

Sunnyvale, California

2025-2029 CONSOLIDATED PLAN

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Today's Agenda

- Introductions
- Brief background on Consolidated Plan
- Findings from community engagement and housing market analysis
- Five-year goals and priorities
- One-year Action Plan

Consolidated Plan

Brief Overview

WHAT IS A “CONSOLIDATED PLAN?”

A Consolidated Plan is a planning document required by the U.S. Department of Housing and Urban Development (HUD)

It uses a combination of data and community outreach to identify the top housing, community development, and economic development needs in a city or county—as well as gaps in supportive services

The funding associated with the Consolidated Plan benefits low and moderate income populations

The document is produced every 5 years as a condition of receiving housing and community development funding

HUD BLOCK GRANT FUNDING

Received directly:

Community Development Block Grant (CDBG)—housing rehabilitation, street and sidewalk improvements, community facilities, public infrastructure, rental assistance, downpayment assistance, supportive services (15% of total grant). **Sunnyvale is expected to receive \$1.043 million based on 2024 funding.**

HOME Investment Partnerships Program (HOME)—build affordable housing, acquire and redevelopment housing. **Sunnyvale is expected to receive \$377,000 based on 2024 funding.**

Received regionally:

Emergency Solutions Grant (ESG)—services and housing for people experiencing or at risk of homelessness

Housing Opportunities for Persons with AIDS (HOPWA)—services and housing for people with HIV/AIDS

WHO COMPLETES A CONSOLIDATED PLAN?

Participating Jurisdictions—separate Consolidated Plans

Cupertino, Gilroy, Milpitas, Mountain View, Palo Alto, San Jose, Santa Clara (City), Sunnyvale, Santa Clara Urban County

Urban County—included in County's Consolidated Plan

Campbell, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Saratoga, unincorporated area

Community Engagement Summary Findings

Community Engagement Process

- **Pop-up events with prioritization activities including Sunnyvale Farmers Market**
- **Community survey—1,009 responses north county, 54 responses Sunnyvale**
- **Two virtual public workshops—55 residents in attendance**
- **Three stakeholder consultation workshops—72 stakeholders in attendance**

