



CHAPTER 5

HOUSING

The following chapter is a summary of the Housing and Community Revitalization Sub-element. For the full text of the element, please see Appendix E.



Below Market Rate Units are integrated into new housing developments such as this one on Evelyn Avenue.

HOUSING

Under the requirements of California Housing Element law (Government Code Section 65302), 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 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 a “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.

The policy basis for Sunnyvale’s current and future housing actions is the Housing and Community Revitalization Sub-element of the General Plan. The Sunnyvale City Council adopted the current Housing and Community Revitalization Sub-element of the General Plan on June 15, 2009. The adopted Element is a separate document that is not contained within the main body of the consolidated version of the General Plan; however, it is available separately as Appendix E. Users of this General Plan should consult the full text of the Housing Element for the data and analysis, as well as action programs and other information. The goals and policies, and a summary of the discussion are below.

Go to *GeneralPlan.InSunnyvale.com* for the full text of the Housing and Community Revitalization Sub-element.

GOAL HE-1 ADEQUATE HOUSING

ASSIST IN THE PROVISION OF ADEQUATE HOUSING TO MEET THE DIVERSE NEEDS OF SUNNYVALE’S HOUSEHOLDS OF ALL INCOME LEVELS. (*Housing and Community Revitalization Goal A / Adopted In 2009*)

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 residential areas.

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 populations. This includes single-family homes, multi-family housing, factory-built housing, mobile homes, single-room occupancy housing, emergency shelters and transitional housing among others. The City's Zoning Code provides for a variety of housing types and zoning districts.

Available Affordable Housing Funds

Using local Housing Mitigation Fund and HOME entitlement grant funds, the City can finance the construction of new affordable housing in Sunnyvale. This financing also includes assistance to nonprofit developers for various typical development costs, such as: site assembly, clearance, acquisition, predevelopment/design, construction, and/or related project costs. The City prioritizes development assistance to support the provision of housing for extremely low (ELI), very low (VLI) and low income (LI) households.

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.

Below Market Rate (BMR) Program

Sunnyvale began implementation of the Below Market Rate (BMR) Program, one of the oldest inclusionary housing programs in the country, in the early 1980s. The last major revision was in 2003, with the current ordinance requiring residential developments to provide a certain percentage of affordable units.

Housing Mitigation Fee

Since 1983, the City has collected a Housing Mitigation fee from specified industrial and commercial developments 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. Mitigation funds have also been used to fund the Santa Clara County Housing Trust Fund, City first time homebuyer programs, and essential workers homeownership programs.

See **GOAL LT-4 (Appropriate Housing)** for further information and policies on residential land uses. See **Goal HE-4 (Adequate Housing Sites)** for further information and policies on potential housing sites.



Sunnyvale supports the provision of low-income housing, including this development in the southern part of the City.

First Time Homebuyer Loan Program

The City has provided a First Time Homebuyer Program (FTHB) since 2005 to help low-income first-time homebuyers purchase market-rate or Below Market Rate properties. Low-interest, deferred second mortgage loans (“silent seconds”) are currently provided through the FTHB program. Staff also continues to coordinate with the County Housing Authority to secure Mortgage Credit Certificates (MCCs) for income-eligible homebuyers in the City of Sunnyvale.

Affordable Housing Density Bonus

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 supersede any inconsistencies created in the local ordinance.

Housing Trust Fund of Santa Clara County (HTSCC)

HTSCC is a nonprofit 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 Leadership Group, Santa Clara County, Community Foundation Silicon Valley, and all 15 towns and cities within Santa Clara County. 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.

