



City of Sunnyvale

Notice and Agenda Housing and Human Services Commission

Wednesday, May 18, 2016

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

PRESENTATION

[16-0482](#) Recognition of Service

ORAL COMMUNICATIONS

This category provides an opportunity for members of the public to address the commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow commissioners to take action on an item not listed on the agenda. If you wish to address the commission, please complete a speaker card and give it to the Recording Secretary. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

- 1.A [16-0446](#) Approve the Housing and Human Services Commission Minutes of April 20, 2016

Recommendation: Approve the Housing and Human Services Commission Minutes of April 20, 2016 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

- 2 [16-0487](#) Review of Fiscal Year 2016/17 Recommended Budget

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

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

16-0482

Agenda Date: 5/18/2016

Recognition of Service



City of Sunnyvale

Agenda Item

16-0446

Agenda Date: 5/18/2016

SUBJECT

Approve the Housing and Human Services Commission Minutes of April 20, 2016

RECOMMENDATION

Approve the Housing and Human Services Commission Minutes of April 20, 2016 as submitted.



City of Sunnyvale

Meeting Minutes - Draft

Housing and Human Services Commission

Wednesday, April 20, 2016

7:00 PM

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

Special Meeting

CALL TO ORDER

Chair Evans called the meeting to order at 7:02 p.m.

SALUTE TO THE FLAG

Chair Evans led the salute to the flag.

ROLL CALL

Present: 6 - Chair Patti Evans
Vice Chair Barbara Schmidt
Commissioner Dennis Chiu
Commissioner Younil Jeong
Commissioner Minjung Kwok
Commissioner Narendra Pathak

Absent: 1 - Commissioner Diana Gilbert

Council Liaison (vacant)

Commissioner Gilbert (excused absence)

Commissioner Jeong (arrived at 7:10 p.m.)

Commissioner Kwok (left at 8 p.m.)

ORAL COMMUNICATIONS

This section opened following Standing Item: Consideration of Potential Study Issues.

At the request of the Commissioners, Sunnyvale Community Services (SCS) Executive Director Marie Bernard gave an update on the families that were displaced by the Twin Park Manor Apartment fire that happened on April 15, 2016. She gave a summary of: the assistance that has been provided; the estimated length of time that they families will need services; the range of the different levels of need; and a list of immediate additional help needed, e.g. translators, help at SCS to maintain their day to day operation, donations, etc.

Sarah Norman of Friends for Youth spoke on behalf of her agency and thanked the Commissioners for their continued support. She also noted that volunteer mentors in Sunnyvale were needed to be matched to the youth on their waiting list.

CONSENT CALENDAR

- 1.A** [16-0382](#) Approve the Housing and Human Services Commission Meeting Minutes of March 23, 2016

Chair Evans asked if anyone wanted to discuss the item on the consent calendar, or for a motion to approve.

Commissioner Chiu moved and Commissioner Pathak seconded the motion to Approve the Housing and Human Services Commission Meeting Minutes of March 23, 2016. The motion carried by the following vote:

Yes: 5 - Chair Evans
 Vice Chair Schmidt
 Commissioner Chiu
 Commissioner Kwok
 Commissioner Pathak

No: 0

Absent: 2 - Commissioner Gilbert
 Commissioner Jeong

PUBLIC HEARINGS/GENERAL BUSINESS

- 2** [15-1112](#) Consider Draft 2016 Housing and Urban Development (HUD) Action Plan

Housing Officer Suzanne Isé gave a short overview of the 2016 Action Plan.

Chair Evans opened the public hearing at 7:42 p.m.

There were no speakers present at this time.

Chair Evans closed the public hearing at 7:42 p.m.

After a brief discussion and some clarifying questions, Chair Evans asked for a motion.

Commissioner Pathak moved and Commissioner Chiu seconded the motion to

recommend to Council Alternative 1: Approve the 2016 Action Plan as presented in Attachment 1. The motion carried by the following vote:

Yes: 6 - Chair Evans
Vice Chair Schmidt
Commissioner Chiu
Commissioner Jeong
Commissioner Kwok
Commissioner Pathak

No: 0

Absent: 1 - Commissioner Gilbert

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Commissioner Pathak reiterated his interest in considering rent control as a study issue. After a short discussion, the commissioners agreed that they were not yet ready to discuss and vote on the item, and agreed to talk about it at a future meeting.

Members of the public arrived and requested an opportunity to speak. Chair Evans opened the Oral Communications period.

NON-AGENDA ITEMS & COMMENTS

-Commissioner Comments

None.

-Staff Comments

None.

ADJOURNMENT

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



City of Sunnyvale

Agenda Item

16-0487

Agenda Date: 4/21/2016

MEMORANDUM TO HOUSING AND HUMAN SERVICES COMMISSION

SUBJECT

Review of Fiscal Year 2016/17 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 2016/17 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. 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, revenue of \$8.4 million in FY 2016/17, \$18.7 million in FY 2017/18, and \$8 in FY 2018/19 is projected based on 14 large, commercial development projects and one mixed-use project. Beginning in FY 2019/20 the revenue projection uses an inflation rate with the baseline year of FY 2018/19. The historical average is notably lower than the baseline used 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 \$33 million over the prior year’s plan.

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 projection is based on a historical average and will be reviewed and adjusted each year. During the first ten years of the planning period, staff projects the program will receive \$4.6 million in loan repayments.

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

Project expenditures for FY 2015/16, consist primarily of the Persian Drive Affordable Apartments project, the Morse Court Rental Rehabilitation project, and the 1st Time Homebuyer Loans Program. The other notable project includes a \$200,000 contribution to the Housing Trust Fund of Santa Clara County. In FY 2016/17, there is \$6 million budgeted for the Orchard Gardens Apartments Redevelopment project that will consist of 86 units for extremely low to low-income tenants.

By the end of FY 2016/17 the Housing Mitigation Reserve is expected to have balance of approximately \$14.9 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.

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 was established to account for funds received from the former Redevelopment Agency / Housing Successor Agencies which are used on Low-Moderate Income Housing programs. This sub-fund closes at the end of FY 2015/16. A new Fund is established the FY 2016/17 Budget to separate Redevelopment Housing revenues and related costs from the Housing Fund.

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 2016/17 of \$307,196, and shows ongoing estimated HOME grant revenues of the same amount as a placeholder for future allocations. This is an increase of 9% from the FY 2015/16 allocation.

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 2016/17 are allocated to one special project. \$600,000 is budgeted for the Benner Plaza project for new affordable apartments. Also included in the long-term financial plan is a line item for Future HOME/ Housing Projects beginning in FY 2017/18. As specific projects are identified, they will be brought to Council for approval.

Redevelopment Housing Fund

The Redevelopment Housing Fund is a new fund in FY 2016/17, established to account for funds received from the former Redevelopment Agency / Housing Successor Agencies which are based on a percentage of the property tax increment from the former redevelopment project area. These funds can be used on Low-Moderate Income Housing programs. Future year revenue forecasts are sporadic due to the varied timing of the enforceable obligation payments, however staff expects to collect \$11 million in the first 10 years.

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 for Homeless Prevention and Rapid Re-Housing in FY 2016/17. The Future Projects line sets funding aside for low-moderate income housing projects in future years as the sub-fund accumulates sufficient reserves to fund a capital project.

