



City of Sunnyvale

Agenda Item

17-1069

Agenda Date: 12/12/2017

REPORT TO COUNCIL

SUBJECT

Review Draft Work Plan for 2017 Housing Strategy (Study Issue)

BACKGROUND

The 2017 Housing Strategy study issue, CDD 17-09, was ranked number one by Council among all proposed Community Development Department (CDD) study issues in 2017. The study issue paper is included as Attachment 1 to this report. This study issue consists of a combination of several more narrowly focused study issues proposed by commissions and/or Council on housing policy issues. Staff proposed this study as a more holistic and integrated alternative to doing several highly specific but possibly disjointed study issues. The scope of this study was further refined through Council direction during the study issues workshop in February and the March 28, 2017 hearing on the proposed timeline for the ranked study issues (RTC No. 17-0156). A budget supplement to provide \$200,000 in funding for this project was approved by Council as part of the 2017-18 Adopted Budget. That budget is available for consultant studies and/or contract staff as may be needed to complete the study, manage the public outreach process, and finalize the reports and related materials for Council and commissions' consideration.

EXISTING POLICY

General Plan: 2015-2023 Housing Element

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

See Attachment 3 for the list of all General Plan Housing Element goals and policies.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

DISCUSSION

Although this study originated from a diverse set of issues, the general goal of the 2017 Housing Strategy is to refine the City's long-term housing strategy to identify potential improvements to existing programs and approaches, and/or potential new approaches to increase affordable housing stock and/or improve affordability of housing in the City.

Staff has prepared a draft Work Plan and Scope of Work (Attachment 2) for this study issue based on the original paper and input received to date from Council. In addition, the Scope of Work has been expanded slightly since March to accommodate additional tasks needed to analyze and respond to

new State laws related to housing (the “2017 Housing Package”). Some of the new laws in that package require cities to modify their current procedures for development review, dwelling unit data collection and reporting related to new residential developments. One of those laws, the “Palmer fix” bill, allows cities to adopt or reinstate prior inclusionary housing requirements for rental housing. That change will also be analyzed through this study, as it provides the City with another tool to use to generate more affordable rental units within new developments.

In addition to the shifting landscape of California laws related to development review, zoning, and housing production, the federal tax reform legislation currently being considered in Congress may create new challenges to affordable rental housing production and/or for first-time home buyers. For these reasons, staff recommends that Council provide staff with flexibility to adjust the scope of work as needed to respond to significant state or federal legislation or other policy actions that may be enacted in the near term that may create significant impacts on the City’s current or planned housing efforts.

Context for Study

The City will be undertaking this study in a time of significant change in State law related to housing development and pending significant changes to federal housing policy and subsidy levels which will impact staff workload. In addition, the City continues to experience historically high volumes of development activity (of all types). During the same time-period when this study will be undertaken, staff will also be completing certain periodic activities required by the federal government, including the 2018-19 Assessment of Fair Housing (AFH) and 2020 HUD Consolidated Plan (ConPlan) update, and preparation for the 2020 Census. This background workload will raise issues related to, and help to inform the development of the Housing Strategy. It will also require the City to focus the scope of this study so that it can be completed with the budget and staff resources available.

Work Plan and Scope of Work

Attachment 2 is the detailed workplan and scope of work for the Housing Strategy. The workplan schedule is approximately one year to complete the review and return to City Council with a final report. The scope of work states the goal of (and context for) the study and lists the main study items, summarized below.

