JULY 2022
Revised Public Review Draft

ASCENT

Sunnyvale

2023–2031 HOUSING ELEMENT

Sunnyvale

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July 8, 2022

Dulce Ochoa
Gianna Marasovich
California Department of Housing and Community Development
2020 West El Camino Avenue
Sacramento, CA 95833

Re: City of Sunnyvale 2023-2031 Housing Element HCD Review Draft

Dear Ms. Ochoa and Ms. Marasovich,

We are pleased to submit the City of Sunnyvale Draft 2023-2031 Housing Element to the California Department of Housing and Community Development (HCD) for the State-mandated 90-day review. The public review draft Housing Element was released on May 6, 2022. Following one community workshop and four public hearings, the City revised the draft Housing Element in response to public comment and City Council direction and published the HCD submittal draft Housing Element on July 8, 2022.

The City received comment letters during the public review period, including letters from Livable Sunnyvale, SV@Home, Greenbelt Alliance, and others. During the HCD review process, we will continue to review any comment letters received and suggest appropriate revisions to the draft Housing Element.

If you have any questions, please contact Jenny Carloni, Housing Officer, City of Sunnyvale, at JCarloni@sunnyvale.ca.gov or 408-730-7465, or Chelsey Payne, Urban Design and Planning Director, Ascent, at Chelsey.Payne@AscentEnvironmental.com or 916-306-2621.

We look forward to working with you.

Sincerely,

Trudi Ryan
Community Development Director

cc: Chelsey Payne and Kim Untermoser, Ascent

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CHAPTER 1 INTRODUCTION

The City of Sunnyvale Housing Element provides a roadmap for the City to address current and projected housing needs. Sunnyvale takes pride in being an inclusive, progressive community, and has long recognized the provision of a diverse range of housing opportunities as a key priority and obligation. Located in the job-rich Silicon Valley region of the San Francisco Bay Area, the City must overcome challenges to provide sufficient housing for its workforce. This Housing Element analyzes the City's housing needs, assesses fair housing practices, identifies opportunities for future residential development, and addresses potential constraints to housing development in the city. Based on this research, the Housing Element includes a Housing Plan with goals, policies, and implementation programs aimed at addressing existing and future housing needs of Sunnyvale.

1.1 Housing Element Purpose and Requirements

State law recognizes the vital role local governments play in the supply and affordability of housing. All cities and counties in California are required to have a compliant housing element as one of the eight mandated elements of a general plan. Each city and county is also required to prepare an annual progress report on the status and progress of implementing its housing element.

The purpose of the housing element is to provide a plan to meet the existing and projected housing needs of all segments of the population, including lower-income households and households and individuals with special housing needs. To achieve this objective, the housing element must analyze housing needs, evaluate factors that could potentially constrain housing production, and identify goals and objectives for housing production, rehabilitation, and conservation to meet the City's needs.

Each city and county in the State must submit their housing element to the California Department of Housing and Community Development (HCD) for review to ensure that it meets the minimum requirements under State housing element law. Most cities and counties, including Sunnyvale, are required to update their housing element every eight years. Sunnyvale's prior housing element covered the 2015-2023 planning period, while this update to the Sunnyvale Housing Element will cover the 2023-2031 planning period.

HOUSING ELEMENT REQUIREMENTS

- An analysis of existing and projected housing needs
- An inventory of land suitable for housing
- An analysis of potential constraints on housing
- A fair housing analysis
- An analysis of any special housing needs
- Identification of zone(s) where emergency shelters are allowed by-right
- An evaluation of the previous element
- An analysis of opportunities for residential energy conservation
- An analysis of government-assisted housing developments that are "at-risk" of converting to market rate
- Goals, policies, and implementation programs

1.2 Housing Element Organization

This Housing Element satisfies the requirements of State law (Government Code Section 65583(a)) and is organized as follows:

- Chapter 1 - Introduction. This chapter includes an introduction to the Housing Element, description of State housing element law, general plan consistency, and a summary of community participation.
- Chapter 2 - Housing Plan. This chapter establishes goals, policies, and implementation programs to affirmatively further fair housing and meet the City's housing needs for all, including residents at all income levels and those with special needs.
- Chapter 3 - Housing Needs Assessment. This chapter analyzes demographic and socio-economic conditions; existing housing stock characteristics; housing affordability, overpayment, and overcrowding; and special needs for persons experiencing homelessness, persons with disabilities, seniors, large families, and female-headed households.
- Chapter 4 - Assessment of Fair Housing. This chapter provides an analysis of fair housing issues in the city, including integration and segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs.
- Chapter 5 - Sites Inventory and Funding Resources. This chapter identifies opportunities for housing production to meet the City's fair share of regional housing needs, as determined by the regional housing needs allocation (RHNA).
- Chapter 6 - Constraints to the Development of Housing. This chapter analyzes potential governmental constraints on the production of housing, including land use controls, permits and processing procedures, fees, and zoning for a variety of housing types. This chapter also analyzes non-governmental constraints such as land and development costs and the availability of financing.
- Chapter 7 - Opportunities for Energy Conservation. This chapter analyzes opportunities for energy conservation in residential development including green building and energy-efficiency requirements and energy conservation programs.
- Chapter 8 - Evaluation of the Previous Housing Element. This chapter summarizes accomplishments during the previous Housing Element planning period and evaluates each of the previous programs.

1.3 General Plan Consistency

The Sunnyvale General Plan, consolidated in 2011, is the City's long-term blueprint for future growth and includes goals, policies, and programs that convey a long-term vision for the Sunnyvale community and guides local decision-making to advance that vision. Upon adoption, this Housing Element will be incorporated into the Sunnyvale General Plan, updating the existing housing element. The Housing Element is consistent with the community vision to build upon the City's attributes to become a strong, diverse community and supports the City's goals to engage in long-range planning to provide appropriate balances between jobs and residences (Goal I) and to provide a variety of housing options, so all segments of the population find appropriate high-quality housing that is affordable to them (Goal VI).

The City comprehensively updated the Land Use and Transportation Element (LUTE) of the General Plan in 2017 and most recently updated the LUTE in 2021 to reflect changes to specific plan areas. The land use framework

identified in the LUTE is the basis for the residential sites inventory included in Chapter 5, "Sites Inventory and Funding Resources," and contains goals and policies consistent with those in the Housing Element including:

- Policy LT-1.2: Minimize sprawl by endorsing strategically placed development density in Sunnyvale and by utilizing a regional approach to providing and preserving open space for the broader community.
- Policy LT-1.3: Contribute to a healthy jobs-to-housing ratio in the region by considering jobs, housing, transportation, and quality of life as inseparable when making planning decisions that affect any of these components.
- Policy LT-7.4 Promote new mixed-use development and allow higher residential density zoning districts (medium and higher) primarily in Village Centers, El Camino Real nodes, and future industrial-to-residential areas.
- Policy LU-14.7 Balance the need for additional residential uses with industrial uses needed for a healthy economy.

