

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Sunnyvale

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Reporting Period by Calendar Year: from 1/1/13 to 12/31/13

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Sunnyvale
Reporting Period	1/1/2013 - 12/31/2013

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4	5	5a	6	7	8		
Project Identifier (may be APN No., project name or address)			Tenure Category R=Renter O=Owner	Affordability by Household Income		Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
Very Low-Income	Low-Income	Moderate-Moderate-Income	Above Moderate-Income							
37 Degrees North	5+	O	0	0	10	64	74	74	Other	Inc
Orchard Square	5+	O	0	0	2	12	14	14	Other	Inc
Classics @ Fremont	SF	O	0	0	2	16	18	18	Other	Inc
Mathilda Villas	5+	O	0	0	2	13	15	15	Other	Inc
Las Palmas	5+	O	0	0	4	27	31	31	Other	Inc
(9) Total of Moderate and Above Moderate from Table A3				416	26	442	442	442		
(10) Total by income Table A/A3				436	158	594	594	594		
(11) Total Extremely Low-Income Units*										

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with Subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	28	50	0	78	78 units-10 buildings exterior upgrade: windows/doors/siding/roof. Located @ Homestead Park, 1601 Tenaka, Sunnyvale, CA
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	28	50	0	78	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate			416			416	
No. of Units Permitted for Above Moderate	26		0			26	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007/2008	2009	2010	2011	2012	2013									Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9							
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9							
Very Low	Deed Restricted	0	0	124	95	37	78								334	739	
	Non-deed restricted	1,073	0	0	0	0	0										
Low	Deed Restricted	132	12	101	2	11	0								258	450	
	Non-deed restricted	708	0	0	0	0	0										
Moderate	Deed Restricted	0	4	0	22	17	20								63	0	
	Non-deed restricted	776	0	76	531	0	0	416							1,023		
Above Moderate		1,869	693	22	93	464	196	158							1,626	243	
Total RHNA by COG.	Enter allocation number.	4,426	825	114	849	583	261	672							3,304		
Total Units	▼ ▼ ▼														1,432		
Remaining Need for RHNA Period	▼ ▼ ▼ ▼ ▼																

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe	Status of Program Implementation
1. Below Market Rate (BMR) Program	Review and refine BMR guidelines and codes to add program flexibility, accommodate current market conditions, and improve overall effectiveness.	2009-2014.	Completed, in July 2012, City Council repealed Sunnyvale Municipal Code (SMC) 19.66 and adopted SMC 19.67 – Below Market Rate Ownership Housing and SMC 19.69 Existing Below Market Rate Rental Housing.
2. Homeownership Programs -First Time Homebuyer (FTHB) -Housing for Public Sector, Teachers, Child Care Workers (HPCC) -Mortgage Credit Certificate (MCC)	Revise program guidelines to improve effectiveness and adjust to market conditions. Assist 20 homebuyers per year with FTHB/HPCC and 8 with MCC.	2009-2014. Revise FTHB and HPCC program guidelines in 2009.	Completed, City Council approved revised FTHB Program in July 2009. During this Housing Element cycle, 16 FTHB loans have been funded.
3. Affordable Housing Development Assistance	Provide financial and regulatory assistance for new affordable housing development, using available funds. Identify new sources of funding.	2009-2014.	City evaluated increasing the fee in early 2011, however, due to the recession it was determined that it was not appropriate to increase the fee at that time. This item will be considered again in 2013/2014. – Update: This item is currently being studied. A Nexus Study is underway. Council action expected in late 2014.
4. Density Bonus Provisions	Update density bonus provisions; coordinate and publicize with BMR program.	Adopt ordinance updates in 2010.	The density bonus provisions were updated to be consistent with CA State Law and adopted as part of the BMR Program review (item 1). The revised Density Bonus provisions are now part of Sunnyvale Municipal Code, Chapter 19.18. Several projects have received density bonus recently.
5. Homeowner Rehab Programs 5a. Rehab Loans 5b. Energy Loans 5c. Paint Loans/ Grants 5d. Accessibility Grants	Implement program modifications to enhance effectiveness. Assist 40 households/year under all 5 rehab programs.	2009-2014. Complete program modifications in 2009.	Program modifications have been completed. Households are assisted on an ongoing basis throughout this Housing Element cycle (2009-2014). During this Housing Element cycle, 85 loans/grants have been funded (through February 2014).

