

Jurisdiction	Sunnyvale	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	22
Moderate	Deed Restricted	22
	Non-Deed Restricted	36
Above Moderate		194
Total Units		278

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	46	177	69
Single-family Detached	29	28	18
2 to 4 units per structure	2	0	0
5+ units per structure	224	0	515
Accessory Dwelling Unit	39	73	74
Mobile/Manufactured Home	0	0	0
Total	340	278	676

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	126	278
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	96
Number of Proposed Units in All Applications Received:	377
Total Housing Units Approved:	370
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	2	2
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	88	92
Discretionary	8	285

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	46
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	45
Sites Rezoned to Accommodate the RHNA	0

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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applic ^a	
1				2	3	4	5								6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Rentor O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provisions the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below							6	3	11	21	7	90	239	377	370	0			
	11016105	731 LAKEHAVEN DR		PLNG-2023-0744	ADU	R	1/7/2024		1						1	1	0	NONE	No
	32308032	1306 LA BELLA AV		PLNG-2023-0606	SFD	O	1/11/2024							1	1	1	0	NONE	No
	20931036	541 S BAYVIEW AV		PLNG-2023-0366	SFD	O	1/22/2024							1	1	1	0	NONE	No
	20921013	486 CENTRAL AV		PLNG-2023-0571	ADU	R	1/22/2024		1						1	1	0	NONE	No
	32020009	1552 SAMEDRA ST		BLDG-2024-0282	ADU	R	1/24/2024		1						1	1	0	NONE	No
	20437059	486 MORSE AV		BLDG-2024-0523	ADU	R	2/13/2024				1				1	1	0	NONE	No
	21109068	763 GAVELLO AV		BLDG-2024-0540	ADU	R	2/13/2024				1				1	1	0	NONE	No
	20904011	435 LINCOLN AV		PLNG-2023-0887	ADU	R	3/6/2024				1				1	1	0	NONE	No
	32019030	902 THE DALLIES		PLNG-2023-0596	ADU	R	3/7/2024				1				1	1	0	NONE	No
	32019030	902 THE DALLIES		PLNG-2023-0596	SFD	O	3/7/2024							1	1	1	0	NONE	No
	20451005	258 W CALIFORNIA AV		20197552	SFD	O	3/11/2024							2	2	2	0	NONE	No
	20450023	175 N FRANCES ST		PLNG-2023-0820	ADU	R	3/11/2024				1				1	1	0	NONE	No
	21103018	672 BELLFLOWER AV Unit: 1		BLDG-2023-0601	ADU	R	3/12/2024				1				1	1	0	NONE	No
	21103006	677 GARLAND AV Unit: 1		BLDG-2024-0875	ADU	R	3/12/2024				1				1	1	0	NONE	No

Jurisdiction	Subsystem	Annual Element Progress Report		Note: "Y" indicates an optional field Cells in grey contain auto-calculated formulas																	
Reporting Year	SDS	Line 1	Doc. 2/3																		
Planning Period	SDS Code	SDS Name	Element																		
1801007	265 CHARLES ST	BLDG-2024-276	ACU	R	0	1	1	609004	2	0	NONE	Y	Other	ACU (See Notes)				Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active			
1801007	265 CHARLES ST	BLDG-2024-276	SFD	O	0			609004	1	0	NONE	Y					1	Deactivated	O		
2000009	160 S ANDREA ST	BLDG-2024-090	ACU	R	0	1		705004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
2004020	450 E WASHINGTON ST	BLDG-2024-045	ACU	R	0			710004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
2004020	400 E ARBOR AV	BLDG-2024-090	SFD	O	0			711004	1	0	NONE	Y					1	Deactivated	O		
1102116	677 LAKEMENOR	BLDG-2024-090	ACU	R	0		1	710004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
2007040	600 BERNAL AV	BLDG-2024-090	ACU	R	0			716004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
3006054	1601 MANTEN AV	BLDG-2024-460	ACU	R	0			717004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
2110068	700 GARIBOLDI AV	BLDG-2024-050	ACU	R	0		1	718004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
1104197	401 ANKA TR USE 1	Applies to the Square	SFA	O	0		1	719004	0	0	NONE	Y	HC		SI			0.0%	Excession	Development Standards Mitigation	Yes
1104004	400 MEXICO TR USE 1	Applies to the Square	SFA	O	0		1	719004	0	0	NONE	Y	HC		SI			0.0%	Excession	Development Standards Mitigation	Yes
1104111	1141 MIAMI TR USE 1	Applies to the Square	SFA	O	0		1	719004	0	0	NONE	Y	HC		SI			0.0%	Excession	Development Standards Mitigation	Yes
3200006	888 HOLEMAN DR	BLDG-2024-347	SFD	O	0			720004	1	0	NONE	Y					1	Deactivated	O		
2004005	221 MORSE AV	BLDG-2024-090	ACU	R	0		1	724004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
2110060	803 PAGES LISA TR	BLDG-2024-060	SFA	O	0			724004	1	0	NONE	Y									
2110070	801 PAGES LISA TR	BLDG-2024-064	SFA	O	0			724004	1	0	NONE	Y									
2110066	876 PAGES LISA TR	BLDG-2024-060	SFA	O	0			724004	1	0	NONE	Y									
2110078	807 PAGES LISA TR	BLDG-2024-060	SFA	O	0			724004	1	0	NONE	Y									
2110077	800 PAGES LISA TR	BLDG-2024-068	SFA	O	0			724004	1	0	NONE	Y									
2110081	808 PAGES LISA TR	BLDG-2024-067	SFA	O	0			724004	1	0	NONE	Y									
3000008	1000 ASTORIA DR	BLDG-2024-010	ACU	R	0			726004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
1102106	727 LAKEMENOR	BLDG-2024-090	SFA	O	0			822004	1	0	NONE	Y					1	Deactivated	O		
1802003	916 LOB AV	BLDG-2024-020	SFD	O	0			800004	1	0	NONE	Y					1	Deactivated	O		
1104197	1141 MIAMI TR USE 1	Applies to the Square	SFA	O	0		1	819004	0	0	NONE	Y	HC		SI			0.0%	Excession	Development Standards Mitigation	Yes
2004006	200 S GREGA CT	BLDG-2024-030	SFD	O	0			819004	1	0	NONE	Y					1	Deactivated	O		
3200002	100 SELD DR	BLDG-2024-040	ACU	R	0		1	820004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
1802005	704 S ANDREA AV	BLDG-2024-010	SFD	O	0			822004	1	0	NONE	Y					1	Deactivated	O		
2004014	877 KACIA AV	BLDG-2024-017	ACU	R	0		1	810004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
2012108	500 BARNHART AV	BLDG-2024-050	SFD	O	0			810004	1	0	NONE	Y					1	Deactivated	O		
2004011	401 JACOLA AV	BLDG-2024-090	ACU	R	0			810004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
2004011	401 JACOLA AV	BLDG-2024-090	ACU	R	0		1	810004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
2010006	630 W BERTINGTON ST	BLDG-2024-047	ACU	R	0			810004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
2104005	1407 NORMAN DR	BLDG-2024-010	ACU	R	0		1	817004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
2104001	801 MARCONI WY	BLDG-2024-015	ACU	R	0			822004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
3004005	541 LOCK LINDEN ST	BLDG-2024-010	ACU	R	0		1	100004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
2006003	177 FRANCES ST	BLDG-2024-005	ACU	R	0		1	100004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
2104004	1401 INWARD DR	BLDG-2024-000	ACU	R	0			1011004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
1802101	600 MOUND AV	BLDG-2024-015	ACU	R	0		1	1014004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
2001008	541 S BAYVIEW AV	BLDG-2024-080	SFD	O	0			1016004	1	0	NONE	Y					1	Deactivated	O		
2102040	1000 DUNFORD WY	BLDG-2024-010	ACU	R	0		1	102004	1	0	NONE	Y	Other	ACU (See Notes)					Ability based on ABEN's Ability of Accuracy. Dangling Line (SDS) Active		
2102044	200 STONE PINE TR USE 1	Act as	SFA	O	0		1	103004	7	0	NONE	Y	HC		SI						

