



City of Sunnyvale

Notice and Agenda Housing and Human Services Commission

Wednesday, May 20, 2015

7:00 PM

West Conference Room, City Hall, 456 W.
Olive Ave., Sunnyvale, CA 94086

Special Meeting

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

PUBLIC ANNOUNCEMENTS

Speakers are limited to 3 minutes for announcements of related board/commission events, programs, resignations, recognitions, acknowledgments.

CONSENT CALENDAR

- 1.A [15-0473](#) Draft Minutes of the Housing and Human Services
Commission Meeting of April 22, 2015

PUBLIC COMMENTS

This category is limited to 15 minutes, with a maximum of three minutes per speaker. If you wish to address the commission, please complete a speaker card and give it to the Recording Secretary or you may orally make a request to speak. If your subject is not on the agenda, you will be recognized at this time; but the Brown Act (Open Meeting Law) does not allow action by commission members. If you wish to speak to a subject listed on the agenda, you will be recognized at the time the item is being considered by the commission.

PUBLIC HEARINGS/GENERAL BUSINESS

- 2 [15-0205](#) Introduce an Ordinance and Two Resolutions to Approve Two New Affordable Housing Impact Fees: Housing Impact Fee for Nonresidential Development and Housing Impact Fee for Rental Housing

Recommendation: Alternative 1: Approve the Draft Ordinance and Fee Resolutions establishing the Housing Impact Fees for Nonresidential Development and Housing Impact Fee for Rental Housing, as provided in Attachments 1, 2, and 3.

- 3 [15-0482](#) Review of Fiscal Year 2015/16 Recommended Budget

- 4 [15-0524](#) Nominate a Housing and Human Services Commissioner to the El Camino Real Specific Plan Advisory Committee

NON-AGENDA ITEMS & COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Notice to the Public:

Any agenda related writings or documents distributed to members of this meeting body regarding any item on this agenda will be made available for public inspection in the originating department or can be accessed through the Office of the City Clerk located at 603 All America Way, Sunnyvale, CA. during normal business hours and at the meeting location on the evening of the board or commission meeting, pursuant to Government Code §54957.5.

Agenda information is available by contacting Edith Alanis at (408) 730-7254. Agendas and associated reports are also available on the City's web site at <http://sunnyvale.ca.gov> or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact Edith Alanis at (408) 730-7254. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CFR 35.106 ADA Title II)



City of Sunnyvale

Agenda Item

15-0473

Agenda Date: 5/20/2015

Draft Minutes of the Housing and Human Services Commission Meeting of April 22, 2015



City of Sunnyvale

Meeting Minutes - Draft

Housing and Human Services Commission

Wednesday, April 22, 2015

7:00 PM

West Conference Room, City Hall, 456 W.
Olive Ave., Sunnyvale, CA 94086

CALL TO ORDER

Chair Gilbert called the meeting to order at 7:05 p.m.

SALUTE TO THE FLAG

Chair Gilbert led the salute to the flag.

ROLL CALL

Present: 5 - Chair Diana Gilbert
Commissioner Dennis Chiu
Commissioner Patti Evans
Commissioner Chrichelle McCloud
Commissioner Barbara Schmidt
Absent: 2 - Vice Chair Younil Jeong
Commissioner Navpreet (Ruby) Sidhu

Council Liaison Jim Davis (absent)
Vice Chair Younil Jeong (excused absence)
Commissioner Chrichelle McCloud arrived at 7:10 p.m.
Commissioner Navpreet Sidhu (unexcused absence)

PUBLIC ANNOUNCEMENTS

None.

CONSENT CALENDAR

1.A [15-0437](#) Draft Minutes of the Housing and Human Services
Commission Meeting of March 25, 2015

Chair Gilbert asked if anyone wanted to pull the item in the consent calendar for discussion. No one did.

Chair Gilbert asked for a motion.

Commissioner Chiu moved and Commissioner Evans seconded the motion to approve the consent calendar which is comprised of the Draft Minutes of the Housing and Human Services Commission meeting of March 25, 2015. The motion carried by the following vote:

Yes: 4 - Chair Gilbert
Commissioner Chiu
Commissioner Evans
Commissioner Schmidt

No: 0

Absent: 3 - Vice Chair Jeong
Commissioner McCloud
Commissioner Sidhu

PUBLIC COMMENTS

None.

PUBLIC HEARINGS/GENERAL BUSINESS

2 [15-0155](#) Review and Recommend Approval of Draft 2015-20 HUD Consolidated Plan

Housing Officer Suzanne Isé gave a brief report. She explained that the purpose of the Consolidated Plan (ConPlan) is to help plan how the City will spend the funds the City expects to receive from the Department of Housing and Urban Development (HUD) over the next five years.

After some discussion, several questions of staff, and some formatting suggestions from several commissioners, Chair Gilbert opened the public hearing at 7:16 p.m.

Molly Current, Fair Housing Director at Project Sentinel, and also representing the Law Foundation, thanked staff and the Commissioners for supporting the services that the two agencies provide, and for their funding recommendation.

Michelle Schroeder, Attorney at Senior Adults Legal Assistance (SALA), thanked staff and the Commissioners for including goals and priorities in the ConPlan to address the supportive service needs of older adults to help them age in place.

Chair Gilbert closed the public hearing at 7:21 p.m.

Chair Gilbert asked for a motion.

Commissioner Evans moved and Commissioner Schmidt seconded the motion to approve Alternative 1: Recommend that Council adopt the Draft 2015-2020 Consolidated Plan as provided in Attachment 1. The motion carried by the following vote:

Yes: 5 - Chair Gilbert
Commissioner Chiu
Commissioner Evans
Commissioner McCloud
Commissioner Schmidt

No: 0

Absent: 2 - Vice Chair Jeong
Commissioner Sidhu

- 3 [15-0157](#) Consider Draft Housing and Urban Development (HUD) Action Plan and Proposed Human Services Grants for FY 2015-16

Housing Officer Suzanne Isé gave a brief report on the Action Plan, and answered questions from the commissioners.

She noted that the Action Plan, which will become an addendum to the ConPlan, includes more detail about how the City plans to use the grant funds next fiscal year. This Action Plan includes the human services and capital projects that the Commission recommended for CDBG and HOME funding, and other ongoing City programs, such as the housing rehabilitation and rental assistance programs.

Commissioners asked questions about the WorkFirst Sunnyvale and Tenante-Based Rental Assistance (TBRA) programs, and why the staff and commission recommendations regarding the General Fund human services grants were presented as two separate alternatives in the staff report.

Ms. Isé explained that staff is not able to make a recommendation that would conflict with Council Policy, such as recommending grants of less than \$10,000. She also noted that the report to Council will also include the Commission's recommendation for Council to consider.

Chair Gilbert opened the public hearing at 7:30 p.m.

Michelle Schroeder, Attorney at SALA, spoke about SALA's partnership with Sunnyvale Community Services (SCS) to provide free legal services for seniors twice a month at the SCS facility. She thanked staff and the Commissioners for the

funding recommendation to maintain this service.

Chair Gilbert closed the public hearing at 7:33 p.m.

Chair Gilbert asked for a motion.

Commissioner Schmidt moved and Commissioner Evans seconded to recommend Alternatives 1 and 3:

1. Recommend that Council approve the 2015-16 Action Plan as presented in Attachment 1; and
3. Recommend that Council approve the General Fund human services grants as listed in Attachment 3, subject to Council budget appropriations in June.

After some discussion, Commissioner Schmidt rescinded her motion because she misunderstood the details of Alternative 3, and meant to move to recommend Alternatives 1 and 4.

Chair Gilbert asked for another motion.

Commissioner Chiu moved and Commissioner McCloud seconded the motion to recommend Alternatives 1 and 4:

1. Recommend that Council approve the 2015-16 Action Plan as presented in Attachment 1; and
4. Recommend that Council approve the General Fund human services grants as listed in Attachment 4, subject to Council budget appropriations in June. The motion carried by the following vote:

Yes: 5 - Chair Gilbert
Commissioner Chiu
Commissioner Evans
Commissioner McCloud
Commissioner Schmidt

No: 0

Absent: 2 - Vice Chair Jeong
Commissioner Sidhu

Commissioner Chiu added that the reason for not going with staff's recommendation was because it did not include the compromise that they had

reached at the March meeting to award grants of \$5,000 each to Live Oak Adult Day Services and Maitri.

Commissioner Evans and Chair Gilbert noted that they were voting for the current motion now to keep the process moving forward, but they stood by the statements they made at the March meeting, when they voted against the Commission's funding recommendations (now listed as Alternative 4) because they were not consistent with the Council Policy regarding the minimum grant amounts.

Commissioner McCloud added that although she understood the minimum established, she thought it was worthwhile to try and help smaller or less well-established agencies to help them grow.

Commissioner Schmidt added that she was in favor of Alternative 4 because, for the most part, it fell in line with "Scenario B" that staff had presented at the March meeting.

4 [15-0429](#) Recommendation Regarding Proposal for Homelessness Prevention and Rapid Re-Housing (HPRR) Program Funding for FY 2015-16

Housing Officer Suzanne Isé gave a brief report regarding the funding for this new program and the request for proposals staff had issued for Homelessness Prevention and Rapid Re-Housing (HPRR) proposals for FY 2015-16.

She noted that staff only received one proposal, submitted by Sunnyvale Community Services (SCS), despite having disseminated the RFP broadly among regional service providers.

Commissioners noted they were very pleased about this new funding and the opportunity to fund a program like this.

After a brief discussion, Chair Gilbert opened the public hearing at 7:53 p.m.

Jay Pecot, 32-year Sunnyvale resident and SCS staff, spoke on behalf of the proposal and explained that this funding will enable SCS to provide up to 6 months of financial assistance to families who are homeless or at risk of becoming homeless. He is very excited at the prospect of not having to turn people away and instead help them find some stability and get settled. Some of the funds will be used to staff a housing specialist to help these families find a home and stay in it.

Chair Gilbert closed the public hearing at 7:57 p.m.

Commissioner Evans moved and Commissioner Chiu seconded the motion to recommend approval to award \$250,000 in HPRR funding to SCS. The motion carried by the following vote:

Yes: 5 - Chair Gilbert
Commissioner Chiu
Commissioner Evans
Commissioner McCloud
Commissioner Schmidt

No: 0

Absent: 2 - Vice Chair Jeong
Commissioner Sidhu

NON-AGENDA ITEMS & COMMENTS

-Commissioner Comments

Commissioner Evans thanked staff for their efforts to produce the lengthy ConPlan and Action Plan.

Chair Gilbert thanked the City Clerk's staff for providing her with the script to Chair the meetings and offered to forward it to the Vice Chair, and anyone else who is interested in getting it, since she may not be at the next month's meeting.

-Staff Comments

None.

ADJOURNMENT

Chair Gilbert adjourned the meeting at 8:02 p.m.



City of Sunnyvale

Agenda Item

15-0205

Agenda Date: 5/20/2015

REPORT TO HOUSING AND HUMAN SERVICES COMMISSION AND PLANNING COMMISSION

SUBJECT

Introduce an Ordinance and Two Resolutions to Approve Two New Affordable Housing Impact Fees: Housing Impact Fee for Nonresidential Development and Housing Impact Fee for Rental Housing

REPORT IN BRIEF

Recent Council direction to expand the Housing Mitigation Fee and to establish a new fee for rental housing developments requires amendments to the Sunnyvale Municipal Code (SMC). A draft ordinance (**Attachment 1**) and two resolutions (**Attachments 2 and 3**) have been prepared to make these changes.

The Housing Impact Fee for Nonresidential Development, set at \$15 per net new square foot for all office/R&D and industrial projects (\$7.50 for the first 25,000 square feet) and \$7.50 per square foot for all retail and lodging projects, will apply to all new commercial, industrial, R&D, retail and lodging projects in any zone, unless otherwise exempted, as outlined in Exhibit C to **Attachment 2**.

The Housing Impact Fee for Rental Housing, set at \$17 per net new habitable square foot, applies to all new rental developments and includes provisions to allow developers several alternatives to paying the fee. Any alternative compliance option, other than providing standard affordable units within the project (the “on-site” option) will require approval by Council.

Revenues generated by these fees will be used to subsidize and assist in the production, preservation and renovation of units affordable to lower-income households.

Staff recommends that Council approve Alternative 1: Approve the Draft Ordinance and Fee Resolutions establishing the Housing Impact Fees for Nonresidential Development and Housing Impact Fee for Rental Housing, as provided in **Attachments 1, 2, and 3**.

BACKGROUND

At the December 9, 2014, City Council meeting, Council heard a presentation and took public testimony concerning a proposed commercial linkage fee, which would expand the existing Housing Mitigation Fee (HMF), for affordable housing and reviewed the associated impact fee nexus study (RTC 14-0673). Following that hearing, Council directed staff to prepare an ordinance to expand the HMF to include all office/industrial, retail, and lodging development projects in any zone; and to set the initial fee at \$15 per net new square foot for all office/R&D and industrial projects (\$7.50 for the first 25,000 square feet) and \$7.50 per square foot for all retail and lodging projects, both adjusted annually for inflation as part of the annual fee schedule adoption. The draft ordinance prepared to implement this Council direction, provided in **Attachment 1** to this report, refers to this expanded fee as the “Housing Impact Fee for Nonresidential Development.”

At the March 17, 2015, City Council meeting, Council heard a presentation and took public testimony concerning a proposed Housing Impact Fee for Rental Housing (*Rental Housing Impact Fee* is used

in this report) for New Market-Rate Rental Housing Developments and reviewed the associated impact fee nexus study (RTC 14-0846). Following that hearing, Council directed staff to prepare an ordinance and set the initial fee at \$17 per habitable square foot for all new market-rate rental housing developments, adjusted annually as part of the City Fee Schedule. The Council further directed the following: 1) allow developers to provide affordable units within a project instead of paying the impact fee, as well as other possible options such as providing off-site affordable units or dedicating land; 2) require any alternative options, except for the provision of standard on-site affordable units as allowed by the ordinance to be approved by Council; 3) require all affordable units provided to satisfy the fee requirement to be restricted for an affordability term of at least 55 years; and 4) that the developer should strive to locate affordable units close to transit.

At both of the above hearings, Council directed staff to return within two years to re-evaluate and possibly adjust the rates of the new fees.

EXISTING POLICY

General Plan, Housing Element

Goal A: Assist in the provision of adequate housing to meet the diverse needs of Sunnyvale's households of all income levels.

Policy A.4: Continue to require office and industrial development to mitigate the demand for affordable housing.

Policy A.7: Support collaborative partnerships with non-profit organizations, affordable housing builders, and for-profit developers to gain greater access to various sources of affordable housing funds.

ENVIRONMENTAL REVIEW

This action is not a project for purposes of CEQA because it is an administrative or organizational activity that will not result in a direct or indirect physical change in the environment (Guideline 15378 (b)(4)).

DISCUSSION

Economics and Planning Systems, Inc., (EPS) prepared the Housing Mitigation Nexus and Fee Study in September 2014 and updated the Nexus-Based Affordable Housing Fee Analysis for Rental Housing in December 2014. Both reports identify a maximum defensible nexus-based fee that could be charged to office/industrial, retail, and lodging development projects in any zone, and to new multifamily rental residential developments in Sunnyvale. These fees mitigate the demand for affordable rental housing generated by new jobs and new market-rate rental development in Sunnyvale.

Before Council can adopt the new fees, the SMC must be amended to establish regulations for their implementation. To do this, staff is proposing to amend Section 19.22.035 of the Zoning Code (Title 19), which is the section that established the current HMF for high-intensity industrial developments, and create a new Chapter 19.75 entitled "Housing Impact Fees". The new Chapter 19.75 will contain two new sections: Section 19.75.030, Housing Impact Fees for Nonresidential Development (formerly known as the HMF); and Section 19.75.040, Housing Impact Fees for Rental Housing. A draft ordinance (**Attachment 1**) has been prepared to make these changes to the SMC.

Attachments 2 and 3 are resolutions to amend the City fee schedule to establish the fee rates for FY 2015-16 (one resolution for each new fee).

Housing Impact Fee for Nonresidential Development

The Housing Impact Fee for Nonresidential Development, also referred to as the commercial linkage fee, will apply to new office, research and development (R&D), industrial, retail, and lodging development projects, as defined in the draft ordinance and resolution, in any zoning district. The draft resolution sets the fee at \$15 per net new square foot for all office/R&D and industrial projects (\$7.50 for the first 25,000 square feet) and \$7.50 per net new square foot for all retail and lodging projects, both adjusted annually for inflation as part of the annual fee schedule adoption.

Exempt Uses

The Housing Impact Fee for Nonresidential Development will apply to all new commercial, industrial, R&D, retail and lodging projects in any zone, unless otherwise exempted.

The Housing Mitigation Nexus and Fee Study only covered office, R&D, industrial, retail, and lodging uses. Consistent with many cities, certain nonresidential uses would not be assessed a housing impact fee, such as educational institutions, health care uses and places of assembly. The nexus study did not evaluate a possible fee for these specific uses.

Therefore, the draft ordinance and resolution exempt the above land uses and several other uses that would not generate significant jobs. The list below summarizes the major use types that are exempted in the draft ordinance:

- Child and Adult Day Care, Hospitals, Assisted Living Facilities and Convalescent Hospitals;
- Agriculture and Resource Uses;
- Public Uses;
- Stand-alone Parking Structures and Surface lots; and
- Education, Recreation and Places of Assembly.

A complete Zoning Use Table identifying exempt and non-exempt uses is provided as Exhibit C to the Housing Impact Fee for Nonresidential Developments Resolution (**Attachment 2**).

Alternative Compliance

As an alternative to paying the Housing Impact Fee for Nonresidential Development, a developer may request to mitigate the housing impacts through construction of residential units on an appropriate housing site, the dedication of land or the provision of other resources. The Community Development Director may approve this request if the proposed alternative furthers affordable housing opportunities in the City to an equal or greater extent than payment of the fee.

Grandfathering Provision for Pipeline Projects

Any nonresidential project that would otherwise be subject to the new nonresidential fee but has obtained an approved (entitled) planning permit or has submitted an application that has been deemed complete by the Planning Division before the effective date of the ordinance will not be subject to the new fee. However, some of these “pipeline” projects are still subject to the current HMF (i.e., “high intensity” projects in industrial zones as described in Section 19.22.035) and will continue to be subject to that fee, payable at the rate in effect at the time of building permit issuance. For the next several years, there will be two similar fee rates in the fee schedule, one for the existing HMF and one for the new Housing Impact Fee for Nonresidential Development, until all of the pipeline projects subject to the existing HMF have been completed, at which time the HMF can be removed from the fee schedule.

Payment of the Housing Impact Fee for Nonresidential Developments will be due at the time a building permit is issued for the project subject to the fee.

Housing Impact Fee for Rental Housing

The Council approved a Rental Housing Impact Fee of \$17 per habitable square foot for all new market-rate residential rental developments, adjusted annually as part of the City Fee Schedule. Council's direction was based on the desire to identify a revenue source that would enable the City to continue to provide affordable rental housing opportunities to lower-income households. Payment of the Rental Housing Impact Fee (RHIF) will be due at the time that building permits are issued for a project.

Council's direction also included provisions that allow developers to provide affordable housing units within a new rental project instead of paying the impact fee, and other options, such as providing off-site affordable units or dedicating land. Any alternative compliance option, other than providing standard affordable units within the project (the "on-site" option) will require approval by Council.

If a developer opts to provide affordable units on-site instead of paying the fee, the draft ordinance allows the developer to be credited \$300,000 for every very low-income unit provided on-site and/or \$150,000 for every low-income unit provided on-site, up to the total fee amount owed by the project. These amounts are based on the subsidy amounts required to develop affordable units, which the recent rental impact fee nexus study determined to be \$302,496 for a very low-income unit and \$146,233 for a low-income unit. These subsidy levels will be adjusted periodically as needed to reflect significant changes in the costs to develop affordable units.

An example is provided in Table 1 below to illustrate how this option would work. In this example, the developer opts to provide five very low and five low income units within the project in exchange for a \$2.25 million credit against the project's fee obligation, which is approximately \$2.26 million for a project of 140 new units. In case any fee obligation remains after the affordable unit credits are applied, the developer may opt to provide another affordable unit or just pay the remaining balance, which is \$11,000 in the example below. In addition, developers may opt to pay a larger portion of the fee and provide fewer units in lieu, as a variation on this option.

Table 1: Credit for Affordable Units Provided On-Site In-Lieu of RHIF

Unit Affordability Level	Credit Toward RHIF	Number of Units Provided in Project	Total Credit
Very Low Income	\$300,000	5	\$1,500,000
Low Income	\$150,000	5	\$750,000
Total Credit for Project for On-Site Affordable Units			\$2,250,000
RHIF Owed by Project (140 units @ 950 HSF each x \$17)			\$2,261,000
Balance of RHIF owed by project			\$11,000

All of the affordable units provided instead of the fee payment will be subject to 55-year affordability restrictions, and developers should strive to provide them in a location that is easily accessible to public transit.

Although not originally discussed at the March 17, 2015 Council meeting, the draft resolution sets the

fee for rental developments of 4 to 7 units at \$8.50 per habitable square foot and developments with 8 or more units at \$17.00 per habitable square foot. This responds to concerns expressed about the greater financial impact of the impact fee on smaller projects, similar to the discussion regarding the Housing Impact Fee for Nonresidential Development. Council/Planning Commission could also consider exempting from the impact fee residential projects with less than eight units, similar to the threshold for when ownership housing projects are required to provide inclusionary units.

Alternative Compliance Options for Rental Projects

As an alternative to payment of the RHIF or providing on-site units, as described above, a rental housing developer subject to the fee may request to mitigate the project's impacts through various alternative compliance options. Such requests may be granted by Council, if it determines that the proposed alternative will contribute to the City's affordable housing stock to an equal or greater extent than payment of the fee.

