

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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November 6, 2014

Mr. Hanson Hom, Director
Community Development Department
City of Sunnyvale
456 W. Olive Ave.
Sunnyvale, CA 94086

Dear Mr. Hom:

RE: City of Sunnyvale's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the City of Sunnyvale's draft housing element update which was received for review on September 12, 2014, along with additional revisions received on November 4, 2014. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on October 20, 2014 with Ms. Suzanne Ise, Housing Office and Trudi Ryan, Planning Officer. In addition, the Department considered comments from the Law Foundation of Silicon Valley pursuant to GC Section 65585(c).

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City also utilized ABAG's pre-approved housing element data.

The draft element, with revisions, meets the statutory requirements of State housing element law. The element will comply with State element law (GC, Article 10.6) when it is adopted and submitted to the Department, in accordance with GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City of Sunnyvale must adopt its element within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

HCD Review of Sunnyvale's Housing Element

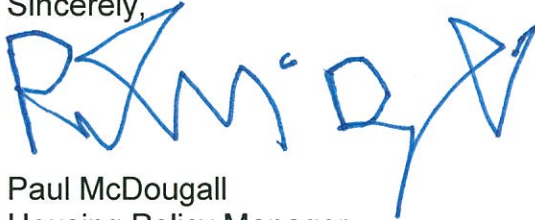
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Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication of Suzanne Ise, Housing Officer, and Trudi Ryan, Planning Officer in preparation of the housing element and looks forward to receiving Sunnyvale's adopted housing element. If you have any questions or need additional technical assistance, please contact Tom Brinkhuis, of our staff, at (916) 263-6651.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. McDougall", with a stylized flourish at the end.

Paul McDougall
Housing Policy Manager