Jurisdiction	Subtype	Annual Element Progress Report	Note: "X" indicates an optional field Cells in grey contain auto-calculated formulas	
Reporting Year	Site	Line 1 (Doc. 2)		
Planning Period	Site Code	Project Name (Doc. 3)		
2021001	581 ROCKPORT DR	B2020205	ACU	R
2026002	222 CARROLL ST USE 2	B2020407	SFA	O
2026007	222 CARROLL ST USE 2	B2020408	SFA	O
2026014	222 CARROLL ST USE 2	B2020406	SFA	O
2026008	222 CARROLL ST USE 2	B2020408	SFA	O
2026015	224 CARROLL ST USE 2	B2020471	SFA	O
2026024	222 CARROLL ST USE 2	B2020408	SFA	O
2026012	224 CARROLL ST USE 2	B2020474	SFA	O
2026024	224 CARROLL ST USE 2	B2020475	SFA	O
2026022	1211 LOS ANGELES AV	B2020208 USE 2	ACU	R
2026023	222 CARROLL ST USE 1	B2020402	SFA	O
2025024	548 CHESHAM DR	B202021410	ACU	R
2025025	721 WINDRESS WY USE 2	B202024404	ACU	R
2111103	847 GRAY AV	B2020251074	ACU	R
1947262	127 PALMCRE AV	B2020408	ACU	R
2220081	687 INGLETT DR	B202025110	ACU	R
1821086	226 S WATKINS AV	B2020251080	ACU	R
2040208	387 N SUMMIT AV	B2020251081	SFD	O
2021027	521 CARROLL ST	B2020254081	ACU	R
1821028	383 DONNS AV	B2020251022	ACU	R
2040208	387 N SUMMIT AV	B2020251084	SFD	O
1982429	939 SUSAN WY	B2020251086	SFD	O
2026008	196 ASTOR DR	B2020241146	ACU	R

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2									3	4	
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	2,968	16	131	-	-	-	-	-	-	-	-	155	2,813
	Non-Deed Restricted		3	1	4	-	-	-	-	-	-	-		
Low	Deed Restricted	1,709	31	43	-	-	-	-	-	-	-	-	117	1,592
	Non-Deed Restricted		4	17	22	-	-	-	-	-	-	-		
Moderate	Deed Restricted	2,032	7	45	22	-	-	-	-	-	-	-	157	1,875
	Non-Deed Restricted		18	29	36	-	-	-	-	-	-	-		
Above Moderate		5,257	766	331	194	-	-	-	-	-	-	-	1,291	3,966
Total RHNA		11,966												
Total Units			845	597	278	-	-	-	-	-	-	-	1,720	10,246
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
	5 Extremely low-income Need		2									6	7	
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		1,484	87	-	-	-	-	-	-	-	-	-	87	1,397

