



City of Sunnyvale

Notice and Agenda Housing and Human Services Commission

Wednesday, May 22, 2019

7:00 PM

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

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

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 [19-0498](#) Approve the Housing and Human Services Commission Meeting Minutes of April 17, 2019

Recommendation: Approve the Housing and Human Services Commission Minutes of April 17, 2019 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

- 2 [19-0496](#) Review of Fiscal Year 2019/20 Recommended Budget
- 3 [19-0582](#) Nominate a Housing and Human Services Commissioner to the El Camino Real Specific Plan Advisory Committee

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 website at 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. (28 CFR 35.160 (b) (1))



City of Sunnyvale

Agenda Item

19-0498

Agenda Date: 5/22/2019

SUBJECT

Approve the Housing and Human Services Commission Meeting Minutes of April 17, 2019

RECOMMENDATION

Approve the Housing and Human Services Commission Minutes of April 17, 2019 as submitted.



City of Sunnyvale

Meeting Minutes - Draft

Housing and Human Services Commission

Wednesday, April 17, 2019

7:00 PM

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

Special Meeting

Commissioner Evans was asked to chair the meeting in Chair Gilbert and Vice Chair Grossman's absence and she agreed to.

CALL TO ORDER

Commissioner Evans called the meeting to order at 7:08 p.m.

SALUTE TO THE FLAG

Commissioner Evans led the salute to the flag.

ROLL CALL

Present: 4 - Commissioner Patti Evans
Commissioner Ken Hiremath
Commissioner Minjung Kwok
Commissioner Elinor Stetson

Absent: 2 - Chair Diana Gilbert
Vice Chair Joshua Grossman

Council Liaison Russ Melton (absent)

ORAL COMMUNICATIONS

Linda Davis, Sunnyvale resident, spoke about the current outreach that the City is doing on changing Sunnyvale from at-large citywide elections to district elections in order to prevent lawsuits under the California Voting Rights Act. She provided a handout with a link to a survey, and information on additional options that resulted from a citizen effort, unaffiliated with the City.

CONSENT CALENDAR

1.A [19-0447](#) Approve the Housing and Human Services Commission

Meeting Minutes of April 3, 2019

Commissioner Evans asked if there were any comments on the consent calendar item, or for a motion.

Commissioner Kwok noted a correction on the minutes.

MOTION: Commissioner Stetson moved and Commissioner Kwok seconded the motion to Approve the Housing and Human Services Commission Minutes of April 3, 2019 with the correction.

The motion carried by the following vote:

Yes: 4 - Commissioner Evans
Commissioner Hiremath
Commissioner Kwok
Commissioner Stetson

No: 0

Absent: 2 - Chair Gilbert
Vice Chair Grossman

PUBLIC HEARINGS/GENERAL BUSINESS

- 2 [19-0338](#) Consider Approval of Draft 2019 Housing and Urban Development (HUD) Action Plan

Housing Officer Jenny Carloni provided the staff report and answered questions.

Commissioner Evans opened and closed the public hearing at 7:25 p.m.
No speakers were present.

After clarification questions of staff, Commissioner Evans asked for a motion.

MOTION: Commissioner Stetson moved and Commissioner Hiremath seconded the motion to Recommend to Council Alternative 1: Approve the 2019 Action Plan as shown in Attachment 2 to the staff report.

The motion carried by the following vote:

Yes: 4 - Commissioner Evans
Commissioner Hiremath
Commissioner Kwok
Commissioner Stetson

No: 0

Absent: 2 - Chair Gilbert
Vice Chair Grossman

- 3 [19-0459](#) Consider a Below Market Rate Alternative Compliance Plan for Residential Development at 1142 Dahlia Court. Applicant: Trumark Homes; Planning Files 2018-7989 and 2018-7451.

Housing Officer Jenny Carloni provided the staff report and noted that a representative from Trumark was available to answer questions.

After clarifying questions of staff, Commissioner Evans opened the public hearing at 7:48 p.m.

Mr. Ray Crump spoke in support of accepting the BMR Alternative Compliance Plan.

Commissioner Evans closed the public hearing at 7:50 p.m.

Heide Antonescu from Trumark briefly spoke to clarify the applicant's project and Alternative Compliance Plan request.

After questions and discussion, Commissioner Evans asked for a motion:

MOTION: Commissioner Hiremath moved and Commissioner Kwok seconded the motion to reject Alternative 1) Recommend approval of the Applicant's BMR Alternative Compliance Plan project located at 1142 Dahlia Court.

The motion failed by the following vote:

Yes: 2 - Commissioner Hiremath
Commissioner Kwok

No: 2 - Commissioner Evans
Commissioner Stetson

Absent: 2 - Chair Gilbert
Vice Chair Grossman

Commissioners Evans and Stetson dissented because, in their opinion, receiving the in-lieu fee had the potential to leverage the production of a greater number of affordable housing units.

After additional discussion, Commissioner Evans asked for a motion.

MOTION: Commissioner Stetson moved and Commissioner Evans seconded the motion to approve Alternative 1) Recommend City Council approval of the Applicant's BMR Alternative Compliance Plan project located at 1142 Dahlia Court, as shown in Attachment 2 to the report.

The motion failed by the following vote:

Yes: 2 - Commissioner Evans
Commissioner Stetson

No: 2 - Commissioner Hiremath
Commissioner Kwok

Absent: 2 - Chair Gilbert
Vice Chair Grossman

Commissioners Hiremath and Kwok dissented because, in their opinion, there is merit in providing affordable home ownership opportunities even while benefitting a smaller number of households.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

NON-AGENDA ITEMS & COMMENTS

-Commissioner Comments

None.

-Staff Comments

Officer Carloni noted that upcoming changes to the Study Issues process were announced.

Ms. Carloni also gave a brief update on the progress of the Housing Strategy and noted that there are a couple of outreach meetings scheduled, as well as a survey going to all the mobilehome park residents. There is no firm date for the consultant to attend the Housing and Human Services Commission to give a report, but staff will keep the commissioners updated.

ADJOURNMENT

Commissioner Evans adjourned the meeting at 8:04 p.m.



City of Sunnyvale

Agenda Item

19-0496

Agenda Date: 5/22/2019

MEMORANDUM TO HOUSING AND HUMAN SERVICES COMMISSION

SUBJECT

Review of Fiscal Year 2019/20 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 the Housing and Human Services-related pages in one file, for your convenience (Attachment 1).

Commissioners may review the entire FY 2019/20 Recommended Budget on the City's website if desired, at: <https://sunnyvale.ca.gov/government/budget.htm>

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, as well as loan payment revenues generated by loans made previously with these funds. 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 new employment-generating developments (i.e., office, industrial, hotel and retail space) and/or new market-rate rental housing projects, as required by S.M.C. Title 19. These fees are used to maintain or improve the City’s jobs/housing balance and to finance the construction, rehabilitation, and/ or preservation of affordable housing in the City, typically through loans for multi-family housing developments. A small amount of funds is also used to provide down-payment assistance loans to lower-and moderate-income, first- time home buyers through the First Time Home Buyer Program. When these loans are repaid, the payments are deposited into this fund and then reused for future Housing loans. Housing Mitigation Fees and accrued interest are maintained in this sub-fund of the Housing Fund.

Revenue projections are based on several factors, including: projects subject to the Housing fees that are currently underway or in the development process, historical collections, total development square footage in the pipeline that is required to pay this fee, and the current and projected fee rates, which are based on square footage of the project. Due to the high level of development activity in the City, revenues of \$15.2 million in FY 2019/20, \$21.3 million in

FY 2020/21, and \$4.1 million in FY 2020/21 are projected, based on thirty-five large, commercial development projects and mixed-use projects. Beginning in FY 2022/23 the revenue projection uses an inflation rate with the baseline year of FY 2021/22. The baseline used is a six-year historical average which is approximately \$1.6 million lower than planned in FY 2018/19 budget, to reflect a moderation in development activity. These projections are reviewed and adjusted each year. Over the twenty-year plan, total revenue from Housing Mitigation Fees is estimated to be up by approximately \$1.9 million over the prior year’s plan.

Assistance to affordable housing developments is provided as a loan. Most of the more recent loans are structured as fully deferred, with residual receipts payments required, to the extent the project generates positive cash flow each year. Interest rates vary at slightly below market-rate loan rates, and are set forth in each loan agreement. Payments received on these loans are deposited into this fund and re-used for additional housing activities, consistent with City policy for use of this fund.

The Housing Mitigation loan repayment revenue projections for the coming fiscal year are based on staff’s assessment of outstanding loans that may be repaid during that year. Future year projections are based on the historical average, which is reviewed and adjusted each year. During the first ten years of the planning period, staff projects the program will receive \$3.0 million in loan repayments.

Major capital project expenditures for FY 2018/19 in this sub-fund consist of: The Eight Trees Apartments Phase Two Rehabilitation project for \$3.3 million and the Block 15 Affordable Housing Site project of up to \$13.0 million. Partial funding, up to \$4.0 million, will be transferred in from the Redevelopment Housing Fund. The current conceptual plan for this project shows approximately 90 new affordable rental units for lower-income households in Downtown Sunnyvale. That number may change pending completion of the development review process. Acquisition of site from the City is planned at \$9.0 million as a transfer to the General Fund in FY 2019/20.

Below Market Rate (BMR) Housing

The BMR Program, set forth in SMC Title 19, generates new affordable housing units through mandatory development requirements applied to most new for-sale housing developments (and in some cases to rental housing developments). This zoning tool, known as “inclusionary zoning,” is used in many localities throughout the U.S. to generate affordable housing within market-rate developments. It is used most often primarily in areas with higher housing costs, where market-rate homes are not necessarily affordable to average or lower-income home buyers.

The Municipal Code requires that developers sell 12.5% of all new homes in subdivision and condominium developments of eight or more units as BMR homes. These homes are available to lower and moderate income households at affordable prices established by the BMR program guidelines and SMC Chapter 19.67. The BMR Program Guidelines describe the eligibility requirements and income limits for prospective BMR home buyers. There are also affordable rental units (ARUs) generated voluntarily in rental developments that receive a density bonus, as well as an existing stock of BMR rental units permitted prior to 2009, and in the near future there will be new BMR rental units in developments that opt to provide affordable units rather than pay the new Rental Impact Fee. The Housing Division administers all these programs pursuant to Chapter 19.75, 19.69, and/or 19.67 of the Municipal Code and associated program guidelines.

Revenues in the BMR Program include BMR In-Lieu fees, BMR application fees, revenues from BMR compliance and enforcement actions, payments on prior 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 BMR developer agreements, in lieu of providing actual BMR homes for sale, and/or to fulfill fractional BMR unit requirements. The fee revenues are 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 to add the fractional in-lieu fee payment option. 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.

Periodically, as significant revenues have accumulated in the BMR Housing sub-fund, staff issues 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. To date, one major multi-family project has been funded with BMR in-lieu funds. This consisted of a loan of \$403,000 to Charities Housing for rehabilitation of the Stony Pine Villas, a subsidized housing development for disabled tenants.

HOME Grant Fund

HOME Investment Partnership Program grants from the federal government may only 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. Additional detailed regulations apply to these grants, and are modified occasionally. The federal statutes require HOME grants to be committed to a specific project within two years, and fully expended within five years of the grant award. Several recent changes to the regulations have added some temporary flexibility to these requirements, but those provisions are temporary. In any case, timely expenditure of these funds is required to avoid other types of sanctions or warnings that the U.S. Department of Housing and Urban Development (HUD) will issue if certain spending metrics are not met by HOME grantee jurisdictions, referred to in the regulations as “Participating Jurisdictions” (PJs).

The recommended long-term financial plan for the HOME Grant Fund includes an estimated grant allocation for FY 2019/20 of \$400,650, and shows ongoing estimated HOME grant revenues of \$400,000 as a placeholder for future allocations. This is relatively flat from the average allocation received in recent years.

The City also receives loan repayments on prior loans made with HOME funds for affordable housing. Approximately \$6.9 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.

No proposals were received this year for new HOME capital projects (i.e., construction or rehabilitation of affordable rental units), but a Request for Proposals will be issued in FY 2019/20. Also, included in the long-term financial plan is a line item for Future HOME/Housing Projects beginning in FY 2020/21. As specific projects are identified, they will be brought to Council for approval.

Redevelopment Housing Fund

The Redevelopment Housing Fund is a new fund started in FY 2016/17, established to account for funds received from the former Redevelopment Agency/Housing Successor Agency which are based on a percentage of the property tax increment from the former redevelopment project area. These funds may only be used to develop or preserve affordable housing, similar to the HOME funds, with some minor differences in the precise types of projects and programs that can be funded, and income levels that can be served. Allowable uses of these funds are set forth in CA Health and Safety Code section 34176.1. Future year revenue forecasts are sporadic due to the varied timing of the enforceable obligation payments, however, staff expects to collect a total of approximately \$13.1 million in the first ten years.

A small amount, no more than \$200,000 annually, of these funds can be applied to operating activities, including the work hours required to administer the revenue source. This fund also has one special project for Homeless Prevention and Rapid Re-Housing in FY 2019/20 and throughout the twenty-year plan. Four million dollars from this fund is also allocated to a new project in the predevelopment phase, the Block 15 Affordable Housing project, within the Downtown Projects category. Most of the funding for that project, \$9.0 million out of a total of \$13.0 million, comes from the Housing Mitigation Fund so the project resides in that fund. The Future Projects line sets funding aside for low-moderate income housing projects in future years as the 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

community development and housing programs that primarily benefit lower-income households. The City receives an annual CDBG grant from HUD based on a formula using factors such as population, poverty rate, and certain economic indicators. Major CDBG expenditure categories include housing rehabilitation, accessibility improvements and retrofits, workforce development programs, human services, public infrastructure improvements in lower-income neighborhoods, and program administration.

Revenues for the Community Development Block Grant Fund include the annual grants from HUD and CDBG program income from prior loans made with CDBG funds for various capital projects. The CDBG Fund includes two sub-funds: sub-fund 100, the CDBG entitlement grant fund, holds the direct CDBG grant proceeds, while sub-fund 200 is the Revolving Loan Fund, described below.

Community Development Block Grant (CDBG)

This year Congress has been late in adopting a federal budget for the 2019 federal fiscal year, so HUD has not yet informed the City of the precise amount of the FY 2019/20 entitlement grant. Staff should have that information no later than end of May and will update the final budget document at that time. In recent years, the City's entitlement grant has averaged around \$1.1 million annually. 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. HUD requires the City to submit annual updates, called Action Plans, in May of each year. Projects funded with CDBG must implement the goals of the 2015- 2020 Consolidated Plan. The City is also required to submit a performance report (the "CAPER") to HUD annually. The CAPER summarizes the uses of the CDBG and HOME funds, and how these activities contribute toward achieving the goals of the Consolidated Plan.

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 grant plus prior year program income. The FY 2019/20 Recommended Budget includes approximately \$191,568 in CDBG funds for human services grants. This figure will be adjusted once the final CDBG grant amount is known. The City awards these grants to human services providers every other year on a competitive basis for a two-year grant term. FY 2019/20 is the first year of the current funding cycle.

CDBG funds may also be used for projects that benefit groups with special needs, such as seniors or disabled residents, or for certain neighborhoods with higher percentages of lower-income residents. Projects budgeted for the FY 2019/20 CDBG grant include \$50,000 for the Home Improvement Program (HIP), which provides small grants for accessibility improvements, exterior paint, and emergency repairs; \$432,493 for the Sunnyvale Workforce Development Program, \$308,646 for the Plaza Del Las Flores Rehabilitation and any remaining funds will be for a contingency project (ADA curb ramps) which will proceed only if sufficient funds become available either by the time the budget is adopted, or if additional program income is received mid-year, as detailed in FY 2019/20 draft HUD Action Plan.

These project allocations are contingent on the City's FY 2019/20 CDBG grant amount and available CDBG program income. If insufficient funds are received, some projects may be delayed or canceled, consistent with the contingency provisions in the FY 2019/20 Action Plan.

CDBG Revolving Loan Fund (RLF)

The RLF, sub-fund of the CDBG Fund, is the repository for CDBG program incomes (payments received on prior housing loans made with CDBG funds). Once these funds are deposited into the RLF, they can only be reused for other housing rehabilitation loans and rehabilitation program operations, pursuant to City policy and HUD regulations. Staff projects \$150,000 in CDBG loan repayment revenue for FY 2019/20, although the actual amount received may vary significantly from that amount due to the sporadic nature of loan payments. Expenditures for FY 2019/20 include one project in the amount of \$100,000 to fund the Housing Rehabilitation loan program. These loans may be made for rehabilitation of housing owned and/ or occupied by lower-income households, which may include owner-occupied single-family homes, or small affordable rental housing projects, such as group homes or other small non-profit rental properties.

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 2017/18, after completion of a land valuation study, the land value used in the fee calculation was set to \$126 per square foot. For the FY 2019/20 Recommended Budget, the Park Dedication Fee preliminary land value rate of \$130 per square foot is used.

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 requirements.