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 for various community development and housing programs designed to primarily benefit lower-income households. The City receives an annual appropriation from the U.S. Department of Housing and Urban Development (HUD) based on a formula using factors such as population, poverty rate, and certain economic indicators.

Revenues for the Community Development Block Grant Fund come from grants and repayments (program income) on prior loans made with the grant funds for housing rehabilitation and/or public facilities. Major CDBG expenditure categories include housing rehabilitation and home improvement programs, accessibility retrofits, workforce development for homeless people, human services, and program administration.

Community Development Block Grant (CDBG)

The CDBG Program is funded by Community Development Block Grants from the federal government and CDBG program income. HUD has notified the City that the FY 2016/17 entitlement amount will be \$1,037,051. Since the City has received CDBG funds annually over a number of years, we are showing future grant receipts at the FY 2016/17 entitlement level throughout the twenty-year financial plan. The estimated allocation is 4.8% higher than the allocation from prior year.

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 priority needs for affordable housing and other community development activities. HUD requires the City to submit annual updates, called Action Plans, during the intervening years of the Consolidated Plan, in May of each year.

CDBG funds may be used for acquisition, rehabilitation, and preservation of existing affordable housing, certain types of public services, infrastructure, and facilities, economic development, and elimination of blight. Capital and special projects funded with CDBG must implement the goals of the City’s 2010-2015 Consolidated Plan. The City submits a performance report (the “CAPER”) 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, HUD regulations limit the amount of CDBG funds that can be spent on public (human) services to no more than 15% of the annual CDBG allocation plus prior year program income. The FY 2016/17 Recommended Budget includes \$198,000 in CDBG funds for the City’s human services programs, which are selected every other year on a competitive basis for two-year funding allocations. FY 2016/17 is the second 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. Projects budgeted for the FY 2016/17 CDBG grant include \$50,000 for the Home Improvement Program (HIP), which provides small grants and/or loans for accessibility improvements, paint, and other minor improvements, \$404,225 for the Sunnyvale Workforce Development Program, \$200,000 for the Persian Drive Sidewalk Extension, \$150,000 for ADA Curb Retrofits, and \$198,000 for human services grants.

CDBG Revolving Loan

The CDBG Revolving Loan Fund allows the City to account for program income from housing loans made with CDBG funds and to 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. Staff projects \$150,000 in CDBG loan repayment revenue for FY 2016/17. Expenditures for FY 2016/17 include one project in the amount of \$150,000 to provide rehabilitation loans to low-income home owners and funding for operations of the Home Improvement 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 2016/17 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 \$23 million in Park Dedication Fees will be received during FY 2015/16. Based on current development projects in process, revenues for FY 2016/17 and FY 2017/18 are expected to be \$22.3 million and 25.5 million respectively. For FY 2018/19 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 \$130 million in revenue over the first ten years, and an additional \$84 million during the second ten years of the long-term plan.

The Park Dedication Fund provides funding for capital and infrastructure projects at community parks and recreational facilities. A total of \$138 million in transfers to the Capital and Infrastructure Funds are 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. During the last projects budget cycle costs for all projects, and especially park renovation projects were updated to reflect the latest cost estimates for construction and materials.

In FY 2016/17, \$8.8 million is programmed for transfers to projects. The largest of funded projects include \$4.8 million for Fair Oaks Park renovation, \$820,000 for parks parking lot drainage and resurfacing, \$612,000 for general

**CITY OF SUNNYVALE
070. COMBINED HOUSING FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2015 TO JUNE 30, 2026**

	ACTUAL 2014/2015	CURRENT 2015/2016	BUDGET 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	PLAN 2025/2026	FY 2015/2016 TO FY 2025/2026 TOTAL
RESERVE/FUND BALANCE, JULY 1	19,265,388	20,864,270	16,419,791	18,999,099	34,151,092	35,385,901	37,107,625	38,975,118	40,936,506	43,646,829	46,569,129	49,683,854	20,864,270
CURRENT RESOURCES:													
Housing Mitigation Fees	2,833,200	2,320,526	8,410,030	18,679,705	4,785,526	4,881,237	4,978,862	5,078,439	5,180,008	5,283,608	5,389,280	5,497,065	70,484,286
Housing Loan Repayments	1,490,078	248,275	457,452	457,452	457,452	457,452	457,452	457,452	457,452	457,452	457,452	457,452	4,822,791
County Reimbursement	438,657	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Reimbursement	1,500	0	0	0	0	0	0	0	0	0	0	0	0
Rental Income	13,109	18,804	18,804	0	0	0	0	0	0	0	0	0	37,608
BMR In-Lieu Fees	1,340,442	674,400	590,100	389,405	397,193	405,137	413,240	421,504	429,935	438,533	447,304	456,250	5,063,001
BMR Processing Fees	37,550	29,046	29,917	30,516	31,126	31,749	32,384	33,031	33,692	34,366	35,053	35,754	356,633
BMR Code Violation Revenues	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	110,000
Interest Income	127,681	220,000	175,371	526,240	1,027,640	1,421,442	1,491,819	1,566,894	1,658,497	1,768,941	1,887,314	2,023,884	13,768,040
TOTAL CURRENT RESOURCES	6,282,217	3,521,051	9,691,673	20,093,317	6,708,937	7,207,016	7,383,756	7,567,320	7,769,583	7,992,899	8,226,402	8,480,405	94,642,359
TOTAL AVAILABLE RESOURCES	25,547,605	24,385,321	26,111,464	39,092,416	40,860,029	42,592,917	44,491,381	46,542,438	48,706,089	51,639,728	54,795,531	58,164,259	115,506,629
CURRENT REQUIREMENTS:													
Operations	711,651	842,025	838,974	851,888	873,208	892,504	911,529	930,828	950,557	970,697	997,910	1,024,417	10,084,537
Special Projects	3,909,580	6,993,482	6,026,183	10,000	19,823	10,000	20,219	10,000	20,632	10,000	21,062	10,000	13,151,401
Future Housing Projects	0	0	0	4,000,000	4,500,000	4,500,000	4,500,000	4,500,000	4,000,000	4,000,000	4,000,000	3,500,000	37,500,000
Transfer To General Fund	0	60,603	0	0	0	0	0	78,831	0	0	0	0	139,434
Transfer To Redevelopment Housing Fund	0	0	169,398	0	0	0	0	0	0	0	0	0	169,398
General Fund In-Lieu	62,104	69,420	77,810	79,437	81,096	82,788	84,514	86,275	88,070	89,902	92,705	95,591	927,608
TOTAL CURRENT REQUIREMENTS	4,683,335	7,965,530	7,112,365	4,941,324	5,474,127	5,485,292	5,516,262	5,605,933	5,059,259	5,070,599	5,111,677	4,630,008	61,972,378
RESERVES:													
Housing Mitigation Reserve	16,864,214	12,392,228	14,864,278	30,914,756	32,024,713	33,585,290	35,286,535	37,076,409	39,609,778	42,349,497	45,280,567	48,946,439	48,946,439
BMR Reserve	3,559,986	3,858,165	4,134,821	3,236,336	3,361,188	3,522,335	3,688,583	3,860,097	4,037,051	4,219,632	4,403,287	4,587,811	4,587,811
Redevelopment Housing Subfund Reserve	440,070	169,398	0	0	0	0	0	0	0	0	0	0	0
TOTAL RESERVES	20,864,270	16,419,791	18,999,099	34,151,092	35,385,901	37,107,625	38,975,118	40,936,506	43,646,829	46,569,129	49,683,854	53,534,250	53,534,250
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, 2026 TO JUNE 30, 2036**