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact

HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted

VLI Non Deed Restricted

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Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table C Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8	9	10	11	
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	
110-44-007	1111 LOCKHEED MARTIN WY BLDG 159			7/25/2023	296	296		1367	Shortfall of Sites	25.02	Moffett Park	Activity Center/Residential	40	N/A	1959	Non-Vacant	Existing industrial/R&D building. Sites MP-1 and MP-2 are expected to develop concurrently. Preliminary master plan by Lockheed Martin shows 2,000 units on MP-1 and MP-2. Lower-income unit assumptions are reduced to 25 percent because of site size.
110-27-047	1120 INNOVATION WY			7/25/2023	43	43		86	Shortfall of Sites	1.64	Moffett Park	Residential	70	N/A	172	Vacant	Building demolished / vacant lot ready for development. Initial concept plan prepared by property owner for 231 units in 9-story residential building (140 u/a).
110-26-052	140 CASPIAN CT			7/25/2023	59	59		119	Shortfall of Sites	5.93	Moffett Park	Activity Center	40	N/A	237	Non-Vacant	One-story office building constructed in 1985. Identified for redevelopment in 2023-2030 by property owner's preliminary phasing plan.
110-26-042	169 JAVA DR 535			7/25/2023	30	31		61	Shortfall of Sites	3.04	Moffett Park	Activity Center	40	N/A	122	Non-Vacant	One-story office building constructed in 1985. Identified for redevelopment in 2023-2030 by property owner's preliminary phasing plan.
110-26-053	111 JAVA DR			7/25/2023	35	36		71	Shortfall of Sites	3.55	Moffett Park	Activity Center	40	N/A	142	Non-Vacant	Five-story office building constructed in 2009. Identified for redevelopment in 2023-2030 by property owner's preliminary phasing plan.
110-33-035	241 JAVA DR			7/25/2023	78	79		158	Shortfall of Sites	3	Moffett Park	Residential	70	N/A	315	Non-Vacant	Building, constructed in 1980, being held vacant (mothballed). Identified for redevelopment in 2023-2028 by property owner's preliminary phasing plan.
110-33-031	1313 GENEVA DR			7/25/2023	91	91		183	Shortfall of Sites	3.47	Moffett Park	Residential	70	N/A	365	Non-Vacant	One-story industrial/R&D building constructed in 1977. Identified for redevelopment in 2023-2028 by property owner's preliminary phasing plan.
110-33-033	1272 BORREGAS AV			7/25/2023	137	137		275	Shortfall of Sites	5.23	Moffett Park	Residential	70	N/A	549	Non-Vacant	Two-story industrial/R&D building constructed in 1978.
110-33-002	275 GIBRALTAR DR			7/25/2023	61	61		122	Shortfall of Sites	2.32	Moffett Park	Residential	70	N/A	244	Non-Vacant	Building demolished / parking lot
110-34-024	352 JAVA DR			7/25/2023	52	52		104	Shortfall of Sites	1.98	Moffett Park	Residential	70	N/A	208	Non-Vacant	One-story industrial building constructed in 1981.
000-00-000	Not Available - Moffett Gateway Project			7/25/2023				160	Shortfall of Sites	3.03	Moffett Park	Residential	70	N/A	320	Non-Vacant	Portion of existing parking lot. Initial concept plan prepared by property owner for 270 units in 8-story residential building (88 u/a).

