

## Current City Efforts Related to Affordable Housing and Homelessness

February 1, 2016

### Recent Highlights:

- Nearly **\$24 million** recently committed or pending commitment (e.g., Orchard Gardens) to current capital projects to build, rehabilitate, and/or preserve **535 affordable housing units, including 208 net new units** (including Parkside, completed in June 2015).
- **\$1.1 million** budgeted in FY 2015-16 alone for a variety of housing, shelter, and related programs addressing housing needs of homeless, at-risk, and vulnerable residents
- City was ranked #2 in nine-county Bay Area region for percentage of its RHNA goals met in 2007-2014 housing element cycle, behind only Milpitas
- City monitors existing stock of **529 inclusionary units** (including density bonus units), and another **144 units** are in the current development pipeline
- City monitors existing stock of over **1,400 subsidized affordable units** with another **149 units in pipeline**.
- Potential additional capital projects include possible new development on Block 15 and preservation/rehabilitation of Eight Trees
- Staff of multiple City departments (OCA, CDD, DPW, ESD, DPS) prioritized and expedited assistance to County staff to plan and install a temporary shelter facility on City-owned Onizuka property, including encroachment permit, utility connections, community outreach, and general courtesy review/technical assistance to County staff and contractors. Staff has also provided some technical assistance to County on its community outreach efforts related to the proposed Hamlin Court facility.
- City was commended by both housing advocates and park owner representatives on its revised mobile home park conversion ordinance, adopted in 2012.

### Recent Acknowledgements

- *“Your encouragement for us to partner [with DST] was one of the best things to happen to the homeless in Sunnyvale – it's been an extraordinary collaboration.”*  
Marie Bernard, Executive Director, Sunnyvale Community Services, email to City's Housing Officer dated January 21, 2016
- *“Dear Suzanne: On behalf of the Destination:Home Leadership Board, we would like to express our sincere appreciation for serving on the NOFA Review & Rank Committee. Thanks to your dedication, our community was able to submit an application of more than \$20 million... for our local Continuum of Care.”*  
Jennifer Loving, Executive Director, Destination:Home
- *“We are proud to partner with the City of Sunnyvale on Onizuka Crossing,” said Matthew O. Franklin, President of MidPen Housing. “We applaud their vision and commitment to house an economically diverse workforce as well as their use of innovative resources during a particularly tough housing market.”*  
<http://www.midpen-housing.org/news-and-media/press-releases/affordable-workforce-housing-breaks-ground-in-sunnyvale-with-29-apartments-set-aside-for-the-homeless/>

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*“Dear Mayor Griffith and Honorable Members of the City Council,*

*On behalf of a coalition of local and regional organizations collaboratively working to improve equity and expand access to affordable housing, thank you for such a robust discussion on a Housing Impact Fee last night. And thank you for directing staff to set the initial fee at \$17 per square foot. Staff’s presentation and responses to your questions was also very good and informative. All around, everyone was thoughtful and engaged on this important issue. It was especially encouraging to hear the lively debate on the various fee levels.*

*Sunnyvale has once again proven itself a consistent leader on equitable development. Together, the Housing Impact Fee and Commercial Linkage Fee will enable the City to increase its production of homes affordable to low- and very low-income workers and households.*

*Thank you again for your leadership and commitment to affordable housing.*

*Sincerely,*

Michele Beasley  
Greenbelt Alliance

Pilar Lorenzana-Campo  
Non-Profit Housing Association of Northern California (NPH)

Charisse Ma Lebron  
Working Partnerships USA

James Zahradka  
Annette Kirkham  
Law Foundation of Silicon Valley

Kevin Zwick  
Housing Trust Silicon Valley

Wendy Ho  
United Way Silicon Valley”

<b>CURRENT PROGRAMS</b>		
<b>Program Name</b>	<b>Description</b>	<b>FY 2015-16 Funding</b>
WorkFirst Sunnyvale	Job Training & Placement for Homeless / At-Risk Clients	\$ 395,000
TBRA	Tenant-based rental assistance for homeless & at-risk households (transitional program)	\$ 270,000
IVSN Shelters	Emergency shelter & case management	\$ 50,000
Haven to Home	Homeless outreach & case management	\$ 10,000
Food Program*	Food aid for homeless & at-risk households	\$ 75,000
Tenant/Landlord Mediation*	Education, dispute resolution, mediation for tenants, landlords and neighbors	\$ 30,000
SALA*	Legal assistance for at-risk seniors	\$ 10,000
Fair Housing*	Education, advocacy, counseling	\$ 20,000
HPRR	Homeless prevention and rapid re-housing	\$ 250,000
<b>Total</b>		<b>\$ 1,100,000</b>
<i>* These services help prevent homelessness.</i>		

