/05	2005-0105	963 S. Wolfe Rd. ER RZ SDP TM (GC)	6 townhomes in an R-3 Zoning District. Approved 6/07. (replacing 1 unit)
Approved	11/03/06	2006-1111	574 Bobolink Av. PM VAR (AM)	3 single family homes on one lot in an R-0 Zoning District. Approved 1/07. (creating 3 lots where one existed)
Under Construction	06/07/07	2007-0620	805 W Fremont Av. SDP TM (RK)	42 single family detached homes in an R-2 Zoning District. Approved 8/07. (replacing church and 2 units)
Under Construction	10/11/07	2007-1107	189-191 S Bernardo Av. RZ SDP TM VAR (RK)	*ARROYO TERRACE: 8* townhomes in an R-3 Zoning District. Approved 1/08. (replacing 3 units)
Under Construction	10/11/07	2007-1106	1202 - 1204 Cortez Dr. RZ SDP TM VAR (RK)	*BARRANCA TERRACE: 8* townhomes in an R-3 Zoning District. Approved 1/08. (replacing 2 units)
Under Construction	07/19/07	2007-0768	Ontario Drive PM UP (MH)	4 townhomes in an R-3 Zoning District. Approved 1/08.
Under Construction	05/25/05	2005-0506	832 Maria Ln. RZ SDP TM (GC)	4 townhomes in an R-3 Zoning District. Approved 1/06.
Under Construction	07/19/06	2006-0757	102 Cumulus Av. SDP PM RZ (NC)	3 new detached single-family homes in an R-0 Zoning District. Approved 4/07.

Appendix C: Review of Accomplishments under 1999-2006 Housing and Community Revitalization Sub-element