State law requires that several other General Plan elements be reviewed and/or modified upon adoption of the Housing Element. Senate Bill (SB) 1035 requires the safety element to be revised upon update of the housing element to include new information on fire hazards, flood hazards, and climate adaptation and resilience strategies. SB 1000 also requires the City to address environmental justice when updating two or more elements after January 1, 2018. Although there are no disadvantaged communities in Sunnyvale, the City has chosen to apply environmental justice requirements broadly throughout the General Plan. The City is addressing Environmental Justice under a separate effort, anticipated for completion in late 2022. This effort will address the requirements of SB 1000.

The Housing Element is consistent with the other elements of the General Plan and the City will maintain consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements.

1.4 Community Participation

In an effort to engage a broad array of community interests, including lower-income residents and underserved communities, the City used a variety of strategies throughout the Housing Element update process to engage the community. The City used a diverse range of tools to attract a wide range of community engagement, including:

- Countywide 'Let's Talk Housing' Information Campaign
- Project Website
- Social Media
- Online Community Survey
- Community Workshops
- Commission and City Council Study Sessions

The following summarizes the activities and methods used to meaningfully engage the community and other stakeholders during the planning process. The community engagement team applied creative outreach techniques to ensure involvement of a wide and diverse range of community and stakeholder voices. Collaboration and engagement began early in the process, to promote community ownership of the plan, and continued through plan adoption. Community engagement activities were conducted in multiple languages to provide opportunities for a broad segment of the community to participate.

Engagement Activities

The following provides a description of the activities used to engage the public, including the purpose of each activity, noticing, and timing.

COUNTYWIDE OUTREACH EFFORTS

The City participates in the Santa Clara County Planning Collaborative, a county-wide effort to address the region's housing challenges. In 2021, the collaborative initiated an information campaign titled "Let's Talk Housing Santa Clara County" to increase awareness of and participation in each jurisdiction's housing element update. The campaign will continue throughout the housing element update process and aims to accomplish more extensive outreach. The campaign has been advertised at local farmer's markets, community centers, and local service providers. The City advertised the campaign and its "Housing 101" virtual community meeting on the City's main website, housing element project webpage, and with emails to interested parties.

The campaign's website (letstalkhousingscc.org) conveyed information about the basics of housing elements, the timeline for the 6th cycle update, as well as how to connect with representatives of each jurisdiction. In August 2021, the City of Sunnyvale participated in a "Housing 101" virtual community meeting, which included local citizens in a Sunnyvale breakout room. City staff continued to participate in the Planning Collaborative's Let's Talk Housing campaign, throughout the entire housing element update process, through countywide meetings and/or information campaigns.

PROJECT WEBPAGE

The City hosted a project webpage about the housing element update. The webpage included an overview of the project and schedule, frequently asked questions (FAQs), contact information for the project team, and a sign-up link for the project mailing list. The webpage was maintained throughout the housing element update process and routinely updated to include announcements of future engagement events, community engagement materials and summaries of past events, and draft documents. The webpage also enabled language translation and included accessibility features for those who are visually impaired.

SOCIAL MEDIA

The City maintains a robust social media presence through Facebook, Twitter, and Nextdoor. Since 2020, all virtual and hybrid meetings of the City Council and advisory bodies are posted on YouTube as well as the City's meeting management system (Legistar). The City used these communication mediums to disseminate information throughout the duration of the housing element update process. This included, for example, notice of upcoming meetings, invitations to participate in the survey, and links to recordings of virtual meetings.

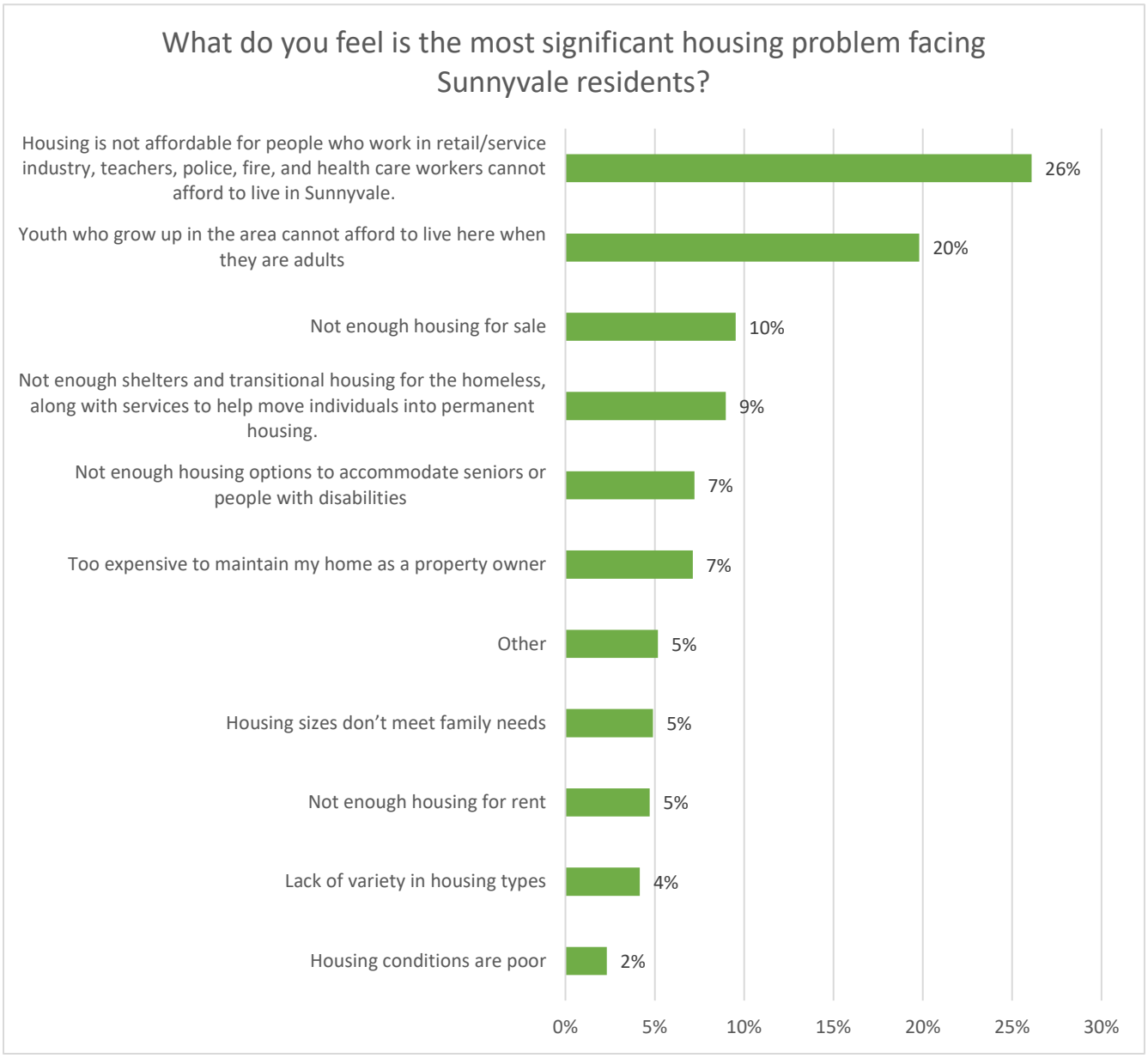
ONLINE COMMUNITY SURVEY

A web-based survey was broadly distributed between January 31, 2022 and March 4, 2022, to gather information from the community on housing needs and housing policy priorities. The survey included questions related to household demographics, housing conditions, and housing issues and priorities. Although the survey was voluntary and is not considered statistically valid, it does provide glimpse of residents' perspectives on housing issues in the city. The survey was provided in English, Spanish, and Chinese (Mandarin).

