

# 2023-2031 Housing Element Update

Community Workshop

February 2022



Sunnyvale



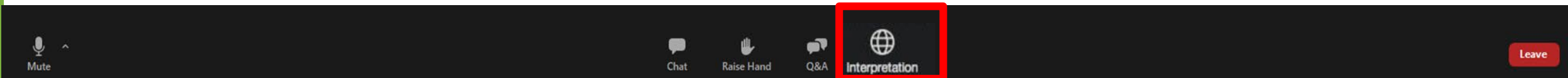
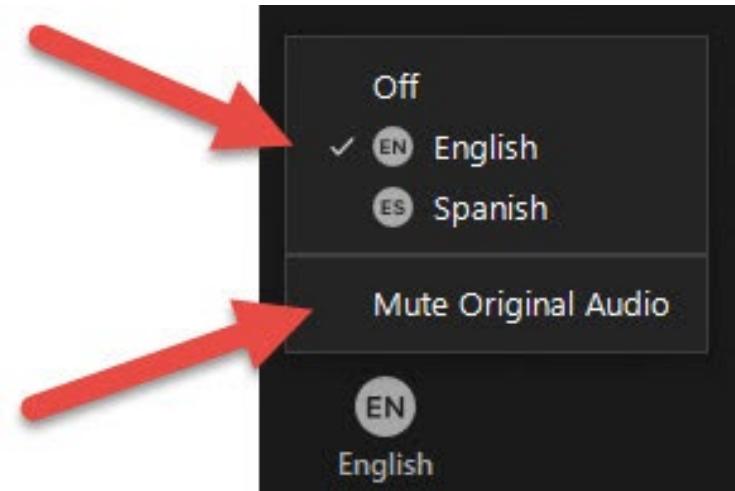
## For Language Interpretation

For desktop computer users,

1. Click Interpretation
2. Select the language
3. (Optional) Click Mute Original Audio, to only hear Spanish translation

For smart phone users,

1. Tap **More**
2. Tap **Language Interpretation**
3. Select the language
4. (Optional) Tap the toggle to **Mute Original Audio**



Zoom Comments/Questions? Send message using Q&A

# Agenda

- ▶ Housing Element Overview
- ▶ Recent Trends & Housing Needs
- ▶ Sites Inventory
- ▶ Project Timeline







# HOUSING ELEMENT OVERVIEW



# What is the Housing Element?

- ▶ Required element of the General Plan
  - ▶ Plan to meet housing needs of community
  - ▶ Accommodating City's fair share of regional housing need
- ▶ Updated every 8 years
  - ▶ State-mandated deadline January 31, 2023
- ▶ Required Review and Certification
  - ▶ Department of Housing and Community Development (HCD)

# Housing Element Contents

- ▶ Housing Needs Assessment
- ▶ Fair Housing Analysis
- ▶ Evaluation of Previous Element
- ▶ Housing Sites Inventory
- ▶ Analysis of Constraints
- ▶ Policies and Programs



# BREAK FOR POLLING

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Join at [slido.com](https://slido.com)  
#277639

ⓘ Start presenting to display the joining instructions on this slide.



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**Which statement best describes you?**

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# What is your housing situation?

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What is your age?

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How long have you lived in Sunnyvale?

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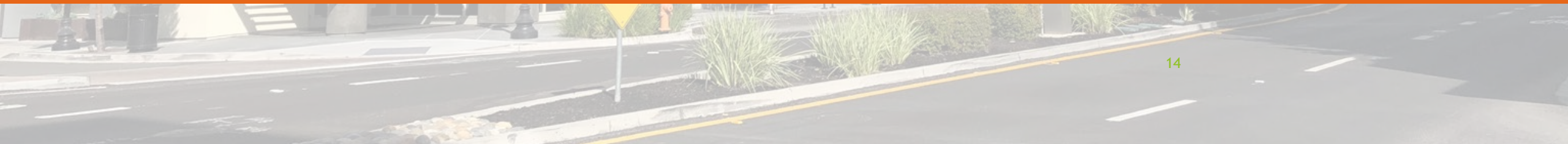


**What do you like about living and/or working in Sunnyvale?**

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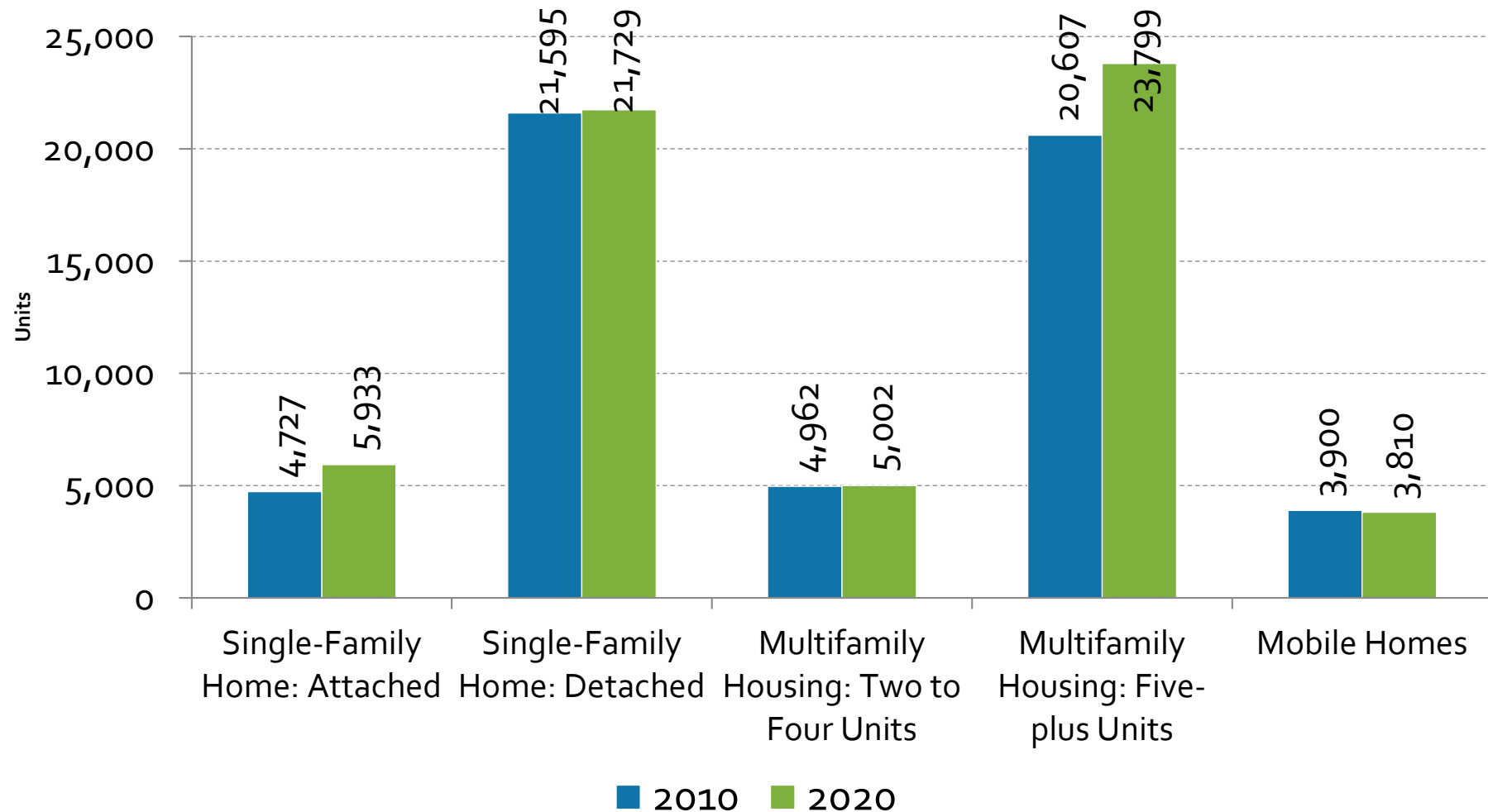
# RECENT TRENDS & HOUSING NEEDS