	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	PLAN 2035/2036	FY 2026/2027 TO FY 2035/2036 TOTAL	FY 2015/2016 TO FY 2035/2036 TOTAL
RESERVE/FUND BALANCE, JULY 1	53,534,250	58,153,165	63,169,781	68,583,186	74,192,769	80,488,962	87,287,549	94,590,320	102,457,250	110,902,828	53,534,250	20,864,270
CURRENT RESOURCES:												
Housing Mitigation Fees	5,550,958	5,717,487	5,889,012	6,065,682	6,247,652	6,435,082	6,628,134	6,826,978	7,031,788	7,242,741	63,635,514	134,119,800
Housing Loan Repayments	457,452	457,452	457,452	457,452	457,452	457,452	457,452	457,452	457,452	457,452	4,574,515	9,397,306
County Reimbursement	0	0	0	0	0	0	0	0	0	0	0	0
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	37,608
BMR In-Lieu Fees	469,938	484,036	498,557	513,513	528,919	544,786	561,130	577,964	595,303	613,162	5,387,307	10,450,308
BMR Processing Fees	36,827	37,931	39,069	40,241	41,449	42,692	43,973	45,292	46,651	48,050	422,176	778,809
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	210,000
Interest Income	2,769,198	3,008,085	3,265,866	3,532,989	3,832,808	4,156,550	4,504,301	4,878,916	5,281,087	5,713,974	40,943,774	54,711,814
TOTAL CURRENT RESOURCES	9,294,372	9,714,991	10,159,956	10,619,877	11,118,279	11,646,562	12,204,989	12,796,602	13,422,280	14,085,379	115,063,287	209,705,646
TOTAL AVAILABLE RESOURCES	62,828,622	67,868,156	73,329,737	79,203,063	85,311,048	92,135,524	99,492,538	107,386,922	115,879,530	124,988,207	168,597,537	230,569,916
CURRENT REQUIREMENTS:												
Operations	1,055,157	1,086,748	1,119,319	1,152,861	1,187,502	1,223,153	1,259,833	1,297,642	1,326,040	1,355,073	12,063,329	22,147,866
Special Projects	21,735	10,000	22,450	10,000	23,208	10,000	24,013	10,000	24,866	10,000	166,272	13,317,673
Future Housing Projects	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	35,000,000	72,500,000
Transfer To General Fund	0	0	0	239,404	0	0	0	0	0	0	239,404	378,838
Transfer To Redevelopment Housing Fund	0	0	0	0	0	0	0	0	0	0	0	169,398
General Fund In-Lieu	98,565	101,627	104,781	108,030	111,377	114,823	118,373	122,030	125,797	129,676	1,135,079	2,062,687
TOTAL CURRENT REQUIREMENTS	4,675,456	4,698,375	4,746,551	5,010,295	4,822,087	4,847,976	4,902,219	4,929,672	4,976,703	4,994,749	48,604,084	110,576,462
RESERVES:												
Housing Mitigation Reserve	53,329,498	58,100,628	63,258,519	68,602,128	74,621,525	81,131,995	88,134,790	95,689,408	103,803,629	112,542,676	112,542,671	112,542,672
BMR Reserve	4,823,667	5,069,153	5,324,667	5,590,641	5,867,437	6,155,554	6,455,530	6,767,842	7,099,199	7,450,782	7,450,782	7,450,782
Redevelopment Housing Subfund Reserve	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL RESERVES	58,153,165	63,169,781	68,583,186	74,192,769	80,488,962	87,287,549	94,590,320	102,457,250	110,902,828	119,993,458	119,993,453	119,993,454
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, 2015 TO JUNE 30, 2026**

	ACTUAL 2014/2015	CURRENT 2015/2016	BUDGET 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	PLAN 2025/2026	FY 2015/2016 TO FY 2025/2026 TOTAL
RESERVE/FUND BALANCE, JULY 1	16,863,299	16,864,214	12,392,228	14,864,278	30,914,756	32,024,713	33,585,290	35,286,535	37,076,409	39,609,778	42,349,497	45,280,567	16,864,214
CURRENT RESOURCES:													
Housing Mitigation Fees	2,833,200	2,320,526	8,410,030	18,679,705	4,785,526	4,881,237	4,978,862	5,078,439	5,180,008	5,283,608	5,389,280	5,497,065	70,484,286
Housing Loan Repayments	1,265,104	172,426	381,603	381,603	381,603	381,603	381,603	381,603	381,603	381,603	381,603	381,603	3,988,452
Rental Income	13,109	18,804	18,804	0	0	0	0	0	0	0	0	0	37,608
Interest Income	105,831	182,209	135,605	453,258	930,140	1,286,471	1,350,428	1,418,881	1,503,651	1,607,045	1,718,237	1,847,588	12,433,511
TOTAL CURRENT RESOURCES	4,217,244	2,693,965	8,946,041	19,514,565	6,097,268	6,549,310	6,710,892	6,878,923	7,065,261	7,272,255	7,489,119	7,726,256	86,943,857
TOTAL AVAILABLE RESOURCES	21,080,543	19,558,179	21,338,269	34,378,843	37,012,024	38,574,023	40,296,182	42,165,458	44,141,670	46,882,033	49,838,616	53,006,823	103,808,071
CURRENT REQUIREMENTS:													
Operations	254,862	328,826	409,566	414,837	427,208	437,404	447,029	456,728	466,657	476,797	489,510	501,117	4,855,679
Special Projects	3,899,362	6,733,482	6,016,183	0	9,823	0	10,219	0	10,632	0	11,062	0	12,791,401
Future Housing Projects	0	0	0	3,000,000	4,500,000	4,500,000	4,500,000	4,500,000	4,000,000	4,000,000	4,000,000	3,500,000	36,500,000
Transfer To General Fund	0	60,603	0	0	0	0	0	78,831	0	0	0	0	139,434
General Fund In-Lieu	62,104	43,040	48,242	49,251	50,279	51,329	52,399	53,490	54,604	55,739	57,477	59,267	575,117
TOTAL CURRENT REQUIREMENTS	4,216,329	7,165,951	6,473,991	3,464,087	4,987,311	4,988,733	5,009,647	5,089,049	4,531,892	4,532,536	4,558,049	4,060,384	54,861,631
RESERVES:													
Housing Mitigation Reserve	16,864,214	12,392,228	14,864,278	30,914,756	32,024,713	33,585,290	35,286,535	37,076,409	39,609,778	42,349,497	45,280,567	48,946,439	48,946,440
TOTAL RESERVES	16,864,214	12,392,228	14,864,278	30,914,756	32,024,713	33,585,290	35,286,535	37,076,409	39,609,778	42,349,497	45,280,567	48,946,439	48,946,440
FUND BALANCE, JUNE 30	0	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, 2026 TO JUNE 30, 2036**