**CITY OF SUNNYVALE
070. COMBINED HOUSING FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2018 TO JUNE 30, 2029**

	ACTUAL 2017/2018	CURRENT 2018/2019	BUDGET 2019/2020	PLAN 2020/2021	PLAN 2021/2022	PLAN 2022/2023	PLAN 2023/2024	PLAN 2024/2025	PLAN 2025/2026	PLAN 2026/2027	PLAN 2027/2028	PLAN 2028/2029	FY 2018/2019 TO FY 2028/2029 TOTAL
RESERVE/FUND BALANCE, JULY 1	27,183,633	40,570,759	37,025,239	43,915,362	0	0	0	0	0	0	0	0	40,570,759
CURRENT RESOURCES:													
Housing Mitigation Fees	12,807,464	5,782,941	15,171,589	21,320,335	4,130,239	4,212,844	4,297,101	4,383,043	4,470,703	4,560,118	4,651,320	4,744,346	77,724,578
Housing Loan Repayments	789,508	724,610	338,837	344,323	349,920	355,628	361,451	367,389	373,447	379,626	385,929	392,357	4,373,516
Rental Impact Fees	2,866,620	0	0	0	0	0	0	0	0	0	0	0	0
BMR In-Lieu Fees	132,113	1,102,760	780,000	4,220,000	12,400,000	500,000	510,000	520,200	530,604	541,216	552,040	563,081	22,219,901
BMR Processing Fees	40,562	36,822	37,558	38,310	39,076	39,857	40,654	41,468	42,297	43,143	44,006	44,886	448,076
Transfers From Other Funds	242,000	4,517,722	250,000	0	0	0	0	0	0	0	0	0	4,767,722
State Housing Grant	2,000	0	0	0	0	0	0	0	0	0	0	0	0
Interest Income	456,740	723,547	996,180	0	0	0	0	0	0	0	0	0	1,719,727
TOTAL CURRENT RESOURCES	17,337,007	12,888,402	17,574,165	25,922,968	16,919,235	5,108,329	5,209,206	5,312,100	5,417,052	5,524,103	5,633,295	5,744,670	111,253,520
TOTAL AVAILABLE RESOURCES	44,520,640	53,459,161	54,599,404	69,838,330	16,919,235	5,108,329	5,209,206	5,312,100	5,417,052	5,524,103	5,633,295	5,744,670	151,824,281
CURRENT REQUIREMENTS:													
Operations	640,640	1,049,564	1,063,169	1,122,963	1,164,663	1,338,200	1,516,018	1,557,694	1,601,634	1,649,755	1,692,950	1,727,953	15,484,564
Special Projects	2,989,481	14,782,494	280,000	20,019	10,000	20,424	10,000	20,845	10,000	21,394	10,000	22,088	15,207,264
Future Housing Projects	0	0	0	68,602,072	15,570,002	3,651,441	3,582,334	3,630,056	3,699,193	3,743,942	3,818,476	3,879,831	110,177,347
Transfer To General Fund	0	0	9,000,000	0	78,831	0	0	0	0	0	0	0	9,078,831
Transfer To Housing Mitigation Subfund	242,000	517,722	250,000	0	0	0	0	0	0	0	0	0	767,722
General Fund In-Lieu	77,760	84,141	90,872	93,275	95,739	98,264	100,852	103,505	106,225	109,012	111,869	114,797	1,108,553
TOTAL CURRENT REQUIREMENTS	3,949,882	16,433,921	10,684,041	69,838,330	16,919,235	5,108,329	5,209,206	5,312,100	5,417,052	5,524,103	5,633,295	5,744,670	151,824,281
RESERVES:													
Housing Mitigation Reserve	35,835,232	32,391,162	39,034,628	0	0	0	0	0	0	0	0	0	0
BMR Reserve	4,735,526	4,634,077	4,880,734	0	0	0	0	0	0	0	0	0	0
TOTAL RESERVES	40,570,759	37,025,239	43,915,362	0	0	0	0	0	0	0	0	0	0
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, 2029 TO JUNE 30, 2039**

	PLAN 2029/2030	PLAN 2030/2031	PLAN 2031/2032	PLAN 2032/2033	PLAN 2033/2034	PLAN 2034/2035	PLAN 2035/2036	PLAN 2036/2037	PLAN 2037/2038	PLAN 2038/2039	FY 2029/2030 TO FY 2038/2039 TOTAL	FY 2018/2019 TO FY 2038/2039 TOTAL
RESERVE/FUND BALANCE, JULY 1	0	0	0	0	0	0	0	0	0	0	0	40,570,759
CURRENT RESOURCES:												
Housing Mitigation Fees	4,886,677	5,033,277	5,184,275	5,339,804	5,499,998	5,664,998	5,834,948	6,009,996	6,190,296	6,376,005	56,020,272	133,744,850
Housing Loan Repayments	398,914	408,947	419,280	429,923	440,886	452,177	463,808	475,787	488,125	500,834	4,478,682	8,852,198
Rental Impact Fees	0	0	0	0	0	0	0	0	0	0	0	0
BMR In-Lieu Fees	579,974	597,373	615,294	633,753	652,765	672,348	692,519	713,294	734,693	756,734	6,648,748	28,868,649
BMR Processing Fees	46,232	47,619	49,048	50,519	52,035	53,596	55,204	56,860	58,566	60,323	530,003	978,079
Transfers From Other Funds	0	0	0	0	0	0	0	0	0	0	0	4,767,722
State Housing Grant	0	0	0	0	0	0	0	0	0	0	0	0
Interest Income	0	0	0	0	0	0	0	0	0	0	0	1,719,727
TOTAL CURRENT RESOURCES	5,911,797	6,087,216	6,267,897	6,453,999	6,645,684	6,843,119	7,046,478	7,255,937	7,471,680	7,693,896	67,677,704	178,931,224
TOTAL AVAILABLE RESOURCES	5,911,797	6,087,216	6,267,897	6,453,999	6,645,684	6,843,119	7,046,478	7,255,937	7,471,680	7,693,896	67,677,704	219,501,984
CURRENT REQUIREMENTS:												
Operations	1,773,228	1,822,087	1,853,107	1,904,794	1,962,855	2,020,350	2,077,183	2,113,378	2,181,326	2,156,528	19,864,835	35,349,399
Special Projects	10,000	22,824	10,000	23,605	10,000	24,433	10,000	25,312	10,000	26,230	172,404	15,379,668
Future Housing Projects	3,771,366	4,121,430	4,280,761	4,398,338	4,542,254	4,664,365	4,821,844	4,976,227	5,135,677	5,362,713	46,074,974	156,252,321
Transfer To General Fund	239,404	0	0	0	0	0	0	0	0	0	239,404	9,318,235
Transfer To Housing Mitigation Subfund	0	0	0	0	0	0	0	0	0	0	0	767,722
General Fund In-Lieu	117,799	120,876	124,029	127,262	130,575	133,971	137,452	141,020	144,677	148,426	1,326,086	2,434,639
TOTAL CURRENT REQUIREMENTS	5,911,797	6,087,216	6,267,897	6,453,999	6,645,684	6,843,119	7,046,478	7,255,937	7,471,680	7,693,896	67,677,704	219,501,984
RESERVES:												
Housing Mitigation Reserve	0	0	0	0	0	0	0	0	0	0	0	(0)
BMR Reserve	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL RESERVES	0	0	0	0	0	0	0	0	0	0	0	(0)
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, 2018 TO JUNE 30, 2029**

	ACTUAL 2017/2018	CURRENT 2018/2019	BUDGET 2019/2020	PLAN 2020/2021	PLAN 2021/2022	PLAN 2022/2023	PLAN 2023/2024	PLAN 2024/2025	PLAN 2025/2026	PLAN 2026/2027	PLAN 2027/2028	PLAN 2028/2029	FY 2018/2019 TO FY 2028/2029 TOTAL
RESERVE/FUND BALANCE, JULY 1	22,135,813	35,835,232	32,391,162	39,034,628	0	0	0	0	0	0	0	0	35,835,232
CURRENT RESOURCES:													
Housing Mitigation Fees	12,807,464	5,782,941	15,171,589	21,320,335	4,130,239	4,212,844	4,297,101	4,383,043	4,470,703	4,560,118	4,651,320	4,744,346	77,724,578
Housing Loan Repayments	750,368	634,744	274,335	279,821	285,418	291,126	296,949	302,887	308,945	315,124	321,427	327,855	3,638,631
Rental Impact Fees	2,866,620	0	0	0	0	0	0	0	0	0	0	0	0
Transfer From BMR Subfund	242,000	517,722	250,000	0	0	0	0	0	0	0	0	0	767,722
Transfer From Redevelopment Housing Fund	0	4,000,000	0	0	0	0	0	0	0	0	0	0	4,000,000
Interest Income	388,195	630,779	878,713	0	0	0	0	0	0	0	0	0	1,509,492
TOTAL CURRENT RESOURCES	17,055,646	11,566,187	16,574,637	21,600,156	4,415,657	4,503,970	4,594,049	4,685,930	4,779,649	4,875,242	4,972,747	5,072,201	87,640,424
TOTAL AVAILABLE RESOURCES	39,191,459	47,401,419	48,965,799	60,634,784	4,415,657	4,503,970	4,594,049	4,685,930	4,779,649	4,875,242	4,972,747	5,072,201	123,475,657
CURRENT REQUIREMENTS:													
Operations	318,535	598,596	604,830	636,958	659,551	815,155	977,624	1,004,804	1,033,576	1,064,289	1,093,098	1,118,293	9,606,774
Special Projects	2,989,481	14,359,494	270,000	10,019	0	10,424	0	10,845	0	11,394	0	12,088	14,684,264
Future Housing Projects	0	0	0	59,929,976	3,617,917	3,617,467	3,553,897	3,606,108	3,680,213	3,731,972	3,810,290	3,870,645	89,418,485
Transfer To General Fund	0	0	9,000,000	0	78,831	0	0	0	0	0	0	0	9,078,831
General Fund In-Lieu	48,211	52,168	56,341	57,831	59,358	60,924	62,529	64,173	65,859	67,587	69,359	71,174	687,303
TOTAL CURRENT REQUIREMENTS	3,356,227	15,010,257	9,931,171	60,634,784	4,415,657	4,503,970	4,594,049	4,685,930	4,779,649	4,875,242	4,972,747	5,072,201	123,475,657
RESERVES:													
Housing Mitigation Reserve	35,835,232	32,391,162	39,034,628	0	0	0	0	0	0	0	0	0	0
TOTAL RESERVES	35,835,232	32,391,162	39,034,628	0	0	0	0	0	0	0	0	0	0
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, 2029 TO JUNE 30, 2039**

	PLAN 2029/2030	PLAN 2030/2031	PLAN 2031/2032	PLAN 2032/2033	PLAN 2033/2034	PLAN 2034/2035	PLAN 2035/2036	PLAN 2036/2037	PLAN 2037/2038	PLAN 2038/2039	FY 2029/2030 TO FY 2038/2039 TOTAL	FY 2018/2019 TO FY 2038/2039 TOTAL
RESERVE/FUND BALANCE, JULY 1	0	0	0	0	0	0	0	0	0	0	0	35,835,232
CURRENT RESOURCES:												
Housing Mitigation Fees	4,886,677	5,033,277	5,184,275	5,339,804	5,499,998	5,664,998	5,834,948	6,009,996	6,190,296	6,376,005	56,020,272	133,744,850
Housing Loan Repayments	334,412	344,445	354,778	365,421	376,384	387,675	399,306	411,285	423,623	436,332	3,833,662	7,472,293
Rental Impact Fees	0	0	0	0	0	0	0	0	0	0	0	0
Transfer From BMR Subfund	0	0	0	0	0	0	0	0	0	0	0	767,722
Transfer From Redevelopment Housing Fund	0	0	0	0	0	0	0	0	0	0	0	4,000,000
Interest Income	0	0	0	0	0	0	0	0	0	0	0	1,509,492
TOTAL CURRENT RESOURCES	5,221,089	5,377,722	5,539,053	5,705,225	5,876,382	6,052,673	6,234,253	6,421,281	6,613,919	6,812,337	59,853,934	147,494,357
TOTAL AVAILABLE RESOURCES	5,221,089	5,377,722	5,539,053	5,705,225	5,876,382	6,052,673	6,234,253	6,421,281	6,613,919	6,812,337	59,853,934	183,329,591
CURRENT REQUIREMENTS:												
Operations	1,148,676	1,181,031	1,204,984	1,239,269	1,276,871	1,314,445	1,351,969	1,379,906	1,423,308	1,422,274	12,942,734	22,549,508
Special Projects	0	12,824	0	13,605	0	14,433	0	15,312	0	16,230	72,404	14,756,668
Future Housing Projects	3,759,974	4,108,924	4,257,171	4,373,449	4,518,554	4,640,733	4,797,064	4,938,631	5,100,911	5,281,809	45,777,219	135,195,704
Transfer To General Fund	239,404	0	0	0	0	0	0	0	0	0	239,404	9,318,235
General Fund In-Lieu	73,035	74,943	76,898	78,902	80,956	83,062	85,220	87,432	89,700	92,024	822,173	1,509,476
TOTAL CURRENT REQUIREMENTS	5,221,089	5,377,722	5,539,053	5,705,225	5,876,382	6,052,673	6,234,253	6,421,281	6,613,919	6,812,337	59,853,934	183,329,591
RESERVES:												
Housing Mitigation Reserve	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL RESERVES	0	0	0	0	0	0	0	0	0	0	0	0
FUND BALANCE, JUNE 30	0	0	0	0	0	0	0	0	0	0	0	0

CITY OF SUNNYVALE
070/200. HOUSING FUND/BELOW MARKET RATE (BMR) HOUSING SUB-FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2018 TO JUNE 30, 2029

	ACTUAL 2017/2018	CURRENT 2018/2019	BUDGET 2019/2020	PLAN 2020/2021	PLAN 2021/2022	PLAN 2022/2023	PLAN 2023/2024	PLAN 2024/2025	PLAN 2025/2026	PLAN 2026/2027	PLAN 2027/2028	PLAN 2028/2029	FY 2018/2019 TO FY 2028/2029 TOTAL
RESERVE/FUND BALANCE, JULY 1	5,047,820	4,735,526	4,634,077	4,880,734	0	0	0	0	0	0	0	0	4,735,526
CURRENT RESOURCES:													
BMR In-Lieu fees	132,113	1,102,760	780,000	4,220,000	12,400,000	500,000	510,000	520,200	530,604	541,216	552,040	563,081	22,219,901
BMR Processing Fees	40,562	36,822	37,558	38,310	39,076	39,857	40,654	41,468	42,297	43,143	44,006	44,886	448,076
Housing Loan Repayments	39,140	89,866	64,502	64,502	64,502	64,502	64,502	64,502	64,502	64,502	64,502	64,502	734,886
State Housing Grant	1,000	0	0	0	0	0	0	0	0	0	0	0	0
Interest Income	68,546	92,768	117,467	0	0	0	0	0	0	0	0	0	210,235
TOTAL CURRENT RESOURCES	281,361	1,322,215	999,527	4,322,812	12,503,578	604,359	615,156	626,170	637,403	648,861	660,548	672,469	23,613,098
TOTAL AVAILABLE RESOURCES	5,329,181	6,057,741	5,633,604	9,203,546	12,503,578	604,359	615,156	626,170	637,403	648,861	660,548	672,469	28,348,624
CURRENT REQUIREMENTS:													
Operations	322,106	450,968	458,339	486,005	505,112	523,045	538,395	552,890	568,058	585,466	599,852	609,660	5,877,790
Special Projects	0	423,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	523,000
Transfer To Housing Mitigation Subfund 70-100	242,000	517,722	250,000	0	0	0	0	0	0	0	0	0	767,722
Future Projects	0	0	0	8,672,096	11,952,085	33,974	28,437	23,948	18,979	11,971	8,185	9,186	20,758,862
General Fund In-Lieu	29,549	31,974	34,531	35,445	36,381	37,340	38,324	39,332	40,365	41,425	42,510	43,623	421,250
TOTAL CURRENT REQUIREMENTS	593,655	1,423,664	752,870	9,203,546	12,503,578	604,359	615,156	626,170	637,403	648,861	660,548	672,469	28,348,624
RESERVES:													
BMR Reserve	4,735,526	4,634,077	4,880,734	0	0	0	0	0	0	0	0	0	0
TOTAL RESERVES	4,735,526	4,634,077	4,880,734	0	0	0	0	0	0	0	0	0	0
FUND BALANCE, JUNE 30	0	0	0	0	0	0	0	0	0	0	0	0	0

CITY OF SUNNYVALE
070/200. HOUSING FUND/BELOW MARKET RATE (BMR) HOUSING SUB-FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2029 TO JUNE 30, 2039

	PLAN 2029/2030	PLAN 2030/2031	PLAN 2031/2032	PLAN 2032/2033	PLAN 2033/2034	PLAN 2034/2035	PLAN 2035/2036	PLAN 2036/2037	PLAN 2037/2038	PLAN 2038/2039	FY 2029/2030 TO FY 2038/2039 TOTAL	FY 2018/2019 TO FY 2038/2039 TOTAL
RESERVE/FUND BALANCE, JULY 1	0	0	0	0	0	0	0	0	0	0	0	4,735,526
CURRENT RESOURCES:												
BMR In-Lieu fees	579,974	597,373	615,294	633,753	652,765	672,348	692,519	713,294	734,693	756,734	6,648,748	28,868,649
BMR Processing Fees	46,232	47,619	49,048	50,519	52,035	53,596	55,204	56,860	58,566	60,323	530,003	978,079
Housing Loan Repayments	64,502	64,502	64,502	64,502	64,502	64,502	64,502	64,502	64,502	64,502	645,020	1,379,906
State Housing Grant	0	0	0	0	0	0	0	0	0	0	0	0
Interest Income	0	0	0	0	0	0	0	0	0	0	0	210,235
TOTAL CURRENT RESOURCES	690,708	709,494	728,844	748,774	769,302	790,446	812,225	834,656	857,761	881,559	7,823,771	31,436,869
TOTAL AVAILABLE RESOURCES	690,708	709,494	728,844	748,774	769,302	790,446	812,225	834,656	857,761	881,559	7,823,771	36,172,395
CURRENT REQUIREMENTS:												
Operations	624,552	641,056	648,123	665,525	685,984	705,905	725,214	733,472	758,018	734,254	6,922,101	12,799,890
Special Projects	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000	622,999
Transfer To Housing Mitigation Subfund 70-100	0	0	0	0	0	0	0	0	0	0	0	767,721
Future Projects	11,393	12,506	23,590	24,889	23,700	23,632	24,780	37,597	34,766	80,904	297,755	21,056,617
General Fund In-Lieu	44,764	45,933	47,131	48,359	49,618	50,909	52,232	53,588	54,977	56,402	503,913	925,162
TOTAL CURRENT REQUIREMENTS	690,708	709,494	728,844	748,774	769,302	790,446	812,225	834,656	857,761	881,559	7,823,771	36,172,395
RESERVES:												
BMR Reserve	0	0	0	0	0	0	0	0	0	0	0	(0)
TOTAL RESERVES	0	0	0	0	0	0	0	0	0	0	0	(0)
FUND BALANCE, JUNE 30	0	0	0	0	0	0	0	0	0	0	0	0

