



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 19-0448, Version: 1

REPORT TO COUNCIL

SUBJECT

Consider Below Market Rate Alternative Compliance Plans for Residential Development at 1142 Dahlia Court. Applicant: Trumark Homes; Planning Files 2018-7989 and 2018-7451.

SUMMARY OF COMMISSION ACTION

The Housing and Human Services Commission (HHSC) considered this item on April 17, 2019 and was unable to forward a recommendation to City Council.

The first motion was to deny the Applicant's request for approval of the BMR Alternative Compliance Plan allowing payment of BMR in-lieu fees (ILF) and require onsite BMR homes within the project. The motion failed with a 2-2 vote.

A second motion was to approve the Applicant's request for approval of the BMR Alternative Compliance Plan allowing payment of BMR in-lieu fees (ILF) rather than providing BMR homes within the project. The motion failed with a 2-2 vote.

The detailed report to HHSC is available as Attachment 3 and the draft minutes of the HHSC meeting are Attachment 4.

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 Applicant's BMR Alternative Compliance Plan for the project located at 1142 Dahlia Court, as shown in Attachment 2 to the report.
2. Approve the Applicant's BMR Alternative Compliance Plan for the project located at 1142 Dahlia Court, with modifications.
3. Do not approve the BMR Alternative Compliance Plan for the project and require the Applicant to comply with the BMR conditions of approval by providing BMR units within the project, or other alternative specified by Council.

STAFF RECOMMENDATION

Alternative 1: Approve the Applicant's BMR Alternative Compliance Plan for the project located at 1142 Dahlia Court, as shown in Attachment 2 to the report.

Staff recommends approving the ILF option for this project, allowing the City to use the fees to meet

other affordable housing objectives identified by City Council at a date to be determined. From a public policy perspective, this approach can be preferable to providing seven large homes (with sales price discounts of \$2 million or more) affordable to moderate-income households; ILFs could leverage additional funding for a significantly larger number of new affordable housings units or potentially be used for a new housing assistance program.

Prepared by: Ernie Defrenchi, Affordable Housing Manager

Reviewed by: Jennifer Carloni, Housing Officer

Reviewed by: Trudi Ryan, Director, Community Development

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Market Feasibility Analysis
2. BMR Alternative Compliance Plan

Additional Attachments for Report to Council

3. Report to Housing and Human Services Commission 19-0459, April 17, 2019 (without attachments)
4. Excerpt of Draft Minutes of the Housing and Human Services Commission Meeting of April 17, 2019