# Housing Trends in Sunnyvale

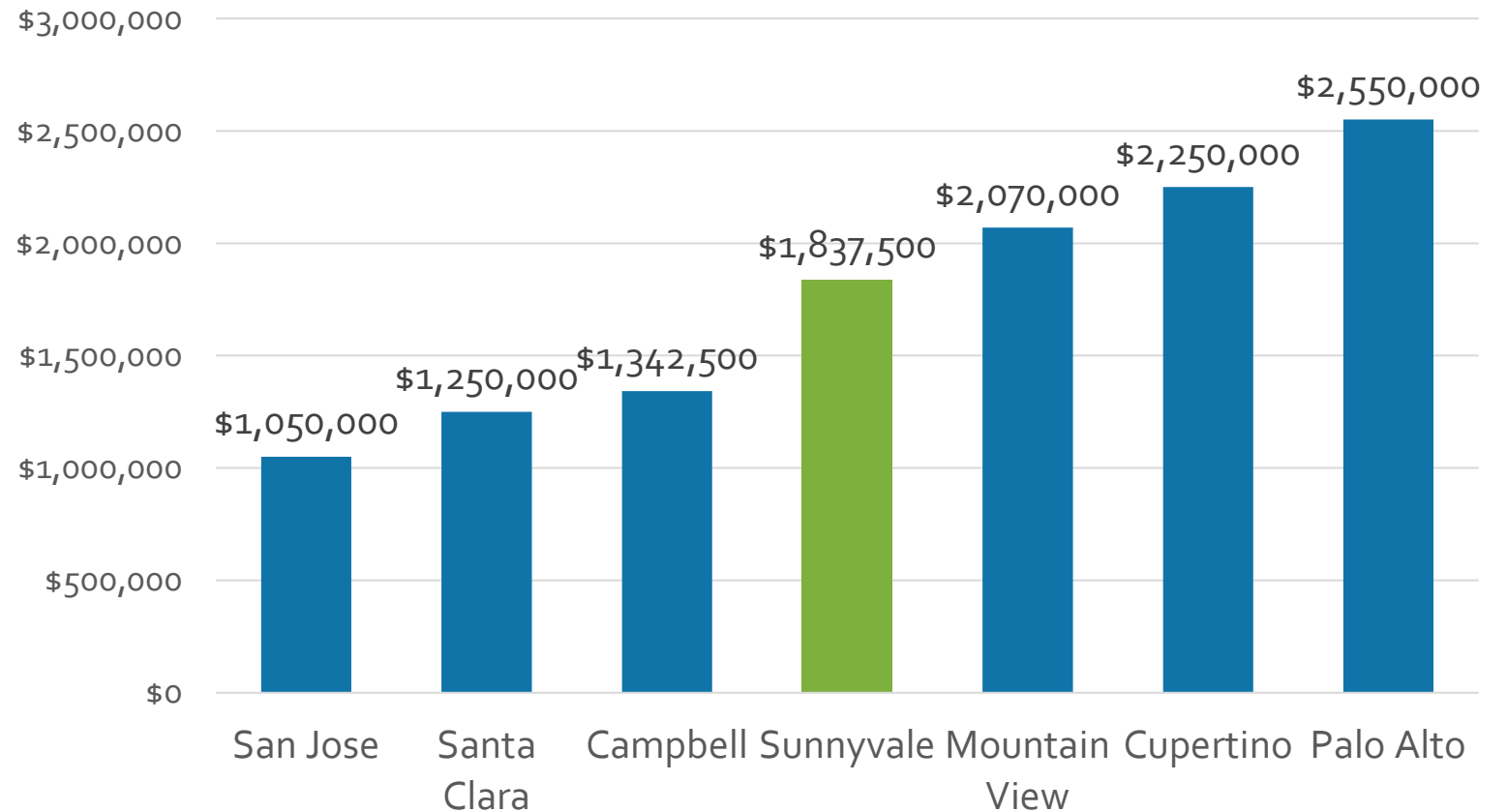
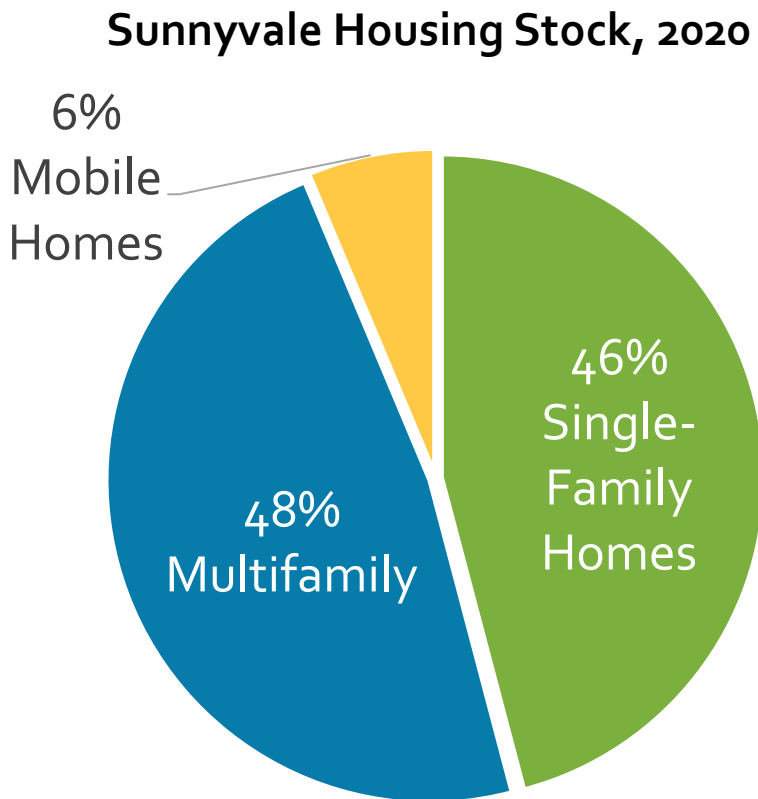
## Housing Stock by Type (2010 vs 2020)