**CITY OF SUNNYVALE
071. HOME GRANT FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2018 TO JUNE 30, 2029**

	ACTUAL 2017/2018	CURRENT 2018/2019	BUDGET 2019/2020	PLAN 2020/2021	PLAN 2021/2022	PLAN 2022/2023	PLAN 2023/2024	PLAN 2024/2025	PLAN 2025/2026	PLAN 2026/2027	PLAN 2027/2028	PLAN 2028/2029	FY 2018/2019 TO FY 2028/2029 TOTAL
RESERVE/FUND BALANCE, JULY 1	246,498	576,585	739,582	1,007,978	0	0	0	0	0	0	0	0	576,585
CURRENT RESOURCES:													
HOME Grant Allocations:													
HUD Program Year 2013	32,747	6,764	0	0	0	0	0	0	0	0	0	0	6,764
HUD Program Year 2016	123,677	131,604	0	0	0	0	0	0	0	0	0	0	131,604
HUD Program Year 2017	106,186	183,516	0	0	0	0	0	0	0	0	0	0	183,516
HUD Program Year 2018	0	423,646	0	0	0	0	0	0	0	0	0	0	423,646
HUD Program Year 2019	0	0	400,650	0	0	0	0	0	0	0	0	0	400,650
Future HUD Allocations	0	0	0	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	3,600,000
Transfer From CDBG	153,081	0	0	0	0	0	0	0	0	0	0	0	0
Housing Loan Repayments	420,732	619,205	0	0	0	0	0	1,994,593	0	0	0	0	2,613,798
Interest Income	5,962	19,451	21,575	0	0	0	0	0	0	0	0	0	41,026
TOTAL CURRENT RESOURCES	842,385	1,384,187	422,225	400,000	400,000	400,000	400,000	2,394,593	400,000	400,000	400,000	400,000	7,401,005
TOTAL AVAILABLE RESOURCES	1,088,882	1,960,772	1,161,807	1,407,978	400,000	400,000	400,000	2,394,593	400,000	400,000	400,000	400,000	7,977,591
CURRENT REQUIREMENTS:													
Operations	71,464	84,878	88,212	88,212	88,212	88,212	88,212	88,212	88,212	88,212	88,212	88,212	966,993
In-Lieu Charges	4,085	5,296	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	60,496
Special Projects	436,748	1,067,469	0	0	0	0	0	0	0	0	0	0	1,067,469
Future HOME/Housing Projects	0	63,547	60,098	1,314,247	306,269	306,269	306,269	2,300,862	306,269	306,269	306,269	306,269	5,882,632
TOTAL CURRENT REQUIREMENTS	512,297	1,221,190	153,829	1,407,978	400,000	400,000	400,000	2,394,593	400,000	400,000	400,000	400,000	7,977,590
RESERVES:													
HOME Reserve	576,585	739,582	1,007,978	0	0	0	0	0	0	0	0	0	0
TOTAL RESERVES	576,585	739,582	1,007,978	0	0	0	0	0	0	0	0	0	0
FUND BALANCE, JUNE 30	0	0	0	0	0	0	0	0	0	0	0	0	0

**CITY OF SUNNYVALE
071. HOME GRANT FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2029 TO JUNE 30, 2039**

	PLAN 2029/2030	PLAN 2030/2031	PLAN 2031/2032	PLAN 2032/2033	PLAN 2033/2034	PLAN 2034/2035	PLAN 2035/2036	PLAN 2036/2037	PLAN 2037/2038	PLAN 2038/2039	FY 2029/2030 TO FY 2038/2039 TOTAL	FY 2018/2019 TO FY 2038/2039 TOTAL
RESERVE/FUND BALANCE, JULY 1	0	0	0	0	0	0	0	0	0	0	0	576,585
CURRENT RESOURCES:												
HOME Grant Allocations:												
HUD Program Year 2013	0	0	0	0	0	0	0	0	0	0	0	6,764
HUD Program Year 2016	0	0	0	0	0	0	0	0	0	0	0	131,604
HUD Program Year 2017	0	0	0	0	0	0	0	0	0	0	0	183,516
HUD Program Year 2018	0	0	0	0	0	0	0	0	0	0	0	423,646
HUD Program Year 2019	0	0	0	0	0	0	0	0	0	0	0	400,650
Future HUD Allocations	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	4,000,000	7,600,000
Transfer From CDBG	0	0	0	0	0	0	0	0	0	0	0	0
Housing Loan Repayments	0	3,288,050	532,000	462,500	0	0	0	0	0	0	4,282,550	6,896,348
Interest Income	0	0	0	0	0	0	0	0	0	0	0	41,026
TOTAL CURRENT RESOURCES	400,000	3,688,050	932,000	862,500	400,000	400,000	400,000	400,000	400,000	400,000	8,282,550	15,683,555
TOTAL AVAILABLE RESOURCES	400,000	3,688,050	932,000	862,500	400,000	400,000	400,000	400,000	400,000	400,000	8,282,550	16,260,140
CURRENT REQUIREMENTS:												
Operations	88,212	88,212	88,212	88,212	88,212	88,212	88,212	88,212	88,212	88,212	882,115	1,849,108
In-Lieu Charges	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	55,200	115,696
Special Projects	0	0	0	0	0	0	0	0	0	0	0	1,067,469
Future HOME/Housing Projects	306,269	3,594,319	838,269	768,769	306,269	306,269	306,269	306,269	306,269	306,269	7,345,235	13,227,867
TOTAL CURRENT REQUIREMENTS	400,000	3,688,050	932,000	862,500	400,000	400,000	400,000	400,000	400,000	400,000	8,282,550	16,260,140
RESERVES:												
HOME Reserve	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL RESERVES	0	0	0	0	0	0	0	0	0	0	0	0
FUND BALANCE, JUNE 30	0	0	0	0	0	0	0	0	0	0	0	0

**CITY OF SUNNYVALE
072. REDEVELOPMENT HOUSING FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2018 TO JUNE 30, 2029**

	ACTUAL 2017/2018	CURRENT 2018/2019	BUDGET 2019/2020	PLAN 2020/2021	PLAN 2021/2022	PLAN 2022/2023	PLAN 2023/2024	PLAN 2024/2025	PLAN 2025/2026	PLAN 2026/2027	PLAN 2027/2028	PLAN 2028/2029	FY 2018/2019 TO FY 2028/2029 TOTAL
RESERVE/FUND BALANCE, JULY 1	1,210,920	2,890,223	658,190	1,946,434	3,990,873	6,295,308	5,381,116	4,189,214	3,219,041	1,969,750	1,446,665	908,835	2,890,223
CURRENT RESOURCES:													
Revenue From Other Agency	1,941,611	2,076,752	2,557,519	3,025,419	3,483,820	0	0	0	0	0	0	0	11,143,509
Interest Income	40,241	61,026	32,156	73,300	126,990	144,153	118,152	91,460	64,059	42,178	29,080	21,870	804,424
TOTAL CURRENT RESOURCES	1,981,852	2,137,778	2,589,675	3,098,719	3,610,810	144,153	118,152	91,460	64,059	42,178	29,080	21,870	11,947,933
TOTAL AVAILABLE RESOURCES	3,192,772	5,028,001	3,247,865	5,045,153	7,601,683	6,439,461	5,499,268	4,280,674	3,283,100	2,011,928	1,475,745	930,705	14,838,156
CURRENT REQUIREMENTS:													
Operations	3,044	47,172	48,580	51,353	53,371	55,262	56,890	58,386	60,018	61,843	63,400	64,431	620,705
Special Projects	296,949	319,696	250,000	0	250,000	0	250,000	0	250,000	0	0	0	1,319,696
Transfer To Housing Fund	0	4,000,000	0	0	0	0	0	0	0	0	0	0	4,000,000
Future Projects	0	0	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	500,000	500,000	0	8,000,000
General Fund In-Lieu	2,556	2,944	2,851	2,926	3,004	3,083	3,164	3,247	3,333	3,420	3,510	3,602	35,083
TOTAL CURRENT REQUIREMENTS	302,549	4,369,811	1,301,431	1,054,280	1,306,375	1,058,345	1,310,054	1,061,633	1,313,350	565,263	566,910	68,033	13,975,484
RESERVES:													
20 Year RAP	2,890,223	658,190	1,946,434	3,990,873	6,295,308	5,381,116	4,189,214	3,219,041	1,969,750	1,446,665	908,835	862,672	862,672
TOTAL RESERVES	2,890,223	658,190	1,946,434	3,990,873	6,295,308	5,381,116	4,189,214	3,219,041	1,969,750	1,446,665	908,835	862,672	862,672
FUND BALANCE, JUNE 30	0	0	0	0	0	0	0	0	0	0	0	0	0

**CITY OF SUNNYVALE
072. REDEVELOPMENT HOUSING FUND
LONG TERM FINANCIAL PLAN
JULY 1, 2029 TO JUNE 30, 2039**

	PLAN 2029/2030	PLAN 2030/2031	PLAN 2031/2032	PLAN 2032/2033	PLAN 2033/2034	PLAN 2034/2035	PLAN 2035/2036	PLAN 2036/2037	PLAN 2037/2038	PLAN 2038/2039	FY 2029/2030 TO FY 2038/2039 TOTAL	FY 2018/2019 TO FY 2038/2039 TOTAL
RESERVE/FUND BALANCE, JULY 1	862,672	817,809	769,736	719,392	665,565	607,827	546,123	480,406	411,735	338,294	862,672	2,890,223
CURRENT RESOURCES:												
Revenue From Other Agency	0	0	0	0	0	0	0	0	0	0	0	11,143,509
Interest Income	24,835	23,461	22,007	20,467	18,819	17,053	15,170	13,184	11,084	8,918	174,998	979,422
TOTAL CURRENT RESOURCES	24,835	23,461	22,007	20,467	18,819	17,053	15,170	13,184	11,084	8,918	174,998	12,122,931
TOTAL AVAILABLE RESOURCES	887,507	841,270	791,743	739,859	684,384	624,880	561,293	493,590	422,819	347,212	1,037,670	15,013,154
CURRENT REQUIREMENTS:												
Operations	66,002	67,742	68,460	70,301	72,461	74,554	76,575	77,431	79,986	77,384	730,896	1,351,601
Special Projects	0	0	0	0	0	0	0	0	0	0	0	1,319,696
Transfer To Housing Fund	0	0	0	0	0	0	0	0	0	0	0	4,000,000
Future Projects	0	0	0	0	0	0	0	0	0	0	0	8,000,000
General Fund In-Lieu	3,696	3,792	3,891	3,993	4,097	4,203	4,312	4,424	4,539	4,657	41,604	76,686
TOTAL CURRENT REQUIREMENTS	69,698	71,534	72,351	74,294	76,557	78,757	80,887	81,855	84,525	82,041	772,500	14,747,984
RESERVES:												
20 Year RAP	817,809	769,736	719,392	665,565	607,827	546,123	480,406	411,735	338,294	265,171	265,170	265,170
TOTAL RESERVES	817,809	769,736	719,392	665,565	607,827	546,123	480,406	411,735	338,294	265,171	265,170	265,170
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, 2018 TO JUNE 30, 2029

	ACTUAL 2017/2018	CURRENT 2018/2019	BUDGET 2019/2020	PLAN 2020/2021	PLAN 2021/2022	PLAN 2022/2023	PLAN 2023/2024	PLAN 2024/2025	PLAN 2025/2026	PLAN 2026/2027	PLAN 2027/2028	PLAN 2028/2029	FY 2018/2019 TO FY 2028/2029 TOTAL
RESERVE/FUND BALANCE, JULY 1	653,338	861,128	527,175	239,123	257,059	208,734	278,592	241,791	504,988	545,631	197,304	647,200	861,128
CURRENT RESOURCES:													
HUD Program Year 2014	37,000	0	0	0	0	0	0	0	0	0	0	0	0
HUD Program Year 2015	53,080	0	0	0	0	0	0	0	0	0	0	0	0
HUD Program Year 2016	155,941	239,350	0	0	0	0	0	0	0	0	0	0	239,350
HUD Program Year 2017	185,110	819,497	0	0	0	0	0	0	0	0	0	0	819,497
HUD Program Year 2018	0	1,107,869	0	0	0	0	0	0	0	0	0	0	1,107,869
HUD Program Year 2019	0	0	1,127,120	0	0	0	0	0	0	0	0	0	1,127,120
Future HUD Allocations	0	0	0	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	9,900,000
Housing Loan Repayments	1,039,366	150,000	150,000	185,024	118,760	236,944	430,284	430,284	207,728	118,760	616,980	434,990	3,079,754
Transfer From Other Funds	0	90,000	0	0	0	0	0	0	0	0	0	0	90,000
Interest on Investments and Misc	1,264	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CURRENT RESOURCES	1,471,761	2,406,716	1,277,120	1,285,024	1,218,760	1,336,944	1,530,284	1,530,284	1,307,728	1,218,760	1,716,980	1,534,990	16,363,590
TOTAL AVAILABLE RESOURCES	2,125,099	3,267,845	1,804,295	1,524,147	1,475,819	1,545,678	1,808,876	1,772,075	1,812,716	1,764,391	1,914,284	2,182,190	17,224,719
CURRENT REQUIREMENTS:													
Operations	407,076	355,022	368,226	385,851	385,851	385,851	385,851	385,851	385,851	385,851	385,851	385,851	4,195,909
Special Projects	455,670	732,566	582,493	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	1,765,059
Public Facility/ADA Projects	66,971	1,406,029	399,844	300,000	0	0	300,000	0	0	300,000	0	0	2,705,873
Outside Group Funding Projects	164,054	224,900	191,568	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	2,045,468
Future CDBG Projects	0	0	0	327,198	627,195	627,197	627,195	627,197	627,195	627,197	627,195	1,127,197	5,844,765
Transfer To HOME Fund	153,081	0	0	0	0	0	0	0	0	0	0	0	0
Transfer To General Fund	17,119	22,153	23,039	23,039	23,039	23,039	23,039	23,039	23,039	23,039	23,039	23,039	252,539
TOTAL CURRENT REQUIREMENTS	1,263,971	2,740,670	1,565,172	1,267,088	1,267,085	1,267,087	1,567,085	1,267,087	1,267,085	1,567,087	1,267,085	1,767,087	16,809,613
RESERVES:													
20 Year RAP	861,128	527,175	239,123	257,059	208,734	278,592	241,791	504,988	545,631	197,304	647,200	415,103	415,105
TOTAL RESERVES	861,128	527,175	239,123	257,059	208,734	278,592	241,791	504,988	545,631	197,304	647,200	415,103	415,105
FUND BALANCE, JUNE 30	0	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, 2029 TO JUNE 30, 2039

	PLAN 2029/2030	PLAN 2030/2031	PLAN 2031/2032	PLAN 2032/2033	PLAN 2033/2034	PLAN 2034/2035	PLAN 2035/2036	PLAN 2036/2037	PLAN 2037/2038	PLAN 2038/2039	FY 2029/2030 TO FY 2038/2039 TOTAL	FY 2018/2019 TO FY 2038/2039 TOTAL
RESERVE/FUND BALANCE, JULY 1	415,103	622,109	545,022	470,636	399,032	330,291	264,501	201,750	142,129	85,732	415,103	861,128
CURRENT RESOURCES:												
HUD Program Year 2014	0	0	0	0	0	0	0	0	0	0	0	0
HUD Program Year 2015	0	0	0	0	0	0	0	0	0	0	0	0
HUD Program Year 2016	0	0	0	0	0	0	0	0	0	0	0	239,350
HUD Program Year 2017	0	0	0	0	0	0	0	0	0	0	0	819,497
HUD Program Year 2018	0	0	0	0	0	0	0	0	0	0	0	1,107,869
HUD Program Year 2019	0	0	0	0	0	0	0	0	0	0	0	1,127,120
Future HUD Allocations	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	11,000,000	20,900,000
Housing Loan Repayments	374,091	90,000	92,700	95,481	98,345	101,296	104,335	107,465	110,689	114,009	1,288,411	4,368,165
Transfer From Other Funds	0	0	0	0	0	0	0	0	0	0	0	90,000
Interest on Investments and Misc	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CURRENT RESOURCES	1,474,091	1,190,000	1,192,700	1,195,481	1,198,345	1,201,296	1,204,335	1,207,465	1,210,689	1,214,009	12,288,411	28,652,001
TOTAL AVAILABLE RESOURCES	1,889,194	1,812,109	1,737,722	1,666,117	1,597,377	1,531,587	1,468,836	1,409,215	1,352,818	1,299,741	12,703,513	29,513,129
CURRENT REQUIREMENTS:												
Operations	385,851	385,851	385,851	385,851	385,851	385,851	385,851	385,851	385,851	385,851	3,858,512	8,054,422
Special Projects	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000	2,265,059
Public Facility/ADA Projects	300,000	0	0	300,000	0	0	300,000	0	0	0	900,000	3,605,873
Outside Group Funding Projects	181,000	181,001	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	1,810,001	3,855,469
Future CDBG Projects	327,195	627,196	627,196	327,196	627,196	627,196	327,196	627,196	627,196	606,844	5,351,606	11,196,371
Transfer To HOME Fund	0	0	0	0	0	0	0	0	0	0	0	0
Transfer To General Fund	23,039	23,039	23,039	23,039	23,039	23,039	23,039	23,039	23,039	23,039	230,386	482,925
TOTAL CURRENT REQUIREMENTS	1,267,085	1,267,087	1,267,086	1,267,086	1,267,086	1,267,086	1,267,086	1,267,086	1,267,086	1,246,734	12,650,506	29,460,119
RESERVES:												
20 Year RAP	622,109	545,022	470,636	399,032	330,291	264,501	201,750	142,129	85,732	53,008	53,008	53,010
TOTAL RESERVES	622,109	545,022	470,636	399,032	330,291	264,501	201,750	142,129	85,732	53,008	53,008	53,010
FUND BALANCE, JUNE 30	0	0	0	0	0	0	0	0	0	0	0	0

FY 2018/19 Budget Supplements				
No.	Title	Cost	Fund	Recommendation
1	Evaluation of Right to Lease Ordinance	\$60,000 one-time	General Fund	Recommended for Funding
2	Update and Review Heritage Resource Inventory and Include Potential Resources Associated with Technological Innovation	\$325,000 one-time	General Fund	Not Recommended
3	Responsible Construction Ordinance	\$25,000 one-time	General Fund	Recommended for Funding
4	Ascertain Suitable Location(s) for the Installation of Youth Cricket Batting Cages and Potential Funding Sources	\$25,000 one-time	General Fund	Recommended for Funding
5	Improving Traffic Operations at Fremont/Bernardo/Hwy 85	\$150,000 one-time	General Fund	Recommended for Funding
6	Consider the Feasibility of Establishing an Eruv in Sunnyvale	\$50,000 one-time	General Fund	Recommended for Funding
7	Single Use Plastics Strategy	\$50,000 one-time	Solid Waste Enterprise Fund	Recommended for Funding
8	Evaluate Options for Revisions to the Sunnyvale Business License Tax	\$50,000 one-time	General Fund	Recommended for Funding
9	Explore Strategies to Promote Cultural Inclusion in City Programs and Services	\$60,000 one-time	General Fund	Recommended for Funding
10	Increase the Service Level Pertaining to City Advocacy in Sacramento and the Regional Area	\$70,000 each, for five years	General Fund	Recommended for Funding
11	Increase Community Events Grant Funding	\$10,500 on-going	General Fund	Recommended for Funding
12	Increase Neighborhood Grant Program Funding	\$3,250 on-going	General Fund	Recommended for Funding
13	Increase the Planned Contribution to the City's Pension Trust Fund	\$1 Million each, for nine years	Multiple Funds	Not Recommended
20 Year Total		\$10,507,000		

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City of Sunnyvale

Agenda Item

19-0419
Agenda Date: 5/3/2019

BUDGET SUPPLEMENT NO. 1

SUBJECT

CDD 19-01 Evaluation of Right-To-Lease Ordinance

BUDGET SUPPLEMENT REQUEST SUMMARY

This budget supplement provides funding for Study Issue CDD 19-01 to evaluate a Right to Lease Ordinance. Approve Budget Supplement No. 1 for \$60,000.