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Current City Affordable Housing and Homelessness-related Efforts					
CURRENT CAPITAL PROJECTS					
Property Name	Project Type	Number of Units	City Funding	Project Status	Notes
Morse Court	Rehabilitation	35	\$ 1,000,000	Completion July 2016	
Benner Plaza	New Construction	66	\$ 5,000,000	Predevelopment	Some special needs units
Crescent Terrace	Rehabilitation	48	\$ 1,050,000	In progress	Senior housing
Orchard Gardens	New, Rehab, and Demolition	87	\$ 6,000,000	Predevelopment	Funding request going to CC on 3/15
Life's Garden	Preservation/Rehab	150	n/a	Predevelopment	Entity obtained funding elsewhere; City providing in-kind support, TEFRA hearing on 3/29
Stoney Pine Apartments	Rehabilitation	23	\$ 199,000	In progress	Special needs housing
Senior Group Homes	Rehabilitation	9	\$ 167,000	In progress	Serves at-risk
Parkside Studios	New Construction	59	\$ 4,950,000	Completed	18 homeless units
Onizuka Crossing	New Construction	58	\$ 5,500,000	Completion March 2016	29 homeless units
<b>Total</b>		<b>535</b>	<b>\$ 23,866,000</b>		
Pending/Potential Capital Projects					
Block 15	New Construction	104	TBD	City RFP Review 3/29	City property
Eight Trees	Preservation/Rehab	24	TBD	In discussions w/parties	Existing affordable housing for homeless/at-risk tenants; in need of rehab
<b>Total (Potential)</b>		<b>128</b>			

Housing Programs Administered by Staff		Current Units	Units in Pipeline	Total
Home Buyer Programs	BMR sales, first-time home buyer loans, Mortgage Credit Certificate program	358	82	440
Home Improvement Program	Rehabilitation loans, minor improvement/ADA grants, energy efficiency loans/grants	n/a	n/a	n/a
Rental Programs	Legacy BMR rental stock, density bonus rental units, information & referral, rental fee in-lieu units	171	62	233
Fair Housing	Administer fair housing and tenant/landlord services, organize educational events, disseminate information	n/a	n/a	n/a
Monitoring of Existing City-Subsidized Units *		1,418	149	1,567
<b>Total</b>		<b>1,947</b>	<b>293</b>	<b>2,240</b>

\* 149 is net increase in new units as listed in Capital Projects table

**Planning, Administration & Management Related to Housing / Homelessness Prevention Efforts**

- Participation in development review of housing/homeless projects (BMR, density bonus, subsidized projects, County shelters, etc.)
- Administration and Monitoring of Federal Grants (CDBG, HOME)
- Ongoing Compliance Monitoring of Existing City Affordable Housing Stock
- Oversight and Administration of Mobile Home Park Conversion Ordinance (Relocation Services)

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- Administration of Housing Special Revenue Funds (HMF, RDA, BMR, CDBG, HOME)
- Management of Housing/CDBG Loan Portfolio
- Community outreach on housing/homelessness issues, available programs, current city efforts
- Support to Communications on media inquiries/press related to housing/homelessness
- Issuance and administration of City funding notices and award process
- Staff support of HHSC, Council IGR assignments related to housing

### **Collaboration with Other Agencies**

- Participation in County-wide Housing and Homelessness Groups (Continuum of Care, CDBG Coordinators Group, Housing Action Coalition, Destination:Home)
- 2 years of service on County "Review and Rank Panel" for \$20 million in HUD Funding for Homeless Programs
- Staff support of County efforts to develop new north county shelter (as directed by Council in 2014-15)
- Ad-hoc technical assistance, mentoring and information sharing with other jurisdiction staff, academic researchers, regional policy groups, state/federal staff, etc. (on request)

### **Policy & Land Use Planning Related to Housing & Homelessness**

- Long-range planning related to housing capacity (sites), affordability and preservation issues (LSAP, LUTE, Housing Element, ECRSP, mobile home parks)
- Policy planning related to housing/homelessness (study issues, IGR, legislative/priority issues, ad-hoc assignments)
- Housing Element implementation program (second unit study, anti-displacement policy study)
- Annual reporting to State (HCD) and federal (HUD) agencies on housing growth, other accomplishments (APR, ConPlan, CAPER, Action Plan)
- Data tracking and reporting (Community Condition Indicators, other Council-requested data)
- Development of GIS layers and capabilities related to housing and CDBG activities
- Development and administration of housing fee programs, nexus studies (rental impact fee, housing mitigation fee, BMR in-lieu)
- Support for long-range regional planning efforts related to Plan Bay Area, PDA's, RHNA development, housing tool-kits, etc.