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
GOAL A - FOSTER EXPANSION OF HOUSING SUPPLY	
Policy A.1 – Maintain supply of residential land for new construction	
A.1.a Review the General Plan annually to ensure sufficient sites are available to facilitate creation of housing to meet Sunnyvale's regional housing needs. Quantified Objective: 3,836 units	Progress: Completed annual review of the General Plan Effectiveness: Effective Appropriateness: Beginning in 2007, the City began implementation of a "Balanced Growth Profile" that looks at a 2025 horizon and annually plots actual achieved housing units, among other indicators set forth in the Sunnyvale's Community Vision.
A.1.b Conduct a survey to identify opportunity sites for reuse or redevelopment of affordable housing. Quantified Objective: 50 units	Progress: Underutilized space was identified on the 10+ acre 211 unit Homestead Park affordable housing site owned by Mid-Peninsula Housing Coalition. Mid-Peninsula developed the 67 unit Moulton Plaza on a portion of this site, consisting of 55 new units, and rehabilitation of 12 existing units. A community building was built on the site, and is shared between the two complexes. A similar approach was used by First Community to provide 30 additional affordable units on the site of Orchard Gardens apartments. Effectiveness: Effective Appropriateness: As part of the 2009-2014 Housing Element update, a comprehensive residential sites inventory was prepared and will be made available to development community.
A.1.c Maintain the High-Density Residential category that permits up to 48 units/acre in the Downtown Specific Plan area. Quantified Objective: 160 units	Progress: Maintained, and updated in 2003 to permit densities in excess of 55 du/ac for a total of 1,464 high density units (net gain of well over 1,000). None of these units were completed in prior housing element cycle. Effectiveness: Effective Appropriateness: Appropriate, though not necessary as an Action in the Housing Element.
A.1.d Study increasing the density of residential areas near transit stops and along major transportation corridors in conjunction with regional transportation plans.	Progress: Numerous studies were completed (Tasman/Fair Oaks, Downtown, East Sunnyvale ITR, El Camino Real sites) resulting in zoning for 2,886 additional units Effectiveness: Effective Appropriateness: Appropriate for Housing element, particularly in context of Lawrence Station Transit Village.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
Policy A.2 – Residential developments should build at least 75 percent of permitted zoning density	
A.2.a Review proposals to housing development to ensure they meet the above requirement. Quantified Objective: 3,836 units	Progress: All projects were reviewed for compliance with the minimum density policy; only small developments (e.g. fewer than 5 units) may not have complied. Just under 3,000 new dwellings units were developed during the last planning period. Effectiveness: Very effective Appropriateness: Appropriate as policy and program in Housing Element.
Policy A.3 – Allow housing in commercial zoning districts	
A.3.a Maintain provisions of the zoning code that permit housing to be constructed in commercial districts after planning review.	Progress: Provision is maintained Effectiveness: Residential units permitted on 424 sites. (Cherry Orchard & Villa del Sol) Appropriateness*:* Appropriate, although not necessary as an Action in the Housing Element.
Policy A.4 – Ensure that adequate infrastructure is in place to accommodate new development	
A.4.a Review the capacity of the infrastructure to accommodate any increase in housing intensity.	Progress: Waste Water Sub-element of the General Plan updated in 2001. All projects and general plan amendments included evaluation of infrastructure. Effectiveness: Effective Appropriateness*:* Appropriate, though not necessary as an Action in the Housing Element.
Policy A.5 –Provide timely and efficient processing for all development with a residential component	
A.5.a Maintain the One-stop Permit Center for all development permits.	Progress: Maintained Effectiveness: Highly effective Appropriateness*:* Very appropriate for Housing Element.
A.5.b Continue Master EIR planning to reduce the costs and time required for environmental review.	Progress: Master EIRs were prepared, as appropriate (e.g. East Sunnyvale ITR, Downtown). Effectiveness: Effective Appropriateness*:* Appropriate, though not necessary as an Action in the Housing Element.
A.5.c Use improved technology to offer information access and online permitting.	Progress: E-Onestop has been expanded and provides on-line permitting and zoning information. Applicants and the public can check the status of applications and can schedule construction inspections. Effectiveness: Highly effective Appropriateness*:* Appropriate, though not necessary as an Action in the Housing Element.
A.5.d Examine the current streamlined review and approval process specifically with respect to affordable housing development, special needs housing and specific location or types of housing to identify any constraints to the development of housing and to assure their removal.	Progress: Planning and Housing staff meet early with affordable housing applicants to review city requirements for entitlement and construction to ensure timely review and processing. Effectiveness: Very effective Appropriateness*:* Appropriate to evaluate processing procedures in Housing Element, and include a program to address.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
GOAL B – ENSURE A JOBS AND HOUSING BALANCE	
Policy B.1 – Keep data on the jobs/housing ratio	
B.1.a Annually review and compare job growth and housing growth.	Progress: Annual review completed through the "Community Condition Indicators" Effectiveness: Provides a snapshot of the jobs/housing ratio only. Appropriateness*:* Evaluated annually by the City, not necessary as an Action in the Housing Element.
Policy B.2 – Require office and industrial development to mitigate demand for housing	
B.2.a Codify the Housing Mitigation Policy (to contribute towards housing fund or take other measures to mitigate the effects of the job increase upon the housing supply), and index the Housing Mitigation Fee.	Progress: The City added Section 19.22.035 to the Municipal Code in 2003 to codify the City's Housing Mitigation Policy for industrial development. The City updates this fee annually as part of the City Fee Schedule based on the increase in the SF Bay Area CPI. Currently set at $8.95/square foot of additional industrial floor area for large projects over a certain threshold. Effectiveness: With an estimated balance of $10.8 million (7/08), the Housing Mitigation Policy has been effective in generating needed funds to support a variety of affordable housing activities. Appropriateness*:* The Housing Mitigation Fee is one of Sunnyvale's primary funding sources for affordable housing, and remains appropriate to the updated Housing Element.
Policy B.3 – Encourage a mix of residential and job-producing land uses	
B.3.a Implement provisions of the Downtown Specific Plan (DSP) to require housing in mixed-use areas. Quantified Objective: 50 units	Progress: Block 18 of the Downtown Specific Plan was approved for retail, office and housing development. 292 housing units have been approved (construction underway). Effectiveness: Effective Appropriateness*:* Appropriate
B.3.b Maintain the Industrial to Residential (ITR) combining district. Quantified Objective: 1,500 units	Progress: The ITR combining zone district was maintained and expanded during the last cycle, for a total capacity of approximately 7,700 units. In the last housing cycle, 671 units were constructed in the ITR zones. Effectiveness: Very Effective Appropriateness*:* ITR zoning provides the greatest opportunity for housing growth in Sunnyvale, and remains appropriate to the Housing Element sites inventory program.
B.3.c Study feasibility of Rezoning ITR sites 7 and 8 to residential zones.	Progress: Study Completed Effectiveness: Portions of ITR7 and ITR8 were rezoned from ITR/Medium Density to High Density Residential and the General Plan for the remaining properties was modified to allow high density residential zoning Appropriateness*:* Completed – Action no longer necessary.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
GOAL C – ENSURE A HIGH QUALITY LIVING AND WORKING ENVIRONMENT	
Policy C.1 –Balance the need for additional housing with other community values	
C.1.a Review development proposals for consistency with the General Plan, Zoning Code, and Subdivision Code.	Progress: Ongoing Effectiveness: With or without this policy it would be required (per State law) to review for consistency with the General Plan, Zoning Code and Subdivision Code Appropriateness*:* Not required as this is redundant.
C.1.b Mitigate effects of combination of uses or different intensities.	Progress: Ongoing Effectiveness: With or without this policy it would be required to determine if mitigation or design considerations are needed to avoid environmental impacts and be consistent with general plan policies (particularly in the Land Use and Transportation Element) Appropriateness*:* Not required as this is redundant.
Policy C.2 – Encourage and assist property owners to maintain existing developments in an aesthetically pleasing manner, free from nuisances, and safe from hazards.	
C.2.a Continue to provide technical assistance to homeowners to aid them in maintaining, upgrading and improving their property.	Progress: The City offers a Housing Rehabilitation Program and Paint Grants to aid homeowners in this effort. The City's Neighborhood Preservation Programs also provides homeowners with some technical assistance related to home maintenance and improvement. Effectiveness: These programs have been effective in improving and maintaining the City's housing stock. Appropriateness*:* This goal continues to be appropriate to the Housing Element.
C.2.b Continue the rehabilitation loan program for single, multifamily and mobile homes. Quantified Objective: 260 units rehabilitated.	Progress: Between 2000/01-2007/08, a total of 145 single-family rehabilitation loans were issued, and several multi-family rehabilitation projects were completed (211 units at Homestead Park; 24 unit at Eight Trees/183 Acalanes; 11 units in Moulton Plaza; and 32 units in Orchard Gardens). Effectiveness: The City regularly evaluates and modifies its rehabilitation programs to enhance effectiveness. Appropriateness*:* The City's rehabilitation programs remain appropriate to the updated Housing Element.
C.2.c Continue the paint grant program to assist low-income homeowners. Quantified Objective: Assist 150 units.	Progress: The Program was modified in 2002 to create the Paint Loan Program and the Paint Grant Program. A total of 18 loans and grants were provided to lower income homeowners between fiscal years 2000-01 and 2007-08. Effectiveness: The program had fallen significantly short of its goal to assist 30 households per year. In an effort to improve and streamline the paint programs, the City eliminated the program's current age restriction. Appropriateness*:* The paint programs remain appropriate to the updated Housing Element.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
Policy C.3 – Improve and continue to implement a citizen-oriented, proactive education program regarding neighborhood preservation.	
C.3.a Continue to implement the Neighborhood Preservation Program. Quantified Objective: Support 10 neighborhood associations; register and resolve 1,500 cases annually.	Progress: The Office of the City Manager, Community Resources Division supports 17 Neighborhood Associations in the City with dedicated staff resources. The Neighborhood Preservation Division supports Neighborhood Associations by hosting annual clean up events; and registered and resolved an average of 2,290 cases per year during the prior cycle. Effectiveness: This policy has been very effective in preserving neighborhoods and housing stock. Appropriateness: The Neighborhood Enhancement Program component of Neighborhood Preservation is an appropriate Program for the Element.
Policy C.4 – Continue to implement rehabilitation and code compliance focusing on providing the programs in the areas of greatest need.	