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Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1. Residential Sites Inventory	Maintain adequate capacity to meet the RHNA. Develop and maintain a web-based sites inventory that is updated regularly to identify sites suitable for housing development and to track remaining capacity.	Develop inventory in 2023; Ongoing updates 2023-2031	<ul style="list-style-type: none"> • Complete. The City adopted its 2023-2031 Housing Element in December 2023 and was certified by HCD on March 6, 2024. The Sites Inventory has capacity to meet the City's RHNA with a substantial buffer. • City Housing Staff launched a web-based Sites Inventory (https://gis.sunnyvale.ca.gov/portal/apps/webappviewer/index.html?id=e6699b6c5e144ba0b6d40abe8c5de7f3) in 2024. • The City uses a No Net Loss tracking tool to monitor remaining Sites Inventory capacity for the 2023-2031 Housing Element cycle. As of December 31, 2024, the City has a remaining housing need of 8,763 total units (including approved projects and projected ADUs). The City has remaining capacity in the Sites Inventory for 13,929 total units. For lower-income units specifically, the City has a remaining need of 4,122 lower-income units and has capacity for 6,420 lower-income units.
H2. Rezone Program	Approve a specific plan for the Moffett Park area and rezone sufficient land to accommodate the RHNA shortfall of 1,535 lower-income units and 3,280 above moderate-income units.	1/31/2024	<ul style="list-style-type: none"> • Complete. Moffett Park Specific Plan was adopted on July 11, 2023 and accommodates the City's RHNA shortfall with a substantial buffer. On January 30, 2024, City Council adopted an ordinance to allow by-right approval of residential projects on Moffett Park Specific Plan sites that were designated to meet the lower-income RHNA shortfall of 1,535 units in accordance with Gov Code 65583.2. • An Ordinance establishing By-Right Zoning approvals for the lower-income shortfall units was adopted on March 26, 2024.
H3. Increase Affordable Housing Opportunities in High Resource Areas	Rezone sites and/or increase allowed densities in Village Centers to increase capacity in lower-income sites inventory by at least 750 lower-income units in high and highest resource areas to increase housing mobility opportunities for lower-income households.	Complete rezoning by 2026	<ul style="list-style-type: none"> • In 2024, an Administrative Draft of the Village Center Master Plan was completed and is currently under review by City staff. • In 2023, the City held two community meetings and one City Council Study Session for the Village Centers rezone project. As part of the Housing Element update process, the City held a Study Session in March 2023 in which Council provided feedback to Staff to pursue rezoning Village Center at 30 du/acre or greater and to designate additional non-residential sites in Southern Sunnyvale for rezoning at 30 du/acre. • Following the adoption of the Village Center Master Plan (projected in 2025), Staff will continue the Village Centers rezone project for completion in 2026.
H4. Accessory Dwelling Units	Target the production of at least 80 ADUs annually and a total of 640 ADUs and/or DUOs during the planning period through the following actions: - Amend ADU ordinance to comply with State law - Establish ADU resources including an ADU toolkit and other resources - Promote ADU resources in Southern Sunnyvale - Monitor production and affordability of ADUs every two years	Amend ADU ordinance by July 2023; Review ADU ordinance annually and amend to comply with State law; Monitor ADU affordability every other year beginning in 2025; adjust ADU assumption within 6 months if necessary; Implement ADU toolkit and other materials by early 2024.	<ul style="list-style-type: none"> • City Council will consider adoption of a new ordinance, which will amend the City's ADU regulations in compliance with State law on March 25, 2025. • In 2023, in collaboration with other jurisdictions in Santa Clara County the Santa Clara ADU (www.aduscc.org) website was launched. The website includes a guidebook and provides resources for homeowners who are considering building an ADU, including an overview of the process, local guidelines, budgeting, and sample floorplans. • In December 2024, the City launched its pre-approved ADU plans gallery (https://sunnyvale.aduaccelerator.org/gallery), which exceeds the requirements of AB 1332. The City's ADU calculator tool was also launched to provide cost estimates for ADU development in Sunnyvale (https://sunnyvale.aduaccelerator.org/calculator). • The City is collaborating with ABAG to launch an ongoing ADU survey to monitor affordability of ADUs beginning in 2025. The City will report on ADU production and affordability and adjust assumptions in the 2025 APR. • City Housing, Planning, and Building staff are working to complete the ADU Toolkit, which will offer specific development standards for ADUs in Sunnyvale for completion in 2025. • City plans for additional promotional materials, including utility billing inserts targeting Southern Sunnyvale, that will highlight new ADU resources in 2025. • In 2024, building permits were issued for 73 ADUs, for a total of 161 ADUs for the 2023-2031 Housing Element cycle.
H5. Below Market Rate (BMR) Housing Program	Continue to implement the BMR Program citywide. Complete a feasibility study to determine if an increase to the BMR percentage for rental and ownership projects can be supported. Target the production of 1,250 very low-, 1,250 low-, and 500 moderate-income units.	Ongoing (2023-2031) implementation of BMR program; Conduct feasibility study to analyze potential increases in the BMR percentage requirement for affordable housing by July 2024.	<ul style="list-style-type: none"> • In 2024, 13 BMR homes were sold (escrow closed). • The City is collaborating with other Santa Clara County jurisdictions to complete a feasibility study to increase the BMR percentage. The Study commenced in December 2024 and will be completed by the end of 2025.
H6. Affordable Housing Development Assistance.	Provide technical assistance for the development of 2,500 new deed-restricted lower-income units. Target production of 500 lower-income units in high resource areas.	Ongoing (2023-2031)	<ul style="list-style-type: none"> • In 2024, the City provided technical assistance for four new affordable housing development projects that will create approximately 530 units of deed-restricted lower-income housing. • The City purchased the property at 1171 Sonora Court and entered into a Disposition and Development Agreement with MidPen Housing for the construction of a new 172-unit affordable development in a high resource area. • City staff continued to assist the Ira D. Hall Square (1178 Sonora Court, 176 units), monitoring ongoing construction, and disbursing loan funds for the project, which is estimated for completion by the end of 2025. • Staff continued to support the planned 295 South Mathilda project (126 units) throughout its predevelopment phase, including several community engagement meetings. • Staff met with members of the Santa Clara County Housing Authority and First Community Housing on the stalled affordable development at Orchard Gardens (245 W Weddell Drive), which will create 61 net new units.
H7. Local Funding Assistance for Affordable Housing	Provide \$60 million in local and federal housing funding throughout the planning period for the development of 2,500 lower-income units. Target production of 500 lower-income units in high resource areas. Evaluate progress in 2027 to determine if additional actions are needed to achieve funding target.	Ongoing (2023-2031) with biennial Notices of Funding Availability; Mid-cycle progress check in 2027	<ul style="list-style-type: none"> • In 2024, the City awarded over \$29.5 million in local Housing Mitigation Funds through its biennial NOFA. The funds were awarded to three affordable housing development projects that would create a total of 600 affordable units, including 295 units in High or Highest resource areas. Awarded projects include the following: 1171 Sonora Court (MidPen Housing, 172 total units); 295 South Mathilda (MidPen Housing, 126 total units); 352 E Java (The Pacific Companies/Miramar Capital, 308 total units). More information is available here: https://sunnyvaleca.legistar.com/LegislationDetail.aspx?ID=6823093&GUID=1B07E96C-E282-4F0A-89D7-1A5E1CC5932A. • The next Housing Mitigation Funds NOFA is tentatively scheduled for Summer 2026 and a mid-cycle progress check will follow in 2027.