BACKGROUND

CDD 19-01, Right to Lease Ordinance, was the top-ranked CDD Study Issue for 2019. This budget supplement would fund the estimated \$60,000 project cost for expenses of preparation of a Right to Lease ordinance in the Sunnyvale Municipal Code.

A consultant would conduct a survey of the Sunnyvale residents and residential properties and help evaluate the advantage of various types of Right-to-Lease Ordinance for renters. Outside legal counsel will evaluate ordinances from other communities to help with assessment of various options. See Study Issue Paper CDD 19-01 for further information on the Right to Lease Ordinance Study Issue.

EXISTING POLICY

General Plan, Housing Element

- Goal A: Assist in the provision of adequate housing to meet the diverse needs of Sunnyvale's households of all income levels
- Goal B: Maintain and enhance the condition and affordability of existing housing in Sunnyvale

DISCUSSION

On March 7, 2019, Council ranked CDD 19-01 to evaluate a Right to Lease Ordinance. The study issue comes at a time when the Housing Strategy is well underway and staff and the consultant team are analyzing a variety of other housing policy topics. As explained in RTC 19-0364, *Approve Study Issue Presentation Dates for Recommended Studies in 2019*, high level consideration of a right to lease ordinance will be reviewed as part of the Housing Strategy. As part of the Housing Strategy preparation, a menu of options will be presented to City Council; the final Housing Strategy will include only those measures the City Council wants to implement. If a right to lease ordinance is selected as a priority for implementation, a draft right to lease ordinance and community engagement will follow.

The intended outcome of this study issue (if selected for implementation) would be a more detailed review of a Right to Lease ordinance in Sunnyvale, which would then be presented to the City Council for consideration. In the case of this study issue, if the budget supplement is approved, staff will return to Council during implementation of the Housing Strategy with a potential scope of work

19-0419

Agenda Date: 5/3/2019

and schedule for the ordinance. The complete Housing Strategy is expected early 2020.

SERVICE LEVEL IMPACT

This budget supplement will not have a significant impact on ongoing service levels, as it will only fund a one-time consultant-lead evaluation. Should the Council eventually decide to implement recommendations of the study issue, additional impacts to ongoing service levels may arise.

FISCAL IMPACT

The short-term fiscal impact would consist of a one-time General Fund expenditure of \$60,000 in FY 2019/20. Costs needed for implementation and long term monitoring of a potential Right to Lease Ordinance are unknown at this time; the study issue would include an assessment of those costs.

<u>Subject/Title</u>	<u>Funding</u>	<u>FY 2019/20</u>	<u>20-year Total</u>
Evaluation of a Right-To-Lease Ordinance	General Fund	\$60,000	\$60,000

ALTERNATIVES

1. Approve Budget Supplement No.1 in the amount of \$60,000 as proposed.
2. Approve Budget Supplement No.1 for a different dollar amount or timing.
3. Do not approve Budget Supplement No. 1.
4. Other directions provided by Council.

STAFF RECOMMENDATION

Alternative 1: Approve Budget Supplement No. 1 in the amount of \$60,000 as proposed. This study issue was ranked #1 during the 2019 study issues workshop among all CDD study issues. It was recommended in addition to the current Housing Strategy as a way to comprehensively review another option towards housing affordability/stability and address the public concern related to this housing topic.

Prepared by: Jenny Carloni, Housing Officer

Reviewed by: Trudi Ryan, Director, Community Development Department

Reviewed by: Timothy J. Kirby, Director of Finance

CITY MANAGER'S RECOMMENDATION

Alternative 1: Approve Budget Supplement No. 1 in the amount of \$60,000 for funding as proposed.

Approved by: Kent Steffens, City Manager

Community Development Department

Department Description

The Community Development Department promotes sustainable development while enhancing the economy, community character and quality of life for residents. The department is responsible for land use policy planning and development review to ensure compliance with the Sunnyvale Municipal Code and other government regulations related to the physical development of the City and welfare of community members.

Programs and Services

The Community Development Department is organized into four programs: Building Safety; Planning; Housing/Community Development Block Grant (CDBG); and Department Management.

Building Safety Program

The Building Safety Program reviews building permits and plans, conducts construction inspections, and provides technical support to homeowners, contractors and design professionals. The program oversees the One-Stop Permit Center, which provides centralized customer service with staff from multiple City departments. Building permits and plans are reviewed and approved through the One-Stop Permit Center and the City's web-based e-permitting system for minor permits.

Planning Program

The Planning Program oversees policy planning and zoning approvals, with the aim of improving the quality of life in the City through comprehensive and effective policy planning. Program activities include preparing, updating and administering the City's General Plan, specific plans and other land use policy documents, reviewing and processing development applications for planning permits, conducting research on Council-adopted study issues, reviewing proposed legislation affecting the City's zoning authority, monitoring community conditions and conducting community outreach. Program staff also provides support to the Planning Commission and the Heritage Preservation Commission.

Housing/CDBG Program

The Housing/CDBG (Community Development Block Grant) Program administers various housing programs, including the Home Improvement, Below Market Rate Housing, First-time Home Buyer, and Tenant-Based Rental Assistance programs. Program staff also manages three (3) special revenue funds and their associated loan portfolios: the Housing Mitigation Fund, the CDBG Fund, and the Home Investment Partnerships HOME Program Fund.

The program manages several large capital projects funded by these special revenue funds, smaller public infrastructure and facility projects and annual grants for human services. Program staff also provides support to the Housing and Human Services Commission, and coordinates with other divisions on housing policy development and long-range planning to meet regional housing needs.

Department Management

The Department Management Program 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.

Recent Accomplishments

- Continued to manage a large pipeline of residential, industrial/office/commercial (I/O/C) and hotel applications. Several projects were completed and new applications continued to be submitted, keeping the pipeline at approximately 4,000 housing units (10% affordable), 13.8 million gross square feet of I/O/C (7 million net square feet), and 14 hotel projects.
- Building permit activity continued with record high levels on track to outpace FY 2017/18.
- Issued building permits and started construction for major projects in Lawrence Station Area Plan, Peery Park, El Camino Real, and Moffett Park. Permits included five (5) new or expanded hotels, office buildings (and related parking structures and amenity space), and several multi-family residential developments.
- Final building inspections and occupancy granted for several larger developments, including Central & Wolfe campus, CityLine apartments (192), AC Hotel on El Camino Real, Bright Horizons, Moffett Towers II (office building, garage and amenities), 221 N Mathilda office, and several residential developments.
- Planning entitlements for major new or expanded projects including a hotel in Moffett Park, a 35-acre industrial to residential site for over 1,000 housing units with a 6.5-acre public park, in East Sunnyvale, a 16-acre industrial to residential site for housing (741 units) and retail in Lawrence Station, a 75-unit housing development in Downtown, an office development and a charter high school in Peery Park, as well as smaller residential developments citywide.
- Construction completed and occupancy finalized for Edwina Benner Plaza, a 65-unit affordable housing development.
- Recorded a Disposition and Development Agreement (DDA) and began planning entitlement application review for Block 15, an upcoming 90-unit affordable housing development in Downtown Sunnyvale, on City owned property.
- Closed escrow on forty-six (46) new Below Market Rate (BMR) homes.
- Moved forward, in coordination with Information Technology Department, to implement e-plan review; which, once fully implemented, will reduce the need for paper submittals and the storage area required for plans.
- Reviewed a very high volume of housing related legislation.
- Conducted community outreach meetings with major stakeholders and housing advocates related to Housing Strategy study issue.
- Managed funding and project development for subsidized affordable housing projects to add or maintain units (Benner Plaza, Eight Trees, Block 15, Crescent Terrace).
- Completed accessory dwelling unit policy study with code amendments (including changes required by recent state legislation).
- Monitor and comment on extraordinarily high volume of housing related legislation (over 200 bills in April 2019).
- Continue coordinating updates to several large area plans and complete major studies: **Downtown Specific Plan** (EIR and draft plan to be released early in fiscal year); **Downtown Parking study**; **Lawrence Station Area Plan** (Sense of Place Plan, revised land uses and boundary, and EIR); **Precise Plan for El Camino Real** (Specific Plan and EIR); **Moffett Park Specific Plan** (note that project manager and other staffing funded by outside sources); Housing Strategy (deliverables include ordinance for rental below market rate units, engagement with community and a housing strategy report; Noise, Air Quality and Environmental Justice updates to the **General Plan**).

Budget Highlights

FY 2019/20 is the second year of a two-year operating cycle. As such, there are minimal changes to the department's operating budget for FY 2019/20. During FY 2018/19, the Community Development Department has the following budget changes:

- Added 1.0 FTE Term-Limited Principal Planner position to provide regulatory support and oversight, and assist with special projects.
- Added 1.0 FTE Term-Limited Permit Clerk II position to support the One-Stop Permit Center.
- Extended 1.0 FTE Administrative Aide, 1.0 FTE Associate Planner and 1.0 FTE Senior Planner term-limited positions by one (1) additional year to continue supporting higher than average department workload.

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Community Development Department

Budget Summary

		FY 2017/18 Actual	FY 2018/19 Adopted	FY 2019/20 Recommended	FY 2019/20 Change %
Dollars by Program / Service Delivery Plan*					
Program 233 - Building Safety					
233.01	Plan Review	1,642,148	948,969	974,745	2.7%
233.02	Construction Inspection	1,700,370	1,837,593	1,906,077	3.7%
233.03	One-Stop Permit Center	779,160	940,466	1,090,585	16.0%
233.04	Building Safety Management Supervisory and Administrative Support Services	438,933	642,307	656,210	2.2%
Total Program 233 - Building Safety		4,560,611	4,369,335	4,627,617	5.9%
Program 234 - Planning					
234.01	Policy Planning	530,049	738,331	762,557	3.3%
234.03	Planning Management, Supervisory and Administrative Support Services	225,911	711,799	766,416	7.7%
234.04	Land Use and Development Review	2,733,516	2,416,935	2,690,511	11.3%
Total Program 234 - Planning		3,489,476	3,867,065	4,219,484	9.1%
Program 235 - Housing and CDBG Program					
235.01	Community Development Block Grant (CDBG)	407,076	210,891	218,552	3.6%
235.02	Lower-Income Housing (HOME)	71,463	84,878	88,211	3.9%
235.03	Local Housing / Projects and Programs	640,640	587,959	604,830	2.9%
235.05	Housing Successor Agency Low-Mod Fund	3,044	47,172	48,580	3.0%
235.06	Housing Rehabilitation Program	N/A	144,131	149,674	3.8%
235.07	Local Housing / BMR Program Administration	N/A	450,968	458,339	1.6%
Total Program 235 - Housing and CDBG Program		1,122,224	1,525,999	1,568,186	2.8%
Program 237 - Community Development Department Management					
237.01	Department Management, Supervisory and Administrative Support Services	582,630	649,805	658,676	1.4%
Total Program 237 - Community Development Department Management		582,631	649,805	658,676	1.4%

	FY 2017/18 Actual	FY 2018/19 Adopted	FY 2019/20 Recommended	FY 2019/20 Change %
Capital or Special Projects				
595-350 Permitting System Replacement	N/A	192,075	203,271	5.8%
Total Capital or Special Projects	N/A	192,075	203,271	5.8%
Total Dollars by Program / Service Delivery Plan	9,754,942	10,604,279	11,277,234	6.3%
Dollars by Fund				
General Fund	1,114,034	1,388,137	1,421,232	2.4%
Community Development Block Grant (CDBG) Fund	407,076	355,022	368,226	3.7%
Development Enterprise Fund	7,491,722	7,498,069	8,084,544	7.8%
General Services – Technology and Communication Services Sub-Fund	26,962	192,075	203,271	5.8%
HOME Grant Fund	71,464	84,878	88,212	3.9%
Housing Fund	640,640	1,038,927	1,063,169	2.3%
Redevelopment Housing Fund	3,044	47,172	48,580	3.0%
Total Dollars by Fund	9,754,942	10,604,280	11,277,234	6.3%
Dollars by Category*				
Salary and Benefits:				
Salary	3,882,802	5,366,346	5,764,334	7.4%
Retirement	1,463,289	1,677,704	1,846,197	10.0%
Medical	608,617	610,569	598,788	(1.9%)
Retiree Medical	480,843	545,906	513,628	(5.9%)
Workers Compensation	75,196	60,752	65,716	8.2%
Other Benefits	181,982	201,093	313,457	55.9%
Other Leaves	874,396	180,335	199,548	10.7%
Overtime and Casual Staffing	305,940	418,952	418,953	0.0%
Total Salary and Benefits	7,873,065	9,061,657	9,720,621	7.3%

	FY 2017/18 Actual	FY 2018/19 Adopted	FY 2019/20 Recommended	FY 2019/20 Change %
Dollars by Category*, continued				
Non-Personnel:				
Purchased Goods and Services	1,017,214	474,730	485,943	2.4%
Property and Capital Outlay	9,602	2,023	N/A	N/A
Miscellaneous Expenditures	31,518	65,960	66,160	0.3%
Internal Service Charges	777,024	943,320	947,920	0.5%
Usage Based Internal Services	46,519	56,590	56,590	0.0%
Total Non-Personnel	1,881,877	1,542,623	1,556,613	0.9%
Total Dollars by Category	9,754,942	10,604,280	11,277,234	6.3%

* Starting with FY 2018/19, Programs and Service Delivery Plans have been realigned and leave costs associated with a position's paid time during the year are now reflected in the Salary line item instead of Other Leaves. As a result, large variances between FY 2017/18 Actual and FY 2018/19 Recommended may result.

Community Development Department

Position Summary

		FY 2017/18 Adopted	FY 2018/19 Adopted	FY 2019/20 Change*	FY 2019/20 Recommended
Positions by Program / Service Delivery Plan					
Program 233 - Building Safety					
233.01	Plan Review	N/A	3.75	0.00	3.75
233.02	Construction Inspection	N/A	8.50	0.00	8.50
233.03	One-Stop Permit Center	N/A	5.00	1.00	6.00
233.04	Building Safety Management Supervisory and Administrative Support Services	N/A	2.70	0.00	2.70
Total Program 233 - Building Safety		N/A	19.95	1.00	20.95
Program 234 - Planning					
234.01	Policy Planning	N/A	3.20	0.00	3.20
234.03	Planning Management, Supervisory and Administrative Support Services	N/A	3.50	0.15	3.65
234.04	Land Use and Development Review	N/A	11.35	0.85	12.20
Total Program 234 - Planning		N/A	18.05	1.00	19.05
Program 235 - Housing and CDBG Program					
235.01	Community Development Block Grant (CDBG)	N/A	0.95	0.00	0.95
235.02	Lower-Income Housing (HOME)	N/A	0.45	0.00	0.45
235.03	Local Housing / Projects and Programs	N/A	2.10	0.00	2.10
235.05	Housing Successor Agency Low-Mod Fund	N/A	0.25	0.00	0.25
235.06	Housing Rehabilitation Program	N/A	0.80	0.00	0.80
235.07	Local Housing / BMR Program Administration	N/A	2.20	0.00	2.20
Total Program 235 - Housing and CDBG Program		N/A	6.75	0.00	6.75
Program 237 - Community Development Department Management					
237.01	Department Management, Supervisory and Administrative Support Services	N/A	2.25	0.00	2.25
Total Program 237 - Community Development Department Management		N/A	2.25	0.00	2.25

	FY 2017/18 Adopted	FY 2018/19 Adopted	FY 2019/20 Change*	FY 2019/20 Recommended
Capital or Special Projects				
595-350 Permitting System Replacement	N/A	1.00	0.00	1.00
Total Capital or Special Projects	N/A	1.00	0.00	1.00
Total Positions by Program / Service Delivery Plan	N/A	48.00	2.00	50.00

Positions by Fund				
General Fund	N/A	5.45	0.00	5.45
Community Development Block Grant (CDBG) Fund	N/A	1.75	0.00	1.75
Development Enterprise Fund	N/A	34.80	2.00	36.80
General Services - Technology and Communications Sub-Fund	N/A	1.00	0.00	1.00
HOME Grant Fund	N/A	0.45	0.00	0.45
Housing Fund	N/A	4.30	0.00	4.30
Redevelopment Housing Fund	N/A	0.25	0.00	0.25
Total Positions by Fund	N/A	48.00	2.00	50.00

Position Classification				
Administrative Aide	1.00	1.00	0.00	1.00
Administrative Aide - Term Limited	1.00	1.00	0.00	1.00
Administrative Aide - Confidential	1.00	1.00	0.00	1.00
Affordable Housing Manager	1.00	1.00	0.00	1.00
Assistant Director of Community Development	0.00	1.00	0.00	1.00
Assistant Planner	1.00	2.00	(2.00)	0.00
Associate Planner	6.00	4.00	2.00	6.00
Associate Planner - Term Limited	1.00	1.00	0.00	1.00
Building Inspector I	0.00	1.00	0.00	1.00
Building Inspector II	7.00	6.00	0.00	6.00
Chief Building Official	1.00	1.00	0.00	1.00
Director of Community Development	1.00	1.00	0.00	1.00
Housing Officer	1.00	1.00	0.00	1.00
Housing Programs Analyst	2.00	2.00	0.00	2.00

	FY 2017/18 Adopted	FY 2018/19 Adopted	FY 2019/20 Change*	FY 2019/20 Recommended
Housing Programs Technician	1.00	1.00	0.00	1.00
Management Analyst	0.00	1.00	0.00	1.00
Permit Center Coordinator	1.00	1.00	0.00	1.00
Permit Center Manager	0.00	1.00	0.00	1.00
Permit Clerk II	2.00	2.00	0.00	2.00
Permit Clerk II - Term Limited	0.00	0.00	1.00	1.00
Permit Technician	1.00	1.00	0.00	1.00
Plan Check Engineer	1.00	1.00	0.00	1.00
Plan Checker I	1.00	1.00	0.00	1.00
Plan Checker II	1.00	1.00	0.00	1.00
Plan Checker II - Term Limited	1.00	1.00	0.00	1.00
Planning Officer	1.00	0.00	0.00	0.00
Principal Planner	2.00	2.00	0.00	2.00
Principal Planner - Term Limited	0.00	0.00	1.00	1.00
Senior Building Inspector/Coordinator	2.00	2.00	0.00	2.00
Senior Housing Rehabilitation Specialist	1.00	1.00	0.00	1.00
Senior Office Assistant	1.00	1.00	0.00	1.00
Senior Planner	3.00	4.00	0.00	4.00
Senior Planner - Term Limited	1.00	1.00	0.00	1.00
Senior Plan Check Engineer	1.00	1.00	0.00	1.00
Staff Office Assistant	1.00	1.00	0.00	1.00
Total Positions	46.00	48.00	2.00	50.00

* Position changes as of 3/1/2019.