	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	PLAN 2035/2036	FY 2026/2027 TO FY 2035/2036 TOTAL	FY 2015/2016 TO FY 2035/2036 TOTAL
RESERVE/FUND BALANCE, JULY 1	48,946,439	53,329,498	58,100,628	63,258,519	68,602,128	74,621,525	81,131,995	88,134,790	95,689,408	103,803,629	48,946,439	16,864,214
CURRENT RESOURCES:												
Housing Mitigation Fees	5,550,958	5,717,487	5,889,012	6,065,682	6,247,652	6,435,082	6,628,134	6,826,978	7,031,788	7,242,741	63,635,514	134,119,800
Housing Loan Repayments	381,603	381,603	381,603	381,603	381,603	381,603	381,603	381,603	381,603	381,603	3,816,025	7,804,477
Rental Income	0	0	0	0	0	0	0	0	0	0	0	37,608
Interest Income	2,539,500	2,766,697	3,012,310	3,266,768	3,553,406	3,863,428	4,196,895	4,556,638	4,943,030	5,359,175	38,057,847	50,491,358
TOTAL CURRENT RESOURCES	8,472,061	8,865,787	9,282,925	9,714,053	10,182,661	10,680,113	11,206,632	11,765,219	12,356,421	12,983,519	105,509,386	192,453,243
TOTAL AVAILABLE RESOURCES	57,418,500	62,195,285	67,383,553	72,972,572	78,784,789	85,301,638	92,338,627	99,900,009	108,045,829	116,787,148	154,455,825	209,317,457
CURRENT REQUIREMENTS:												
Operations	516,157	531,648	547,619	564,061	581,002	598,453	616,433	634,942	649,340	664,073	5,903,729	10,759,408
Special Projects	11,735	0	12,450	0	13,208	0	14,013	0	14,866	0	66,272	12,857,673
Future Housing Projects	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	35,000,000	71,500,000
Transfer To General Fund	0	0	0	239,404	0	0	0	0	0	0	239,404	378,838
General Fund In-Lieu	61,110	63,009	64,964	66,979	69,053	71,190	73,392	75,659	77,994	80,399	703,749	1,278,866
TOTAL CURRENT REQUIREMENTS	4,089,002	4,094,657	4,125,034	4,370,444	4,163,264	4,169,643	4,203,837	4,210,601	4,242,200	4,244,472	41,913,154	96,774,785
RESERVES:												
Housing Mitigation Reserve	53,329,498	58,100,628	63,258,519	68,602,128	74,621,525	81,131,995	88,134,790	95,689,408	103,803,629	112,542,676	112,542,671	112,542,672
TOTAL RESERVES	53,329,498	58,100,628	63,258,519	68,602,128	74,621,525	81,131,995	88,134,790	95,689,408	103,803,629	112,542,676	112,542,671	112,542,672
FUND BALANCE, JUNE 30	0	0	0	0	0	0	0	0	0	0	0	0

CITY OF SUNNYVALE
110. COMBINED COMMUNITY DEVELOPMENT BLOCK GRANT FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2026 TO JUNE 30, 2036

	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	PLAN 2035/2036	FY 2026/2027 TO FY 2035/2036 TOTAL	FY 2015/2016 TO FY 2035/2036 TOTAL
RESERVE/FUND BALANCE, JULY 1	459,072	114,182	567,511	838,850	749,291	671,589	593,888	516,186	438,484	360,783	459,072	808,949
CURRENT RESOURCES:												
HUD Program Year 2013	0	0	0	0	0	0	0	0	0	0	0	0
HUD Program Year 2014	0	0	0	0	0	0	0	0	0	0	0	686,797
HUD Program Year 2015	0	0	0	0	0	0	0	0	0	0	0	989,453
HUD Program Year 2016	0	0	0	0	0	0	0	0	0	0	0	1,037,051
Future HUD Allocations	1,037,051	1,037,051	1,037,051	1,037,051	1,037,051	1,037,051	1,037,051	1,037,051	1,037,051	1,037,051	10,370,510	19,703,969
Housing Loan Repayments	118,760	616,980	434,990	374,091	85,949	85,949	85,949	85,949	85,949	85,949	2,060,515	4,724,598
TOTAL CURRENT RESOURCES	1,155,811	1,654,031	1,472,041	1,411,142	1,123,000	1,123,000	1,123,000	1,123,000	1,123,000	1,123,000	12,431,025	27,141,868
TOTAL AVAILABLE RESOURCES	1,614,883	1,768,213	2,039,552	2,249,992	1,872,291	1,794,589	1,716,888	1,639,186	1,561,484	1,483,783	12,890,097	27,950,817
CURRENT REQUIREMENTS:												
Operations	381,565	381,565	381,565	381,565	381,565	381,565	381,565	381,565	381,565	381,565	3,815,651	8,042,840
Special Projects	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000	2,488,520
Public Facility/ADA Projects	300,000	0	0	300,000	0	0	300,000	0	0	0	900,000	2,215,082
Outside Group Funding Projects	198,000	198,000	198,000	198,000	198,000	198,000	198,000	198,000	198,000	198,000	1,980,000	4,175,000
Future CDBG Projects	540,458	540,458	540,458	540,458	540,458	540,458	240,458	540,458	540,458	540,458	5,104,582	9,601,602
Transfer To HOME Fund	0	0	0	0	0	0	0	0	0	0	0	500,000
Transfer To General Fund	30,678	30,678	30,678	30,678	30,678	30,678	30,678	30,678	30,678	30,678	306,783	644,690
TOTAL CURRENT REQUIREMENTS	1,500,702	1,200,702	1,200,702	1,500,702	1,200,702	1,200,702	1,200,702	1,200,702	1,200,702	1,200,702	12,607,016	27,667,735
RESERVES:												
20 Year RAP	114,182	567,511	838,850	749,291	671,589	593,888	516,186	438,484	360,783	283,081	283,082	283,082
TOTAL RESERVES	114,182	567,511	838,850	749,291	671,589	593,888	516,186	438,484	360,783	283,081	283,082	283,082
FUND BALANCE, JUNE 30	0	0	0	0	0	0	0	0	0	0	0	0

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 this Program. Planning staff collects and monitors community condition 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 Investment Partnerships 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 their 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.

Department Management

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

Department Budget Summary

Community Development					
Fund/Program	Budget 2014/15	Actual 2014/15	Budget 2015/16	Budget 2016/17	Budget 2017/18
General Fund					
Planning	577,959	580,635	594,896	601,709	615,257
Department Management	421,933	403,254	434,379	526,103	535,497
Housing Fund					
Housing and CDBG	797,666	711,651	842,025	906,363	919,532
HOME Grant Fund					
Housing and CDBG	90,050	90,694	85,487	100,115	101,723
Community Development Block Grant					
Housing and CDBG	418,278	379,350	411,539	381,571	387,906
Development Enterprise Fund					
Building Safety	3,140,491	3,189,121	3,296,479	3,832,882	3,877,343
Planning	1,825,607	1,851,600	1,884,170	2,180,363	2,241,567
TOTAL EXPENDITURES	7,271,984	7,206,305	7,548,975	8,529,105	8,678,824