C.4.a Continue the concentrated rehabilitation and code compliance program. Quantified Objective: Target two residential areas per year to achieve property maintenance standards.	Progress: The City established the Neighborhood Enhancement Program, operated by the Neighborhood Preservation Division, in 2002 to concentrate code compliance efforts and market City rehabilitation programs to one larger target residential area (neighborhood) each year. The goal of the Program is to achieve compliance with the City Municipal Code, Uniform Housing Code and Uniform Building Code to improve the appearance and safety of the homes and properties in the area. Areas with higher rates of code violations are chosen as target areas. Effectiveness: The City has found that targeting one residential area per year will have greater positive impacts than dispersing staff time and resources over two areas per year, due to the relatively large size of each area, and the degree of staff time and resources needed to improve each target area. Between 2002 and June 2006 the Program worked to improve the physical conditions of 483 residential properties. Appropriateness: The Neighborhood Enhancement Program remains appropriate, with the goal adjusted to target one neighborhood annually.
C.4.b Target the use of housing rehabilitation funds in Neighborhood Preservation Specific Areas.	Progress: Housing Division staff work closely with the Neighborhood Enhancement Program staff to provide outreach and marketing of the Rehabilitation Program to the target areas. Effectiveness: The City provided 5 housing rehabilitation loans to homeowners in the target areas during the past 5 years. Appropriateness: Linking rehab funds to Neighborhood Enhancement areas remains appropriate to the Element.
Policy C.5 – Continue a high quality of maintenance for public streets, rights-of-way, and recreational areas.	
C.5.a Identify and rank areas of the city by need for maintenance, and target funds to those areas.	Progress: The Department of Public Works has adopted a modern Pavement Management Program to maintain and improve city streets in the most cost-effective manner on a long-term basis. Effectiveness: This Program is very effective for maintenance of City streets. Appropriateness: This policy/objective is not related to housing; is currently addressed in other elements (Land Use & Transportation, Parks); not appropriate for the Housing Sub-Element.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
Policy C.6 – Allow home businesses compatible with the residential character of the neighborhood	
C.6.a Continue to implement the home occupation regulations that allow businesses that do not affect the primary residential character of the neighborhood and that do not involve retail sales, large inventories, hazardous materials, or traffic or parking problems.	Progress: Ongoing Effectiveness: Effective to assure that residential properties are maintained as residences and to prevent nuisance operations. Appropriateness*:* A similar policy and action strategy are located in the Land Use and Transportation Element, where it is more appropriate.
Policy C.7 – Plan for the future impacts of Sunnyvale's aging housing supply	
C.7.a Study the impacts of the aging of housing in order to plan for required services.	Progress: The City conducted a citywide survey of housing conditions and age of housing stock in 2001-2003. The results of this study are provided in a report entitled "Community Development Strategy" released in February 2003. Effectiveness: The study has been effective in identifying areas of predominately older, often obsolete housing. Market forces led to renovations and/or replacement of some of this housing; while other areas remain in need of work, however, not all property owners qualify for City rehabilitation assistance, which is limited to housing occupied by low income households, therefore to some extent, the renovation and/or replacement of aged housing must be initiated by private property owners at their own pace, unless code violations exist. Appropriateness: The City assesses its housing stock on an annual basis as part of its identification of new target areas in need for the Neighborhood Enhancement program.
C.7.b Conduct a citywide survey of housing stock conditions.	Progress: A windshield survey of all City residential properties was completed in Fall 2001 by the Community Development Department. Effectiveness: This was an effective tool for determining target areas and other strategies to improve housing stock conditions. Appropriateness*:* The City assesses its housing stock on an annual basis as part of its identification of new target areas in need for the Neighborhood Enhancement program.
Policy C.8 – Continue to promote environmentally sound energy programs	
C.8.a Continue to enforce State energy requirements for new construction. Quantified Objective: 3,836 units (average of 511 units per year through 2006).	Progress: Ongoing Effectiveness: 2,167 housing units built in compliance with State energy requirements for new construction Appropriateness*:* Redundant as it is required by State Law
C.8.b Continue to enforce requirements for solar water heating in new construction. Quantified Objective: 3,836 units (average of 511 units per year through 2006).	Progress: Ongoing Effectiveness: Requirement is based on cost effectiveness, based on a state formula which is no longer maintained by the state. Projects were approved with energy and other sustainable development design features. Appropriateness*:* Should be more broadly presented (e.g. not just solar hot water) to reflect all types of sustainable practices. More appropriate in the Land Use and Transportation Element.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
Policy C.9 – Minimize displacement impacts on tenants resulting from rehabilitation programs or land use changes	
C.9.a Assist relocation of tenants, including payment of relocation costs.	Progress: Tenant relocation assistance has been required by the City for private projects with significant tenant displacement (typically five or more units and/or mobile home parks. Effectiveness: Effective Appropriateness*:* Appropriate (this goal is referring to privately-financed relocation cases not subject to state or federal relocation law.)
Policy C.10 – Preserve the unique characteristics of historic neighborhoods	
C.10.a Maintain the Heritage Housing Combining District.	Progress: Maintained Effectiveness: Effective Appropriateness*:* More appropriate in the Heritage Preservation Sub-element
Policy C.11 – Identify and remediate lead-based paint hazards	
C.11.a Provide information, technical, and financial assistance regarding lead-based paint abatement to lower-income property owners applying for rehabilitation loans through CDBG. Quantified Objective: 40 Rehab loans per year.	Progress: The City provides information on lead-based paint hazards to property owners and residents prior to any City funded rehabilitation, and requires contractors and owner participants to view the "Safe Work Practices" video and read the "Lead Paint Safety" field guide prior to participating in the Paint Program Effectiveness: The City has been effective in testing and remediating lead hazards in conjunction with rehabilitation activities. Appropriateness*:* Lead-based paint assistance remains appropriate to the updated Element.
GOAL D – MAINTAIN DIVERSITY IN HOUSING	
Policy D.1 – Encourage innovative types of housing in existing residential zoning districts	
D.1.a Continue to designate residential zones providing for small-lot single-family in order to encourage affordable owner-occupied units.	Progress: Two zoning districts with small lots/small homes (R-1.5 and R-1.7/PD) are maintained, plus small lot subdivisions were approved in numerous R-2 zoning districts. Effectiveness: Effective Appropriateness*:* Appropriate, but not necessary as an Action in the Housing Element.
D.1.b Continue the Accessory Living Unit Code, required by State law, as a means to increase the supply of affordable units. Quantified Objective: 50 units	Progress: The ALU Code was updated to allow a ministerial process for ALUs, as required under new State law. 11 new accessory living units were constructed. Effectiveness: The City's Code was effective in facilitating the provision of ALUs. While the City fell short of its goal to produce 50 new ALUs, this goal was unrealistically high. Appropriateness*:* Appropriate as a program in the Housing Element.
D.1.c Review the appropriateness of the "O" (Office) combining district.	Progress: Some areas have been rezoned to purely residential, others purely commercial/office. Effectiveness: The remaining areas are not very suitable for residential development. Appropriateness: This program is no longer appropriate to the Element update.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
Policy D.2 – Encourage the construction, development, and distribution of residential care facilities	
D.2.a Continue to permit residential care facilities in all residential zoning districts as required by State law.	Progress: On-going, as required by State Law Effectiveness: With or without this policy it would be required (per State law) to allow residential care facilities Appropriateness*:* Not required as this is redundant.
Policy D.3 – Encourage the construction of units that meet the needs of large families	
D.3.a Evaluate residential development proposals as to needs of families requiring three or more bedrooms and require three or more bedrooms when site is suitable.	Progress: On-going; staff encourages a broad mix of housing unit sizes in multi-family developments Effectiveness: Scattered Appropriateness*:* Appropriate to encourage a variety in each tenure type to provide for needs of all types of households.
Policy D.4 – Allow conversion from apartments to condominiums when a benefit to the overall city housing situation can be shown and when the citywide vacancy rate for rental units warrants	
D.4.a Continue the Condominium Conversion regulation that provides a system for evaluating condominium and cooperative conversion proposals.	Progress: The Condominium Conversion regulations were modified to allow conversion in more situations, but still require tenant and future buyer protections and review by the Planning Commission. Effectiveness: Effective in protecting the public and has resulted in additional Below Market Rate units for conversions of 9 or more dwelling units. Appropriateness*:* Appropriate as a program in the Element.
Policy D.5 – Preserve mobile homes as an affordable housing option	
D.5.a Maintain land zoned for mobile home parks. Quantified Objective: Maintain 400 acres in mobile home park zoning.	Progress: While two mobile home parks converted during the planning period, only one was zoned for mobile home park use. There are currently 420 acres of land zoned Mobile Home Park. Effectiveness: Effective Appropriateness*:* Appropriate as tool to maintain mobile home parks, which offer a lower cost rental option, particularly for seniors.
D.5.b Continue to provide an equitable process with reasonable mitigation measures in the event of conversion of mobile home parks to a different use.	Progress: Ongoing. Two mobile home parks were converted during the Housing Element cycle, although one was not zoned for mobile home use. All 96 households were provided reasonable mitigation (as required as part of the City of Sunnyvale Conversion Impact Report process). Effectiveness: Fairly effective. Staff will analyze ways to improve the effectiveness of the tenant protection provisions in the Code and provide formal recommendations to the Council for possible Code amendments, Appropriateness*:* Appropriate.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
GOAL E – MAINTAIN AND INCREASE HOUSING UNITS AFFORDABLE TO HOUSEHOLDS OF ALL INCOME LEVELS AND AGES	
Policy E.1 – Require a mix in the price of housing units in new subdivisions and apartment complexes as a way of distributing low and moderate cost housing throughout the city	
E.1.a Continue the Affordable Housing requirements in the zoning code. Quantified Objective: Maintain Chapter 19.66 requirements to provide 12.5% of future homes built for sale and 15% of future rental units at prices/rents affordable to low income households. Pace of development in upcoming cycle will be uncertain due to economic conditions; difficult to project construction #'s through this period.	Progress: 58 affordable (BMR) rental and 62 affordable (BMR) ownership units were produced under the BMR program during the prior 1999-2006 RHNA planning period. Effectiveness: The BMR program remains an effective tool for integrating affordable units into private developments; however it is subject to the pace and development choices of private developers (reaction to market shifts & trends). Currently in a slowing/declining market. Appropriateness*:* BMR program remains appropriate for updated Element. Given the changing market conditions, the Element will evaluate potential changes to the program to enhance effectiveness.