Source: California Department of Finance, E-5 series

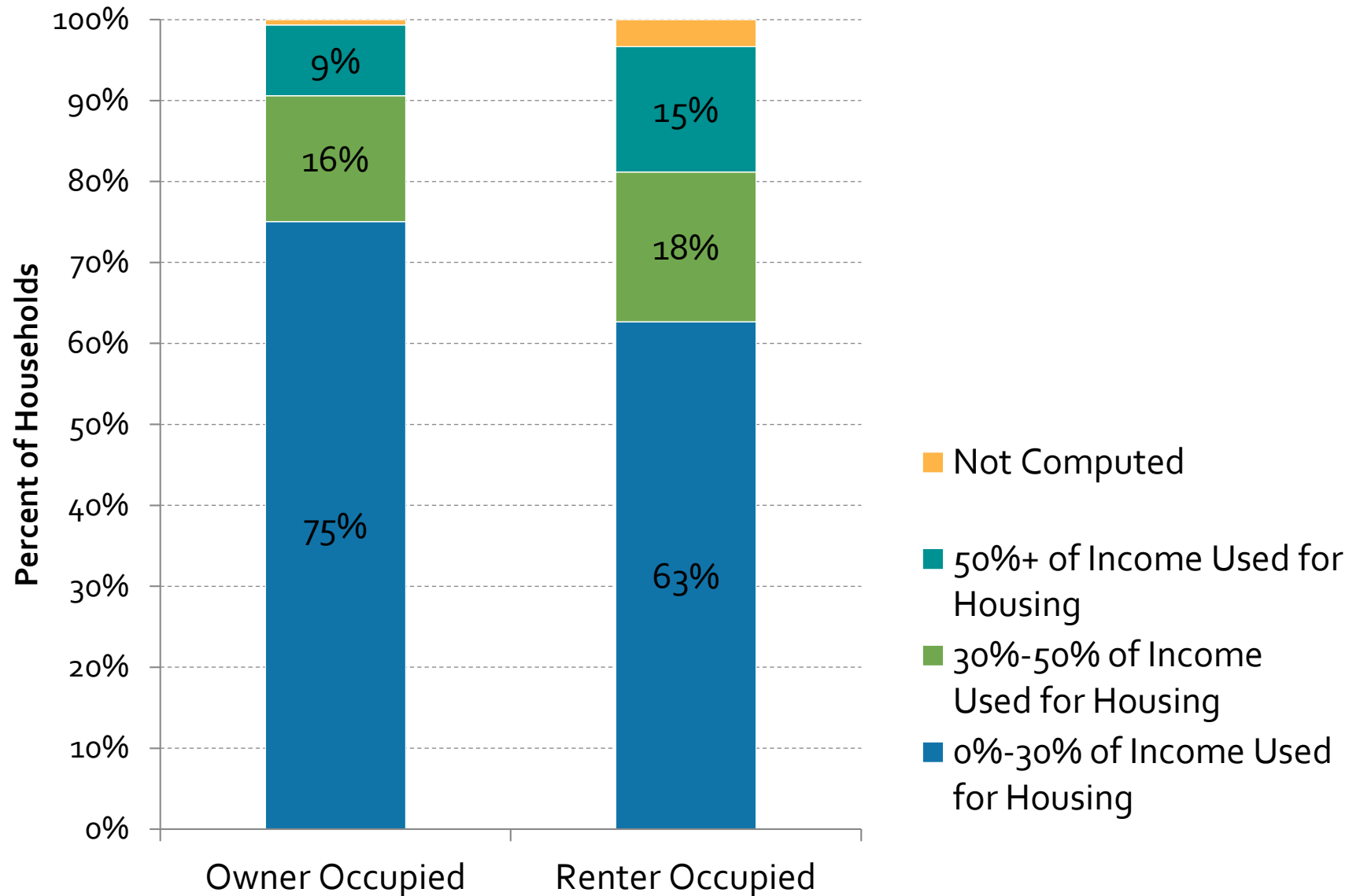
# Housing Trends in Sunnyvale

Median Home Sale Prices - Santa Clara County Cities - December 2018



An income of **\$370,000** is needed to afford the median-priced home in Sunnyvale

# Affordability Gap



**27%** of all Sunnyvale households are paying more than **30%** of their income on housing

# What is Affordable Housing?

Income Category	Max. Percent of Median Income	Annual Income		
		1-Person Household	3-Person Household	4-Person Household
Extremely Low-Income	30%	\$34,800	\$44,750	\$49,700
Very Low-Income	50%	\$58,000	\$74,600	\$82,850
Low-Income	80%	\$82,450	\$106,000	\$117,750
<b>Median Income</b>	<b>100%</b>	<b>\$105,900</b>	<b>\$136,150</b>	<b>\$151,300</b>
Moderate Income	120%	\$127,100	\$163,400	\$181,550

Source: California Department of Housing and Community Development, 2021 Income Limits, Santa Clara County

# Who needs Affordable Housing?



*Service Workers*



*Baristas/Waiters/  
Waitresses*



*Seniors with  
Fixed Incomes*



*Teachers*



*Nurses*



*Firefighters*

# BREAK FOR POLLING

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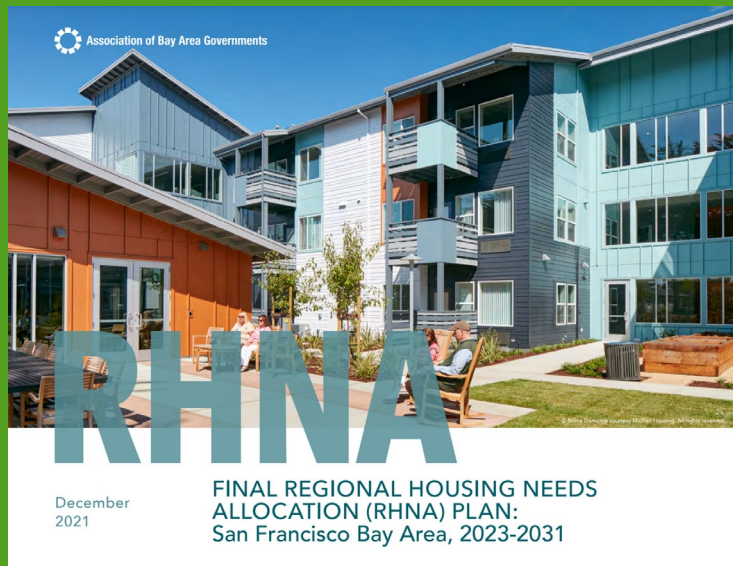


