



City of Sunnyvale

Notice and Agenda - Final Housing and Human Services Commission

Wednesday, June 25, 2025

7:00 PM

Online and Redwood Conference Room,
City Hall, 456 W. Olive Ave., Sunnyvale, CA
94086

Meeting online link: <https://sunnyvale-ca-gov.zoom.us/j/92867949471>

Public Participation

View the end of the agenda for information on:

- Public participation options
- Language access and translation
- Accessibility/Americans with Disabilities Act (ADA) Notice
- Legal notices

7 P.M. HOUSING AND HUMAN SERVICES COMMISSION MEETING

CALL TO ORDER

Call to Order in the Redwood Conference Room.

SALUTE TO THE FLAG

ROLL CALL

PRESENTATION

[25-0719](#)

PRESENTATION - Recognition of Service

ORAL COMMUNICATIONS

Prior to opening public comment on Oral Communications, the Chair may determine it would be impractical to include remote public comment for the purpose of timeliness of the meeting or conducting an orderly meeting.

Oral Communications is the opportunity for the public to address the Housing and Human Services Commission on items not listed on the agenda and is limited to 15 minutes with a maximum of up to three minutes per speaker (one appearance per speaker). Note the Brown Act does not allow the Commission to take action on an item not listed on the agenda. To address the Commission, refer to the notice at the

end of this agenda.

CONSENT CALENDAR

All matters listed on the consent calendar will be acted upon by one motion unless discussion is requested by a Commissioner or the public. To address the Commission, refer to the notice at the end of this agenda.

- 1.A [25-0721](#) Approve the Housing and Human Services Commission Meeting Minutes of June 25, 2025

Recommendation: Approve the Housing and Human Services Commission Minutes of June 25, 2025 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

To speak on a public hearing/general business item, refer to notice at the end of this agenda. Each speaker is limited to three minutes.

- 2 [25-0420](#) Consider a Below Market Rate Alternative Compliance Plan for Residential Development at 1124 W. El Camino Real:
Applicant: DeAnza Properties, Planning File 2024-0780

Recommendation: Recommend to City Council: Alternative 1.) Approve the Applicant's BMR Alternative Compliance Plan for the project located at 1124 W. El Camino Real as shown in Attachment 2 to this report.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

INFORMATION ONLY REPORTS/ITEMS

- [25-0722](#) Housing and Human Services Commission Proposed Study Issues, Calendar Year: 2026

ADJOURNMENT

Public Participation Options

In person public comment:

You may provide public comment by filling out a speaker card (optional) and giving it to the Recording Secretary.

Online participation:

Members of the public may also attend online. However, the City cannot guarantee uninterrupted access to online technology. Technical difficulties may occur from time to time. Unless required by the Ralph M. Brown Act, the meeting will continue even if technical difficulties prevent online participation.

The Chair may determine it would be impractical to include remote public comment during Oral Communications.

Online public comment:

To provide audio public comment, connect to the meeting online or by telephone. Use the Raise Hand feature to request to speak (*9 on a telephone):

Meeting online link: <https://sunnyvale-ca-gov.zoom.us/j/92867949471>

Meeting call in telephone number: 833 548 0276 | Meeting ID: 928 6794 9471
(*9 to request to speak | *6 to unmute/mute)

Watch the Housing and Human Services Commission meeting at
<http://youtube.com/SunnyvaleMeetings>

Written public comment:

Email comments to the Housing and Human Services Commission no later than 4 hours before the meeting at HousingHumanServices@sunnyvale.ca.gov. You can also mail or deliver comments to:

City Clerk, 456 W. Olive Ave., Sunnyvale, CA 94086

Public review of items:

You can view reports to commission on the City's website at sunnyvale.ca.gov. You can also review reports in person at the City Hall reception desk, 456 W. Olive Avenue, during normal business hours. Any other documents distributed to members of the Housing and Human Services Commission regarding any item on this agenda are available in the Redwood Conference Room on the evening of the

Commission Meeting. Otherwise, contact Housing staff at 408-730-7250 or housing@sunnyvale.ca.gov for questions.

Planning a presentation for a Housing and Human Services Commission meeting?

Visit: <http://Sunnyvale.ca.gov/PublicComments>

Planning to provide materials to the Commission?

Please provide the Housing and Human Services Commission with 12 copies of your materials.

Language Access and Translation

To access written and audio translation during the meeting, click the link below:

Choose Language and Click Attend

Use a headset on your phone for audio or read the transcript on your device.

Spanish and Chinese, Simplified

Para acceder a la traducción escrita y en audio durante la reunión, haga clic en el siguiente enlace:

Seleccione su idioma y haga clic en "Attend"

Use sus auriculares/audifonos para escuchar el audio o leer la transcripción en el dispositivo.

如需在会议期间使用文字和语音翻译，请点击以下链接：

选择语言并点击“参加”

使用手机耳机收听音频，或阅读设备上的文字记录。

Translation Link: <https://bit.ly/HCQX-0562>

Accessibility/Americans with Disabilities Act (ADA) Notice

Pursuant to the Americans with Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance, please contact the City at least 48 hours prior to the meeting. Reach Housing staff at 408-730-7250 or housing@sunnyvale.ca.gov (28 CFR 35.160 (b) (1)).

LEGAL NOTICES

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.



City of Sunnyvale

Agenda Item

25-0719

Agenda Date: 6/25/2025

PRESENTATION - Recognition of Service



City of Sunnyvale

Agenda Item

25-0721

Agenda Date: 6/25/2025

SUBJECT

Approve the Housing and Human Services Commission Meeting Minutes of June 25, 2025

RECOMMENDATION

Approve the Housing and Human Services Commission Minutes of June 25, 2025 as submitted.



City of Sunnyvale

Meeting Minutes - Draft

Housing and Human Services Commission

Wednesday, May 28, 2025

7:00 PM

Online and Redwood Conference Room,
City Hall, 456 W. Olive Ave., Sunnyvale,
CA 94086

Meeting online link: <https://sunnyvale-ca-gov.zoom.us/j/92867949471>

CALL TO ORDER

Chair Duncan called the meeting to order at 7:00 p.m.

SALUTE TO THE FLAG

Chair Duncan led the salute to the United States flag.

ROLL CALL

Present: 7 - Chair Scott Duncan
Vice Chair Carol Weiss
Commissioner Jim Davis
Commissioner Morgan Friedlander
Commissioner Ken Hiremath
Commissioner Leesa Riviere
Commissioner Elizabeth Steward

Council Liaison Cisneros (absent)

ORAL COMMUNICATIONS

Chair Duncan announced the upcoming Allyship Community Event hosted by The Human Relations Commission. This is a public event for those who are interested in learning how to become a more effective ally and help create a more inclusive community.

CONSENT CALENDAR

Chair Duncan opened and closed the public hearing at 7:04 p.m.

Vice Chair Weiss moved and Commissioner Riviere seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

Yes: 5 - Chair Duncan
Vice Chair Weiss
Commissioner Davis
Commissioner Friedlander
Commissioner Riviere

No: 0

Abstain: 2 - Commissioner Hiremath
Commissioner Steward

1.A [25-0648](#) Approve the Housing and Human Services Commission
Meeting Minutes of April 15, 2025

Approve the Housing and Human Services Commission Minutes of April 15, 2025
as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2 [25-0503](#) Consider a Below Market Rate Alternative Compliance Plan
for Residential Development at 777 Sunnyvale-Saratoga
Road: 77Seven Housing Partners LLC, Planning File
2024-0621

Affordable Housing Manager, Ernie DeFrenchi, provided the staff report and
presentation.

