

## Sunnyvale General Plan Chapter 4 - Housing Element (HE) Goals and Policies

January 31, 2015 – January 31, 2023

*(Approved by the Sunnyvale City Council on December 16, 2014)*

**GOAL HE-1 ADEQUATE HOUSING** - Assist in the provision of adequate housing to meet the diverse needs of Sunnyvale's households of all income levels. *(Housing Sub-element Goal A / Adopted in 2009)*

- **Policy HE-1.1** 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. *(Housing Policy A.1)*
- **Policy HE-1.2** Facilitate the development of affordable housing through regulatory incentives and concessions, and/or financial assistance. *(Housing Policy A.2)*
- **Policy HE-1.3** 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. *(Housing Policy A.3)*
- **Policy HE-1.4** Continue to require office and industrial development to mitigate the demand for affordable housing. *(Housing Policy A.4)*
- **Policy HE-1.5** 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. *(Housing Policy A.5)*
- **Policy HE-1.6** Provide first time homebuyer assistance to low and moderate income households, with priority to buyers who currently work and/or live in Sunnyvale. *(Housing Policy A.6)*
- **Policy HE-1.7** 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. *(Housing Policy A.7)*

Sidebar: See Goal LT-5, LT-6, and LT-7 (Appropriate Housing)

**GOAL HE-2 ENHANCED HOUSING CONDITIONS AND AFFORDABILITY** - Maintain and enhance the conditions and affordability of existing housing in Sunnyvale. *(Housing Goal B / Adopted in 2009)*

- **Policy HE-2.1** Encourage property owners to maintain rental and ownership units in sound condition through the neighborhood preservation and rehabilitation programs. *(Housing Policy B.1)*
- **Policy HE-2.3** Provide community outreach and comprehensive neighborhood improvement programs within Sunnyvale's Neighborhood Enhancement areas to improve housing conditions and the overall quality of life. *(Housing Policy B.2)*
- **Policy HE-2.3** Strengthen multi-family neighborhoods through partnership with non-profit housing organizations in the acquisition and rehabilitation of older residential properties and maintenance as long term affordable housing. *(Housing Policy B.3)*
- **Policy HE-2.4** 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. *(Housing Policy B.4)*
- **Policy HE-2.5** Support the provision of rental assistance by the Santa Clara County Housing Authority to lower income households. *(Housing Policy B.5)*

- **Policy HE-2.6** Preserve Sunnyvale’s mobile home parks as an affordable housing option. Maintain at least 400 acres of mobile home park zoning. *(Housing Policy B.6)*
- **Policy HE-2.7** 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. *(Housing Policy B.7)*

**GOAL HE-3 MINIMIZED GOVERNMENTAL CONSTRAINTS ON HOUSING** - Minimize the impact of governmental constraints on the maintenance, improvement and development of housing. *(Housing Goal C / Adopted in 2009)*

- **Policy HE-3.1** Monitor 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 HE-3.2** Revise the City’s Zoning Code to clarify provisions for supportive and transitional housing, and emergency shelters.
- **Policy HE-3.3** Establish reduced parking standards for special needs housing, and housing in close proximity to public transit.

**GOAL HE-4 ADEQUATE HOUSING SITES** - 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. *(Housing Goal D / Adopted in 2009)*

- **Policy HE-4.1** Provide site opportunities for development of housing that responds to diverse community needs in terms of density, tenure type, location and cost.
- **Policy HE-4.2** Continue to direct new residential development into specific plan areas, near transit, and close to employment and activity centers.
- **Policy HE-4.3** 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 HE-4.4** Assist residential developers in identifying sites through dissemination of the sites inventory, and assist in consolidation of parcels with Redevelopment Project Areas.
- **Policy HE-4.5** 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 HE-4.6** Provide expanded areas for higher density housing through the conversion of underutilized industrial areas to residential use, if the sites are fit for residential uses (i.e. no health hazards exist).
- **Policy HE-4.7** Take advantage of existing infrastructure and public improvements to provide additional housing by allowing accessory living units within residential neighborhoods

**GOAL HE-5 EQUAL HOUSING OPPORTUNITIES** - Promote equal housing opportunities for all residents, including Sunnyvale’s special needs populations, so that residents can reside in the housing of their choice. *(Housing Goal E / Adopted in 2009)*

- **Policy HE-5.1** Support the provision of fair housing services and tenant/landlord mediation to residents.
- **Policy HE-5.2** Implement City ordinances regarding prohibition of discrimination in housing.
- **Policy HE-5.3** 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 HE-5.4** 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 HE-5.5** Encourage the provision and distribution of residential care facilities throughout the community.
- **Policy HE-5.6** Participate in the County Collaborative on Affordable Housing and Homeless Issues to provide a continuum of care of services and facilities for the homeless. Facilitate and sponsor the provision of housing for homeless people if the Onizuka base conversion plan is approved by the federal agencies. Support local service providers that offer facilities and support services to homeless individuals and families, and persons at risk of homelessness.

**GOAL HE-6 SUSTAINABLE NEIGHBORHOODS** - Maintain sustainable neighborhoods with quality housing, infrastructure and open space that fosters neighborhood character and the health of residents. *(Housing Goal F / Adopted in 2009)*

- **Policy HE-6.1** 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 identify in each neighborhood.
- **Policy HE-6.2** 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 HE-6.3** Continue a high quality of maintenance for public streets, rights-of-way, and recreational areas, and provide safe pedestrian, bike, and transit linkages (accessibility) between jobs, residences, transportation hubs, and goods and services.
- **Policy HE-6.4** 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 HE-6.5** Promote the preservation of historically and architecturally significant buildings and neighborhoods through land use, design and housing policies.
- **Policy HE-6.6** Encourage use of sustainable and green building design in new and existing housing.
- **Policy HE-6.7** Continue to permit and encourage a mix of residential and job-producing land uses, as long as there is neighborhood compatibility and no unavoidable environmental impacts.