Any off-site units or sites to be dedicated for affordable housing shall be near public transit to the extent required by the City. As a condition of approving any of the alternative compliance options, Council may require that the developer provide a greater number of affordable units and/or a greater degree of affordability (i.e., extremely low units) than would otherwise be required to off-set the project's fee obligation, consistent with guidelines to be developed for this purpose by the Community Development Department.

1. Off-site Affordable Housing Units: The developer may propose to provide affordable housing units in another new residential development in Sunnyvale, provided those units meet the requirements noted above.
2. Unit Conversion/Preservation: The developer may propose to convert existing residential units in another location into affordable housing, or provide financial incentives to extend the affordability term of an affordable housing development with expiring rent restrictions.
3. Land Dedication/Partnership: The developer may propose to dedicate land and/or grant funds to a non-profit developer for the development of affordable housing units. This option shall be substantially consistent with the requirements of the comparable alternative provided in Municipal Code Section 19.67.090(c)(2), and as further described in the draft Ordinance.

Provisions for Pipeline Projects

Pipeline projects include those new rental development projects that have obtained Planning approval (entitlements), and those for which the developer has submitted a planning application and it has been deemed complete by the Planning Division, prior to the effective date of the ordinance. Such pipeline projects will be exempt from paying the RHIF.

As directed, staff will return to Council within two years with information regarding implementation of the new fee programs so that Council may re-evaluate and possibly adjust the fees.

Council is scheduled to consider this item at its June 23 meeting.

FISCAL IMPACT

The new Housing Impact Fees enacted through the proposed ordinance and resolutions have the potential to generate significant fee revenues for funding affordable housing projects. Once a considerable amount of funds have been collected, staff will begin issuing requests for proposals for affordable rental housing projects periodically to use the available funds in a timely manner.

It should be noted that it is likely that a portion of new market-rate rental project developers may opt to provide affordable units on-site rather than paying the fees. Other cities with rental impact fees in place for some time have reported that many developers pursue this option, so the revenues generated could be significantly less than projected if that tendency prevails in Sunnyvale as well. In addition, when the market for new rental development slows, as it has in prior downturns, there may be some years when few rental projects are proposed or built, in which case fee revenues will be minimal.

PUBLIC CONTACT

Public contact was made through posting of the Housing and Human Service Commission and Planning Commission agendas on the City's official-notice bulletin board and on the City's website. The agendas and staff report were also made available in the Office of the City Clerk and the Reference Section of the City of Sunnyvale's Public Library.

ALTERNATIVES

Recommend that Council:

1. Approve the Draft Ordinance and Fee Resolutions establishing the Housing Impact Fees for Nonresidential Development and Housing Impact Fee for Rental Housing, as provided in **Attachments 1, 2, and 3.**
2. Approve the Draft Ordinance and Fee Resolutions establishing the Housing Impact Fees for Nonresidential Development and Housing Impact Fee for Rental Housing, as provided in **Attachments 1, 2, and 3,** with modifications as directed by Council.

RECOMMENDATION

Alternative 1: Approve the Draft Ordinance and Fee Resolutions establishing the Housing Impact Fees for Nonresidential Development and Housing Impact Fee for Rental Housing, as provided in **Attachments 1, 2, and 3.**

Alternative 1 implements the previous direction of the City Council to expand and increase the existing housing impact fee for Nonresidential projects and to establish a new housing impact fee for rental housing projects. The Housing Impact Fees for Nonresidential Development and Housing Impact Fee for Rental Housing will provide the City with important new sources of revenue to address the increasing demand for affordable housing. This action will result in the development of new housing affordable to lower-income households. These new fees will complement other existing City programs for providing affordable housing in the City, such as the inclusionary zoning requirements for new for-sale housing, density bonus incentives, zoning for adequate sites, direct subsidies of affordable units using federal grants and other available resources.

Prepared by: Ernie Defrenchi, Affordable Housing Manager

Reviewed by: Suzanne Isé, Housing Officer

Reviewed by: Trudi Ryan, Planning Officer

Reviewed by: Hanson Hom, Director, Community Development Department

Reviewed by: Robert A. Walker, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Draft Ordinance Amending Section 19.22.035 and Adding Chapter 19.75, both of Title 19: Zoning, of the Sunnyvale Municipal Code
2. Fee Resolution: Housing Impact Fee for Nonresidential Development
3. Fee Resolution: Housing Impact Fee for Rental Housing

ORDINANCE NO. ____-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF SUNNYVALE AMENDING CHAPTER 19.22
(INDUSTRIAL ZONING DISTRICTS) AND ADDING
CHAPTER 19.75 (HOUSING IMPACT FEES) OF TITLE 19
(ZONING) OF THE SUNNYVALE MUNICIPAL CODE TO
ALLOW HOUSING IMPACT FEES FOR
NONRESIDENTIAL DEVELOPMENT AND RENTAL
HOUSING

WHEREAS, pursuant to City Council direction to expand the Housing Mitigation Fee and to establish a new fee for rental housing developments, the City of Sunnyvale ("City") staff has reviewed the provisions in the zoning code related to the Housing Mitigation Fee, and desires to make certain changes to the code for the purpose of expanding the Housing Mitigation Fee to include housing impact fees for nonresidential development and rental housing.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. SECTION 19.22.035 AMENDED. Section 19.22.035 of Chapter 19.22 (Industrial Zoning Districts) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.22.035. Requirements for high-intensity industrial development.

(a) Purpose. The purpose of this section is to mitigate the ~~housing and~~ traffic impacts of high-intensity industrial development, ~~including the demand for affordable housing created by additional jobs.~~

(b) Applicability. This section applies to high-intensity industrial development in the M-S or M-3 zoning district. High-intensity industrial development means any project that creates new floor area exceeding floor area ratio (FAR) thresholds defined in Table 19.32.020 (Building Height, Lot Coverage and Floor Area Ratio) or exceeding seventy percent FAR in industrial intensification areas defined in Section 19.32.070 (Floor area ratio (FAR).)

~~—(c)— Housing Mitigation Fee. High-intensity industrial developments are subject to a housing mitigation fee.~~

~~—(1)— Use of Housing Mitigation Fees. Housing mitigation fees are placed in the city's housing fund and used to support the provision of affordable housing within the city. The provision of housing may include funding the creation or acquisition of new units, providing assistance to potential home buyers, and assisting with the maintenance and rehabilitation of existing units.~~

~~————— (2) — Calculation of Fee. The amount of the fee is set by the city fee resolution and is imposed on a per square foot basis for new gross floor area exceeding specified FAR thresholds. For calculation purposes, the floor area allowed is seventy percent FAR for industrial intensification sites or the FAR limitation in Table 19.32.020 (Building Height, Lot Coverage and Floor Area Ratio) for all other industrial sites. The fee amount is calculated as follows:~~

~~(Gross floor area) minus (Floor area allowed) multiplied by (per square foot fee) equals (total housing mitigation fee).~~

~~————— (3) — Exemptions to Gross Floor Area. The following areas are exempt from the gross floor area used in housing mitigation fee calculations:~~

~~————— (A) — Recreational facilities such as gyms, showers, indoor pools, locker rooms;~~

~~————— (B) — Cafeterias, auditoriums, atria or other special presentation rooms not easily converted to work areas;~~

~~————— (C) — Architectural design features not utilized for occupancy or storage;~~

~~————— (D) — Childcare facilities;~~

~~————— (E) — Hazardous materials storage; and~~

~~————— (F) — Existing structures that were vacated or demolished no more than twelve months prior to the filing date of the development application.~~

~~————— (4) — Timing of Payment. Housing mitigation fees shall be paid prior to issuance of the first grading or building permit for the project. A developer may pay all or a portion of the fee owed at any time prior to issuance of the building permit, at the rate in effect at the time payment is made. For phased projects, the amount due shall be paid on a pro-rata basis across the entire square footage of the approved development, and each portion shall be paid prior to the issuance of any grading or building permit for each phase.~~

~~————— (5) — Alternative to Payment. As an alternative to payment of the housing mitigation fee, a developer may request to mitigate the housing impacts through construction of residential units on an appropriate housing site, the dedication of land or the provision of other resources. The director may approve this request if the proposed alternative furthers affordable housing opportunities in the city to an equal or greater extent than payment of the housing mitigation fee.~~

~~————— (6) — Adjustments to Mitigation Fee. An adjustment, reduction or waiver of the required housing mitigation fee may be granted at the time the development application is approved under the following circumstances:~~

~~————— (A) — Additions to Existing High FAR Buildings. For projects adding square footage to existing structures exceeding FAR thresholds, housing mitigation fees shall be paid only on the additional square footage.~~

~~————— (B) — Absence of Nexus. The approving body may waive housing mitigation fees for projects that have no nexus between development impact and housing need. The applicant bears the burden of proof for this finding. If subsequent use or structure changes occur that trigger the need for housing, the waiver is revoked and housing mitigation payment shall be calculated and due at that time. Notice of this waiver, with the condition regarding subsequent use changes, shall be recorded with the county of Santa Clara.~~

(~~cd~~) Transportation Demand Management Plan.

(1) Standard M-S and M-3 Floor Area Ratios. Projects requiring a use permit for floor area ratio may be required to submit a transportation demand management (TDM) plan, at the determination of the approving body.

(2) Industrial Intensification Areas. Projects greater than seventy percent in the industrial intensification areas described in Section 19.32.070 (Floor area ratio (FAR)) are required to submit a TDM plan for the entire project site. The TDM plan shall demonstrate that vehicle-trip rates for the project do not exceed the projected trip generation of a seventy percent FAR project.

(3) Green Building Incentives. TDM plans may also be required for projects to use green building incentives, as described in Chapter 19.39 (Green Building Regulations).

SECTION 2. CHAPTER 19.75 ADDED. Chapter 19.75 (Housing Impact Fees) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby added to read as follows:

Chapter 19.75

HOUSING IMPACT FEES

19.75.010. Findings and Purpose.

19.75.020. General Applicability.

19.75.030. Housing Impact Fees for Nonresidential Development.

19.75.040. Housing Impact Fees for Rental Housing.

19.75.050. Waiver.

19.75.060. Enforcement.

19.75.070. Severability.

19.75.010. Findings and Purpose.

(a) Findings. The city council finds that:

(1) Regional housing prices and rents have increased at a significantly higher rate than general wages;

(2) The lack of affordable housing in Sunnyvale forces many residents to pay a very high percentage of their income for housing or to commute considerable distances, adding to air pollution and traffic congestion in Sunnyvale and adjacent communities;

(3) New housing developments do not provide enough housing affordable to low and moderate income households, and continued new development which does not include housing for low and moderate income households will serve to further aggravate the current shortage of affordable housing by reducing the scarce supply of undeveloped land;

(4) Based on a nexus analysis to evaluate the impact of new commercial, industrial, research & development, retail, hotel/motel and market-rate rental housing developments, these new developments generate an increased

demand for affordable housing which must be mitigated through the imposition of housing impact fees; and

(5) Such housing impact fees are a necessary part of the City's efforts to meet the regional housing needs of the Bay Area as required by state law.

(b) Purpose. This chapter requires the payment of housing impact fees for certain types of development in order to address the shortage of affordable housing in the City of Sunnyvale and as partial compliance with California Government Code Section 65583(c), which expresses the state housing policy that requires cities to assist in the development of adequate housing to meet the needs of low and moderate income households. Housing impact fees are placed in the city's Housing Mitigation Fund and used to support the provision of affordable housing within the city. The provision of affordable housing may include funding the creation or acquisition of new units, providing assistance to potential home buyers and assisting with the maintenance and rehabilitation of existing units.

19.75.020. General Applicability.

(a) New Construction. Projects that include new nonresidential construction or new market-rate rental housing construction shall be subject to the housing impact fees required in this chapter. Payment of the housing impact fees shall be added as a condition of approval for all development projects subject to this chapter.

(b) Pipeline Projects. The following development projects shall be exempt from payment of the housing impact fees required in this chapter:

(1) Projects for which a development application pursuant to this title has been filed and deemed complete by **[insert effective date of ordinance here]**.

(2) Projects that have received final approval pursuant to this title by **[insert effective date of ordinance here]** and which are subsequently the subject of a pending application for modifications to the approved plans or permit, except that any increase in floor area from the amount already approved shall be subject to the housing impact fees required by this chapter.

(3) Pipeline projects not subject to the new housing impact fees are still required to pay any applicable housing mitigation fees that were in existence at the time of application submission.

(c) Adoption of Housing Impact Fees. Housing impact fee amounts for each applicable use are established by the fee resolution adopted by the City Council, which may be amended from time to time by Council. The fee amounts shall be adjusted annually based on the Consumer Price Index for all urban consumers for the San Francisco-Oakland-San Jose area unless otherwise modified by Council. Such fees shall not exceed the cost of mitigating the impact of developments on the need for housing for low and moderate income households in the City.

(d) Timing of Payment. Housing impact fees shall be paid prior to issuance of the first building permit for the project. A developer may pay all or a portion of the fee owed at any time prior to issuance of the building permit, at the

rate in effect at the time payment is made. For phased projects, the amount due shall be paid on a pro rata basis across the entire square footage of the approved development, and each portion shall be paid prior to the issuance of any building permit for each phase.

19.75.030. Housing Impact Fees for Nonresidential Development.

(a) Applicability. Housing impact fees shall be imposed on all new construction of commercial, industrial, research & development, office, retail and hotel/motel development projects, regardless of zoning designation of the project site, unless otherwise exempted under this chapter. A detailed matrix of land uses that trigger the payment of the housing impact fee is incorporated as part of the fee resolution adopted by Council.

(b) Calculation of Fee. The amount of the fee in the fee resolution is imposed on a per square foot basis for net new gross floor area. A reduced fee shall apply to the first 25,000 square feet for commercial, industrial and research & development projects, as detailed in the fee resolution. The formula below shall be used in calculating the amount of the housing impact fee:

(Gross square feet nonresidential floor area) minus
(existing square feet floor area) multiplied by
(per square foot fee) equals (total housing impact fee).

(c) Exemptions to Net New Gross Floor Area. The following areas are exempt from the net new gross floor area used in housing impact fee calculations for nonresidential developments:

(1) Any incidental and accessory storage, structures or appurtenances, such as sheds, trash enclosures, ground-mounted equipment enclosures, garden features, trellises or shade structures;

(2) Architectural design features not utilized for occupancy or storage;

(3) For industrial, research & development or office uses:
(A) Child care facilities for the care of children of onsite employees;

(B) Freestanding amenities buildings for onsite employees with uses such as cafeterias, recreational and athletic facilities, gyms, showers and locker rooms; and

(C) Buildings designed exclusively for the storage of hazardous materials;

(4) Existing structures that were vacated or demolished no more than twelve months prior to the filing date of the development application.

(d) Alternative to Payment. As an alternative to payment of the housing impact fee, a developer may request to mitigate the housing impacts through construction of residential units on an appropriate housing site, the dedication of land or the provision of other resources. The director may approve this request if the proposed alternative furthers affordable housing opportunities in the city equal to the payment of the housing mitigation fee.

19.75.040. Housing Impact Fees for Rental Housing.

(a) Applicability. A housing impact fee shall be imposed for new market-rate rental housing developments in the City of four (4) units or more, unless the applicant elects to provide one of the alternatives listed in subsection (d). For purposes of this chapter, new market-rate housing developments shall include developments that have recorded a condominium map but the developer intends to initially rent the units. In the event the developer has paid the fees and later sells the units within fifty-five (55) years of the fee payment, developer shall receive credit for the housing impact fees paid against the BMR ownership obligations in Chapter 19.67, as further described in the BMR Developer Guidelines.

(b) Calculation of Fee. Developments of eight (8) units or more shall pay the full fee established by Council resolution. Developments consisting of four (4) to seven (7) units shall pay fifty (50) percent of the fee established by Council resolution. The formula below shall be used in calculating the required housing impact fee for new market-rate rental housing developments:

(New habitable square foot area of all market-rate units) minus
(existing habitable square foot area of all units) multiplied by
(per square foot fee) equals (total housing impact fee).

(c) Habitable Square Foot Area. Habitable square foot area means the total interior living area of each dwelling unit within a project, and does not include areas outside of the dwelling units such as common areas, corridors, parking facilities, outside storage lockers and shared laundry facilities.

(d) Alternatives In Lieu of Housing Impact Fee. As an alternative to paying the housing impact fee for rental housing developments, an applicant may request to provide affordable units on-site, dedicate land for affordable housing or provide affordable units off-site, as detailed in this section.

(1) On-site units. An applicant may request to provide a certain number of the rental units in the residential project at rents affordable to very-low income households or low income households, or a combination of both very-low income and low income units. The number of rental units shall be in accordance with the fee-to-units conversion chart as further set forth in the fee resolution. The request to provide on-site units may be granted by the director.

(2) Off-site units or dedication of land. As an additional alternative, the applicant may request to designate affordable units in an off-site location or to dedicate land for the construction of affordable units. The applicant shall strive to find a location for the off-site units or the dedication of land that is accessible to public transit. Any off-site units shall be either new or renovated to near-new conditions. Such requests shall be granted in the sole discretion of the City Council if the City Council determines that the proposed alternative will mitigate the impact of the project on the need for affordable housing.

(3) In calculating the number of required affordable rental units either on-site or off-site, any fraction of a whole unit shall be satisfied by either

developing one additional affordable unit or by paying the remaining fee amount as further described in the fee-to-units conversion chart set forth in the fee resolution.

(4) All affordable units developed either on-site or off-site must remain affordable for a minimum period of fifty-five (55) years.

(5) In lieu of payment of the fees and to ensure compliance with the Costa-Hawkins Rental Housing Act and City requirements, the applicant must enter into an Affordable Housing Developer Agreement with the City to be recorded against the property. The affordable units shall be administered in accordance with Chapter 19.69 and the Affordable Housing Developer Guidelines.

19.75.050. Waiver.

Notwithstanding any other provision of this chapter, the requirement to pay the housing impact fee may be waived, adjusted or reduced by the City Council if an applicant shows, based on substantial evidence, that there is no reasonable relationship between the impact of the proposed development and the requirement to pay the housing impact fee, or that applying the requirements of this chapter would take property in violation of the United States Constitution or California Constitution.

19.75.060. Enforcement.

The provisions of this chapter shall apply to all agents, successors and assigns of an applicant proposing or constructing a development governed by this chapter. The City may institute any appropriate legal actions or proceedings necessary to ensure compliance herewith, including but not limited to, actions to revoke, deny or suspend any permit, including a development approval, building permit or certificate of occupancy. The City shall be entitled to costs and expenses for enforcement of the provisions of this chapter, or any agreement pursuant thereto, as awarded by the court, including reasonable attorneys' fees.

19.75.070. Severability.

If any portion of this chapter is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, that decision will not affect the validity of the remaining portions of this zoning code. The city council declares that this chapter and each portion would have been adopted without regard to whether any portion of this chapter would be later declared invalid, unconstitutional, or unenforceable.

SECTION 3. CEQA - EXEMPTION. The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3), that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a project which has the potential for causing a significant effect on the environment.

SECTION 4. CONSTITUTIONALITY; SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision or

decisions shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 5. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 6. POSTING AND PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____, 2015, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RECUSAL:

ATTEST:

APPROVED:

City Clerk
Date of Attestation: _____

Mayor

(SEAL)

APPROVED AS TO FORM:

City Attorney

RESOLUTION NO. ____-15

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SUNNYVALE ADOPTING HOUSING IMPACT FEES FOR
NONRESIDENTIAL DEVELOPMENTS FOR THE
CREATION OF AFFORDABLE HOUSING**

WHEREAS, to mitigate the impact of high-intensity industrial development on the need for affordable housing within its boundaries, in 1983 the City created housing mitigation fees for certain employment-generating high-intensity industrial development in the M-S and M-3 zoning districts in accordance with Sunnyvale Municipal Code section 19.22.035; and

WHEREAS, in 2009, Council directed staff to study the possible expansion and/or increase of the City's housing mitigation fee as part of the 2009-2014 Housing Element implementation plan in order to meet the diverse needs of Sunnyvale's households of all income levels and to meet the regional housing needs as required by state law; and

WHEREAS, the current shortage of affordable housing has caused many lower- and middle-wage workers to commute longer distances from less expensive areas resulting in increased traffic in the City, and has also caused local residents' housing costs to increase due to high levels of demand for existing housing resulting in a severe housing cost burden for many residents; and

WHEREAS, to further implement the affordable housing goals, objectives, policies and programs of the City's 2009-2014 Housing Element and those of the recently adopted 2015-2023 Housing Element update, and to ensure that the housing impact fees adopted hereunder do not exceed the actual affordable housing impacts attributable to the development projects to which the fees relate, the City has received and considered a report from Economic & Planning Systems, Inc. ("EPS") dated September 8, 2014, entitled "Housing Mitigation Nexus and Fee Study" (the "Nexus Study"); and

WHEREAS, the Nexus Study documented a reasonable relationship between the need for affordable housing and the deleterious impacts of new nonresidential development; and

WHEREAS, the Nexus Study demonstrated that to fully mitigate the impacts of new nonresidential development on the need for affordable housing, the maximum nexus-supported housing impact fees would be equivalent to \$295 per square foot for retail & restaurants, \$114 per square foot for office, industrial and research & development, and \$76 per square foot for lodging developments (i.e., hotels and motels); and

WHEREAS, to ensure that nonresidential projects remain economically feasible, the adopted housing impact fees are lower than the amount needed to fully mitigate the impacts for each type of nonresidential development, as shown in the Nexus Study; and

WHEREAS, to encourage and support small business development, the adopted housing impact fees assessed on commercial, industrial and research & development projects shall be half the fee amount for the first 25,000 square feet; and

WHEREAS, after multiple community outreach meetings, Council study sessions and City commission meetings, the Council considered the Nexus Study and various staff reports at a public hearing on December 9, 2014, and directed staff to draft a Nonresidential Development Housing Impact Fees Ordinance and Resolution for Council adoption; and

WHEREAS, the Council desires to expand its existing housing impact fees for nonresidential development and to adopt the housing impact fees by resolution as authorized by section 19.75.030 of the Housing Impact Fees Ordinance, which fees do not exceed the justified fees needed to mitigate the actual affordable housing impacts attributable to the development projects to which the fees relate, as determined by the Nexus Study; and

WHEREAS, section 19.75.030 of the Housing Impact Fees Ordinance also allows the Council to adopt by resolution a standardized list of specific uses subject to the housing impact fees as well as uses exempt from the payment of housing impact fees, and the Council desires to do so; and

WHEREAS, the use of the Housing Impact Fees will be restricted to mitigating the affordable housing impacts of nonresidential developments and will be deposited into the City's Housing Mitigation Fund to be used for affordable housing programs and projects; and

WHEREAS, at least ten days prior to the date this resolution is being considered, data was made available to the public indicating the amount of cost, or estimated cost, required to provide the service for which the fee or service charge is levied and the revenue sources anticipated to provide the service, including general fund revenues in accordance with Government Code Section 66019; and

WHEREAS, no persons have requested notice of these fees in accordance with Government Code Section 66019; and

WHEREAS, notice of the hearing on the proposed fees was published twice in the manner set forth in section 6062a of the Government Code and was otherwise given in the manner required by law.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE:

1. The Council hereby adopts the housing impact fees for nonresidential development projects shown on Exhibit "A", attached hereto and incorporated by reference herein.

