

**PLANNING COMMISSION MINUTES OF AUGUST 25, 2008**

**2008-0489** - City of Sunnyvale: Work Plan to Update the Housing and Community Revitalization Sub-element of the General Plan for 2009-2014 LS/SB

**Trudi Ryan**, Planning Officer, introduced the City's new Housing Officer, **Laura Simpson**. Ms. Ryan presented the staff report. Ms. Ryan said that staff recommends that the Housing and Community Revitalization Sub-element Update Work Plan be approved as proposed in the staff report.

**Comm. Sulser** said the report indicates that the work on this project would begin in July 2008 and asked if the work has already begun. Ms. Simpson said that the work has not begun. She said with the approval of the Work Plan that staff could execute the contract in September 2008 to begin work.

**Comm. Hungerford** said the proposed scope of services for the consultant indicates that the data to be considered includes the 2000 census. He asked how often the census is taken. Ms. Simpson said the census is taken every 10 years and that there is some updated information from 2006. She said staff and the consultants will use the most current information available. Comm. Hungerford confirmed that there are other sources of data to be considered to obtain census information including ABAG (Association of Bay Area Government) 2007 projections. Ms. Ryan said there is a challenge as the City cannot delay the preparation of the Sub-element to use the 2010 census data as the City is required to complete the Sub-element by June 2009 in order to comply with the State regulations.

**Comm. Klein** referred to Attachment C, Task 12 regarding a study session between the City Council and Planning Commission and commented that earlier in the report that the Housing and Human Services Commission is also included in the reference. Ms. Ryan said that the Housing and Human Services Commission reference should be included in this task and that staff would add that language.

**Vice Chair Chang** confirmed with staff that the City missed the 1997 update due to State funding issues. Ms. Ryan said that the State did not fund the studies needed to provide our region the housing needs data, so our regional agency ABAG, could not conclude the allocation of that information to the individual communities, cities and counties within our nine-county area. Vice Chair Chang asked if we have the budget to complete the update now. Ms. Ryan said that staff budget is available. Vice Chair Chang referred to page 2 of the report and said that the RHNA (Regional Housing Needs Allocation) for 2007 through 2014 indicates the need for 4,426 units and asked if staff knows how many units Sunnyvale currently has. Ms. Ryan said that staff keeps track, on an annual

basis, of the number of units that are built and their affordability level. She said that on the books there are about 2000 units that have been approved or are in some level of the construction process. She said the City is on track to make a substantial dent in the number units.

**Chair Rowe** referred to page 4 of the report, and asked staff what groups would be considered “targeted interest groups” in regards to community outreach. Ms. Simpson said that the targeted interest groups would include housing related organizations, i.e. the Non-profit Housing Association, and the Homebuilders Association of California. Chair Rowe, still referring to page 4, discussed with staff team representatives referred to under the “Staff Participation” section. Chair Rowe asked about joint study sessions with Council and Ms. Ryan said that there would be at least one joint study session with the City Council, the Planning Commission, and the Housing and Human Services Commission. Chair Rowe asked what action staff would recommend the Planning Commission take this evening. Ms. Ryan said staff would like the Planning Commission to make a recommendation to the City Council to approve the Work Plan.

**Chair Rowe opened the public hearing.**

**Chair Rowe closed the public hearing.**

**Comm. McKenna moved for the staff recommendation to approve the work plan, as proposed. Vice Chair Chang seconded the motion.**

**ACTION: Comm. McKenna made a motion on 2008-0489 to recommend to City Council to approve the work plan, as proposed. Vice Chair Chang seconded. Motion carried unanimously, 7-0.**

**APPEAL OPTIONS: This recommendation will be forwarded to City Council for consideration at the September 9, 2008 City Council meeting.**