E.1.b Comprehensively review and update the Below Market Rate (BMR) programs to better address affordable housing needs. Also to review code requirements for terms and conditions, review and update administrative processes to enhance marketing, monitoring and compliance.	Progress: The City reviewed and revised the BMR program in 2003 to increase the percentage of BMR units required in new developments, extend the term of the affordability deed restriction to 30 yrs and 55 yrs for for-sale and rental units respectively, require BMR units in condo conversions, and other enhancements related to pricing and eligibility requirements for buying or renting the affordable units. Additional review and consideration of the Program in October 2008; Council directed staff to proceed with Housing Sub-Element update before returning with further recommendations, in order to take into consideration any issues raised and/or data gathered during HSE update process prior to recommending further code and/or administrative changes. Effectiveness: Effective Appropriateness*:* Appropriate; additional revisions to the BMR program can be evaluated as part of the Update process and included in the HSE Action Plan.
E.1.c Study the concept of expanding the in-lieu payment option for the BMR program.	Progress: As part of the comprehensive review (above) the in-lieu payment was evaluated and no changes were made. Effectiveness: It was helpful to undertake this review. Appropriateness: It is appropriate to periodically examine codes to assure they are meeting the community needs. A decision to make no changes confirmed that the regulations were appropriate to Sunnyvale.
E.1.d Evaluate requiring BMR units in all housing developments including single family zones, in assisted living units, and in other developments not currently covered by the ordinance.	Progress: The comprehensive review (above) reviewed single-family detached, condominium conversion, and assisted living units. Condo conversions were required to provide BMR units, and assisted living units were confirmed to not require BMR units. Further study was required of single-family zoning districts (although BMR requirements for single-family homes built in other zoning districts was confirmed). Further study in progress. Effectiveness: Effective Appropriateness: Study in progress – not necessary as an Action in the Housing Element.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
Policy E.2 – Use local, State, and federal financing programs to reduce the costs of construction, or costs to the resident	
E.2.a Annually review the availability of new local, State, and federal programs.	Progress: The Housing Division continually receives Notices of Funding Availability (NoFAs) regarding housing related funding from the State and federal governments, and participates in local, regional, and statewide housing events and networks for updates and developments in housing programs. Effectiveness: Effective Appropriateness: Appropriate, although not necessary as an Action in the Housing Element.
E.2.b Establish feasible options for making affordable housing available to public employees. Quantified Objective: Provide homebuyer education to 100 people by 2002.	Progress: City established the Public School, City and Childcare Employees (HPCC) Program in 2002, offering downpayment assistance, homebuyer education and security deposit loans. Since the program's inception, 8 loans have been issued, 33 security deposit loans have been funded, and several hundred first-time homebuyers have completed City-sponsored homebuyer education classes each year. Effectiveness: In order to achieve the City's goal to fund 5 HPCC downpayment loans per year, the City's 2008 Housing Strategy proposes several changes to the program to enhance utilization, including modifications to the equity sharing provisions, change in the interest rate index, and greater flexibility in post-employment repayment options. Appropriateness: Proposed revisions to the HPCC will be evaluated as part of the updated Element.
E.2.c Continue to participate in Santa Clara County's Mortgage Credit Certificate (MCC) and CASA Programs for first-time homebuyers. Quantified Objective: 45 MCC certificates, 4 CASA loans.	Progress: 49 MCCs were issued to first-time home buyers in Sunnyvale between 1999 and 2006. Effectiveness: This program has been effective. Appropriateness: Appropriate; HACSC projects approximately 10 MCC's per year to Sunnyvale based on 2009 estimate.
E.2.d Participate with the County to encourage the use of Mortgage Revenue Bonds (MRBs) to develop new low-income rental units and to preserve low-income units through refinancing. Quantified Objective: Preserve 150 units.	Progress: The City worked with Christian Church Homes and the County to acquire, preserve and rehabilitate Plaza de las Flores, a 20 year old, 101-unit senior housing project in Sunnyvale, using CalHFA tax-exempt bond proceeds, HCD MHP funds, a new 20-year Section 8 Contract, City HOME and CDBG funds, and County Housing Trust funds. The nearly $2 million renovation included building system modernization, accessibility, energy efficiency, and other improvements, and was completed without relocation. Effectiveness: Preserved 101 units. Appropriateness: Appropriate as a financial resource, but not as a discrete program in the Housing Element.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
E.2.e Assure future use of 20% tax increment revenues from the Redevelopment Agency for low and moderate-income housing.	Progress: The 20% housing set-aside is deferred until at least 2013 pursuant to current RDA debt service commitments. When the Housing Fund begins to receive tax increment on or after 2013 it will be required by state law (Health & Safety Code 33000 et seq.) to be used for eligible low and moderate income housing purposes. Effectiveness: This objective simply reiterates state law and has not been effective in producing affordable housing during the 1999-2006 cycle, due to the deferral and debt commitments mentioned above, which are allowed under state law. Appropriateness: This objective is redundant - reiterates state law and is unnecessary.
E.2.f Continue to provide incentives like density bonus for land assembly for residential development. Quantified Objective: 25 units.	Progress: Density bonus still available Effectiveness: Effective, as long as the owners are willing to sell their property. Appropriateness: Density bonus is an appropriate program for the Housing Element.
E.2.g Acquire land and assist in development/redevelopment of housing through partnerships with regional agencies, nonprofit housing developers and private sector developers. Quantified Objective: 185 units.	Progress: The City has partnered with various regional agencies and developers to create, acquire and/or preserve a number of affordable housing projects. Effectiveness: As detailed under Action E.4a, the City has been highly effective in partnering with local non-profits to achieve its housing goals, and has assisted the development of over 470 affordable units. Appropriateness: This action remains appropriate to the updated Housing Element.
Policy E.3 – Continue to encourage private participation in rental subsidy programs	
E.3.a Publicize and provide information to apartment owners regarding the Section 8 existing program. Quantified Objective: 250 households assisted through 2006.	Progress: Over 600 Sunnyvale residents receive tenant based Section 8 rental assistance. When the Housing Authority opened its waiting list in 2006/07, the number of City residents on the waiting list increased from 17 to 2,200, demonstrating the immense need for rental assistance. The City's 2005-2010 HUD Consolidated Plan included, within a "Neighborhood Education Program," objectives to provide educational workshops for property managers/owners, to cover topics including the Section 8 program, effective property maintenance, and fair housing compliance. Effectiveness: Over 600 Sunnyvale residents currently receive Section 8 rent subsidies; therefore this objective has been met. Appropriateness: This remains appropriate as part of the Section 8 program in the Housing Element.
Policy E.4 – Continue to identify, encourage, and publicize private activities and programs that create affordable housing opportunities.	
E.4.a Identify and partner with nonprofit housing organizations using housing funds. Quantified Objective: 100 units through 2006.	Progress: City worked with the following non-profits during the planning period to provide affordable housing: Charities Housing (Stoney Pine Apts – 23 developmentally disabled units); Christian Church Homes (Plaza d Las Flores – preservation, 100 senior units); Mid Peninsula Housing Coalition (Moulton Plaza – 66 new senior units, and Homestead Park – 211 preserved units); Emergency Housing Consortium (Sobrato Family Living Center – 50 units, Eight Trees Apts – 24 units). Effectiveness: The City has been highly effective in partnering with local non-profits to achieve its housing goals. Appropriateness: This action remains appropriate to the updated Housing Element.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
E.4.b Continue to provide information on the availability of housing facilities for people with disabilities.	Progress: The City includes this type of information on its website and in its outreach materials. Effectiveness: Effective. Appropriateness: Appropriate
E.4.c Continue to provide density bonuses to developers of affordable housing. Quantified Objective: 100 units through 2006.	Progress: The City approved several density bonus projects during the planning period, totaling 37 affordable units. These include Kensington Place Apartments, built at 45 units/acre, and Encinal Apartments, built at 38 units/acre. Effectiveness: Density bonuses were used effectively to provide deeper affordability than required under the City's BMR code alone. Appropriateness: The density bonus program remains appropriate for the updated Element. The City has already approved its first density bonus project for the upcoming Housing Element cycle, providing 34 density bonus units in conjunction with 338 rental units to be developed at over 50 units/acre.
E.4.d Continue to support the Housing Trust Fund of Santa Clara County. Quantified Objective: 75 rental units, 20 first-time homebuyers assisted, 25 transitional housing/shelter beds.	Progress: The City has contributed $1.6 million to the HTSCC between 2001-2007. These funds have been leveraged to support development of the 66 unit Moulton Plaza; preservation of the 101 unit Plaza de Las Flores; and to provide down payment assistance loans to 86 households. Effectiveness: The City's support of the HTSCC has been effective in leveraging local funds to expand affordable housing opportunities. Appropriateness: The HTSCC remains appropriate to the Element.
E.4.e Actively participate in the formation of a North County Cities Coalition to develop a strategy to include marketing, education to owners, and expedited processes and other enticements to encourage and increase participation in the Section 8 Program.	Progress: The City participates in a coalition of CDBG entitlement jurisdictions and other interested agencies within the County. Effectiveness: Somewhat similar to E.3.a. above (redundant). Appropriateness: *Again, more appropriate role for Housing Authority. Also, current rental market may favor owners' participation in Section 8.*
Policy E.5 – Encourage shared housing and co-housing in the community.	
E.5.a Review and revise, City building codes to be sure they do not require more living space per person than may be available in many homes suitable for conversion to shared housing.	Progress: The City uses State building codes to determine amount of required living space in housing. No city code addresses or limits the amount of living space required. Effectiveness: Not effective (not applicable) Appropriateness: Unnecessary, state law prevails.
E.5.b Undertake to educate the public about shared housing. Quantified Objective: House 10 very low income families/individuals per year (75 this period).	Progress: The City has provided funding and support to Senior Housing Solutions and Catholic Charities to create and support shared housing opportunities. Effectiveness: A total of 93 people were served by Catholic Charities between 2002-2006; during this period Senior Housing Solutions acquired two homes with a total capacity of 9 occupants in a shared housing/group home arrangement. Appropriateness: A shared housing program remains appropriate to the Housing Element.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