After a lengthy discussion and clarifying questions, Chair Duncan opened and
closed the public hearing at 7:56 p.m.

MOTION: Commissioner Davis moved and Commissioner Steward seconded the
motion to approve Alternative 1: Recommend City Council Approve the Applicant's
BMR Alternative Compliance Plan for the project located at 777
Sunnyvale-Saratoga Road as shown in Attachment 2 of the report.

The motion carried by the following vote:

Yes: 6 - Chair Duncan
Commissioner Davis
Commissioner Friedlander
Commissioner Hiremath
Commissioner Riviere
Commissioner Steward

No: 1 - Vice Chair Weiss

3 [25-0649](#) Review of Fiscal Year 2025/26 Recommended Budget

Housing Officer, Jenny Carloni, provided the staff report and presentation.

After a lengthy discussion and clarifying questions, Chair Duncan opened and closed the public hearing at 8:20 p.m.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

- All commissioners expressed their gratitude and appreciation for Jenny Carloni's guidance and support throughout the years.

-Staff Comments

- Housing Officer, Jenny Carloni, went over the budget for FY25/26 for CDBG and HOME funding.
- Jenny also mentioned that Affordable Housing Manager, Ernie DeFrenchi, will be back in June with another BMR Alternative Compliance item.
- Jenny announced to the commission that she has accepted a promotional opportunity as Community Development Director of City of Gult.

INFORMATION ONLY REPORTS/ITEMS

[25-0650](#) Housing and Human Services Commission Proposed Study
Issues, Calendar Year: 2026

ADJOURNMENT

Chair Duncan adjourned the meeting at 8:28 p.m.



City of Sunnyvale

Agenda Item

25-0420

Agenda Date: 6/25/2025

REPORT TO HOUSING AND HUMAN SERVICES COMMISSION

SUBJECT

Consider a Below Market Rate Alternative Compliance Plan for Residential Development at 1124 W. El Camino Real: Applicant: DeAnza Properties, Planning File 2024-0780

BACKGROUND

In August 2024, the Planning Commission approved Planning File No. 2024-0780, a new mixed-use commercial and residential development at 1124 W. El Camino Real proposed by DeAnza Properties (Applicant). The project includes ground floor retail along El Camino Real; 111 multi-family residential units above the retail and structured parking; and five two-story, single-family ownership homes located towards the rear of the property (for a total of 116 housing units). The multi-family units would occupy the third through seventh floors of the mixed-use building with 86 ownership units and (initially) 25 rental units. The Applicant is required to comply with the Below Market Rate (BMR) requirements, codified in Sunnyvale Municipal Code (SMC) Chapter 19.67 for ownership units and to comply with Chapter 19.75, Housing Impact Fees, for specified rental housing developments.

The original Planning application for this project was filed and determined to be a complete application prior to the reinstatement of BMR requirements for rental housing in November 2019, and therefore, the rental housing portion of the project is grandfathered in with a requirement to provide a Housing Impact Fee pursuant to SMC Chapter 19.75. As there were fewer than seven ownership units, the BMR requirement was not applicable to the five ownership units. After project approval in 2024, the developer decided to file a map to create ownership opportunities for the multi-family units in the main building with the intent to sell 86 of the units and retain ownership and rent the remaining 25 units.

SMC Chapter 19.75 requires new rental developments of four or more units (with a complete application or project approval *before* November 8, 2019) to pay a Housing Impact Fee. The application was determined to be complete prior to the November 8, 2019, deadline and was on hold while the El Camino Real Specific Plan and associated Environmental Impact Report (EIR) were prepared, and while site-specific studies were completed.

For ownership developments, SMC Chapter 19.67 requires that residential projects of seven or more ownership units provide 15% of the units in the project as BMR homes, affordable to moderate- or lower-income home buyers. Further, it allows the applicant to apply for City Council approval of an alternative compliance option, as defined in SMC Section 19.67.100, to satisfy the BMR requirements. The newly identified ownership units are subject to this BMR provision; the developer is seeking alternative compliance for 86 multi-family units and the five two-story, single-family ownership homes (91 units total); the 25 rental units would be subject to a Housing Mitigation Fee.

The Sunnyvale Municipal Code and the City's Administrative Policy require the Housing and Human

Services Commission to review and make a recommendation to the City Council when an alternative compliance option is requested by an applicant.

On October 14, 2024, the Applicant filed an Alternative Compliance Plan application, Planning File No. 2024-0601, requesting City Council approval for the alternative compliance option of paying an in-lieu fee (ILF) rather than providing BMR ownership homes within the project. This ILF option is set forth in SMC Section 19.67.100(b), which allows Council discretion to approve or deny the Applicant's proposal to pay ILF to satisfy the BMR requirements for each project.

The Applicant has filed a revised tentative map for condominium purposes to create ownership housing units within the multi-family building, previously planned as all rentals. The Planning Commission will need to approve the tentative map to allow condominium ownership of the residential units, and once that is completed, staff will schedule a public hearing for the City Council to consider this item.

EXISTING POLICY

SUNNYVALE GENERAL PLAN HOUSING ELEMENT

Goal H-2: AFFORDABLE HOUSING AND HOME BUYER ASSISTANCE - Assist in the provision of affordable housing to meet the diverse needs of Sunnyvale's lower- and moderate-income households.

Policy H-2.1 Maximize Affordable Housing. Leverage local financial assistance with other sources of funding and identify new funding sources for affordable housing to maximize the number of affordable units and to reach the deepest level of affordability.

Policy H-2.4 Affordable Housing Mitigation. Continue to require office, market rate residential, retail, hotel, research and development, and industrial development to mitigate the demand for affordable housing.

ENVIRONMENTAL REVIEW

The action being considered is exempt from the provisions of the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15061(b)(3) in that the City Council finds there is no possibility that the implementation of this ordinance may have a significant effect on the environment.

DISCUSSION

1. BMR Ownership Housing Requirement

The Zoning Code defines "ownership housing" as a residential development where each dwelling unit is developed to be sold separately to a home buyer, primarily intended for owner-occupancy. BMR requirements apply to ownership housing projects of seven or more new ownership units. The standard requirement is for 15% of the ownership units to be provided as BMR homes.

The revised project includes 86 ownership units in the multi-family (and mixed-use) building and five two-story, single-family ownership homes, and thus has a BMR requirement of 13.65 BMR

units (15% of 91 total ownership units). Fractional units may be rounded up to the nearest whole number, or a pro-rated in-lieu fee (ILF) may be paid by the applicant prior to issuance of the Building Permit.

Sunnyvale Municipal Code Chapter 19.67 allows developers the ability to seek City Council approval for one of several alternative compliance options, such as an ILF payment for the entire BMR obligation.

The ILF rate is currently equal to 7% of the final contract sales price of each market-rate home in the project; the fee is paid upon close of escrow of each home. Payment of this fee for each home in the project would fully satisfy the BMR requirement for the ownership component.

The Applicant is requesting City Council approval of the alternative to pay ILF for all ownership units in this project.

Estimated In-Lieu Fee Amount

Staff estimates the potential ILF revenue for the sale of the initial ownership units to be \$16,059,925, based on the estimated sales prices provided by the applicant and included in the Project Summary Table (Attachment 3). The actual ILF paid could be higher or lower than these estimates if local home values increase or decrease by the time these homes are sold. Should the alternative compliance be approved, the fees collected would be deposited into the Housing Fund, which is then used primarily to award loans for new affordable housing development.