Invitations to participate in the survey were provided on the project website, through email invitation (to persons signing up on the project website), through flyers posted at multiple common destinations around Sunnyvale and handed out at the farmers market, distributed by SV@Home (a local housing advocacy group), and broadcast on the social media outlets described above. The City also sent survey links to a local Chinese immigrant group (Society of Heart's Delight) for distribution through the WeChat social media platform.

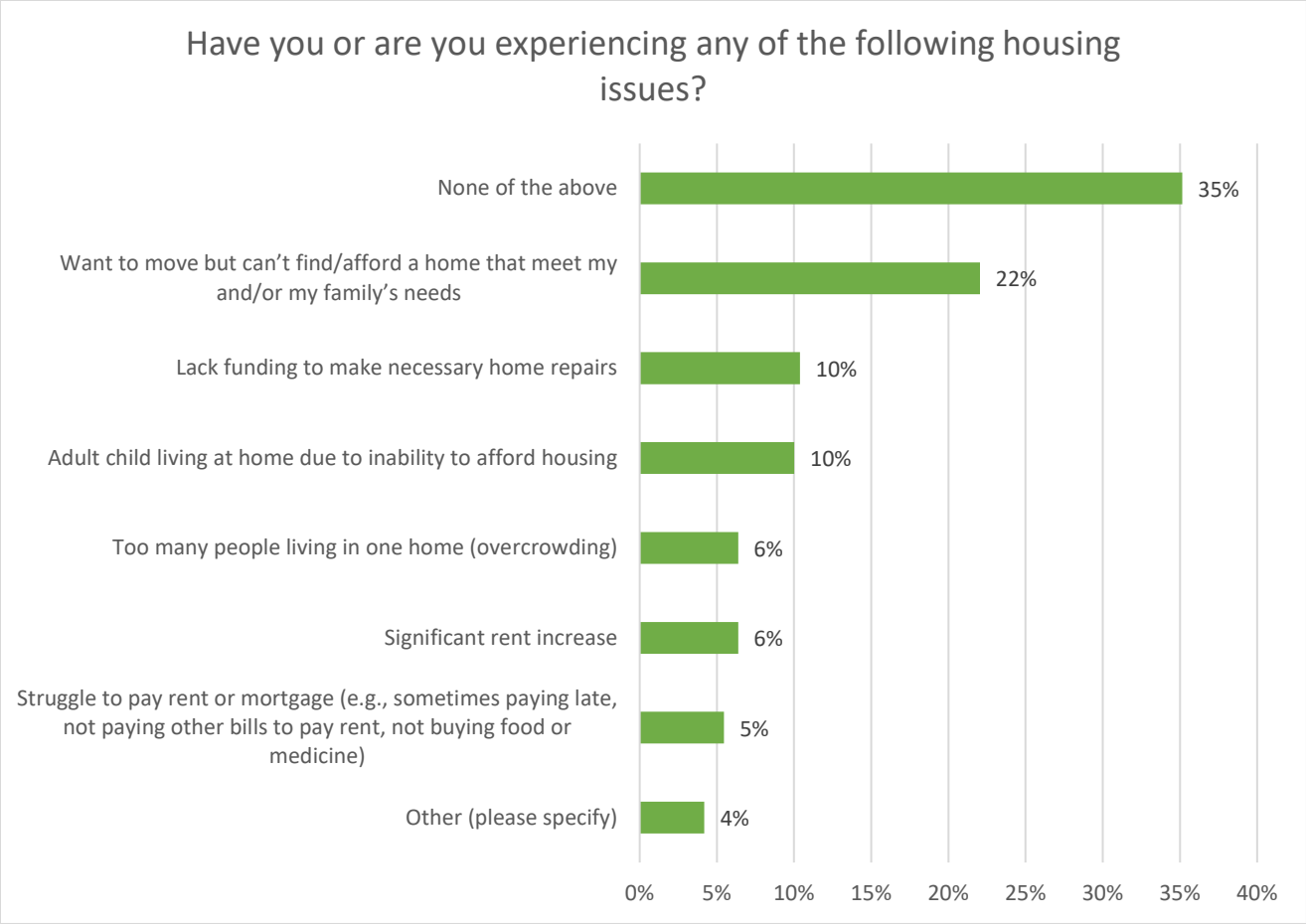
The City received over 400 responses to the survey, including 398 responses in English, five in Spanish, and 16 in Chinese (Mandarin). Approximately 75 percent of survey participants were homeowners, including couples with children under 18 years old or no children. Although approximately 57 percent of English-speaking participants reported spending less than 30 percent of their gross income on housing, 100 percent and 56 percent of Spanish-speaking participants and Chinese-speaking participants, respectively, spent over 30 percent of their gross income on housing. Participants expressed housing affordability for those working in the retail/service industry and for young people as the greatest housing problems facing Sunnyvale residents and identified the greatest housing need for two-bedroom apartments. A summary of key survey responses is shown in Figures 1-1 through 1-3. See Appendix A for the complete survey and participant responses.

Figure 1-1: Survey Responses to "What do you feel is the most significant housing problem facing Sunnyvale residents?"