GOAL F – IMPROVE HOUSING CONDITIONS FOR PEOPLE WITH SPECIAL NEEDS	
Policy F.1 – Continue to help and assist in the provision of shelter and assistance to the homeless	
F.1.a Provide non-general fund moneys to nonprofit agencies for acquisition and development of transitional housing. Quantified Objective: 25 units through 2006	Progress: The City provided CDBG funding to Emergency Housing Coalition to acquire properties to create a total of 17 units of transitional housing during this period. Effectiveness: Effective Appropriateness: Appropriate as part of Homeless Shelter and Services Program.
F.1.b Assist the development of new facilities for homeless families and individuals. Quantified Objective: 28 units in 1999.	Progress: In 2002 the Sobrato Family Living Center, a 50-unit transitional apartment complex for homeless families, was completed in Santa Clara, with joint funding from Sunnyvale as it serves a regional population of homeless families. Effectiveness: Effective Appropriateness*:* Appropriate to support provision of homeless shelters in Housing Element. City has entered into a legally binding agreement with two non-profits to assist development of approximately 80-100 units for homeless people in association with the Onizuka base reuse plan.
F.1.c Assist the development of new housing for families graduating from transitional housing programs. Quantified Objective: 24 units in 2002.	Progress: The City provided CDBG, HOME and local housing funds to EHC for acquisition of the Eight Trees Apartments, a 24-unit property, in 2001. Effectiveness: Effective Appropriateness: Supportive housing falls within the City's support of the County-wide Continuum of Care, which is an appropriate program in the Housing Element.
F.1.d Continue to provide non-general fund moneys to support countywide efforts to assist the homeless. Quantified Objective: Assist 60 homeless per year.	Progress: The City provided funding support to four county-wide non-profits serving approximately 370 homeless people per year during this period. Effectiveness: Effective Appropriateness*:* Support of homeless assistance programs remains an appropriate program in the Housing Element.
F.1.e Continue to provide non-general fund moneys to organizations that help to prevent homelessness. Quantified Objective: Prevent homelessness for 60 households per year.	Progress: The City provided funding support to Sunnyvale Community Services (SCS), which provides emergency housing assistance to prevent homelessness due to eviction or foreclosure, as well as other critical emergency financial aid services Effectiveness: Effective: S*CS Success Stories* *"I don't know what we would have done without your help. It wasn't easy living in my car with my son, dropping him at school, going to work and trying to find a safe place to park each night. After you paid our deposit, we moved right into the apartment. My friend says it's small, but it's really big to us. It's warm and safe, and we don't have to look for public places to wash up…"* Appropriateness*:* Support of homeless prevention programs remains an appropriate program in the Housing Element.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
F.1.f Continue to support organizations that shelter homeless youth.	Progress: The City provided financial support to the Bill Wilson Center, which provides temporary housing for homeless youth, during this period. Approximately 100 youth were sheltered each year in 2005 and 2006. Effectiveness: Effective Appropriateness: Support of homeless shelter programs remains an appropriate program in the Housing Element.
F.1.g Continue the homeless shelter services operated by the Emergency Housing Consortium at the Armory, and aggressively seek funds for that purpose.	Progress: Continuing support Effectiveness: Yes Appropriateness: Support of the emergency winter shelter remains appropriate in the Housing Element.
F.1.h Develop site selection criteria for the development of Shelter housing.	Progress: None to date Effectiveness: While the City's current zoning permits emergency shelters, no shelters were proposed during the prior planning period. Appropriateness: Pursuant to SB 2, the City has identified the MS/POA zone as appropriate for emergency shelters, and has included a program in the updated Element to amend the zoning to provide for shelters by right within this zone.
Policy F.2 – Assist nonprofits and the private sector to increase housing for persons with disabilities	
F.2.a Continue working toward construction of new housing for the developmentally disabled. Quantified Objective: 23 units	Progress: Charities Housing project, a 23-unit project for developmentally disabled people was completed in 2001 Effectiveness: Effective Appropriateness: Support of housing for special needs populations remains appropriate to the Housing Element.
F.2.b Continue to support the Shelter Plus Care program for people with disabilities. Quantified Objective: 5 units.	Progress: 5 units provided 1999-2006 Effectiveness: Effective Appropriateness: Shelter Plus Care is identified as a resource in the Housing Element, but is not appropriate as a discrete housing program.
F.2.c Continue to support nonprofits that provide support services to people with disabilities. Quantified Objective: 88 clients served annually.	Progress: Approximately 200 clients were served annually by several City-funded non-profit programs. Effectiveness: Effective Appropriateness: While the City will continue to fund services for persons with disabilities, this is not a housing program per se, and is more appropriately reflected in the City's Consolidated Plan under public services.
Policy F.3 – Work with regional efforts to provide housing assistance to people with AIDS	
F.3.a Continue to work with the City of San Jose in their countywide administration of the federal Housing Opportunities for People with AIDS (HOPWA) program.	Progress: Ongoing Effectiveness: Effective Appropriateness: This is addressed more appropriately in the City's Consolidated Plan.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
Policy F.4 – Assist new housing development and housing support services for the elderly	
F.4.a Provide City resources and non-general fund monetary assistance to nonprofit developers for new senior housing projects. Quantified Objective: 100 units.	Progress: City provided HOME and CDBG funds to Christian Church Homes for acquisition of Plaza de las Flores, preserving 100 senior units as long term affordable housing. City committed $1.2M in HOME funds to Mid Peninsula Housing Coalition for development of the 120-124 unit Fair Oaks senior housing project. Effectiveness: Effective Appropriateness: With the City's growing senior population, funding senior housing remains appropriate to the Housing Element.
F.4.b Continue to assist nonprofits in providing shared housing for the elderly through support of services and assistance in acquiring suitable properties. Quantified Objective: 25 individuals served annually.	Progress: Between 2000/01-2004/05, the City provided funding support to Project Match to implement a senior shared housing program – this program served 52 seniors during this time. Project Match has since changed its name to Senior Housing Solutions, and no longer provides roommate matching services, but focuses on acquiring single-family homes and providing senior group housing. Effectiveness: The program had been effective, but currently there is an unmet need for provision of a roommate matching program for seniors. Appropriateness: With home prices as high as they are, acquisition of single family homes may not be the most cost-effective way to provide affordable senior housing. Arranging shared living arrangements in privately-owned rental housing may be more cost-effective.
F.4.c Continue to assist frail elderly residents of care facilities. Quantified Objective: 600 seniors served annually.	Progress: The City provides funding for the Long-Term Care Ombudsman, which assisted an average of approximately 800 seniors per year. Effectiveness: Effective Appropriateness: While the City will continue to fund services to assist seniors in residential care facilities, the Ombudsman program is not a housing program per se, and therefore will no longer be included in the Housing Element. It will however be reflected in the City's Consolidated Plan under public services.
Policy F.5 – Use shared housing to increase housing opportunities for single-parent families	
F.5.a Continue to support shared housing programs that assist low and moderate-income single parent families to make shared housing arrangements. Quantified Objective: 100 households annually.	Progress: The City continues to provide CDBG funds to Catholic Charities to offer a shared housing program targeted to lower income single-parent families. Between 2000/01 – 2007/08, the program assisted 176 households in making shared housing arrangements. Effectiveness: Effective. The goal to assist 100 households annually was unrealistically high. Appropriateness: Appropriate to include shared housing program in Element.
GOAL G – PROVIDE EQUAL OPPORTUNITY FOR HOUSING FOR ALL PEOPLE	
Policy G.1 – Support efforts of organizations that work toward eliminating unlawful discrimination	
G.1.a Continue to provide assistance to nonprofit organizations that provide services to those experiencing discrimination. Quantified Objective: Assist 20 households per year.	Progress: The City provided CDBG funds to support Project Sentinel's fair housing investigation/mediation services. An average of 35 cases were handled per year. Effectiveness: Effective Appropriateness: Appropriate to include as part of Fair Housing Program in Element.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
Policy G.2 – Continue City Regulations regarding prohibition of discrimination in housing	
G.2.a Continue the Anti-discrimination Against Families with Minor Children in Housing Ordinance.	Progress: Ordinance remains in effect. Effectiveness: Presumed. Appropriateness*:* Appropriate to include Fair Housing Program in Element which references City anti-discrimination ordinances.
G.2.b Continue the Prohibition against Discrimination Based on Acquired Immune Deficiency Syndrome (AIDS) Ordinance.	Progress: Ordinance remains in effect. Effectiveness: Presumed. Appropriateness*:* Appropriate to include Fair Housing Program in Element which references City anti-discrimination ordinances.
Policy G.3 – Ensure persons with disabilities have access to newly constructed residential developments and renovated structures	
G.3.a Review development and renovation proposals for compliance with State and local access requirements as part of the normal development review process.	Progress: Required under state law Effectiveness: n/a Appropriateness*:* Not necessary to restate in Housing Element..
G.3.b Encourage handicapped access during renovations, when appropriate.	Progress: Upgrades to disabled access are regulated by the California Building Code. The City does not have any additional requirements nor does it encourage property owners to go beyond the code requirements. Effectiveness: N/a Appropriateness*:* Not appropriate (state/fed ADA codes are already extensive and expensive); applicants would not likely respond favorably to being "encouraged" by the City to go above & beyond requirements; unless they are doing a project where additional access measures are a specific project goal.
Policy G.4 – Assist persons with disabilities to remain in their homes through home retrofits	
G.4.a Use CDBG funds to provide grants or loans for retrofitting homes through the Home Access Program. Quantified Objective: 185 units	Progress: Between 2000/01 – 2007/08, the City provided 173 Home Access Grants to lower income disabled and/or senior households. Effectiveness: This program has been effective in eliminating physical barriers for persons with disabilities, with a large number of grants used to install hydraulic lifts for wheelchair access in mobile homes. Appropriateness*:* The Home Access Program remains appropriate to the updated Element
Policy G.5 – Modify streets and sidewalks to comply with the Americans with Disabilities Act (ADA)	
G.5.b Use CDBG funds for curb cuts on public sidewalks.	Progress: CDBG funds are budgeted on an annual basis for ongoing retrofit of City curbs to comply with ADA requirements. 351 curb cuts were completed between 2000/01-2007/08. Effectiveness: This program has been effective in increasing accessibility throughout the City. Appropriateness*:* Appropriate for HUD Consolidated Plan – not necessary in Housing Element.

