



City of Sunnyvale

Agenda Item

25-0165

Agenda Date: 2/13/2025

2025 COUNCIL STUDY ISSUE

NUMBER

CDD 25-01

TITLE Affordable Housing for Sunnyvale School Personnel

BACKGROUND

Lead Department: Community Development Department
Support Departments: Office of the City Manager
 Office of the City Attorney
Sponsor(s): Housing and Human Services Commission
History: 1 year ago: N/A
 2 years ago: N/A

Council Strategic Priority: No
(At time of Sponsorship)

SCOPE OF THE STUDY

What precipitated this study?

Housing affordability in Sunnyvale, and countywide, continues to worsen as both ownership and rental housing prices increase. In addition, attracting qualified teachers and school personnel can be difficult due to the level of salary needed to afford living in the region. Recently, there have been examples in the Bay Area in which cities, counties, and school districts come together to partner on the development of affordable housing. Since the City of Sunnyvale cannot restrict occupancy to school personnel on a standard affordable housing development due to fair housing laws, the school district involvement and partnership with either financial contributions or land donation is the only way to restrict occupancy to school personnel. Because Sunnyvale does not have one unified school district, but instead various school districts, it makes it more challenging for parties involved to discuss the concept.

What are the key elements of the study?

The study would identify the housing needs of local school personnel based on income and commute distances through meetings and interviews with district staff. From there, the study would focus on bringing school district representatives to the table to discuss available resources (e.g., financial, land, etc.) that could be used for housing development. The study would then analyze the need, resources, and opportunity to partner on an affordable housing development. Study would also research case studies in neighboring cities and counties who have had success with recent projects, such as San Francisco.

Estimated years to complete study: 1.5 years

FISCAL IMPACT

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Cost to Conduct Study

Level of staff effort required (opportunity cost): Moderate
Funding Required for Non-Budgeted Costs: \$0
Funding Source: N/A

As this study could be completed by City staff within the Housing Division, no additional budget would be needed to complete the study, though it would divert Housing staff from other priority work efforts.

Cost to Implement Study Results

If the study finds that an affordable housing development is needed and feasible with school district partners, there likely would be City funding requested to support the development, as is common practice with affordable housing funded by Low Income Housing Tax Credits. For an average new affordable housing development of 125 units, City funding support ranges from \$15-25 million.

EXPECTED CITY COUNCIL, BOARD OR COMMISSION PARTICIPATION

Council-Approved Work Plan: No
Council Study Session: No
Reviewed by Boards/Commissions: Housing and Human Services Commission

STAFF RECOMMENDATION

Drop. This policy issue does not merit discussion at a Study Issues Workshop.

Staff is supportive of partnerships with the school district for affordable housing opportunities, but this type of work can be done outside of a formal Study Issue. There is currently nothing that would prevent housing for school personnel from being built in Sunnyvale if the school districts were involved. In addition, the City's current Below Market Rate rental and ownership program are open to all who are income qualified and live and/or work in Sunnyvale, including school personnel.

Prepared by: Jenny Carloni, Housing Officer
Reviewed by: Trudi Ryan, Director, Community Development Department
Reviewed by: Connie Verceles Deputy City Manager
Reviewed by: Sarah Johnson-Rios, Assistant City Manager
Approved by: Tim Kirby, City Manager