2. The Council hereby adopts the "Nonresidential Land Use Matrix" set forth in Exhibit "B", attached hereto and incorporated by reference herein.

3. The Council further finds that all of the housing impact fees adopted pursuant to this Resolution do not exceed the actual affordable housing impacts of the development projects to which those housing impact fees relate, as further set forth in the Nexus Study.

4. The housing impact fees and land use matrix are adopted in conjunction with the Housing Impact Fee Ordinance and shall become effective 60 days from and after the date of adoption of this Resolution.

5. Staff shall return to the City Council within two years after adoption to reevaluate and possibly modify the housing impact fee.

Adopted by the City Council at a regular meeting held on _____, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RECUSAL:

ATTEST:

APPROVED:

City Clerk
(SEAL)

Mayor

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

Housing Impact Fees for Nonresidential Development

Non-residential Development - industrial/office/research & development	\$7.50 per net new sq. ft. for the first 25,000 sq.ft. \$15.00 per net new sq. ft. after 25,000 sq. ft.
Nonresidential Development - retail/hotels/motels	\$7.50 per net new sq. ft.
Pipeline Projects: (complete applications prior to effective date of ordinance)	\$9.74 per sq. ft.

***All fees will be adjusted annually based on the Consumer Price Index for all urban consumers for the San Francisco-Oakland-San Jose area**

EXHIBIT B

LAND USES	HOUSING IMPACT FEE
A. RESIDENTIAL	
1. Single-family dwelling	RESIDENTIAL - NO FEE
2. Two-family dwelling	RESIDENTIAL - NO FEE
3. Multi-family dwelling	RESIDENTIAL - NO FEE
4. Mobilehome park	RESIDENTIAL - NO FEE
5. Single-room occupancy (SRO) facilities	RESIDENTIAL - NO FEE
6. Live/work unit	RESIDENTIAL - NO FEE
7. Residential care facility, 6 or fewer residents	RESIDENTIAL - NO FEE
8. Residential care facility, 7 or more residents	RESIDENTIAL - NO FEE
9. Boarding house	RESIDENTIAL - NO FEE
10. Emergency shelter	RESIDENTIAL - NO FEE
B. CHILD AND ADULT DAY CARE	
11. Child care center	EXEMPT
12. Adult day care center	EXEMPT
C. EDUCATION, RECREATION AND PLACES OF ASSEMBLY	
13. Education- primary and high school	EXEMPT
14. Education- institution of higher learning	EXEMPT
15. Education- recreation and enrichment	EXEMPT
16. Recreational and athletic facility	EXEMPT
17. Private nonprofit recreation (<i>need to rephrase</i>)	EXEMPT
18. Place of assembly -business serving	EXEMPT
19. Place of assembly-community serving*	EXEMPT
D. COMMERCIAL RETAIL AND SERVICE	
19. Retail sales (excluding types listed individually below)	RETAIL/HOTEL/MOTEL
19a. With drive-through	RETAIL/HOTEL/MOTEL
20. Shopping center	RETAIL/HOTEL/MOTEL
21. Liquor store	RETAIL/HOTEL/MOTEL
22. Animal-related uses (<i>need to rephrase</i>)	RETAIL/HOTEL/MOTEL
23. Retail service, light	RETAIL/HOTEL/MOTEL
24. Retail service, heavy	RETAIL/HOTEL/MOTEL
25. Financial institution	RETAIL/HOTEL/MOTEL
25a. With drive through	RETAIL/HOTEL/MOTEL
26. Hotel	RETAIL/HOTEL/MOTEL
27. Gasoline station	RETAIL/HOTEL/MOTEL
28. Vehicle sales, retail or vehicle rental	RETAIL/HOTEL/MOTEL
29. Vehicle sales, wholesale or autobroker	RETAIL/HOTEL/MOTEL
30. Sale or rental of heavy equipment or machinery	RETAIL/HOTEL/MOTEL
31. Vehicle service and repair	RETAIL/HOTEL/MOTEL
32. Car wash	RETAIL/HOTEL/MOTEL
E. RESTAURANT AND ENTERTAINMENT	
33. Restaurant, with or without beer and wine	RETAIL/HOTEL/MOTEL
33a. With general liquor	RETAIL/HOTEL/MOTEL
33b. With drive-through	RETAIL/HOTEL/MOTEL
33c. With entertainment	RETAIL/HOTEL/MOTEL
34. Take-out only restaurant	RETAIL/HOTEL/MOTEL
35. Nightclub, bar or entertainment use	RETAIL/HOTEL/MOTEL
36. Adult business	RETAIL/HOTEL/MOTEL
F. INDUSTRIAL, MANUFACTURING AND WAREHOUSING	

37. Heavy industrial	OFFICE/INDUSTRIAL/R&D
38. Light industrial	OFFICE/INDUSTRIAL/R&D
39. Hazardous waste management facility	OFFICE/INDUSTRIAL/R&D
40. Warehousing or commercial storage	OFFICE/INDUSTRIAL/R&D
41. Distribution Center	OFFICE/INDUSTRIAL/R&D
42. Self storage	EXEMPT
G. OFFICE AND MEDICAL	
43. Professional office or medical office	OFFICE/INDUSTRIAL/R&D
44. Corporate office or research and development office	OFFICE/INDUSTRIAL/R&D
45. R&D office of explosives or propellant	OFFICE/INDUSTRIAL/R&D
46. Medical clinic	OFFICE/INDUSTRIAL/R&D
47. Assisted Living	EXEMPT
48. Convalescent hospital	EXEMPT
49. Hospital	EXEMPT
H. AGRICULTURAL AND RESOURCE	
50. Agricultural use	EXEMPT
51. Salt evaporation pond	EXEMPT
I. PUBLIC	
52. Public use	EXEMPT
J. OTHER USES	
53. Stand-alone parking structures and surface lots	EXEMPT
<i>*Includes community centers, places of worship, fraternal lodges, etc</i>	

DOWNTOWN SPECIFIC PLAN

LAND USES	HOUSING IMPACT FEE
Detailed Description of Allowable Development by Block	
A. RESIDENTIAL	
1. Single-family dwelling	RESIDENTIAL - NO FEE
2. Two-family dwelling	RESIDENTIAL - NO FEE
3. Multiple-family dwellings	RESIDENTIAL - NO FEE
4. Mobilehome park	RESIDENTIAL - NO FEE
5. Single room occupancy (SRO) facilities	RESIDENTIAL - NO FEE
6. Live/work unit	RESIDENTIAL - NO FEE
7. Shared living, small	RESIDENTIAL - NO FEE
8. Shared living, large	RESIDENTIAL - NO FEE
9. Emergency shelter	RESIDENTIAL - NO FEE
B. CHILD AND ADULT DAY CARE	
10. Child care center	EXEMPT
11. Adult day care center	EXEMPT
C. EDUCATION, RECREATION AND PLACES OF ASSEMBLY	
12. Education- primary and high school	EXEMPT
13. Education- institution of higher learning	EXEMPT
14. Education- recreation and enrichment	EXEMPT
15. Recreational and athletic facility	EXEMPT
16. Private nonprofit recreation	EXEMPT
17. Place of assembly -business serving	EXEMPT
18. Place of assembly-community serving*	EXEMPT
D. COMMERCIAL RETAIL AND SERVICE	
19. Retail sales (excluding types listed below)	RETAIL/HOTEL/MOTEL
19a. With drive-through	RETAIL/HOTEL/MOTEL
20. Shopping Center	RETAIL/HOTEL/MOTEL

21. Gasoline station	RETAIL/HOTEL/MOTEL
22. Liquor store	RETAIL/HOTEL/MOTEL
23. Vehicle sales or rental, retail	RETAIL/HOTEL/MOTEL
24. Autobroker or vehicle sales, wholesale	RETAIL/HOTEL/MOTEL
25. Sale or rental of heavy equipment or machinery	RETAIL/HOTEL/MOTEL
26. Animal-related Uses	RETAIL/HOTEL/MOTEL
27. Retail service use, light	RETAIL/HOTEL/MOTEL
28. Retail service use, heavy	RETAIL/HOTEL/MOTEL
29. Financial institution	RETAIL/HOTEL/MOTEL
29a. With drive through	RETAIL/HOTEL/MOTEL
30. Hotel	RETAIL/HOTEL/MOTEL
31. Vehicle service and repair	RETAIL/HOTEL/MOTEL
32. Car wash	RETAIL/HOTEL/MOTEL
E. RESTAURANT AND ENTERTAINMENT	
33. Restaurant, with or without beer and wine	RETAIL/HOTEL/MOTEL
33a. With general liquor or entertainment use	RETAIL/HOTEL/MOTEL
33b. With drive through	RETAIL/HOTEL/MOTEL
34. Take-out only restaurant	RETAIL/HOTEL/MOTEL
35. Nightclub, bar or entertainment use	RETAIL/HOTEL/MOTEL
36. Adult business	RETAIL/HOTEL/MOTEL
F. INDUSTRIAL, MANUFACTURING AND WAREHOUSING	
37. Heavy industrial	OFFICE/INDUSTRIAL/R&D
38. Light industrial	OFFICE/INDUSTRIAL/R&D
39. Hazardous waste management facility	OFFICE/INDUSTRIAL/R&D
40. Warehousing or commercial storage	OFFICE/INDUSTRIAL/R&D
41. Distribution center	OFFICE/INDUSTRIAL/R&D
42. Self storage	EXEMPT
G. OFFICE AND MEDICAL	

43. Professional office or medical office	OFFICE/INDUSTRIAL/R&D
44. Corporate office or research and development office	OFFICE/INDUSTRIAL/R&D
45. R&D office of explosives or propellants	OFFICE/INDUSTRIAL/R&D
46. Medical clinic	OFFICE/INDUSTRIAL/R&D
47. Convalescent hospital	EXEMPT
48. Hospital	EXEMPT
H. AGRICULTURAL AND RESOURCE-RELATED USES	
49. Agricultural use	EXEMPT
50. Salt evaporation pond	EXEMPT
I. PUBLIC USES	
51. Public use	EXEMPT
J. OTHER USES	
52. Stand-alone parking structures and surface lots	EXEMPT

**Includes community centers, places of worship, fraternal lodges, etc*

MOFFETT PARK SPECIFIC PLAN	
LAND USES	HOUSING IMPACT FEE
A. RESIDENTIAL	
1. Single-family dwelling	RESIDENTIAL - NO FEE
2. Two-family dwelling	RESIDENTIAL - NO FEE
3. Multiple-family dwellings	RESIDENTIAL - NO FEE
4. Mobilehome park	RESIDENTIAL - NO FEE
5. Single room occupancy (SRO) facilities	RESIDENTIAL - NO FEE
6. Live/work unit	RESIDENTIAL - NO FEE
7. Shared living, small	RESIDENTIAL - NO FEE
8. Shared living, large	RESIDENTIAL - NO FEE
9. Emergency shelter	RESIDENTIAL - NO FEE
B. CHILD AND ADULT DAY CARE	
10. Child care center	EXEMPT
11. Adult day care center	EXEMPT
C. EDUCATION, RECREATION AND PLACES OF ASSEMBLY	
12. Education- primary and high school	EXEMPT
13. Education- institution of higher learning	EXEMPT
14. Education- recreation and enrichment	EXEMPT
15. Recreational and athletic facility	EXEMPT
16. Private nonprofit recreation	EXEMPT
17. Place of assembly -business serving	EXEMPT
18. Place of assembly-community serving	EXEMPT
D. COMMERCIAL RETAIL AND SERVICE	
19. Retail sales, individual tenants space	RETAIL/HOTEL/MOTEL
19a. With drive-through	RETAIL/HOTEL/MOTEL
20. Retail sales, individual tenant space over	RETAIL/HOTEL/MOTEL
20a. With drive-through	RETAIL/HOTEL/MOTEL
21. Shopping Center	RETAIL/HOTEL/MOTEL
22. Gasoline station	RETAIL/HOTEL/MOTEL
23. Liquor store	RETAIL/HOTEL/MOTEL
24. Vehicle sales or rental, retail	RETAIL/HOTEL/MOTEL
25. Autobroker or vehicle sales, wholesale	RETAIL/HOTEL/MOTEL
26. Heavy machinery sales or rental	RETAIL/HOTEL/MOTEL
27. Animal-related Uses	RETAIL/HOTEL/MOTEL
28. Retail service - primarily serving business	RETAIL/HOTEL/MOTEL

29. Retail service not primarily serving	RETAIL/HOTEL/MOTEL
30. Financial institution	RETAIL/HOTEL/MOTEL
30a. With drive through	RETAIL/HOTEL/MOTEL
31. Hotel	RETAIL/HOTEL/MOTEL
32. Vehicle service and repair	
33. Car wash	
E. RESTAURANT AND ENTERTAINMENT	
34. Restaurant, with or without beer and wine	RETAIL/HOTEL/MOTEL
34a. With general liquor, entertainment	RETAIL/HOTEL/MOTEL
34b. With drive-through	RETAIL/HOTEL/MOTEL
35. Take-out only restaurant	RETAIL/HOTEL/MOTEL
36. Nightclub, bar or entertainment use	RETAIL/HOTEL/MOTEL
37. Adult business	RETAIL/HOTEL/MOTEL
F. INDUSTRIAL, MANUFACTURING AND WAREHOUSING	
38. Heavy industrial	OFFICE/INDUSTRIAL/R&D
39. Light industrial	OFFICE/INDUSTRIAL/R&D
40. Hazardous waste management facility	OFFICE/INDUSTRIAL/R&D
41. Warehousing or commercial storage	OFFICE/INDUSTRIAL/R&D
42. Distribution center	OFFICE/INDUSTRIAL/R&D
43. Self storage	EXEMPT
G. OFFICE AND MEDICAL	
44. Professional office	OFFICE/INDUSTRIAL/R&D
45. Medical office / medical clinic	OFFICE/INDUSTRIAL/R&D
46. Corporate office or research and	OFFICE/INDUSTRIAL/R&D
47. R&D office of explosives or propellants	OFFICE/INDUSTRIAL/R&D
48. Convalescent hospital	EXEMPT
49. Hospital	EXEMPT
H. AGRICULTURAL AND RESOURCE	
50. Agricultural use	EXEMPT
51. Salt evaporation pond	EXEMPT
I. PUBLIC USES	
52. Public uses	EXEMPT
J. OTHER USES	
53. Stand-alone parking structures and	EXEMPT

COMMERCIAL ZONING DISTRICTS	C-1	C-2	C-3	C-4	HOUSING IMPACT FEE
<i>1. Retail Commercial</i>					
A. Bakeries	P	P	P	P	RETAIL/HOTEL/MOTEL
B. Drive-through retail sales businesses, except restaurants	UP	UP	UP	N	RETAIL/HOTEL/MOTEL
C. Retail sales businesses	P	P	P	N	RETAIL/HOTEL/MOTEL
D. Outside display of merchandise or products in connection with a retail sales business	MPP	MPP	MPP	N	n.a.
E. Donation centers for used goods	MPP	MPP	MPP	MPP	RETAIL/HOTEL/MOTEL
F. Retail liquor stores within 200 feet of public schools	N	P	P	P	RETAIL/HOTEL/MOTEL
G. Retail liquor stores outside 200 feet of public schools	P	P	P	P	RETAIL/HOTEL/MOTEL
<i>2. Service Commercial</i>					
A. Bulk sale of building and construction materials, feed, fertilizers, soil conditioners and fuel (except motor vehicle fuel)	N	N	N	UP	OFFICE/INDUSTRIAL/R&D
B. Commercial storage	N	N	N	MPP	OFFICE/INDUSTRIAL/R&D
C. Crafts shops such as cabinetmakers, upholsterers, taxidermists, etc.	N	N	N	MPP	OFFICE/INDUSTRIAL/R&D
D. Custom fabricators	N	N	N	MPP	OFFICE/INDUSTRIAL/R&D
E. Livestock or poultry housing or sales	N	N	N	N	n.a.
F. Open or unenclosed storage ancillary to a permitted use (screened from public view)	P	P	P	P	n.a.
G. Outdoor storage of materials or supplies ancillary to a permitted use, not screened from public right-of-way	N	N	N	MPP	n.a.
H. Printers, copiers, and engravers using chemical processes	N	N	N	MPP	OFFICE/INDUSTRIAL/R&D
I. Repair shops for household appliances and apparel	P	P	P	P	OFFICE/INDUSTRIAL/R&D
J. Retail service uses such as copiers, locksmiths, and engravers not using chemical processes	P	P	P	P	OFFICE/INDUSTRIAL/R&D
K. Self storage “mini warehousing”	N	UP	UP	MPP	EXEMPT

L. Trailer, automobile, boat, motorcycle and truck services and repairs	N	UP	UP	MPP	RETAIL/HOTEL/MOTEL
3. Personal Service					
A. Child care centers with occupancy of 30 or fewer persons	MPP	UP	UP	UP	EXEMPT
B. Child care centers with occupancy of 31 or more persons	UP	UP	UP	UP	EXEMPT
C. Laundry, cleaning business, self-operated laundries, and dry cleaners	UP	UP	UP	MPP	RETAIL/HOTEL/MOTEL
D. Personal service businesses not otherwise specified	P	P	P	UP	RETAIL/HOTEL/MOTEL
4. Eating/Drinking Establishments					
A. Drive-through restaurants	UP	UP	N	N	RETAIL/HOTEL/MOTEL
B. Nightclubs and cocktail lounges, where alcoholic beverages are sold and consumed	UP	UP	P	N	RETAIL/HOTEL/MOTEL
C. Restaurants and fast food restaurants that may have on sale beer and wine alcohol beverage service	MPP	MPP	MPP	MPP	RETAIL/HOTEL/MOTEL
D. Restaurants and fast food restaurants that have on sale general alcoholic beverage service	UP	UP	UP	UP	RETAIL/HOTEL/MOTEL
5. Automotive					
A. Automotive service stations:	UP	UP	UP	UP	RETAIL/HOTEL/MOTEL
1. Retail sales of groceries at permitted stations	MPP	MPP	MPP	MPP	RETAIL/HOTEL/MOTEL
2. Retail sale of beer and wine at permitted stations	UP	UP	UP	UP	RETAIL/HOTEL/MOTEL
B. Car wash facilities	N	UP	UP	UP	RETAIL/HOTEL/MOTEL
C. Automobile/Vehicle repair	N	UP	UP	UP	RETAIL/HOTEL/MOTEL
D. Automotive broker for 3 or fewer vehicles on site	N	MPP	MPP	MPP	RETAIL/HOTEL/MOTEL
E. New or used vehicle sales	N	UP	UP	N	RETAIL/HOTEL/MOTEL
6. Education, Recreation, and Places of Assembly					
A. Education—Recreation and enrichment	MPP	MPP	MPP	N	EXEMPT
B. Education—Primary and high school	UP	UP	UP	N	EXEMPT
C. Education—Institution of higher learning	UP	UP	UP	N	EXEMPT

D. Recreational and athletic facilities	UP	UP	UP	N	EXEMPT
E. Places of assembly—Business serving	UP	UP	UP	UP	EXEMPT
F. Places of assembly—Community serving	UP	UP	UP	N	EXEMPT
G. Cardrooms	N	N	N	N	n.a.
H. Entertainment establishments	UP	UP	UP	N	RETAIL/HOTEL/MOTEL
7. Office					
A. Ground floor dependent office less than 1,000 square feet	P	P	P	MPP	OFFICE/INDUSTRIAL/R&D
B. Ground floor dependent office greater than 1,000 square feet	MPP	MPP	MPP	UP	OFFICE/INDUSTRIAL/R&D
C. Office not located on the ground floor	P	P	P	P	OFFICE/INDUSTRIAL/R&D
D. Financial institutions	MPP	MPP	MPP	UP	RETAIL/HOTEL/MOTEL
E. Research and development office	N	N	N	N	OFFICE/INDUSTRIAL/R&D
F. Medical clinics	MPP	MPP	MPP	UP	OFFICE/INDUSTRIAL/R&D
8. Public Facilities					
A. Bus terminals and other public transportation facilities	UP	UP	UP	UP	EXEMPT
B. Public utility buildings and service facilities	UP	UP	UP	UP	EXEMPT
9. Residential/Boarding/Lodging					
A. Hotel or motel	N	UP	UP	N	RETAIL/HOTEL/MOTEL
B. Residential uses	UP	UP	UP	N	EXEMPT
C. Single room occupancy living facilities	N	UP	UP	N	EXEMPT
D. Single room occupancy residential hotels	N	UP	UP	N	EXEMPT
10. Other					
A. Any use which is obnoxious, offensive or creates a nuisance	N	N	N	N	n.a.
B. Adult business establishments	N	N	N	N	n.a.
C. Assembly, compounding, manufacture or processing of merchandise or products are customarily incidental or essential to permitted retail commercial and service uses	N	N	N	UP	OFFICE/INDUSTRIAL/R&D
D. Massage establishments	P	P	P	P	RETAIL/HOTEL/MOTEL