Top Resident Needs

Identified through resident and stakeholder workshops and confirmed in survey

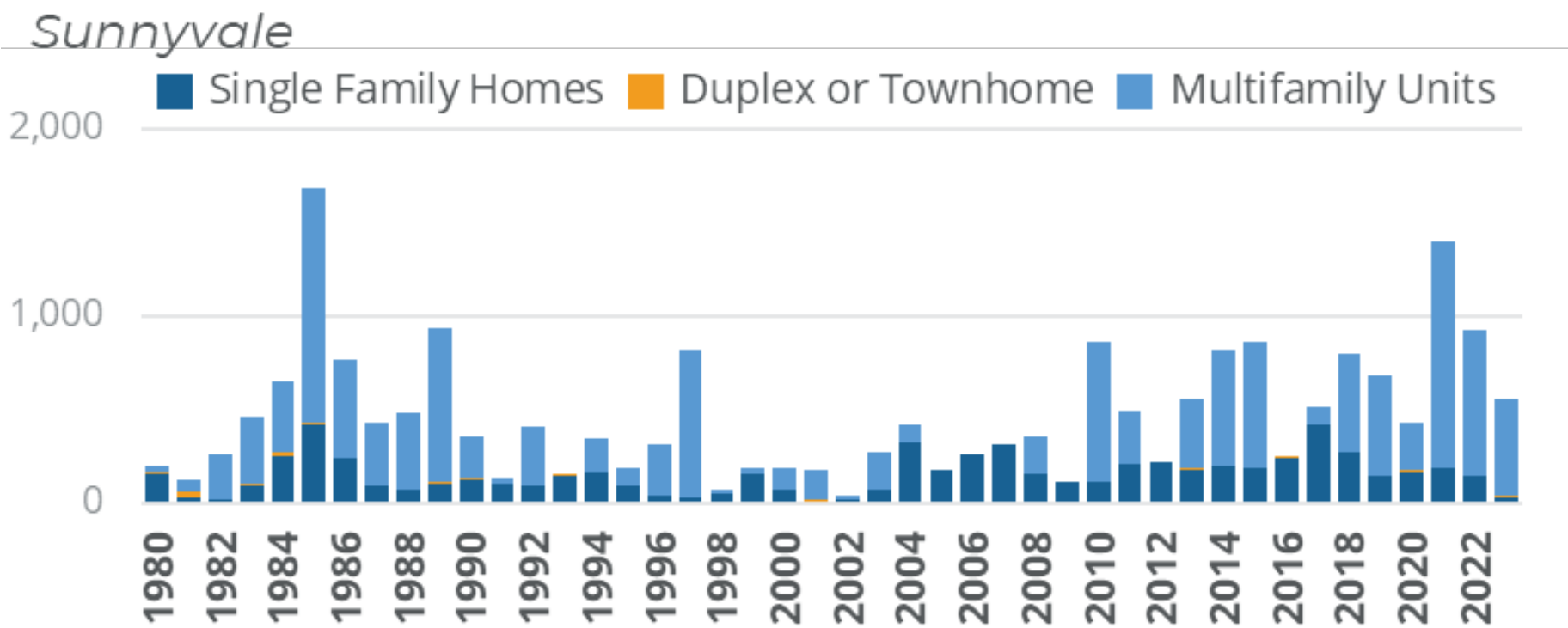
- Domestic violence survivors, for whom there are only 63 emergency shelter beds in the county, need low-barrier, safety- and trauma-informed crisis housing.
- Lack of sober living environments and substance-friendly housing options in transitional housing.
- LGBT residents who have experienced mistreatment in specific shelters need tailored shelters.
- Housing is even harder to find for groups with special needs including residents with disabilities. Seniors increasingly resort to living in RVs, which are often in poor condition.
- Top housing needs for all residents are: Affordable rental housing, Rental assistance, Homeownership opportunities.
- Residents and stakeholders also reported that navigating housing processes is difficult due to bureaucratic and private market barriers

