



City of Sunnyvale

Agenda Item-No Attachments (PDF)

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REPORT TO COUNCIL

SUBJECT

Approve the 2014 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.

The City received an HRP Grant for \$973,525 in 2014 for affordable units permitted or completed in calendar years 2010 through 2013. This year the City was eligible to apply for an HRP grant of nearly \$1 million, based on the affordable units permitted or completed in calendar year 2014. The City's eligibility for this grant program is due to the City's compliance with the APR reporting requirements, and permitting and successful development of various affordable housing units in recent years. Staff submitted the 2014 HRP application in February, and HCD is supposed to announce the grant awards in late June of this year.

The APR provided in Attachment 1 quantifies and describes the progress made by the City in calendar year 2014 toward its Regional Housing Need Allocation (RHNA) objectives and Housing Element goals. In addition, the information gathered from these APRs streamlined the data-gathering process required to update the 2015-2023 Housing Element, which was adopted on January 20, 2015.

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

A recently enacted Senate Bill 341 of 2013, related to the statewide redevelopment agency dissolution process, requires the City to attach a new report to the APR when submitting it to HCD. The new report provides data on the City's Housing Successor Agency activities and finances. This report covers the fiscal year 2013-2014. Because the City had not yet received any RDA housing set-aside funds during that year, the report shows no activities and zeros in most of the fiscal questions. This report is attached to the APR as Appendix A.

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.

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.

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 2014 APR (Attachment 1) provides the number of housing units for which the City issued building permits during 2014, 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, 2015.

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 and received a \$973,525 grant award in 2014, and recently applied for another HRP grant for nearly \$1 million. Staff expects to find out the results of that application by the end of June.

FISCAL IMPACT

The annual submittal of the APR has enabled the City to receive nearly \$1 million in HRP grant funds for eligible park improvements to date. The recommended action will allow the City to qualify for and likely receive another HRP grant in a somewhat similar amount.

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.
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.

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

ATTACHMENT

1. 2014 Annual Progress Report