E. Recycling centers	UP	UP	UP	UP	OFFICE/INDUSTRIAL/R&D
F. Sale or rental of utility trailers, heavy equipment or machinery	N	N	N	UP	RETAIL/HOTEL/MOTEL
G. Storage or parking of commercial, industrial or public utility vehicles	N	N	N	N	n.a.
H. Wholesale storage or warehousing of merchandise or products within a building or premises	N	N	N	P UP	OFFICE/INDUSTRIAL/R&D
I. Facilities for storage of recreational vehicles	N	N	N	MPP	n.a.
J. Animal hospitals and clinics	UP	UP	UP	UP	RETAIL/HOTEL/MOTEL
K. Medical marijuana distribution facility	N	N	N	N	n.a.
L. Payday lending establishment	N	MPP	N	N	RETAIL/HOTEL/MOTEL

RESIDENTIAL ZONING DISTRICTS		R-0/R-1	R-1.5	R-1.7/PD	R-2	R-3	R-4	R-5	R-MH	HOUSING IMPACT FEE
1	Residential									
A.	Single-family dwellings	P	P	SDP	P	UP	UP	UP	P	EXEMPT
B.	Single room occupancy (SRO) facilities	N	N	N	N	N	UP	UP	N	EXEMPT
C.	Two-family dwelling (duplex)	N	UP	SDP	P	P	P	UP	P	EXEMPT
D.	Multiple-family dwellings (3 to 50 units)	N	N	N	P	P	P	P	P	EXEMPT
E.	Multiple-family dwellings (over 50 units)	N	N	N	UP	UP	UP	UP	UP	EXEMPT
F.	Boarding for less than 3 persons	P	P	P	P	P	P	P	P	EXEMPT
G.	Facilities caring for 6 or fewer persons, as declared by state to be residential use	P	P	SDP	P	UP	UP	UP	P	n.a.
H.	Residential mobilehome park site	N	N	N	N	N	N	N	P	EXEMPT
2	Agricultural Uses									
A.	Agricultural homes, buildings and uses	UP	UP	SDP	UP	UP	UP	UP	UP	EXEMPT
3	Education, Recreation and Places of Assembly									
A.	Education –Recreation and Enrichment	N	N	N	N	N	N	N	N	EXEMPT
B.	Education – Primary and High School	UP	UP	SDP	UP	UP	UP	UP	UP	EXEMPT
C.	Education – Institution of Higher Learning	N	N	N	N	N	N	N	N	EXEMPT
D.	Recreational and Athletic Facilities	N	N	N	N	N	N	N	N	EXEMPT
E.	Places of Assembly – Business Serving	N	N	N	N	N	N	N	N	EXEMPT
F.	Places of Assembly – Community Serving	UP	UP	SDP	UP	UP	UP	UP	UP	EXEMPT
G.	Private Parks, Playgrounds and Recreation (not open to general public)	UP	UP	SDP	UP	UP	UP	UP	UP	EXEMPT
H.	Public Parks and Playgrounds	P	P	P	P	P	P	P	P	EXEMPT
4	Commercial Uses									
A.	Child care/day care center/nursery schools	UP	UP	SDP	UP	UP	UP	UP	P	EXEMPT
B.	Cardrooms	N	N	N	N	N	N	N	N	n.a.
C.	Hotels or motels	N	N	N	N	N	N	UP	N	RETAIL/HOTEL/MOTEL
D.	Rest homes	UP	UP	N	UP	UP	UP	UP	N	EXEMPT
5	Accessory Uses									
A.	Accessory living units	MPP	N	N	MPP	N	N	N	N	EXEMPT
B.	Accessory structures	See Chapter 19.40	See Chapter 19.40	See Chapter 19.40	See Chapter 19.40	MPP	MPP	MPP	MPP	n.a.
C.	Retail, if incidental to other permitted uses and combined with residential use	N	N	N	N	UP	UP	UP	UP	RETAIL/HOTEL/MOTEL
D.	Storage or parking of commercial, industrial or public utility vehicles	N	N	N	N	N	N	N	N	n.a.
6	Temporary Uses									
A.	Residential sales office for new on-site housing development	MPP	MPP	MPP	MPP	MPP	MPP	MPP	MPP	n.a.
B.	Construction yard	MPP	MPP	MPP	MPP	MPP	MPP	MPP	MPP	n.a.
7	Other Uses									
A.	Administrative, professional and medical offices, and medical clinics	UP	UP	UP	UP	UP	UP	UP	N	OFFICE/INDUSTRIAL/R&D
B.	Adult business establishments	N	N	N	N	N	N	N	N	RETAIL/HOTEL/MOTEL
C.	Electric distribution substations	UP	UP	SDP	UP	UP	UP	UP	UP	n.a.
D.	Electric transmission substations	N	N	N	N	N	N	N	N	n.a.
E.	Massage establishments	N	N	N	N	N	N	N	N	n.a.
F.	Public service buildings and accessory uses	UP	UP	SDP	UP	UP	UP	UP	UP	EXEMPT
G.	Public utility buildings and service facilities	UP	UP	SDP	UP	UP	UP	UP	UP	EXEMPT
H.	Recycling centers	N	N	N	N	N	N	UP	N	n.a.
I.	Storage of materials, supplies or equipment used for nonresidential purposes	N	N	N	N	N	N	N	N	n.a.
J.	Storage of materials or equipment between the face of the main building and a street unless fully screened from view	N	N	N	N	N	N	N	N	n.a.
K.	Any use which is obnoxious, offensive or creates a nuisance	N	N	N	N	N	N	N	N	n.a.
L.	Automobile/vehicle repair	N	N	N	N	N	N	N	N	n.a.
M.	Manufacture of biodiesel fuel	N	N	N	N	N	N	N	N	n.a.
N.	Medical marijuana distribution facility	N	N	N	N	N	N	N	N	n.a.
O.	Payday lending establishment	N	N	N	N	N	N	N	N	n.a.

OFFICE AND PUBLIC FACILITIES ZONING DISTRICTS	O	P-F	HOUSING IMPACT FEE
1. Office/Care Facilities			
A. Administrative, professional, medical, and research and development offices	P	UP	OFFICE/INDUSTRIAL/R&D
B. Medical clinics	MPP	UP	OFFICE/INDUSTRIAL/R&D
C. Financial institutions such as banks and savings and loan associations	MPP	N	RETAIL/HOTEL/MOTEL
D. Hospitals	N	UP	EXEMPT
E. Rest homes and convalescent hospitals	UP	UP	EXEMPT
2. Public Facilities			
A. Buildings and facilities used by government agencies for government purposes	UP	P	EXEMPT
B. Buildings and facilities used by federal, state or local government agencies (except city of Sunnyvale), for nongovernmental purposes	UP	UP	EXEMPT
C. Public service buildings and accessory uses	UP	UP	EXEMPT
D. Public utility buildings and service facilities	UP	UP	EXEMPT
3. Personal Service			
A. Child care centers with occupancy of 30 or fewer persons	UP	MPP	EXEMPT
B. Child care centers with occupancy of 31 or more persons	UP	UP	EXEMPT
4. Education, Recreation and Places of Assembly			
A. Education – Recreation and Enrichment	N	UP	EXEMPT
B. Education – Primary and High School	N	UP	EXEMPT
C. Education – Institution of Higher Learning	UP	UP	EXEMPT
D. Recreational and Athletic Facilities	N	UP	EXEMPT
E. Places of Assembly – Business Serving	UP	UP	EXEMPT
F. Places of Assembly – Community Serving	UP	UP	EXEMPT
G. Cardrooms	N	N	n.a.
H. Private golf courses	N	UP	EXEMPT
5. Residential/Boarding/Lodging			
A. Residential uses	UP	UP	RETAIL/HOTEL/MOTEL
6. Other			
A. Adult business establishments	N	N	n.a.
B. Outside display of merchandise or products	N	N	n.a.
C. Electric distribution substations	N	UP	EXEMPT
D. Electric transmission substations	N	UP	EXEMPT
E. Massage establishments	P	P	RETAIL/HOTEL/MOTEL
F. Recycling centers	UP	UP	EXEMPT
G. Salt extraction	N	UP	EXEMPT
H. Storage or parking of commercial or industrial vehicles	N	N	n.a.
I. Storage or parking of public utility vehicles	N	N	n.a.
J. Storage of materials, supplies or equipment for commercial or industrial purposes	N	N	n.a.
K. Storage of materials, supplies or equipment for public utility purposes	N	N	n.a.
L. Storage, warehousing, handling, processing or assembling merchandise or products	N	N	n.a.
M. Medical marijuana distribution facility	N	N	n.a.
N. Payday lending establishment	N	N	n.a.

RESOLUTION NO. ____-15

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SUNNYVALE TO ADOPT HOUSING IMPACT FEES FOR
RENTAL HOUSING DEVELOPMENTS FOR THE
CREATION OF AFFORDABLE HOUSING**

WHEREAS, land and construction costs are a key factor preventing the development of new affordable housing. New housing construction in the City which does not include affordable units aggravates the existing shortage of affordable housing by absorbing the supply of available residential land. This reduces the supply of land for affordable housing and increases the price of remaining residential land. At the same time, new market-rate housing contributes to the demand for goods and services in the city, increasing local service employment at wage levels which often do not permit employees to afford housing in the city; and

WHEREAS, rents in Sunnyvale have steadily increased and for recently built projects currently range from an average of \$2,500 for a studio apartment to \$4,600 for a three-bedroom apartment, which are not affordable to households with incomes at or below the area median income; and

WHEREAS, in July 2012, the City eliminated from the Municipal Code the inclusionary affordable housing requirements for new rental housing developments in response to the *Palmer/Sixth Street Properties v. City of Los Angeles* decision and evolving case law, thus diminishing the City's ability to create affordable rental housing; and

WHEREAS, in July 2012, the City Council also directed staff to prepare a Nexus Study to determine the nexus between new market-rate rental housing developments and the increase in local demand for affordable rental housing for purposes of creating housing impact fee; and

WHEREAS, on December 16, 2014, after several community outreach meetings and recommendations from the Housing & Human Services and Planning Commissions, the City Council adopted its 2015-2023 Housing Element update which contemplates, among other things, the goal of encouraging the development of affordable housing to meet the City's assigned share of the regional housing needs as required by state law; and

WHEREAS, to ensure that the housing impact fees adopted hereunder do not exceed the actual affordable housing impacts attributable to the development projects to which the fees relate, the City has received and considered a report from Economic and Planning Systems, Inc. dated December 5, 2014, entitled "Nexus Based Affordable Housing Fee Analysis for Rental Housing" (the "Nexus Study"); and

WHEREAS, the Nexus Study demonstrates that a reasonable relationship exists between the need for affordable housing and the deleterious impacts of new market-rate rental housing development within the City. A reasonable relationship also exists between the fee's use and the impacts of new market-rate rental housing development. Development of new rental housing results in more residents living in the City. The residents who move into new rental housing developments will increase the demand for services provided by the public and private sectors. Some of the public and private sector employees needed to meet the needs of the new City residents earn incomes that only allow these employees to afford housing for moderate-, low-, very low-, and extremely low-income housing. This type of affordable housing is in very short supply within Sunnyvale, and other available housing subsidies are inadequate to meet the need created by new rental housing developments. The rental housing impact fee will be used to help increase the supply of affordable housing in the City to meet the increased need generated by new rental housing developments; and

WHEREAS, after multiple community outreach meetings and commission hearings and recommendations, the Council considered the Nexus Study and various staff reports at a public hearing on March 17, 2015, and directed staff to draft a Rental Housing Impact Fees Ordinance and Resolution for Council adoption; and

WHEREAS, to implement the affordable housing goals, objectives, policies and programs of the City's 2015-2023 Housing Element update, the Council has considered and adopted on this same date a Housing Impact Fees Ordinance that, among other things, authorizes the imposition of housing impact fees for certain market-rate rental housing development projects to mitigate the impact of such projects on the need for affordable housing in the City; and

WHEREAS, the Council also desires to adopt rental housing impact fees for market-rate rental housing development projects as authorized by section 19.75.040 of the Housing Impact Fees Ordinance, which fees do not exceed the justified fees needed to mitigate the actual affordable housing impacts attributable to the development projects to which the fees relate, as determined by the Nexus Study; and

WHEREAS, the Nexus Study demonstrated that to fully mitigate the impacts of new market-rate rental housing development on the need for affordable housing, the maximum nexus-supported housing impact fees would be equivalent to \$55 to \$98 per square foot; and

WHEREAS, to ensure that nonresidential projects remain economically feasible, the adopted housing impact fees are lower than the amount needed to fully mitigate the impacts for market-rate rental housing development, as shown in the Nexus Study; and

WHEREAS, the use of the housing impact fees will be restricted to mitigating the affordable housing impacts of market-rate rental housing developments and will be deposited into the City's Housing Mitigation Fund to be used for affordable housing programs and projects for low-income households; and

WHEREAS, at least ten days prior to the date this resolution is being considered, data was made available to the public indicating the amount of cost, or estimated cost, required to provide the service for which the fee or service charge is levied and the revenue sources anticipated to provide the service, including general fund revenues in accordance with Government Code section 66019; and

WHEREAS, no persons have requested notice of these fees in accordance with Government Code section 66019; and

WHEREAS, notice of the hearing on the proposed fees was published twice in the manner set forth in section 6062a of the Government Code and was otherwise given in the manner required by law.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE:

1. The Council hereby adopts the housing impact fees for new market-rate rental housing developments and the developer credits for on-site units shown on Exhibit "A", attached hereto and incorporated by reference herein.

2. The Council further finds that all of the housing impact fees adopted pursuant to this Resolution do not exceed the actual affordable housing impacts of the development projects to which those housing impact fees relate, as further set forth in the Nexus Study.

3. The fees authorized by this Resolution are adopted in conjunction with the Housing Impact Fee Ordinance and shall become effective 60 days from and after the date of adoption of this Resolution.

4. Staff shall return to the City Council within two years after adoption to reevaluate and possibly modify the housing impact fee.

Adopted by the City Council at a regular meeting held on _____, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RECUSAL:

ATTEST:

APPROVED:

City Clerk
(SEAL)

Mayor

City Attorney

EXHIBIT A

A. Housing Impact Fee for Rental Housing Developments

1. Developments with 4 – 7 units:	\$8.50 per net new habitable sq. ft.
2. Developments with 8 or more units:	\$17.00 per net new habitable sq. ft.

*Fees will be adjusted annually based on the Consumer Price Index for all urban consumers for the San Francisco-Oakland-San Jose area

B. Developer Credit for Affordable Units Provided On-Site In-Lieu of Housing Impact Fee

On-Site Unit Income Level	Developer Credit Per Unit
Very Low-Income unit	\$300,000
Low-Income unit	\$150,000

If a developer opts to provide affordable units on-site instead of paying the fee, the ordinance allows the developer to be credited \$300,000 for every very low-income unit provided on-site and/or \$150,000 for every low-income unit provided on-site, up to the total fee amount owed by the project. In case any fee obligation remains after the affordable unit credits are applied, the developer may opt to provide another affordable unit or just pay the remaining balance.

These amounts are based on the subsidy amounts required to develop affordable units, which the recent rental impact fee nexus study determined to be \$302,496 for a very low-income unit and \$146,233 for a low-income unit. These subsidy levels will be adjusted periodically as needed to reflect significant changes in the costs to develop affordable units.



City of Sunnyvale

Agenda Item

15-0482

Agenda Date: 5/20/2015

MEMORANDUM TO HOUSING AND HUMAN SERVICES COMMISSION

SUBJECT

Review of Fiscal Year 2015/16 Recommended Budget

Each year all City boards and commissions are asked to review the City's Recommended Budget before it is reviewed by Council. The Commission may provide comments on the portions of the budget that fall within its purview to Council via the meeting minutes. As the budget consists of several very lengthy documents, staff has attached an excerpt of the budget documents that includes all of the Housing and Human Services-related pages in one file, for your convenience (**Attachment 1**).

Commissioners may review the entire FY 2015/16 Recommended Budget on the City's website if desired, at: Budget.inSunnyvale.com

ATTACHMENTS

1. Budget Excerpt: HHSC-Related Pages

Special Revenue Funds

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted or earmarked for particular functions or activities of government. In many cases, a Special Revenue Fund has been set up in response to legal requirements established by a granting agency or another level of government.

Housing Fund

The Housing Fund is comprised primarily of Housing Mitigation Fees and Below-Market-Rate Housing (“BMR”) fees, and Housing Successor Agency property tax revenue reimbursement from the County. Expenditures are for operations related to developing affordable housing, managing the City’s below-market-rate housing program, and for capital and special projects that produce new affordable housing.

Housing Mitigation

Housing Mitigation Fees are development impact fees paid by developers of large new employment-generating developments, pursuant to S.M.C. 19.22.035, in order to maintain or improve the City’s jobs/housing balance. These fees are used to provide additional affordable housing in the City. Housing Mitigation Fees and accrued interest are maintained in this sub-fund of the Housing Fund.

Revenue projections are based on a number of factors, including: projects currently underway or in the development process, historical collections, total development square footage eligible to pay this fee, and the current and projected per square foot Housing Mitigation Fee. Due to the recent surge of development activity in the City, \$7.2 million in Housing Mitigation Fees are expected in FY 2014/15, which represents a \$375k increase over the \$6.8 million originally budgeted. Future year revenue of \$4.8 million in FY 2015/16 and \$7.5 million in FY 2016/17 is projected based on five large, commercial development projects. Beginning in FY 2017/18 the revenue projection is revised downward to the five-year average of \$2.9 million per year. This historical average is notably higher than the baseline used in the

prior year due to the peak levels received in recent years and will be reviewed and adjusted each year. Over the twenty year plan, total revenue from Housing Mitigation Fees is estimated to be up by \$14.6 million over the prior year’s plan.

This revenue stream has allowed the City to assist a number of important housing projects. The most notable of the recent projects were the provision of over \$5 million to assist in the development of affordable apartments for seniors, and over \$8 million for the development of 124 low-income rental housing units at the City’s Armory site. Assistance to affordable housing developments is provided in the form of a loan, with payments amortized, deferred, or based on residual receipts of the project’s anticipated operating cash flow. Interest rates vary and are set forth in each loan agreement. Payments received on these loans are consistent with City policy for the use of Housing Mitigation funds, and are deposited into this fund and re-used for additional housing activities.

The Housing Mitigation Program loan repayment revenue anticipated in FY 2015/16 reflects residual receipts from the senior housing project on Fair Oaks. Future year revenue forecasts are based on the historical average. During the first ten years of the planning period, staff projects the program will receive \$3.2 million in loan repayments, which includes payments on loans made for the Garland and Tenaka Place sites.

Interest income on the reserve balances in this sub-fund continues to accrue and is available for future housing projects.

Project expenditures total approximately \$5.5 million for FY 2014/15, consisting primarily of \$3.5 million on Homestead Park (Final Phase) project, \$1 million for Morse Court Rental Rehabilitation project, and \$571,375 for the 1st Time Homebuyer Loans Program. The other notable project includes a \$200,000 for a contribution to the Housing Trust Fund of Santa Clara County. In FY 2015/16 there is \$5.0 million project budgeted for an affordable housing development on Persian Drive in north Sunnyvale, as well as an additional \$200,000 contribution to the county’s Housing Trust Fund.

By the end of FY 2015/16 the Housing Mitigation Reserve is expected to have balance of approximately \$18.4 million. These funds are available for future affordable housing projects in the City when they are identified. A placeholder entitled Future Housing Projects is included in the long-term financial plan for such projects.

Below Market Rate (BMR) Housing

The BMR Program, as set forth in SMC Chapter 19.67, is primarily intended to generate affordable housing directly, through mandatory development requirements applied to most new housing developments. This is a land use/zoning tool used nationally to guarantee a minimum level of affordable housing even in higher cost areas, known as “inclusionary zoning.” The Municipal Code requires that developers sell 12.5% of all new homes in subdivision and condominium developments to lower and moderate income households at affordable prices established by the BMR program guidelines and SMC Chapter 19.67. The BMR Program has specific eligibility requirements and income limits for prospective buyers of BMR homes.

Revenues in the BMR Program include BMR In-Lieu fees, BMR application fees, revenues from BMR compliance and enforcement actions, payments on home buyer loans funded from the BMR program, and interest earnings. Expenditures include operating costs for administering and monitoring the BMR program, and a special project for BMR compliance enforcement.

The BMR Housing Program has a BMR Reserve for the deposit of BMR In-Lieu Fees which are paid by developers in accordance with project-specific developer agreements, in lieu of providing actual BMR homes for sale, and/or to fulfill fractional BMR unit requirements. The fee revenues are intended to be used by the City to provide a comparable or greater number of affordable housing units elsewhere in the City. The Municipal Code was amended in 2012 to allow greater application of the in-lieu fee option, and FY 2013/14 was the first year in which the City began collecting substantial revenue from developers for fractional in-lieu fees for BMR obligations. Based on developer agreements approved to date, this revenue source has been revised to increase significantly in FY 2014/15, with higher projections throughout the twenty year plan.

Once a substantial amount of funds have accumulated in the BMR reserve, staff will issue an RFP to solicit affordable housing proposals to

utilize these funds for developing additional affordable units, based on the priorities established by the City in the Housing Element, Consolidated Plan, and/or various adopted land use plans such as station area plans and/or specific plans.