Process for Collecting the BMR In-Lieu Fee

The requirement to pay the ILF is enforced by placing a Demand for Payment into escrow for the sale of each home to collect the ILF at the close of escrow. The escrow officer will send a check to the City for the ILF due from the sales proceeds of that home.

2. Housing Impact Fee for Rental Units

The project previously qualified for payment of a Housing Impact Fee for the rental housing units under Chapter 19.75. The applicant has indicated that 25 of the units will be initially rentals, even though there is an option for condominium sale of the units. No Council action is required for the rental units to pay a Housing Impact Fee. As there would be the option to sell the units in the future, the units would then be subject to the ownership BMR alternative compliance and pay the housing in-lieu fee at time of sale (with credit for the already paid rental Housing Impact Fee already paid).

The Housing Impact Fee rate is set by City Council as part of the Fee Schedule. The current fee for a large rental project (a development project with 8 or more units) is \$23.50 per applicable square foot.

Estimated Housing Impact Fee Amount

Staff estimates the potential Housing Impact Fee revenue for 25 rental units to be \$948,859.50, based on the estimated square footage of each unit as provided by the applicant and included in the Project Summary Table (Attachment 3).

Alternative Compliance History

Historically, most ownership projects in Sunnyvale provide on-site BMR units; there have been three

single-family or duet (two ownership units sharing a wall) developments that have been approved to pay the ILF. In the last 20 years no rental projects have requested Alternative Compliance to pay an ILF rather than provide on-site units.

These alternative compliance requests have primarily been approved when a project consists of large homes or apartments, which can result in high ownership or rental costs for lower income households when factors such as utilities, insurance, and HOAs are considered. In such cases, more affordable housing units could be provided to assist more households through payment of an ILF, which the City would award to a non-profit development partner to construct new affordable units. The ILF can fund affordable projects where economies of scale, modest unit sizes, and higher density reduces the per-unit cost compared to that of market-rate units, allowing more affordable housing units to be created than what could be provided if build within the market rate development. Also, most affordable housing projects leverage local funds with federal tax credits or other sources that far exceed the local funding amount.

The demand for all types of affordable housing is very high; however, demand for affordable rentals outpaces demand for BMR homeownership opportunities due to a variety of factors such as more households qualify as lower income and do not have the financial means to purchase a home.

Alternative Compliance Options

The SMC 19.67.100 outlines several options as alternatives to satisfy the below market rate housing requirement.

- **Payment of an in-lieu fee** (developer's request).
- **Partnership with another developer providing affordable housing units** in another project (subject to several requirements).
- **Unit Conversion or Preservation Program.** The applicant may convert an existing market rate ownership or rental unit into deed-restricted affordable housing or preserve an expiring affordable housing development in compliance with specified terms.
- **Land Dedication.** Dedicate a parcel of land large enough to accommodate the project's inclusionary requirement plus thirty-five percent additional units
- **Other methods** of mitigating affordable housing may be approved at the sole discretion of city council.

A blended alternative could include granting an in-lieu fee for a portion of the units and requiring inclusionary units for the remainder. Alternatives other than the in-lieu fee could not be approved as part of the subject action as these options would require more work on the part of the developer. If the Housing and Human Services Commission does not recommend approval of the requested the in-lieu fee the commission could indicate a preference for one of the alternatives.

FISCAL IMPACT

If approved, staff estimates revenue of approximately \$17 million to the Housing Mitigation Fund (from the condominium and single-family home sales and the rental Housing Impact Fee). In the future, if the rented units are sold, additional revenue would likely be realized. The Housing Mitigation Fund can be used to assist one or various affordable housing projects with an emphasis on creating new affordable units for rent or purchase. The funds can also be used to fund rehabilitation projects, provide First Time Home Buyer loans, and/or create new affordable housing programs. Based on past loans, a loan of approximately \$17 million from the City could support and leverage the

development of an affordable housing project with 100 to 200 new units. Approval of an Alternative Compliance Plan would have no impact on the General Fund.

Staff periodically issues Requests for Proposals for new affordable housing projects to be funded using BMR and/or other available Housing funds. Use of these Housing-related funds would be reviewed by the Housing and Human Services Commission and approved by City Council during the City's normal budgeting process or prior to awarding and funding proposals.

PUBLIC CONTACT

Public contact was made by posting the meeting agenda on the City's official-notice bulletin board at City Hall. In addition, the agenda and this report are available at the City Hall reception desk located on the first floor of City Hall at 456 W. Olive Avenue (during normal business hours), and on the City's website.

ALTERNATIVES

Recommend that the City Council:

1. Approve the Applicant's BMR Alternative Compliance Plan for the project located at 1124 W. El Camino Real as shown in Attachment 2 to this report.
2. Approve the Applicant's BMR Alternative Compliance Plan for the project located at 1124 W. El Camino Real, with modifications (such a blend of in-lieu fee and BMR units).
3. Do not approve the BMR Alternative Compliance Plan for the project and require the Applicant to comply with the inclusionary BMR requirements outlined in Sunnyvale Municipal Code.
4. Indicate a preference for another type of alternative compliance.

RECOMMENDATION

Recommend to City Council: Alternative 1.) Approve the Applicant's BMR Alternative Compliance Plan for the project located at 1124 W. El Camino Real as shown in Attachment 2 to this report.

Staff recommends approving the Alternative Compliance Plan, as requested, to allow payment of an In-Lieu Fee to satisfy the Inclusionary Housing requirements for the new ownership units in this project. A typical condominium development at a similar density, has about 950 square feet for a two-bedroom unit and about 1,350 square feet for a three-bedroom unit. The subject development averages about 1,900 square feet per unit (with three-bedroom units averaging 1,762 square feet without a den and 2,158 square feet with a den), making the unit sizes larger than average. In addition, stacked flat style condominiums can have a higher-than-normal HOA fee due to elevator expenses and more common space maintenance, which can be burdensome to lower income households. Through this Alternative Compliance Plan, the City would likely receive over \$17 million (or more) in Housing Impact Fees to use for new affordable housing projects and/or programs to be determined at a future date. This approach allows the City to use these funds to assist the City's non-profit partners develop a much larger number of extremely low-, very low- and low-income units in the community. As the project was previously expected to pay a Housing Impact Fee for the rental units, it was anticipated that the revenue would be available to support affordable housing developments elsewhere in the City.

LEVINE ACT

The Levine Act (Gov. Code Section 84308) prohibits city officials from participating in certain decisions regarding licenses, permits, and other entitlements for use if the official has received a campaign contribution of more than \$500 from a party, participant, or agent of a party or participant in

the previous 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

An "X" in the checklist below indicates that the action being considered falls under a Levine Act category or exemption:

SUBJECT TO THE LEVINE ACT

- ☒ Land development entitlements
- ☐ Other permit, license, or entitlement for use
- ☐ Contract or franchise

EXEMPT FROM THE LEVINE ACT

- ☐ Competitively bid contract*
- ☐ Labor or personal employment contract
- ☐ Contract under \$50,000 or non-fiscal
- ☐ Contract between public agencies
- ☐ General policy and legislative actions

* "Competitively bid" means a contract that must be awarded to the lowest responsive and responsible bidder.

Prepared by: Ernie Defrenchi, Affordable Housing Manager
Reviewed by: Jenny Carloni, Housing Officer
Reviewed by: Trudi Ryan, Director, Community Development
Reviewed by: Dennis Jaw, Assistant Director of Finance
Reviewed by: Matt Paulin, Director of Finance
Reviewed by: Sarah Johnson-Rios, Assistant City Manager
Approved by: Tim Kirby, City Manager

ATTACHMENTS

1. Reserved for Report to Council
2. Affordable Housing Compliance Plan
3. Project Summary
4. Site and Architectural Plans

This page intentionally left blank. Reserved for Report to Council.