5.e. Emergency Loans			
6. Multi-Family Rental Rehabilitation	Reconsider feasibility and demand for program, and recommend alternatives for program modifications.	Recommend revisions to Multi-Family Rental Rehab Program to City Council in 2010.	The program was evaluated and it was determined that program modifications are not needed at this time. Since 2009, a number of large multi-family rehabilitation projects have been funded: Aster Park, Homestead Park, Garland Plaza, etc.
7. Multi-Family Rental Property Acquisition/ Rehabilitation	Assist at least one large multi-family rental project (60-100 units)	2009-2014	In 2012, City provided assistance to rehabilitate a 20-unit rental property, known as Garland Plaza. This project was completed in 2013. In addition, the City is currently providing funding for the rehabilitation of a 211-unit rental property at Homestead Park, located at 1601 Tenaka Place. The property owner pulled building permits for work on 78 of those units in 2013 and additional permits will be issued in 2014.
8. Neighborhood Enhancement Program	Target one new neighborhood per year for comprehensive neighborhood improvements, enhancing approximately 200 homes annually.	Complete one enhancement area annually.	Completed areas in 2009, 2010, 2011, 2012 and 2013.
9. Preservation of Assisted Rental Housing	Monitor affordability controls in 245 at-risk units. If Section 8 expires - conduct tenant education and support in search of alternative housing.	Annually contact non-profit owners to confirm status of Section 8 contract.	City provided assistance to preserve affordability at 95-unit rental property (Aster Park) with expiring deed restrictions in 2009-10, and provided assistance to add a longer term of affordability at a 20-unit property (Garland Plaza) in 2012.
10. Section 8 Rental Assistance	Seek to maintain current levels of Section 8; encourage landlords to register units.	2009-2014	Ongoing.
11. Mobile Home Park Preservation	Implement current mobile home park protections. Evaluate ordinance modifications to enhance tenant protections.	2009-2014. Recommend revisions to Mobile Home Park Ordinance to City Council in 2011.	Completed. In November 2012, City Council adopted revisions to Sunnyvale Municipal Code 19.72 - Conversion of Mobile Home Parks to Other Uses.
12. Foreclosure Prevention	Promote foreclosure counseling services through the City's website and newsletter. Coordinate with the Santa Clara County Board of Realtors.	Initiate foreclosure outreach in 2009.	Completed.

13. Condominium Conversion Regulations	Implement tenant protections under current ordinance.	2009-2014	Complete. The Condominium Conversion Ordinance was found to be adequate, with sufficient tenant protection.
14. Zoning Text Amendments	Amend Zoning Code to make explicit provisions for a variety of special needs housing. Develop objective standards to regulate emergency shelters.	Complete ordinance revisions in 2010.	Zoning Code amendments were adopted on 12/6/2011. Included provisions for emergency shelters, transitional housing and supportive housing.
15. Multi-family and Mixed-Use Processing Procedures	Amend Zoning Code to replace multi-family use permit with an administrative hearing process in multifamily and mixed use zones for projects up to 50 units. For residential projects still subject to use permit, annually evaluate processing times and conditions.	Amend the Zoning Code in 2010. Annually evaluate processing times and conditions on residential projects subject to a CUP.	Zoning Code amendments were adopted on 12/6/2011.
16. Modified Parking Standards	Amend the Zoning Code to specify reduced parking standards for senior housing, housing for persons with disabilities, and housing in close proximity to transit.	Amend the Zoning Code in 2010.	Zoning Code amendments were adopted on 12/6/2011.
17. Residential Sites Inventory	Maintain current inventory of potential residential and mixed use sites; provide to developers in conjunction with information on incentives.	2009-2014	Ongoing
18. Minimum Densities	Inform developers of policy to develop to at least 75% of General Plan density.	2009-2014	Ongoing

19. Downtown Specific Plan	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.	2009-2014	Completed/Ongoing. Several downtown projects have recently received a state density bonus and will be under construction shortly. Additional developers are building residential properties downtown, and others have expressed interest in the density bonus program.
20. Accessory Living Units (ALUs)	Implement City's ordinance to accommodate ALUs, and place information on the City's website.	2009-2014. Add ALU information to CDD page on City's website in 2009.	Completed
21. Fair Housing Program	Contract with qualified agencies for comprehensive fair housing services and tenant/landlord mediation.	Annually review Fair Housing reports to assess any trends and develop appropriate actions.	Completed/Ongoing
22. Shared Housing Program	Contact cities and service providers about re-establishing a senior shared housing program.	Contact service agencies in 2010.	Catholic Charities provides this service.
23. Accessible Housing	Develop and adopt Reasonable Accommodations procedures and disseminate info on City's website and at City Hall. Provide grants for accessibility improvements.	Adopt Reasonable Accommodation procedures in 2010.	The City provided 11 accessibility grants in 2013. Reasonable Accommodation procedures were adopted and incorporated into the Zoning Code on 12/6/2011.

<p>24. Emergency Shelter and Emergency Services</p>	<p>Financially support area homeless shelter and service providers.</p>	<p>Facilitate provision of approx. 100 units of homeless housing in association with Onizuka base conversion.</p>	<p>2009-2014. Provide 100 units of homeless housing by 2012.</p>	<p>In progress – Two affordable housing projects with a total of 115 affordable units are under development as a result of the Onizuka Air Force Base conversion. Forty-six of the units will be reserved for homeless applicants, with project-based rental assistance and the rest of the units will be affordable to very low or extremely low income households (which may include homeless households).</p>
<p>25. Sustainability and Green Building</p>	<p>Continue sustainability program. Adopt a local green building program.</p>	<p>Adopt Green Building Program in 2009.</p>	<p>Completed in 2009 with recent amendments in 2011 to increase green building requirements.</p>	

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General Comments: