



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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File #: 21-0684, Version: 1

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### REPORT TO COUNCIL

#### **SUBJECT**

Introduce an Ordinance Amending Chapter 19.67 (Below Market Rate Ownership Housing) of the Sunnyvale Municipal Code to Modify the Inclusionary Housing Program

#### **SUMMARY OF COMMISSION ACTION**

The Housing and Human Services Commission (HHSC) considered this item on May 26, 2021 (Report to Commission No. 21-0071). The Planning Commission (PC) considered this item on June 14, 2021, (Report to Commission No. 21-0631, Attachment 1). The two commission reports are essentially identical.

#### **Commission Recommendations**

**Housing and Human Services Commission Recommendation:** Recommend that the City Council Introduce an ordinance to amend Chapter 19.67 ("Below Market Rate Ownership Housing") of Title 19 ("Zoning") of the Sunnyvale Municipal Code to modify Inclusionary Below Market Rate Ownership Housing Requirements (Attachment 2).

**Planning Commission Recommendation:** Recommend that the City Council Introduce an ordinance to amend Chapter 19.67 ("Below Market Rate Ownership Housing") of Title 19 ("Zoning") of the Sunnyvale Municipal Code to modify Inclusionary Below Market Rate Ownership Housing Requirements (Attachment 2).

No public comment letters on this topic were received.

#### **PUBLIC CONTACT**

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

#### **ALTERNATIVES**

1. Introduce an Ordinance to amend Chapter 19.67 ("Below Market Rate Ownership Housing") of Title 19 ("Zoning") of the Sunnyvale Municipal Code to modify Inclusionary Below Market Rate Ownership Housing Requirements (Attachment 3).
2. Introduce an Ordinance to amend Chapter 19.67 ("Below Market Rate Ownership Housing") of Title 19 ("Zoning") of the Sunnyvale Municipal Code to modify Inclusionary Below Market Rate Ownership Housing Requirements (Attachment 3), with modifications.
3. Do not introduce an Ordinance and provide direction to staff if modifications are desired.

### **STAFF RECOMMENDATION**

Alternative 1: Introduce an Ordinance to amend Chapter 19.67 ("Below Market Rate Ownership Housing") of Title 19 ("Zoning") of the Sunnyvale Municipal Code to modify Inclusionary Below Market Rate Ownership Housing Requirements (Attachment 3 to the report).

Alternative 1 meets the City's goal of increasing affordable housing production through an inclusionary housing program for both low and moderate income households; this code amendment focuses on increasing affordable housing for moderate income households, bringing it up to the same required inclusionary percentage for rental units (which are affordable to lower income households). Community members attending various outreach meetings voiced support to the City for increasing ownership inclusionary housing at a rate of fifteen percent.

Prepared by: Ernie Defrenchi, Affordable Housing Manager

Reviewed by: Jenny 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. Report to the Planning Commission, 21-0631 (without attachments)
2. Excerpt of Draft Minutes of the Housing and Human Services Commission Meeting of May 26, 2021
3. Draft Ordinance, Amended Chapter 19.67: Inclusionary Below Market Rate Ownership Housing
4. 2020 Housing Strategy
5. Survey of Local Jurisdictions' Inclusionary Requirements
6. Stakeholder Meeting Minutes of March 23, 2021

### **Additional Attachments for Report to Council**

7. Excerpt of Draft Minutes of the Planning Commission Meeting of June 14, 2021