Housing Needs & Gaps

Summary Findings

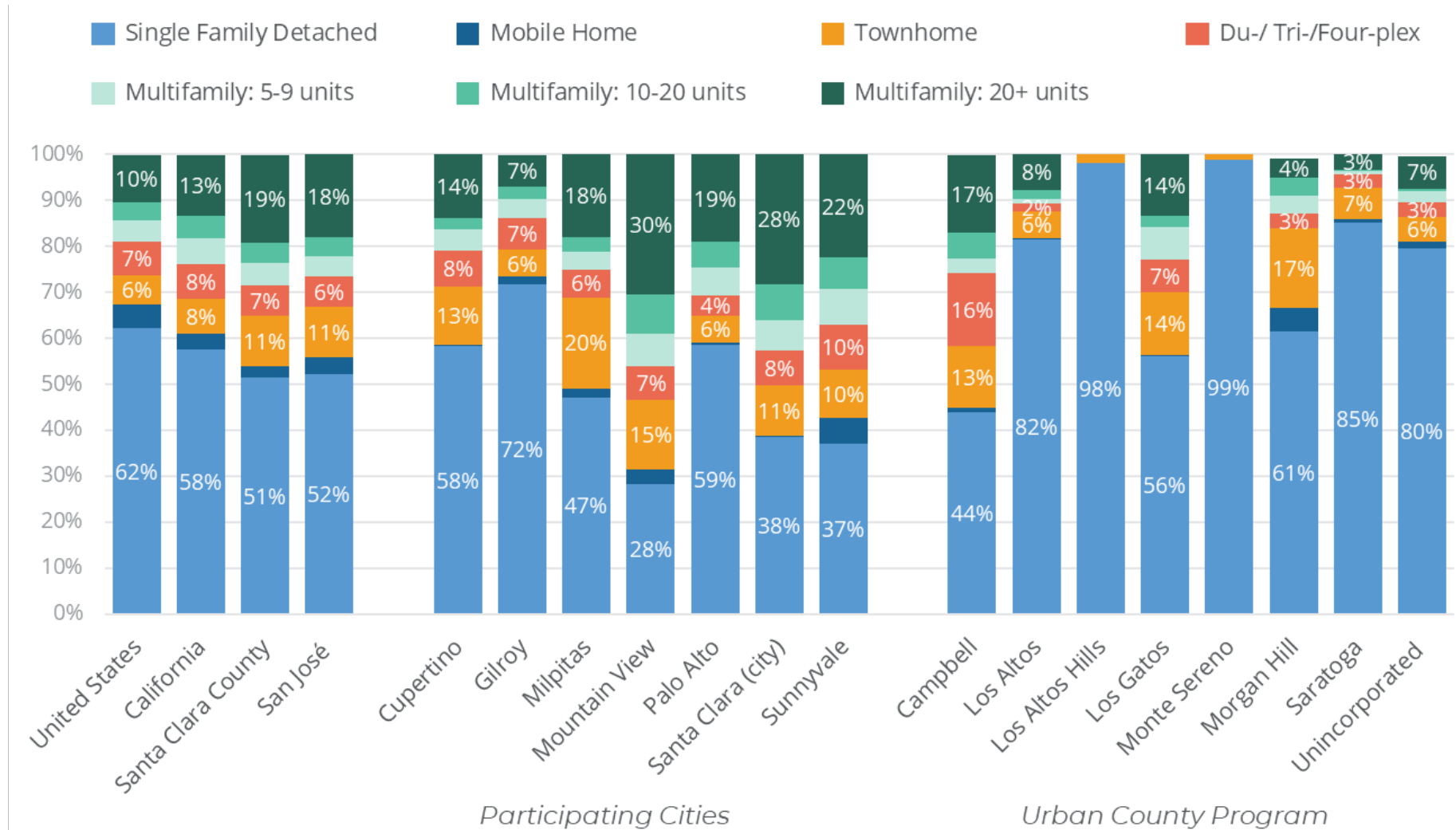
Units Permitted by Structure, 1980-2023

Although Sunnyvale permits few duplexes or townhomes, it works to lower housing costs through multifamily unit permitting