Table C-1: Review of Accomplishments under 1999-2006 Housing Sub-element

Policy / Program	Accomplishment
Policy G.6 – Continue to promote good tenant/landlord relations	
G.6.c Continue to contract with a nonprofit agency to provide information and mediation services. Quantified Objective: Assist 12 mediation efforts per year.	Progress: The City provides approximately $100,000 in General Funds per year to Project Sentinel to provide information, referral and mediation services to tenants, property managers, and property owners. Effectiveness: Project Sentinel mediates and resolves several hundred landlord/tenant disputes each year. Appropriateness: Continue as program in Housing Element.
Policy G.7 – Work with jurisdictions to maintain current information on the state of fair housing	
G.7.a Participate in the joint study to analyze adequacy of the services currently provided by service providers on behalf of the CDBG entitlement jurisdictions and Santa Clara County.	Progress: Representatives of the staffs for Santa Clara County's entitlement cities and urban county meet at least quarterly to review issues common to the CDBG programs. No formal joint study has been undertaken. Effectiveness: The City's continued communication with other local agencies has facilitated the effective delivery of services. Appropriateness: Ongoing coordination with jurisdictions remains appropriate, although not necessary to Housing Element.
GOAL H – WORK WITH THE PRIVATE SECTOR TO IMPLEMENT HOUSING POLICIES	
H.1.a Provide information about General Plan policies, development regulations, approval procedures and financing programs.	Progress: This is done as part of the City One-Stop Permit Center regular operations (except for non-City financing programs). Effectiveness: Effective Appropriateness: Process in place – not necessary for Housing Element.
H.1.b Assist and encourage lenders to meet Community Reinvestment Act requirements through investing in affordable housing in Sunnyvale.	Progress: No records of any such efforts during the past cycle Effectiveness: Unknown; may not be effective Appropriateness: Not necessary for Housing Element
GOAL I – ENSURE COMPATIBILITY OF FEDERAL, STATE, REGIONAL, AND COUNTYWIDE HOUSING PROGRAMS WITH LOCAL POLICIES AND NEEDS	
Policy I.1 Support housing legislation at the county, State, and federal levels that will promote the goals and policies of the Housing and Community Revitalization Sub-element.	
I.1.a Review potential housing legislation and develop a City/ Community lobbying strategy.	Progress: Done in conjunction with City Legislative Policy Effectiveness: Effective sometimes Appropriateness: Not necessary for Housing Element.
Policy I.2 Continue an active dialogue with neighboring cities, Santa Clara County, and ABAG regarding mutual concerns.	
Policy I.2 Study the feasibility of City participation in the loan leveraging program implemented by Neighborhood Housing Services Silicon Valley.	Progress: Not aware of study; City partnered with NHS in 2004 for homebuyer education services, but terminated the contract due to less than satisfactory/not cost-effective results. Effectiveness: Determined not to be cost-effective Appropriateness: Not appropriate.

GLOSSARY OF HOUSING-RELATED TERMS

(Excerpted primarily from *The California General Plan Glossary, 1999*)

Abbreviations

AMI: Area Median (Household) Income
BMR: Below-market-rate dwelling unit
CASA: Community Assisted Shared Appreciation second mortgage loan
CDBG: Community Development Block Grant
CEQA: California Environmental Quality Act
CHFA: California Housing Finance Agency
CIP: Capital Improvements Program
EIR: Environmental Impact Report
FAR: Floor Area Ratio
GMI: Gross Monthly Income
HCD: Housing and Community Development Department of the State of California
HTSCC: Housing Trust of Santa Clara County
HUD: U.S. Dept. of Housing and Urban Development
MCC: Mortgage Credit Certificate
MRB: Mortgage Revenue Bond
PUD: Planned Unit Development
RDA: Community Redevelopment Agency
SRO: Single Room Occupancy

Definitions

Acres, Gross: The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Acres, Net: The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road right-of-way, public open space, and flood ways.