**What do you think are the greatest housing challenges in Sunnyvale?**

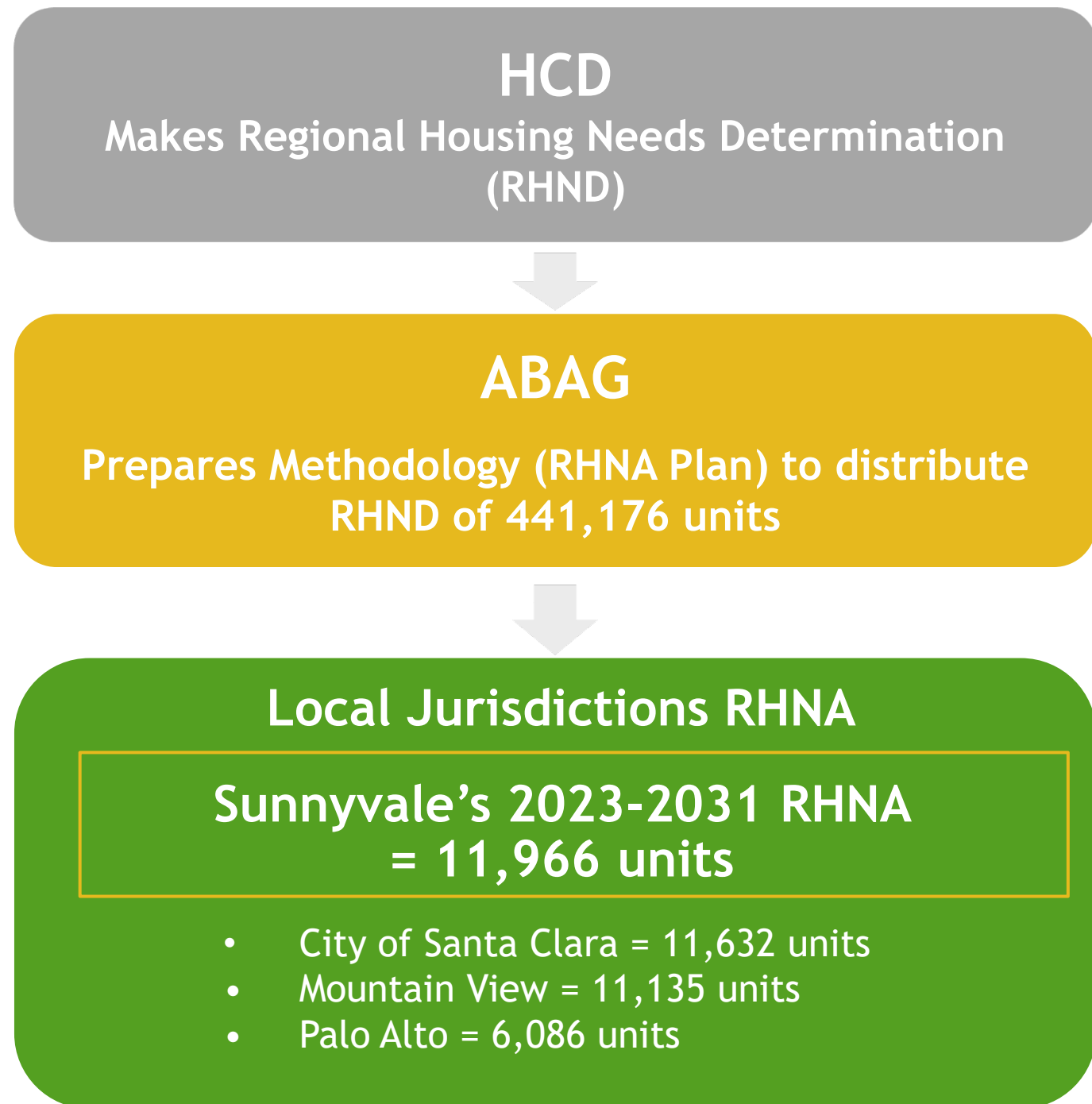
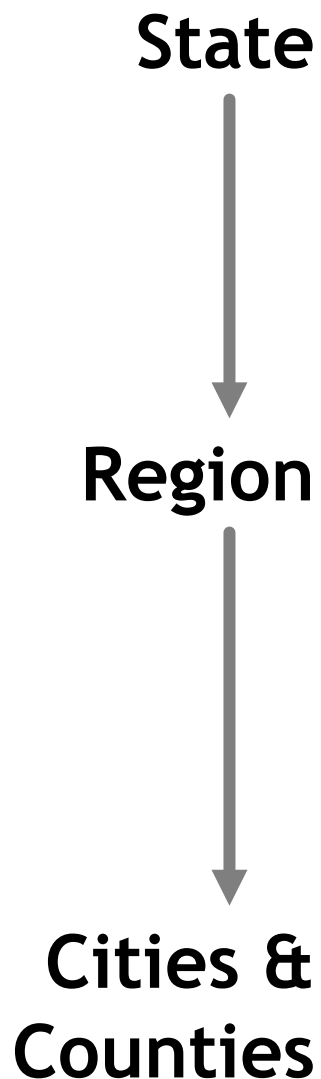
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# MEETING OUR HOUSING NEEDS

# Regional Housing Needs Allocation (RHNA)



[https://abag.ca.gov/sites/default/files/documents/2021-12/Final\\_RHNA\\_Allocation\\_Report\\_2023-2031-approved\\_0.pdf](https://abag.ca.gov/sites/default/files/documents/2021-12/Final_RHNA_Allocation_Report_2023-2031-approved_0.pdf)



# Housing Needs by Income Level

Income Category	2015-2023 RHNA (Housing Units)	2023-2031 RHNA (Housing Units)	Percent Increase
Very Low Income (<50% of Median Income)	1,640	2,968	81%
Low Income (51-80% of Median Income)	906	1,709	89%
Moderate Income (81-120% of Median Income)	932	2,032	118%
Above Moderate Income (>120% of Median Income)	1,974	5,257	166%
<b>TOTAL</b>	<b>5,452</b>	<b>11,966</b>	<b>119%</b>