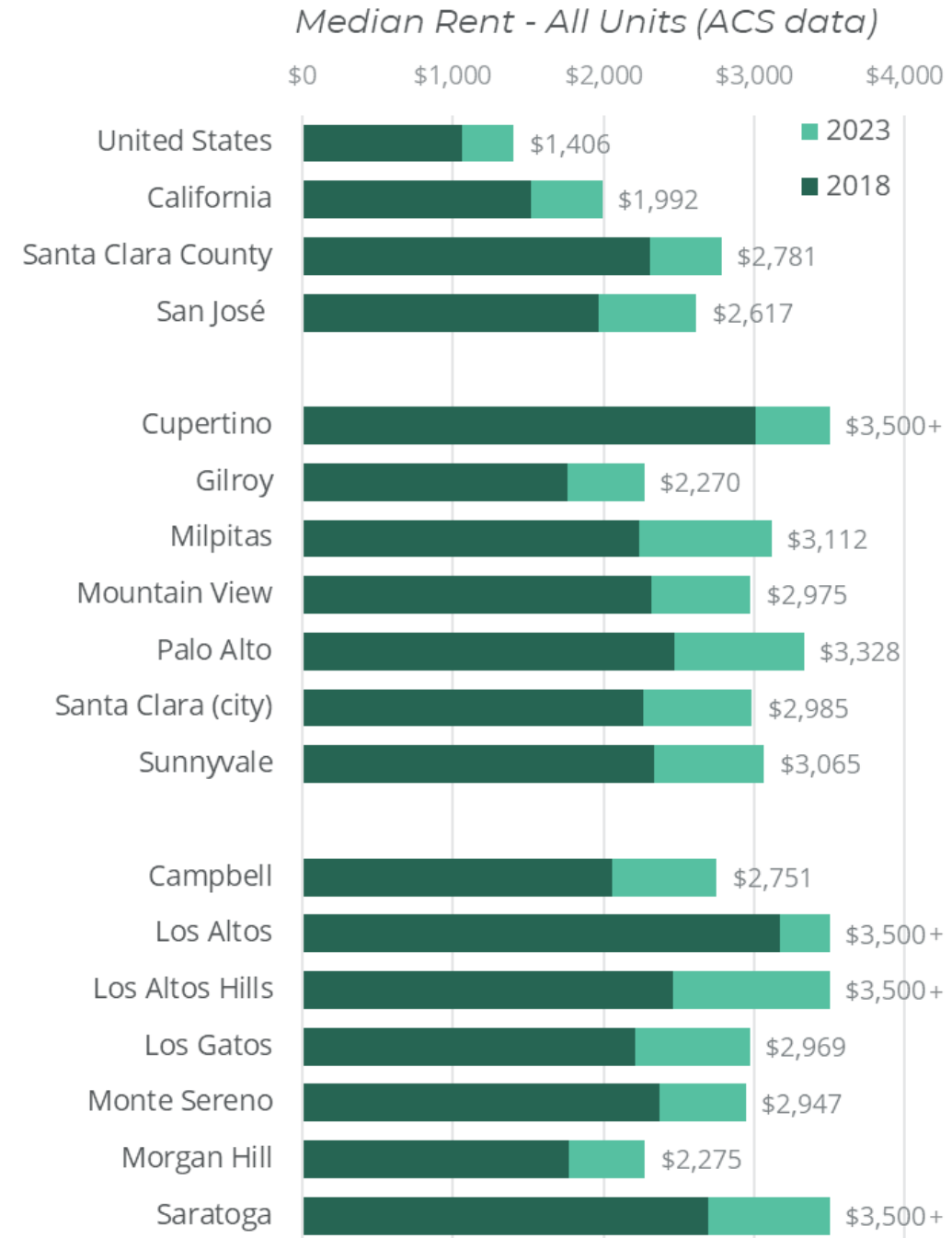
Units by Structure Type, 2023

Sunnyvale has some of the most diverse housing stock in the region, comparable to Santa Clara city