Community Development Department Performance Indicators

2011 Consolidated General Plan Goals:

Chapter 2, Community Vision (CV)

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

Chapter 3, Land Use and Transportation (LT)

Goal LT-2: Environmentally Sustainable Land Use and Transportation Planning and Development

Goal LT-3: An Effective Multimodal Transportation System

Goal LT-4 An Attractive Community for Residents and Businesses

Goal LT-5 Creation, Preservation, and Enhancement of Village Centers and Neighborhood Facilities That Are Compatible with Residential Neighborhoods

Goal LT-6 Protected, Maintained, and Enhanced Residential Neighborhoods

Goal LT-7 Diverse Housing Opportunities

Goal LT-8 Options for Healthy Living

Goal LT-10 Regional Approach to Providing and Preserving Open Space

Goal LT-11 Supportive Economic Development Environment

Goal LT-12 A Balanced Economic Base

Goal LT-13 Protected, Maintained, and Enhanced Commercial Areas, Shopping Centers, and Business Districts

Chapter 4, Community Character (CC)

Goal CC-1: Distinguished City Image

Goal CC-3: Well-Designed Sites and Buildings

Goal CC-5: Protection of Sunnyvale's Heritage

Chapter 5, Housing (HE)

Goal HE-1: Adequate Housing

Goal HE-2: Enhanced Housing Conditions and Affordability

Goal HE-3: Minimize Government Constraints on Housing

Goal HE-4: Adequate Housing Sites

Goal HE-5: Equal Housing Opportunities

Goal HE-6: Sustainable Neighborhoods

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

	General Plan Goal	FY 2015/16 Actual	FY 2016/17 Actual	FY 2017/18 Actual	FY 2018/19 Target	FY 2018/19 Estimate	FY 2019/20 Target
BUILDING SAFETY							
WORKLOAD INDICATORS							
Number of customers served at the One-Stop Permit Center.	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13, CV-1	16,612	17,469	16,660		17,164	
Number of construction permits issued (regular, express and minor).	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11	6,020	6,220	6,234		6,564	

	General Plan Goal	FY 2015/16 Actual	FY 2016/17 Actual	FY 2017/18 Actual	FY 2018/19 Target	FY 2018/19 Estimate	FY 2019/20 Target
Total valuation of construction permits.	LT-1, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13	\$690,537,976	\$905,388,561	\$991,504,855		\$1,246,672,767	
Number of customer phone calls to One-Stop Permit Center.	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13, CV-1	37,339	43,703	47,679		52,849	
PERFORMANCE INDICATORS							
ONE-STOP PERMIT CENTER							
Average time to answer (including queue time) customer phone calls, with a goal of 45 seconds.	LT-1, LT-4, CV-1	39 seconds	84 seconds	88 Seconds	45 seconds	51 seconds	51 seconds
Number of customer survey respondents and percent rating the services provided at the One-Stop Permit Center as good or better.	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13, CV-1	19 Received 89.5%	41 Received 73%	32 Received 71.0%	45 Received 90.0%	77 Received 74.0%	80 Received 90%
PLAN REVIEW							
Number of express and minor permit applications and percent reviewed on the same day.	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13	5,605 65.5%	5,298 87.0%	5,278 86.0%	5,500 90.0%	4,958 86.2%	5,500 90.0%
Number of regular building plan checks received and percent completed within 21 days by:	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13						
Building Safety		179 55.3%	161 49.1%	187 41.7%	250 90.0%	241 61.0%	241 85.0%
Planning		165 70.9%	150 74.7%	181 63.0%	240 90.0%	213 71.0%	213 85.0%
Fire Prevention		170 67.6%	142 75.4%	181 55.8%	200 90.0%	223 44.5%	223 85.0%
Public Works		134 82.8%	99 79.8%	131 87.8%	180 90.0%	134 70.7%	134 85.0%
Number of resubmittal regular building plan checks received and percent completed within 14 days by:	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13						

	General Plan Goal	FY 2015/16 Actual	FY 2016/17 Actual	FY 2017/18 Actual	FY 2018/19 Target	FY 2018/19 Estimate	FY 2019/20 Target
Building Safety		479 71.6%	468 64.1%	567 59.1%	600 90.0%	764 61.0%	764 90%
Planning		411 71.2%	378 80.7%	466 78.3%	580 90.0%	565 78.7%	565 90%
Fire Prevention		420 78.1%	414 83.1%	508 74.8%	500 90.0%	653 63.0%	653 90%
Public Works		318 91.8%	287 90.2%	328 89.0%	430 90.0%	376 63.0%	376 90%
Number of customer surveys mailed, number of customer survey respondents, and percent rating Plan Review services as good or better.	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13, CV-1	>250 mailed 71 returned 73.0%	240 mailed 76 returned 74.0%	240 mailed 16 returned 63.0%	250 mailed 60 returned 90.0%	240 mailed 43 returned 77.0%	240 mailed 48 returned 90.0%
BUILDING INSPECTIONS							
Number of inspections scheduled and percent completed as scheduled.	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13	21,460 99.80%	24,376 99.81%	25,378 99.74%	22,000 99.00%	25,587 99.00%	25,587 99.00%
Number of inspections requested for the next business day and percent completed as requested.	LT-1, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13	15,407 24.40%	24,393 48.47%	18,389 50.52%	24,500 90.00%	21,391 60.00%	21,391 90.00%
Number of customer surveys mailed, number of customer survey respondents, and percent rating Building Inspection services as good or better.	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13	>900 mailed 123 returned 82.0%	960 mailed 276 returned 96.0%	960 mailed 90 returned 94.0%	900 mailed 150 returned 90.0%	900 mailed 270 returned 95.0%	900 mailed 270 returned 95.0%
FIRE INSPECTIONS							
Number of inspections scheduled and percent completed as scheduled.	LT-1, LT-4, LT-7 LT-6, LT-11, LT-12, LT-13	3,847 99.20%	4,952 99.84%	4,735 80.09%	5,200 99.00%	5,361 99.00%	5,361 99.00%
Number of inspections requested for within the next two business days and percent completed as requested.	LT-1, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13	919 11.11%	4,391 54.46%	767 19.09%	4,500 90.00%	4,652 70.00%	4,652 70.00%
Number of customer surveys mailed, number of customer survey respondents, and percent rating Fire Inspection services as good or better.	LT-1, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13	>150 mailed 3 returned 66.6%	300 mailed 72 returned 82.0%	300 mailed 15 returned 72.1%	300 mailed 75 returned 83.3%	300 mailed 37 returned 78.0%	300 mailed 37 returned 78.0%

	General Plan Goal	FY 2015/16 Actual	FY 2016/17 Actual	FY 2017/18 Actual	FY 2018/19 Target	FY 2018/19 Estimate	FY 2019/20 Target
PLANNING							
WORKLOAD INDICATORS							
Number of phone and counter planning/zoning inquiries.	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13, CV-1, CC-3	12,012	10,441	10,491		9,656	
Number of administrative zoning reviews (including MPPs, tree removal permits, sign permits, building permits, home occupations, and other business license reviews).	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13, CC-3	5,025	7,689	8,480		9,118	
Number of staff reports to Planning Commission, Heritage Preservation Commission, other city advisory bodies and City Council.	LT-1, LT-2, LT-3, LT-4, LT-5, LT-7, LT-6, LT-11, LT-12, LT-13, CV-1, CC-1, CC-3, CC-5, HE-1, HE-2, HE-3, HE-4, HE-6	124	123	115		114	
Number of inter-agency projects and assignments.	LT-1, LT-2, LT-3, LT-10, LT-4, LT-7, LT-6, LT-11, HE-3	62	60	71		65	
Total land use permit application fees.		\$721,983	\$722,088	\$728,191		\$577,623	
PERFORMANCE INDICATORS							
Number of staff decision planning permit applications (excluding Design Review) submitted and percent receiving 1st set of staff comments in 14 or fewer calendar days.	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13, CC-1, CC-3, HE-1, HE-3, HE-4	789 73%	724 83%	672 83%	700 85%	663 76%	675 85%
Number of staff decision planning permit applications (excluding Design Review) resubmitted and percent receiving staff comments in 14 or fewer calendar days.	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13, CC-1, CC-3, HE-1, HE-3, HE-4	253 98%	245 96%	284 94%	250 95%	272 94%	275 95%

City of Sunnyvale

FY 2019/20 Recommended Budget and Resource Allocation Plan

	General Plan Goal	FY 2015/16 Actual	FY 2016/17 Actual	FY 2017/18 Actual	FY 2018/19 Target	FY 2018/19 Estimate	FY 2019/20 Target
Number of staff decision Design Review applications submitted and percent receiving 1st set of staff comments in 14 or fewer calendar days.	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13, CC-1, CC-3, HE-1, HE-3, HE-4	234 82%	215 87%	219 78%	200 85%	226 77%	225 85%
Number of staff decision Design Review applications resubmitted and percent receiving staff comments in 14 or fewer calendar days.	LT-1, LT-2, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13, CC-1, CC-3, HE-1, HE-3, HE-4	229 98%	226 98%	258 95%	230 95%	236 92%	250 95%
Number of public hearing planning applications reviewed; and percent sent a letter within 21 calendar days stating completeness status.	LT-1, LT-2, LT-3, LT-4, LT-5, LT-7, LT-6, LT-11, LT-12, LT-13, CC-1, CC-3, HE-1, HE-3, HE-4	No information	72 56%	82 41%	80 75%	75 49%	80 50%
Total number of Zoning Administrator decision planning applications; and percent decided within 60 calendar days of a complete application.	LT-1, LT-2, LT-3, LT-4, LT-7, LT-6, LT-11, LT-12, LT-13, CV-1, CC-1, CC-3, HE-1, HE-3, HE-4	25 76%	27 74%	24 89%	20 85%	20 90%	20 90%
Total number of Planning Commission and Heritage Preservation Commission decision planning applications; and percent decided within 90 calendar days of a complete application.	LT-1, LT-2, LT-3, LT-4, LT-5, LT-7, LT-6, LT-11, LT-12, LT-13, CV-1, CC-1, CC-3, HE-1, HE-3, HE-4	No information	58 91%	47 91%	45 90%	40 90%	45 90%
Number of surveys sent to applicants of completed planning permit applications, number of respondents and percent rating the services provided by Planning as good or better.	LT-1, LT-2, LT-3, LT-4, LT-5, LT-7, LT-6, LT-11, LT-12, LT-13, CV-1, CC-1, CC-3, HE-1, HE-3, HE-4	598 surveys 84 responded 84% rating good or better	791 surveys 103 responded 85% rating good or better	761 surveys 128 responded 77% rating good or better	650 surveys 85% rating good or better	645 surveys 100 responses 85% rating good or better	650 surveys 90% rating good or better

	General Plan Goal	FY 2015/16 Actual	FY 2016/17 Actual	FY 2017/18 Actual	FY 2018/19 Target	FY 2018/19 Estimate	FY 2019/20 Target
HOUSING & CDBG							
WORKLOAD INDICATORS							
Number of inquiries for housing and human services information.	CV-1, HE-1	2,650	3,039	2,748		2,800	
Number of CDBG, HOME and HMF activities implemented (including capital projects, sub-recipient agreements, and housing program activities).	LT-2, HE-1, HE-2, HE-5, HE-6,	49	30	32		30	
Number of first-time homebuyer loans and rehabilitation grants/loans closed.	LT-2, HE-1, HE-2, HE-5	21	12	16		16	
Number of BMR/HOME/CDBG rental and owner-occupied units audited annually.	LT-2, HE-1, HE-2, HE-5	716	693	672		779	
Number of staff reports to Housing and Human Services Commission, other city advisory bodies and City Council.	CV-1, HE-1, HE-2, HE-5, HE-6	22	21	15		20	
Number of annual HUD reports (CAPER, Action Plan, Consolidated Plan) completed.	HE-1, HE-2, HE-3, HE-5	5	5	5		5	
PERFORMANCE INDICATORS							
Number of housing program applications (including BMR, first-time homebuyer and rehabilitation) and percent processed within 21 days.	LT-7, HE-1, HE-2, HE-4, HE-5	98 100%	70 100%	74 100%	46 100%	70 95%	70 95%
Number of developer agreements and percent reviewed within 21 days.	LT-7, HE-1, HE-2, HE-4	5 100%	5 100%	1 100%	6 100%	5 100%	3 100%
CDBG credit line does not exceed 1.5 times the City's annual CDBG grant amount on April 30 (HUD requirement) (RLF = Revolving Loan Fund)	HE-1, HE-2, HE-5	<1.5	<1.5	<1.5 w/o RLF	1.5	<1.5 w/o RLF	1.5
Amount of CDBG funds expended and percent benefiting lower income households (HUD requirement >70%).	HE-1, HE-2, HE-5, HE-6	\$1,217,348 100%	\$1,512,818 100%	\$1,263,971 100%	\$1,000,000 70%	\$1,600,000 100%	1,000,000 70%
Number of HOME assisted units, and:	LT-2, LT-7, HE-1, HE-2, HE-4, HE-5	38	28	27	15	29	20
a. Percent of assisted units restricted to households earning at or below 60% of area median income (HUD requirement >90%); and		100%	100%	100%	>90%	>90%	>90%
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%).		51%	N/A	>20%	>20%	N/A Rental Assistance Only	N/A Rental Assistance Only

City of Sunnyvale

FY 2019/20 Recommended Budget and Resource Allocation Plan

	General Plan Goal	FY 2015/16 Actual	FY 2016/17 Actual	FY 2017/18 Actual	FY 2018/19 Target	FY 2018/19 Estimate	FY 2019/20 Target
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.	LT-3, HE-1, HE-2, HE-4, HE-5	167 100%	201 84%	283 86%	100 85%	100 85%	100 85%
DEPARTMENT MANAGEMENT							
PERFORMANCE INDICATORS							
Percent of total Department operating budget expended.		98.3%	99.4%	78.0%	100.0%	94.0%	98.0%

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Projects Budget Guide

Strategic Vision

The City of Sunnyvale has developed a strategic vision to develop its capital assets so residents will continue to realize optimal service in an aesthetically pleasing environment. Careful management of these assets keeps the City poised for flexible and responsive growth, while methodical planning allows the City to proactively prepare the ground work so it can seize opportunities arising from a dynamic economy. Furthermore, this plan incorporates a broad vision that allows the City to concentrate on the “here and now” delivery of service, while keeping its eye on the horizon. Applying a long-term approach allows the City to seek economically solid and financially feasible opportunities to “grow” towards a vision of tomorrow.

In Sunnyvale’s multi-year framework, capital improvement maintenance and infrastructure replacement are given high priority. New capital improvements must be supportive of the General Plan. The City’s long-term financial plan represents the large demand that fixed asset replacement places on any government body.

Capital improvements substantially affect the economic vitality and quality of life in the community. By definition, a capital improvement requires a major initial investment, a significant and continuing financial commitment, and eventual replacement. Capital improvements require careful long-term planning and budgeting so cyclical downturns or unforeseen financial emergencies do not curtail planned maintenance and necessary replacement.

The City of Sunnyvale has a consolidated General Plan that contains a comprehensive capital assets plan specific to its focus on scope of service. This plan is formulated through careful analysis, study, and consideration. The Projects Budget aligns projects with the City’s General Plan.

Using the plan as a foundation, individual projects are proposed based on the needs of the community. These projects may be designated as capital, infrastructure, special, or outside group funding. Capital projects relate to construction, major improvements, or acquisition of a structure. Infrastructure projects generally relate to the long-term renovation and replacement of the City’s existing physical assets like streets, sewers, water lines, roof replacements, heating, air conditioning, and ventilation systems replacement. Special projects generally include one-time projects designed to address a specific community need or problem. For example, this category could include a study on the Fire Department’s standards of response coverage to improve efficiencies and related level of service to the community. The last category is outside group funding. These also are special projects, but are separated to identify City contributions to local community-based organizations.

Fiscal Policies Related to Capital and Infrastructure Expenditures

City Council Fiscal Policy identifies a number of capital improvement and related policies designed to maximize value and cost-effectiveness of the City’s infrastructure. Several key policies include those relating to plan, design, and funding.

Capital Improvement Plan. High priority should be given to replacing capital improvements prior to the time they have deteriorated to the point where they are hazardous, incur high maintenance costs, negatively affect property values, or no longer serve their intended purposes. Priority will be given to the repair and replacement of existing infrastructure as compared to the provision of new or expanded facilities.

Capital Improvement Design. The planning and design of all capital improvements are based on standards that minimize construction costs, while assuring acceptable useful life and reducing maintenance requirements. Value engineering processes will be used when necessary and appropriate.

Capital Improvement Funding. In most cases, governmental capital improvements should be funded on a pay-as-you-go basis. Alternate financing strategies may be considered under certain circumstances; depending on an overall funding approach that balances the capital needs of today, while planning for those anticipated in the future.

Land Acquisition. In order to meet City goals, acquiring undeveloped land is a high priority. Land should be acquired in a reasonable time prior to when the property is required for City purposes.

Reserves. The City strives to maintain a prudent level of reserves for future unexpected expenses and decreases in revenue; to accumulate funds to support future planned capital improvements; and to reduce the variability between high and low expenditure years in the Twenty-Year Resource Allocation Plan.

Project Planning and Budgeting

In order to provide a sound foundation for decision making on capital improvements and other project-related efforts, the City applies extensive criteria to determine the value of each project, such as: protection of public health and safety, adherence to legal requirements, environmental quality, level of public support, return on investment, availability of financing, and relationship to Council-adopted plans.

Every other year, the City reviews and updates the twenty-year Projects Budget and every project is extensively reviewed. All project costs are updated to reflect any anticipated revenue as well as expenditure requirements. Each project is then reviewed in several different contexts - staff conduct cost/benefit analyses on the merits of the projects and where each fit into the City's comprehensive capital assets plan. In addition, each review considers how the project will be funded and sometimes, whether it will be funded.

Operating resources required to maintain new capital improvements commencing the year the improvement is completed are included in the City's long-term financial plans. Each project identifies, and if applicable, the amount and the fiscal year in which the additional operating costs become effective. These costs are incorporated in the long-term financial plans for each affected fund.

The City carefully considers each project's short-term and long-term effects against current policy directives, citywide needs, on-going operational needs, and budgetary constraints. These considerations are applied across the entire twenty-year planning horizon and to all projects, no matter their cost or scope. The effect is a long-term, comprehensive project plan that is synchronized with a balanced operating budget. This approach provides a complete financial analysis of the impact of all projects proposed for funding in the immediate year, as well as in future years. It also provides a "big picture" perspective of how the projects are synchronized with the operating budget.