Total of  
**4,677**  
Low-income units

**119%**  
increase  
since 2015

Source: Association of Bay Area Governments, 2023-2031 RHNA Plan, May 2021

# Housing Types and Affordability

Housing Element assumption: **Density = Affordability**



Large-lot Single  
Family Home



Townhome



Manufactured/Mobile  
Home



Multifamily  
Housing



Small-lot Single Family Home



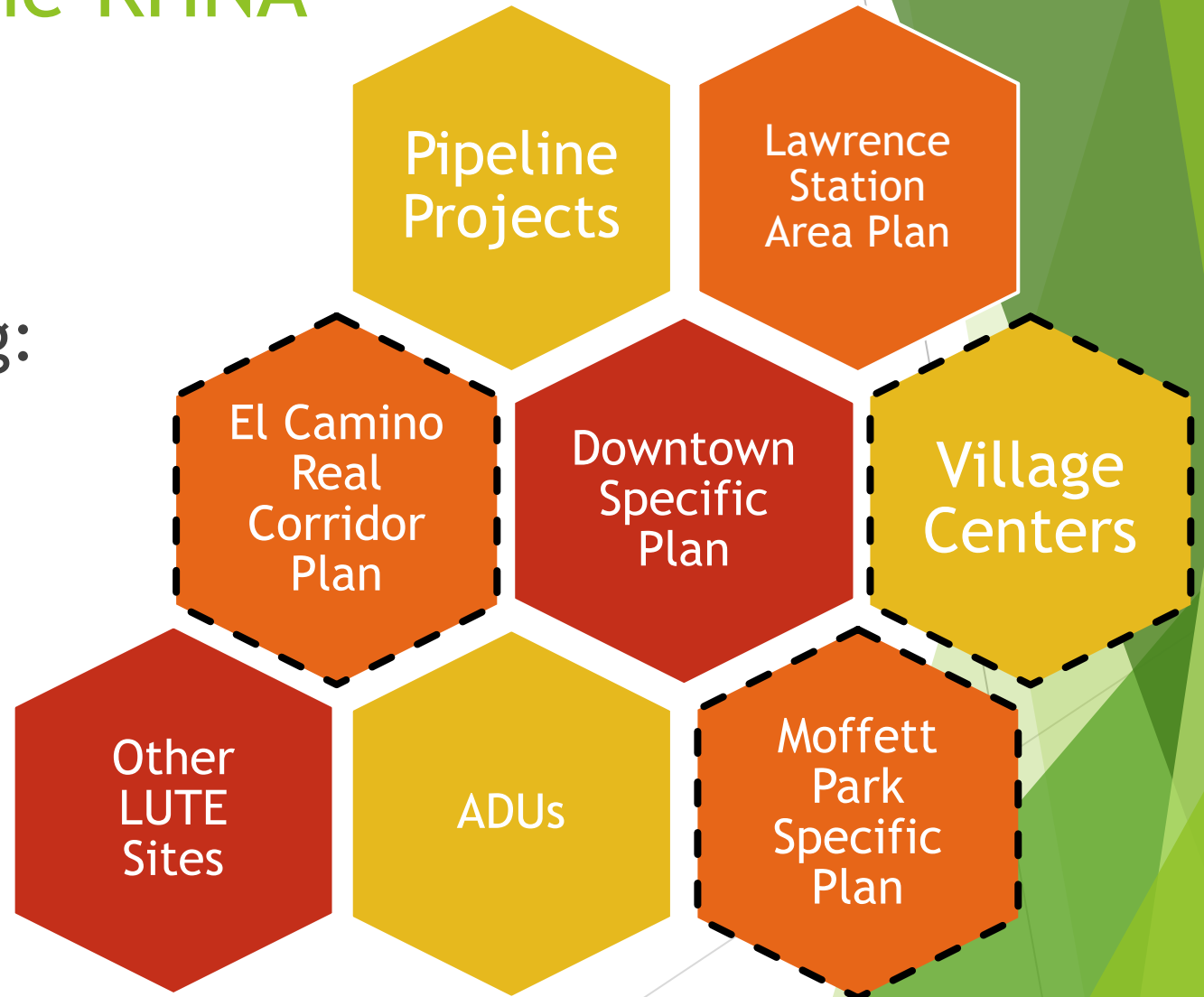
Duplex and Triplex



Accessory Dwelling Unit (ADU)

# Strategies to Meet the RHNA

- ▶ City does not **build** housing:  
City must **plan** for housing
- ▶ Zoning that allows **>30 units/acre** considered  
suitable for **lower-income**





# Where will we meet the RHNA?

## Map Legend

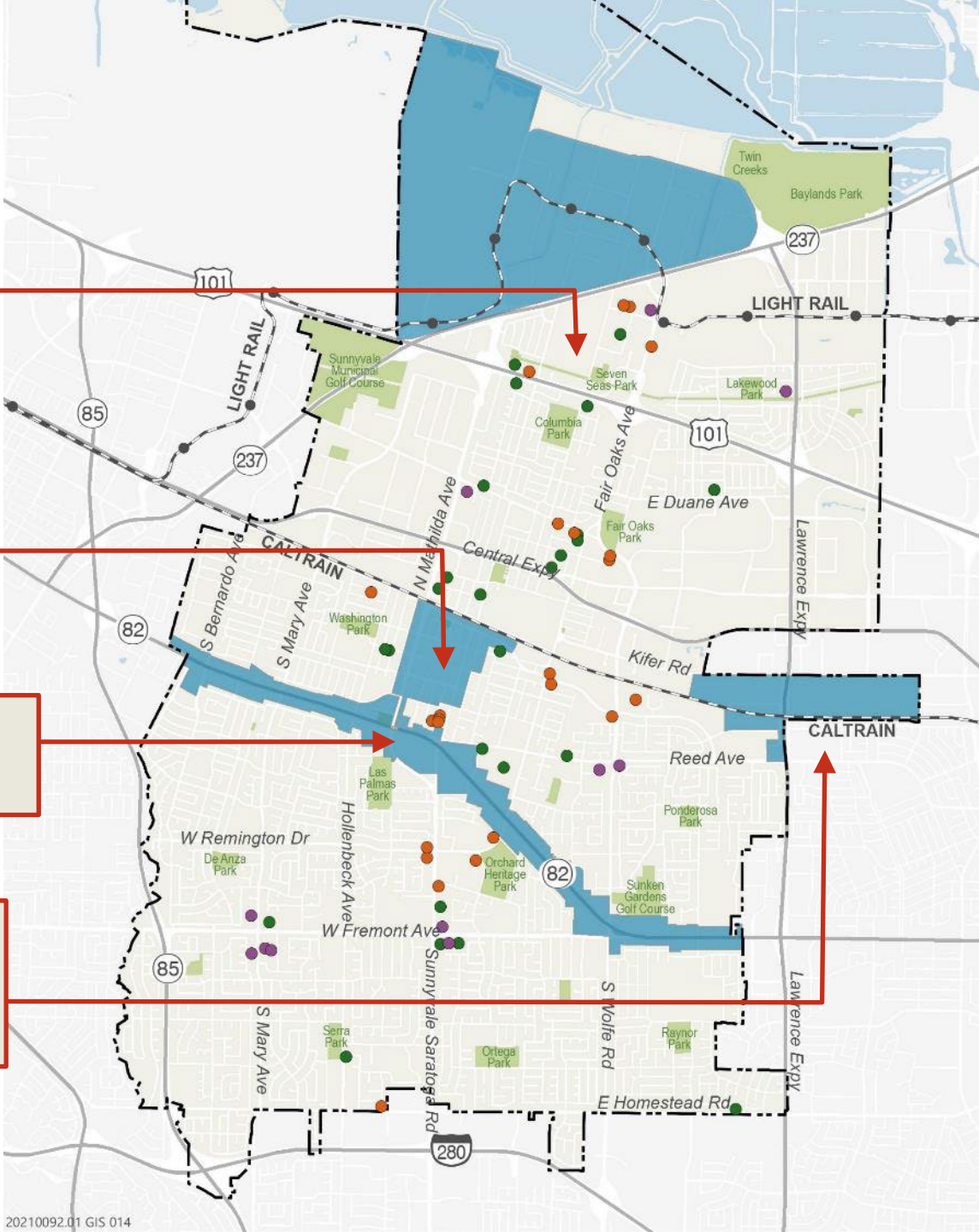
-  Pipeline projects
-  Other housing sites
-  Village Centers
-  Specific Plan Areas