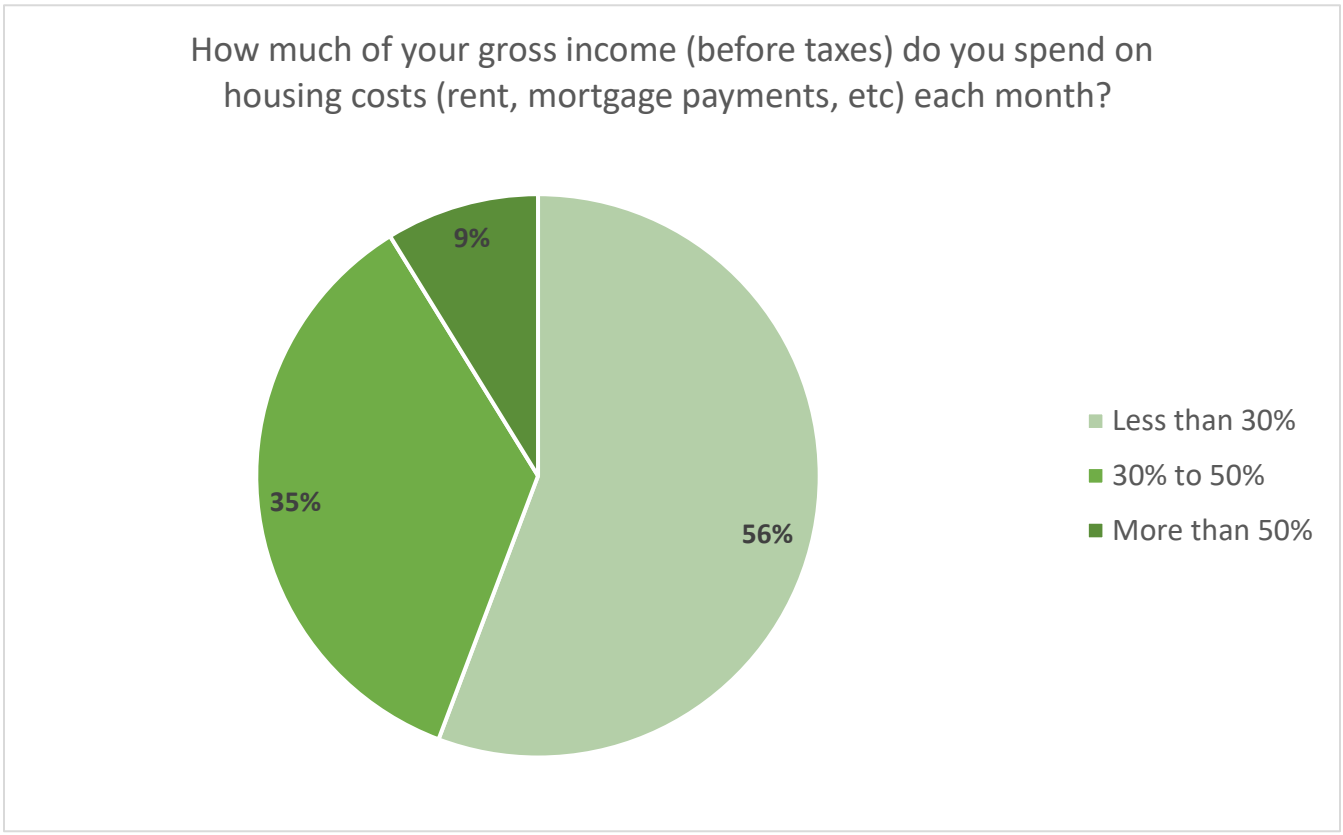
Source: Sunnyvale Housing Element Community Survey, February 2022.

Figure 1-2: Survey Responses to "Have you or are you experiencing any of the following housing issues?"



Source: Sunnyvale Housing Element Community Survey, February 2022.

Figure 1-3: Survey Responses to "How much of your gross income (before) taxes do you spend on housing costs (rent, mortgage, payments, etc.) each month?"



Source: Sunnyvale Housing Element Community Survey, February 2022.

STAKEHOLDER MEETINGS

The City hosted two lunchtime focus group meetings with stakeholders from housing advocacy groups and the residential development community. A summary of each meeting and comments received is provided below. In addition to the focus group meetings described below, the City met with Livable Sunnyvale, a local housing advocacy group, per their request September 1, 2021 and June 1, 2022. No other community groups or stakeholders requested additional meetings with the City. Feedback received from the stakeholders was incorporated into the analysis of potential constraints (Chapter 6) and the goals, policies, and programs (Chapter 2).

Focus Group #1: Housing for Special Needs

The first focus group included representatives of housing advocacy groups and special needs service providers. Participants were given an overview of the housing element process and special housing needs for Sunnyvale residents. Following the presentation, participants were asked to provide their experiences and recommendations in addressing special needs in the city.

Participants shared concerns related to the inventory of sites for residential development, including the location of sites near transit and providing a sufficient buffer of sites to meet the lower-income housing need throughout the eight-year planning period. Several participants also expressed the need for more infill housing in south Sunnyvale to allow for a range of housing types that affirmatively further fair housing by increasing lower-income housing opportunities in high resource areas.

Participants also voiced the importance of addressing fair housing throughout the entire Housing Element. One participant noted that recent fair housing enforcement cases are mostly related to residents with disabilities and familial status discrimination. Participants requested information on locating affordable housing and assistance for home repairs be more readily accessible.

In addition, participants also expressed the following:

- Concerns regarding the gap between actual incomes (e.g., for seniors) and area median income limits set for affordable housing units.
- Support for rental subsidies, rent control and modifying the City's below market rate housing program to increase the required percentage of below market rate units.
- Support for City-sponsored low-interest loans for home repairs for low-income households, including reasonable accommodations to enable seniors and persons with disabilities to stay in their homes.
- Suggestions to reduce off-street parking requirements to improve housing affordability.
- Challenges with landlord acceptance of housing choice vouchers and support for landlord education.

Focus Group #2: Developer Insights into Meeting the RHNA:

The second focus group was attended by for-profit and non-profit housing developers and a representative of the Building Industry Association. The meeting focused on the developer experience in Sunnyvale and solutions to meeting the RHNA. Participants were given an overview of the housing element process and then were asked to provide their experiences and recommendations for increasing housing production in the city. A summary of comments provided by participants is below:

Participants were generally interested in the inventory of residential sites and posed questions about residential capacity within specific plan areas and the use of density bonus. One participant, a local accessory dwelling unit (ADU) developer, encouraged the City to both promote and rely on ADU production to meet the RHNA and shared that his company has experienced a doubling of units constructed year after year.

Several participants expressed constraints to housing development in the city, including high development impact fees, in comparison to other jurisdictions in the region; affordable housing requirements; requirements to use the local workforce; low density ranges; parking standards; and upper story setback requirements.

However, some participants complimented the City's development standards and permitting processes, particularly for affordable housing. A representative from MidPen Housing, a local affordable housing developer, shared the City's parking standard reduction and park impact fee waiver for affordable housing are beneficial to affordable housing development.

COMMUNITY WORKSHOPS

Three community workshops were provided during the housing element update process. Two workshops occurred early in the process (both were multi-lingual) and one workshop will occur later in the process, after the public review draft Housing Element is released. Each workshop was noticed as a special meeting of the City Council and other Advisory Bodies as needed to ensure participation is allowed by all Councilmembers or Commissioners. The following provides a description of each community workshop.

Flyer Advertisement for Virtual Workshops and Online Survey

Community Workshops #1 and #2

The first two workshops sought to educate the community on the purpose of the Housing Element and collect input on community needs and key housing issues facing residents. A presentation of housing element requirements, overall process, and preliminary analysis of housing needs and opportunities was provided.

Both community workshops #1 and #2 were held virtually due to the COVID-19 pandemic and Santa Clara County health orders in place at the time. Community workshop #1 was held on February 3, 2022, and presented in English and Spanish through the use of live interpretation. Community workshop #2 was held on February 9, 2022, and presented in English and Chinese (Mandarin) through the use of live interpretation.

Live polling was conducted during the meeting to gain input from participants on their own experiences related to housing challenges as well as their priorities for addressing housing needs in Sunnyvale. The input received during polling informed the local data and knowledge used in Chapter 4, "Assessment of Fair Housing." See Appendix A for the detailed results of the community workshop polls.