POLICY HE-1.1 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. (*Housing Policy A.1*)

POLICY HE-1.2 FACILITATE THE DEVELOPMENT OF AFFORDABLE HOUSING THROUGH REGULATORY INCENTIVES AND CONCESSIONS, AND/OR FINANCIAL ASSISTANCE. (*Housing Policy A.2*)

POLICY HE-1.3 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. (*Housing Policy A.3*)

POLICY HE-1.4 CONTINUE TO REQUIRE OFFICE AND INDUSTRIAL DEVELOPMENT TO MITIGATE THE DEMAND FOR AFFORDABLE HOUSING. (*Housing Policy A.4*)

POLICY HE-1.5 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. *(Housing Policy A.5)*

POLICY HE-1.6 PROVIDE FIRST TIME HOMEBUYER ASSISTANCE TO LOW AND MODERATE INCOME HOUSEHOLDS, WITH PRIORITY TO BUYERS WHO CURRENTLY WORK AND/OR LIVE IN SUNNYVALE. *(Housing Policy A.6)*

POLICY HE-1.7 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 Policy A.7)*

GOAL HE-2 ENHANCED HOUSING CONDITIONS AND AFFORDABILITY

MAINTAIN AND ENHANCE THE CONDITIONS AND AFFORDABILITY OF EXISTING HOUSING IN SUNNYVALE. *(Housing and Community Revitalization Goal B / Adopted In 2009)*

To maintain and enhance the conditions and affordability of existing housing in Sunnyvale, the City supports neighborhood preservation and rehabilitation programs, nonprofit housing organizations and affordable housing options.

Neighborhood Preservation and Rehabilitation Programs

Programs with Community Development Block Grant (CDBG) and HOME funds

Through the CDBG and HOME programs, the U.S. Department of Housing and Urban Development (HUD) provides funds to local governments for a wide range of community development activities for low-income persons. Funds can be used for a wide array of activities, including housing rehabilitation, lead-based paint detection and removal, and accessibility grants.

Emergency Loan Program

The Emergency Loan Program provides emergency repair grants and low-interest loans 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.

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. Property owners must agree to maintain affordable rents following rehabilitation of the property.

Neighborhood Enhancement Action Team (NEAT)

The City began implementing the NEAT in 2002, focusing code compliance and housing rehabilitation improvements in single-family neighborhoods showing signs of distress. Neighborhoods are evaluated by an inter-departmental team including Community Development, 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.

POLICY HE-2.1 ENCOURAGE PROPERTY OWNERS TO MAINTAIN RENTAL AND OWNERSHIP UNITS IN SOUND CONDITION THROUGH THE NEIGHBORHOOD PRESERVATION AND REHABILITATION PROGRAMS. *(Housing Policy B.1)*

POLICY HE-2.2 PROVIDE COMMUNITY OUTREACH AND COMPREHENSIVE NEIGHBORHOOD IMPROVEMENT PROGRAMS WITHIN SUNNYVALE'S NEIGHBORHOOD ENHANCEMENT AREAS TO IMPROVE HOUSING CONDITIONS AND THE OVERALL QUALITY OF LIFE. *(Housing Policy B.2)*

Nonprofit Housing Organizations

The City assists nonprofit 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.

POLICY HE-2.3 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. (*Housing Policy B.3*)

POLICY HE-2.4 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. (*Housing Policy B.4*)

Affordable Housing Options

Section 8 Rental Assistance Program

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 percent 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.

POLICY HE-2.5 SUPPORT THE PROVISION OF RENTAL ASSISTANCE BY THE SANTA CLARA COUNTY HOUSING AUTHORITY TO LOWER INCOME HOUSEHOLDS. (*Housing and Community Revitalization Policy B.5*)

Mobile Home Park Zoning District

The City has established a designated mobile home park zoning district. 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.

POLICY HE-2.6 PRESERVE SUNNYVALE’S MOBILE HOME PARKS AS AN AFFORDABLE HOUSING OPTION. MAINTAIN AT LEAST 400 ACRES OF MOBILE HOME PARK ZONING. *(Housing and Community Revitalization Policy B.6)*

Condominium Conversions

Apartment projects proposed for conversion to condominium ownership are subject to the City’s Condominium Conversion regulations (Sunnyvale Municipal Code Chapter 19.70). 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.

See Goal HE-1 (Adequate Housing) for further discussion of the BMR program and other affordable housing options.