Moffett Park Specific Plan

Downtown Specific Plan

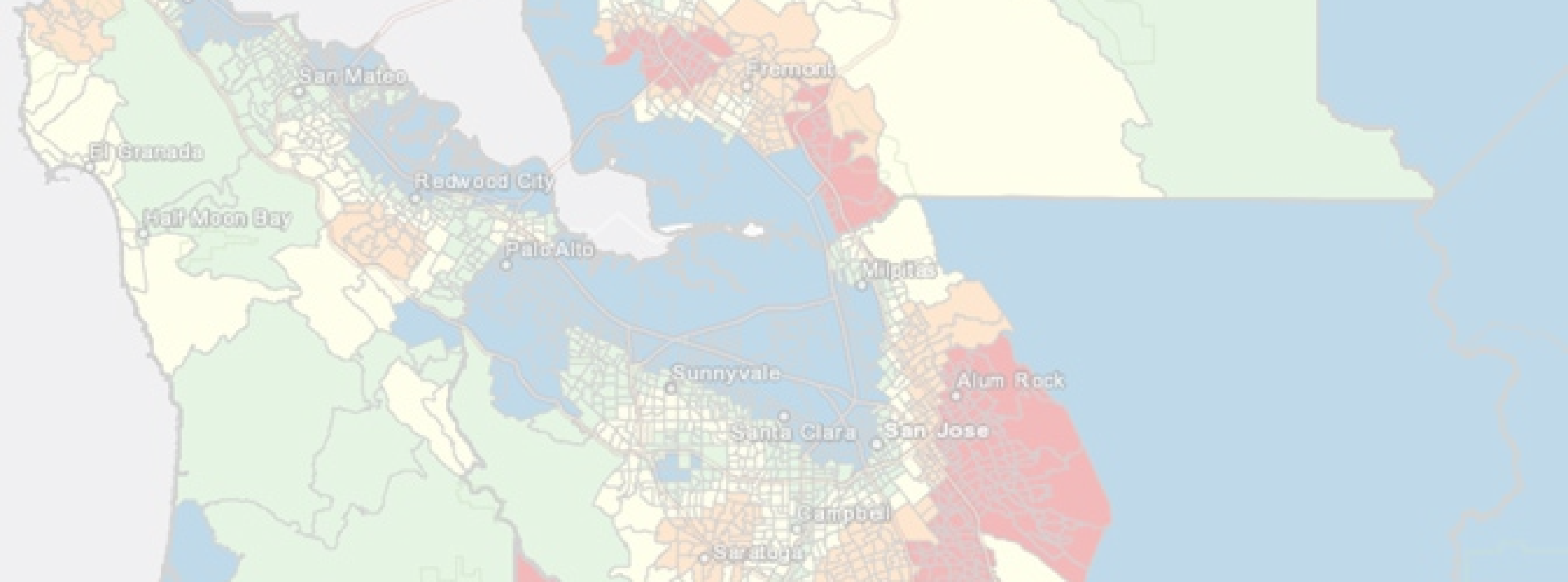
El Camino Real Specific Plan

Lawrence Station Area Plan

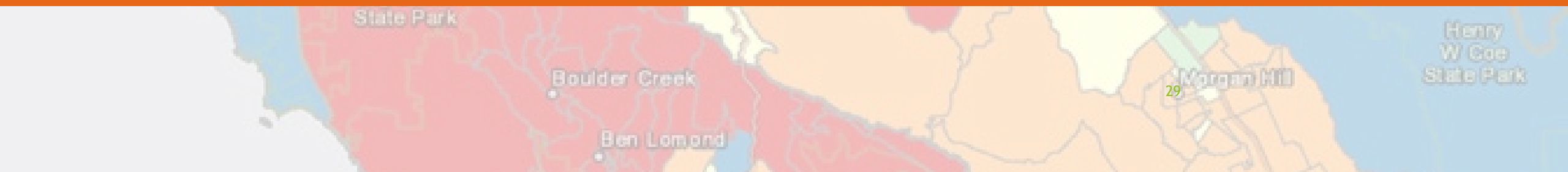


# No Net Loss

- ▶ Must maintain sites through 8-year planning period
- ▶ If site approved with **fewer units** or **different income category**, the City must:
  - ▶ Ensure sites in inventory are adequate to meet the RHNA for income level; or
  - ▶ Within 180 days, identify new sites suitable for needed income level.
- ▶ City must **build in a buffer!**



# AFFIRMATIVELY FURTHERING FAIR HOUSING



# Fair Housing

New state laws (AB 686) expand the City's duty to affirmatively further fair housing (AFFH)

Housing Elements are required to:

- ▶ Identify fair housing issues
- ▶ Ensure lower-income housing sites have access to opportunity
- ▶ Include meaningful actions that address fair housing issues