- 1) **Rent stabilization** programs for Sunnyvale mobile home parks
- 2) **Age-friendliness** of housing in Sunnyvale
- 3) **Supply-side** housing efforts, such as:
 - More generous affordable housing project financing
 - Land acquisition financing program for non-profit developers
 - Enacting a rental inclusionary ordinance consistent with AB 1505, and/or
 - Updating the condominium conversion ordinance;
- 4) **Demand-side** approaches, such as:
 - Educational programs on financial literacy, homebuyer education, tenant education, or
 - Other possible demand-side approaches not currently offered by the City;
- 5) If contract funding is available after items 1-4 are addressed, any of the following items may be added to the scope:
 - **Development Review**: Refine development review procedures, refine tracking or reporting procedures, and/or other operational changes
 - **Funding**: Analyze new State laws to identify any new planning and/or funding

opportunities

- **Accessory Dwelling Units (ADUs):** Consider methods to improve code compliance and health and safety among properties with unpermitted ADUs
- **Housing Element Objectives:** Describe and analyze options related to housing policy objectives not yet completed from 2015 Housing Element

Community Engagement

The study will include a variety of outreach techniques designed to reach a broad spectrum of: local residents and workers; public agencies such as school districts; non-profit organizations; faith communities and cultural organizations; neighborhood associations; residential developers and real estate industry professionals; local employers and/or business associations; mobile home park residents and interest groups; housing policy groups; equity and environmental groups; city boards and commissions; and, any other interested stakeholders.

Staff maintains an outreach database of more than 200 parties interested in housing and community development issues in the local area, an affordable housing ("BMR") interest list of more than 1,000 affordable home-seekers and other interested parties, and has a list of several hundred email subscribers to the Housing e-newsletter. Staff will use these communication channels, as well as "Update Sunnyvale", Open City Hall, and news posts and related content on the City website to invite all existing contacts and other community members to participate in this process and to keep interested parties informed about the 2017 Housing Strategy. The community will be invited to participate in review and conversation through periodic meetings and hearings. Staff has tentatively included a late February presentation to the Housing and Human Services Commission to present the work plan, scope of work, and any additional progress staff may have to report at that time.

FISCAL IMPACT

The recommended action will not impact the General Fund, as the funding for this study is included in the 2017/18 Adopted Budget.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

ALTERNATIVES

1. Approve Work Plan and Scope of Work as shown in Attachment 2 to the report.
2. Approve Work Plan and Scope of Work with modifications as specified by Council.
3. Other direction.

STAFF RECOMMENDATION

Alternative 1: Approve Work Plan and Scope of Work as shown in Attachment 2 to the report.

Though staff recommends Alternative 1, Council may choose Alternative 2 to provide direction to further focus or refine the scope of work or work plan.

Prepared by: Suzanne Isé, Housing Officer

Reviewed by: Trudi Ryan, Director, Community Development Department

Reviewed by: Teri Silva, Interim Assistant City Manager

Approved by: Kent Steffens, Interim City Manager

ATTACHMENTS

1. Study Issue Paper CDD 17-09
2. Draft Work Plan and Scope of Work
3. General Plan Housing Element Goals and Policies



City of Sunnyvale

Agenda Item

17-0219

Agenda Date: 2/17/2017

2017 COUNCIL STUDY ISSUE

NUMBER

CDD 17-09

TITLE 2017 Housing Strategy

BACKGROUND

Lead Department: Community Development

Support Department(s): Office of the City Attorney, Office of the City Manager

Sponsor(s):

City Manager

History:

1 year ago: N/A

2 years ago: N/A

SCOPE OF THE STUDY

What are the key elements of the study?

This study issue is offered as an alternative to the housing related studies that have been proposed:

- CDD 17-03 Rent Stabilization for Mobile Home Parks
- CDD 17-05 Consider Revising Certain Requirements of the Sunnyvale Municipal Code Chapter 19.72: Mobile Home Park Conversions
- CDD 17-06 Explore Introduction of a Rent Stabilization Ordinance

As discussed during the Strategic Policy Priority setting process, City staff relayed that the larger message taken from the collection of submitted housing study issues is that there is a desire to make sure that the City's housing policies, particularly for affordable housing, were appropriately meeting the needs of the community and goals of the City Council. Rather than absorbing a collection of issues to examine, it may be that these individual study issues combined will not fully address the housing needs of the community and staff would like the opportunity for the City Council to consider a more comprehensive approach that exceeds the topics submitted (and, in some cases, may integrate them fully) as it manages limited staff resources.