POLICY HE-2.7 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. *(Housing and Community Revitalization Policy B.7)*

**GOAL HE-3
MINIMIZED GOVERNMENTAL CONSTRAINTS ON HOUSING**

MINIMIZES THE IMPACT OF GOVERNMENTAL CONSTRAINTS ON THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING. *(Housing and Community Revitalization Goal C / Adopted In 2009)*

The provision of adequate and affordable housing opportunities is an important goal of the City. However, there are a variety of governmental factors that can encourage or constrain the development, maintenance and improvement of housing stock in Sunnyvale. Governmental controls can fall into the following categories: land use controls, flexible zoning standards, and provisions for a variety of housing, development permit procedures, fees and exactions, building codes and their enforcements and site improvements.

Overview of Governmental Constraints

Land Use Controls

The City's Land Use and Transportation chapter of the General Plan sets forth 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. The City uses a variety of land use controls to regulate and promote housing in Sunnyvale, including residential development standards, ITR districts and the Downtown Specific Plan and parking requirements.

Flexible Zoning Standards

Sunnyvale has adopted several provisions in the 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.

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, accessory living units, multi-family housing, factory-built housing, mobile homes, single-room occupancy housing, emergency shelters and transitional housing among others.

Development Permit Procedures

The development review process, although necessary to ensure 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.

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. Average permit processing times 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. According to the Home Builders Association of Northern California 2006-2007, Sunnyvale's fees were the second lowest of eight jurisdictions surveyed in the south bay for both single-family and multi-family projects. 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.

Building Codes and their Enforcement

The City of Sunnyvale typically adopts the International Building Code, as amended by California's 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 new 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.

Site Improvements

The Sunnyvale Zoning Code requires housing developers to provide off-street parking, wiring for electrical and telecommunications, and open space for all residential development. For multifamily units, developers are also required to provide secure storage space and landscaping. The Subdivision Code requires the installation of a variety of public infrastructure elements, including curbs and gutters, sidewalks, water distribution systems, storm drainage channels, and other improvements. 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.

POLICY HE-3.1 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. (*Housing and Community Revitalization Policy C.1*)

Special Issues

Emergency Shelter and Services

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 nonprofit agencies that provide shelter and homeless services.

POLICY HE-3.2 REVISE THE CITY’S ZONING CODE TO CLARIFY PROVISIONS FOR SUPPORTIVE AND TRANSITIONAL HOUSING, AND EMERGENCY SHELTERS. *(Housing and Community Revitalization Policy C.2)*

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. The City evaluates a series of incentives to facilitate high-density housing, employment and mixed use development, including measures such as supportive zoning changes and parking strategies.

POLICY HE-3.3 ESTABLISH REDUCED PARKING STANDARDS FOR SPECIAL NEEDS HOUSING, AND HOUSING IN CLOSE PROXIMITY TO PUBLIC TRANSIT. *(Housing and Community Revitalization Policy C.3)*

GOAL HE-4 ADEQUATE HOUSING SITES

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 *(Housing and Community Revitalization Goal D / Adopted In 2009)*

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. These regional housing needs are determined by the Association of Bay Area Governments (ABAG) through their Regional Housing Needs Assessment (RHNA). The RHNA assigns the minimum number of housing units each community is required to plan for by providing “adequate sites” through the general plan and zoning.

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 with the Lakeside Specific Plan.

Based on these areas, the City’s residential sites inventory provides for a total of 6,633 units. Parcel specific site inventories are included in the Housing and Community Revitalization Sub-element, Appendix B. A brief description of each of these areas is provided below.

Residential Sites Inventory

Residential Construction during the RHNA “gap period”

Residential projects in various stages of development during the “gap period” can accommodate over 20 percent of Sunnyvale’s 4,426 RHNA. 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 units, 3,524 moderate-income units and 1,041 above-moderate-income units, reviewed in detail in the following sections.

Vacant and Underutilized Residential Sites

Only one vacant residential site remains in Sunnyvale: the 19 acre “Corn Palace” site located along Lawrence Expressway. Based on the existing low-density and low-medium density designations, and an assumption that 25 percent of the land area would go towards new public streets, approximately 150 new units can be accommodated on this site.

Throughout most of Sunnyvale’s residential zoning districts, there are approximately 42 acres of older, underutilized properties developed with fewer units than are permitted under zoning. These lots are an important source for future housing. Using a series of development assumptions, these properties can accommodate a net increase in 626 new units. The greatest opportunity for additional units lies in the medium-density R-3 zoning districts and high-density R-4 zoning districts where condominiums, townhomes, and apartments are the preferred development types.