<p>H8. New Funding Mechanisms and Partnerships for Affordable Housing</p>	<p>Implement new funding mechanisms to support the development of 2,500 lower-income units by 2024 and continuously develop relationships with partner agencies to leverage additional funding, securing over \$100 million for new very low- and low-income units by 2027</p>	<p>Implement new funding mechanisms by 2024; Continuously develop relationships with partner agencies to leverage additional funding by 2027</p>	<ul style="list-style-type: none"> • The City applied for new funding resources through HCD's Prohousing Incentive Program in Fall 2024, but was unsuccessful. In 2025, the City will reapply for Prohousing Incentive Funding and Local Housing Trust Fund pending their availability. • Based on the defeat of 2024 ballot measures, including statewide (Proposition 5) and local (library funding), City staff have determined that additional affordable housing ballot measures would not be feasible. The City will continue to advocate for increased affordable housing funding from Federal and State Governments.
<p>H9. First-Time Home Buyer Programs</p>	<p>Assist 5-10 low- to moderate-income homebuyers per year. Consider workforce-income loan program by 2025 and assist 5 workforce-income households.</p>	<p>Ongoing (2023-2021); Consider workforce-income loan program by 2025</p>	<ul style="list-style-type: none"> • In 2024, the City provided 4 First Time Home Buyer loans. • In 2024, City Housing staff began working with the County of Santa Clara to implement a program to assist first time homebuyers with funds from the County's 2016 Measure A housing bond.
<p>H10. Housing Choice Voucher Rental Assistance</p>	<p>Support the Housing Authority in its efforts to maintain adequate federal funding for the Housing Choice Voucher program and continue to refer extremely low- and very low-income residents to the Housing Authority. Prioritize outreach and education to landlords/property management in high resource areas and new developments. Increase Housing Choice Voucher usage in highest or high resource areas by 5 percent.</p>	<p>Complete by 2026.</p>	<ul style="list-style-type: none"> • In 2024, the City continued to advocate for Federal funding for the Section 8 voucher program (Council Policy 2.3.3 https://www.sunnyvale.ca.gov/home/showpublisheddocument/5458/638726318614100000) • Staff continued to refer interested households to Housing Authority.
<p>H11. Home Improvement Program</p>	<p>Expand program to assist 20-35 homeowners per year with housing home improvements to help prevent displacement of at-risk households. Promote the program on the City's website, at City facilities, at community workshops, and through the Neighborhood Preservation Program, providing targeted outreach to neighborhoods with the greatest need for housing rehabilitation.</p>	<ul style="list-style-type: none"> • Ongoing (2023-2031). • Conduct no less than one workshop annually starting in 2023. • Expansion of program by 2024 	<ul style="list-style-type: none"> • In 2024, the City provided the following Home Improvement Program projects to assist 17 total households: <ul style="list-style-type: none"> • 7 housing rehabilitation loans, • 12 roof grants, • 2 home access grants, • 3 emergency repair grants, and • 1 energy grant. • The City has expanded the Home Access Grant program, which provides funds for accessibility improvements for lower-income households, using Permanent Local Housing Allocation funds and will begin disbursing funds in 2025. With increased PLHA funds for Home Access projects, the City can also expand the other components of the Home Improvement Program to provide more funds for general rehabilitation, roof, energy, and emergency repair projects.
<p>H12. Multi-Family Rental Property Rehabilitation</p>	<p>Provide rehabilitation financing for at least one affordable multifamily project during the planning period</p>	<p>Ongoing (2023-2031)</p>	<p>In 2024, the City provided a \$490,000 loan to MidPen Housing for the rehabilitation of the Carroll Street Inn, a 122-unit Single Room Occupancy project. A separate \$500,000 award was made to the project in 2022 and will be entered into in 2025. The rehabilitation work is expected to be complete by summer 2026.</p>
<p>H13. Preservation of Deed Restricted Housing</p>	<p>Preserve and maintain long-term affordability for 46 at-risk Below Market Rate units and minimize displacement of residents in deed-restricted Below Market Rate housing.</p>	<p>Ongoing (2023-2031), as affordability restrictions expire</p>	<p>In 2024, the City worked with two rental developments with current inclusionary units that are slated to expire in 2025. City staff is working with management to ensure fair transition of affordable to market rate units, and provided opportunities to extend the affordability on certain units. No development has taken the City's offer of funding to extend the life of the inclusionary units.</p>
<p>H14. Mobile Home Park Preservation</p>	<p>Preserve 3,862 mobile homes by continuing to implement current mobile home park protections, including the Sunnyvale Mobile Home Park Memorandum of Understanding (MOU), and maintaining mobile home park zoning. Maintain an MOU compliance committee to annually enforce rent regulations and provide resident assistance.</p>	<ul style="list-style-type: none"> • Ongoing (2023-2031). • Annually monitor rent adjustments based on inflation and provide resident assistance on an ongoing basis 	<ul style="list-style-type: none"> • In 2024, the City continued to enforce the Mobile Home Memorandum of Understanding (MOU) and hold meetings for the Mobile Home Compliance Committee (MCC). Annual space rent continues to be capped at a maximum of 75% of the Consumer Price Index to maintain appropriate rate increases. No rent increase questions or concerns were brought the MCC or staff. • City staff and Project Sentinel are always available to residents for support with their leases and understanding rights under the MOU.
<p>H15. Foreclosure Prevention Resources</p>	<p>Provide foreclosure assistance to 10 homeowners throughout the planning period through continuous information about available foreclosure counseling services, warnings about foreclosure-related scams, and available legal resources on the City's website. Provide biannual social media campaigns using the City's public outreach channels to educate residents. Provide materials in multiple languages and work with community-based organizations to distribute materials to residents most at-risk of foreclosure.</p>	<p>Ongoing (2023-2031). Biannual social media campaigns starting in 2023.</p>	<ul style="list-style-type: none"> • The City provides foreclosure assistance and technical assistance on an as needed basis. The City's website has a Community Resource Guide posted that informs residents of financial assistance options and a variety of social service agencies. No BMR foreclosures occurred in 2024. • In 2025, the City will launch a social media campaign to promote the City's foreclosure prevention resources.
<p>H16. Complete the "Retooling the Zoning Code" Project</p>	<p>Accelerate housing production by adopting a comprehensive zoning code update to provide clarity of processing and permitting procedures.</p>	<p>Complete by 2026.</p>	<p>City Planning staff and the Office of the City Attorney will complete the Retooling the Zoning Code project by 2026.</p>
<p>H17. El Camino Real Specific Plan Commercial Requirement</p>	<p>Implement a program to address the commercial requirement for 100 percent affordable housing developments in the El Camino Real Specific Plan (ECRSP) on sites zoned for mixed-use. Remove constraints to 100% affordable housing developments in high resource areas along El Camino Real to facilitate a minimum of two 100% affordable developments. Continue to require inclusionary units within market rate developments as well.</p>	<p>Establish program for 100% affordable developments by December 2023.</p>	<p>Complete. On October 15, 2024, City Council adopted an ordinance establishing a program that eliminates the commercial requirement for 100% affordable housing projects on parcels smaller than 3 acres in the ECRSP. 100% affordable housing projects on parcels that are larger than 3 acres are provided a 50% reduction in the commercial requirement. Additionally, housing projects that offer at least 50% affordable units are provided reductions in the commercial requirement. For more information see: https://sunnyvaleca.legistar.com/LegislationDetail.aspx?ID=6890958&GUID=9C9C19CA-DC64-4E27-8C09-27E70835A6B2.</p>