Action Statement: An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and action statements establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Adaptive Reuse: The conversion of obsolescent or historic buildings from their original or most recent use to a new use. For example, the conversion of former hospital or school buildings to residential use, or the conversion of a historic single-family home to office use.

Adverse Impact: A negative consequence for the physical, social, or economic environment resulting from an action or project.

Affordability Requirements: Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low- and low-income households for a specified period.

Affordable Housing: Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Agency: The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Air Rights: The right granted by a property owner to a buyer to use space above an existing right-of-way or other site, usually for development.

Alley: A narrow service way, either public or private, which provides a permanently reserved but secondary means of public access not intended for general traffic circulation. Alleys typically are located along rear property lines.

Annex, *v*: To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Apartment: (1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Appropriate: An act, condition, or state that is considered suitable.

Architectural Control; Architectural Review: Regulations and procedures requiring the exterior design of structures to be suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of surrounding areas. A process used to exercise control over the design of buildings and their settings. (See "Design Review.")

Area; Area Median Income: As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD), "area" means metropolitan area or non-metropolitan county. In non-metropolitan areas, the "area median income" is the higher of the county median family income or the statewide non-metropolitan median family income.

Article 34 Referendum: Article 34 of the Constitution of the State of California requires passage of a referendum within a city or county for approval of the development or acquisition of a publicly financed housing project where more than 49 percent of the units are set aside for low-income households.

Assisted Housing: Generally multifamily rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multifamily mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs. All California Housing elements are required to address the preservation or replacement of assisted housing that is eligible to change to market rate housing within 10 years.

Bed and Breakfast: Usually a dwelling unit, but sometimes a small hotel, which provides lodging and breakfast for temporary overnight occupants, for compensation.

Below-market-rate (BMR) Housing Unit: (1) Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less than prevailing interest rates.

Blight: A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility. The Community Redevelopment Law (Health and Safety Code, Sections 33031 and 33032) contains a definition of blight used to determine eligibility of proposed redevelopment project areas.

Buffer Zone: An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Building Height: The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The exact definition varies by community. For example, in some communities building height is measured to the highest point of the roof, not including elevator and cooling towers.

Buildout; Build-out: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. An Environmental Assessment may be prepared for housing elements, leading to a Declaration of No Environmental Impact.

California Housing Finance Agency (CHFA): A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low-and moderate-income housing.

Capital Improvements Program (CIP) : A program, administered by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the general plan.

Census: The official decennial enumeration of the population conducted by the federal government.

Character: Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.

City: City with a capital "C" generally refers to the government or administration of a city. City with a lower case "c" may mean any city or may refer to the geographical area of a city (e.g., the properties in the city.)

Clustered Development: Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

Community Care Facility: Elderly housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care. Sometimes referred to as residential care or personal care. (See "Congregate Care.")

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development. Sunnyvale is an Entitlement City.

Community Redevelopment Agency (RDA): A local agency created under California Redevelopment Law, or a local legislative body that has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with the adopted community general plan, including the housing element.

Compatible: Capable of existing together without conflict or ill effects.

Condominium: A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Congregate Care: Apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. (See "Community Care Facility.")

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning code.

County: County with a capital "C" generally refers to the government or administration of a county. County with a lower case "c" may mean any county or may refer to the geographical area of a county (e.g., the county's 15 cities).

Covenants, Conditions, and Restrictions (CC&Rs): A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Criterion: A standard upon which a judgment or decision may be based. (See "Standards.")

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. (See "Acres, Gross," and "Developable Acres, Net.")

Density Bonus: The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus.

Density, Control of: A limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts.

Design Review; Design Control: The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. "Design Control" requires that certain specific things be done and that other things not be done. Design Control language is most often found within a zoning code. "Design Review" usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee. (See "Architectural Control.")

Developable Acres, Net: The portion of a site that can be used for density calculations. Some communities calculate density based on gross acreage. Public or private road rights-of-way are not included in the net developable acreage of a site.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developer: An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development: The physical extension and/or construction of urban land uses. Development activities include subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Development Fee: (See "Impact Fee.")

Development Rights: The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts. (See "Interest, Fee.")

District: (1) An area of a city or county that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, or land uses. (2) A portion of the territory of a city or county within which uniform zoning regulations and requirements apply; a zone.

Diversity: Differences among otherwise similar elements that give them unique forms and qualities. E.g., housing diversity can be achieved by differences in unit size, tenure, or cost.

Duet: A detached building designed for occupation as the residence of two families living independently of each other, with each family living area defined by separate fee title ownership.

Duplex: A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Elderly Housing: Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See "Congregate Care.")

Emergency Shelter: A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Encourage, *v*: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance, *v*: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR): A report required of general plans by the California Environmental Quality Act and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See "California Environmental Quality Act.")

Exaction: A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Fair Market Rent: The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family: (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a *bona fide* single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Feasible: Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

Feasible, Technically: Capable of being implemented because the industrial, mechanical, or application technology exists.

Finding(s): The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.

Floor Area Ratio (FAR): The gross floor area permitted on a site divided by the total net area of the site, expressed in percent. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 100 percent will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 150 percent would allow 15,000 sq. ft. of floor area; an FAR of 200 percent would allow 20,000 sq. ft.; and an FAR of 50 percent would allow only 5,000 sq. ft. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

Footprint; Building Footprint: The outline of a building at all of those points where it meets the ground.

General Plan: A compendium of city or county policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors. In California, the General Plan has 7 mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety and Seismic Safety) and may include any number of optional elements (such as Air Quality, Economic Development, Hazardous Waste, and Parks and Recreation). The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan."

Granny Flat: (See "Second Unit.")

Group Quarters: A residential living arrangement, other than the usual house, apartment, or mobile home, in which two or more unrelated persons share living quarters and cooking facilities. Institutional group quarters include nursing homes, orphanages, and prisons. Non-institutional group quarters include dormitories, shelters, and large boarding houses.

Guidelines: General statements of policy direction around which specific details may be later established.

Handicapped: A person determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Historic; Historical: A historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Preservation: The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Home Occupation: A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.

Homeless: Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing element law, Section 65583(c)(1), requires all cities and counties to address the housing needs of the homeless. (See "Emergency Shelter" and "Transitional Housing.")

Household: All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Householder: The head of a household.

Households, Number of: The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new

household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development Department of the State of California (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Authority, Local (LHA): Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing. In Sunnyvale, the LHA is the Housing Authority of Santa Clara County.

Housing element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing elements must be updated every five years.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multifamily dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See "Dwelling Unit," "Family," and "Household.")

Impact: The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impact Fee: A fee, often called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 et seq. specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impacted Areas: Census tracts where more than 50 percent of the dwelling units house low- and very low-income households.

Implementation: Actions, procedures, programs, or techniques that carry out policies.

Improvement: The addition of one or more structures or utilities on a parcel of land.

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

In Lieu Fee: Cash payments that may be required of an owner or developer as a substitute for a dedication of land or construction of below-market-rate housing, and referred to as in lieu fees or in lieu contributions.

Institutional Use: (1) Publicly or privately owned and operated activities that are institutional in nature, such as hospitals, museums, and schools; (2) churches and other religious organizations; and (3) other nonprofit activities of a welfare, educational, or philanthropic nature that cannot be considered a residential, commercial, or industrial activity.

Interest, Fee: Entitles a land owner to exercise complete control over use of land, subject only to government land use regulations.

Issues: Important unsettled community matters or problems that are identified in a community's general plan and are dealt with by the plan's goals, policies, and implementation programs.