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 existing within the same zoning district, and to encourage ITR areas to gradually convert to residential uses.

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. Approximately 920 units have current planning approvals in the ITR areas, including 246 low-income and 123 moderate-income below market rate units, with potential remaining for the development of approximately 3,900 additional multi-family units in ITR areas.

Downtown Specific Plan

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 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. Within the higher-density residential blocks, the DSP provides for the development of 1,000 net new units.

Lakeside Specific Plan

In 2005, the City Council adopted the Lakeside Specific Plan to facilitate redevelopment of an 8.8 acre site that was developed with an older, low rise hotel with development of a mixed use hotel and residential project. One of the goals of the specific plan is to “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.”

POLICY HE-4.1 PROVIDE SITE OPPORTUNITIES FOR DEVELOPMENT OF HOUSING THAT RESPONDS TO DIVERSE COMMUNITY NEEDS IN TERMS OF DENSITY, TENURE TYPE, LOCATION AND COST. (*Housing and Community Revitalization Policy D.1*)

POLICY HE-4.2 CONTINUE TO DIRECT NEW RESIDENTIAL DEVELOPMENT INTO SPECIFIC PLAN AREAS, NEAR TRANSIT, AND CLOSE TO EMPLOYMENT AND ACTIVITY CENTERS. (*Housing and Community Revitalization Policy D.2*)

POLICY HE-4.3 REQUIRE NEW DEVELOPMENT TO BUILD TO AT LEAST 75 PERCENT OF THE MAXIMUM ZONING DENSITY, UNLESS AN EXCEPTION IS GRANTED BY THE CITY COUNCIL. *(Housing and Community Revitalization Policy D.3)*

POLICY HE-4.4 ASSIST RESIDENTIAL DEVELOPERS IN IDENTIFYING SITES THROUGH DISSEMINATION OF THE SITES INVENTORY, AND ASSIST IN CONSOLIDATION OF PARCELS WITH REDEVELOPMENT PROJECT AREAS. *(Housing and Community Revitalization Policy D.4)*

POLICY HE-4.5 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. *(Housing and Community Revitalization Policy D.5)*

POLICY HE-4.6 PROVIDE EXPANDED AREAS FOR HIGHER DENSITY HOUSING THROUGH THE CONVERSION OF UNDERUTILIZED INDUSTRIAL AREAS TO RESIDENTIAL USE, IF THE SITES ARE FIT FOR RESIDENTIAL USES (I.E. NO HEALTH HAZARDS EXIST). *(Housing and Community Revitalization Policy D.6)*

POLICY HE-4.7 TAKE ADVANTAGE OF EXISTING INFRASTRUCTURE AND PUBLIC IMPROVEMENTS TO PROVIDE ADDITIONAL HOUSING BY ALLOWING ACCESSORY LIVING UNITS WITHIN RESIDENTIAL NEIGHBORHOODS. *(Housing and Community Revitalization Policy D.7)*

GOAL HE-5 EQUAL HOUSING OPPORTUNITIES

PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL RESIDENTS, INCLUDING SUNNYVALE'S SPECIAL NEEDS POPULATIONS, SO THAT RESIDENTS CAN RESIDE IN THE HOUSING OF THEIR CHOICE. (*Housing and Community Revitalization Goal E / Adopted In 2009*)

Promoting housing opportunities for all residents of Sunnyvale, including those with special needs, is an important part of the Housing Element. There are several types of housing programs Sunnyvale offers to ensure all residents have the opportunity for equal housing. The programs are: fair housing, shared housing, accessible housing, and emergency shelter and services.

Fair Housing Program

The City will continue to support programs that provide fair housing services to Sunnyvale residents. Several regional nonprofit agencies and the City's Housing Division provide fair housing information and referrals, and/or complaint investigation and enforcement.

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.

Accessible Housing

The City adopts updates to Uniform Building and Housing Codes to reflect current accessibility requirements in new construction. 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 the Zoning Code, 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.

See Goal HE-2 (Enhanced Housing Conditions and Affordability) for a discussion of programs to assist in providing accessible housing.

