

Department of Housing and
Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Sunnyvale

Mailing Address: P.O. Box 3707, Sunnyvale, CA 94088-3707

Contact Person: Emie DeFrenchi Title: Affordable Housing Mgr.

Phone: 408-730-2784 FAX: 408-737-4906 E-mail: edefrenchi@ci.sunnyvale.ca.us

Reporting Period by Calendar Year: from 1/1/10 to 12/31/10

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction: City of Sunnyvale
 Reporting Period: 4/1/2010 - 12/31/2010

Table A
 Annual Building Activity Report Summary - New Construction
 Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4	5	6	7	8	9	10		
1168 Astler Ave.	5+	O	0	1	0	13	14	14	NA	Inc	0
1287 Lawrence Station	5+	R	0	46	290	0	336	336	NA	Inc	0
1170 Morse Ave.	5+	O	0	5	0	43	48	48	NA	Inc	0
615 Tasman Dr.	5+	R	0	43	241	0	284	284	NA	Inc	0
106 Wolve Rd.	5+	O	0	3	0	18	21	21	NA	Inc	0
637 E. Taylor Ave.	5+	O	0	1	0	8	9	9	NA	Inc	0
680 S. Fair Oaks	6+	R	124	0	0	0	124	124	City HOME, Local City Housing Funds, HCD Infill, CalHFA - MHSA, ARRA Funds	Inc	0
1122 Morse Ave.	5+	0	0	2	0	11	13	13	N/A	Inc	0
(9) Total of Moderate and Above Moderate from Table A3								0	0	0	0
(10) Total By Income Table A/A3			124	101	531	93	849	849			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Sunnyvale
 Reporting Period 1/1/2010 - 12/31/2010

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to this table when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA, which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	100% AMI	80% AMI	60% AMI	50% AMI	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Sunnyvale
 Reporting Period 1/1/2010 - 12/31/2010

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction: City of Sunnyvale
Reporting Period: 1/1/2010 - 12/31/2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	2007/2008 Year 1&2	2009 Year 3	2010 Year 4	2011 Year 5	2012 Year 6	2013 Year 7	2014 Year 8	Year 9	Year 10	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Dead Restricted	1,073	0	0	124							124	949
	Non-dead restricted		0	0	0								
	Dead Restricted	768	132	12	101							245	483
Low	Non-dead restricted		0	0	0								
	Dead Restricted	776	0	4	0							4	241
Moderate	Non-dead restricted		0	0	\$51							531	
	Dead Restricted	1,858	603	100	93							886	983
Above Moderate													
Total RHNA by COG. Enter allocation number.		4,426										1,790	
Total Units			825	116	849							1,790	2,636
Remaining Need for RHNA Period													

Note: Units serving extremely low-income households are included in the very low-income permitted units totals.

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Timeline	Status of Program Implementation
Name of Program	Objective	Timeline	Status of Program Implementation
<p>1. Below Market Rate (BMR) Program</p>	<p>Review and refine BMR guidelines and codes to add program flexibility, accommodate current market conditions, and improve overall effectiveness.</p>	<p>2009-2014. Complete program modifications in 2009.</p>	<p>This objective was delayed by litigation (Santa Clara County Superior Court case CV159525). City prevailed on appeal on 3/24/11. City is proceeding with program modifications with target completion date of December 2013.</p>
<p>2. Homeownership Programs -First Time Homebuyer (FTHB) -Housing for Public Sector, Teachers, Child Care Workers (HPCC) -Mortgage Credit Certificate (MCC)</p>	<p>Revise program guidelines to improve effectiveness and adjust to market conditions. Assist 20 homebuyers per year with FTHB/HPCC and 8 with MCC.</p>	<p>2009-2014. Revise FTHB and HPCC program guidelines in 2009.</p>	<p>Completed. City Council approved revised FTHB Program in July 2009.</p>
<p>3. Affordable Housing Development Assistance</p>	<p>Provide financial and regulatory assistance for new affordable housing development, using available funds. Identify new sources of funding.</p>	<p>2009-2014. Evaluate expansion of Housing Mitigation Fee in 2011.</p>	<p>City evaluated increasing the fee in early 2011, however, due to the recession it was determined that it was not appropriate to increase the fee at that time. This item will be considered again in 2012.</p>
<p>4. Density Bonus Provisions</p>	<p>Update density bonus provisions; coordinate and publicize with BMR program.</p>	<p>Adopt ordinance updates in 2010.</p>	<p>This objective was delayed by litigation (Santa Clara County Superior Court case CV159525). City prevailed on appeal on 3/24/11. City is proceeding with program modifications with target completion date of December 2013.</p>
<p>5. Homeowner Rehab Programs 5a. Rehab Loans 5b. Energy Loans 5c. Paint Loans/ Grants 5d. Accessibility Grants 5e. Emergency Loans</p>	<p>Implement program modifications to enhance effectiveness. Assist 40 households/year under all 5 rehab programs.</p>	<p>2009-2014. Complete program modifications in 2009.</p>	<p>Completed.</p>