CITY OF SUNNYVALE - HOUSING DIVISION
456 West Olive Avenue, Sunnyvale, CA 94086
Office: 408-730-7250 | Fax: 408-737-4909 | TDD: 408-730-7501

Affordable Housing Compliance Plan Pursuant to Sunnyvale Municipal Code/CA State Density Bonus	
Check Type of Project: <input checked="" type="checkbox"/> Ownership <input checked="" type="checkbox"/> Rental/CA State Density Bonus <input type="checkbox"/> Partial Rental	
Developer Company Name: De Anza Properties	
Representative (Name): Jane Casunanan	Daytime Phone Number: [REDACTED]
Representative Email: [REDACTED]	
Mailing Address: 960 N San Antonio Rd. Suite 114, Los Altos, CA 94022	
Property Owner (if different from Developer): P. Brinkman Family Partnership I	
Project Information	
Project Name: THE BRINK	Project APN(s): 198-17-023 AND 198-17-029
Project Site Address: 1124 W El Camino Real, Sunnyvale, CA 94087	
Planning Application # (if applicable):	Building Permit # (if applicable):
Type of Housing (SF, Condo, Townhouse): Condo and Townhouse	
Total Number of Housing Units: 116	
Number of Affordable Housing Units Required: TBD - We are going to council for an in lieu fee	
If Using CA State Density Bonus Provide Level of Affordability (VLI, Low or Moderate): N/A	
Select Your Proposed Method(s) of Complying with the City's Inclusionary Housing Policy	
Rental Developments	Ownership Developments
For Small BMR Rental Developments (3-6 Units): <input type="checkbox"/> In Lieu Fee <input checked="" type="checkbox"/> Provide 1 BMR Unit Onsite For Large BMR Rental Developments (7+ units): <input checked="" type="checkbox"/> Will Provide the Required Number of Affordable Housing Units Within the Project <input type="checkbox"/> Alternative Compliance*	For BMR Ownership Developments (8 or more units): <input checked="" type="checkbox"/> Will Provide the Required Number of Affordable Housing Units Within the Project <input checked="" type="checkbox"/> Alternative Compliance*
Alternative Compliance Options* (Require City Council Approval)	
<input checked="" type="checkbox"/> Payment of In-lieu Fees <input type="checkbox"/> Transfer of Credits <input type="checkbox"/> Will utilize the Unit Conversion Program	

If you mark any of the last two options above, please attach a separate signed letter further describing, in detail, your proposed alternative for compliance with Chapter 19.67.

Ownership Projects Only: If Calculation Results in a Fractional Unit, Select an Option Below
<input type="radio"/> Elect to Pay an In-lieu Fee for the Fractional Amount Prior to the Issuance of the First Building Permit for the Project. N/A
<input type="radio"/> Elect to Provide an Additional Affordable Unit Instead of Paying the Fraction Fee.

Details regarding payment of a fractional in-lieu fee can be obtained by calling the City at 408-730-7250.

Signatures	
Developer's Signature: [Signature]	Date: 8 Feb 2024
City's Approval of Plan: [Signature]	Date: 3/4/2024

Current BMR sale prices, BMR rents and ARU rents are listed below. Prices/Rents are set annually by CDD Director and are not negotiable. Project will be subject to price/rental limits in effect at the time units are offered to the City.

BELOW MARKET RATE HOME OWNERSHIP PROGRAM

Sales Prices (effective 7/1/2022)

Number of Bedroom in Unit	Sales Price
One	\$406,000
Two	\$474,000
Three	\$542,000
Four	\$597,000
Five	\$648,000

BELOW MARKET RATE RENTAL PROGRAM

Maximum Rents (effective 7/1/2022)

Number of Bedroom in Unit	Rents
Studio	\$1,872
One	\$2,140
Two	\$2,407
Three	\$2,675
Four	\$2,889

AFFORDABLE RENTAL UNIT PROGRAM (Density Bonus Units at Very Low Income)

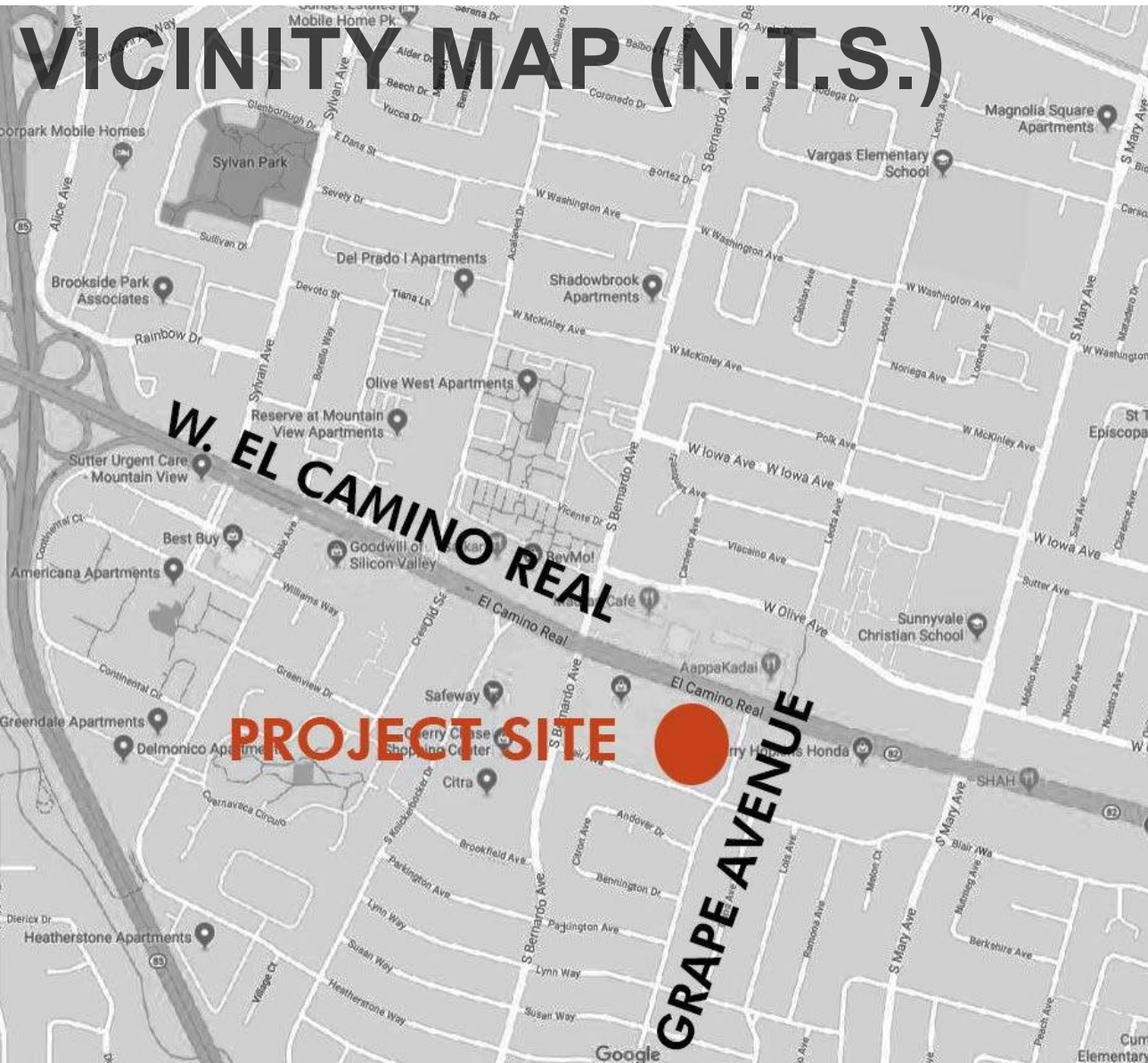
Rents vary by complex and type of utilities. For current rents, please search City of Sunnyvale ARU Program or click on the link below.