Redevelopment Housing

The Redevelopment Housing Sub-fund accounts for funds received from the former Redevelopment Agency / Housing Successor Agencies which can be used on Low-Moderate Income Housing programs. The revenue collected in this sub-fund is based on a percentage of the property tax increment from the former redevelopment project area. In FY 2014/15 the City received \$438,657. Future year revenue forecasts are sporadic because payments are linked with what the City is able to apply as enforceable obligations which have varied timings.

A limited percentage of these funds can be applied to operating activities. A new activity was created, effective in FY 2015/16, to budget for the work hours required to administer this new revenue source. The sub-fund will also fund one special project in FY 2015/16. \$250,000 is budgeted for the Homeless Prevention and Rapid Re-Housing. The Future Projects line is used in future years set funding aside for low-moderate income housing projects as the sub-fund accumulates a reserve level large enough to fund a capital project.

HOME Grant Fund

HOME Investment Partnership Program grants from the federal government may be used to provide affordable housing to lower-income households. Eligible uses of HOME grant funds include acquisition, new construction, rehabilitation, tenant-based rental assistance, and down payment assistance. The activities must benefit low-income households with incomes at or below 80% of area median income. According to federal statutes, HOME grants must be committed to a specific project within two years and fully expended within five years of the grant award.

The recommended long-term financial plan for the HOME Grant Fund includes an estimated grant allocation for FY 2015/16 of \$281,021, and shows ongoing estimated HOME grant revenues of the same amount as

a placeholder for future allocations. This is a decrease of 9% from the FY 2014/15 allocation, which is due to the current federal budget deficit and sequestration actions.

The City also receives loan repayments on loans that had been made with HOME grant funds for affordable housing. Approximately \$6.7 million in loan payments are expected throughout the twenty-year plan. These repayments will be utilized for future HOME projects, to be identified and approved by Council.

Funds in FY 2015/16 are allocated to two special projects. \$1.05 million is budgeted for the Crescent Terrace Senior Housing Rehabilitation project, of which \$0.5 million is funded by a transfer in from the CDBG Fund. \$270,000 is budgeted for the Tenant Based Rental Assistance project. Also included in the long-term financial plan is a line item for Future HOME/Housing Projects beginning in FY 2016/17. As specific projects are identified, they will be brought to Council for approval.

Community Development Block Grant (CDBG) Fund

The Community Development Block Grant (CDBG) program is a federal program that allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and needed public services, principally for low- and moderate-income persons. The City receives an annual appropriation from the U.S. Department of Housing and Urban Development (HUD) based on a formula derived by community need.

Revenues for the Community Development Block Grant Fund come from grants and the repayment of commercial and residential loans. Primary expenditures are for operations, housing opportunities, capital projects, and most of the City's outside group funding efforts.

Community Development Block Grant (CDBG)

The CDBG Program is funded by Community Development Block Grants from the federal government. The Housing division staff estimates that the FY 2015/16 entitlement amount will be \$989,453. Since the City has received

CDBG funds annually over a number of years, we are showing future grant receipts at the FY 2015/16 entitlement level throughout the twenty year financial plan. The estimated allocation is 2.8% less than the allocation from prior year. Recent federal government actions have impacted CDBG funding, however, staff believes the program will continue over the long term.

The CDBG and HOME grants must be spent in accordance with a five-year "Consolidated Plan," a strategic plan and budget for use of these grants, submitted to HUD for approval every five years. The plan identifies a jurisdiction's overall needs for affordable housing and other community development activities. HUD requires the City to submit annual updates during the intervening years of the Consolidated Plan, generally done in May of each year.

CDBG funds may be used for acquisition, rehabilitation, and preservation of existing affordable housing, certain types of public services and facilities, and elimination of blight. Capital and special projects funded with CDBG must implement the goals of the 2010-2015 Consolidated Plan. The City submits a performance report to HUD annually to report on its uses of the CDBG and HOME funds, and how these activities contribute toward achieving the goals of the Consolidated Plan.

Additionally, by regulation, up to 15% of the annual CDBG allocation plus prior year program income may be used for public (human) services. The FY 2015/16 Recommended Budget includes \$215,000 for granting to qualified human services providers or "sub-recipients". Outside groups are allocated funds on a two-year cycle and FY 2015/16 is the first year of the current cycle.

CDBG funds may also be used for projects that benefit groups with special needs, such as senior or handicapped citizens, or for targeted geographical areas that meet certain income requirements. FY 2015/16 projects include \$50,000 for Home Access, Paint and Emergency Repair, and Energy-Efficiency, and \$395,000 for the Sunnyvale Workforce Development Program.

CDBG Revolving Loan

The CDBG Revolving Loan Fund allows the City to account for program income from housing loans made with CDBG funds and reuse those funds for the same purpose (housing rehabilitation), pursuant to HUD regulations.

This Fund has two sources of revenue: loan payments on prior CDBG housing loans and transfers in from the CDBG Fund. The current CDBG loan portfolio includes approximately 125 loans with a total outstanding debt of over \$12.3 million. Staff projects \$127,936 in revenue for FY 2015/16 from the CDBG loan payments. Expenditures for FY 2015/16 include one project in the amount of \$100,000 to provide rehabilitation loans to low-income residents and staff costs to administer the program.

Park Dedication Fund

State law allows local communities to require developers of housing units to offset the impact of the demand from those units on the City's open space by providing additional open space or paying a comparable fee. The Park Dedication Fund was established to meet statutory requirements regarding the accounting for Park Dedication Fees paid by developers. In general, the City collects park in-lieu fees for housing projects that do not dedicate land for use as parks or open space. This fee is calculated on an average fair market value per square foot as determined by the Community Development Department annually. In April 2011, Council raised the standard to 5.0 acres per 1,000 population, to be phased in over three years. In FY 2014/15, after completion of a land valuation study, the land value used in the fee calculation was set to \$96 per square foot, effective December 29th of 2014. For the FY 2015/16 Recommended Budget, the Park Dedication Fee is held flat with land value at the current rate of \$96 per square foot.

Park Dedication Fee revenues are accounted for in the Park Dedication Fund as legally required, and then available resources are appropriated directly to projects in the fund or transferred to the Capital Projects Fund or the Infrastructure Fund for park-related projects.

Authorizing language in the State Quimby Act, which governs park dedication fees, requires that fees be used to pay for "developing new or rehabilitating existing neighborhood or community park or recreational facilities." Certain legal cases have clarified that park in-lieu fees may be used for parks or recreational facilities that are adjacent to the subdivision or multi-family development from which they are collected but may also be used for larger community parks and regional facilities that are reasonably available for use by the residents of the subdivision or development. Park

Dedication Fees may not be used for operating or routine maintenance. For the last several years, Park Dedication Fees were also used to pay for golf course rehabilitation projects. In April 2011, Council acted to cease that practice for projects that were not already programmed, determining instead that golf course revenues associated with the Golf and Tennis Enterprise Fund would pay for these improvements.

Park in-lieu fees must be committed within a five-year period. This revenue source is subject to the Fee Mitigation Act, which requires specific review and findings every five years. The City conforms to both of these requirements.

It is estimated that \$8.9 million in Park Dedication Fees will be received during FY 2014/15. Based on current development projects in process, revenues for FY 2015/16 and FY 2016/17 are expected to be \$13.1 million and \$11 million respectively. For FY 2017/18 through the end of the first ten years of the plan, revenues are held flat at \$7.5 million. This is based on the historical average of 200 fee eligible dwelling units per year at the current fee of \$96 per square foot. For the second ten years of the plan, fee revenue is escalated by 2% per year, reflecting estimated growth. These projections yield approximately \$93.2 million in revenue over the first ten years, and an additional \$84.1 million during the second ten years of the long-term plan.

In April 2013, Council approved the sale of three City-owned homes adjacent to Murphy Park on Jackson Street. These homes had originally been purchased in anticipation of expanding Murphy Park. However, the homes were not adjacent to each other, and the City was unable to acquire the remaining four homes along the block. The sale of the third home is anticipated in FY 2014/15 for \$440,000.

The Park Dedication Fund provides funding for capital and infrastructure projects at community parks and recreational facilities. A total of \$125 million in transfers to the Capital and Infrastructure Funds is programmed throughout the long-term financial plan to ensure that park and recreational facilities are in good working condition and able to meet the demands of increased public use. For this recommended budget, costs for all projects, and especially park renovation projects were updated to reflect the latest cost estimates for construction and materials. This resulted in an almost \$16 million increase in the cost for these projects.

**CITY OF SUNNYVALE
070. COMBINED HOUSING FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2014 TO JUNE 30, 2025**

	ACTUAL 2013/2014	CURRENT 2014/2015	BUDGET 2015/2016	PLAN 2016/2017	PLAN 2017/2018	PLAN 2018/2019	PLAN 2019/2020	PLAN 2020/2021	PLAN 2021/2022	PLAN 2022/2023	PLAN 2023/2024	PLAN 2024/2025	FY 2014/2015 TO FY 2024/2025 TOTAL
RESERVE/FUND BALANCE, JULY 1	24,655,852	19,265,388	22,584,297	22,187,740	20,551,284	19,800,697	18,421,555	16,992,695	15,491,666	15,126,200	14,295,368	14,079,345	19,265,388
CURRENT RESOURCES:													
Housing Mitigation Fees	4,363,911	7,190,529	4,833,550	7,530,760	2,895,693	2,895,693	2,895,693	2,895,693	2,895,693	2,895,693	2,895,693	2,895,693	42,720,381
Housing Loan Repayments	1,005,514	632,882	196,520	362,114	362,114	362,114	362,114	362,114	362,114	362,114	362,114	362,114	4,088,425
County Reimbursement	0	438,657	0	650,396	737,183	0	0	0	1,262,600	774,471	1,421,281	1,205,517	6,490,105
Miscellaneous Reimbursement	2,500	0	0	0	0	0	0	0	0	0	0	0	0
Rental Income	17,100	17,100	18,804	18,804	0	0	0	0	0	0	0	0	54,708
BMR In-Lieu Fees	501,150	1,263,697	674,400	590,100	389,405	397,193	405,137	413,240	421,504	429,935	438,533	447,304	5,870,448
BMR Processing Fees	23,980	28,200	29,046	29,627	30,219	30,824	31,440	32,069	32,711	33,365	34,032	34,713	346,246
BMR Code Violation Revenues	0	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000
Interest Income	111,714	163,329	219,178	395,990	554,064	684,811	638,415	589,324	543,926	511,784	482,787	449,676	5,233,282
TOTAL CURRENT RESOURCES	6,025,870	9,734,393	5,981,498	9,587,790	4,978,678	4,380,634	4,342,799	4,302,439	5,528,547	5,017,361	5,644,439	5,405,016	64,903,595
TOTAL AVAILABLE RESOURCES	30,681,722	28,999,781	28,565,795	31,775,530	25,529,962	24,181,331	22,764,354	21,295,134	21,020,213	20,143,561	19,939,807	19,484,361	84,168,983
CURRENT REQUIREMENTS:													
Operations	608,945	797,666	842,025	877,179	896,888	916,053	936,206	956,212	976,529	997,261	1,018,480	1,047,161	10,261,661
Special Projects	10,741,603	5,495,113	5,466,610	26,183	10,000	19,823	10,000	20,219	10,000	20,632	10,000	21,062	11,109,642
Future Housing Projects	0	0	0	9,250,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000	4,750,000	47,250,000
Transfer To General Fund	9,397	60,603	0	1,000,000	0	0	0	0	78,831	0	0	0	1,139,434
General Fund In-Lieu	56,389	62,104	69,420	70,884	72,377	73,899	75,453	77,037	78,653	80,301	81,983	84,555	826,665
TOTAL CURRENT REQUIREMENTS	11,416,334	6,415,486	6,378,055	11,224,246	5,729,265	5,759,775	5,771,659	5,803,468	5,894,013	5,848,194	5,860,462	5,902,778	70,587,402
RESERVES:													
Housing Mitigation Reserve	16,863,299	18,826,324	18,403,082	17,161,953	15,900,083	14,722,518	13,497,869	12,203,869	10,776,895	9,873,687	8,935,124	7,934,425	7,934,425
BMR Reserve	2,402,089	3,316,245	3,614,424	2,838,113	2,878,936	2,946,549	3,014,027	3,081,219	3,148,075	3,214,545	3,280,478	3,340,181	3,340,181
Redevelopment Housing Subfund Reserve	0	441,728	170,234	551,218	1,021,678	752,488	480,799	206,578	1,201,230	1,207,136	1,863,743	2,306,977	2,306,977
TOTAL RESERVES	19,265,388	22,584,297	22,187,740	20,551,284	19,800,697	18,421,555	16,992,695	15,491,666	15,126,200	14,295,368	14,079,345	13,581,583	13,581,583
FUND BALANCE, JUNE 30	0	0	0	0	0	0	0	0	0	0	0	0	0

**CITY OF SUNNYVALE
070. COMBINED HOUSING FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2025 TO JUNE 30, 2035**

											FY 2025/2026 TO FY 2014/2015	FY 2014/2015 TO FY 2014/2015
	PLAN 2025/2026	PLAN 2026/2027	PLAN 2027/2028	PLAN 2028/2029	PLAN 2029/2030	PLAN 2030/2031	PLAN 2031/2032	PLAN 2032/2033	PLAN 2033/2034	PLAN 2034/2035	FY 2034/2035 TOTAL	FY 2034/2035 TOTAL
RESERVE/FUND BALANCE, JULY 1	13,581,583	13,867,633	14,109,868	16,283,202	15,020,106	13,464,505	12,077,206	10,642,713	9,129,609	7,563,041	13,581,583	19,265,388
CURRENT RESOURCES:												
Housing Mitigation Fees	2,895,693	2,895,693	2,895,693	2,895,693	2,895,693	2,895,693	2,895,693	2,895,693	2,895,693	2,895,693	28,956,928	71,677,309
Housing Loan Repayments	362,114	362,114	362,114	362,114	362,114	362,114	362,114	362,114	362,114	362,114	3,621,137	7,709,562
County Reimbursement	1,424,884	1,428,916	3,372,712	0	0	0	0	0	0	0	6,226,512	12,716,617
Miscellaneous Reimbursement	0	0	0	0	0	0	0	0	0	0	0	0
Rental Income	0	0	0	0	0	0	0	0	0	0	0	54,708
BMR In-Lieu Fees	460,723	474,545	488,781	503,445	518,548	534,104	550,127	566,631	583,630	601,139	5,281,674	11,152,122
BMR Processing Fees	35,754	36,827	37,931	39,069	40,241	41,449	42,692	43,973	45,292	46,651	409,880	756,126
BMR Code Violation Revenues	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000	200,000
Interest Income	508,329	491,940	487,773	457,402	413,383	377,661	339,984	298,858	255,489	208,755	3,839,575	9,072,857
TOTAL CURRENT RESOURCES	5,697,497	5,700,034	7,655,004	4,267,723	4,239,978	4,221,021	4,200,610	4,177,269	4,152,218	4,124,352	48,435,705	113,339,300
TOTAL AVAILABLE RESOURCES	19,279,080	19,567,667	21,764,872	20,550,925	19,260,084	17,685,526	16,277,816	14,819,982	13,281,827	11,687,393	62,017,288	132,604,688
CURRENT REQUIREMENTS:												
Operations	1,064,243	1,096,129	1,128,925	1,162,729	1,197,554	1,233,419	1,270,246	1,308,243	1,347,314	1,376,563	12,185,366	22,447,027
Special Projects	10,000	21,735	10,000	22,450	10,000	23,208	10,000	24,013	10,000	24,866	166,272	11,275,914
Future Housing Projects	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	42,500,000	89,750,000
Transfer To General Fund	0	0	0	0	239,404	0	0	0	0	0	239,404	1,378,838
General Fund In-Lieu	87,204	89,934	92,744	95,640	98,622	101,693	104,857	108,116	111,472	114,929	1,005,211	1,831,876
TOTAL CURRENT REQUIREMENTS	5,411,447	5,457,798	5,481,669	5,530,819	5,795,580	5,608,321	5,635,103	5,690,372	5,718,786	5,766,358	56,096,252	126,683,654
RESERVES:												
Housing Mitigation Reserve	7,496,520	7,009,379	6,494,729	5,925,345	5,072,792	4,398,228	3,686,402	2,906,344	2,083,543	1,188,922	1,188,922	1,188,922
BMR Reserve	3,397,753	3,452,902	3,505,446	3,555,101	3,601,586	3,644,623	3,684,040	3,719,465	3,750,632	3,784,350	3,784,350	3,784,350
Redevelopment Housing Subfund Reserve	2,973,360	3,647,587	6,283,027	5,539,660	4,790,127	4,034,355	3,272,271	2,503,800	1,728,866	947,763	947,763	947,763
TOTAL RESERVES	13,867,633	14,109,868	16,283,202	15,020,106	13,464,505	12,077,206	10,642,713	9,129,609	7,563,041	5,921,035	5,921,035	5,921,035
FUND BALANCE, JUNE 30	0	0	0	0	0	0	0	0	0	0	0	0

**CITY OF SUNNYVALE
070/100. HOUSING MITIGATION FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2014 TO JUNE 30, 2025**

[illegible]

**CITY OF SUNNYVALE
070/100. HOUSING MITIGATION FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2025 TO JUNE 30, 2035**

[illegible]

CITY OF SUNNYVALE
070/200. HOUSING FUND/BELOW MARKET RATE (BMR) HOUSING SUB-FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2014 TO JUNE 30, 2025

[illegible]

CITY OF SUNNYVALE
070/200. HOUSING FUND/BELOW MARKET RATE (BMR) HOUSING SUB-FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2025 TO JUNE 30, 2035

[illegible]

**CITY OF SUNNYVALE
070/400. REDEVELOPMENT HOUSING SUB-FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2014 TO JUNE 30, 2025**

[illegible]

**CITY OF SUNNYVALE
070/400. REDEVELOPMENT HOUSING SUB-FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2025 TO JUNE 30, 2035**

[illegible]

**CITY OF SUNNYVALE
071. HOME GRANT FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2014 TO JUNE 30, 2025**

[illegible]

**CITY OF SUNNYVALE
071. HOME GRANT FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2025 TO JUNE 30, 2035**

[illegible]

110. COMBINED COMMUNITY DEVELOPMENT BLOCK GRANT FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2014 TO JUNE 30, 2025

[illegible]

CITY OF SUNNYVALE
110. COMBINED COMMUNITY DEVELOPMENT BLOCK GRANT FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2025 TO JUNE 30, 2035

[illegible]

Planning Program

The Planning Program encompasses all policy planning and zoning approvals for the conservation and physical development of the City. The goal of the Program is to improve the quality of life and physical appearance of the City, and to foster orderly development through comprehensive and effective policy planning. Program activities include administering the City's General Plan, as well as preparing and overseeing specific plans and other land use policy documents. Additionally, lead responsibility for reporting on many of the City Council adopted study issues rests with the Planning Program. Planning staff collects and monitors community indicators to measure the City's progress in achieving its goals and policies. Major functions of the Program are coordinating and processing development applications for planning permits, and administering and enforcing the City's Zoning Code.

Housing/CDBG Program

The primary objectives of the Housing/CDBG (Community Development Block Grant) Program are to: 1) increase the development of new and renovated affordable housing; 2) preserve and improve housing conditions for lower income residents; and 3) provide support to human service organizations that serve low income and special needs populations in the community.

The Housing Division administers various housing programs, including the Home Improvement, Below Market Rate Housing, First-time Home Buyer, and Tenant-Based Rental Assistance Programs. The Division also manages three special revenue funds and their associated loan portfolios: the Housing Mitigation Fund, the CDBG Fund (which includes the CDBG Housing Rehabilitation Revolving Loan Fund), and the HOME Program Fund. Two of these funds, CDBG and HOME, were established to receive the City's federal entitlement grants, which have provided an average of nearly \$2 million annually for the past decade. These grants fund affordable housing projects and community development programs for the City's lower-income residents and neighborhoods. The Division ensures that the grants are used in a timely manner in accordance with the federal grant terms.

In addition to operating housing programs, the Division manages a number of large capital projects funded by the three special revenue funds. These projects primarily consist of multi-family housing development, acquisition, or rehabilitation. The Division also manages smaller public infrastructure and public facility projects, and annual grants for human services and other miscellaneous community development activities. The Housing Division provides staff support to the Housing and Human Services Commission, and coordinates with other divisions on housing policy development and on long-range planning to meet regional housing needs.

Onizuka Air Force Base

Department staff oversees the Base Realignment and Closure (BRAC) process for Onizuka Air Force Station. The BRAC planning process is overseen by the City Council acting as the Local Redevelopment Authority (LRA). In December 2011, the LRA completed the planning phase of the BRAC process by approving an Amended Redevelopment Plan and Amended Housing Assistance Submission, and Legally Binding Agreement (LBA) with two homeless housing providers. In early 2013, the various parcels were conveyed to Foothill De Anza Community College District, Department of Veterans Affairs and the City in accordance with the Amended Redevelopment Plan. Additionally, the two homeless housing claims were transferred to the City-owned Armory site. Upcoming activities for FY 2015/16 involve executing a land exchange with Jay Paul Company to build a new fire station/public safety facility on an approximately 2-acre parcel at the Moffett Place Office Campus in accordance to an approved development agreement. The City Council will also discuss the possible disposition or public use of the former homeless housing parcels.

Department Management

Department Management provides overall leadership and management of the Community Development Department. Activities include budgeting, work programming, personnel administration, and general support for the City Manager's Office, City Clerk, and the City Executive Leadership Team.