Unfunded Projects

Over the last several years, staff has made a concerted effort to identify all of the unfunded capital projects that pose a significant liability in the long-term. Unfunded projects fall into several categories, with many having potential funding sources that can be pursued. Project Information Sheets for these unfunded projects can be found in numerical order in each project category following the Project Information Sheets for funded projects.

In addition, there are many unfunded projects identified in the long-range plans for traffic and transportation that guide the development of the capital projects budget in the short-term and long-term. These long-range plans are discussed in more detail under the Traffic and Transportation projects category. The full listing of projects for this plan is also provided. For those projects on the list that are not included in the projects budget, at such time as funding becomes available, those projects will be evaluated and moved into the projects budget, as appropriate.

City of Sunnyvale
Departmental Project Index
Funded and Unfunded Projects by Department

Project No.	Project Name	Project Category	Project Type
Department: Community Development			
Funded Projects			
803501	CDBG Housing Rehabilitation Revolving Loan Fund	Special	CDBG
812701	Home Access, Paint, Emergency Repair, and Energy-Efficiency	Special	CDBG
819720	Outside Group Funding Support [GF]	Outside Group Funding	Outside Group Funding
823750	BMR Compliance Enforcement	Special	Housing
825700	General Plan Updates	Special	Governance and Community Engagement
826520	Pre-Development Costs on Affordable Housing Sites	Special	Housing
826530	County-Wide Homeless Count	Special	Housing
827550	Outside Group Funding Support [CDBG]	Outside Group Funding	CDBG
828100	First-Time Homebuyer Loans	Special	Housing
828750	Tenant Based Rental Assistance (HOME)	Special	Housing
829560	Sunnyvale Workforce Development Program-DST	Special	CDBG
829761	Building Permitting	Special	Governance and Community Engagement
830630	Dispute Resolution Services	Outside Group Funding	Outside Group Funding
830980	Comprehensive Update of the Precise Plan for El Camino Real	Special	Governance and Community Engagement
831350	Temporary Planning Division Staffing	Special	Governance and Community Engagement
831530	One-Stop Permit Center Renovation	Special	Administrative Facilities
831761	Homeless Prevention and Rapid Re-Housing (HPRR)	Special	Housing
832040	Persian Drive Sidewalk Extension (CDBG)	Infrastructure	CDBG
832350	Murphy Avenue Design Guidelines Comprehensive Update	Special	Downtown
832410	Stoney Pine Villa Apartments - Rehabilitation	Special	Housing
832640	Climate Action Plan and Green Building Updates	Special	Governance and Community Engagement
833600	Block 15 - Affordable Housing Site	Special	Downtown
833640	2017 Housing Strategy	Special	Housing
833650	Downtown Development Policies for Parking	Special	Governance and Community Engagement
833700	Lawrence Station Area Plan - Housing and Sense of Place	Special	Housing

**City of Sunnyvale
Departmental Project Index
Funded and Unfunded Projects by Department**

Project No.	Project Name	Project Category	Project Type
833770	Eight Trees Apartments Loan for Phase Two Rehabilitation	Capital	Housing
833960	Moffett Park Specific Plan Staffing	Special	Governance and Community Engagement
834260	Cost of Service Study For Community Development Fees	Special	Governance and Community Engagement
834760	Plaza de las Flores Energy Efficiency and Rehabilitation	Special	CDBG

Total Number of Community Development Funded Projects: 29

Housing

The City's housing projects are designed to address the affordable housing goals of the 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, the HOME Fund, the repository for the City's federal HOME Investment Partnership Program grants and HOME program income (loan payment) revenues, and the Housing Successor Agency Low-Moderate Income Housing (LMH) Fund.

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 Housing impact fees on non-residential and rental housing projects, as well as prior loan payment revenues; and the Below Market Rate (BMR) Housing sub-fund, consisting of BMR in-lieu and administrative fees. The LMH Fund also includes special revenues available only for affordable housing projects. State statutes govern the use of the LMH, so all LMH expenditures and projects are designed to comply with those State laws.

Major Housing Projects

Major Rehabilitation of Affordable Rental Housing. This project is a "down to the studs", major renovation of Eight Trees Apartments, an affordable rental housing project located at 183 Acalanes Dr. in Sunnyvale, and is operated by an affiliate of MidPen Housing Corporation, a non-profit developer. Due to the community being built over fifty years ago, a major rehabilitation was required to extend the useful life of the property, as well as, preserve the units to remain part of the City's affordable housing stock. The City has provided a \$3.3 million loan to the development from the City's Housing Mitigation Fund in FY 2017/18. These proceeds, in conjunction with tax credits will provide the necessary funding required for the rehabilitation that is currently underway and is projected to be completed in FY 2019/20.

Homeless Prevention and Rapid Re-Housing (HPRR). This project is funded with LMH in accordance with State law, which allows housing successor agencies to allocate up to \$250,000 in LMH annually for HPRR programs to assist residents at imminent risk of, or currently experiencing homelessness. The HPRR program replicates a 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 grants the funds to a qualified non-profit service provider to implement this program.

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

Housing Funded Projects

Project	Prior Actual	Current 2018-19	Plan 2019-20	Plan 2020-21	Plan 2021-22	Plan 2022-23	Plan 2023-24	Plan 2024-25	Plan 2025-26	Plan 2026-27	Plan 2027-28	Plan 2028-29	Y11-Y20 Total	Project Life Total
823750 - BMR Compliance Enforcement	320,091	20,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000	540,091
826520 - Pre-Development Costs on Affordable Housing Sites	65,143	45,000	20,000	-	-	-	-	-	-	-	-	-	-	130,143
826530 - County-Wide Homeless Count	48,983	8,940	-	10,114	-	10,730	-	11,383	-	12,077	-	12,812	76,888	191,926
828100 - First-Time Homebuyer Loans	1,232,305	517,722	250,000	-	-	-	-	-	-	-	-	-	-	2,000,027
828750 - Tenant Based Rental Assistance (HOME)	1,634,022	1,110,036	-	-	-	-	-	-	-	-	-	-	-	2,744,058
831761 - Homeless Prevention and Rapid Re-Housing (HPRR)	490,174	319,696	250,000	-	250,000	-	250,000	-	250,000	-	250,000	-	1,250,000	3,309,869
832410 - Stoney Pine Villa Apartments - Rehabilitation	-	403,000	-	-	-	-	-	-	-	-	-	-	-	403,000
833640 - 2017 Housing Strategy	-	200,000	-	-	-	-	-	-	-	-	-	-	-	200,000
833700 - Lawrence Station Area Plan - Housing and Sense of Place	-	627,323	-	-	-	-	-	-	-	-	-	-	-	627,323
833770 - Eight Trees Apartments Loan for Phase Two Rehabilitation	2,554,925	745,075	-	-	-	-	-	-	-	-	-	-	-	3,300,000
Total Housing Funded Projects	6,345,643	3,996,792	530,000	20,114	260,000	20,730	260,000	21,383	260,000	22,077	260,000	22,812	1,426,888	13,446,438

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Project: 823750 - BMR Compliance Enforcement

Category:	Special	Project Type:	Housing	Project Manager:	Jennifer Carloni
Year Identified:	2002	Project Phase:	Ongoing	Project Coordinator:	Ernie DeFrenchi
Est. Completion Year:	Ongoing	Department:	C15 - Community Development	Fund - Sub-Fund:	070-200 - Housing - Other Housing Related

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. 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.

Funding Sources:

Housing Fund

Plans and Goals:

HE - Housing Element - HE-1: Adequate Housing

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	320,091	436,784	-	-
2018-19	20,000	124,537	-	-
2019-20	10,000	10,000	-	-
2020-21	10,000	10,000	-	-
2021-22	10,000	10,000	-	-
2022-23	10,000	10,000	-	-
2023-24	10,000	10,000	-	-
2024-25	10,000	10,000	-	-
2025-26	10,000	10,000	-	-
2026-27	10,000	10,000	-	-
2027-28	10,000	10,000	-	-
2028-29	10,000	10,000	-	-
2029-30	10,000	10,000	-	-
2030-31	10,000	10,000	-	-
2031-32	10,000	10,000	-	-
2032-33	10,000	10,000	-	-
2033-34	10,000	10,000	-	-
2034-35	10,000	10,000	-	-
2035-36	10,000	10,000	-	-
2036-37	10,000	10,000	-	-
2037-38	10,000	10,000	-	-
2038-39	10,000	10,000	-	-
20 Year Total	200,000	200,000	-	-
Grand Total	540,091	761,321	-	-

Project: 826520 - Pre-Development Costs on Affordable Housing Sites

Category:	Special	Project Type:	Housing	Project Manager:	Jennifer Carloni
Year Identified:	2007	Project Phase:	Underway	Project Coordinator:	Jennifer Carloni
Est. Completion Year:	2019/20	Department:	C15 - Community Development	Fund - Sub-Fund:	070-100 - Housing - Housing Mitigation

Project Description/Scope/Purpose:

This project will allow for professional services to be secured as needed to analyze feasibility of large-scale affordable housing projects proposed and associated programs.

Project Evaluation and Analysis:

Project will provide funding for studies needed to determine if a housing project is feasible or requires alternatives or modifications.

Fiscal Impact:

This project is funded by the Housing Mitigation Sub-Fund.

Funding Sources:

Housing Mitigation Sub-Fund

Plans and Goals:

HE - Housing Element - HE-1: Adequate Housing

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	65,143	-	-	-
2018-19	45,000	-	-	-
2019-20	20,000	-	-	-
2020-21	-	-	-	-
2021-22	-	-	-	-
2022-23	-	-	-	-
2023-24	-	-	-	-
2024-25	-	-	-	-
2025-26	-	-	-	-
2026-27	-	-	-	-
2027-28	-	-	-	-
2028-29	-	-	-	-
2029-30	-	-	-	-
2030-31	-	-	-	-
2031-32	-	-	-	-
2032-33	-	-	-	-
2033-34	-	-	-	-
2034-35	-	-	-	-
2035-36	-	-	-	-
2036-37	-	-	-	-
2037-38	-	-	-	-
2038-39	-	-	-	-
20 Year Total	20,000	-	-	-
Grand Total	130,143	-	-	-

Project: 826530 - County-Wide Homeless Count

Category:	Special	Project Type:	Housing	Project Manager:	Jennifer Carloni
Year Identified:	2017	Project Phase:	Ongoing	Project Coordinator:	Jennifer Carloni
Est. Completion Year:	Ongoing	Department:	C15 - Community Development	Fund - Sub-Fund:	070-100 - Housing - Housing Mitigation

Project Description/Scope/Purpose:

This project will fund the costs to pay for the City's share of conducting a biennial county-wide homeless count and survey. This homeless count and survey is a federally mandated initiative for Santa Clara County. 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 and the next count will take place in FY 2020/21.

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 Sub-Fund. However, continuation of this project is contingent on annual Housing and Urban Development (HUD) Grant Appropriations. 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.

Funding Sources:

Housing Mitigation Sub-Fund

Plans and Goals:

HE - Housing Element - HE-5: Equal Housing Opportunities

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	48,983	-	-	-
2018-19	8,940	-	-	-
2019-20	-	-	-	-
2020-21	10,114	-	-	-
2021-22	-	-	-	-
2022-23	10,730	-	-	-
2023-24	-	-	-	-
2024-25	11,383	-	-	-
2025-26	-	-	-	-
2026-27	12,077	-	-	-
2027-28	-	-	-	-
2028-29	12,812	-	-	-
2029-30	-	-	-	-
2030-31	13,592	-	-	-
2031-32	-	-	-	-
2032-33	14,420	-	-	-
2033-34	-	-	-	-
2034-35	15,298	-	-	-
2035-36	-	-	-	-
2036-37	16,229	-	-	-
2037-38	-	-	-	-
2038-39	17,350	-	-	-
20 Year Total	134,003	-	-	-
Grand Total	191,926	-	-	-

Project: 828100 - First-Time Homebuyer Loans

Category:	Special	Project Type:	Housing	Project Manager:	Jennifer Carloni
Year Identified:	2017	Project Phase:	Underway	Project Coordinator:	Ernie DeFrenchi
Est. Completion Year:	Ongoing	Department:	C15 - Community Development	Fund - Sub-Fund:	070-100 - Housing - Housing Mitigation

Project Description/Scope/Purpose:

This project allocates Below Market Rate (BMR) In-Lieu funds from the Below Market Rate Housing Sub-Fund for the First Time Homebuyer Program, to be used for down-payment assistance loans to eligible households (at or below 120% Area Median Income) 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 (FY 2017/18), five loans were funded. As of December 2018, three loans have been funded and three additional applicants have requested loans, subject to purchasing a BMR home.

Fiscal Impact:

This project will require an expenditure of up to \$250,000 from the BMR Housing Sub-Fund. 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 BMR In-Lieu funds is consistent with City policy for use of Housing Funds.

Funding Sources:

Below Market Rate Housing Sub-Fund

Plans and Goals:

HE - Housing Element - HE-1: Adequate Housing

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	1,232,305	-	242,000	-
2018-19	517,722	-	(242,000)	-
2019-20	250,000	-	-	-
2020-21	-	-	-	-
2021-22	-	-	-	-
2022-23	-	-	-	-
2023-24	-	-	-	-
2024-25	-	-	-	-
2025-26	-	-	-	-
2026-27	-	-	-	-
2027-28	-	-	-	-
2028-29	-	-	-	-
2029-30	-	-	-	-
2030-31	-	-	-	-
2031-32	-	-	-	-
2032-33	-	-	-	-
2033-34	-	-	-	-
2034-35	-	-	-	-
2035-36	-	-	-	-
2036-37	-	-	-	-
2037-38	-	-	-	-
2038-39	-	-	-	-
20 Year Total	250,000	-	-	-
Grand Total	2,000,027	-	-	-

Project: 828750 - Tenant Based Rental Assistance (HOME)

Category:	Special	Project Type:	Housing	Project Manager:	Jennifer Carloni
Year Identified:	2010	Project Phase:	Underway	Project Coordinator:	Ernie DeFrenchi
Est. Completion Year:	Ongoing	Department:	C15 - Community Development	Fund - Sub-Fund:	071-000 - HOME Grant

Project Description/Scope/Purpose:

The City has been operating a Tenant Based Rental Assistance (TBRA) program, funded with federal HOME Investment Partnerships Program (HOME) grant funds, since FY 2010/11. TBRA programs are very similar to the federal "Section 8" housing voucher program, but are funded with HOME grant funds rather than with federal Section 8 housing funds, which are provided to housing authorities, not to cities.

This project allocates HOME funds to ABODE Services 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 its initial agreement with ABODE Services in August 2015 (RTC 15-0661).

Project Evaluation and Analysis:

This project addresses the priorities and goals described in the Consolidated Plan, specifically "Alleviation of Homelessness."

Fiscal Impact:

This project is contingent on Housing and Urban Development (HUD) grant appropriations. Should federal funding be substantially reduced, reserves from prior years shall be allocated to this project.

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

Funding Sources:

HOME Grant Fund

Plans and Goals:

HE - Housing Element - HE-5: Equal Housing Opportunities

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	1,634,022	-	-	-
2018-19	1,110,036	-	-	-
2019-20	-	-	-	-
2020-21	-	-	-	-
2021-22	-	-	-	-
2022-23	-	-	-	-
2023-24	-	-	-	-
2024-25	-	-	-	-
2025-26	-	-	-	-
2026-27	-	-	-	-
2027-28	-	-	-	-
2028-29	-	-	-	-
2029-30	-	-	-	-
2030-31	-	-	-	-
2031-32	-	-	-	-
2032-33	-	-	-	-
2033-34	-	-	-	-
2034-35	-	-	-	-
2035-36	-	-	-	-
2036-37	-	-	-	-
2037-38	-	-	-	-
2038-39	-	-	-	-
20 Year Total	-	-	-	-
Grand Total	2,744,058	-	-	-

Project: 831761 - Homeless Prevention and Rapid Re-Housing (HPRR)

Category:	Special	Project Type:	Housing	Project Manager:	Jennifer Carloni
Year Identified:	2017	Project Phase:	Underway	Project Coordinator:	Joseph Shin
Est. Completion Year:	Ongoing	Department:	C15 - Community Development	Fund - Sub-Fund:	072-000 - Redevelopment Housing Fund

Project Description/Scope/Purpose:

This project is funded by Redevelopment Agency (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. Sunnyvale Community Services is implementing this program. Continuing this project beyond the terms in the proposed budget is contingent on future revenue in the Redevelopment Housing Fund.

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 Housing and Urban Development (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 is funded by the Redevelopment Housing Fund.

Funding Sources:

Redevelopment Housing Fund

Plans and Goals:

HE - Housing Element - HE-5: Equal Housing Opportunities

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	490,174	-	-	-
2018-19	319,696	-	-	-
2019-20	250,000	-	-	-
2020-21	-	-	-	-
2021-22	250,000	-	-	-
2022-23	-	-	-	-
2023-24	250,000	-	-	-
2024-25	-	-	-	-
2025-26	250,000	-	-	-
2026-27	-	-	-	-
2027-28	250,000	-	-	-
2028-29	-	-	-	-
2029-30	250,000	-	-	-
2030-31	-	-	-	-
2031-32	250,000	-	-	-
2032-33	-	-	-	-
2033-34	250,000	-	-	-
2034-35	-	-	-	-
2035-36	250,000	-	-	-
2036-37	-	-	-	-
2037-38	250,000	-	-	-
2038-39	-	-	-	-
20 Year Total	2,500,000	-	-	-
Grand Total	3,309,869	-	-	-

Project: 832410 - Stoney Pine Villa Apartments - Rehabilitation

Category:	Special	Project Type:	Housing	Project Manager:	Jennifer Carloni
Year Identified:	2018	Project Phase:	Ongoing	Project Coordinator:	Richard Gutierrez
Est. Completion Year:	2018/19	Department:	C15 - Community Development	Fund - Sub-Fund:	070-200 - Housing - Other Housing Related

Project Description/Scope/Purpose:

Owned by Charities Housing Development Corporation (Charities), Stoney Pine is a 23-unit affordable rental complex located at 267 W. California Avenue. Twenty-two of the units are occupied by developmentally disabled tenants and in some cases their family members, and there is one unrestricted manager's unit. The property includes 12 one-bedroom units, 8 two-bedroom units and 3 three-bedroom units. Charities recently completed a physical needs assessment of the property, which determined that the property was constructed within industry standards of the time, has been well maintained over the years, and is in good overall condition. However, as the property is now 15 years old, many exterior and interior finishes are in need of repair or replacement, including: exterior painting, dry rot repair, parking lot sealing and striping, dwelling unit entry doors, carpeting, flooring, kitchen and bathroom cabinetry, all of which show signs of wear and tear.