Plus, there is the following potential study issue, as previously sponsored by the Planning Commission and later voted to drop:

- CDD 17-07 Review and Consider Increasing the Below Market Rate (BMR) Ownership Housing Requirements (Chapter 19.67 of the Municipal Code)

As an alternative, staff feels that the City's sponsored Study Issue would complement several other

planned activities for the Housing Division in 2017.

- Legislative Advocacy: Monitoring (and advocating on the City's behalf, as needed) federal and state housing policy changes, including matters related to funding, key federal program regulations, and new legislation (mainly at the state level). State legislation already in process or expected to appear includes a variety of topics important to the City, such as: clean-up bills related to 2016 accessory dwelling unit bills; bills proposing to significantly change local permit processes ("by-right" bills) and/or the CEQA process related to housing development, and bills related to local jurisdictions' performance under current housing laws, such as the housing element law and various related laws. By the end of January 2017 there were at least seven new housing-related bills in various stages of preparation, at the state legislature. Various changes in federal housing policy, federal rule-making, and funding availability have either begun to occur or are expected to occur within the fiscal year, particularly during the federal appropriations process for the next federal fiscal year. Some federal policy makers have already suggested significant cuts to federal programs, even complete elimination of the Community Development Block Grant (CDBG) under which the City receives approximately \$1 million in grant funds annually
- Major Capital Projects: (new or rehabilitated housing developments completed with City financing and oversight). Staff is currently managing several major affordable housing development projects at various stages in the pipeline, including two new construction projects (Benner Plaza and the Block 15 affordable housing site in Downtown) and several rehabilitation projects (Eight Trees, Crescent Terrace, Orchard Gardens). In addition, many older properties previously assisted by the City have reached a phase where time-consuming compliance and asset management activities are required, such as updating and modifying existing agreements to allow for the exit of limited investor partners, revisiting loan terms, etc.
- Housing Element Policy Objectives: The adopted 2015-2023 Housing Element includes several actions requiring further study that are supposed to be completed within the next year or two. These include: a study of options to expand areas where accessory dwelling units (ADUs) can be developed, primarily by lowering the minimum lot size requirement; a study of options for requiring landlords to provide relocation assistance for tenants of standard rental units (apartments, etc.) when those units are removed from the market through redevelopment or substantial rehabilitation requiring temporary or permanent relocation; a study of possible incentive programs or policies for Priority Development Areas to encourage development of more affordable units; and a study of funding policies and priorities for the City's current housing mitigation fee revenues
- Development Review (Housing Related): There are several major developments already entitled or in the application phase that will require significant amount of time from the Housing and legal staff this year; completing the project's Below Market Rate, Density Bonus, and/or fee-related agreements, due to the variety of options developers can pursue in complying with the City's BMR and/or fee requirements. These projects include the AMD site redevelopment, Butcher's Corner, Town Center, and several density bonus rental projects (Sobrato on Karlstad and Greystar on Kifer, among others). In addition, the large number of affordable units currently in the pipeline (~500) will require significant work by Housing staff in assisting developers to market and lease or sell these units, as applicable, such as through lotteries, waiting lists, or general marketing efforts. Development review efforts also include oversight of proposed and/or approved mobile home park conversions and/or subdivisions of various kinds, and any tenant relocation efforts in process. In addition, properties with expiring affordable units, such as the recent Grove Garden project and upcoming expirations in BMR

rental projects, require significant staff effort to assist tenants in finding other housing.

Staff has proposed this study to undertake a more comprehensive look at the City's current market conditions, current policies, programs, planned studies, proposed studies, and existing pipeline of affordable units, in the context of external forces that impact the City's housing stock, including federal, state, and private sector actions. The intended outcome of this study would be a comprehensive strategy that would offer the City guidance in using its limited funding and staffing resources in the most effective way to positively impact current local housing conditions for local residents and workers, focusing on issues such as affordability, accessibility, quality, and sustainability (both in the financial and environmental sense). The study could also propose changes in the City's existing practices that promote the Council's desired goals.