<https://www.sunnyvale.ca.gov/home/showpublisheddocument/366/637956465271670000>

FLOOR LEVEL	UNIT #	UNIT SF	DECK GSF	GARAGE GSF	PLAN TYPE	BEDROOMS	BATHROOMS	UNIT TYPE	AFFORDABILITY	SALE PRICE	FOR SALE IN-LIEU FEE	RENTAL IN-LIEU FEE	COMMENTS
SF - 1	1	3,290		504	SFH-PLAN A	4	5	FOR-SALE	MARKET RATE	\$4,500,000	\$ 315,000.00		
SF - 2	2	3,290		504	SFH-PLAN A	4	5	FOR-SALE	MARKET RATE	\$4,500,000	\$ 315,000.00		
SF - 3	3	3,290		504	SFH-PLAN A	4	5	FOR-SALE	MARKET RATE	\$4,500,000	\$ 315,000.00		
SF - 4	4	3,290		504	SFH-PLAN A	4	5	FOR-SALE	MARKET RATE	\$4,500,000	\$ 315,000.00		
SF - 5	5	3,290		504	SFH-PLAN A	4	5	FOR-SALE	MARKET RATE	\$4,500,000	\$ 315,000.00		
	303	1,701	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,012,500	\$ 140,875.00	\$ -	
	304	1,701	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,100,000	\$ 147,000.00	\$ -	
	305	1,702	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,012,500	\$ 140,875.00	\$ -	
	306	1,706	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,100,000	\$ 147,000.00	\$ -	
	307	2,091	246 SF		UNIT 3C	3 + DEN	2	FOR-SALE	MARKET RATE	\$2,750,000	\$ 192,500.00	\$ -	
	308	2,570	106 SF		UNIT 4B	4	3	FOR-SALE	MARKET RATE	\$3,090,000	\$ 216,300.00	\$ -	
	309	2,158	173 SF		UNIT 3C	3 + DEN	2	FOR-SALE	MARKET RATE	\$2,937,500	\$ 205,625.00	\$ -	
	310	2,203	106 SF		UNIT 4A	4	3	FOR-SALE	MARKET RATE	\$2,750,000	\$ 192,500.00	\$ -	
	311	1,922	158 SF		UNIT 3B	3	3	FOR-SALE	MARKET RATE	\$2,337,500	\$ 163,625.00	\$ -	
	315	2,115	162 SF		UNIT 4C	4	3	FOR-SALE	MARKET RATE	\$2,825,000	\$ 197,750.00	\$ -	
	316	1,703	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	317	2,108	162 SF		UNIT 4C	4	3	FOR-SALE	MARKET RATE	\$2,825,000	\$ 197,750.00	\$ -	
	318	1,724	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	319	1,830	159 SF		UNIT 3E	3	3	FOR-SALE	MARKET RATE	\$2,337,500	\$ 163,625.00	\$ -	
	320	1,739	151 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	322	1,750	151 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	323	1,766	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	324	1,925	284 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,500,000	\$ 175,000.00	\$ -	
	403	1,701	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,012,500	\$ 140,875.00	\$ -	
	404	1,701	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,112,500	\$ 147,875.00	\$ -	
	405	1,702	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,012,500	\$ 140,875.00	\$ -	
	406	1,706	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,112,500	\$ 147,875.00	\$ -	
	407	2,091	200 SF		UNIT 3C	3 + DEN	2	FOR-SALE	MARKET RATE	\$2,750,000	\$ 192,500.00	\$ -	
	408	2,570	85 SF		UNIT 4B	4	3	FOR-SALE	MARKET RATE	\$3,100,000	\$ 217,000.00	\$ -	
	409	2,158	166 SF		UNIT 3C	3 + DEN	2	FOR-SALE	MARKET RATE	\$2,950,000	\$ 206,500.00	\$ -	
	410	2,203	85 SF		UNIT 4A	4	3	FOR-SALE	MARKET RATE	\$2,762,500	\$ 193,375.00	\$ -	
	411	1,922	131 SF		UNIT 3B	3	3	FOR-SALE	MARKET RATE	\$2,437,500	\$ 170,625.00	\$ -	
	415	2,115	162 SF		UNIT 4C	4	3	FOR-SALE	MARKET RATE	\$2,837,500	\$ 198,625.00	\$ -	
	416	1,703	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	417	2,108	162 SF		UNIT 4C	4	3	FOR-SALE	MARKET RATE	\$2,837,500	\$ 198,625.00	\$ -	
	418	1,724	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	419	1,830	131 SF		UNIT 3E	3	3	FOR-SALE	MARKET RATE	\$2,437,500	\$ 170,625.00	\$ -	
	420	1,739	151 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	422	1,750	151 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	423	1,766	130 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,012,500	\$ 140,875.00	\$ -	
	424	1,925	284 SF		UNIT 3D	3	2	FOR-SALE	MARKET RATE	\$2,525,000	\$ 176,750.00	\$ -	
	503	1,701	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,012,500	\$ 140,875.00	\$ -	
	504	1,701	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,125,000	\$ 148,750.00	\$ -	

