

California Department of Housing and Community Development Prohousing Designation Program Application

Appendix 3: Project Proposal Scoring Sheet (City of Sunnyvale)

Cat. Num.	Concise Written Description of Prohousing Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Web Links to Documents	Points	Enhancement Category Number	Enhancement Points	Total Points
1C	2023-2031 Housing Element Sites Inventory with Rezoning Program accommodates 174% of current lower-income RHNA. Includes Rezoning Program for Moffett Park Specific Plan, which will add over 9,000 residential units during the 2023-2031 planning period with substantial capital improvement projects to improve an area that is currently considered Low Resource	P	Draft 2023-2031 Housing Element	See here (pg 5-67)	3	3 *See Appendix 5 for explanation	1	4
1D	Lawrence Station Area Plan includes a density bonus of up to 47% of base maximum density	E	Lawrence Station Area Plan, Development Incentives Program	See here	2	1	2	4
1G	Industrial to Residential (ITR) zoning districts allow residential uses in specified industrial, office, and commercial areas. Policy ensures net gain of housing as well as mitigation of environmental hazards prior to residential transition.	E	Sunnyvale Municipal Code (19.26.090-19.26.130) Land Use and Transportation Element (Policy LT-14.5)	See here See here	1	6	1	2

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1H	1. City's Below Market Rate inclusionary zoning program increases affordable housing supply by requiring (a) rental projects with more than three units to provide 15% affordable units to lower incomes and (b) ownership projects with more than seven units to provide 15% affordable units to moderate incomes. Increases housing choices and affordability in higher resource areas. 2. Green Building Program provides 5% density bonus to all residential projects and additional incentives for multi-family projects that exceed the City's minimum Green Building standards	E	1. a. Sunnyvale Municipal Code (19.77.010-150) b. Sunnyvale Municipal Code (19.67.010-150) *See Appendix 5 for supporting documentation 2. Resolution (938-19) *See Appendix 5 for supporting documentation	a. See here b. See here 2. Attached in Appendix 5	1	7	1	2
1J	Reduced parking requirements for affordable housing to lower incomes; standard housing for senior citizens	E	Sunnyvale Municipal Code (19.46.080) *See Appendix 5 for supporting documentation	See here	1			1

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	and persons with disabilities; and assisted living facilities							
2B	The following programmatic Environmental Impact Reports (EIR) streamline the development process: 1. Downtown Specific Plan Final EIR 2. Lawrence Station Area Plan Final Subsequent EIR 3. El Camino Real Specific Plan EIR	E	Environmental Impact Report (EIR)	1. See here 2. See here 3. See here	2	1	2	4
2G	City has policy to maintain and implement objective design standards. Objective design standards for housing, including high density residential is currently underway.	P	Draft 2023-2031 Housing Element	See here (pg 2-4)	1			1
2H	City has a public-facing One-Stop Permit Center with staff available from various departments including Planning,	E	Webpage	See here	1			1

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	Building, and Engineering. Permit Center is open from 8am-5pm during weekdays							
2J	City has a standardized application form for all planning entitlement applications	E	Webpage	See here	1			1
2K	1. New Development Projects Map is an interactive web-based map showing new developments and their current status (e.g. Under Review, Approved by City Council, Under Construction) 2. E-OneStop webpage allows public to look up plan check status by address or permit number	E	1. Webpage 2. Webpage	1. See here 2. See here	1			1
2M	Preliminary Review process can reduce time and expenses for large, complex, and/or controversial projects	E	Internal process (included in Draft 2023-2031 Housing Element) *See Appendix 5 for supporting documentation	See here (pg 6-31)	1			1

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3A	City waives Park Dedication Fees for affordable housing units	E	Sunnyvale Municipal Code (19.74.080) *See Appendix 5 for supporting documentation	See here	3			3
3B	City will develop an ADU Toolkit that will include technical assistance, cost calculator, and loan programs to facilitate ADU construction.	P	Draft 2023-2031 Housing Element	See here (pg 2-8) and draft ADU Cost Calculator here	2			2
3D	1. City has established (a) Mobile Home Park zoning districts (R-MH) and (b) enacted a policy to maintain at least 400 acres of Mobile Home Park zoning to preserve and promote mobilehome parks. 2. City has set aside a maximum of \$50,000 in City Housing Mitigation Funds to support the development of a modular housing demonstration project	E	1. a. Sunnyvale Municipal Code (19.18.020(h)) b. Draft 2023-2031 Housing Element 2. Council Policy Manual 2.3.3(2)	1. a. See here b. See here (pg 2-4) 2. See here	1			1
3E	Lawrence Station Area Plan includes the following alternative transportation	E	Lawrence Station Area Plan, Development Incentives Program	See here	1	1	2	3

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	provisions for increased development incentives: a. Rental projects must provide Caltrain Go Passes or VTA Smart Pass memberships to all residents five years and older for the first 10 years of the project b. 20% more Class I bicycle parking spaces and 10 more Class II spaces than required by Sunnyvale Municipal Code c. Onsite bicycle repair station		* See Appendix 5 for supporting documentation					
3F	City has policy and accompanying program to adopt universal design ordinances	P	Draft 2023-2031 Housing Element (Policy H-5.10 and Program H28)	See here (pg 2-5 and 2-14)	1			1
3H	Program H16: El Camino Real Specific Plan Active Ground Floor Requirement – City will develop a program to address commercial requirement for 100% affordable projects in the El Camino Real Specific Plan to facilitate low-	P	Draft 2023-2031 Housing Element * See Appendix 5 for supporting documentation	See here (pg 2-11)	1	7	1	2

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	income housing in higher opportunity areas.							
4A	City has a Housing Mitigation Fund and Below Market Rate In-Lieu Fund that are used to support the development of affordable housing	E	Draft 2023-2031 Housing Element (5.3 Financial Resources)	See here (pg 5-70)	2			2
4C	City has policy to encourage development of City-owned sites that are suitable for housing development to be developed as affordable housing	E	Council Policy Manual 2.3.3(8) * See Appendix 5 for supporting documentation	See here	2			2
4E	City directs all residual redevelopment funds to the Low-Moderate Income Housing Asset Fund to assist in the development and preservation of affordable housing	E	Resolution 109-14-OB * See Appendix 5 for supporting documentation	See here	1			1
4F	City releases Notice of Funding Availability for the development of affordable housing approximately every two years	E	2020 and 2022 NOFA Guidelines	Attached in Appendix 5	1			1
4H	Program H7: New Funding Mechanisms for Affordable Housing – City will evaluate new funding	P	Draft 2023-2031 Housing Element	See here (pg 2-9)	1			1

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	mechanisms and select the most viable option for implementation during the 2023-2031 planning period							
Total					31		10	41