Budget Overview and Significant Changes

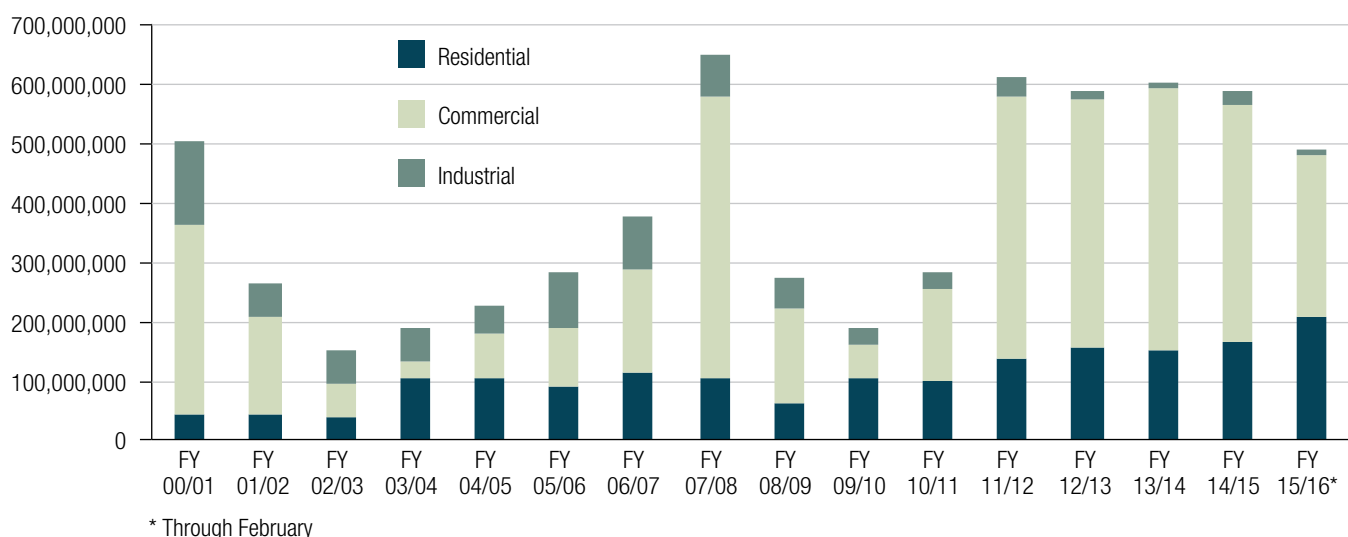
FY 2016/17 is the first year of a two-year operating budget cycle. Toward the end of FY 2015/16 two positions were added to the Building Division. No other substantial changes to the Department are proposed in the base budget, however additional supplemental staffing is being requested for Planning. The operating budget for the Community Development Department primarily funds personnel costs, which account for approximately 86% 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 2016/17 is projected to continue at a high level similar to the past several years as commercial and residential development continues at a robust pace. Despite predictions of modest easing of economic pace, there is sufficient evidence that development activity will continue in our region. 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; development activity is expected to continue at this pace based on the projects that are currently undergoing Planning and Building Division review.

Building Safety Program

The Building Program continues to be fully funded (100% cost recovery) by plan check and construction inspection fees collected from building permit activity. With the addition of two positions in FY 2015/16, approved by the City Council in February 2016, the Building Division would operate at a base level of staffing of 18 full-time employees supplemented with part-time and contract hours to respond to the sustained level of construction activity as reflected in the table below. A modest increase in staff hours is also necessary 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, the lead department for the stormwater program.

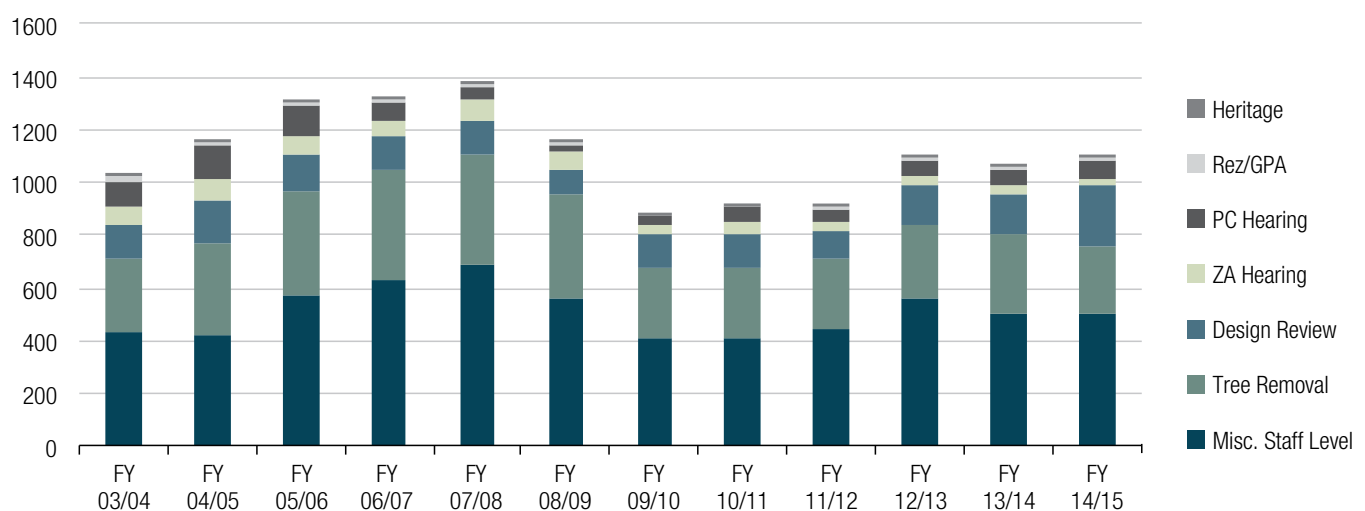
Building Construction Valuation



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 2003/04.

Planning Permits



Although an additional planner position was approved in July 2013 to respond to the increased workload, the workload level has continued and supplemental staffing is again contemplated to address the number and complexity of 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. Hours/expenses budgeted to address City and intergovernmental policies are essentially unchanged. The FY 2016/17 budget includes additional hours for part-time clerical/technical support and planners for data management and project planner efforts. The Planning Division budget is for 14 full-time and three part-time staff members.

Policy planning activities for the budget cycle include: completing several long range area and general plan elements; completion of the comprehensive re-organization and revision of the Zoning Code; and, 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. 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 2016/17 include: project management and oversight of various capital projects from the predevelopment stage to construction completion and lease-up including new construction and rehabilitation projects. 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. .