Additional ideas that may be analyzed as part of this study could include any of those on the list below, which were presented at the City Council strategic planning sessions in 2017.

Supply-side (producer) approaches

- Relax development standards to reduce development costs
- Further streamline development review process / Expand by-right zoning (state may impose on cities anyway)
- More generous project funding/underwriting standards*
- Develop Land Acquisition Assistance Program*
- Condo conversion ordinance update*

Demand-side (consumer) approaches

- Expand down payment & renter assistance programs
- Expand current programs to new income levels (e.g., above 120% AMI)
- Increase Education Programs (financial literacy, homebuyer education, tenant education)*
- BMR expansion (related to proposed Study Issue: CDD-17-07)
- Rent stabilization (related to other proposed Study Issues: CDD 17-03 and CDD 17-06)
- Other mobile home related items (related to proposed Study Issue: CDD 17-05)

*Staff has preliminarily identified these strategies as being the most impactful for Sunnyvale.

What precipitated this study?

There is growing concern about the affordability and availability of housing in Sunnyvale and the region. There are several other proposed study issues focused on specific concerns or solutions; this study is proposed as a more holistic examination of the overall local housing context, to analyze which strategies could be implemented by the City most effectively and to assist the largest number of local residents and/or housing seekers. These strategies could consist of modifications/enhancements to existing housing programs, integration of proposed study issues, introduction of new programs, changes to City policies or regulations, or other strategies.

Planned Completion Year: 2017/2018

FISCAL IMPACT**Cost to Conduct Study**

Level of staff effort required (opportunity cost): Major

Amount of funding above current budget required: \$ 200,000

Funding Source: Will seek budget supplement

Explanation of Cost:

There is minimal capacity in the Community Development Department for housing-related studies this year due to the large number of affordable housing development projects, policy projects, development review-related workload, legislative advocacy and general operational workload currently impacting staff, as described above. The funding would be used to hire one or more specialized consultants with expertise in these areas, such as an economic/financial firm and housing policy/programs firm, as well as short-term provisional or contract staff to manage the consultant contracts, plan and manage public outreach efforts, and respond to public inquiries related to the study. The work of the staff and consultants would be overseen by the Housing Officer.

Cost to Implement Study Results

Unknown. Study would include assessment of potential costs.

Explanation of Cost: The study will include an assessment of existing revenue sources for housing programs and projects, and whether changes in how the various housing activities are administered and/or current City codes or policies could be modified to reduce project or program costs.

EXPECTED PARTICIPATION IN THE PROCESS

Council-approved work plan: Yes

Council Study Session: Yes

Reviewed by Boards/Commissions: Housing and Human Services; possibly Planning Commission if changes to zoning regulations are proposed.

STAFF RECOMMENDATION

Position: Support

Explanation: The study is recommended as an alternative to the other housing-related study issues proposed for 2017 to provide a more comprehensive review of options for improving the production and availability of affordable housing and addressing other areas of public concern related to housing.

Prepared By: Suzanne Ise, Housing Officer

Reviewed By: Trudi Ryan, Director, Community Development

Reviewed By: Kent Steffens, Assistant City Manager

Approved By: Deanna J. Santana, City Manager

Draft Work Plan and Scope of Work for 2017 Housing Strategy
Study Issue CDD 17-09