Of the 27 polling participants, 63 percent were residents, 53 percent were homeowners and 7 percent mobile homeowners, 33 percent were renters, and 7 percent live with family/friends (do not pay rent). Participants described housing affordability, availability, and accessibility as the greatest housing problems facing Sunnyvale residents. Several participants expressed support for increasing densities and height limits to encourage more housing production. Several workshop participants described a concentration of resources in south Sunnyvale, highlighting that the only two high schools in Sunnyvale are located in south Sunnyvale, while recent high density housing development has been in north Sunnyvale where fewer resources are available. While participants were generally supportive of the new housing production happening in the northern area of the city, many participants expressed a desire to see more housing opportunities in the southern part of the city as well.

What are the housing issues and challenges in Sunnyvale?

"Not enough density or height allowed"

"Buying is a challenge, renting is the only option for those making lower wages."

"Lack of affordable housing south of El Camino"

"Fewer good schools and shopping areas in north Sunnyvale"

"Landlords not accepting vulnerable populations"

"Physical barriers [like State Route 237]"

"Need more housing for people with only [Social Security Income] SSI income"

"NIMBY attitudes"

"Serving the housing needs of low-to-mode[rate] income residents"

- Community Workshop participants

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

"Build different types of housing – duplex/fourplex/missing middle. EV chargers in all new builds."

"Create set-aside units for people with developmental disabilities"

"Adopt Moffett [Park Specific Plan] ASAP"

"Prioritize affordable housing south of El Camino"

"Focus on infill housing & transit oriented housing"

"Redevelopment density bonus; encourage developers to redevelop old, low-density apartment buildings by allowing them to build more units than they would otherwise be able to…"

"Encourage building in South Sunnyvale, starting with higher density for Village Centers"

- Community Workshop participants

Community Workshop #3

A third community workshop was held virtually on May 11, 2022, to collect feedback on the public review draft of the Housing Element. The workshop's primary focus was on the housing sites inventory and implementation programs. The workshop was presented in English and live interpretation was provided in Spanish and Chinese (Mandarin). The workshop presentation and Chapter 2, "Housing Plan," of the public review draft was translated into Spanish and Chinese (Mandarin).

Throughout the workshop, participants provided comments through interactive polling, and the workshop concluded with a question and answer and a discussion session. Workshop participants expressed concerns related to the sites inventory and made suggestions for policies and programs, as described below.

- The assumed percentage of lower-income units on high-density zoned sites seems too high given that the City's inclusionary requirement is only 15 percent.
- Support for more lower-income housing opportunities in the Village Centers and south Sunnyvale through increased densities or the addition of new Village Centers, as well as programs and incentives for ADUs and SB 9 lot splits/duplexes in single family neighborhoods.
- Support for the safe RV parking program and programs to prevent homelessness, the ADU toolkit program, and programs related to housing for special needs groups including persons with development disabilities.
- Suggestions to increase the City's inclusionary requirements, reduce parking minimums, establish Community Opportunity to Purchase Act (COPA) and Tenant Opportunity to Purchase Act (TOPA) ordinances, and extend no net loss provisions beyond the SB 330 sunset date.

ADVISORY COMMITTEE, COMMISSION, AND CITY COUNCIL STUDY SESSIONS

The City hosted a joint meeting of the Housing and Human Services Commission and the Planning Commission on December 13, 2021. Subsequently, there was a meeting with the City Council on January 25, 2022. Additionally, a presentation was provided to the Age-Friendly Advisory Committee on February 8, 2022. The purpose of each meeting was to outline the process, requirements of State law, and overall goals and objectives of the Housing Element. Additionally, meetings provided an opportunity for appointed and elected officials to identify key issues they would like addressed in the Housing Element update and for members of the public to listen and provide comments.

After release of a public review draft Housing Element, the City hosted four additional meetings with the Housing and Human Services Commission, the Planning Commission, and the City Council to gather any feedback before submitting the Housing Element to the California Department of Housing and Community Development for the State-mandated review period. The City's commission and council members discussed the public review draft of the Housing Element and community feedback received. On June 21, 2022, the City Council approved the Draft Housing Element be submitted to HCD for the State-mandated Housing Element review period.

SUMMARY OF COMMUNITY FEEDBACK

The input received from the community and stakeholders was used to inform the understanding of Sunnyvale needs and priorities. This local knowledge is incorporated into the Housing Element, in addition to federal, state, and local data, to identify local fair housing issues and constraints. Community input was considered during the preparation of the Housing Element and development of the policies and programs in Chapter 2, "Housing Plan." The following summarizes the key themes heard during the community engagement process. This is in no way an exhaustive list of the community's input. Appendix A contains all comments received during the community engagement process.

Support for Building Affordable Housing

- Concerns about the lack of affordable housing, not just for lower-income households, but for middle-income residents and those earning substantial incomes within the tech industry unable to purchase homes
- Create a variety of housing types, including more affordable housing accessory dwelling units, mixed use housing, duplexes, fourplexes, and other missing middle housing
- Increase opportunities for multifamily housing in high resource areas of the city, particularly the southern part of the city (e.g., Village Centers)
- Increase housing densities and building heights and decrease parking requirements for affordable housing, particularly near transit
- Support modifying the Below Market Rate (BMR) program to increase the inclusionary requirement for lower-income housing
- Support using surplus land for affordable housing
- Affordable housing overlay zones for senior housing

Concerns about Displacement

- Concern regarding gradual exclusion of lower income households due to a gap between actual incomes and the State-mandated area median income (AMI) limits set for affordable housing units
- Concerns for extremely low-income households in Sunnyvale living on fixed incomes like Social Security
- Support for protecting mobile home park residents from rent increases

Affirmatively Furthering Fair Housing

- Provide more landlord education on fair housing
- Support for rental subsidy programs
- Support for City-sponsored low-interest loans for home repairs and accessibility accommodations, and expanding the program to offer free home repairs to seniors and people with disabilities
- Increase resources available to the north Sunnyvale community
- Provide facilities for the homeless, including safe parking/safe ground and emergency shelter
- Need ADA units for non-seniors (young adults and adults younger than 65)

Constraints to Housing Development

- Evaluate park dedication fees as a constraint to housing production
- Suggest reducing development standards, such as parking standards, and reducing fees for affordable housing
- Review setbacks for ADUs on non-rectangular, non-standard lots to open up development opportunities

Community Character and Quality of Life Concerns

- Concerns about too much housing changing the character of Sunnyvale and impacting quality of life
- Concerns about traffic, noise, safety, and availability of infrastructure and services
- Concerns about homeless facilities impacting neighborhoods
- Concerns about single-family zoning being eliminated and higher density housing encroaching on single-family neighborhoods

CHAPTER 2 HOUSING PLAN

This chapter establishes the Housing Plan and the City's goals, policies, and programs for the 2023-2031 period to ensure the needs of all community residents are met.