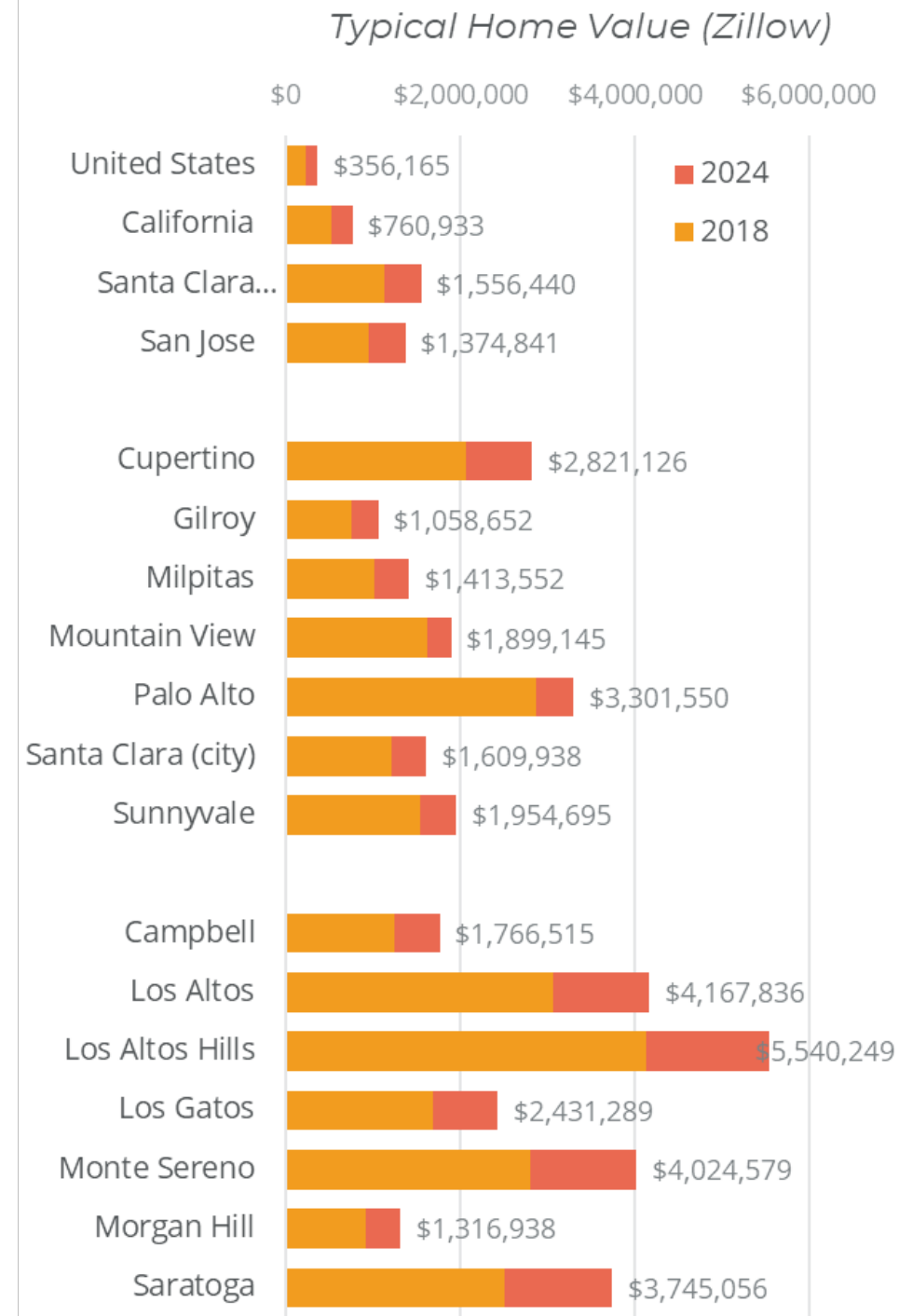
Median Rent, 2018 and 2023

Sunnyvale's median rent is moderate for Santa Clara County jurisdictions. Rents have increased significantly from 2018, and the median rent is now around \$730 more per month than in 2018.



Median Home Price, 2018 and 2024

Sunnyvale's typical home price of homes for sale is around \$2 million. More than half of the City's renters earn \$150,000 and more but still fall short of being able to buy in the city.



Rental Gaps: Sunnyvale, 2023

Rental Gaps

Income Range	Maximum Affordable Gross Rent	# of Renter Households	# of Rental Units Affordable	Rental Gap	Cumulative Gap
Less than \$5,000	\$125	399	37	-362	-362
\$5,000 to \$9,999	\$250	238	0	-238	-600
\$10,000 to \$14,999	\$375	614	166	-448	-1,048
\$15,000 to \$19,999	\$500	130	97	-33	-1,081
\$20,000 to \$24,999	\$625	953	48	-905	-1,986
\$25,000 to \$34,999	\$875	1,027	185	-842	-2,827
\$35,000 to \$49,999	\$1,250	1,150	488	-662	-3,489
\$50,000 to \$74,999	\$1,875	2,998	1,896	-1,102	-4,591
\$75,000 to \$99,999	\$2,500	3,098	5,501	2,403	-2,188
\$100,000 or more		4,477	25,817	2,131	-57

Rental gaps exist for households earning up to \$75,000/year.

Households with incomes of less than \$75,000 rent higher priced units, becoming cost burdened and putting pressure on the supply of units at higher price points.

There are approximately 7,500 renters with incomes under \$75,000 and 3,000 affordable rental units to serve them.

Five-year Goals and Priorities

Priority needs:

Affordable Housing

Addressing Homelessness

Community Development projects as needed

Expanding Economic Opportunities for Lower Income People

Public Services

Outcomes:

- Homeowner housing rehabilitated
- Rapid rehousing and homelessness prevention
- Public facilities and infrastructure
- Jobs created and retained
- Residents are provided services



Sunnyvale

HUD 2025-26 Action Plan Overview

Amanda Sztoltz
City Council, May 06, 2025



2025/26 HUD Action Plan

The City is required to submit an annual Action Plan to HUD which provides a summary of the activities and resources that will be used in the next fiscal year to address the needs and goals identified in the Consolidate Plan.