WORK PLAN

Task	Responsible Party	Complete by
Prepare Draft Work Plan & Scope of Work	Staff (CDD)	Nov. 17, 2017
Review & Approve Draft Work Plan & Scope of Work	Council	Dec. 12, 2017
Issue RFP for Consultants, begin internal data gathering/research for project	Staff (CDD, Purchasing)	Jan. 30, 2018
Interim Progress Report to HHSC (Work Plan/Scope of Work Overview)	Staff	March 1, 2018
Select consultant, award contract, begin study	Staff (CDD), consultant	March 15, 2018
Hire part-time staff support (if needed)	Staff (CDD, HR)	April 30, 2018
Review initial findings/report from consultant, begin community outreach	Staff, consultant	May 15, 2018
Continue community engagement, analyze results, refine strategy	Staff, consultant	Aug. 2018
Hold hearings on study findings, recommended strategy (HHSC, possibly Planning Commission depending on extent of strategy related to zoning code and/or land use issues)	Staff, consultant HHSC, (PC)	Sep – Nov. 2018
Incorporate B/C recommendations, public input, hold Council study session (if needed), prepare final report to Council, final Council action	Staff, consultant, Council	Dec. 2018 – Jan 2019

Draft Work Plan and Scope of Work for 2017 Housing Strategy
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SCOPE OF WORK

- Goal:** The goal of the 2017 Housing Strategy is to refine the City's long-term housing strategy to identify potential improvements to existing programs and approaches, and/or potential new approaches to increase affordable housing stock and/or improve affordability of the local housing market.
- Context:** The City is undertaking this study in a time of significant change in State law related to housing development and pending substantial changes to federal housing policy and subsidy levels. In addition, the local context includes all-time historically high volumes of development activity (of all types), and periodic operational activities in CDD, including the 2018-19 Assessment of Fair Housing (AFH) and 2020 HUD Consolidated Plan (ConPlan) update, and preparation for the 2020 Census. The City must complete the AFH, ConPlan update and Census activities to meet federal requirements. This context will raise issues related to, and help to inform the development of the Housing Strategy. In addition, mandatory workloads related to these state and federal requirements will require that the City maintain discipline by carefully focusing the scope of this study so that it can be completed with the budget and staff resources available. If not, additional budget and staffing resources will be needed, or the timeline for completion may need to be extended.

Scope of study, consistent with Council direction to date, includes the following:

- 1) Describe and analyze options, pros and cons of space rent stabilization programs for Sunnyvale mobile home parks, potential costs and funding structures for implementation of such a program, and feasibility of park acquisition options (by residents, co-op and/or non-profit entities). Provide a high-level overview of the general effectiveness of current mobile home park conversion policy (Chapter 19.72); and
- 2) Review the age-friendliness of housing in Sunnyvale. Describe cost-effective, legally feasible options for improving its age-friendliness through City policy or practice;
- 3) Describe and analyze options related to supply-side housing efforts, such as, but not limited to: more generous affordable housing project financing, land acquisition financing program for non-profit developers, enacting a rental inclusionary ordinance consistent with AB 1505, and/or updating the condominium conversion ordinance;
- 4) Describe and analyze options related to demand-side approaches, such as, but not limited to: educational programs on financial literacy, homebuyer education,

Draft Work Plan and Scope of Work for 2017 Housing Strategy
Study Issue CDD 17-09

tenant education, or other possible demand-side approaches not currently offered by City;

- 5) If contract funding is available after items 1-4 are addressed, any of the following items may be added to the scope, after initial negotiations with selected consultant and at the direction of the CDD Director:
- a) Refining development review procedures for housing developments, refining tracking or reporting procedures, and/or other operational changes that may be needed to comply with the mandatory aspects of new State laws (the “2017 Housing Package”);
 - b) Analyzing new State laws to identify any new planning and/or funding opportunities that may be worthwhile for the City to explore;
 - c) Consider methods to improve code compliance and health and safety among properties with unpermitted ADUs, without triggering displacement or other adverse impacts to neighborhoods;
 - d) Describe & analyze options related to housing policy objectives not yet completed from the 2015 Housing Element (i.e., apartment tenant relocation assistance policy; PDA incentives/policies; and HMF funding policies/priorities);

The purpose of this study is to provide the City with an updated strategy that recognizes and builds on the strategies described in the current Housing Element and 2015-2020 HUD Consolidated Plan, to guide future housing policy to address current and future community needs.