<p>H18. Usable Open Space Requirements</p>	<p>Reduce potential constraints on residential development by reviewing and modifying the City's usable open space requirements in R-2, R-3, R-4, and R-5 zoning districts to maintain access to high quality open space while reducing the financial impact to residential development.</p>	<ul style="list-style-type: none"> • Complete review and modifications no later than 2026. • Annually monitor open space requirements and report findings in the APR. • Conduct a midcycle review of open space requirements in 2028 and if determined to be a constraint, take action within six months to further reduce open space requirements. 	<ul style="list-style-type: none"> • In 2024, the City received a total of 5 complete Planning Permit applications for projects in R-2, R-3, R-4, and R-5 zoning districts, proposing a total of 9 units. Of the 5 applications, 4 were approved, 1 is pending, and 0 were denied. All projects were located in R-2 zoning districts and all projects met Usable Open Space requirements. • Between calendar years 2023 and 2024, the City received a total of 14 complete Planning Permit applications for projects in R-2, R-3, R-4, and R-5 zoning districts, proposing a total of 46 units. Of the 14 applications, 12 were approved, 2 are pending, and 0 were denied. All projects met Usable Open Space requirements with one exception: 148 Crescent Ave in the R-3 Zoning District was approved using a State Density Bonus waiver to reduce Usable Open Space Requirements. • The City will continue to review projects in the R-2, R-3, R-4, R-5 zoning districts annually to determine the impact of Usable Open Space requirements on project approval and whether waivers were granted. This review will inform modifications to Usable Open Space requirements. • City Planning staff will review and complete modifications to usable open space requirements by 2026.
<p>H19. Review Park Dedication Requirements</p>	<p>Affirmatively further fair housing in single family neighborhoods by reducing Park Dedication In-lieu fees for Dual Urban Opportunity lot split projects and reduce constraints on multifamily and special needs housing as further described in the 2023-2031 Housing Element.</p>	<ul style="list-style-type: none"> • Establish reduced fees in 2024. • Annually monitor fees and report findings in the APR. • Conduct a midcycle review of fees in 2027 and if determined to be a constraint, take action within six months to mitigate constraint. 	<ul style="list-style-type: none"> • In 2024, City staff established reduced Park Dedication In-Lieu fees including fees that do not exceed \$60,000 per unit on all housing types (including missing middle) with a density of 14 units/acre or higher. Reduced fee amounts are available here: https://www.sunnyvale.ca.gov/home/showpublisheddocument/1632/638592231258470000. • The City is currently working on a more comprehensive overhaul of the fee calculation to achieve an average reduction of 30% as specified in Program H19. Staff has completed an analysis of population, parkland, and land values is now working with an outside economic planning consultant to complete a nexus study in the form of HCD's template. • The City anticipates adoption of the revised fee schedule in Summer 2025.
<p>H20. Housing Development Plan Review Permit</p>	<p>Create new residential permit type to remove constraints on housing development and implement objective thresholds of approval.</p>	<p>Establish new permit type by 2024.</p>	<p>In 2024, City Planning staff and the Office of the City Attorney continued to work on establishing a new residential permit type based on objective thresholds of approval. The City is currently finalizing details for the implementation of the new permit type and plans for a public hearing in Summer 2025.</p>
<p>H21. Missing Middle Housing</p>	<p>Remove constraints and add incentives to the development of smaller, cost-effective housing options that are affordable for workforce-income households in higher opportunity neighborhoods as further described in the 2023-2031 Housing Element. Target production of 75 new missing middle units.</p>	<p>Establish regulatory modifications no later than 2025.</p>	<p>In 2024, City staff collaborated with other jurisdictions in the Santa Clara County Planning Collaborative to form a Missing Middle working group to study potential Missing Middle programs. City staff will continue to the Missing Middle working group in 2025 with recommendations for a new Missing Middle program by the end of 2025.</p>
<p>H22. Adaptive Reuse</p>	<p>Evaluate whether review or approval processes and development standards are a constraint on adaptive reuse or interim reuse. If barriers to adaptive reuse or interim use are identified that State law does not already enable, modify processes and fees and/or adopt incentives as appropriate.</p>	<p>Establish regulatory modifications no later than 2025.</p>	<p>In 2024, the City received no applications for adaptive reuse projects. In 2025, will continue to track interest in adaptive reuse projects and City Planning and Housing staff will evaluate review and approval processes to determine if existing standards are a constraint.</p>
<p>H23. Zoning Code Amendments</p>	<p>Amend the zoning code in compliance with State law as further described in the 2023-2031 Housing Element.</p>	<p>Complete zoning code amendments by December 2024.</p>	<p>City Planning staff and the Office of the City Attorney will amend the zoning code in compliance with State law along with other amendments and programs including the Housing Development Permit (Program H20) in 2025.</p>
<p>H24. Fair Housing Program</p>	<p>Ensure fair housing information is accessible to all by implementing the following: - Contract with qualified fair housing agencies to provide comprehensive and culturally-appropriate fair housing services and/or tenant/landlord mediation to the extent funding is available. - Provide multi-lingual fair housing brochures at City Hall, the Sunnyvale Library, Senior Center, Recreation Center, and the Columbia Neighborhood Center, and work with area organizations to disseminate information to non-English speaking populations. - Provide fair housing information on the City's website, including a direct link to HUD fair housing website. - Continue to participate in the Santa Clara County Fair Housing Task Force.</p>	<p>Ongoing (2023-2031)</p>	<ul style="list-style-type: none"> • In 2024, the City continued to contract with and provide CDBG and general fund funding to Project Sentinel for Fair Housing and Tenant Mediation services. Project Sentinel serves on behalf of the City to provide fair housing information. • Housing staff maintains webpage with current fair housing information and resources. • Brochures and posters provided at City and partner agency facilities.
<p>H25. Language Access</p>	<p>Evaluate City programs, services, and materials to assess language accessibility and provide multilingual resources, as appropriate, to ensure residents with limited English proficiency have accessible information. Remove language barriers and increase accessibility to City housing programs.</p>	<p>Complete by 2025.</p>	<ul style="list-style-type: none"> • In 2024, the City began planning for a thorough update of the City's website to meet new ADA regulations issued by the Federal Department of Justice in April 2024. Along with this update, City Housing staff will review the City's materials to assess language accessibility and provide new multi-lingual resources for implementation by the end of 2025. • In addition, translation services became available for residents during City public hearings and outreach meetings to ensure all could learn and participate in items they care about most.
<p>H26. Renter's Choice Ordinance</p>	<p>Evaluate security deposit alternative programs and consider establishing an ordinance to provide tenants with alternatives to a traditional security deposit.</p>	<p>Complete by 2026.</p>	<p>City Housing staff will commence research of security deposit alternative programs and consider establishing an ordinance in 2026.</p>
<p>H27. Right-to-Lease Ordinance</p>	<p>Adopt a right-to-lease ordinance which requires that landlords offer renters a lease specifying a minimum one-year lease term prior to any other term lengths. Provide tenants with stability and predictability of costs during the term of their lease. Educate landlords and tenants by posting information about the ordinance on the City website, distributing mailers and/or fliers to landlords and tenants throughout the city, and conducting a social media campaign.</p>	<p>Adopt ordinance and conduct public outreach in 2023.</p>	<ul style="list-style-type: none"> • Complete. City Council adopted the Right-to-Lease ordinance in May 2023, requiring landlords of most rental properties to offer a 12-month lease prior to offering a shorter term. The City's Relocation Assistance program is included in the municipal code here: https://ecode360.com/42732261#42732285. • Information about the ordinance is currently available on the City's Housing webpage (https://www.sunnyvale.ca.gov/homes-streets-and-property/housing) and was announced on the City's social media channels. Additional outreach is planned for Summer 2025 with the updated Relocation Assistance ordinance (see Program H28 below).