Total Estimated CDBG and HOME Funds for FY 2025/26

Available Funding	CDBG	HOME
FY 2025 Entitlement Grant (Estimated)	*\$1,043,481	\$377,129
FY 2024 Program Income	*\$240,000	*\$100,000
FY 2019 CDBG-CV Unencumbered Funds	\$150,000	N/A
2025/26 Total Funds Available	*\$1,433,481	*\$477,129
Unallocated Fund Balance from FY 2024/25	*\$102,000	*\$514,300
Total Federal Funds for FY 2025/26	*\$1,535,481	*\$991,429

*(Amounts preceded by * are estimates only)*

Sunnyvale FY 2025/26 Funding Recommendations

		Funding Recommendation	
		Staff (<i>original</i>)	HHSC
CDBG		\$ 1,385,000	\$ 1,385,000
City of Sunnyvale	Admin	\$ 182,185	\$ 182,185
City of Sunnyvale	Minor Home Repair Program (increase)	\$ 150,000	\$ 266,416
City of Sunnyvale	Major Repair Program (RLF) (increase)	\$ 100,000	\$ 100,000
City of Sunnyvale	RLF-Admin	\$ 140,000	\$ 140,000
Project Sentinel	Fair Housing	\$ 26,415	\$ 26,415
Various	Public Services	\$ 156,450	\$ 156,450
Sunnyvale Community Services	WorkFirst	\$ 469,950	\$ 513,534
Upwards	Boost Program	\$ 160,000	-
CDBG-CV		\$ 150,000	\$ 150,000
Sunnyvale Community Services	Food Pantry	\$ 150,000	\$ 150,000
HOME		\$ 1,089,500	\$ 1,089,500
City of Sunnyvale	Admin	\$ 37,000	\$ 37,000
Sunnyvale Community Services	Tenant Based Rental Assistance	\$ 1,000,000	\$1,000,000
N/A	CHDO Set Aside	\$ 52,500	\$ 52,500
GENERAL FUND		\$ 194,000	\$ 194,000
City of Sunnyvale	General Fund Public Services	\$ 194,000	\$ 194,000

Total Estimated CDBG and HOME Funds for FY 2025/26

Considerations

1. Adopt the draft 2025-2030 HUD Consolidated Plan and 2025/26 Action Plan
2. Adopt the draft 2025-2030 HUD Consolidated Plan and 2025/26 Action Plan with modifications.

Due to federal funding uncertainty, should CDBG and HOME HUD funds be eliminated or substantially reduced:

3. Evaluate backfilling all HUD funds with other City funds and return to Council with a recommended funding strategy.
4. Do not backfill any HUD funds with City funds.
5. In the event that CDBG and/or HOME funds are eliminated or substantially reduced, backfill all HUD funds with General Fund giving priority to backfill Sunnyvale Community Services (SCS) programs over other applications if only partial general fund backfill is made available.

Recommendation

HHSC

1. Adopt the draft 2025-2030 HUD Consolidated Plan and 2025/26 Action Plan as shown in Attachments 2 and 3.
5. In the event that CDBG and/or HOME funds are eliminated or substantially reduced, backfill all HUD funds identified in the 2025/26 Action Plan with General Fund giving priority to backfill Sunnyvale Community Services (SCS) programs over other applications if only partial general fund backfill is made available.

Recommendation

Staff

1. Adopt the draft 2025-2030 HUD Consolidated Plan and 2025/26 Action Plan as shown in Attachments 2 and 3.
3. In the event that CBDG and/or HOME funds are eliminated or substantially reduced, evaluate backfilling all HUD funds identified in the 2025/26 Action Plan with other City funds and return to Council with a recommended funding strategy.



Questions?