DELIVERABLES:

- A. **Draft report** on initial findings, conclusions, and recommended options for implementation. Report would consider cost/benefit of each recommended option, and highlight options projected to have most net positive impact on Sunnyvale's housing market (in terms of affordability, accessibility, quality, urban design, workforce needs, transportation, sustainability, etc.), within available private and/or public investment parameters. Analysis would consider fiscal impacts of policy changes and/or program implementation, potential administrative burden, infringement on private property rights, and/or other potential unintended negative impacts, as well as positive impacts. Report to provide brief background overview of existing housing policy tools and programs being implemented by City.
- B. Implement a **public engagement plan** with multiple channels (in person meetings, online input, newsletters, etc.) for public input for the project team and policymakers to consider. Implement outreach plan and provide meeting notes, summary and analysis of feedback received, how it might influence final strategy.

Draft Work Plan and Scope of Work for 2017 Housing Strategy
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- C. **Final report** with recommended strategy to guide the City for the remainder of the 2015-2023 Housing Element period. Strategy should provide structure for effective use of limited funding and staffing to improve housing conditions for Sunnyvale residents and workers, while avoiding, to the extent possible, negative impacts noted above. Provide projections of implementation costs and/or revenues for recommended programs, and recommend options for program design, administrative structure, and/or policy approaches to minimize implementation costs to the extent possible.



Goals and Policies

This section of the Housing Element presents the goals and policies the City intends to implement to address Sunnyvale's identified housing needs.

Provision of New Housing and Home Buyer Assistance

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

- Policy A.1** Encourage diversity in the type, size, price and tenure of residential development in Sunnyvale, including single-family homes, townhomes, apartments, mixed-use housing, transit-oriented development, and live-work housing.
- Policy A.2** Facilitate the development of affordable housing through regulatory incentives and concessions, and/or financial assistance.
- Policy A.3** Utilize the Below Market Rate (BMR) Housing requirements as a tool to integrate affordable units within market rate developments, and increase the availability of affordable housing throughout the community.
- Policy A.4** Continue to require office, residential, and industrial development to mitigate the demand for affordable housing.
- Policy A.5** Work with Sunnyvale's major employers, educational and health care institutions to facilitate and encourage the development of workforce housing. Promote the City's affordable housing programs with local employers.
- Policy A.6** Provide first time homebuyer assistance to low and moderate income households, with priority to buyers who currently work and/or live in Sunnyvale.
- Policy A.7** Support collaborative partnerships with non-profit organizations, affordable housing builders, and for-profit developers to gain greater access to various sources of affordable housing funds.
- Policy A.8** Encourage developers to use State density bonus incentive when applicable to provide affordable housing units.



Housing Conservation and Maintenance

Goal B **Maintain and enhance the condition and affordability of existing housing in Sunnyvale.**

Policy B.1 Encourage property owners to maintain rental and ownership units in sound condition through the City's neighborhood preservation and housing rehabilitation programs.

Policy B.2 Provide community outreach and comprehensive neighborhood improvement programs within Sunnyvale's Neighborhood Enhancement areas to improve housing conditions and the overall quality of life.

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.

Policy B.4 Work with property owners, tenants, and non-profit purchasers to facilitate the preservation of publicly-assisted rental housing to maintain affordability to lower income households.

Policy B.5 Support the provision of rental assistance by the Santa Clara County Housing Authority to lower income households.

Policy B.6 Preserve Sunnyvale's mobile home parks as an affordable housing option. Maintain at least 400 acres of mobile home park zoning.

Policy B.7 Regulate the conversion of rental apartments to condominium ownership, and only permit conversions when the citywide vacancy rate for rental units warrants, and a benefit to the overall housing supply can be shown.



Removal of Governmental Constraints

Goal C Minimize the impact of governmental constraints on the maintenance, improvement and development of housing.

Policy C.1 Monitor and revise when appropriate all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and construction of housing units to assess the impact on housing costs and/or future supply.