<p>H28. Relocation Assistance Ordinance</p>	<p>Disincentivize actions that lead to displacement and ensure displaced tenants have adequate resources to find new housing. Adopt a relocation assistance ordinance which requires landlords to provide financial assistance to tenants who are being displaced from rental units due to no-fault just cause factors. Educate landlords and tenants by posting information about the ordinance on the City website, distributing mailers and/or fliers to landlords and tenants throughout the city, and conducting a social media campaign.</p>	<p>Adopt ordinance and conduct public outreach in 2023.</p>	<ul style="list-style-type: none"> • Complete. City Council adopted a Tenant Protection/Relocation Assistance ordinance in May 2023 requiring landlords of most rental properties to provide two months of rent for relocation assistance in the event of a no-fault just cause eviction. The ordinance extended AB 1482 renter protections to units built within the last 15 years. The City's Relocation Assistance program is included in the municipal code here: https://ecode360.com/42732261#42732281. • Information about the ordinance is currently available on the City's Housing webpage (https://www.sunnyvale.ca.gov/homes-streets-and-property/housing) and was announced on the City's social media channels. • In 2024, the City completed community engagement efforts to help determine if the relocation assistance amount should be increased to three-month's rent. • On February 25, 2025 City Council adopted an ordinance to increase the Relocation Assistance amount to three months of rent for relocation assistance for no-fault just cause evictions (https://sunnyvaleca.legistar.com/LegislationDetail.aspx?ID=7145143&GUID=BC8BAD83-B603-4C4E-9519-9F19441BF102) • Following the adoption of the modified relocation amount, additional outreach is planned for Summer 2025.
<p>H29. Emergency Rental Assistance Program</p>	<p>Partner with local nonprofits who operate emergency rental subsidy programs to prioritize support for at-need households on existing waiting lists. Secure funding for emergency rental assistance for 25 lower-income households per year.</p>	<p>Secure funding for emergency rental assistance by 2024. Emergency rental assistance provided on an ongoing basis.</p>	<ul style="list-style-type: none"> • Complete. The County of Santa Clara provides a centralized emergency rental assistance program for the entirety of Santa Clara County through their Homelessness Prevention System. Funding is distributed through local nonprofits, including Sunnyvale Community Services. More information on the County's Homelessness Prevention System is located here: https://preventhomelessness.org/.
<p>H30. Funding for Accessibility Improvements</p>	<p>Provide grants to income-qualified households for accessibility improvements, and continue to provide CDBG funding, when available, for accessibility improvements to pedestrian facilities as needed in residential neighborhoods. Ensure lower-income residents can afford repairs on limited or fixed incomes and ensure neighborhoods remain ADA compliant. Serve up to 10 households per year.</p>	<p>Ongoing (2023-2031)</p>	<ul style="list-style-type: none"> • In Fiscal Year 2023/24, the City funded \$13,030 in Home Access Grant projects and served 3 households. • The City has expanded the Home Access Grant program using Permanent Local Housing Allocation (PLHA) funds and will begin disbursing funds in 2025. Annual PLHA funding amounts vary, but are expected to average approximately \$60,000 per year for Home Access projects. • In Fiscal Year 2022/23, the City committed \$448,000 in CDBG funding for ADA-compliant access ramps for sidewalks. The City will continue to fund this program using unallocated CDBG funds annually.
<p>H31. Reasonable Accommodations and Code Updates</p>	<p>Remove barriers to housing for persons with disabilities by reviewing and revising findings for reasonable accommodations to remove constraints to housing for persons with disabilities and to reduce the burden of the applicant to determine alternative accommodations that provide an equivalent level of benefit.</p>	<p>Complete by 2024.</p>	<p>City Planning staff will complete review of reasonable accommodations findings beginning in Spring 2025.</p>
<p>H32. Programs to Address Homelessness</p>	<p>Continue to provide funding for programs that seek to prevent and end homelessness and provide supportive services to homeless and at-risk clients. Continue to implement programs such as WorkFirst Sunnyvale and Tenant-Based Rental Assistance. Provide annual funding for homeless programs and at-risk households to serve at least 150 households per year. Using new funding sources, implement new rental assistance program for seniors experiencing homelessness.</p>	<p>Implement new funding sources in 2023, ongoing (2023-2031) once implemented.</p>	<p>City continues to provide significant annual funding for these programs for homeless and at-risk households:</p> <ul style="list-style-type: none"> • WeHOPE Street Outreach and Essential Services (\$910k) • Inclement Weather Hotel Pilot Program (\$73K) to provide 10 hotel rooms for up to 20 nights during inclement weather events for unsheltered persons experiencing homelessness. • WorkFirst Sunnyvale (\$511K Awarded in FY 2024/25) • Tenant-Based Rental Assistance (TBRA) (\$2 million in funds for FY 24/25 and 25/26) • Supportive Human Services (\$135K in GF annually)