2.1 Housing Goals and Policies

Goal H-1: Provision of Adequate Housing Sites

Provide adequate sites for the development of new housing through appropriate land use and zoning to address the diverse needs of Sunnyvale's residents and workforce. *[Source: 2015-2023 Housing Element, Goal D]*

Policy H-1.1 **Adequate Housing Sites.** Provide adequate sites for housing development that responds to diverse community needs in terms of density, tenure, unit size, accessibility, location, and cost. *[Source: 2015-2023 Housing Element, Policy D.1]*

Policy H-1.2 **Infill Development Near Transit and Employment Centers.** Facilitate new residential infill development near transit and employment and activity centers, such as El Camino Real corridor, Lawrence Station, Downtown Sunnyvale, the Village Centers, and Moffett Park, through incentives and streamlining development consistent with specific plans. *[Source: 2015-2023 Housing Element, Policy D.2 and Policy D.5, modified]*

Policy H-1.3 **Additional Affordable Housing Opportunities in High Resource Areas.** Accommodate additional high density residential development (greater than 30 dwelling units/acre) in areas of high resource with access to transit, education, and employment, such as the Village Centers, to increase opportunities for new affordable housing in high resource areas. *[Source: New policy to address AFFH]*

Policy H-1.4 **Minimum Density Requirement.** Encourage a compact urban form by requiring new development to build to at least 75 percent of the maximum zoning density, unless otherwise stated in a specific plan or an exception is granted by the City Council. *[Source: 2015-2023 Housing Element, Policy D.3]*

Policy H-1.5 **Sites Inventory Dissemination.** Assist residential developers in identifying sites by maintaining, updating, and distributing the sites inventory. *[Source: 2015-2023 Housing Element, Policy D.4]*

Policy H-1.6 **Housing Opportunities in Single-Family Neighborhoods.** Allow for a greater variety of housing options within traditionally single-family residential neighborhoods, including accessory dwelling units, and duplexes and lot splits consistent with Government Code Section 65852.21 (i.e., Senate Bill 9). *[Source: 2015-2023 Housing Element, Policy D.7]*

Goal H-2: Affordable Housing and Home Buyer Assistance

Assist in the provision of affordable housing to meet the diverse needs of Sunnyvale's lower- and moderate-income households. *[Source: 2015-2023 Housing Element, Goal A]*

POLICIES

Policy H-2.1 **Maximize Affordable Housing.** Leverage local financial assistance with other sources of funding and identify new funding sources for affordable housing to maximize the number of affordable units and to reach the deepest level of affordability. *[Source: New policy]*

Policy H-2.2 **Below Market Rate Housing Program.** Continue to implement and consider revisions to the Below Market Rate (BMR) Housing program to increase the amount of affordable housing built in the city, while ensuring the program remains consistent with current market trends, does not impede development, and is appropriate for the Bay Area region. *[Source: New policy]*

Policy H-2.3 **Integration of Below Market Rate Housing.** Utilize the Below Market Rate (BMR) Housing requirements as a tool to integrate affordable units within market rate developments and increase the availability of affordable housing throughout the community. *[Source: 2015-2023 Housing Element, Policy A.3]*

Policy H-2.4 **Affordable Housing Mitigation.** Continue to require office, market rate residential, retail, hotel, research and development, and industrial development to mitigate the demand for affordable housing. *[Source: 2015-2023 Housing Element, Policy A.4]*

Policy H-2.5 **Workforce Housing.** Work with Sunnyvale's major employers, educational and health care institutions to facilitate and encourage the development of workforce housing. Promote the City's affordable housing programs with local employers. *[Source: 2015-2023 Housing Element, Policy A.5]*

Policy H-2.6 **Regulatory Incentives for Affordable Housing.** Facilitate the development of affordable housing through regulatory incentives and concessions. *[Source: 2015-2023 Housing Element, Policy A.2]*

Policy H-2.7 **First Time Homebuyer Assistance.** Provide first time homebuyer assistance to low- and moderate-income households who currently work and/or live in Sunnyvale and an emphasis on promoting homeownership for transitionally underrepresented community members. Advocate for the County to amend the first time homebuyer program to make it more accessible for middle-income households. *[Source: 2015-2023 Housing Element, Policy A.6, modified based on 2020 Housing Strategy Report and to address AFFH]*

Policy H-2.8 **Alternative Homeownership Models.** Support alternative models of homeownerships for middle-income homebuyers, such as shared equity programs and collective ownership models. *[Source: New policy, 2020 Housing Strategy Report]*

Policy H-2.9 **Rental Assistance Outreach.** Collaborate with the Santa Clara Housing Authority and local nonprofits to educate, market, and provide incentives for landlords to participate in the Housing Choice Vouchers program and local Tenant Based Rental Assistance Program to provide affordable housing opportunities throughout the City, specifically in areas of high resource. Inform residents of the programs and encourage participation. *[Source: New policy to address AFFH]*

Policy H-2.10 **Expand Rental Assistance Programs.** Support the provision of rental assistance by the Santa Clara County Housing Authority to lower income households. Continue to strengthen the Tenant Based Rental Assistance Program as funds allow. *[Source: New policy to address AFFH]*

Policy H-2.11 **Partnerships for Affordable Housing Funds.** Support collaborative partnerships with non-profit organizations, affordable housing builders, and for-profit developers to gain greater access to various sources of affordable housing funds. *[Source: 2015-2023 Housing Element, Policy A.7]*

Policy H-2.12 **State Density Bonus.** Encourage developers to use State density bonus incentive to provide affordable housing units. *[Source: 2015-2023 Housing Element, Policy A.8]*

Goal H-3: Housing Conservation and Maintenance

Maintain and enhance the condition and affordability of existing housing in Sunnyvale. *[Source: 2015-2023 Housing Element, Goal B]*

Policy H-3.1 **Housing Conditions.** Encourage property owners to maintain rental and ownership units in sound condition through the City's neighborhood preservation and housing rehabilitation programs. *[Source: 2015-2023 Housing Element, Policy B.1]*

Policy H-3.2 **Outreach and Neighborhood Improvement.** Provide and expand multilingual community outreach and comprehensive neighborhood improvement programs within the city to improve housing conditions and the overall quality of life. *[Source: 2015-2023 Housing Element, Policy B.2]*

Policy H-3.3 **Multi-family Acquisition and Rehabilitation.** Strengthen multi-family neighborhoods through partnerships with non-profit housing organizations in the acquisition and rehabilitation of older residential properties and maintenance as long-term affordable housing. *[Source: 2015-2023 Housing Element, Policy B.3]*

Policy H-3.4 **Preservation of Affordable Rental Housing.** Work with property owners, tenants, and non-profit purchasers to facilitate the preservation of publicly-assisted rental housing and at-risk below-market rate units to maintain affordability to lower-income households. *[Source: 2015-2023 Housing Element, Policy B.4]*

Policy H-3.5 **Replacement Housing Unit Requirement.** Require the replacement of housing units for any new development (residential, mixed-use or nonresidential) proposed on a site that meets the following conditions, consistent with the requirements of Government Code section 65915, subdivision (c)(3):

- currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and
- was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- occupied by low or very low-income households. *[Source: New policy]*

Policy H-3.6 **Mobile Home Park Preservation.** Preserve Sunnyvale's mobile home parks as an affordable housing option by continuing to enforce the Mobile Home Memorandum of Understanding (MOU) and maintaining at least 400 acres of mobile home park zoning. *[Source: 2015-2023 Housing Element, Policy B.6]*

Policy H-3.7 **Condominium Conversions.** Regulate the conversion of rental apartments to condominium ownership, and only permit conversions when the citywide vacancy rate for rental units warrants, and a benefit to the overall housing supply can be shown. *[Source: 2015-2023 Housing Element, Policy B.7]*

Policy H-3.8 **No Net Loss of Housing Stock.** Ensure that sites being redeveloped for housing do not result in a net reduction in housing units, consistent with Government Code Section 66300(d). *[Source: New policy]*

Goal H-4: Removal of Governmental Constraints

Minimize the impact of governmental constraints on the maintenance, improvement and development of housing. *[Source: 2015-2023 Housing Element, Goal C]*

Policy H-4.1 **Processing Procedures and Fees.** Monitor and revise when appropriate all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and construction of housing units to assess the impact on housing costs and/or future supply. *[Source: 2015-2023 Housing Element, Policy C.1]*

Policy H-4.2 **Fee Waiver for Affordable Housing.** Continue to provide a fee waiver for the park in lieu fee for rental housing units affordable to extremely low-, very low-, and low-income households. *[Source: 2015-2023 Housing Element, Policy C.1]*

Policy H-4.3 **Supportive and Transitional Housing and Emergency Shelters.** Maintain provisions for supportive and transitional housing and emergency shelters in the City's Zoning Code. *[Source: 2015-2023 Housing Element, Policy C.2]*

Policy H-4.4 **Parking Standards for Special Needs Housing.** Maintain reduced parking standards for special needs housing and housing in close proximity to public transit. *[Source: 2015-2023 Housing Element, Policy C.3]*

Policy H-4.5 **By-right Housing on Previously Identified Housing Sites.** Allow housing developments with at least 20 percent affordable housing by-right, consistent with objective development and design standards, on lower-income sites counted in previous housing cycles, consistent with Government Code Section 65583.2. *[Source: New policy]*

Policy H-4.6 **Objective Design Standards.** Maintain and implement the City's multi-family residential, single-family residential, and mixed use design standards to ensure they are clear, objective, and quantifiable to streamline the development review process and increase predictability of review outcomes. *[Source: New policy]*

Policy H-4.7 **Support Workforce Pathways into Construction Industry.** Support local and regional efforts to expand the construction workforce, including the Santa Clara County Trades Orientation Program. *[Source: New policy]*

Goal H-5: Equal Housing Opportunities and Special Needs

Promote equal housing opportunities for all residents, including Sunnyvale's special needs populations, so that residents can reside in the housing of their choice. *[Source: 2015-2023 Housing Element, Goal E]*

Policy H-5.1 Fair Housing. Support the provision of fair housing services and tenant/landlord mediation to residents. *[Source: 2015-2023 Housing Element, Policy E.1]*

Policy H-5.2 Access to Opportunity. Improve access to opportunity in low and moderate resource areas through financial investments, provision of public facilities and services, and encouragement of private retail, service, and employment opportunities. *[Source: New policy]*

Policy H-5.3 Prohibition of Discrimination. Implement City ordinances regarding prohibition of discrimination in housing. *[Source: 2015-2023 Housing Element, Policy E.2]*

Policy H-5.4 Prevent Displacement. Work with landlords, property managers, homeowners, and the housing authority to prevent involuntary displacement, particularly displacement of people of color and other vulnerable populations, such as low-income households, the elderly, and people with disabilities. *[Source: New policy]*

Policy H-5.5 Tenant Eviction Protections. Continue to prohibit eviction of tenants without "just cause." *[Source: New policy]*

Policy H-5.6 Rent Stabilization. Continue to enforce the adopted limitations on rent increases consistent with the Tenant Protection Act of 2019. *[Source: New policy]*

Policy H-5.7 Emergency Rental Assistance. Provide emergency rental assistance for residents in greatest need as a strategy for preventing homelessness. *[Source: New policy]*

Policy H-5.8 Age-Friendly Housing. Promote the construction of new age-friendly housing units for seniors, including both affordable and market-rate senior housing, independent living, assisted living, and skilled nursing facilities. *[Source: New Policy, 2020 Housing Strategy Report]*

Policy H-5.9 Support Programs for Seniors to "Age in Place." Continue to enable senior homeowners to stay in their homes and "age in place" through the provision of housing-related services, such as home rehabilitation programs, home access grants, and maintenance programs; and home sharing programs. Improve information, education, partnerships, and outreach to encourage seniors to participate in these programs. *[Source: 2015-2023 Housing Element, Policy E.3, modified based on Age-Friendly Action Plan]*

Policy H-5.10 Universal Design. Encourage new development to incorporate universal design and accessibility features to create more housing opportunities for seniors and persons with disabilities. *[Source: New Policy, 2020 Housing Strategy Report]*

Policy H-5.11 Housing for Persons with Disabilities. Continue to address the special needs of persons with disabilities through provision of supportive housing, accessibility grants, and procedures for reasonable accommodation. *[Source: 2015-2023 Housing Element, Policy E.4]*

Policy H-5.12 **Residential Care Facilities.** Encourage the provision and distribution of residential care facilities throughout the community, including simplified approval processes for residential care facilities of 7 or more individuals. *[Source: 2015-2023 Housing Element, Policy E.5, modified]*

Policy H-5.13 **Housing and Services to Address Homelessness.** Participate in the County Collaborative on Affordable Housing and Homeless Issues to support its efforts to prevent and end homelessness. Facilitate and sponsor the provision of permanent supportive housing for homeless people. Support local service providers that offer facilities and support services to homeless individuals and families, and persons at risk of homelessness. *[Source: 2015-2023 Housing Element, Policy E.6]*

Policy H-5.14 **Family Friendly Housing.** Encourage developers to design and develop housing projects that accommodate the needs of large families, single-parent households, and families with children, such as including units with three or more bedrooms, on-site child care facilities, and/or family-friendly open space and common areas. *[Source: 2015-2023 Housing Element, Policy E.7]*

Goal H-6: Neighborhood Quality

Maintain sustainable neighborhoods with quality housing, infrastructure, and open space that fosters neighborhood character and the health of residents. *[Source: 2015-2023 Housing Element, Goal F]*

Policy H-6.1 **Neighborhood Character.** Continue efforts to balance the need for additional housing with other community values, including preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood. *[Source: 2015-2023 Housing Element, Policy F.1]*

Policy H-6.2 **Community Facilities and Infrastructure.** Promote neighborhood vitality by providing adequate community facilities, infrastructure, landscaping and open space, parking, and public health and safety within new and existing neighborhoods. *[Source: 2015-2023 Housing Element, Policy F.2]*