Policy C.2 Maintain provisions for supportive and transitional housing and emergency shelters in the City's Zoning Code.

Policy C.3 Maintain reduced parking standards for special needs housing and housing in close proximity to public transit.

Provision of Adequate Housing Sites

Goal D Provide adequate sites for the development of new housing through appropriate land use and zoning to address the diverse needs of Sunnyvale's residents and workforce.

Policy D.1 Provide sites for development of housing that responds to diverse community needs in terms of density, tenure type, unit size, accessibility, location and cost.

Policy D.2 Continue to accommodate new residential development into specific plan areas and areas near transit and employment and activity centers, such as the El Camino Real corridor and Lawrence Station area.

Policy D.3 Require new development to build to at least 75 percent of the maximum zoning density, unless an exception is granted by the City Council.

Policy D.4 Assist residential developers in identifying sites through dissemination of the sites inventory.

Policy D.5 Provide opportunities and incentives for mixed use, multi-family infill, and transit-oriented development in Downtown Sunnyvale as part of the City's overall revitalization strategy for the area.



- Policy D.6** Provide expanded areas for higher density housing through the conversion of underutilized industrial areas to residential use, if the sites are consistent with General Plan standards for residential uses (i.e., no health hazards exist).
- Policy D.7** Take advantage of existing infrastructure and public improvements to provide additional housing by allowing accessory living units within residential neighborhoods.

Equal Housing Opportunities and Special Needs

Goal E Promote equal housing opportunities for all residents, including Sunnyvale's special needs populations, so that residents can reside in the housing of their choice.

- Policy E.1** Support the provision of fair housing services and tenant/landlord mediation to residents.
- Policy E.2** Implement City ordinances regarding prohibition of discrimination in housing.
- Policy E.3** Continue to address the special housing needs of seniors through provision of affordable housing, and housing-related services, such as home rehabilitation programs, paint grants, and maintenance, shared housing match, and housing counseling (i.e. reverse mortgage counseling, etc.) and various referral services.
- Policy E.4** Continue to address the special needs of persons with disabilities through provision of supportive housing, accessibility grants, and development of procedures for reasonable accommodation.
- Policy E.5** Encourage the provision and distribution of residential care facilities throughout the community.
- Policy E.6** Participate in the County Collaborative on Affordable Housing and Homeless Issues to support its efforts to prevent and end homelessness. Facilitate and sponsor the provision of permanent supportive housing for homeless people. Support local service providers that offer facilities and support services to homeless individuals and families, and persons at risk of homelessness.
- Policy E.7** Encourage developers to design and develop housing projects that accommodate the needs of large families, single-parent



households, and/or families with children, such as including units with three or more bedrooms, on-site child care facilities, and/or family-friendly open space and common areas.

Neighborhood Quality

Goal F **Maintain sustainable neighborhoods with quality housing, infrastructure and open space that fosters neighborhood character and the health of residents.**

- Policy F.1** Continue efforts to balance the need for additional housing with other community values, including preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood.
- Policy F.2** Promote neighborhood vitality by providing adequate community facilities, infrastructure, landscaping and open space, parking, and public health and safety within new and existing neighborhoods.
- Policy F.3** Continue a high quality of maintenance for public streets, rights-of-way, and recreational areas, and provide safe and accessible pedestrian, bike, and transit linkages (accessibility) between jobs, residences, transportation hubs, and goods and services.
- Policy F.4** Continue to implement a citizen-oriented, proactive education program regarding neighborhood preservation. Encourage resident involvement in identifying and addressing neighborhood needs in partnership with the City.
- Policy F.5** Promote the preservation of historically and architecturally significant buildings and neighborhoods through land use, design and housing policies.
- Policy F.6** Require the use of sustainable and green building design in new and existing housing.
- Policy F.7** Continue to permit and encourage a mix of residential, neighborhood-serving retail, and job-producing land uses, as long as there is neighborhood compatibility and no unavoidable environmental impacts.