Fair Housing Enforcement and Outreach Capacity



Segregation and Integration



Racially and Ethnically Concentrated Areas of Poverty and Affluence



Disparities in Access to Opportunity

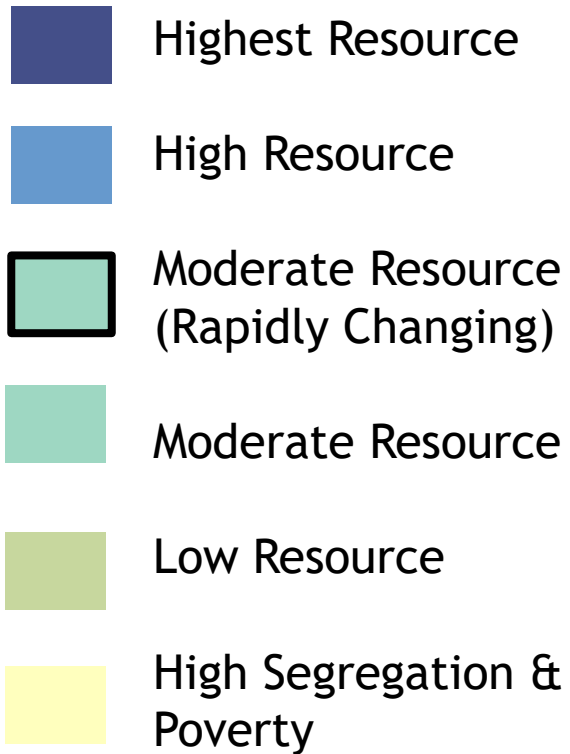


Disproportionate Housing Needs and Displacement Risks

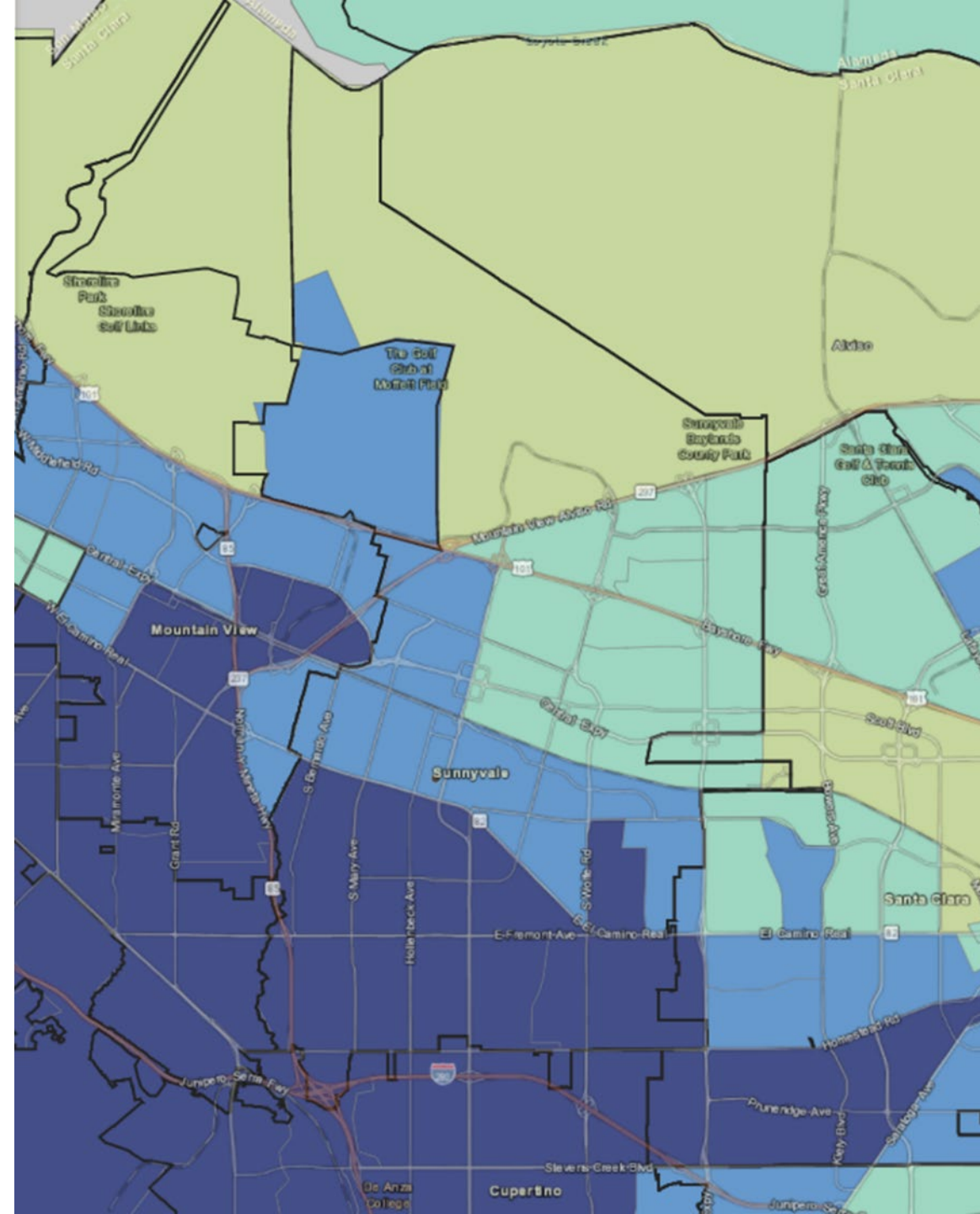
# Access to Opportunity

*How can we ensure equality of access to opportunity and help residents of color and low-income residents prosper?*

