



City of Sunnyvale

Agenda Item-No Attachments (PDF)

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REPORT TO COUNCIL

SUBJECT

Approve the 2013 Annual Progress Report on Implementation of the General Plan's Housing Element

BACKGROUND

California Government Code Section 65400 requires every general law city and county to submit an Annual Progress Report (APR) to the State describing the progress made by the local government toward implementing the Housing Element of their General Plan. Government Code Section 65700 exempts charter cities such as Sunnyvale from this requirement; however, certain state grant programs, such as the Housing-Related Parks (HRP) grant program, require all applicant jurisdictions to comply with this requirement, including charter cities. This year the City was eligible to apply for an HRP grant of nearly \$1 million for improvements to Fair Oaks Park, due to the City's compliance with the APR reporting requirements and successful development of various affordable housing units in recent years. Staff submitted the application in January and anticipates receiving the results of that application within the next several months.

The APR provided in Attachment 1 quantifies and describes the progress made by the City in calendar year 2013 toward its Regional Housing Need Allocation (RHNA) objectives and Housing Element goals. In addition, the information gathered in this report and in prior year APRs has streamlined the data-gathering process for the 2015-2022 Housing Element Update, which is currently underway and planned for adoption by the end of 2014.

California Government Code Section 65400 also requires that the APR be considered at an annual public hearing before Council, where members of the public shall be allowed to provide oral testimony and written comments on the City's progress in implementing its housing element.

EXISTING POLICY

Sunnyvale General Plan, Community Vision Element

Policy CV-1.2: Provide accurate and thorough information in a timely manner to ensure that community members have an opportunity to respond effectively.

Sunnyvale General Plan, Land Use and Transportation Element

Goal LT-3, Appropriate Mix of Housing: Ensure ownership and rental housing options in terms of style, size and density that are appropriate and contribute positively to the surrounding area.

Sunnyvale General Plan, Land Use and Transportation Element

Policy LT-3.1: Provide land use categories for and maintenance of a variety of residential densities to offer existing and future residents of all income levels, age, groups and special needs sufficient opportunities and choices for locating in the community.

ENVIRONMENTAL REVIEW

N/A

DISCUSSION

The 2013 APR (Attachment 1) provides the number of housing units for which the City issued building permits during 2013, both in the aggregate and by affordability levels, according to State-defined income levels (extremely-low- through above-moderate- income). The APR also describes the City's progress toward achieving the housing objectives listed in the Implementation Plan of the Housing Element. The APR must be submitted to California Department of Housing and Community Development (HCD) by April 1, 2014.

The APR is an important tool for tracking and monitoring the City's progress in addressing its housing needs and goals. HCD encourages all cities to submit the report as a way to meet the State requirement to periodically review and update housing elements. In addition, if the City wishes to apply for certain State grants made available by HCD, the APR must have been submitted to the State in the prior year. As noted above, Housing staff recently applied for a 2013 Housing-Related Parks Program Grant, and hopes to receive an award letter within the year.

FISCAL IMPACT

There is no fiscal impact related to approving the APR.

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 the Annual Progress Report on implementation of the Housing Element as provided in Attachment 1.
2. Approve the Annual Progress Report on implementation of the Housing Element with modifications.

STAFF RECOMMENDATION

Alternative 1: Approve the Annual Progress Report on implementation of the Housing Element as provided in Attachment 1.

Prepared by: Ernie DeFrenchi, Affordable Housing Manager
Reviewed by: Hanson Hom, Director, Community Development
Suzanne Isé, Housing Officer
Approved by: Robert A. Walker, Interim City Manager

ATTACHMENTS

1. 2013 Annual Progress Report