Department Budget Summary

Community Development					
Fund/Program	Actual 2012/13	Budget 2013/14	Actual 2013/14	Budget 2014/15	Plan 2015/16
General Fund					
Building Safety	2,784,045	2,966,813	2,959,618		
Planning	2,302,418	2,466,161	2,479,749	577,959	594,896
Department Management	402,806	414,037	408,126	421,933	434,379
Housing Fund					
Housing and CDBG	588,550	706,419	608,945	797,666	842,025
HOME Grant Fund					
Housing and CDBG	104,110	102,700	97,581	90,050	85,487
Community Development Block Grant					
Housing and CDBG	403,165	437,583	412,595	418,278	411,539
Development Enterprise Fund					
Building Safety				3,140,491	3,220,447
Planning				1,825,607	1,884,170
TOTAL EXPENDITURES	6,585,094	7,093,713	6,966,614	7,271,984	7,472,943

Budget Overview and Significant Changes

FY 2015/16 is the second year of a two-year operating budget cycle. As such, no substantial changes to the Department's budget are proposed from the previous year's budget. The operating budget for the Community Development Department primarily funds personnel costs, which account for approximately 95% of its total budget. Revenue from planning and building fees support a large portion of the Department's operations. Additionally, operational costs for the Housing/CDBG Program are funded with special purpose federal and City funds.

Development activity in FY 2015/16 is projected to continue at a high level similar to the past several years as office and residential development continues at a robust pace. This continuing activity reflects the strength of the Silicon Valley economy and the desirability of Sunnyvale as a place for business and residential growth. Based on historical records, it is rare to see this level of development activity sustained for multiple years. But development activity is expected to continue at nearly this pace into FY 2015/16 based on the projects that are currently undergoing Planning and Building Division review. This will translate to a substantially higher amount of collected development fees than the historic average. Development activity is diverse and covers all sectors including new for-sale and rental housing, new office buildings, commercial and industrial tenant improvements and single-family remodels. Construction is occurring at many sites in the City including Moffett Park, Peery Park, East Sunnyvale Industrial-To-Residential (ITR) area, and El Camino Real corridor. Major projects that are expected to be completed or under construction in FY 2015/16 include the LinkedIn campus in Peery Park, the Google and Moffett Place office projects in Moffett Park, and mixed used residential developments in the downtown area and along El Camino Real.

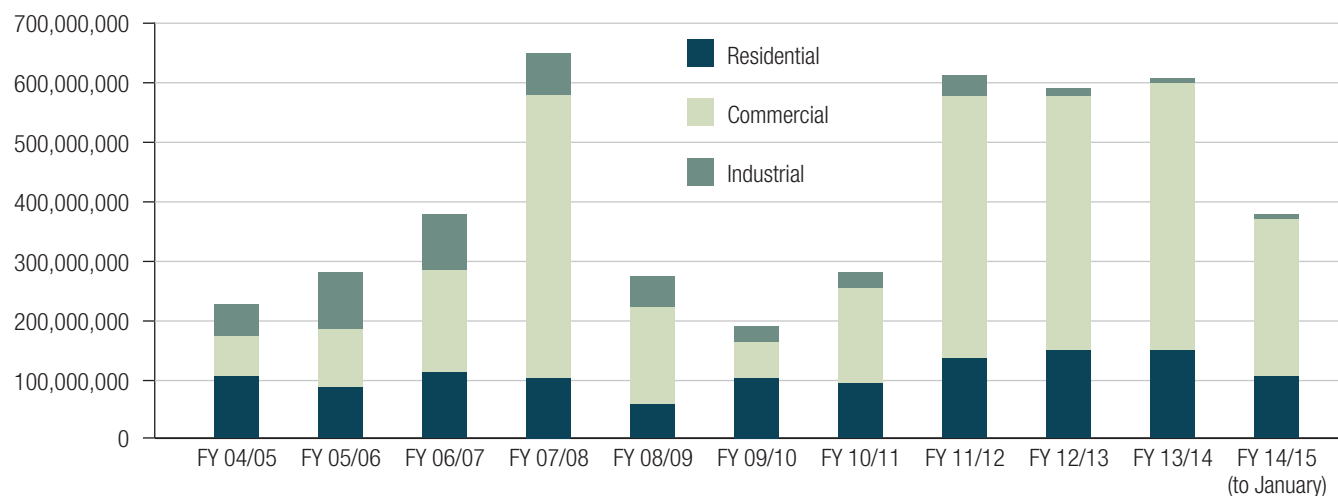
With the FY 2014/15 Adopted Budget, the City Council approved establishing an enterprise fund to contain all revenues and expenditures associated with development review permitting. All development review functions of the Community Development Department (the entire Building Division budget and approximately 60% of Planning

Division budget) have been transferred into a newly created Development Enterprise Fund. Additionally, activities associated with development review in other departments (e.g. Public Works, Public Safety, and the City Attorney) have also been transferred into the Enterprise Fund. While this move does not represent an organizational change, all revenues and expenditures pertaining to development review are now captured in this Enterprise Fund. This fund allows the City to more closely monitor expenditures and revenues for this function, with the goal of maintaining full cost recovery through the development fees collected to fund associated City services.

Building Safety Program

The Building Division is operating at a base level of staffing with 16 full-time employees supplemented with part-time contract inspectors to respond to the heavy workload. One additional building inspector position was added in FY 2013/14 to respond to the increase in construction activity throughout the city. The Building Program continues to be fully funded (100% cost recovery) by plan check and construction inspection fees collected from building permit activity. Given its commitment to excellent service delivery, the Program's staffing level will continue to be monitored to ensure it can be responsive to customer service needs, and to ensure that the Program's high performance standards will continue to be met. With the sustained level of construction activity as reflected in the table below, additional resources for plan checking and inspections have been maintained to meet the service levels. Contract hours continue to be budgeted in the Building Safety Program for this purpose. FY 2015/16 includes 500 staff hours to improve the oversight and efficiency of construction inspections for installation and monitoring of on-site stormwater pollution and prevention measures to meet the requirements of the Regional Water Quality Control Board (RWQCB). These construction inspections will be closely coordinated with the Department of Environmental Services which serves as the lead department for the stormwater program.

Building Construction Valuation



Planning Program

Over time the annual number of planning permits has increased slightly. This increase is evident even though some regulations have changed to reduce the number of land uses that require permits (e.g. certain front yard fences). At the same time, new procedures and regulations have been adopted making planning reviews more complex (e.g. stormwater, land use near streams, larger noticing areas, more detailed environmental reviews, parking management plans, etc.). The following chart shows planning permit activity since FY 1999/00. Supplemental staffing was approved in July 2013 to respond to the increased workload that includes an unusually high number of complex projects, including several EIRs; in addition, several developers have agreed to fund contract staff to assist with development review of their projects. Development reviews include checking for compliance with the City's zoning code and various design guidelines; environmental review; sensitivity to adjacent uses; and, compliance with federal, state, and regional standards. Staff time budgeted to review and process permit applications is based on historical activity, with adjustments for recent and anticipated streamlining efforts. Additionally, hours/expenses budgeted to address City and

intergovernmental policies are essentially unchanged. The FY 2015/16 budget includes 500 hours for a part-time clerical position to support the data management associated with an upgraded permit management system. The Planning Division budget is for 14 full-time and two part-time staff members. The Planning Division performance indicators have also been adjusted to more accurately monitor the processing of development applications and service delivery.

Policy planning activities for the budget cycle include completing the Land Use and Transportation Element, Lawrence Station Area Plan, Toolkit for Mixed Used Development and the Peery Park Specific Plan. Additionally, comprehensive re-organization and revision of the Zoning Code will be completed to simplify and streamline the zoning regulations. Additionally, General Plan funds will be reserved to initiate several long overdue updates to the Noise and Air Quality Elements of the General Plan. Continuing activities include closely coordinating with state and regional agencies and neighboring cities on new legislation, programs, and development activities that affect Sunnyvale residents and businesses. The Planning Division will also continue to provide staff support to the Planning Commission and Heritage Preservation Commission.

Housing Program

The Housing/CDBG Program is funded entirely with special purpose funds: CDBG and HOME federal grant funds, Below Market Rate Program In-Lieu Fees, and Housing Mitigation Fees, which are development impact fees paid for by developers of large, new employment-generating developments, and occasionally Housing Successor Agency Low-Moderate Income Housing (LMH) deposits related to the former redevelopment agency. All Program operating and capital project expenditures are funded by the special revenue funds. Use of each fund is regulated by federal and/or state laws and regulations and/or by adopted City policies. The largest expenditures in the Housing/CDBG Program are usually within the City's capital projects budget rather than its operating budget. The primary operating costs of the Housing/CDBG Program are personnel-related, for administration and program delivery. The Program is supported by seven staff.

Major tasks in FY 2015/16 include: project management and oversight of various capital projects from the predevelopment stage to construction completion and lease-up. These include several new construction projects (460 Persian, Parkside Studios, and Onizuka Crossing) and several rehabilitation projects (Morse Court, Stoney Pine Apartments, Klee and Wolfe senior group homes, and Crescent Terrace). Other major tasks include: working with rental developers on publicity and tenant selection procedures for new affordable rental units in density bonus projects; participating in the development review process for proposed residential or mixed-use projects that involve Below Market Rate (BMR) or other types of affordable housing units; reviewing a mobile home park conversion impact report and, if approved, monitoring the applicant's compliance with its requirements; issuing requests for proposals and responding to requests for funding from affordable housing developers and services providers; collaborating with the county-wide Continuum of Care to address homelessness within the region; and completing housing policy projects included in the 2015-2023 Housing Element, such as development of an anti-displacement ordinance and similar policy items.

Other ongoing work items include: administering the BMR Housing Programs; implementing fair housing, language access, outreach, and compliance monitoring activities; working with Public Works staff on surplus property matters involving housing or affordable housing interests; issuing and administering various grant agreements and service contracts; preparing loan agreements and loan documents for new capital projects; administering the Tenant-Based Rental Assistance and Homelessness Prevention and Rapid Re-housing Programs; preparing required annual reports to state and federal housing agencies; and managing the Division's Housing loan portfolio.

Department Position Allocation

Classification	FY 2014/15 Budgeted Positions	FY 2015/16 Budgeted Positions
Director of Community Development	1	1
Housing Officer	1	1
Superintendent of Building Inspection	1	1
Affordable Housing Manager	1	1
Planning Officer	1	1
Administrative Aide	2	2
Associate Planner	4	5
Assistant Planner	2	2
Senior Planner	2	2
Principal Planner	2	2
Permit Clerk I	1	1
Permit Clerk II	2	2
Housing Programs Analyst	2	2
Housing Programs Technician	2	1
Building Inspector II	5	5
Permit Center Coordinator	1	1
Senior Plan Check Engineer	1	1
Sr. Housing Rehabilitation Specialist	1	1
Sr. Building Inspector/Coordinator	2	2
Plan Checker II	1	1
Plan Checker I	1	1
Plan Check Engineer	1	1
Senior Office Assistant	1	1
Staff Office Assistant	1	1
Community Development Department Total	39	39

Performance Indicators

Community Development Department Performance Indicators

2011 Consolidated General Plan Goals:

Chapter 2, Community Vision (CV)

Goal CV-1: Achieve a Community in Which Citizens and Businesses Are Informed About Local Issues and City Programs and Services

Chapter 3, Land Use and Transportation (LT)

Goal LT-1: Coordinated Land Use Planning

Goal LT-2: Attractive Community

Goal LT-3: Appropriate Housing

Goal LT-4: Quality Neighborhoods and Districts
Goal LT-6: Supportive Economic Development Environment
Goal LT-7: Balanced Economic Base

Chapter 4, Community Character (CC)

Goal CC-1: Distinguished City Image

Goal CC-3: Well-Designed Sites and Buildings

Goal CC-5: Protection of Sunnyvale's Heritage

Chapter 5, Housing (HE)

Goal HE-1: Adequate Housing

Goal HE-2: Enhanced Housing Conditions and Affordability

Goal HE-3: Minimize Government Constraints on Housing

Goal HE-4: Adequate Housing Sites

Goal HE-5: Equal Housing Opportunities

Goal HE-6: Sustainable Neighborhoods

Please refer to the General Plan Executive Summary for further details on goals

City of Sunnyvale

FY 2015/16 Recommended Budget and Resource Allocation Plan

	General Plan Goal	FY 2011/12 Results	FY 2012/13 Results	FY 2013/14 Results
HOUSING & CDBG				
WORKLOAD INDICATORS				
Number of inquiries for housing and human services information.	HE-1, CV-1	2,184	2,340	2,853
Number of CDBG, HOME and HMF activities implemented (including capital projects, sub-recipient agreements, and housing program activities).	HE-1, HE-2, HE-5, HE-6	45	50	46
Number of first-time homebuyer loans and rehabilitation grants/loans closed.	HE-1, HE-2, HE-5	23	25	17
Number of BMR/HOME/CDBG rental and owner-occupied units audited annually.	HE-1, HE-2, HE-5	499	622	732
Number of staff reports to Housing and Human Services Commission, other city advisory bodies and City Council.	HE-1, HE-2, HE-5, HE-6, CV-1	16	13	13
Number of annual HUD reports (CAPER, Action Plan, Consolidated Plan) completed.	HE-1, HE-2, HE-3, HE-5	3	4	4
PERFORMANCE INDICATORS				
Number of housing program applications (including BMR, first-time homebuyer and rehabilitation) and percent processed within 21 days.	LT-3, HE-1, HE-2, HE-4, HE-5	93 99%	71 100%	67 100%
Number of developer agreements and percent reviewed within 21 days.	LT-3, HE-1, HE-2, HE-4	3 100%	1 100%	8 100%
CDBG credit line does not exceed 1.5 times the City's annual CDBG grant amount on April 30 (HUD requirement).	HE-1, HE-2, HE-5	Met	Met	0.62
Amount of CDBG funds expended and percent benefiting lower income households (HUD requirement >70%).	HE-1, HE-2, HE-5, HE-6	\$2,504,539 97%	\$1,455,637 100%	\$1,388,531 100%
Number of HOME assisted units, and	LT-3, HE-1, HE-2, HE-4, HE-5	23	17	82
a. Percent of assisted units restricted to households earning at or below 60% of area median income (HUD requirement >90%); and		92%	94%	99%
b. For projects with five or more units, percent of assisted units restricted to households earning less than 50% of area median income (HUD requirement >20%).		100%	55%	98%

City of Sunnyvale

FY 2015/16 Recommended Budget and Resource Allocation Plan

	General Plan Goal	FY 2011/12 Results	FY 2012/13 Results	FY 2013/14 Results
Number of customer survey respondents (including program beneficiaries, non-profit grantees and development partners) and percent rating the services provided by Housing as good or better.	HE-1, HE-2, HE-4, HE-5	67 100%	38 100%	57 100%
DEPARTMENT MANAGEMENT				
PERFORMANCE INDICATORS				
Percent of total Department operating budget expended.		99.0%	98.3%	99.8%

City of Sunnyvale
Program Performance Budget

Program 235 - Housing and CDBG Program

Service Delivery Plan 23501 - Community Development Block Grant (CDBG)

	<u>2012/2013</u> <u>Actual</u>	<u>2013/2014</u> <u>Budget</u>	<u>2013/2014</u> <u>Actual</u>	<u>2014/2015</u> <u>Current</u>	<u>2015/2016</u> <u>Plan</u>
Activity 235110 - CDBG Planning and Administration (20% Cap)					
Costs:	216,646.07	246,017.80	241,222.04	238,114.46	226,173.13
Products:	0.00	0.00	0.00	0.00	0.00
Hours:	2,226.07	2,377.00	2,361.94	2,092.00	1,984.00
Activity 235120 - Housing Improvement Program Operations (CDBG-RLF)					
Product: Housing Unit Improved					
Costs:	171,490.69	172,824.32	157,296.27	180,163.12	185,365.75
Products:	20.00	25.00	15.00	42.00	42.00
Hours:	1,966.86	2,014.00	1,734.79	2,020.00	2,020.00
Activity 235130 - Project Management: Capital Projects					
Product: Household/Individual Assisted and/or Housing Unit/Public Facility Constructed					
Costs:	15,011.28	18,741.28	14,076.53	0.00	0.00
Products:	0.00	200.00	152.00	0.00	0.00
Hours:	145.00	199.00	138.56	0.00	0.00
Totals for Service Delivery Plan 23501 - Community Development Block Grant (CDBG)					
Costs:	403,148.04	437,583.40	412,594.84	418,277.58	411,538.88
Hours:	4,337.93	4,590.00	4,235.29	4,112.00	4,004.00

City of Sunnyvale
Program Performance Budget

Program 235 - Housing and CDBG Program

Service Delivery Plan 23502 - Lower Income Housing (HOME)

	2012/2013	2013/2014	2013/2014	2014/2015	2015/2016
	Actual	Budget	Actual	Current	Plan
Activity 235210 - HOME Administration and Monitoring (10%)					
Product: Assisted Unit Monitored					
Costs:	76,043.48	77,530.49	77,639.48	77,021.74	71,982.04
Products:	103.00	69.00	123.00	69.00	69.00
Hours:	822.02	856.00	837.83	800.00	721.00
Activity 235220 - Homebuyer Assistance Program Delivery [Deleted]					
Product: Assistance Loan Processed					
Costs:	3,097.29	25.64	0.00	0.00	0.00
Products:	1.00	0.00	0.00	0.00	0.00
Hours:	40.00	0.00	0.00	0.00	0.00
Activity 235230 - Rental Housing Assistance: Project Management					
Product: Affordable Rental Unit Built or Rehabilitated					
Costs:	24,969.54	25,144.26	19,941.35	13,028.00	13,504.78
Products:	11.00	11.00	0.00	10.00	10.00
Hours:	275.51	261.00	189.58	125.00	125.00
Totals for Service Delivery Plan 23502 - Lower Income Housing (HOME)					
Costs:	104,110.31	102,700.39	97,580.83	90,049.74	85,486.82
Hours:	1,137.53	1,117.00	1,027.41	925.00	846.00

City of Sunnyvale
Program Performance Budget

Program 235 - Housing and CDBG Program

Service Delivery Plan 23503 - Local Housing Activities (up to moderate-income: Housing Mitigation Fund)

	2012/2013	2013/2014	2013/2014	2014/2015	2015/2016
	Actual	Budget	Actual	Current	Plan
Activity 235310 - Administer Below Market Rate Housing Program					
Product: BMR Unit					
Costs:	145,780.98	191,115.01	173,806.91	432,075.22	470,701.71
Products:	561.00	452.00	529.00	543.00	543.00
Hours:	1,668.45	2,303.00	1,856.74	4,816.00	4,808.00
Activity 235320 - Homebuyer Assistance Program Delivery					
Product: Assistance Loan Processed					
Costs:	104,292.43	128,003.37	108,737.38	32,496.06	19,820.39
Products:	4.00	3.00	2.00	4.00	4.00
Hours:	1,182.34	1,572.00	1,231.79	200.00	200.00
Activity 235330 - Affordable Housing Capital Project Management					
Product: Housing Unit Created or Preserved					
Costs:	138,412.56	159,897.56	114,544.20	117,967.05	117,053.41
Products:	136.00	98.00	0.00	98.00	98.00
Hours:	981.53	1,146.00	847.34	747.00	747.00
Activity 235340, 235341, 235342 - Management, Supervision, and Administration					
Costs:	200,080.79	227,402.61	211,856.38	215,127.62	211,772.51
Products:	0.00	0.00	0.00	0.00	0.00
Hours:	1,842.46	2,167.00	2,124.65	1,775.00	1,731.00
Totals for Service Delivery Plan 23503 - Local Housing Activities (up to moderate-income: Housing Mitigation Fund)					
Costs:	588,566.76	706,418.55	608,944.87	797,665.95	819,348.02
Hours:	5,674.78	7,188.00	6,060.52	7,538.00	7,486.00

City of Sunnyvale
Program Performance Budget

Program 235 - Housing and CDBG Program

Service Delivery Plan 23504 - Housing Successor Agency Low-Mod Fund

	<u>2012/2013 Actual</u>	<u>2013/2014 Budget</u>	<u>2013/2014 Actual</u>	<u>2014/2015 Current</u>	<u>2015/2016 Plan</u>
Activity 235410 - Housing Successor Agency Administration					
Costs:	0.00	0.00	0.00	0.00	22,677.01
Products:	0.00	0.00	0.00	0.00	0.00
Hours:	0.00	0.00	0.00	0.00	239.00
Totals for Service Delivery Plan 23504 - Housing Successor Agency Low-Mod Fund					
Costs:	0.00	0.00	0.00	0.00	22,677.01
Hours:	0.00	0.00	0.00	0.00	239.00
Totals for Program 235					
Costs:	1,095,825.11	1,246,702.34	1,119,120.54	1,305,993.27	1,339,050.73
Hours:	11,150.24	12,895.00	11,323.22	12,575.00	12,575.00

Housing

The City's housing projects are designed to address the affordable housing goals of the recently adopted 2015-2023 Housing Element of the City's General Plan and other City plans and policy documents related to affordable housing. Housing projects in this section are funded by the Combined Housing Fund and the HOME Fund, the repository for the City's federal HOME Investment Partnership Program grants and HOME program income (loan payment) revenue.

The Combined Housing Fund includes several types of special housing revenues, each deposited into a separate sub-fund: the Housing Mitigation sub-fund, consisting of impact fees and loan payments; Below Market Rate (BMR) Housing sub-fund, consisting primarily of BMR in-lieu fees and BMR administrative fees; and, beginning in 2015, the previously deferred former Redevelopment Agency Housing Set-Aside ("20%") funds have been received for the first time and deposited into what is now known as the Housing Successor Agency Low-Moderate Income Housing sub-fund (LMH). Very detailed state statutes govern the use of the LMH, so projects are designed to comply with those State laws.

Major Housing Projects

New Construction of Affordable Rental Housing. Three projects are included in this category, two carried forward from prior fiscal years and currently under construction, and one which is in the predevelopment phase. All are funded by the Housing Mitigation sub-fund. They include Onizuka Crossing, a 58-unit rental project at 620 E. Maude Avenue, scheduled for completion in 2016; Parkside Studios, a 59-unit rental project at 495 N. Wolfe Road, scheduled for completion in May 2015; and 460 Persian Drive, a 60-unit rental project in the predevelopment stage, estimated to be completed in 2018 or 2019. These projects will create high-quality apartments for extremely-low, very-low, and low income households, including those transitioning out of homelessness.