	General Plan Goal	FY 2012/13 Results	FY 2013/14 Results	FY 2014/15 Results
Number of land use permit applications with Planning Commission and Heritage Preservation Commission public hearing and percent processed within 90 days. [Deleted in FY 2014/15]	LT-1, LT-2, LT-3, LT-4, LT-6, LT-7, CC-1, CC-3, CC-5, HE-1, HE-4, HE-6, CV-1	21 43%	20 61%	N/A
Number of public hearing zoning permit reviews (including Zoning Administrator, Planning Commission, Heritage Preservation Commission and City Council hearing applications). [New in FY 2012/13, Deleted in FY 2014/15]	LT-1, LT-2, LT-3, LT-4, LT-6, LT-7, CC-1, CC-3, CC-5, HE-1, HE-4, HE-6, CV-1	62	114	N/A
Number of public hearing zoning permit applicant survey respondents and percent rating the services provided by Planning as good or better. [New in FY 2012/13, Deleted in FY 2014/15]	LT-1, LT-2, LT-3, LT-4, LT-6, LT-7, CC-1, CC-3, CC-5, HE-1, HE-4, HE-6, CV-1	6 100%	10 100%	N/A
HOUSING & CDBG				
WORKLOAD INDICATORS				
Number of inquiries for housing and human services information.	HE-1, CV-1	2,340	2,853	3,088
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	50	46	50
Number of first-time homebuyer loans and rehabilitation grants/loans closed.	HE-1, HE-2, HE-5	25	17	12
Number of BMR/HOME/CDBG rental and owner-occupied units audited annually.	HE-1, HE-2, HE-5	622	732	719
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	13	13	16
Number of annual HUD reports (CAPER, Action Plan, Consolidated Plan) completed.	HE-1, HE-2, HE-3, HE-5	4	4	6
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	71 100%	67 100%	46 100%
Number of developer agreements and percent reviewed within 21 days.	LT-3, HE-1, HE-2, HE-4	1 100%	8 100%	7 100%
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	0.62	0.99
Amount of CDBG funds expended and percent benefiting lower income households (HUD requirement >70%).	HE-1, HE-2, HE-5, HE-6	\$1,455,637 100%	\$1,388,531 100%	\$1,180,157 100%

City of Sunnyvale

FY 2016/17 Recommended Budget and Resource Allocation Plan

	General Plan Goal	FY 2012/13 Results	FY 2013/14 Results	FY 2014/15 Results
Number of HOME assisted units, and	LT-3, HE-1, HE-2, HE-4, HE-5	17	34*	39
a. Percent of assisted units restricted to households earning at or below 60% of area median income (HUD requirement >90%); and		94%	100%*	100%
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%).		55%	100%*	100%
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	38 100%	57 100%	124 100%
DEPARTMENT MANAGEMENT				
PERFORMANCE INDICATORS				
Percent of total Department operating budget expended.		98.3%	99.8%	99.0%
* These are revised from previously reported numbers.				

City of Sunnyvale
Program Performance Budget

Program 235 - Housing and CDBG Program

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

	<u>2014/2015 Budget</u>	<u>2014/2015 Actual</u>	<u>2015/2016 Current</u>	<u>2016/2017 Plan</u>	<u>2017/2018 Plan</u>
Activity 235110 - CDBG Planning and Administration (20% Cap)					
Costs:	238,114.46	239,998.84	226,173.13	229,419.95	232,811.51
Products:	0.00	0.00	0.00	0.00	0.00
Hours:	2,092.00	2,102.50	1,984.00	1,931.00	1,931.00
Activity 235120 - Housing Improvement Program Operations (CDBG-RLF)					
Product: Housing Unit Improved					
Costs:	180,163.12	139,350.99	185,365.75	152,151.21	155,094.07
Products:	42.00	8.00	42.00	61.00	61.00
Hours:	2,020.00	1,544.50	2,020.00	1,640.00	1,640.00
Activity 235130 - Project Management: Capital Projects					
Product: Household/Individual Assisted and/or Housing Unit/Public Facility Constructed					
Costs:	0.00	0.00	0.00	0.00	0.00
Products:	0.00	0.00	0.00	0.00	0.00
Hours:	0.00	0.00	0.00	0.00	0.00
Totals for Service Delivery Plan 23501 - Community Development Block Grant (CDBG)					
Costs:	418,277.58	379,349.83	411,538.88	381,571.16	387,905.58
Hours:	4,112.00	3,647.00	4,004.00	3,571.00	3,571.00

City of Sunnyvale
Program Performance Budget

Program 235 - Housing and CDBG Program

Service Delivery Plan 23502 - Lower Income Housing (HOME)

	<u>2014/2015 Budget</u>	<u>2014/2015 Actual</u>	<u>2015/2016 Current</u>	<u>2016/2017 Plan</u>	<u>2017/2018 Plan</u>
Activity 235210 - HOME Administration and Monitoring (10%)					
Product: Assisted Unit Monitored					
Costs:	77,021.74	76,848.45	71,982.04	74,409.69	75,620.86
Products:	69.00	154.00	69.00	69.00	69.00
Hours:	800.00	803.00	721.00	680.00	680.00
Activity 235230 - Rental Housing Assistance: Project Management					
Product: Affordable Rental Unit Built or Rehabilitated					
Costs:	13,028.00	13,845.27	13,504.78	25,704.96	26,102.13
Products:	10.00	10.00	10.00	18.00	0.00
Hours:	125.00	122.00	125.00	215.00	215.00
Totals for Service Delivery Plan 23502 - Lower Income Housing (HOME)					
Costs:	90,049.74	90,693.72	85,486.82	100,114.65	101,722.99
Hours:	925.00	925.00	846.00	895.00	895.00

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)

	2014/2015 Budget	2014/2015 Actual	2015/2016 Current	2016/2017 Plan	2017/2018 Plan
Activity 235310 - Administer Below Market Rate Housing Program					
Product: BMR Unit					
Costs:	432,075.22	433,517.29	470,701.71	409,379.50	416,016.06
Products:	543.00	533.00	543.00	548.00	584.00
Hours:	4,816.00	4,273.40	4,808.00	3,871.00	3,871.00
Activity 235320 - Homebuyer Assistance Program Delivery					
Product: Assistance Loan Processed					
Costs:	32,496.06	23,271.51	19,820.39	20,028.81	20,365.26
Products:	4.00	4.00	4.00	3.00	3.00
Hours:	200.00	229.00	200.00	200.00	200.00
Activity 235330 - Affordable Housing Capital Project Management					
Product: Housing Unit Created or Preserved					
Costs:	117,967.05	104,935.01	117,053.41	237,152.82	240,414.54
Products:	98.00	129.00	98.00	153.00	0.00
Hours:	747.00	784.50	747.00	1,763.00	1,763.00
Activity 235340, 235341, 235342 - Management, Supervision, and Administration					
Costs:	215,127.62	149,927.38	211,772.51	172,412.87	174,063.63
Products:	0.00	0.00	0.00	0.00	0.00
Hours:	1,775.00	1,462.30	1,731.00	1,551.00	1,551.00
Totals for Service Delivery Plan 23503 - Local Housing Activities (up to moderate-income: Housing Mitigation Fund)					
Costs:	797,665.95	711,651.19	819,348.02	838,974.00	850,859.49
Hours:	7,538.00	6,749.20	7,486.00	7,385.00	7,385.00

City of Sunnyvale
Program Performance Budget

Program 235 - Housing and CDBG Program

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

	<u>2014/2015 Budget</u>	<u>2014/2015 Actual</u>	<u>2015/2016 Current</u>	<u>2016/2017 Plan</u>	<u>2017/2018 Plan</u>
Activity 235410 - Housing Successor Agency Administration					
Costs:	0.00	0.00	22,677.01	40,092.66	40,557.09
Products:	0.00	0.00	0.00	24.00	24.00
Hours:	0.00	0.00	239.00	214.00	214.00
Totals for Service Delivery Plan 23504 - Housing Successor Agency Low-Mod Fund					
Costs:	0.00	0.00	22,677.01	40,092.66	40,557.09
Hours:	0.00	0.00	239.00	214.00	214.00
Totals for Program 235					
Costs:	1,305,993.27	1,181,694.74	1,339,050.73	1,360,752.47	1,381,045.15
Hours:	12,575.00	11,321.20	12,575.00	12,065.00	12,065.00

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, the Housing Successor Agency Low-Moderate Income Housing (LMH) sub-fund. 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. Two projects are included in this category. One is funded from the Housing Mitigation sub-fund and HOME fund for the development of Edwina Benner Plaza, a new 66-unit affordable rental housing project for low-income households located at 460 Persian Drive. Construction of the project is expected to begin in March 2017, with completion in 2019.