<p>H33. Capital Projects to Address Homelessness</p>	<p>Collaborate with property owners and affordable housing developers to identify sites throughout the City for projects serving tenants experiencing homelessness. Provide City funding in partnership with County funds to support the creation of 300 units serving tenants experiencing homelessness.</p>	<ul style="list-style-type: none"> • Identify at least one project site for tenants experiencing homelessness in 2024. • Award funds to projects serving tenants experiencing homelessness through biennial notices of funding availability for development projects. 	<ul style="list-style-type: none"> • In 2023, the City worked with MidPen Housing to identify and purchase a site for the development of a project that will serve persons experiencing homelessness. The City entered into an Exclusive Negotiating Agreement with the MidPen for the development of an affordable housing project with at least 25% of units set aside for families experiencing homelessness. As part of the City's 2024 NOFA, the City awarded the project \$1.5 million for predevelopment expenses in August 2024. • Also as part of the City's 2024 NOFA, the City awarded over \$14 million for MidPen's 1171 Sonora Court project, which will include approximately 20% of units for persons experiencing homelessness. • These two projects (1171 Sonora and 295 S Mathilda) will contain a total of approximately 66 units that will serve persons experiencing homelessness. • In 2024, the City continued to work with affordable housing providers and property owners to identify potential Homekey sites. City staff will continue to monitor for potential Homekey sites in 2025.
<p>H34. Safe RV Parking</p>	<p>Support the establishment of a safe RV parking program and identify at least one potential site.</p>	<p>Commence study in 2023 and implement by 2025.</p>	<ul style="list-style-type: none"> • On November 12, 2024, City Council adopted a Safe Parking ordinance to allow safe vehicle parking on specified zoning designation and sites. As part of this program, City Council directed staff to implement a Safe Parking Pilot Program on public land. More information is available at: https://sunnyvaleca.legistar.com/LegislationDetail.aspx?ID=7014182&GUID=1ED10C32-1325-4891-ABED-959D528361C5. • In 2025, City staff will begin implementation of this program on specified sites. In addition, the City has established a grant program to assist local agencies with capital costs associated with safe parking program sites. This grant program will begin in mid 2025.
<p>H35. Special Needs Housing Development Assistance</p>	<p>Support the creation of a minimum of 50 dedicated units for special needs tenants, within various affordable housing developments. Include priority for special needs units in City notices of funding availability for new housing construction, rehabilitation, and/or preservation projects. Aim to assist in the development of at least one new project with some or all of the units reserved for special needs tenants.</p>	<p>Complete by 2031.</p>	<ul style="list-style-type: none"> • In 2024, construction was completed on the Meridian affordable housing project, which includes 23 units for households with a member with intellectual and developmental disabilities. The project was fully occupied by the end of 2024. • City Staff included a priority for special needs units in the planned 2024 Notice of Funding Availability. No special needs project applications were submitted.
<p>H36. New Age-Friendly Housing</p>	<p>Promote the development of new age-friendly housing with the objective of 15 percent of new or renovated units (10 percent ADA plus an additional 5 percent age friendly) to meet age friendly housing criteria.</p>	<p>Complete by 2023.</p>	<p>City Staff included a priority for units that meet age-friendly housing criteria in the 2024 Notice of Funding Availability, however no developments proposed senior or age-friendly units.</p>

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Jurisdiction	Sunnyvale	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Sunnyvale
Reporting Period	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

**Table K
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	6
	Non-Deed Restricted	2
Low	Deed Restricted	11
	Non-Deed Restricted	12
Moderate	Deed Restricted	7
	Non-Deed Restricted	74
Above Moderate		228
Total Units		340

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	22
Moderate	Deed Restricted	22
	Non-Deed Restricted	36
Above Moderate		194
Total Units		278

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	83
	Non-Deed Restricted	4
Low	Deed Restricted	29
	Non-Deed Restricted	22
Moderate	Deed Restricted	5
	Non-Deed Restricted	138
Above Moderate		395
Total Units		676