FLOOR LEVEL	UNIT #	UNIT SF	DECK GSF	GARAGE GSF	PLAN TYPE	BEDROOMS	BATHROOMS	UNIT TYPE	AFFORDABILITY	SALE PRICE	FOR SALE IN-LIEU FEE	RENTAL IN-LIEU FEE	COMMENTS
	505	1,702	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,012,500	\$ 140,875.00	\$ -	
	506	1,706	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,125,000	\$ 148,750.00	\$ -	
	507	2,091	173 SF		UNIT 3C	3 + DEN	2	FOR-SALE	MARKET RATE	\$2,750,000	\$ 192,500.00	\$ -	
	508	2,570	200 SF		UNIT 4B	4	3	FOR-SALE	MARKET RATE	\$3,100,000	\$ 217,000.00	\$ -	
	509	2,158	85 SF		UNIT 3C	3 + DEN	2	FOR-SALE	MARKET RATE	\$2,962,500	\$ 207,375.00	\$ -	
	510	2,203	85 SF		UNIT 4A	4	3	FOR-SALE	MARKET RATE	\$2,775,000	\$ 194,250.00	\$ -	
	511	1,922	131 SF		UNIT 3B	3	3	FOR-SALE	MARKET RATE	\$2,450,000	\$ 171,500.00	\$ -	
	515	2,115	162 SF		UNIT 4C	4	3	FOR-SALE	MARKET RATE	\$2,850,000	\$ 199,500.00	\$ -	
	516	1,703	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	517	2,108	162 SF		UNIT 4C	4	3	FOR-SALE	MARKET RATE	\$2,850,000	\$ 199,500.00	\$ -	
	518	1,724	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	519	1,830	131 SF		UNIT 3C	3	3	FOR-SALE	MARKET RATE	\$2,450,000	\$ 171,500.00	\$ -	
	520	1,739	151 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	522	1,750	151 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	523	1,766	130 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,025,000	\$ 141,750.00	\$ -	
	524	1,925	284 SF		UNIT 3D	3	2	FOR-SALE	MARKET RATE	\$2,550,000	\$ 178,500.00	\$ -	
	603	1,701	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,012,500	\$ 140,875.00	\$ -	
	604	1,701	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,137,500	\$ 149,625.00	\$ -	
	605	1,702	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,012,500	\$ 140,875.00	\$ -	
	606	1,706	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,137,500	\$ 149,625.00	\$ -	
	607	2,091	173 SF		UNIT 3C	3 + DEN	2	FOR-SALE	MARKET RATE	\$2,750,000	\$ 192,500.00	\$ -	
	608	2,570	200 SF		UNIT 4B	4	3	FOR-SALE	MARKET RATE	\$3,100,000	\$ 217,000.00	\$ -	
	609	2,158	85 SF		UNIT 3C	3 + DEN	2	FOR-SALE	MARKET RATE	\$2,975,000	\$ 208,250.00	\$ -	
	610	2,203	85 SF		UNIT 4A	4	3	FOR-SALE	MARKET RATE	\$2,787,500	\$ 195,125.00	\$ -	
	611	1,922	131 SF		UNIT 3B	3	3	FOR-SALE	MARKET RATE	\$2,462,500	\$ 172,375.00	\$ -	
	615	2,115	162 SF		UNIT 4C	4	3	FOR-SALE	MARKET RATE	\$2,862,500	\$ 200,375.00	\$ -	
	616	1,703	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	617	2,108	162 SF		UNIT 4C	4	3	FOR-SALE	MARKET RATE	\$2,862,500	\$ 200,375.00	\$ -	
	618	1,724	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	619	1,830	131 SF		UNIT 3E	3	3	FOR-SALE	MARKET RATE	\$2,462,500	\$ 172,375.00	\$ -	
	620	1,739	151 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	622	1,750	151 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,000,000	\$ 140,000.00	\$ -	
	623	1,766	130 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,037,500	\$ 142,625.00	\$ -	
	624	1,925	284 SF		UNIT 3D	3	2	FOR-SALE	MARKET RATE	\$2,600,000	\$ 182,000.00	\$ -	
	703	1,701	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,025,000	\$ 141,750.00	\$ -	
	704	1,701	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,150,000	\$ 150,500.00	\$ -	
	705	1,702	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,025,000	\$ 141,750.00	\$ -	
	706	1,706	162 SF		UNIT 3A	3	2	FOR-SALE	MARKET RATE	\$2,150,000	\$ 150,500.00	\$ -	
	707	2,091	173 SF		UNIT 3C	3 + DEN	2	FOR-SALE	MARKET RATE	\$2,800,000	\$ 196,000.00	\$ -	
	708	2,570	200 SF		UNIT 4B	4	3	FOR-SALE	MARKET RATE	\$3,512,500	\$ 245,875.00	\$ -	
	709	2,158	85 SF		UNIT 3C	3 + DEN	2	FOR-SALE	MARKET RATE	\$2,987,500	\$ 209,125.00	\$ -	
	710	2,203	85 SF		UNIT 4A	4	3	FOR-SALE	MARKET RATE	\$2,812,500	\$ 196,875.00	\$ -	
	711	1,922	131 SF		UNIT 3B	3	3	FOR-SALE	MARKET RATE	\$2,475,000	\$ 173,250.00	\$ -	

[illegible]



PROJECT DESCRIPTION

The Grape Avenue/El Camino Real mix use community is a pedestrian enhancing development that embraces the vision of the El Camino Real Specific plan. The design revitalizes the existing Toyota dealership into a bold Urban form with residential above. Thus creating a vibrant environment along the El Camino corridor at the recognized Bernardo Gateway Node. The development provides an avenue for Toyota to stay, keeping a vital revenue source in place, and providing needed family housing in an urban lifestyle. The development encompasses 111 Residential units and 30,000 sf of Retail in the El Camino buildings and 5 single family homes along our south property line. The development team has worked with its neighbors in providing 5 single family homes as a transition to the denser El Camino buildings. Also, second story windows of these homes and the El Camino buildings are primarily oriented away from our neighbors to the south. In keeping with the ECRSP design objectives the El Camino is broken into 3 distinct building segments with each featuring a bold façade that encompasses Toyota’s needs for an impressive sales environment. This commercial frontage will play a major role along with the public realm design of El Camino Real in activating the pedestrian “Vision” of the ECRSP. Adding to this ambience is having the residential above set-back from the commercial frontage with open pedestrian bridges connecting the buildings. The residential feature large open and deeply set balconies that create further vertical breaks in each building. This, and with the engagement of a strong color pallet and materials adds significantly to the articulation and pedestrian quality of this contemporary community.

PROJECT DIRECTORY

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LANDSCAPE ARCHITECT
JETT LANDSCAPE ARCHITECTURE + DESIGN
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fax (925) 258-0215

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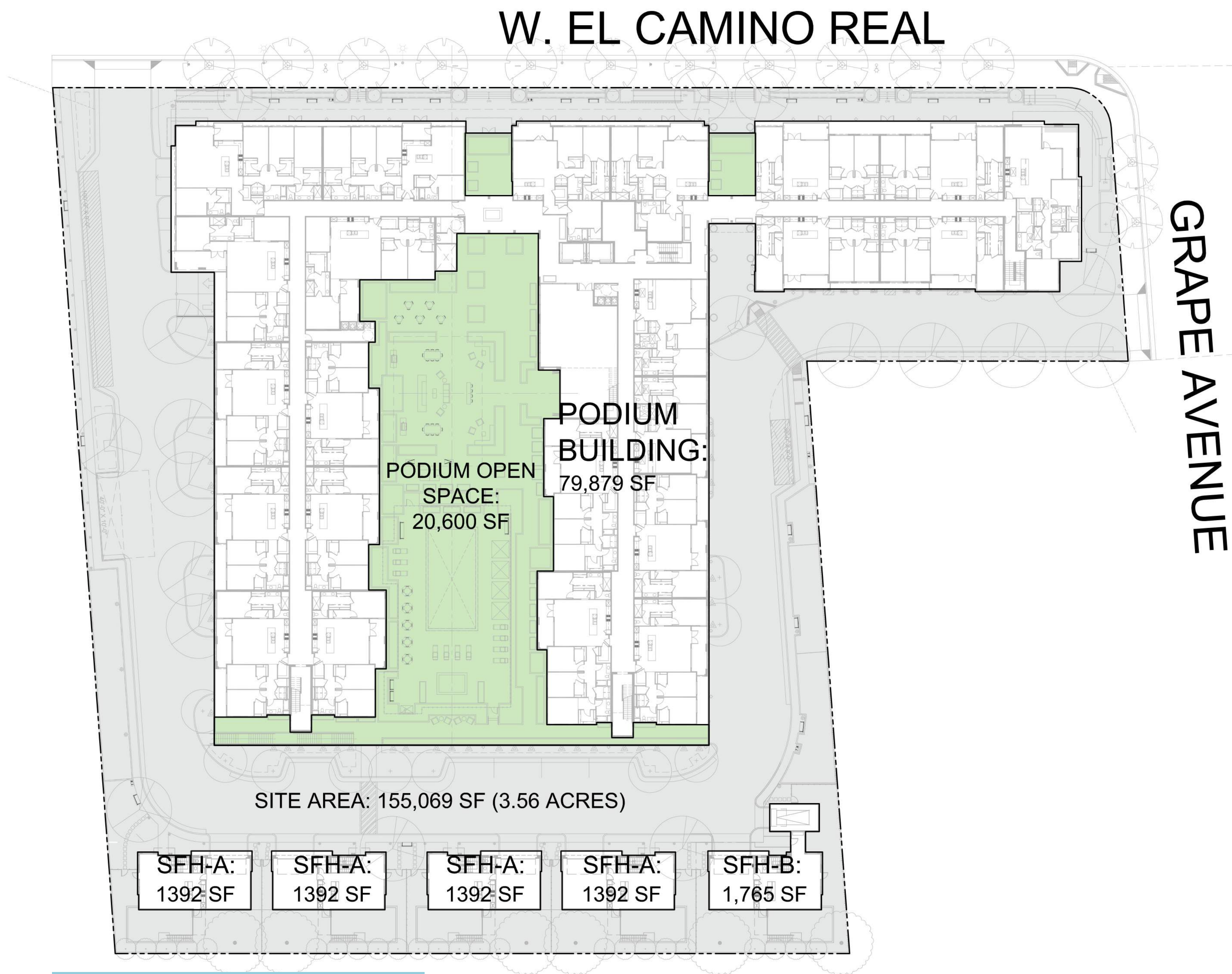
W EL CAMINO REAL + GRAPE AVE
1124 W. EL CAMINO REAL, SUNNYVALE, CALIFORNIA

