

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

Cat. Num.	Concise Written Description of Prohousing Policy	Enacted (E) or Proposed (P)	Documentation Type (e.g., resolution, zoning code)	Web Links to Documents	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	Housing Element Program H21: City to establish zoning modifications to promote Missing Middle housing including ministerial approval process for certain Missing Middle housing types that do not require a lot split. Regulatory modifications will be completed by 2025.	P	2023-2031 Housing Element	See here (39MB file, pg 2-14)	3	8 Other policies to Affirmatively Further Fair Housing *See Appendix 5 for supporting narrative	1	4
1D	Lawrence Station Area Plan includes additional density bonuses for projects that offer additional affordability beyond the State Density Bonus program's requirements.	E	Lawrence Station Area Plan, Development Incentives Program	See here , (pg. 6)	2	1 Lawrence Station Area Plan	2	4
1F	Moffett Park Specific Plan includes parking maximum requirements that are less than Gov. Code 65915(p); elimination of parking minimums; and unbundled parking standards in Moffett Park Specific Plan	E	A. Sunnyvale Municipal Code (19.29.120) B. Moffett Park Specific Plan	A. See here B. See here (pgs 233-236)	2	3 Moffett Park Specific Plan *See Appendix 5 for supporting narrative	1	3
1H	Industrial to Residential (ITR) zoning districts allow residential uses in	E	Sunnyvale Municipal Code (19.26.090-19.26.130)	See here	1	6 ITR Zoning Districts	1	2

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	specified industrial, office, and commercial areas. Policy ensures net gain of housing as well as mitigation of environmental hazards prior to residential transition.		Land Use and Transportation Element (Policy LT-14.5)	See here				
1I	Green Building Program provides 5% density bonus to all residential projects and additional incentives for multi-family projects that exceed the City's minimum Green Building standards	E	Resolution (938-19) *See Appendix 5 for supporting narrative	Attached in Appendix 5	1			1
1K	City's Below Market Rate inclusionary zoning program increases affordable housing supply by requiring (a) rental projects with more than three units to provide 15% affordable units to lower incomes and (b) ownership projects with more than seven units to provide 15% affordable units to moderate incomes. Increases housing choices and	E	a. Sunnyvale Municipal Code (19.77.010-150) b. Sunnyvale Municipal Code (19.67.010-150) *See Appendix 5 for supporting narrative	a. See here b. See here	1	7 Below Market Rate program *See Appendix 5 for supporting narrative	1	2

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	affordability in higher resource areas.							
1L	1. Parking maximums in Lawrence Station Area Plan	E	1. Sunnyvale Municipal Code (19.35.080)	1. See here	1	1 Lawrence Station Area Plan	2	3
	2. Parking maximums in Mixed Use Districts of El Camino Real Specific Plan	E	2. Sunnyvale Municipal Code (19.36.120)	2. See here				
2B	<p>The following programmatic Environmental Impact Reports (EIR) streamline the development process:</p> <p>1. Downtown Specific Plan Final EIR</p> <p>2. Lawrence Station Area Plan Final Subsequent EIR</p> <p>3. El Camino Real Specific Plan EIR</p> <p>4. Moffett Park Specific Plan EIR</p>	E	Environmental Impact Report (EIR)	<p>1. See here</p> <p>2. See here</p> <p>3. See here</p> <p>4. See here</p>	2	1 Lawrence Station Area Plan	2	4
2F	Housing Element Program H6: City provides technical assistance and regular meetings with affordable	E	2023-2031 Housing Element	See here (39MB file, pg 2-9)	1			1

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	housing developers throughout the permitting and entitlement process. Regular meetings coordinate review process to meet State and/or Federal financing timelines.							
2G	Housing Element Program H20: City will establish new non-discretionary Housing Development Permit (formerly known as Plan Review Permit) for all residential development projects.	P	2023-2031 Housing Element	See here (39MB file, pg 2-4; 2-14)	1			1
2H	1. Housing Element Program H43: City will maintain and implement objective design standards. 2. Multifamily residential and mixed use objective design standards adopted June 12, 2023.	E	1. 2023-2031 Housing Element (Policy H-4.6, Program H43) 2. Objective Design Standards for Multifamily Residential and Mixed-Use Development	See here (39MB file, pg ,2-22) See here	1			1
2I	City has a public-facing One-Stop Permit Center with staff available from various departments	E	Webpage	See here	1			1

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	including Planning, Building, and Engineering. Permit Center is open from 8am-5pm during weekdays.							
2K	City has a standardized application form for all planning entitlement applications.	E	Webpage	See here	1			1
2L	1. New Development Projects Map is an interactive web-based map showing new developments and their current status (e.g. Under Review, Approved by City Council, Under Construction). 2. E-OneStop webpage allows public to look up plan check status by address or permit number.	E	1. Webpage 2. Webpage	1. See here 2. See here	1			1
2N	Preliminary Review process can reduce time and expenses for large, complex, and/or controversial projects.	E	Internal process (included in 2023-2031 Housing Element) *See Appendix 5 for supporting narrative	See here (39MB file, pg 6-44)	1			1

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3A	1. City waives Park Dedication In-lieu Fees for affordable housing units.	E	1. Sunnyvale Municipal Code (19.74.080) *See Appendix 5 for supporting narrative 2. 2023-2031 Housing Element (Program H19)	1. See here 2. See here (39MB file, pg 2-14)	3	8 Other policies to Affirmatively Further Fair Housing *See Appendix 5 for supporting narrative	1	4
3B	Housing Element Program H4: City will develop ADU resources including an ADU toolkit and website that currently includes a guidebook and cost calculator to facilitate ADU construction. 1. ADU website was launched in collaboration with other Santa Clara County jurisdictions in 2023. 2. Pre-reviewed ADU plans will be added to the website in 2024. 3. The City's ADU Toolkit to be published in early 2024.	P	2023-2031 Housing Element *See Appendix 5 for supporting narrative	See here (39MB file, pg 2-8) ADU website available here	2	8 Other policies to Affirmatively Further Fair Housing *See Appendix 5 for supporting narrative	1	3