Jobs/Housing Balance; Jobs/Housing Ratio: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Land Banking: The purchase of land by a local government for use or resale at a later date. "Banked lands" have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commercial centers. Federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails.

Land Use Classification: A system for classifying and designating the appropriate use of properties.

Land Use Regulation: A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Leasehold Interest: (1) The interest that the lessee has in the value of the lease itself in condemnation award determination. (2) The difference between the total remaining rent under the lease and the rent the lessee would currently pay for similar space for the same time period.

Linkage: With respect to jobs/housing balance, a program designed to offset the impact of employment on housing need within a community, whereby project approval is conditioned on the provision of housing units or the payment of an equivalent in-lieu fee. The linkage program must establish the cause-and-effect relationship between a new commercial or industrial development and the increased demand for housing.

Lot: (See "Site.")

Lot of Record: A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the County Recorder's office containing property tax records.

Low-income Household: A household with an annual income usually no greater than 80 percent of the area median income for a household of four persons and based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 Housing Program. (See "Area.")

Low-income Housing Tax Credits (LIHTC): Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Maintain, *v*: To keep in an existing state. (See "Preserve, v.")

Mandatory element: A component of the General Plan mandated by State Law. California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

Manufactured Housing: Residential structures that are constructed entirely in the factory, and that since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

May: That which is permissible.

Minimize, *v* : To reduce or lessen, but not necessarily to eliminate.

Ministerial (Administrative) Decision: An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mitigate, *v* : To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park. (See "Manufactured Housing" and "Modular Unit.")

Moderate-income Household: A household with an annual income between the lower income eligibility limits (usually 80 percent of the area median family income) and 120 percent of the area median family income, usually as established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area" and "Low-income Household.")

Modular Unit: A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-built Housing and regulated by State law of that title. (See "Mobile Home" and "Manufactured Housing.")

Mortgage Credit Certificate: Under a County-operated program, gives a first-time homebuyer a federal income tax credit of up to 20 percent of the mortgage interest paid on the first mortgage loan, for each year the buyer keeps the same mortgage loan and lives in the same house. Maximum initial household income limits and maximum initial home purchase prices apply and are adjusted annually.

Multifamily Building: A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Municipal Code: place holder

Must: That which is mandatory.

Necessary: Essential or required.

Need: A condition requiring supply or relief. The City or County may act upon findings of need within or on behalf of the community.

Non-conforming Use: A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning code amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Notice (of Hearing): A legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning an official action pending before the agency.
Objective: A specific statement of desired future condition toward which the City or County will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the "objectives," principles, standards, and proposals of the general plan. "The addition of 100 units of affordable housing by 2005" is an example of an objective.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overlay: A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

Parcel: A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Parking, Shared: A public or private parking area used jointly by two or more uses.

Patio Unit: A detached single family unit, typically situated on a reduced-sized lot, that orients outdoor activity within rear or side yard patio areas for better utilization of the site for outdoor living space.

Planned Community: A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association.

Planned Unit Development (PUD): A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

Planning and Research, Office of (OPR): A governmental division of the State of California that has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.

Planning Area: The Planning Area is the land area addressed by the General Plan (and hence, by the Housing element). For a city, the Planning Area boundary typically coincides with the Sphere of Influence that encompasses land both within the City Limits and potentially annexable land.

Planning Commission: A body, usually having five or seven members, created by a city or county in compliance with California law (Section 65100) that requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body.

Policy: A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program. (See "Action Statement.")

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Preserve, *v*: To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")

Principle: An assumption, fundamental rule, or doctrine that will guide general plan policies, proposals, standards, and implementation measures. The State Government Code (Section 65302) requires that general plans spell out the

objectives, "principles," standards, and proposals of the general plan. "Adjacent land uses should be compatible with one another" is an example of a principle.

Protect, *v*: To maintain and preserve beneficial uses in their present condition as nearly as possible. (See "Enhance.")

Recognize, *v*: To officially (or by official action) identify or perceive a given situation.

Redevelop, *v*: To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs: A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Regulation: A rule or order prescribed for managing government.

Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Residential: Land designated in the City or County General Plan and zoning code for buildings consisting only of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential, Multifamily: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family: A single dwelling unit on a building site.

Restore, *v*: To renew, rebuild, or reconstruct to a former state.

Restrict, *v*: To check, bound, or decrease the range, scope, or incidence of a particular condition.

Retrofit, *v*: To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Reverse Annuity Mortgages: A home financing mechanism that enables a homeowner who a senior citizen to release equity from his or her home. The senior receives periodic payments that can be put to immediate use. Loans are fixed term and are paid when the house is sold or when the term expires.

Rezoning: An amendment to the map and/or text of a zoning code to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Mortgage Program: The lending by a public or private agency of a portion of a required down payment to a developer or first-time homebuyer, usually with restrictions requiring that the units assisted through the program remain affordable to very low- and low-income households.

Second Unit: A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "Granny Flat."

Section 8 Rental Assistance Program: A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Senior Housing: (See "Elderly Housing.")

Seniors: Persons age 62 and older.

Shall: That which is obligatory or necessary.

Shared Living: The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Should: Signifies a directive to be honored if at all possible.

Significant Effect: A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

Single-family Dwelling, Attached: A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-family Dwelling, Detached: A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO): A single room, typically 80-250 square feet, with a sink and closet, but that requires the occupant to share a communal bathroom, shower, and kitchen.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Specific Plan: Under Article 8 of the Government Code (Section 65450 et seq.), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).

Sphere of Influence: The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission of the County.

Standards: (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning code that govern building and development as distinguished from use restrictions—for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Stock Cooperative Housing: Multiple-family ownership housing in which the occupant of a unit holds a share of stock in a corporation that owns the structure in which the unit is located.

Structure: Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subdivision Map Act: Division 2 (Sections 66410 et seq.) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")
Subregional: Pertaining to a portion of a region. The Golden Triangle was a subregional task force.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substantial: Considerable in importance, value, degree, or amount.

Target Areas: Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low- and low-income households.

Tax Credit: A dollar amount that may be subtracted from the amount of taxes owed.

Tax Increment: Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low-and low-income housing.

Townhouse; Townhome: A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association. (See "Condominium.")

Transitional Housing: Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Undue: Improper, or more than necessary.

Uniform Building Code (UBC): A national, standard building code that sets forth minimum standards for construction.

Uniform Housing Code (UHC): State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

Urban Services: Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Use: The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City or County zoning code and General Plan land use designations.

Use, Non-conforming: (See "Non-conforming Use.")

Use Permit: The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Vacant: Lands or buildings that are not actively used for any purpose.

Very Low-income Household: A household with an annual income usually no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 Housing Program. (See "Area.")

Zero Lot Line: A detached single family unit distinguished by the location of one exterior wall on a side property line.

Zone, Combining: A special purpose zone that is superimposed over the regular zoning map. Combining zones are used for a variety of purposes, such as airport compatibility, flood plain or wetlands protection, historic designation, or special parking regulations. Also called "overlay zone."

Zone, Interim: A zoning designation that temporarily reduces or freezes allowable development in an area until a permanent classification can be fixed; generally assigned during General Plan preparation to provide a basis for permanent zoning.

Zone, Study: (See " Zone, Interim.")

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning Bonus: (See "Zoning, Incentive.")

Zoning Code: a collection of organized and numbered local (ordinances) that provide regulations for land use and development. [or something like this]

Zoning District: A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

Zoning, Exclusionary: Development regulations that result in the exclusion of low- and moderate-income and/or minority families from a community.

Zoning, Incentive: The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits—such as preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas and courts at ground level—are included in a project.

Zoning, Inclusionary: Regulations that increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

Zoning Map: Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning code. These zones are delineated on a map or maps, called the Zoning Map.