POLICY HE-5.1 SUPPORT THE PROVISION OF FAIR HOUSING SERVICES AND TENANT/LANDLORD MEDIATION TO RESIDENTS. *(Housing and Community Revitalization Policy E.1)*

POLICY HE-5.2 IMPLEMENT CITY ORDINANCES REGARDING PROHIBITION OF DISCRIMINATION IN HOUSING. *(Housing and Community Revitalization Policy E.2)*

POLICY HE-5.3 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. *(Housing and Community Revitalization Policy E.3)*

POLICY HE-5.4 CONTINUE TO ADDRESS THE SPECIAL NEEDS OF PERSONS WITH DISABILITIES THROUGH PROVISION OF SUPPORTIVE HOUSING, ACCESSIBILITY GRANTS, AND DEVELOPMENT OF PROCEDURES FOR REASONABLE ACCOMMODATION. *(Housing and Community Revitalization Policy E.4)*

POLICY HE-5.5 ENCOURAGE THE PROVISION AND DISTRIBUTION OF RESIDENTIAL CARE FACILITIES THROUGHOUT THE COMMUNITY. *(Housing and Community Revitalization Policy E.5)*

POLICY HE-5.6 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. *(Housing and Community Revitalization Policy E.6)*

GOAL HE-6 SUSTAINABLE NEIGHBORHOODS

MAINTAIN SUSTAINABLE NEIGHBORHOODS WITH QUALITY HOUSING, INFRASTRUCTURE AND OPEN SPACE THAT FOSTERS NEIGHBORHOOD CHARACTER AND THE HEALTH OF RESIDENTS. *(Housing and Community Revitalization Goal F / Adopted in 2009)*

Sustainability Policy

Sunnyvale has 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 Community Vision also contains a Citywide goal for environmental sustainability.

Green Building Requirements

The green building standards for new construction, additions, and remodels of buildings were effective for all projects that submit building permits on or after January 1, 2010. The purpose of these standards is to implement sustainable development and construction practices that:

- Use natural resources in a manner that does not eliminate, degrade, or diminish their usefulness for future generations
- Enhance the public health and welfare by promoting the environmental and economic health of the City through the design, construction, maintenance, operation, and deconstruction of buildings and other site development
- Incorporate green building practices into all development projects.

Sunnyvale has a variety of programs and policies to foster this goal. Below is a discussion of sustainable policies and green building requirements.

For further information and policies on quality housing, see:

- Goal LT-3 (Appropriate Housing)
- Goal HE-1 (Adequate Housing)
- Goal HE-2 (Affordable Housing)

For further information on transportation infrastructure, see;

- Goal LT-4 (Efficient Transportation).

For further information on open space, see:

- Goals LT-5 and LT-6 (Adequate local and regional open space.)

For further information about community character, see the Community Character Chapter.

POLICY HE-6.1 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 IDENTITY IN EACH NEIGHBORHOOD. (*Housing and Community Revitalization Policy F.1*)

POLICY HE-6.2 PROMOTE NEIGHBORHOOD VITALITY BY PROVIDING ADEQUATE COMMUNITY FACILITIES, INFRASTRUCTURE, LANDSCAPING AND OPEN SPACE, PARKING, AND PUBLIC HEALTH AND SAFETY WITHIN NEW AND EXISTING NEIGHBORHOODS. (*Housing and Community Revitalization Policy F.2*)

POLICY HE-6.3 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. *(Housing and Community Revitalization Policy F.3)*

POLICY HE-6.4 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. *(Housing and Community Revitalization Policy F.4)*

POLICY HE-6.5 PROMOTE THE PRESERVATION OF HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT BUILDINGS AND NEIGHBORHOODS THROUGH LAND USE, DESIGN AND HOUSING POLICIES. *(Housing and Community Revitalization Policy F.5)*

POLICY HE-6.6 ENCOURAGE USE OF SUSTAINABLE AND GREEN BUILDING DESIGN IN NEW AND EXISTING HOUSING. *(Housing and Community Revitalization Policy F.6)*

POLICY HE-6.7 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 and Community Revitalization Policy F.7)*