The total cost of the project is estimated at approximately \$534,000. Charities has secured a matching funding commitment of \$55,000 from the Housing Trust Silicon Valley, and has committed a match of property reserves in the amount of \$79,180. The \$403,000 in City funding will be provided as a 30-year loan. Council approved the \$403,000 commitment and Budget Modification No. 9 from the Below Market Rate Housing Sub-fund of the Housing Fund for this project on September 13, 2016 (RTC 16-0785).

Project Evaluation and Analysis:

The project is consistent with the City's Housing Element goals to maintain the quality of the City's existing affordable rental housing stock and assist special needs housing projects.

Fiscal Impact:

The project will create a \$403,000 expense to the Housing Fund/Below Market Rate Housing Sub-Fund, which exists for the purpose of Housing Conservation and Maintenance and enhancing the condition and affordability of existing housing in Sunnyvale.

Funding Sources:

Below Market Rate Housing Sub-Fund

Plans and Goals:

HE - Housing Element - HE-2: Enhanced Housing Conditions and Affordability

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	-	-	-	-
2018-19	403,000	-	-	-
2019-20	-	-	-	-
2020-21	-	-	-	-
2021-22	-	-	-	-
2022-23	-	-	-	-
2023-24	-	-	-	-
2024-25	-	-	-	-
2025-26	-	-	-	-
2026-27	-	-	-	-
2027-28	-	-	-	-
2028-29	-	-	-	-
2029-30	-	-	-	-
2030-31	-	-	-	-
2031-32	-	-	-	-
2032-33	-	-	-	-
2033-34	-	-	-	-
2034-35	-	-	-	-
2035-36	-	-	-	-
2036-37	-	-	-	-
2037-38	-	-	-	-
2038-39	-	-	-	-
20 Year Total	-	-	-	-
Grand Total	403,000	-	-	-

Project: 833640 - 2017 Housing Strategy

Category:	Special	Project Type:	Housing	Project Manager:	Jennifer Carloni
Year Identified:	2018	Project Phase:	Planning	Project Coordinator:	Ernie DeFrenchi
Est. Completion Year:	2019/20	Department:	C15 - Community Development	Fund - Sub-Fund:	035-100 - City General Fund - General

Project Description/Scope/Purpose:

Project consists of completing Study Issue CDD 17-09 (2017 Housing Strategy). In June 2017, Council approved Budget Supplement #2 for \$200,000 in General Funds to cover anticipated costs of completing this study issue.

Scope of study includes the following:

- 1) describe and analyze options, pros and cons of Rent Stabilization and/or Resident Purchase Options for Mobile Home Parks (MHP) and high-level overview of general effectiveness of current MHP conversion policy (Chapter 19.72);
- 2) consider issues related to age-friendliness of housing in Sunnyvale;
- 3) describe and analyze options related to supply-side housing efforts, such as more generous housing project funding/underwriting standards, a land acquisition program, and updating the condominium conversion ordinance;
- 4) describe and analyze options related to demand-side approaches, such as educational programs on financial literacy, homebuyer education, tenant education;
- 5) to the extent funding is available: describe and analyze options related to housing policy objectives not yet completed from 2015 Housing Element (tenant relocation assistance; Priority Development Areas (PDA) incentives/policies; and Housing Mitigation Fund (HMF) policies/priorities). Purpose is to provide City with strategy to guide future housing policy to address community needs.

Project Evaluation and Analysis:

Project team to report on conclusions and recommend options with most positive impact on Sunnyvale's housing market in terms of affordability, accessibility, quality, urban design, workforce needs, transportation, sustainability, etc., with highest level of cost/benefit, considering fiscal costs, administrative burden, infringement on private property rights, and/or other potential negative impacts. Work plan to include multiple channels for public participation and ways to provide input to project team and policymakers. Intended outcome is a comprehensive strategy to guide City in using its limited funding and staffing resources in the most effective way to positively impact current local housing conditions for residents and workers, considering issues noted above. Study to include assessment of potential implementation costs and existing revenue sources for housing programs and projects, and program design/admin and/or policy options to minimize implementation costs.

Fiscal Impact:

This project is funded by the General Fund.

Funding Sources:

General Fund

Plans and Goals:

- HE - Housing Element - HE-1: Adequate Housing
- HE - Housing Element - HE-4: Adequate Housing Sites
- HE - Housing Element - HE-5: Equal Housing Opportunities

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	-	-	-	-
2018-19	200,000	-	-	-
2019-20	-	-	-	-
2020-21	-	-	-	-
2021-22	-	-	-	-
2022-23	-	-	-	-
2023-24	-	-	-	-
2024-25	-	-	-	-
2025-26	-	-	-	-
2026-27	-	-	-	-
2027-28	-	-	-	-
2028-29	-	-	-	-
2029-30	-	-	-	-
2030-31	-	-	-	-
2031-32	-	-	-	-
2032-33	-	-	-	-
2033-34	-	-	-	-
2034-35	-	-	-	-
2035-36	-	-	-	-
2036-37	-	-	-	-
2037-38	-	-	-	-
2038-39	-	-	-	-
20 Year Total	-	-	-	-
Grand Total	200,000	-	-	-

Project: 833700 - Lawrence Station Area Plan - Housing and Sense of Place

Category:	Special	Project Type:	Housing	Project Manager:	Andrew Miner
Year Identified:	2018	Project Phase:	Planning	Project Coordinator:	George Schroeder
Est. Completion Year:	2019/20	Department:	C15 - Community Development	Fund - Sub-Fund:	035-100 - City General Fund - General

Project Description/Scope/Purpose:

This study would consider options available to increase housing opportunities and create the sense of place plan within the Lawrence Station Area Plan (LSAP) area. This study will include community outreach as well as study sessions and public hearings with the Planning Commission and City Council. The LSAP Housing Study may include options, such as raising the cap on allowable dwelling units in the plan area; increase of the maximum dwelling units per acre allowance for properties where residential development is already allowed; allow residential development in plan areas that were not originally zoned for residential units; studying the conversion of existing industrial condominium units to allow for live/work situations; and additional environmental review for the increased number of housing units being considered in the LSAP.

The LSAP Sense of Place Plan will identify desirable unifying streetscape elements; determine which elements are developer requirements and which may require a fee for coordinated off-site improvement; and determine the Sense of Place fee amount for new development and changes of use.

Project Evaluation and Analysis:

Creating housing near transit is in keeping with the goals of the General Plan and responds to the high housing demand in the Bay Area. Additional housing units could be provided with a higher cap on total residential units, on portions of the plan that currently do not contemplate housing, or at higher densities within the LSAP to increase the housing options in the City of Sunnyvale. Additional environmental review would be necessary to study increased housing in the LSAP and would enable the City to make informed decisions on where housing is best suited. The Sense of Place Plan will ensure public improvements are coordinated and completed throughout the LSAP area in a distinctive and well-designed manner.

Fiscal Impact:

The General Fund, Budget Stabilization Reserve would be the funding source. The City collects General Plan Maintenance fees that can be used to fund this study. Sense of Place Fees can also be established to offset or cover the cost of plan preparation. The project cost will be used to hire an outside consultant to prepare the amendments to the LSAP and complete the environmental review. A consultant has been selected to prepare the Sense of Place Plan and efforts are underway to award a contract to a consultant for the Housing Study.

Funding Sources:

General Fund

Plans and Goals:

LT - Land Use and Transportation - LT-3: An Effective Multimodal Transportation System

LT - Land Use and Transportation - LT-7: Diverse Housing Opportunities

LT - Land Use and Transportation - LT-14: Special and Unique Land Uses to Create a Diverse and Complete Community

HE - Housing Element - HE-4: Adequate Housing Sites

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	-	-	-	-
2018-19	627,323	-	-	-
2019-20	-	-	-	-
2020-21	-	-	-	-
2021-22	-	-	-	-
2022-23	-	-	-	-
2023-24	-	-	-	-
2024-25	-	-	-	-
2025-26	-	-	-	-
2026-27	-	-	-	-
2027-28	-	-	-	-
2028-29	-	-	-	-
2029-30	-	-	-	-
2030-31	-	-	-	-
2031-32	-	-	-	-
2032-33	-	-	-	-
2033-34	-	-	-	-
2034-35	-	-	-	-
2035-36	-	-	-	-
2036-37	-	-	-	-
2037-38	-	-	-	-
2038-39	-	-	-	-
20 Year Total	-	-	-	-
Grand Total	627,323	-	-	-

Project: 833770 - Eight Trees Apartments Loan for Phase Two Rehabilitation

Category:	Capital	Project Type:	Housing	Project Manager:	Jennifer Carloni
Year Identified:	2018	Project Phase:	Underway	Project Coordinator:	Joseph Shin
Est. Completion Year:	2019/20	Department:	C15 - Community Development	Fund - Sub-Fund:	070-100 - Housing - Housing Mitigation

Project Description/Scope/Purpose:

Provide a new loan of \$3.3 million to an affiliate of MidPen Housing Corp. for refinance of the existing senior loan and partially fund the Phase Two rehabilitation of Eight Trees Apartments, located at 183 Acalanes Drive in Sunnyvale. There are several outstanding Housing loans on this property which will remain in place post-closing of the new loan. See RTC 16-1103, approved by Council on 11/28/2017, for more detail. The property was built more than fifty years ago. Renovation is needed to extend the useful life of the buildings, improve energy- and water-efficiency, add common areas for resident services and property management, and improve safety and comfort throughout the property. A fire sprinkler system will be added as well. The renovations will also improve the property's appearance. Several units will be reconfigured: eight 2-bedroom units will be converted into four 1-bedroom units and four 3-bedroom units. A small community building with meeting room and leasing office will be added in the courtyard between the two apartment structures, replacing the existing swimming pool. The borrower applied for and received a reservation for the tax credits on June 13, 2018 for the remaining financing for the rehab work. The Planning permit was approved by the Zoning Administrator in Oct. 2017 (File 2017-7615).

Project Evaluation and Analysis:

Borrower's proposal for this loan of housing funds was reviewed by Housing and Human Services Commission (HHSC) and approved by Council in Nov. 2017. The new loan will enable MidPen to complete Phase Two of this acquisition/rehabilitation project, improve resident services, establish long-term reserves for maintenance and contingencies, and add much more functional common areas and amenities for the residents. The project is consistent with the City's Housing Element goals to maintain the quality of the City's existing affordable rental housing stock and preserve at-risk affordable properties. See RTC for more detail.

Fiscal Impact:

The recommended action will create a \$3.3 million expenditure of Housing Mitigation Funds (HMF) in the form of a 55-year residual receipts loan to be secured by the property. The financial projections for the property indicate that, after completion of the rehab, the new loan should generate residual receipts payments for the City over the term of the loan, particularly if the rental income stream remains consistent.

Funding Sources:

Housing Mitigation Sub-Fund and Outside Funding

Plans and Goals:

HE - Housing Element - HE-2: Enhanced Housing Conditions and Affordability

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	2,554,925	1,000	-	-
2018-19	745,075	(1,000)	-	-
2019-20	-	-	-	-
2020-21	-	-	-	-
2021-22	-	-	-	-
2022-23	-	-	-	-
2023-24	-	-	-	-
2024-25	-	-	-	-
2025-26	-	-	-	-
2026-27	-	-	-	-
2027-28	-	-	-	-
2028-29	-	-	-	-
2029-30	-	-	-	-
2030-31	-	-	-	-
2031-32	-	-	-	-
2032-33	-	-	-	-
2033-34	-	-	-	-
2034-35	-	-	-	-
2035-36	-	-	-	-
2036-37	-	-	-	-
2037-38	-	-	-	-
2038-39	-	-	-	-
20 Year Total	-	-	-	-
Grand Total	3,300,000	-	-	-

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) is one of two federal entitlement grants the City receives annually from the U.S. Department of Housing and Urban Development (HUD). The other is the HOME Investment Partnerships Program (HOME) grant, described in the Housing section. In order to remain eligible for these grants, the City must prepare an annual Action Plan describing the City's plans to spend the projected available CDBG funds in the coming fiscal year with a brief description of each planned project or program. CDBG funds may be used only for CDBG-eligible activities as listed in the CDBG statutes and regulations. Most of the funds must be used for "brick and mortar" projects such as housing rehabilitation, neighborhood improvements or public facilities, including disabled access improvements, as well as economic development projects and job training programs. Certain types of capital projects may only be funded in CDBG-eligible areas as determined by HUD, as shown in the map in the Action Plan.

No more than 15% of the annual CDBG revenues may be used for public services for lower-income households (i.e., human services programs such as food and shelter, health care, counseling, etc.). In addition, up to 20% may be used for CDBG program administration, which includes CDBG-related Housing Division operations such as planning, compliance, fiscal activities, reviewing requests for funding, preparing loan and grant documents, and loan servicing, as well as fair housing services, which may be provided through contract.

Major CDBG Projects

The Draft FY 2019/20 Action Plan includes the following major CDBG projects:

WorkFirst Sunnyvale Program, Community-Based Development Organization (CBDO) Activity. 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 funding is provided as a grant to Sunnyvale Community Services, a certified CBDO, selected through a competitive process, and is implemented in cooperation with several local non-profit agencies and City departments.

Plaza del las Flores Energy Efficiency Upgrades and Rehabilitation. This affordable housing community, developed in the 1980's, operated by Christian Church Homes (A non-profit developer and property manager), provides 100 low income housing units for seniors (age 62 or older). This project will provide window replacements for the affordable housing community, as well as, other minor repairs associated with window replacements to provide increased energy efficiency to the units and mitigate the outside noise for residents. This was the highest ranked capital project during Sunnyvale's Annual Request for Proposal Process for CDBG funds. Total project cost is currently estimated at approximately \$308,000.

Outside Group Funding Support (CDBG). This project provides public services grants to local non-profit agencies that provide human services for Sunnyvale clients. The grant amounts range from a minimum of \$25,000 to a maximum of 25% of the total human services funding available, which typically equates to around \$75,000 for the largest grant(s). The grantees are selected through a competitive process held every other year. Grants are awarded for a two-year period, with the second year's grant contingent on funding availability and the grantee's successful completion of the first year's grant requirements. Grant proposals are screened by staff, recommended for funding by the Housing and Human Services Commission, and approved by Council as part of the annual Action Plan approval and City Budget adoption. The amount allocated to this project is adjusted annually and is limited by CDBG regulations to no more than 15% of next fiscal year's CDBG grant (FY 2019/20) plus 15% of the CDBG program income received in the current fiscal year (FY 2018/19). The CDBG allocation is approximately \$181,000 for FY 2019/20. This project is related to a similar project, Outside Group Funding (GF), which includes human services grants awarded through the same competitive process, also administered by the Housing Division, but funded with General Fund dollars rather than CDBG.

Housing Rehabilitation Revolving Loan Fund (RLF). This project includes funding for the Housing Rehabilitation Loan program, which provides low-interest loans for rehabilitation of housing owned or occupied by lower-income households. Owner-occupied housing rehabilitation loans are provided on a first-come, first-served basis for single-family and/or mobile home rehabilitation projects. Loans may also be provided for rehabilitation of rental housing occupied by and affordable to lower-income households. This project is funded by the CDBG Revolving Loan Fund (Fund 110, Sub-fund 200). When these CDBG loans are repaid in full or part, some or all of the payments are deposited into the RLF to be re-used for new housing rehabilitation loans. If these annual loan payments exceed the projected level of demand for rehabilitation loans and related program delivery costs for the coming year, the excess revenues can be maintained as general CDBG "Program Income" and used for other CDBG-eligible purposes in the coming year. Staff projects the level of demand for the loan program, and program income receipts, as part of the annual Action Plan process completed in Spring of each year.

Home Access, Paint, Emergency Repair, and Energy Efficiency. This project funds the Home Improvement Program, which provides small grants for minor improvements to homes owned and occupied by lower-income households. Grants may fund disabled access retrofits and improvements, wheel chair lifts or ramps, exterior painting, emergency repairs, and/or energy efficiency retrofits to income-eligible homeowners of mobile homes and/or single family homes. Disabled tenants may also apply for the Home Access grant, with landlord approval of the proposed improvements.

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

CDBG Funded Projects

Project	Prior Actual	Current 2018-19	Plan 2019-20	Plan 2020-21	Plan 2021-22	Plan 2022-23	Plan 2023-24	Plan 2024-25	Plan 2025-26	Plan 2026-27	Plan 2027-28	Plan 2028-29	Y11-Y20 Total	Project Life Total
803501 - CDBG Housing Rehabilitation Revolving Loan Fund	3,518,118	272,566	100,000	-	-	-	-	-	-	-	-	-	-	3,890,683
812701 - Home Access, Paint, Emergency Repair, and Energy-Efficiency	725,683	35,427	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000	1,761,111
827550 - Outside Group Funding Support [CDBG]	880,731	225,000	191,568	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	181,000	1,810,000	4,736,299
829560 - Sunnyvale Workforce Development Program-DST	2,027,486	420,000	432,493	-	-	-	-	-	-	-	-	-	-	2,879,979
832020 - ADA Curb Retrofits (CDBG)	186,462	-	91,198	300,000	-	-	300,000	-	-	300,000	-	-	1,200,000	2,377,660
832040 - Persian Drive Sidewalk Extension (CDBG)	66,971	1,406,029	-	-	-	-	-	-	-	-	-	-	-	1,473,000
834760 - Plaza de las Flores Energy Efficiency and Rehabilitation	-	-	308,646	-	-	-	-	-	-	-	-	-	-	308,646
Total CDBG Funded Projects	7,405,451	2,359,022	1,173,905	531,000	231,000	231,000	531,000	231,000	231,000	531,000	231,000	231,000	3,510,000	17,427,378

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Project: 803501 - CDBG Housing Rehabilitation Revolving Loan Fund

Category:	Special	Project Type:	CDBG	Project Manager:	Jennifer Carloni
Year Identified:	2017	Project Phase:	Ongoing	Project Coordinator:	Richard Gutierrez
Est. Completion Year:	Ongoing	Department:	C15 - Community Development	Fund - Sub-Fund:	110-200 - Community Development Block Grant - Housing Revolving Loan Fund

Project Description/Scope/Purpose:

The Community Development Strategy directed the City to concentrate resources on stimulating substantial rehabilitation and modernization of single family homes and 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 Community Development Block Grant Housing Rehabilitation Revolving Loan Fund (RLF) allows Community Development Block Grant (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 U.S. Department of Housing and Urban Development's (HUD) 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.