The redevelopment of Orchard Gardens, located at 245 W. Weddell Drive, includes demolition of 32 units, rehabilitation of 30 existing units, and construction of 57 new units, resulting in a total of 87 units on the site. The project will provide housing for extremely low income and special needs households, improve the existing housing stock, and address sustainability concerns. A two-year conditional commitment of Housing Mitigation Funds was awarded in March 2016 for FY 2016/17.

Morse Court Rehabilitation Project. This project, funded with Housing Mitigation funds in FY 2015/16, 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 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.

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

PROJECT NO.	PROJECT NAME	PRIOR ACTUAL	CURRENT 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	PLAN 2025-26	Y11-Y20 TOTAL	PROJECT LIFE TOTAL
HOUSING FUNDED PROJECTS															
823750	BMR Compliance Enforcement	319,186	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000	529,186
826530	County-Wide Homeless Count	38,852	0	9,441	0	9,823	0	10,219	0	10,632	0	11,062	0	66,272	156,301
828100	First-Time Homebuyer Loans (81-120% AMI)	680,005	420,022	0	0	0	0	0	0	0	0	0	0	0	1,100,027
828110	Housing Trust Silicon Valley (HTSV) Contribution	1,150,000	200,000	0	0	0	0	0	0	0	0	0	0	0	1,350,000
828750	Tenant Based Rental Assistance (HOME)	741,204	641,898	0	0	0	0	0	0	0	0	0	0	0	1,383,102
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	1,170,000	230,000	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
831740	Crescent Terrace Senior Housing Rehabilitation	0	1,050,000	0	0	0	0	0	0	0	0	0	0	0	1,050,000
831750	460 Persian Dr.: Loan for New Affordable Apts by MidPen	0	5,000,000	0	0	0	0	0	0	0	0	0	0	0	5,000,000
831760	Homeless Prevention and Rapid Re-Housing (HPRR)	0	250,000	250,000	0	0	0	0	0	0	0	0	0	0	500,000
832010	Benner Plaza: HOME Loan for New Affordable Apartments	0	0	600,000	0	0	0	0	0	0	0	0	0	0	600,000
832030	Orchard Gardens Apartments Redevelopment	0	0	6,000,000	0	0	0	0	0	0	0	0	0	0	6,000,000
HOUSING FUNDED PROJECTS		12,095,998	8,905,169	6,869,441	10,000	19,823	10,000	20,219	10,000	20,632	10,000	21,062	10,000	166,272	28,168,616

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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	319,186	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000	529,186
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	94,537	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000	731,321
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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	38,852	0	9,441	0	9,823	0	10,219	0	10,632	0	11,062	0	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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	680,005	420,022	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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	1,150,000	200,000	0	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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	741,204	641,898	0	0	0	0	0	0	0	0	0	0	0	1,383,102
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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	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:	2016-17	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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	1,170,000	230,000	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: 831740 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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	0	1,050,000	0	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			0	0	0	0	0	0	0	0	0	0	0	
CDBG - Revolving Loan Fund			0	0	0	0	0	0	0	0	0	0	0	
Total	0	500,000	0	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: 831750 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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	0	5,000,000	0	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: 831760 Homeless Prevention and Rapid Re-Housing (HPRR)

Origination Year:	2015-16	Type:	Housing	Fund:	70 Housing
Planned Completion Year:	2016-17	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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	0	250,000	250,000	0	0	0	0	0	0	0	0	0	0	500,000
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: 832010 Benner Plaza: HOME Loan for New Affordable Apartments

Origination Year:	2016-17	Type:	Housing	Fund:	71 HOME Grant
Planned Completion Year:	2017-18	Category:	Special	Sub-Fund:	n.a.
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

This project consists of a 66-unit development of new affordable rental housing located at 460 Persian Drive in Sunnyvale. The project owner and developer is non-profit housing developer MidPen Housing Corp. The project funding consists of a loan of \$600,000 in HOME funds to MidPen. The property will be restricted as affordable housing for 55 years. The units will be affordable to lower-income households, and will include a range of one- to three-bedroom units. The total project cost is currently estimated at \$42 million. MidPen will be responsible for obtaining all other funding needed to finance the project. Council has already committed \$5 million in HMF funds to this project (RTC 15-1009). The City HOME 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 City's 2015-2020 Consolidated Plan and the Housing Element of the City's General Plan.

Fiscal Impact

This project will create an expenditure of \$600,000 in HOME program income and grant funds (Fund 71). The HOME funds will be provided as a repayable long-term loan to MidPen Housing Corp. The proposed project complies with federal regulations governing the use of HOME funds.

Project Financial Summary

Financial Data	Prior Actual	Current 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	0	0	600,000	0	0	0	0	0	0	0	0	0	0	600,000
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: 832030 Orchard Gardens Apartments Redevelopment

Origination Year:	2016-17	Type:	Housing	Fund:	70 Housing
Planned Completion Year:	2017-18	Category:	Special	Sub-Fund:	100 Housing Mitigation
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

First Community Housing (FCH), non-profit housing developer and owner of Orchard Gardens, located at 245 W. Weddell Drive, applied for a \$6 million loan from the HMF for redevelopment of Orchard Gardens, in response to a request for proposals issued by Housing Division in early 2015. The redevelopment project includes demolition of 32 units, rehabilitation of 30 existing units, and construction of 57 new units, resulting in a total of 87 units on the site. The total cost of the project is estimated at over \$34 million. The \$6 million in City funding will be provided as a 55-year loan. The completed project will be restricted by the City as affordable housing for a 55-year term. Council approved the \$6 million conditional commitment of HMF for this project on March 15, 2016 (RTC 16-0047).

Project Evaluation and Analysis

This project is consistent with the goals and objectives in the City's General Plan Housing Element. The requested funding commitment for the project was recommended by the HHSC and approved by Council in early 2016. FCH has experience developing housing for developmentally disabled tenants in partnership with several local service providers, including Housing Choices Coalition. Upon completion, 86 of the units will be restricted affordable to households with extremely low to low-incomes, with one manager's unit. The funding commitment will not be finalized until the project receives required the required development permits (entitlements) from Planning and meets the other conditions listed in RTC 16-0047. This commitment is for a two-year term, with possible extension, if needed, at the City's discretion.

Fiscal Impact

The project will create a \$6 million expense to the Housing Mitigation Fund, a special revenue fund which exists for the purpose of funding affordable housing projects such as the redevelopment of Orchard Gardens. Funds will likely be drawn in late FY 2016/17.