## Map Legend



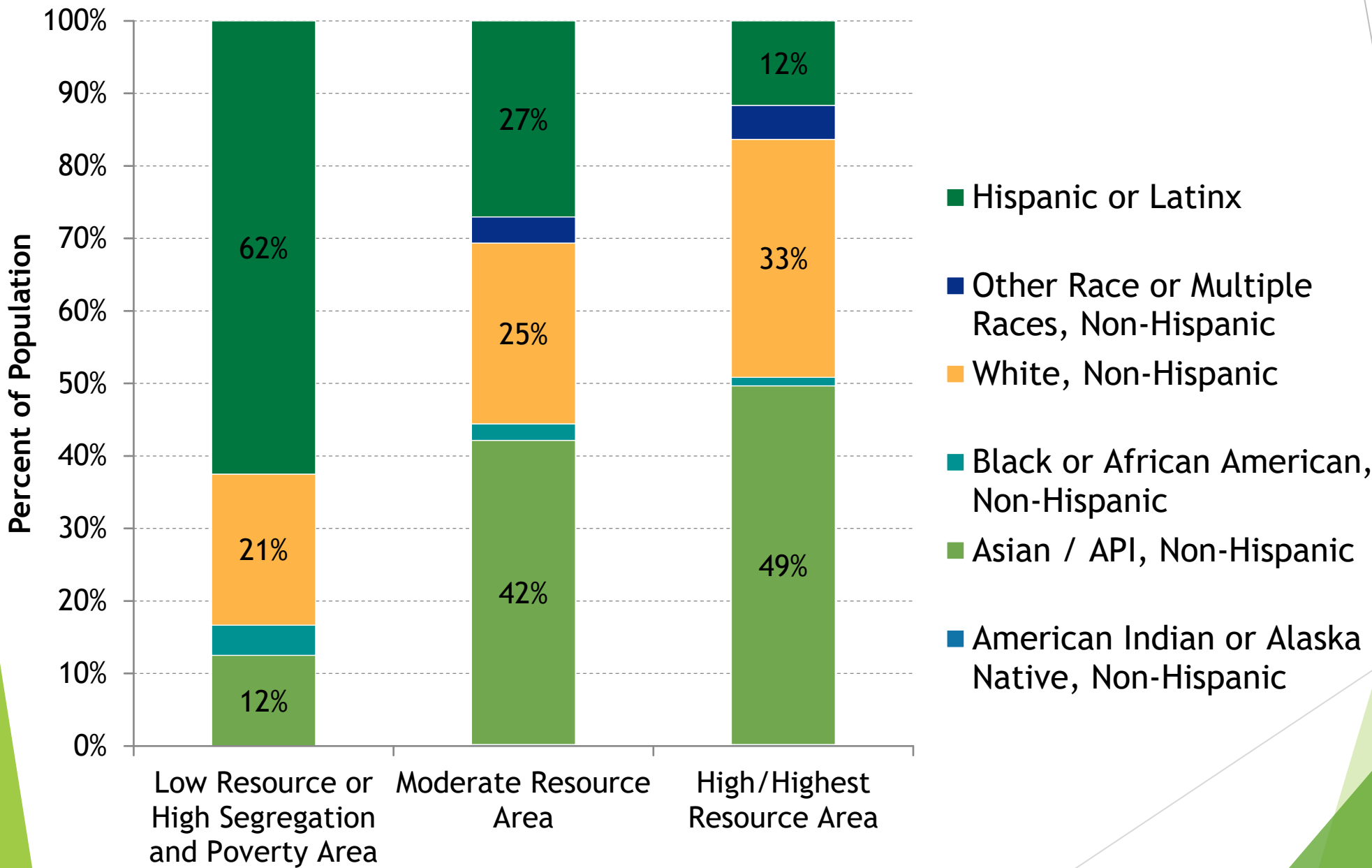
Source: TCAC HCD Opportunity Maps, 2021





# Access to Opportunity (cont.)

Racial Demographics of Sunnyvale Population by Opportunity Area



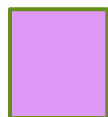
**GOAL:**  
To achieve inclusion—communities that are economically and racially diverse — and provide equal access to opportunity



# Risk of Displacement

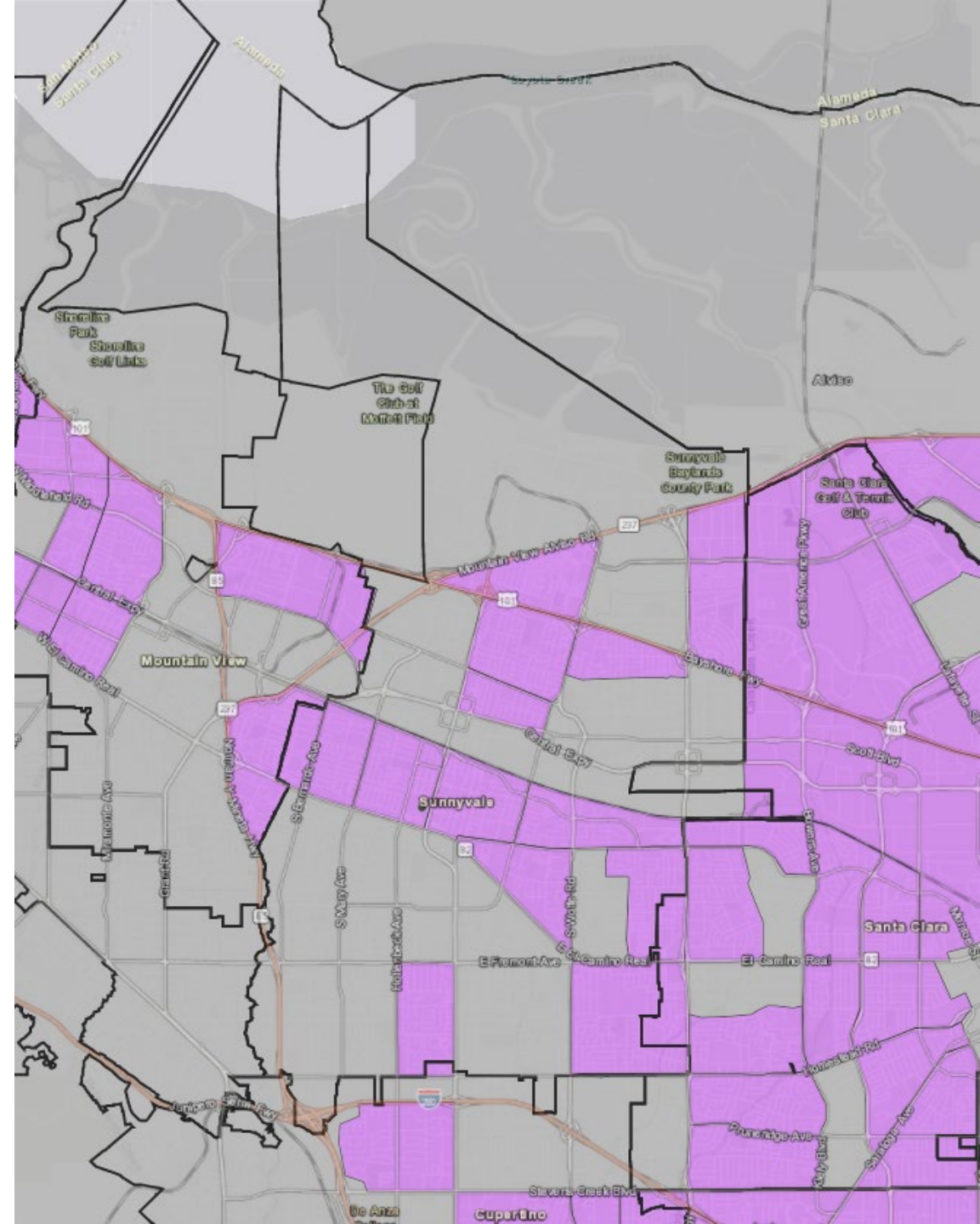
- Defined as the involuntary relocation of residents or businesses
- Can result from:
  - Foreclosure
  - Eviction
  - Rent increase
  - Negligent landlords, and
  - Environmental catastrophe

## Map Legend



Vulnerable/Sensitive  
to Displacement

Source: HCD AFFH Mapping Tool, 2021



# BREAK FOR POLLING

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**What do you think are the greatest fair housing issues in Sunnyvale?**

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The background image shows a two-story house with a light-colored stucco exterior. On the left, there is a small balcony with a black wrought-iron railing. The house features several windows with tan-colored frames. A brown tiled roof with a decorative eave runs across the middle of the image. Below the roofline, there are large, arched openings, likely for a covered walkway or porch. The overall scene is bright and sunny, with some greenery visible on the left and bottom edges.

# POLICIES AND PROGRAMS

# What has the City been doing to address housing?

- ▶ **Implementing 2020 Housing Strategy**
  - ▶ Updated inclusionary requirements
  - ▶ Mobile home park rent stabilization
  - ▶ Right to Lease/Tenant Protections Ordinance (in process)
- ▶ **Adopting specific plans to increase housing**
  - ▶ Lawrence Station
  - ▶ Downtown SP
  - ▶ El Camino Real (in process)
  - ▶ Moffett Park (in process)
  - ▶ Village Centers Master Plan (in process)
- ▶ **Increasing funding**
  - ▶ \$26M for Affordable Housing Development in 2020

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**What ideas do you have for addressing housing challenges in Sunnyvale?**

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# Q&A DISCUSSION

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# NEXT STEPS

# PROJECT SCHEDULE

OUTREACH / MEETINGS



DELIVERABLES





# Thank You!

Visit our website,  
[sunnyvale.ca.gov](https://sunnyvale.ca.gov),

Search “housing element” to  
sign up for more information



# Stay Involved in the Housing Element Update

## — Take the Community Survey —

Available in the following languages:



ENGLISH



ESPAÑOL



中文

Open Jan 31 – Feb 23  
(links available in the chat)