Morse Court Rehabilitation Project. This project, funded with Housing Mitigation funds last year, involves the rehabilitation of a 35-unit affordable apartment complex located on Morse Avenue. The project is currently awaiting approval by the senior lienholder and is estimated to be completed within two years.

Homeless Prevention and Rapid Re-Housing (HPRR). This new project is funded with LMH in accordance with recently enacted State law which allows housing successor agencies to allocate up to \$250,000 in LMH annually for HPRR programs to assist local residents at imminent risk of or currently experiencing homelessness. The HPRR program replicates a very successful federal program implemented as part of the recession-era Recovery Act (ARRA), which was also implemented in Sunnyvale. The program is designed to prevent households from becoming homeless, or if they do lose their housing, to assist them into new housing within two months or less through use of security deposit and shorter-term rental assistance. In addition, credit repair and legal services may be included in the program. The City will grant the funds to and/or contract with one or more qualified service providers through a competitive process to implement this program.

Tenant-Based Rental Assistance (TBRA). This project, funded by the HOME fund, provides funding for the City's TBRA program, which has been implemented for several years, and provides rental assistance similar to a portable Section 8 voucher for very low income people transitioning out of homelessness, or very low income households at imminent risk of homelessness. The assistance is provided for a term of up to two years, in conjunction with required participation in self-sufficiency programs aimed at increasing earned and/or benefits income, vocational education, and securing long-term affordable housing if needed.

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**CITY OF SUNNYVALE
FUNDED / UNFUNDED PROJECTS
BUDGETED PROJECT COSTS SUMMARY**

PROJECT NO.	PROJECT NAME	PRIOR ACTUAL	CURRENT 2014-15	BUDGET 2015-16	PLAN 2016-17	PLAN 2017-18	PLAN 2018-19	PLAN 2019-20	PLAN 2020-21	PLAN 2021-22	PLAN 2022-23	PLAN 2023-24	PLAN 2024-25	Y11-Y20 TOTAL	PROJECT LIFE TOTAL
HOUSING FUNDED PROJECTS															
823750	BMR Compliance Enforcement	308,969	10,217	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000	519,186
826530	County-Wide Homeless Count	30,120	8,732	0	9,441	0	9,823	0	10,219	0	10,632	0	11,062	66,272	156,301
828100	First-Time Homebuyer Loans (81-120% AMI)	528,652	571,375	0	0	0	0	0	0	0	0	0	0	0	1,100,027
828110	Housing Trust Silicon Valley (HTSV) Contribution	950,000	200,000	200,000	0	0	0	0	0	0	0	0	0	0	1,350,000
828750	Tenant Based Rental Assistance (HOME)	509,700	677,234	270,000	0	0	0	0	0	0	0	0	0	0	1,456,934
829530	Armory Affordable Housing Site - Charities Housing	4,010,000	40,000	0	0	0	0	0	0	0	0	0	0	0	4,050,000
829540	Armory Affordable Housing Site - MidPen Housing	3,986,751	63,249	0	0	0	0	0	0	0	0	0	0	0	4,050,000
830160	Armory Apartments-MidPen Housing	0	1,400,000	0	0	0	0	0	0	0	0	0	0	0	1,400,000
830920	Morse Court Rental Rehabilitation (HMF)	0	1,000,000	0	0	0	0	0	0	0	0	0	0	0	1,000,000
901122	Crescent Terrace Senior Housing Rehabilitation	0	0	1,050,000	0	0	0	0	0	0	0	0	0	0	1,050,000
901123	460 Persian Dr.: Loan for New Affordable Apts by MidPen	0	0	5,000,000	0	0	0	0	0	0	0	0	0	0	5,000,000
901125	Homeless Prevention and Rapid Re-Housing (HPRR)	0	0	250,000	0	0	0	0	0	0	0	0	0	0	250,000
HOUSING FUNDED PROJECTS		10,324,191	3,970,808	6,780,000	19,441	10,000	19,823	10,000	20,219	10,000	20,632	10,000	21,062	166,272	21,382,448

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Project Information Sheet

Project: 823750 BMR Compliance Enforcement

Origination Year:	2001-02	Type:	Housing	Fund:	70 Housing
Planned Completion Year:	Ongoing	Category:	Special	Sub-Fund:	200 Other Housing Related
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Ernest De Frenchi

Project Description / Scope / Purpose

The Below Market Rate (BMR) Compliance Enforcement project funds the services of an independent investigative firm, independent counsel on bankruptcy and foreclosure matters, and litigation to force the sale of a BMR property. It also provides funding for BMR education to existing homeowners and testers for BMR rental properties. These activities are required to enforce compliance of the BMR Purchase Program.

Project Evaluation and Analysis

This project ensures the primary program requirement of the BMR program, continued occupancy of a BMR unit as the principal residence of the owner, is met.

Fiscal Impact

This project is funded by BMR violation revenues received and Housing Monitoring Fees.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	308,969	10,217	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000	519,186
Revenues														
BMR Revenues Code Violation			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000	
Total	436,784	84,537	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000	721,321
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 826530 County-Wide Homeless Count

Origination Year:	2006-07	Type:	Housing	Fund:	70 Housing
Planned Completion Year:	Ongoing	Category:	Special	Sub-Fund:	100 Housing Mitigation
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

This project will fund the costs to pay for the City's share of conducting a bi-annual county-wide homeless count and survey. This homeless count and survey is a federally mandated initiative for the County of Santa Clara. As agreed, each jurisdiction within the county shall contribute a pro-rata share of the cost to conduct the survey based on population. The estimated cost share for each jurisdiction has been figured using the 2010 Census results. For the 2013 count, the City's pro-rata share was 16.76% of the countywide population.

Project Evaluation and Analysis

The support of the City's fair share of the cost of the homeless survey provides substantial benefit to the homeless residents in Sunnyvale and throughout the county. It provides a key tool that allows public service agencies access to federal grant dollars to support services to the homeless.

Fiscal Impact

The project is funded by the Housing Mitigation subfund of the combined Housing Fund. In order for the county to continue to receive McKinney-Vento funds, the county is mandated to conduct a county-wide homeless count every two years.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	30,120	8,732	0	9,441	0	9,823	0	10,219	0	10,632	0	11,062	66,272	156,301
Revenues														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 828100 First-Time Homebuyer Loans (81-120% AMI)

Origination Year:	2009-10	Type:	Housing	Fund:	70 Housing
Planned Completion Year:	Ongoing	Category:	Special	Sub-Fund:	100 Housing Mitigation
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Ernest De Frenchi

Project Description / Scope / Purpose

This project allocates Housing Mitigation funds for the First Time Homebuyer Program, to be used for down-payment assistance loans to eligible households (at or below 120% AMI) for purchase of eligible homes in Sunnyvale. For further details, please refer to the current First Time Homebuyer Program Guidelines.

Project Evaluation and Analysis

This project will be an ongoing program offered by the Housing Division to assist households in purchasing their first home. Last fiscal year (2013/14), two loans were funded. Loan volume is anticipated to grow in subsequent years, as the housing and financial markets stabilize.

Fiscal Impact

This project will utilize the remaining funds from FY 13/14 of approximately \$500,000 from the Housing Mitigation Fund. Of this amount, \$100,000 has been earmarked for Habitat for Humanity. The funds will be expended by making deferred loans that will be paid back to the Housing Mitigation fund upon the occurrence of certain events that trigger the maturity date, such as sale or transfer of the home securing the loan. It is anticipated that most of the loans will be paid back in full in lump sum payments approximately 5-12 years after the loan dates, although the loan term is 30 years. This use of Housing Mitigation funds is consistent with City policy for use of the Housing Mitigation Fund.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	528,652	571,375	0	0	0	0	0	0	0	0	0	0	0	1,100,027
Revenues														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 828110 Housing Trust Silicon Valley (HTSV) Contribution

Origination Year:	2009-10	Type:	Housing	Fund:	70 Housing
Planned Completion Year:	2015-16	Category:	Special	Sub-Fund:	100 Housing Mitigation
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Ernest De Frenchi

Project Description / Scope / Purpose

This project would provide a contribution of approximately \$200,000 in Housing Mitigation funds to the Housing Trust Fund Silicon Valley (HTSV) in FY 2015/16 for investment in City-approved housing projects located in Sunnyvale. Funds will be used for affordable multi-family rental housing construction, rehabilitation, and/or preservation, and/or down-payment assistance programs for low and/or moderate income first-time buyers. The HTSV seeks seed monies from various public agencies in the county and other donors, and uses these funds to seek matching funds from the State and federal governments, corporations, and other donors. From 2001 through the end of FY 2014/15, the City of Sunnyvale has contributed \$2.75 million to the HTSV. This has resulted in an HTSV investment of slightly over \$3.9 million (not including the City's contribution) in housing projects located in Sunnyvale to date.

Project Evaluation and Analysis

This project will be considered completed at the end of FY 2015/16 when the City has provided its contribution to the HTSV, and the HTSV has provided its annual report to the City with details of its use of the City contribution and any matching funds also invested in Sunnyvale housing projects. The project will be considered a success if the HTSV was able to match the City's contribution and if it invested the entire amount in Sunnyvale housing projects pre-approved by the Housing Division.

Fiscal Impact

This project will require an expenditure of approximately \$200,000 from the Housing Mitigation Fund in FY 2015/16. No additional fiscal impacts are identified. This use of Housing Mitigation Funds is consistent with City policy and goals governing use of that fund and will leverage the city contribution with matching funds from the HTSV.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	950,000	200,000	200,000	0	0	0	0	0	0	0	0	0	0	1,350,000
Revenues														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 828750 Tenant Based Rental Assistance (HOME)

Origination Year:	Grant	Type:	Housing	Fund:	71 HOME Grant
Planned Completion Year:	Grant	Category:	Special	Sub-Fund:	n.a.
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

This project allocates HOME funds to the Santa Clara County Mental Health Department to administer a tenant-based rental assistance and security deposit assistance program for City residents experiencing or at imminent risk of homelessness. The City executed an agreement with the County in December 2012. Available prior year funds in this project remain committed to the Housing Authority until all funds have been expended.

Project Evaluation and Analysis

This project addresses the priorities and goals described in the Consolidated Plan, specifically "Alleviation of Homelessness." According to the 2009 Santa Clara County Homeless Census, 7,086 individuals were found to be homeless in the County. Of this amount, 349 were Sunnyvale residents. Service providers reported an increase in clients seeking assistance as a result of the recession and unemployment.

Fiscal Impact

This project is funded by the HOME Fund and this use of HOME funds is consistent with federal regulations.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	509,699	677,235	270,000	0	0	0	0	0	0	0	0	0	0	1,456,934
Revenues														
HOME HUD Program Year 2011			0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 829530 Armory Affordable Housing Site - Charities Housing

Origination Year:	2012-13	Type:	Housing	Fund:	70 Housing
Planned Completion Year:	2015-16	Category:	Special	Sub-Fund:	100 Housing Mitigation
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Ernest De Frenchi

Project Description / Scope / Purpose

This project allocates \$4,050,000 in Housing Mitigation funds to Charities Housing Corporation, a non-profit corporation. Funds will be used for the predevelopment, entitlement and long-term lease of the Armory Property, and the construction of rental housing all of which will be affordable to either homeless, very-low or extremely-low income households.

On September 20, 2011 RTC 11-185, Council approved an Exclusive Negotiating Agreement between the City and MidPen Housing Corporation and Charities Housing Development Corporation as the Developers of an Affordable Housing Project at 620 East Maude Avenue.

The project is centrally located with better access and services, and includes 58 low-income family apartments by MidPen and 59 low-income efficiency studio units by Charities for a total of 117 dwelling units. The project construction began in 2014 and will be completed in December 2016.

Project Evaluation and Analysis

This project addresses the priorities and goals described in the 2010-15 Consolidated Plan: Affordable Housing - Support affordable rental housing for lower-income households by providing financial and/or technical assistance for rehabilitation, construction and/or preservation of affordable rental housing and/or site acquisition.

Fiscal Impact

This project requires an expenditure of \$4,050,000 from the Housing Mitigation Fund. This use of Housing Mitigation funds is consistent with City policy for use of the Housing Mitigation Fund.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	4,010,000	40,000	0	0	0	0	0	0	0	0	0	0	0	4,050,000
Revenues														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 829540 Armory Affordable Housing Site - MidPen Housing

Origination Year:	2012-13	Type:	Housing	Fund:	70 Housing
Planned Completion Year:	2015-16	Category:	Special	Sub-Fund:	100 Housing Mitigation
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Ernest De Frenchi

Project Description / Scope / Purpose

This project allocates \$4,050,000 in Housing Mitigation funds to MidPen Housing Corporation, a non-profit corporation. Funds will be used for the predevelopment, entitlement and long-term lease of the Armory Property, and the construction of rental housing all of which will be affordable to either homeless, very-low or extremely-low income households.

On September 20, 2011 RTC 11-185, Council approved an Exclusive Negotiating Agreement between the City and MidPen Housing Corporation and Charities Housing Development Corporation as the Developers of an Affordable Housing Project at 620 East Maude Avenue.

The project is centrally located with better access and services, and includes 58 low-income family apartments by MidPen and 59 low-income efficiency studio units by Charities for a total of 117 dwelling units. The project construction began in 2014 and will be completed in December 2016.

Project Evaluation and Analysis

This project addresses the priorities and goals described in the 2010-15 Consolidated Plan: Affordable Housing- Support affordable rental housing for lower-income households by providing financial and/or technical assistance for rehabilitation, construction and/or preservation of affordable rental housing and/or site acquisition.

Fiscal Impact

This project requires an expenditure of \$4,050,000 from the Housing Mitigation Fund. This use of Housing Mitigation funds is consistent with City policy for use of the Housing Mitigation Fund.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	3,986,751	63,249	0	0	0	0	0	0	0	0	0	0	0	4,050,000
Revenues														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 830160 Armory Apartments-MidPen Housing

Origination Year:	2013-14	Type:	Housing	Fund:	71 HOME Grant
Planned Completion Year:	2015-16	Category:	Special	Sub-Fund:	n.a.
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

This project allocates \$1,400,000 in HOME funds to MidPen Housing, a non-profit corporation. Funds will be used for the development of 64 family apartments at the former Armory site that will benefit extremely-low and very low-income households that earn between 30%-50% of AMI, by providing permanent affordable housing to those who otherwise would be homeless.

Project Evaluation and Analysis

This project addresses the priorities and goals described in the 2010-2015 Consolidated Plan, specifically, "Affordable Housing" and "Alleviation of Homelessness."

Fiscal Impact

This project will require an expenditure of up to \$1,400,000 from the HOME Fund (71/100). Use of these funds are consistent with federal regulations governing use of HOME funds.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	0	1,400,000	0	0	0	0	0	0	0	0	0	0	0	1,400,000
Revenues														
HOME HUD Program Year 2009			0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 830920 Morse Court Rental Rehabilitation (HMF)

Origination Year:	2014-15	Type:	Housing	Fund:	70 Housing
Planned Completion Year:	2015-16	Category:	Special	Sub-Fund:	100 Housing Mitigation
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

This project allocates \$1,000,000 in Housing Mitigation Loan funds to MP Morse Court Associates, a California Limited Partnership, of which the General Partner is Mid-Peninsula Coalition Monte Vista Terrace Corporation, a wholly-controlled affiliate of MidPen Housing Corporation, a non-profit housing developer. Funds will support the rehabilitation of Morse Court, a 35-unit property in Sunnyvale, located at 825 Morse Avenue. Built in 1983, the property has immediate exterior and interior capital work to support the long-term maintenance, energy efficiency, and quality of life for extremely low-income families.

Project Evaluation and Analysis

This project addresses the priorities and goals described in the City's Housing and Community Revitalization Sub-element, specifically, "Housing Conservation and Maintenance" which provides assistance to non-profits to rehabilitate aging multi-family rental properties.

Fiscal Impact

This project will require an expenditure of \$1,000,000 from the Housing Mitigation Fund beginning in FY 2014/15. This use of Housing Mitigation funds is consistent with city policy for use of the Housing Mitigation Fund.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	0	1,000,000	0	0	0	0	0	0	0	0	0	0	0	1,000,000
Revenues														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 901122 Crescent Terrace Senior Housing Rehabilitation

Origination Year:	2015-16	Type:	Housing	Fund:	71 HOME Grant
Planned Completion Year:	2018-19	Category:	Special	Sub-Fund:	n.a.
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

This project provides funding for the City to provide a rehabilitation loan of \$550,000 in HOME program income funds and \$500,000 in CDBG funds to borrower Crescent Terrace, Inc., an affiliate of MidPen Housing Corporation. The City loan will pay for most of the cost of rehabilitating 48 units of affordable senior housing known as Crescent Terrace, located at 130 Crescent Avenue and built in 1986. The property requires exterior and interior rehabilitation in order to preserve the useful life and increase the energy efficiency of the units. The energy and water savings generated by the project will improve the project's environmental and financial sustainability. The units are restricted to be affordable to lower-income households (27 units at 60% of AMI and 20 units at 50% AMI). Rental rehabilitation loans have a term of 30-40 years and are repayable on a deferred and/or residual receipts basis. The precise loan terms will be negotiated with the borrower for Council approval prior to loan funding, and conditioned upon the borrower securing all required matching funds to complete the proposed scope of work.

Project Evaluation and Analysis

This project addresses the Affordable Housing goal of the City's HUD Consolidated Plan: "Support affordable rental housing for lower-income households" by providing financial assistance for rehabilitation and preservation of affordable rental housing. It also addresses Goal B of the Housing Element of the General Plan: "Maintain and enhance the condition and affordability of existing housing in Sunnyvale" including Policy B.3: Strengthen multi-family neighborhoods through partnerships with non-profit housing organizations in the [...] rehabilitation of older residential properties and maintenance as long term affordable housing."

Fiscal Impact

This project consists of an expenditure of \$550,000 in HOME program income and grant funds and \$500,000 in CDBG program income and grant funds. This funding will be provided as a repayable long-term loan to the project owner. The proposed project complies with federal regulations governing the use of CDBG and HOME funds.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	0	0	1,050,000	0	0	0	0	0	0	0	0	0	0	1,050,000
Revenues														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
CDBG Fund			500,000	0	0	0	0	0	0	0	0	0	0	
Total	0	0	500,000	0	0	0	0	0	0	0	0	0	0	500,000
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 901123 460 Persian Dr.: Loan for New Affordable Apts by MidPen

Origination Year:	2015-16	Type:	Housing	Fund:	70 Housing
Planned Completion Year:	2018-19	Category:	Special	Sub-Fund:	100 Housing Mitigation
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

This project provides funding for the City to provide a loan of \$5 million in Housing Mitigation funds to a non-profit housing developer, MidPen Housing Corp., for the development of approximately sixty new affordable rental apartments that will be restricted as affordable housing for 55 years. The project site is an R-3 parcel of 1.35 acres located at 460 Persian Drive in north Sunnyvale, currently occupied with several small commercial uses. The units will be affordable to lower-income households earning up to sixty percent (60%) of area median, with the majority of the units further restricted to extremely low and very low income rent levels. The project will include a range of one- to three-bedroom units. The borrower, MidPen, will be responsible for obtaining approximately \$28 million in additional matching funds in order to finance the project. The City funding commitment will be conditioned on the borrower obtaining all required permits, environmental clearances, and matching funds needed to build the project.

Project Evaluation and Analysis

This project is consistent with the priorities and goals described in the Housing Element of the City's General Plan, and in applicable local and regional land use policies and plans.

Fiscal Impact

This project will require a one-time expenditure of \$5,000,000 from the Housing Fund which will be repayable to the HM fund over time (most likely 55 years). This funding is intended to fill the financing gap between the projected total development costs, the applicant's available resources, and other available funding sources for affordable housing.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	0	0	5,000,000	0	0	0	0	0	0	0	0	0	0	5,000,000
Revenues														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 901125 Homeless Prevention and Rapid Re-Housing (HPRR)

Origination Year:	2015-16	Type:	Housing	Fund:	70 Housing
Planned Completion Year:	2015-16	Category:	Special	Sub-Fund:	400 Low & Moderate Income Housing Asset F
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

This project is funded by RDA Low-Moderate Income Housing (LMH) funds which had been deferred in prior years. Recently enacted state law allows post-RDA Housing Successor Agencies (HSA) to spend up to \$250,000 in LMH annually for Homelessness Prevention and Rapid Re-Housing (HPRR) programs. HPRR programs are based on a federal program launched as part of the 2009 Recovery Act (ARRA) that was also successfully implemented in Sunnyvale. HPRR programs assist homeless clients and those at imminent risk of losing their housing by providing direct financial assistance for costs to maintain or obtain housing, such as short-term rental assistance (3 -18 months), security and/or utility deposits, utility payments, last month's rent, or moving costs; as well as services such as housing search, mediation, credit repair, case management, and other appropriate services. The HSA will enter into a services contract and/or grant agreement (administered by Housing Division) with one or more qualified service providers selected through a competitive RFP process to implement this program in FY 2015-16. The contract may be for a term of up to two years if needed to fully expend funds. Continuing this project beyond the terms in the proposed budget would be contingent on future revenue in the LMH Subfund of the Housing fund. The timing of future revenue receipts is currently unknown.

Project Evaluation and Analysis

This project complies with current state law that regulates agencies' use of LMH funds. The project addresses the goals in the City's Housing Element and HUD Consolidated Plan to alleviate homelessness. Homelessness has become an increasing urgent concern in the City as the rental market has become extremely competitive and many residents have found themselves suddenly without housing due to steep rent increases, an inability to locate another affordable rental unit, or for various other reasons.