TITLE SHEET

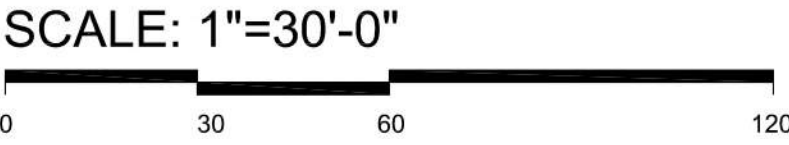


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T-1




LOT COVERAGE:		
REQUIREMENT:	(SMC 19.36.100)	
MAXIMUM LOT COVERAGE		60%
SINGLE FAMILY HOMES FOOTPRINT (ABOVE GRADE): (1392X4+1765)		7,333 SF
PODIUM BUILDING FOOTPRINT (ABOVE GRADE):		79,879 SF
TOTAL FOOTPRINT ALL BUILDINGS:		87,212 SF
PODIUM DECK OPEN SPACE:		20,600 SF
LOT COVERAGE AREA:		(TOTAL FOOTPRINT ALL BUILDINGS - PODIUM DECK OPEN SPACE)
LOT COVERAGE RATIO:		(LOT COVERAGE AREA / NEW RIGHT-OF-WAY SITE AREA)
		66,612 SF
		43.0%



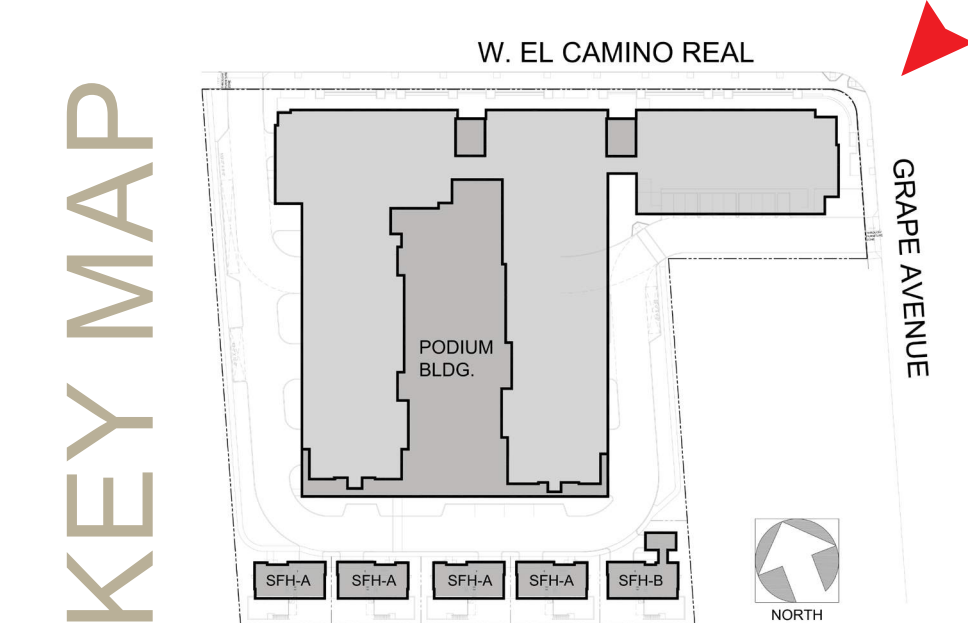
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AREA CALCULATION DIAGRAM - BLDG. COVERAGE