Project Financial Summary

Financial Data	Prior Actual	Current 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	0	0	6,000,000	0	0	0	0	0	0	0	0	0	0	6,000,000
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

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 2016/17 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 2017) plus 15% of the CDBG program income received in the current fiscal year (FY 2016). 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.

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

PROJECT NO.	PROJECT NAME	PRIOR ACTUAL	CURRENT 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	PLAN 2025-26	Y11-Y20 TOTAL	PROJECT LIFE TOTAL
CDBG FUNDED PROJECTS															
803501	CDBG Housing Rehabilitation Revolving Loan Fund	3,278,372	489,257	150,000	0	0	0	0	0	0	0	0	0	0	3,917,629
812701	Home Access, Paint, Emergency Repair, and Energy-Efficiency	624,026	50,000	50,037	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000	1,674,063
827550	Outside Group Funding Support [CDBG]	374,216	215,000	193,058	198,000	198,000	198,000	198,000	198,000	198,000	198,000	198,000	198,000	1,980,000	4,544,274
829560	Sunnyvale Workforce Development Program-DST	825,766	395,001	404,225	0	0	0	0	0	0	0	0	0	0	1,624,992
830270	ADA Curb Retrofit (CDBG)	585,215	65,082	0	300,000	0	0	300,000	0	0	300,000	0	0	900,000	2,450,297
832020	ADA Curb Retrofits (CDBG)	0	0	150,000	0	0	0	0	0	0	0	0	0	0	150,000
832040	Persian Drive Sidewalk Extension (CDBG)	0	0	200,000	0	0	0	0	0	0	0	0	0	0	200,000
CDBG FUNDED PROJECTS															
		5,687,595	1,214,340	1,147,320	548,000	248,000	248,000	548,000	248,000	248,000	548,000	248,000	248,000	3,380,000	14,561,255

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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	3,278,372	489,257	150,000	0	0	0	0	0	0	0	0	0	0	3,917,629
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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	624,026	50,000	50,037	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000	1,674,063
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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	374,216	215,000	193,058	198,000	198,000	198,000	198,000	198,000	198,000	198,000	198,000	198,000	1,980,000	4,544,274
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: 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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	825,766	395,001	404,225	0	0	0	0	0	0	0	0	0	0	1,624,992
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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	585,215	65,082	0	300,000	0	0	300,000	0	0	300,000	0	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

Project Information Sheet

Project: 832020 ADA Curb Retrofits (CDBG)

Origination Year:	2016-17	Type:	CDBG	Fund:	110 Community Development Block Grant
Planned Completion Year:	2016-17	Category:	Capital	Sub-Fund:	100 CDBG Fund
Department:	Public Works	Project Manager:	Shahid Abbas	Project Coordinator:	Suzanne Ise

Project Description / Scope / Purpose

This project consists of ADA curb retrofits and related accessibility improvements to existing public sidewalks and/or crosswalks in the City. Work must be completed in accordance with all applicable CDBG regulations including Section 3 and Davis Bacon wage compliance.

Project Evaluation and Analysis

This project addresses the goals of the City's 2015-2020 Consolidated Plan related to removing architectural barriers to accessibility for disabled people, in sidewalks and other City pedestrian facilities.

Fiscal Impact

This project will create an expenditure of \$150,000 in the CDBG fund.

Project Financial Summary

Financial Data	Prior Actual	Current 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	0	0	150,000	0	0	0	0	0	0	0	0	0	0	150,000
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: 832040 Persian Drive Sidewalk Extension (CDBG)

Origination Year:	2016-17	Type:	CDBG	Fund:	110 Community Development Block Grant
Planned Completion Year:	2018-19	Category:	Infrastructure	Sub-Fund:	100 CDBG Fund
Department:	Community Development	Project Manager:	Suzanne Ise	Project Coordinator:	Katrina Ardina

Project Description / Scope / Purpose

This project consists of construction of a new public sidewalk and related storm water drainage infrastructure and landscaping along Persian Drive between Morse and Borregas Avenues where no sidewalk currently exists. Preliminary design was prepared by ESD and DPW staff. The project concept was developed in order to facilitate a joint application for Affordable Housing Sustainable Communities (AHSC) grant funds by the City and MidPen Housing. The project is contingent on obtaining AHSC funding for the balance of the project cost (\$800,000). AHSC awards will be announced in September 2016. The City funding for this project consists of \$200,000 in CDBG funds, which will be provided to the City's joint applicant, MidPen Housing Corp., which will complete the work in the public ROW through an agreement with the City, if the AHSC grant is awarded.

Project Evaluation and Analysis

This project is consistent with the priorities and goals of the City's Consolidated Plan, General Plan, and Climate Action Plan. It will provide a critical pedestrian/bike linkage between the Morse Park neighborhood and Moffet Park, via the Borregas Ave. bike/ped bridge. The total project cost has been estimated by DPW at approximately \$1 million, of which \$200,000 would come from the CDBG fund and \$800,000 from the AHSC grant. The proposed project complies with federal regulations governing the use of CDBG funds and will be subject to all CDBG requirements for capital projects (Section 3, Davis Bacon, etc.).

Fiscal Impact

The project is contingent on the City's receipt of an AHSC award (or other similar funding) of approximately \$800,000 for this project. If that award is received, the project would create an expenditure of \$200,000 to the CDBG Fund 110 (program income and grant funds).

Project Financial Summary

Financial Data	Prior Actual	Current 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	0	0	200,000	0	0	0	0	0	0	0	0	0	0	200,000
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

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 \$135,000 for FY 2015/16 only.

Outside Group Funding Projects

The CDBG allocation is expected to be \$198,000 in FY 2016/17. This allocation is supplemented by \$100,000 of General Fund support in FY 2016/17, with \$100,000 set aside annually for the remaining 19 plan years.

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

PROJECT NO.	PROJECT NAME	PRIOR ACTUAL	CURRENT 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	PLAN 2025-26	Y11-Y20 TOTAL	PROJECT LIFE TOTAL
OUTSIDE GROUP FUNDING FUNDED PROJECTS															
803700	Leadership Sunnyvale [GF]	87,191	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	60,000	213,191
819720	Outside Group Funding Support [GF]	199,998	135,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000	2,334,998
829620	Downtown Association	39,925	30,000	30,000	30,000	30,000	30,000	0	0	0	0	0	0	0	189,925
830630	Dispute Resolution Services	64,919	29,919	0	0	0	0	0	0	0	0	0	0	0	94,838
832110	Electric Vehicle Charging Stations	0	10,460	0	0	0	0	0	0	0	0	0	0	0	10,460
OUTSIDE GROUP FUNDING FUNDED PROJECTS		392,033	211,379	136,000	136,000	136,000	136,000	106,000	106,000	106,000	106,000	106,000	106,000	1,060,000	2,843,412

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:	Trudi Ryan	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 FY 2015/16, Council has authorized an additional \$35,000 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 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	199,998	135,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000	2,334,998
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:	2016-17	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 23, 2015, Council approved \$30,000 in one-time funding for FY 2015/16 from the General Fund Budget Stabilization Fund to continue professional dispute resolution services (Budget Supplement #6).

Project Financial Summary

Financial Data	Prior Actual	Current 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Y11-Y20 Total	Project Life Total
Project Costs	64,919	29,919	0	0	0	0	0	0	0	0	0	0	0	94,838
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