6. Multi-Family Rental Rehabilitation	Reconsider feasibility and demand for program, and recommend alternatives for program modifications.	Recommend revisions to Multi-Family Rental Rehab Program to City Council in 2010.	The program was evaluated and it was determined that program modifications are not needed at this at time.
7. Multi-Family Rental Property Acquisition/ Preservation/ Rehabilitation	Assist at least one large multi-family rental project (60-100 units)	2009-2014	In 2009, City provided assistance to a 95-unit rental property.
8. Neighborhood Enhancement Program	Target one new neighborhood per year for comprehensive neighborhood improvements, enhancing approximately 200 homes annually.	Complete one enhancement area annually.	Completed one area in 2009 and 2010.
9. Preservation of Assisted Rental Housing	Monitor affordability controls in 245 at-risk units. If Section 8 expires - conduct tenant education and support in search of alternative housing.	Annually contact non-profit owners to confirm status of Section 8 contract.	City provided assistance to preserve affordability at 95-unit rental property with expiring deed restrictions.
10. Section 8 Rental Assistance	Seek to maintain current levels of Section 8; encourage landlords to register units.	2009-2014	Ongoing.
11. Mobile Home Park Preservation	Implement current mobile home park protections. Evaluate ordinance modifications to enhance tenant protections.	2009-2014. Recommend revisions to Mobile Home Park Ordinance to City Council in 2011.	Underway.
12. Foreclosure Prevention	Promote foreclosure counseling services through the City's website and newsletter. Coordinate with the Santa Clara County Board of Realtors.	Initiate foreclosure outreach in 2009.	Completed.
13. Condominium Conversion Regulations	Implement tenant protections under current ordinance.	2009-2014	Complete. The Condominium Conversions Ordinance was found to be complete and offered sufficient tenant protection.
14. Zoning Text Amendments	Amend Zoning Code to make explicit provisions	Complete ordinance revisions in 2010.	Underway

	for a variety of special needs housing. Develop objective standards to regulate emergency shelters.		
15. Multi-family and Mixed-Use Processing Procedures	Amend Zoning Code to replace multi-family use permit with an administrative hearing process in multi-family and mixed use zones for projects up to 50 units. For residential projects still subject to use permit, annually evaluate processing times and conditions.	Amend the Zoning Code in 2010. Annually evaluate processing times and conditions on residential projects subject to a CUP.	Underway
16. Modified Parking Standards	Amend the Zoning Code to specify reduced parking standards for senior housing, housing for persons with disabilities, and housing in close proximity to transit.	Amend the Zoning Code in 2010.	Underway
17. Residential Sites Inventory	Maintain current inventory of potential residential and mixed use sites; provide to developers in conjunction with information on incentives.	2009-2014	Ongoing
18. Minimum Densities	Inform developers of policy to develop to at least 75% of General Plan density.	2009-2014	Ongoing
19. Downtown Specific Plan	Facilitate site assembly through marketing and purchase of strategic parcels. Encourage provision of affordable housing by requiring BMR units to be provided on-site or within the boundaries of the Specific	2009-2014	Completed/Ongoing

	Plan, and by promoting density bonus and development incentives available in conjunction with the BMR program.		
20. Accessory Living Units (ALUs)	Implement City's ordinance to accommodate ALUs, and place information on the City's website.	2009-2014. Add ALU information to CDD page on City's website in 2009.	Completed
21. Fair Housing Program	Contract with qualified agencies for comprehensive fair housing services and tenant/landlord mediation.	Annually review Fair Housing reports to assess any trends and develop appropriate actions.	Completed/Ongoing
22. Shared Housing Program	Contact cities and service providers about re-establishing a senior shared housing program.	Contact service agencies in 2010.	In progress
23. Accessible Housing	Develop and adopt Reasonable Accommodations procedures and disseminate info on City's website and at City Hall. Provide grants for accessibility improvements.	Adopt Reasonable Accommodation procedures in 2010.	Underway. The City provided 15 accessible grants in 2010.
24. Emergency Shelter and Emergency Services	Financially support area homeless shelter and service providers. Facilitate provision of approx. 100 units of homeless housing in association with Onizuka base conversion.	2009-2014. Provide 100 units of homeless housing by 2012.	In progress
25. Sustainability and Green Building	Continue sustainability program. Adopt a local green building program.	Adopt Green Building Program in 2009.	Completed

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction

City of Sunnyvale

Reporting Period

1/1/2010

12/31/2010

General Comments:

[Empty rectangular box for General Comments]