Funding Sources:

Community Development Block Grant Fund

Plans and Goals:

HE - Housing Element - HE-2: Enhanced Housing Conditions and Affordability

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	3,518,118	(716)	209,451	-
2018-19	272,566	-	-	-
2019-20	100,000	-	-	-
2020-21	-	-	-	-
2021-22	-	-	-	-
2022-23	-	-	-	-
2023-24	-	-	-	-
2024-25	-	-	-	-
2025-26	-	-	-	-
2026-27	-	-	-	-
2027-28	-	-	-	-
2028-29	-	-	-	-
2029-30	-	-	-	-
2030-31	-	-	-	-
2031-32	-	-	-	-
2032-33	-	-	-	-
2033-34	-	-	-	-
2034-35	-	-	-	-
2035-36	-	-	-	-
2036-37	-	-	-	-
2037-38	-	-	-	-
2038-39	-	-	-	-
20 Year Total	100,000	-	-	-
Grand Total	3,890,683	(716)	209,451	-

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

Category:	Special	Project Type:	CDBG	Project Manager:	Jennifer Carloni
Year Identified:	2017	Project Phase:	Underway	Project Coordinator:	Richard Gutierrez
Est. Completion Year:	Ongoing	Department:	C15 - Community Development	Fund - Sub-Fund:	110-100 - Community Development Block Grant - CDBG Fund

Project Description/Scope/Purpose:

This project allocates Community Development Block Grant (CDBG) funds that will provide assistance to approximately 10 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 \$5,000 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 is contingent on FY 2019/20 U.S. Department of Housing and Urban Development (HUD) Grant Appropriations. This use of CDBG funds is consistent with federal regulations governing use of that fund.

Funding Sources:

Community Development Block Grant Fund

Plans and Goals:

HE - Housing Element - HE-2: Enhanced Housing Conditions and Affordability

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	725,683	-	-	-
2018-19	35,427	-	-	-
2019-20	50,000	-	-	-
2020-21	50,000	-	-	-
2021-22	50,000	-	-	-
2022-23	50,000	-	-	-
2023-24	50,000	-	-	-
2024-25	50,000	-	-	-
2025-26	50,000	-	-	-
2026-27	50,000	-	-	-
2027-28	50,000	-	-	-
2028-29	50,000	-	-	-
2029-30	50,000	-	-	-
2030-31	50,000	-	-	-
2031-32	50,000	-	-	-
2032-33	50,000	-	-	-
2033-34	50,000	-	-	-
2034-35	50,000	-	-	-
2035-36	50,000	-	-	-
2036-37	50,000	-	-	-
2037-38	50,000	-	-	-
2038-39	50,000	-	-	-
20 Year Total	1,000,000	-	-	-
Grand Total	1,761,111	-	-	-

Project: 827550 - Outside Group Funding Support [CDBG]

Category:	Outside Group Funding	Project Type:	CDBG	Project Manager:	Jennifer Carloni
Year Identified:	2017	Project Phase:	Ongoing	Project Coordinator:	Ernie DeFrenchi
Est. Completion Year:	Ongoing	Department:	C15 - Community Development	Fund - Sub-Fund:	110-100 - Community Development Block Grant - CDBG Fund

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, and based on CDBG funding availability, Council may allocate up to 15% of the grant funds to outside agencies. This project addresses the priorities and goals described in the City's Consolidated Plan.

Fiscal Impact:

This project is contingent on FY 2019/20 U.S. Department of Housing and Urban Development (HUD) Grant Appropriations. If the CDBG grant appropriation is substantially reduced, there may be prior year funds available that could fund up to one human services agency.

This project will require an expenditure of up to \$181,000 from the CDBG Fund. Use of these funds are consistent with federal regulations governing use of CDBG funds.

Funding Sources:

Community Development Block Grant Fund

Plans and Goals:

HE - Housing Element - HE-5: Equal Housing Opportunities

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	880,731	-	-	-
2018-19	225,000	-	-	-
2019-20	191,568	-	-	-
2020-21	181,000	-	-	-
2021-22	181,000	-	-	-
2022-23	181,000	-	-	-
2023-24	181,000	-	-	-
2024-25	181,000	-	-	-
2025-26	181,000	-	-	-
2026-27	181,000	-	-	-
2027-28	181,000	-	-	-
2028-29	181,000	-	-	-
2029-30	181,000	-	-	-
2030-31	181,000	-	-	-
2031-32	181,000	-	-	-
2032-33	181,000	-	-	-
2033-34	181,000	-	-	-
2034-35	181,000	-	-	-
2035-36	181,000	-	-	-
2036-37	181,000	-	-	-
2037-38	181,000	-	-	-
2038-39	181,000	-	-	-
20 Year Total	3,630,568	-	-	-
Grand Total	4,736,299	-	-	-

Project: 829560 - Sunnyvale Workforce Development Program-DST

Category:	Special	Project Type:	CDBG	Project Manager:	Jennifer Carloni
Year Identified:	2012	Project Phase:	Underway	Project Coordinator:	Ernie DeFrenchi
Est. Completion Year:	Ongoing	Department:	C15 - Community Development	Fund - Sub-Fund:	110-100 - Community Development Block Grant - CDBG Fund

Project Description/Scope/Purpose:

This project allocates Community Development Block Grant (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 (DST), 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. This Workforce Development Program qualifies for CDBG funding under this category of activities.

Project Evaluation and Analysis:

This program addresses 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. Both agencies have a very strong track record and strong organizational capacity, and the program addresses a priority community need.

Fiscal Impact:

This project is contingent on U.S. Department of Housing and Urban Development (HUD) annual grant appropriations. Use of these funds are consistent with federal regulations governing use of CDBG funds.

Funding Sources:

Community Development Block Grant Fund

Plans and Goals:

HE - Housing Element - HE-5: Equal Housing Opportunities

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	2,027,486	-	-	-
2018-19	420,000	-	-	-
2019-20	432,493	-	-	-
2020-21	-	-	-	-
2021-22	-	-	-	-
2022-23	-	-	-	-
2023-24	-	-	-	-
2024-25	-	-	-	-
2025-26	-	-	-	-
2026-27	-	-	-	-
2027-28	-	-	-	-
2028-29	-	-	-	-
2029-30	-	-	-	-
2030-31	-	-	-	-
2031-32	-	-	-	-
2032-33	-	-	-	-
2033-34	-	-	-	-
2034-35	-	-	-	-
2035-36	-	-	-	-
2036-37	-	-	-	-
2037-38	-	-	-	-
2038-39	-	-	-	-
20 Year Total	432,493	-	-	-
Grand Total	2,879,979	-	-	-

Project: 832020 - ADA Curb Retrofits (CDBG)

Category:	Capital	Project Type:	CDBG	Project Manager:	Liliana Price
Year Identified:	2017	Project Phase:	Planning	Project Coordinator:	Jennifer Carloni
Est. Completion Year:	Ongoing	Department:	C90 - Public Works	Fund - Sub-Fund:	110-100 - Community Development Block Grant - CDBG Fund

Project Description/Scope/Purpose:

This project provides Community Development Block Grant (CDBG) funds to accelerate sidewalk accessibility construction to meet Americans with Disabilities Act (ADA) standards. Pedestrian access improvements are needed at many intersections within the City to comply with the 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 2015-2020 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 2020/21, or earlier. Use of these funds are consistent with federal regulations governing use of CDBG funds.

Funding Sources:

Community Development Block Grant Fund

Plans and Goals:

CC - Community Character - CC-2: Attractive Street Environment

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	186,462	-	-	-
2018-19	-	-	-	-
2019-20	91,198	-	-	-
2020-21	300,000	-	-	-
2021-22	-	-	-	-
2022-23	-	-	-	-
2023-24	300,000	-	-	-
2024-25	-	-	-	-
2025-26	-	-	-	-
2026-27	300,000	-	-	-
2027-28	-	-	-	-
2028-29	-	-	-	-
2029-30	300,000	-	-	-
2030-31	-	-	-	-
2031-32	-	-	-	-
2032-33	300,000	-	-	-
2033-34	-	-	-	-
2034-35	-	-	-	-
2035-36	300,000	-	-	-
2036-37	-	-	-	-
2037-38	-	-	-	-
2038-39	300,000	-	-	-
20 Year Total	2,191,198	-	-	-
Grand Total	2,377,660	-	-	-

Project: 832040 - Persian Drive Sidewalk Extension (CDBG)

Category:	Infrastructure	Project Type:	CDBG	Project Manager:	Jennifer Carloni
Year Identified:	2017	Project Phase:	Planning	Project Coordinator:	Ernie DeFrenchi
Est. Completion Year:	2019/20	Department:	C15 - Community Development	Fund - Sub-Fund:	110-100 - Community Development Block Grant - CDBG Fund

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 the Environmental Service Department (ESD) and Department of Public Works (DPW) staff. The project concept was originally developed in order to facilitate a joint application for Affordable Housing Sustainable Communities (AHSC) grant funds by the City and MidPen Housing, which was not awarded in September 2016. The City funding for this project consists of \$648,500 in Community Development Block Grant (CDBG) funds, which will be provided to the City's joint applicant, MidPen Housing Corp., who will complete the work in the public Right-of-Way (ROW) through an agreement with the City.

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 Moffett Park, via the Borregas Avenue bike/pedestrian bridge. 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 total project cost has been estimated by DPW at approximately \$1 million, of which \$648,500 would come from the CDBG fund and \$80,000 from the Wastewater Management Fund. With increasing costs, additional CDBG funds became available for this project in the amount of \$234,500 and an additional \$10,000 of Green Streets funding was available from ESD. In FY 2018/19 an additional amount of \$500,000 in CDBG funding was appropriated to the project through the City's Annual Housing and Urban Development (HUD) Action Plan.

Funding Sources:

Community Development Block Grant Fund, Wastewater Management Fund

Plans and Goals:

HE - Housing Element - HE-6: Sustainable Neighborhoods

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	66,971	-	-	-
2018-19	1,406,029	234,500	90,000	-
2019-20	-	-	-	-
2020-21	-	-	-	-
2021-22	-	-	-	-
2022-23	-	-	-	-
2023-24	-	-	-	-
2024-25	-	-	-	-
2025-26	-	-	-	-
2026-27	-	-	-	-
2027-28	-	-	-	-
2028-29	-	-	-	-
2029-30	-	-	-	-
2030-31	-	-	-	-
2031-32	-	-	-	-
2032-33	-	-	-	-
2033-34	-	-	-	-
2034-35	-	-	-	-
2035-36	-	-	-	-
2036-37	-	-	-	-
2037-38	-	-	-	-
2038-39	-	-	-	-
20 Year Total	-	-	-	-
Grand Total	1,473,000	234,500	90,000	-

Project: 834760 - Plaza de las Flores Energy Efficiency and Rehabilitation

Category:	Special	Project Type:	CDBG	Project Manager:	Jennifer Carloni
Year Identified:	2020	Project Phase:	Planning	Project Coordinator:	Richard Gutierrez
Est. Completion Year:	2019/20	Department:	C15 - Community Development	Fund - Sub-Fund:	110-100 - Community Development Block Grant - CDBG Fund

Project Description/Scope/Purpose:

This project will provide window replacements for the affordable senior rental housing project Plaza de Las Flores located at 233 Carroll St. Sunnyvale, CA 94086, as well as, other minor repairs associated with window replacements to provide increased energy efficiency to the units and mitigate the outside noise for residents. This was the highest ranked capital project during Sunnyvale's Annual Request for Proposal Process for Community Development Block Grant (CDBG) funds for FY 2019/20. Total project cost is currently estimated at approximately \$308,646.

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 acquisition and rehabilitation of older residential properties and maintenance as long term affordable housing.

Fiscal Impact:

The project is contingent on FY 2019/20 Federal Housing and Urban Development Grant Appropriations and Council's approval of the FY 2019/20 Draft Action Plan.

Funding Sources:

CDBG Fund/CDBG Sub-Fund

Plans and Goals:

HE - Housing Element - HE-2: Enhanced Housing Conditions and Affordability

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	-	-	-	-
2018-19	-	-	-	-
2019-20	308,646	-	-	-
2020-21	-	-	-	-
2021-22	-	-	-	-
2022-23	-	-	-	-
2023-24	-	-	-	-
2024-25	-	-	-	-
2025-26	-	-	-	-
2026-27	-	-	-	-
2027-28	-	-	-	-
2028-29	-	-	-	-
2029-30	-	-	-	-
2030-31	-	-	-	-
2031-32	-	-	-	-
2032-33	-	-	-	-
2033-34	-	-	-	-
2034-35	-	-	-	-
2035-36	-	-	-	-
2036-37	-	-	-	-
2037-38	-	-	-	-
2038-39	-	-	-	-
20 Year Total	308,646	-	-	-
Grand Total	308,646	-	-	-

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Outside Group Funding

The City of Sunnyvale has funded programs for lower-income and special needs residents for many years through the Human Services Grant program, within the Outside Group Funding project category in addition to other community needs. The main funding source for Human Services Grants is the Community Development Block Grant (CDBG), administered by the Housing Division and discussed in the CDBG project category separately in details. For many years, the City has supplemented the CDBG funding for human services program with varying levels of General Funds, typically averaging around \$100,000 per year.

In December 2008, Council established a policy to provide no more than \$100,000 in General Funds annually for Human Services Grants. This figure was established for long-range planning purposes. This amount is included in the 20-year plan, but Council may increase or decrease the amount for the coming fiscal year during the budget appropriations process for that year, depending on other budgetary considerations in that year.

Due to the increase in the City's population over the past ten years, the Community Development Department's Housing Division, with recommendations from the City's Housing and Human Services Commission and many of the non-profit organizations serving the City, have asked for an ongoing increase in funding; citing increasing demand and costs to provide human services for the City. The proposed increase in funding would be \$35,000

annually, with the potential for additional increases based upon the City's population on a bi-annual basis.

Human Services grant proposals are solicited by the Housing Division through a competitive Request for Proposals process every other year. The grants are awarded on a two-year basis, contingent on successful performance during the first year.

Outside groups seeking funding for purposes other than human services may request Outside Group Funding by submitting a written request 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.

Outside Group Funding Projects

Total projects cost for FY 2019/20 is \$226,000. The largest project is supported by the General Fund with \$135,000 set aside for FY 2019/20 and FY 2020/21 and \$135,000 tentatively set aside for the remaining 18 plan years. Other projects include Leadership Sunnyvale, Downtown Association, and Dispute Resolution Services.

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

**Outside Group Funding Funded
Projects**

Project	Prior Actual	Current 2018-19	Plan 2019-20	Plan 2020-21	Plan 2021-22	Plan 2022-23	Plan 2023-24	Plan 2024-25	Plan 2025-26	Plan 2026-27	Plan 2027-28	Plan 2028-29	Y11-Y20 Total	Project Life Total
803700 - Leadership Sunnyvale [GF]	102,857	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	60,000	228,857
819720 - Outside Group Funding Support [GF]	568,420	100,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	1,350,000	3,368,420
829620 - Downtown Association	129,925	30,000	40,000	40,000	40,000	40,000	40,000	-	-	-	-	-	-	359,925
830630 - Dispute Resolution Services	184,919	45,000	45,000	45,000	45,000	45,000	-	-	-	-	-	-	-	409,919
Total Outside Group Funding Funded Projects	986,122	181,000	226,000	226,000	226,000	226,000	181,000	141,000	141,000	141,000	141,000	141,000	1,410,000	4,367,122

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Project: 819720 - Outside Group Funding Support [GF]

Category:	Outside Group Funding	Project Type:	Outside Group Funding	Project Manager:	Jennifer Carloni
Year Identified:	2017	Project Phase:	Underway	Project Coordinator:	Joseph Shin
Est. Completion Year:	Ongoing	Department:	C15 - Community Development	Fund - Sub-Fund:	035-100 - City General Fund - General

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.

In November 2018, Council approved an additional \$35,000 (for planning purposes) to the project budget for a potential total appropriation of \$135,000 for FY 2019/20 and FY 2020/21.

The total amount of funding requested usually exceeds the available funds by a factor of two or more, therefore staff proposes an updated annual allocation of \$135,000 due to growing community needs. A review would be completed every two years to update the funding level as needed, with inflation based on population changes. The Biennial Review of Priority Needs for Human Services and Recommendation to City Council would continue to provide an opportunity to adjust the prioritization of these funds and allow for public input regarding the allocation of available CDBG funds.

Fiscal Impact:

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

Funding Sources:

General Fund

Plans and Goals:

HE - Housing Element - HE-5: Equal Housing Opportunities

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	568,420	-	-	-
2018-19	100,000	-	-	-
2019-20	135,000	-	-	-
2020-21	135,000	-	-	-
2021-22	135,000	-	-	-
2022-23	135,000	-	-	-
2023-24	135,000	-	-	-
2024-25	135,000	-	-	-
2025-26	135,000	-	-	-
2026-27	135,000	-	-	-
2027-28	135,000	-	-	-
2028-29	135,000	-	-	-
2029-30	135,000	-	-	-
2030-31	135,000	-	-	-
2031-32	135,000	-	-	-
2032-33	135,000	-	-	-
2033-34	135,000	-	-	-
2034-35	135,000	-	-	-
2035-36	135,000	-	-	-
2036-37	135,000	-	-	-
2037-38	135,000	-	-	-
2038-39	135,000	-	-	-
20 Year Total	2,700,000	-	-	-
Grand Total	3,368,420	-	-	-

Project: 830630 - Dispute Resolution Services

Category:	Outside Group Funding	Project Type:	Outside Group Funding	Project Manager:	Jennifer Carloni
Year Identified:	2014	Project Phase:	Underway	Project Coordinator:	Joseph Shin
Est. Completion Year:	Ongoing	Department:	C15 - Community Development	Fund - Sub-Fund:	035-100 - City General Fund - General

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.

Fiscal Impact:

As part of the budget adoption on June 21, 2016, Council approved \$45,000 in one-time funding for FY 2016/17 from the General Fund to continue professional dispute resolution services (Budget Supplement #3). The service provider submitted a written request for continued funding for FY 2017/18. Additional five-year funding is provided from Budget Supplement #5 starting in FY 2018/19.

Funding Sources:

General Fund

Plans and Goals:

HE - Housing Element - HE-5: Equal Housing Opportunities

Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	184,920	-	-	-
2018-19	45,000	-	-	-
2019-20	45,000	-	-	-
2020-21	45,000	-	-	-
2021-22	45,000	-	-	-
2022-23	45,000	-	-	-
2023-24	-	-	-	-
2024-25	-	-	-	-
2025-26	-	-	-	-
2026-27	-	-	-	-
2027-28	-	-	-	-
2028-29	-	-	-	-
2029-30	-	-	-	-
2030-31	-	-	-	-
2031-32	-	-	-	-
2032-33	-	-	-	-
2033-34	-	-	-	-
2034-35	-	-	-	-
2035-36	-	-	-	-
2036-37	-	-	-	-
2037-38	-	-	-	-
2038-39	-	-	-	-
20 Year Total	180,000	-	-	-
Grand Total	409,919	-	-	-



City of Sunnyvale

Agenda Item

19-0582

Agenda Date: 5/22/2019

SUBJECT

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