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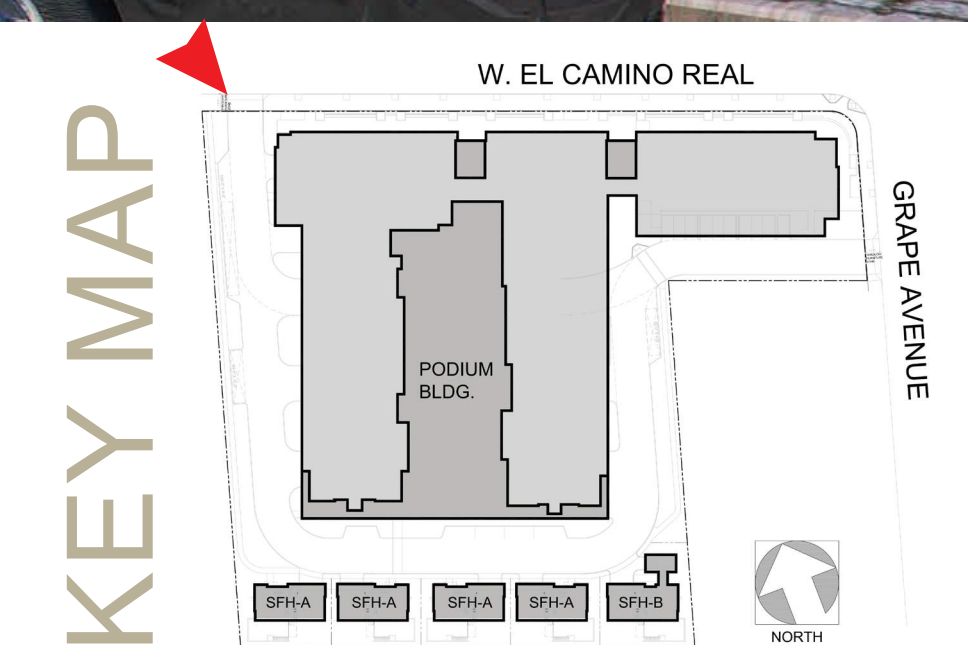
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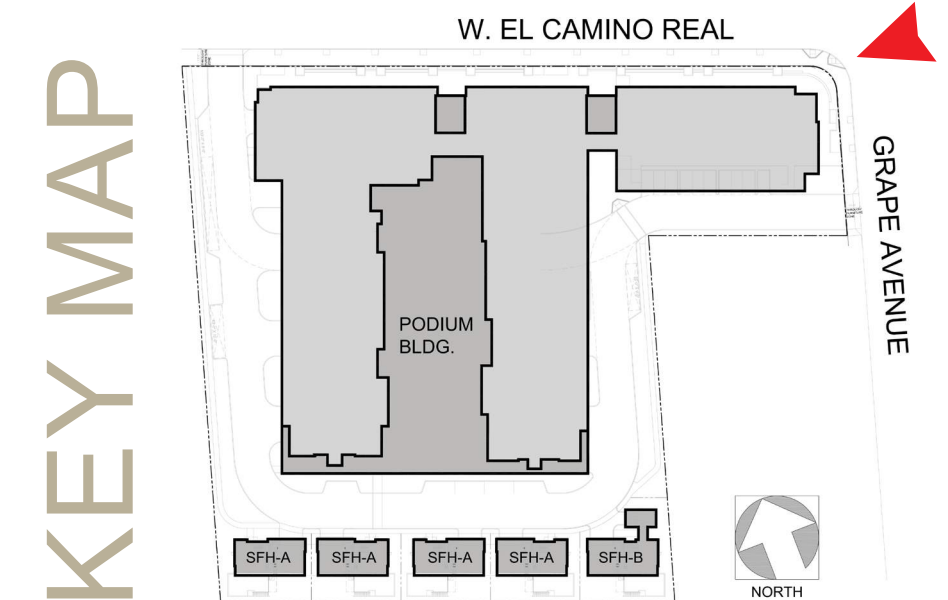
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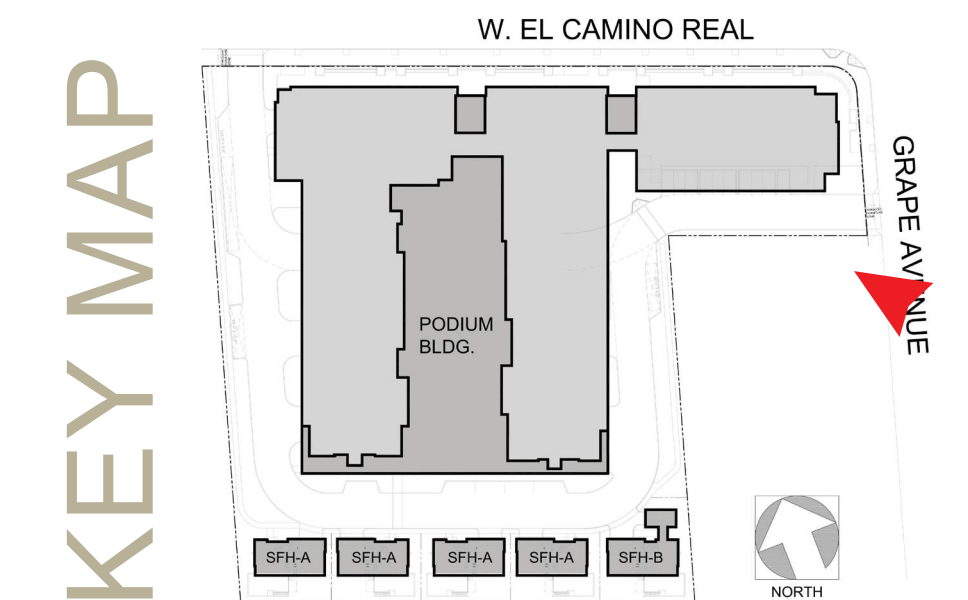
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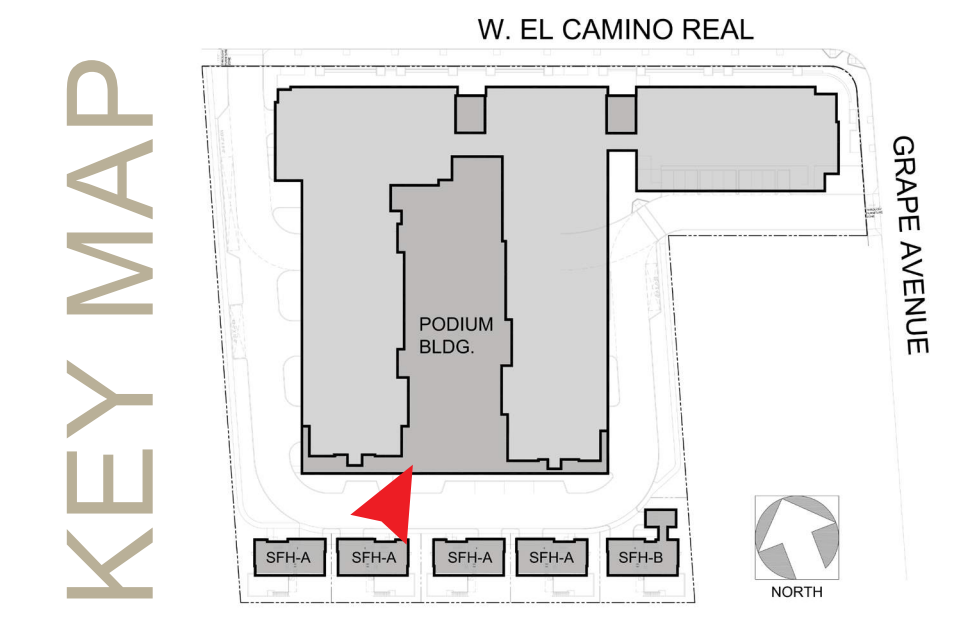
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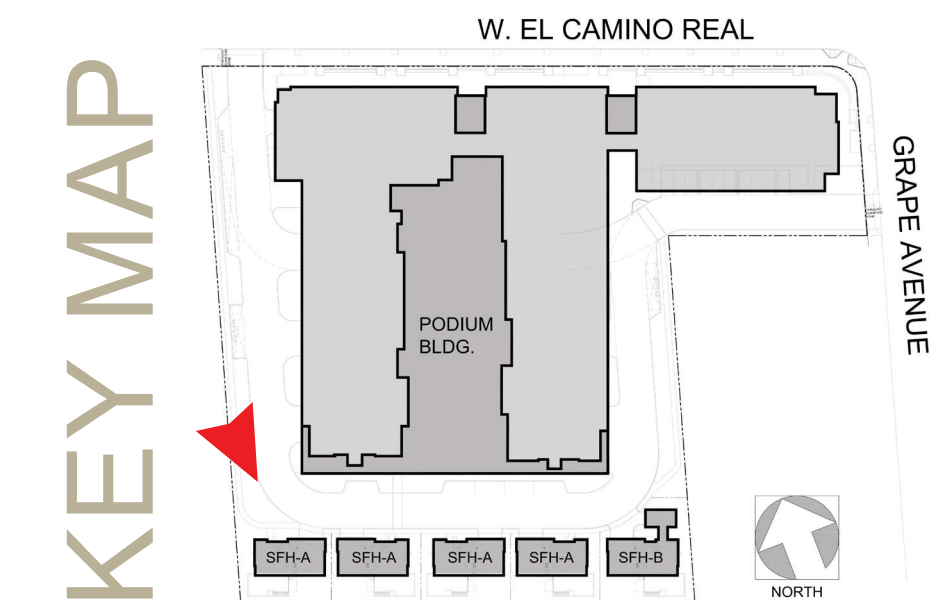
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City of Sunnyvale

Agenda Item

25-0722

Agenda Date: 6/25/2025

Housing and Human Services Commission Proposed Study Issues, Calendar Year: 2026

Proposed Study Issues*

Date	Working Title	Summary of Scope	Staff Comments

*The study issues have been proposed for future sponsorship

Toward the end of the calendar year, no later than October, boards and commissions will review the list of proposed study issues and officially vote on sponsorship for each individually listed study issue. Official sponsorship means that the study issue is approved for ranking with a majority vote of the board or commission. Staff will then prepare the sponsored study issue papers, including fiscal impact **but not** the staff recommendation.