Fiscal Impact

This project will require an expenditure of \$250,000 from the Combined Housing Fund, Low-Mod Income Housing Asset Fund (LMH) Subfund.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	0	0	250,000	0	0	0	0	0	0	0	0	0	0	250,000
Revenues														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Community Development Block Grant (CDBG)

The CDBG funds are used to finance specific and targeted activities, including outside group service agencies, as well as housing facilities and home loans for seniors and people with lower incomes. These grant funds can also be used for projects targeting Americans with Disabilities (ADA) compliance and for projects in defined low-income census tract areas. Each year, the City of Sunnyvale submits an “Action Plan” to the U.S. Department of Housing and Urban Development (HUD). This plan allows the City to receive two annual federal entitlement grants: the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program Grant

Major CDBG Projects

Each year, staff prepares the City’s Consolidated Housing Plan and the FY 2015/16 plan includes the following major projects:

WorkFirst Sunnyvale CBDO Program. This program provides job-readiness and job search skills training, job placement assistance, and related employment-supportive services, such as assistance in obtaining affordable housing, transportation to work, vocational education, required work gear, and career counseling. The program serves Sunnyvale clients who are currently homeless, transitioning out of homelessness, or at imminent risk of homelessness. The program is implemented by a Sunnyvale Community-Based Development Organization (CBDO) selected through a competitive process, and is implemented in cooperation with several local non-profit agencies and City departments.

ADA Curb Retrofits. This project provides CDBG funds for accessibility retrofits of older city-owned sidewalks and related disabled access improvements, such as audible crosswalk lights, etc., to bring older pedestrian infrastructure up to current codes for accessibility. These projects may be located throughout the City in locations where such infrastructure requires retrofitting to meet current disabled access codes.

CDBG Human Services Grants. This project, funded with CDBG entitlement grant and program income funds, provides annual grants of \$25,000 to approximately \$75,000 each, to several non-profit agencies that provide eligible human services programs primarily to lower-income Sunnyvale clients. The grantees are selected through a competitive process held every other year, in accordance with the Council Policy on Human Services, the City’s HUD Consolidated and Action Plans, and related CDBG regulations. During the biennial competitive funding process, the grant proposals are screened by staff, evaluated and selected for funding by the Housing and Human Services Commission in March and April, and approved by Council in early May. The amount allocated to this project is adjusted annually and is limited by CDBG regulations to no more than 15% of the coming fiscal year’s CDBG grant (FY 2016) plus 15% of the CDBG program income received in the current fiscal year (FY 2015). This project is related to a similar project, GF Human Services Grants, which is shown as a separate project in the Outside Group Funding project category. Those grants are awarded through the same competitive process administered by the Housing Division, but are funded with supplemental General Funds allocated annually by Council for this project. Grants in this project are typically awarded in smaller amounts ranging from \$10,000 up to approximately \$20,000.

Housing Rehabilitation Revolving Loan Fund. The Revolving Loan Fund provides low-interest, primarily deferred loans for rehabilitation of owner-occupied homes owned by lower-income households, most of whom are elderly or disabled, and many of whom own mobile homes. This project is funded by CDBG program income generated from small periodic payments and occasional lump sum payments on various loans to home owners and/or non-profit agencies funded in prior years with CDBG entitlement grants and/or CDBG program income.

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**CITY OF SUNNYVALE
FUNDED / UNFUNDED PROJECTS
BUDGETED PROJECT COSTS SUMMARY**

PROJECT NO.	PROJECT NAME	PRIOR ACTUAL	CURRENT 2014-15	BUDGET 2015-16	PLAN 2016-17	PLAN 2017-18	PLAN 2018-19	PLAN 2019-20	PLAN 2020-21	PLAN 2021-22	PLAN 2022-23	PLAN 2023-24	PLAN 2024-25	Y11-Y20 TOTAL	PROJECT LIFE TOTAL
CDBG FUNDED PROJECTS															
803501	CDBG Housing Rehabilitation Revolving Loan Fund	3,222,317	500,000	100,000	0	0	0	0	0	0	0	0	0	0	3,822,317
812701	Home Access, Paint, Emergency Repair, and Energy-Efficiency	607,272	172,437	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000	1,779,709
827550	Outside Group Funding Support [CDBG]	204,500	198,000	215,000	198,000	198,000	198,000	198,000	198,000	198,000	198,000	198,000	198,000	1,980,000	4,379,500
828140	CDBG Sidewalk Replacement	450,000	138,297	0	0	0	0	0	0	0	0	0	0	0	588,297
829560	Sunnyvale Workforce Development Program-DST	482,250	343,516	395,000	0	0	0	0	0	0	0	0	0	0	1,220,767
830270	ADA Curb Retrofit (CDBG)	426,539	223,758	0	0	300,000	0	0	300,000	0	0	300,000	0	900,000	2,450,297
CDBG FUNDED PROJECTS															
		5,392,878	1,576,008	760,000	248,000	548,000	248,000	248,000	548,000	248,000	248,000	548,000	248,000	3,380,000	14,240,887

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Project Information Sheet

Project: 803501 CDBG Housing Rehabilitation Revolving Loan Fund

Origination Year:	2002-03	Type:	CDBG	Fund:	110 Community Development Block Grant
Planned Completion Year:	Ongoing	Category:	Special	Sub-Fund:	200 Housing Revolving Loan Fund
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

The Community Development Strategy directed the City to concentrate resources on stimulating substantial rehabilitation and modernization of multi-family units. This project provides rehabilitation loans to existing rental properties that serve households at 30% to 80% of Area Median Income, with rents limited to 30% of gross household income. Substantial rehabilitation of rental properties includes repairs to the exterior of the structure, the major component systems and the interior functional components. The CDBG Housing Rehabilitation Revolving Loan Fund (RLF) allows CDBG rehabilitation loans to "revolve". Program income earned from repayments of existing loans are disbursed as new loans.

Project Evaluation and Analysis

This project includes rehabilitation of single family homes owned by low income residents and multi-family properties occupied by low-income tenants.

Fiscal Impact

The US Department of Housing and Urban Development's lead based paint requirements may increase the cost of each rehabilitation project. This may result in fewer projects being completed, given the limited funding available. Project expenditures are funded by program income received during the program year and prior years.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	3,222,317	500,000	100,000	0	0	0	0	0	0	0	0	0	0	3,822,317
Revenues														
Housing Loan Repayments Other Fees			0	0	0	0	0	0	0	0	0	0	0	
Total	-716	0	0	0	0	0	0	0	0	0	0	0	0	-716
Transfers-In														
Total	209,451	0	0	0	0	0	0	0	0	0	0	0	0	209,451
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 812701 Home Access, Paint, Emergency Repair, and Energy-Efficiency

Origination Year:	1986-87	Type:	CDBG	Fund:	110 Community Development Block Grant
Planned Completion Year:	Ongoing	Category:	Special	Sub-Fund:	100 CDBG Fund
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

This project allocates \$50,000 in CDBG funds that will provide assistance to approximately 15 low-income households. Funds will be used for the following activities:

- 1) Home Access - provides grants of up to \$6,500 to retrofit and maintain units occupied by disabled persons;
- 2) Paint Program - provides assistance to homeowners to paint the exterior of their homes;
- 3) Emergency Repair - provides grants of up to \$2,500 for life-threatening building hazards, such as electrical system failures, unsound structures, plumbing system failures, and/or other conditions which could result in an explosion or unsafe situation in the immediate future; and
- 4) Energy Efficiency Program - provides dollar for dollar matching grants up to \$10,000 for energy efficiency retrofits.

Project Evaluation and Analysis

This project addresses the priorities and goals described in the Consolidated Plan, specifically, Affordable Housing: "Improve housing accessibility, housing conditions, lead-based paint hazard reduction, energy efficiency, and affordability for lower-income households."

Fiscal Impact

This project will require an annual expenditure from the CDBG Fund (110/100). This use of CDBG funds is consistent with federal regulations governing use of that fund.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	607,273	172,436	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000	1,779,709
Revenues														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 827550 Outside Group Funding Support [CDBG]

Origination Year:	2008-09	Type:	CDBG	Fund:	110 Community Development Block Grant
Planned Completion Year:	Ongoing	Category:	Outside Group Funding	Sub-Fund:	100 CDBG Fund
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

This project provides the Community Development Block Grant (CDBG) fund allocation to support outside agencies that provide community needs. The agencies and the annual funding amount awarded to each agency is allocated by Council each year.

Project Evaluation and Analysis

As a general policy, Council decided to allocate \$250,000 in grant funds to outside agencies, as well as up to \$100,000 in General Fund support. In FY 2015/16, CDBG funds will provide approximately \$215,000 in Outside Group Funding for human service organizations. This project addresses the priorities and goals described in the 2010-15 Consolidated Plan.

Fiscal Impact

The General Fund will provide up to \$100,000 in funding for outside groups as authorized by Council (RTC 12-259) and is consistent with the current 20-year Resource Allocation Plan. This project will require an expenditure of up to \$250,000 from the CDBG Fund (110/100). Use of these funds are consistent with federal regulations governing use of CDBG funds.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	204,500	198,000	215,000	198,000	198,000	198,000	198,000	198,000	198,000	198,000	198,000	198,000	1,980,000	4,379,500
Revenues														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
General Fund - General			0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 828140 CDBG Sidewalk Replacement

Origination Year:	2009-10	Type:	CDBG	Fund:	110 Community Development Block Grant
Planned Completion Year:	2014-15	Category:	Capital	Sub-Fund:	100 CDBG Fund
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Esperanza Price

Project Description / Scope / Purpose

This project allocates Community Development Block Grant (CDBG) funds to fund the reconstruction and/or installation of sidewalks, curbs and gutter in income-eligible areas areas of the city.

Project Evaluation and Analysis

This project provides additional funds to address repairs at various sites that are located in CDBG-eligible areas. This project also addresses the priorities and goals described in the City's 2010-2015 Consolidated Plan, specifically "Maintain/Expand Community Facilities and Infrastructure".

Fiscal Impact

This project is funded by CDBG funds.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	450,000	138,297	0	0	0	0	0	0	0	0	0	0	0	588,297
Revenues														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 829560 Sunnyvale Workforce Development Program-DST

Origination Year:	2012-13	Type:	CDBG	Fund:	110 Community Development Block Grant
Planned Completion Year:	Ongoing	Category:	Special	Sub-Fund:	100 CDBG Fund
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

This project allocates \$395,000 in CDBG funds to Sunnyvale Community Services, a non-profit corporation. Funds will be used to implement a Sunnyvale Workforce Development Program in partnership with Downtown Streets Team, a non-profit based in Palo Alto. This program will provide job readiness training, job skills training, and job placement for at least fifty low-income individuals who are homeless, recently homeless, or at risk of homelessness in Sunnyvale.

Sunnyvale Community Services has been certified as a Community-Based Development Organization (CBDO) which allows it to apply for CDBG funds for programs that are not subject to the CDBG 15% public services cap. These activities include programs that are designed to increase economic opportunities through job training and placement and other employment support services, including, but not limited to, temporary housing assistance, child care, transportation, and supportive services. The proposed Workforce Development Program qualifies for CDBG funding under this category of activities.

Project Evaluation and Analysis

This program would address the Consolidated Plan objective to help people who are currently homeless or at imminent risk of homelessness to obtain employment or other sources of income and adequate support services/networks to obtain housing and achieve stability. Although this is a new program for Sunnyvale, both agencies have a very strong track record and strong organizational capacity, and the program addresses a priority community need.

Fiscal Impact

This project will require an expenditure of up to \$395,000 from the CDBG Fund. Use of these funds are consistent with federal regulations governing use of CDBG funds.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	482,251	343,516	395,000	0	0	0	0	0	0	0	0	0	0	1,220,767
Revenues														
CDBG HUD Program Year 2007			0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 830270 ADA Curb Retrofit (CDBG)

Origination Year:	2013-14	Type:	CDBG	Fund:	110 Community Development Block Grant
Planned Completion Year:	Ongoing	Category:	Capital	Sub-Fund:	100 CDBG Fund
Department:	Public Works	Project Manager:	Liliana Price	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

This project provides Community Development Block Grant (CDBG) funds to accelerate sidewalk accessibility construction to meet ADA standards. Pedestrian access improvements are needed at many intersections within the City to comply with the Americans with Disabilities Act (ADA) standards for accessibility.

Project Evaluation and Analysis

This project provides funds to accelerate curb ramp construction to meet ADA standards. This project also addresses the priorities and goals described in the City's 2010-2015 Consolidated Plan, specifically "Maintain/Expand Community Facilities and Infrastructure". One of the main objectives is for the City to continue the curb retrofit program to improve accessibility of city sidewalks.

Fiscal Impact

This project will continue as long as CDBG revenues are available to the City. If this funding source is lost then the City will pursue other outside grant options or re-evaluate the level of service provided. However, should funding appropriation be reduced, the funding for this project may be proportionately reduced. This project will require an expenditure from the CDBG Fund of up to \$300,000 every three years, beginning in FY 17/18, or earlier. Use of these funds are consistent with federal regulations governing use of CDBG funds.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	426,539	223,758	0	0	300,000	0	0	300,000	0	0	300,000	0	900,000	2,450,297
Revenues														
CDBG HUD Program Year 2012			0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Outside Group
Funding**

Outside Group Funding

The City of Sunnyvale has, for decades, provided supplemental support to its economically disadvantaged residents through funding of local human services agencies. The principal source of funding is the Community Development Block Grant (CDBG). Over the years, the City has supplemented federal funding with General Fund support at varying levels.

For outside groups not eligible for CDBG funds, groups must make funding requests directly to the City department in which their services would reside. Staff considers these requests in context of their operating budgets and currently funded service levels. Staff then makes one of three recommendations to Council: 1) fund the request within the existing budget by reducing or eliminating another service; 2) fund the request using General Fund monies; or 3) do not recommend funding the request.

For human services agencies, their requests are processed together with their requests for CDBG funds. In December 2008, Council approved a maximum General Fund support level of \$100,000 annually. A combined maximum of \$350,000 in CDBG and General Funds was set for CDBG-eligible human services agencies. Therefore, General Fund support could go up and down annually depending on the CDBG allocation, but will be no more \$100,000. During November 2014, Council increased this maximum support from the General Fund to \$115,000 for FY 2015/16 only.

Outside Group Funding Projects

The CDBG allocation is expected to be \$198,000 in FY 2015/16. This allocation is supplemented by \$115,000 of General Fund support in FY 2015/16, with \$100,000 set aside annually for the remaining 19 plan years.

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**CITY OF SUNNYVALE
FUNDED / UNFUNDED PROJECTS
BUDGETED PROJECT COSTS SUMMARY**

PROJECT NO.	PROJECT NAME	PRIOR ACTUAL	CURRENT 2014-15	BUDGET 2015-16	PLAN 2016-17	PLAN 2017-18	PLAN 2018-19	PLAN 2019-20	PLAN 2020-21	PLAN 2021-22	PLAN 2022-23	PLAN 2023-24	PLAN 2024-25	Y11-Y20 TOTAL	PROJECT LIFE TOTAL
OUTSIDE GROUP FUNDING FUNDED PROJECTS															
803700	Leadership Sunnyvale [GF]	81,191	6,000	0	0	0	0	0	0	0	0	0	0	0	87,191
819720	Outside Group Funding Support [GF]	100,000	100,000	115,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000	2,215,000
829620	Downtown Association	10,000	30,000	0	0	0	0	0	0	0	0	0	0	0	40,000
830630	Dispute Resolution Services	19,919	45,081	0	0	0	0	0	0	0	0	0	0	0	65,000
OUTSIDE GROUP FUNDING FUNDED PROJECTS															
		211,110	181,081	115,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000	2,407,191

Project Information Sheet

Project: 819720 Outside Group Funding Support [GF]

Origination Year:	1997-98	Type:	Outside Group Funding	Fund:	35 City General Fund
Planned Completion Year:	Ongoing	Category:	Outside Group Funding	Sub-Fund:	100 General
Department:	Community Development	Project Manager:	Hanson Hom	Project Coordinator:	Suzanne Ise

Project Description / Scope / Purpose

This project provides for the total long-term General Fund allocation to support outside agencies that provide community needs. This funding is specifically designated for human services agencies and is intended to supplement CDBG funds allocated to support human services agencies. The agencies and the annual funding amount awarded to each agency is allocated by Council every two years, with annual adjustments.

Project Evaluation and Analysis

This project provides up to \$100,000 annually in support of outside agencies that provide community support (RTC 08-372 12/16/2008), authorized by Council (RTC 12-259), and is consistent with the current 20-year Resource Allocation Plan.

For FY2015/16, Council has authorized an additional \$15,000 to the project budget.

Fiscal Impact

General Fund support for outside group funding will be allocated every two years to specific projects.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	100,000	100,000	115,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000	2,215,000
Revenues														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 830630 Dispute Resolution Services

Origination Year:	2013-14	Type:	Outside Group Funding	Fund:	35 City General Fund
Planned Completion Year:	2015-16	Category:	Outside Group Funding	Sub-Fund:	100 General
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

This project provides one-time funding for dispute resolution and mediation services by an entity qualified to provide such services. The focus of this service is on tenant/landlord disputes, but other types of community disputes would also be accommodated to the extent possible. Sunnyvale has a long tradition of supporting tenant/landlord mediation and dispute resolution services to help local renters and landlords, as well as other community members, resolve disputes in an amicable manner.

Project Evaluation and Analysis

This project provides an increased level of service to the community by providing dispute resolution services that are frequently requested by residents, property owners and other related agencies. For many years, the City funded dispute resolution services provided by an outside agency; however, the General Fund allocation for these services was discontinued in 2010. Since that time, staff has received increasing number of requests for assistance with community disputes. Although the County of Santa Clara offers a community mediation program, they have reported that they do not have the capacity to handle the volume of calls they have been receiving over the past few years. For FY 2013/14, the City approved \$20,000 to restore this service as part of Budget Supplement #5.

Fiscal Impact

As part of the budget adoption on June 24, 2014, Council approved a total of \$45,000 in one-time funding for FY 2014/15 to continue professional dispute resolution services. \$20,000 was approved as part of Budget Supplement #1, with an additional \$25,000 approved from the Council Set Aside (Project 829630). This project is funded by the General Fund.

Budget Supplement #6 has been proposed as part of the FY 2015/16 budget process to fund \$30,000 for this service in FY 2015/16 only. Similar to FY 2014/15, it will be funded from Council Set Aside if approved by Council during Budget Adoption on June 23, 2015.

Project Financial Summary

Financial Data	Prior Actual	Current 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Y11-Y20 Total	Project Life Total
Project Costs	19,919	45,081	0	0	0	0	0	0	0	0	0	0	0	65,000
Revenues														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0



City of Sunnyvale

Agenda Item

15-0524

Agenda Date: 5/20/2015

SUBJECT

Nominate a Housing and Human Services Commissioner to the El Camino Real Specific Plan Advisory Committee

ATTACHMENTS

1. Memorandum
2. Study Area Map



City of Sunnyvale Memorandum

To: Housing and Human Services Commission

From: Rosemarie Zulueta, Associate Planner

Through: Suzanne Isé, Housing Officer

Date: May 14, 2015

Re: Nomination of a Commission Representative for the Sunnyvale El Camino Real Corridor Plan Advisory Committee (ECRPAC)

The City will be performing a comprehensive update of the Precise Plan for El Camino Real, as directed by City Council (Study Issues CDD 14-09 and CDD 14-14). The original Precise Plan for El Camino Real was completed in 1993 and last updated in 2007. Since that time, development interest in the Sunnyvale El Camino Real corridor has greatly increased. The main goal of this comprehensive update is to effectively engage stakeholders, leaders, businesses and the general community to update the vision, policies and development standards for the Plan area. The resulting product will be the Sunnyvale El Camino Real Corridor Plan (ECR Plan) that will update and replace the 2007 Precise Plan for El Camino Real.

To assist with this planning effort, a committee representing the multiple interests of the study area (map of study area attached) will be appointed to provide input and guidance throughout the planning process. The ECR Plan Advisory Committee (ECRPAC) will be responsible for reviewing information, providing feedback on topics, recommending priorities, soliciting the participation of the community at large and working to represent the various interests of the community. The Council has approved the following composition of the committee (RTC 15-0119):

Composition of the Sunnyvale El Camino Real Corridor Plan Advisory Committee (ECRPAC)

REPRESENTATION		NUMBER OF MEMBERS
Boards and Commissions	Planning Commission	1
	Sustainability Commission	1
	Bicycle and Pedestrian Advisory Commission	1
	Housing and Human Services Commission	1
Study Area	Residents	3
	Business Representatives/Property Owners	3
City at Large	Residents	1
	Business Representatives/Property Owners	1
Total Number of ECRPAC Members		12

The ECRPAC is intended to represent a broad cross-section of the community and provide a balance of perspectives. In the next few weeks, the City will be inviting applications for participation on the ECRPAC from residents, property owners and business owners within the ECR Plan study area and the City at large.

Please nominate a member to represent your Commission on the ECRPAC during your next Commission meeting. A Council Ad Hoc Subcommittee will review the applications and your nominations, and make the final member appointments in July 2015.

The City anticipates the planning process to kick off in June 2015 and the first ECRPAC meeting to be held in August 2015. The ECRPAC will meet about 6 times within the estimated 12- to 15-month project schedule. Members will need to allow 2-3 hours for the first meeting and then 2 hours for each regular meeting. A more detailed schedule will be determined when the project work plan is finalized. A project webpage is being developed to provide regular updates on the project. The webpage will be online by May 22 at PlanElCaminoReal.inSunnyvale.com.

Your interest and engagement in this project is greatly appreciated.

Sincerely,
Rosemarie Zulueta, Associate Planner

CC: Hanson Hom, Director, Community Development
Trudi Ryan, Planning Officer

Attached: Study Area Map



Sunnyvale El Camino Real Corridor Plan (ECR Plan) Study Area