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3C	Housing Element Program H19: City will establish reduced Park Dedication In-lieu fees for multifamily housing, Dual Urban Opportunity (SB 9) projects that include lot splits, missing middle housing types, and specials needs housing. (Note that SB9 Dual Urban Opportunity projects not involving a lot split are not subject to the Park Dedication requirement.)	P	2023-2031 Housing Element	See here (39MB file, pg 2-14)	1	8 Other policies to Affirmatively Further Fair Housing *See Appendix 5 for supporting narrative	1	2
3D	1. City has established (a) Mobile Home Park zoning districts (R-MH) and (b) enacted a Housing Element policy and program to maintain at least 400 acres of Mobile Home Park zoning to preserve and promote mobilehome parks. 2. City has set aside a maximum of \$50,000 in City Housing Mitigation Funds to support the	E	1. a. Sunnyvale Municipal Code (19.18.020(h)) b. 2023-2031 Housing Element (Policy H-3.6 and Program H14) 2. Council Policy Manual 2.3.3(2)	1. a. See here b. See here (39MB file, pg 2-3, 2-12) 2. See here	1			1

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	development of a modular housing demonstration project.							
3E	<p>1. Housing Element Program H40: City uses local, state, and federal funding to expand, repair, and improve pedestrian and bicycle infrastructure (including sidewalks and bike lanes). City will target funding for low- and moderate-resource areas.</p> <p>2. Lawrence Station Area Plan's Development Incentives Program provides density bonuses in exchange for community benefits, including several that encourage active/alternative transportation:</p> <ul style="list-style-type: none"> a. Bicycle/Pedestrian Shared Use Paths b. Transit passes for residents c. 20% more Class I bicycle parking spaces and 10 more Class II 	E	<p>1. 2023-2031 Housing Element</p> <p>2. Lawrence Station Area Plan, Development Incentives Program * See Appendix 5 for supporting narrative</p>	<p>1. See here (39MB file, pg 2-21)</p> <p>2. See here</p>	1	1 Lawrence Station Area Plan	2	3

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	spaces than required by Sunnyvale Municipal Code d. Onsite bicycle repair station.							
3F	Housing Element Program H31: City to adopt universal design ordinances for completion in 2024.	P	2023-2031 Housing Element (Policy H-5.10 and Program H31)	See here (39MB file, pg 2-5 and 2-18)	1			1
3H	1. Citywide reduced parking requirements for affordable housing to lower incomes; standard housing for senior citizens and persons with disabilities; and assisted living facilities 2. Off-street parking requirements reduced by 50% for deed-restricted affordable housing and senior housing in Lawrence Station Area Plan	E	1. Sunnyvale Municipal Code (19.46.080) *See Appendix 5 for supporting narrative 2. Sunnyvale Municipal Code (19.35.080)	1. See here 2. See here	1	1 Lawrence Station Area Plan	2	3
3I	Housing Element Program H17: El Camino Real Specific Plan Active Ground Floor Requirement – City will develop a program to	P	2023-2031 Housing Element * See Appendix 5 for supporting narrative	See here (39MB file, pg 2-13)	1	7 El Camino Real Specific Plan	1	2

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	address commercial requirement for 100% affordable projects in the El Camino Real Specific Plan to facilitate low-income housing in higher opportunity areas.							
4B	City has a Housing Mitigation Fund and Below Market Rate In-Lieu Fund that are used to support the development of affordable housing.	E	2023-2031 Housing Element (Chapter 5.3 Financial Resources)	See here (39MB file, pg 5-74)	2			2
4E	City has policy to encourage development of City-owned sites that are suitable for housing development to be developed as affordable housing.	E	Council Policy Manual 2.3.3(8) * See Appendix 5 for supporting narrative	See here	2			2
4H	City directs all residual redevelopment funds to the Low-Moderate Income Housing Asset Fund to assist in the development and preservation of affordable housing	E	Resolution 109-14-OB * See Appendix 5 for supporting narrative	See here	1			1
4I	Housing Element Program H7: City will continue to collect housing mitigation fees and release Notices	E	2023-2031 Housing Element	See here (39MB file, pg 2-10)	1			1

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	of Funding Availability every other year.		2022 and 2024 NOFA Guidelines	Attached in Appendix 5				
4L	<p>1. Housing Element Program H32: The City will continue to provide annual funding for the Tenant-Based Rental Assistance program which serves Extremely Low-Income households, including homeless persons.</p> <p>2. The City prioritizes biennial NOFA funding for developments that serve Extremely Low-Income households.</p>	E	<p>1. 2023-2031 Housing Element (Policy H-2.11, Program H32)</p> <p>2. 2022 and 2024 NOFA Guidelines</p>	<p>1. See here (39MB file, pg 2-3, pg 2-19)</p> <p>2. Attached in Appendix 5</p>	1			1
4M	Housing Element Program H8: New Funding Mechanisms for Affordable Housing – City will evaluate new funding mechanisms and select the most viable options for implementation during the 2023-2031 planning period.	P	2023-2031 Housing Element	See here (39MB file, pg 2-10)	1			1
Total					39		18	57