Policy H-6.3 **Neighborhood Circulation and Connections.** Continue a high quality of maintenance for public streets, rights-of-way, and recreational areas, and provide safe and accessible pedestrian, bike, and transit linkages (accessibility) between jobs, residences, transportation hubs, and goods and services. *[Source: 2015-2023 Housing Element, Policy F.3]*

Policy H-6.4 **Neighborhood Preservation.** Continue to implement a citizen-oriented, proactive education program regarding neighborhood preservation. Encourage resident involvement in identifying and addressing neighborhood needs in partnership with the City. *[Source: 2015-2023 Housing Element, Policy F.4]*

Policy H-6.5 **Historically and Architecturally Significant Buildings.** Promote the preservation of historically and architecturally significant buildings and neighborhoods through land use, design, preservation and housing policies. *[Source: 2015-2023 Housing Element, Policy F.5]*

Policy H-6.6 **Sustainable Building**. Continue enforcement of City Reach Codes and require the use of sustainable and green building design in new and existing housing. *[Source: 2015-2023 Housing Element, Policy F.6]*

Policy H-6.7 **Density Bonus for Green Building.** Continue to provide up to 5 percent density bonus for projects exceeding minimum green building standards. *[Source: New policy]*

Policy H-6.8 **Mix of Uses.** Continue to permit and encourage a mix of residential, neighborhood-serving retail, and job-producing land uses, as long as there is neighborhood compatibility and no unavoidable environmental impacts. *[Source: 2015-2023 Housing Element, Policy F.7]*

2.2 Programs and Objectives

The implementation programs described on the following pages include existing programs as well as several new programs that have been added to address the City's identified housing needs. Each program includes the following: objective(s), timeframe, the policies implemented by the program, and City department responsible for implementation of the program.

Implementation Programs

H1. Residential Sites Inventory. Develop and maintain a web-based sites inventory that is updated regularly to identify sites suitable for housing development and to track remaining capacity needed to meet the RHNA in compliance with no-net-loss requirements to maintain adequate capacity for housing throughout the planning period. *[Source: 2015-2023 Housing Element, Program 17, modified]*

- **Objective:** Maintain adequate capacity to meet the RHNA.
- **Policy(ies) Implements:** H-1.1 and H-1.5
- **Timeframe:** Develop a web-based inventory in 2023 and update as projects are approved.
- **Responsible Department or Agency:** Community Development Department, Housing Division

H2. Rezone Program. As of the start of the planning period (January 31, 2023), the City has an unmet RHNA of 2,401 lower-income and 2,931 above moderate-income units. The City shall approve a specific plan for the Moffett Park area to accommodate the City's RHNA shortfall by January 31, 2024, and shall ensure that sites rezoned to meet the City's unmet lower-income RHNA meet the following criteria:

- Permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households.
- Accommodate at least 50 percent of the lower-income RHNA shortfall on parcels designated exclusively for residential uses.
- Allow for densities of at least 30 dwelling units per acre, with a minimum density of 20 dwelling units per acre.
- Have existing or planned water, sewer, and dry utilities.
- **Objective:** Rezone sufficient land to accommodate the RHNA shortfall of 2,401 lower-income units.
- **Policy(ies) Implements:** H-1.1
- **Timeframe:** January 31, 2024
- **Responsible Department or Agency:** Community Development Department, Housing and Planning Divisions

H3. Increase Affordable Housing Opportunities in High Resource Areas. Identify additional capacity for high density residential in areas of high resource, such as the Village Centers south of El Camino Real and other areas in the southern part of the city, to create more opportunities for affordable housing in areas of high resource and ensure that lower-income housing is dispersed throughout the city. *[Source: New program]*

- Objective: Rezone sites with total capacity to provide 100 lower-income units.
- Policy(ies) Implements: H-1.3
- Timeframe: 2026
- Responsible Department or Agency: Community Development Department, Housing and Planning Divisions

H4. Accessory Dwelling Unit Toolkit. Facilitate the construction of new accessory dwelling units (ADUs) by establishing and publicizing an ADU toolkit. The ADU toolkit may be created in collaboration with nearby jurisdictions and may include:

- Pre-approved design plans,
- Loan programs and/or partnerships with local lenders to provide funding for accessory dwelling unit construction, and
- Technical assistance, including assistance with cost/benefit analyses through a web-based cost calculator.

Promote tools and resources to homeowners throughout the city to increase the production of ADUs and dual urban opportunity housing (DUOs) to promote mixed-income neighborhoods in areas of high resource, specifically south of the El Camino Real corridor. *[Source: New program]*

- Objective: Target the production of 100 housing units that are ADUs and/or DUOs.
- Policy(ies) Implements: H-1.6
- Timeframe: 2026
- Responsible Department or Agency: Community Development Department, Housing and Planning Divisions

H5. Below Market Rate (BMR) Housing Program. Continue to implement the BMR Program. Review, refine, and explore increases to the BMR program guidelines and codes periodically as needed to accommodate changing market conditions and improve overall program effectiveness. Expand outreach opportunities, education, and visibility of the BMR program as needed to ensure success and fairness for all that are interested. *[Source: 2015-2023 Housing Element, Program 1]*

- Objective: Target the production of 1,250 very low-, 1,250 low-, and 500 moderate-income units.
- Policy(ies) Implements: H-2.2 and H-2.3
- Timeframe: Ongoing
- Responsible Department or Agency: Community Development Department, Housing Division

H6. Affordable Housing Development Assistance. Provide regulatory incentives, technical assistance, and/or financing to support the development of new housing units affordable to extremely low-, very low- and low-income households. Continue to collect housing mitigation fees from non-residential developments to offset the demand they generate for affordable workforce housing. Consider additional streamlined processing for affordable housing development. Annually monitor availability of State and federal funding and partner with affordable housing

developers, if necessary, in applying for additional funds. Prioritize sites in high opportunity areas and in communities that are underserved by existing affordable units. Issue notices of funding availability annually, with advance outreach to potential applicants. *[Source: 2015-2023 Housing Element, Program 3, modified]*

- **Objective:** Provide funding and other incentives for the development of 2,500 lower-income units. Target production of 300 lower-income units in high resource areas.
- **Policy(ies) Implements:** H-2.4, H-2.6, and H-2.9
- **Timeframe:** Ongoing
- **Responsible Department or Agency:** Community Development Department, Housing Division

H7. New Funding Mechanisms for Affordable Housing. Evaluate new mechanisms for funding affordable housing for lower-income households, including but not limited to: real estate transfer tax, business tax for housing, short-term rental taxes or fees, and/or enhanced infrastructure financing districts. Select the most viable to implement in the planning period and make recommendations with a focus on how to help achieve fair housing goals through use of additional allocated funds using an equity lens. *[Source: New program]*

- **Objective:** Implement new funding mechanisms to support the development of 2,500 lower-income units.
- **Policy(ies) Implements:** H-2.4 and H-2.10
- **Timeframe:** 2024
- **Responsible Department or Agency:** Community Development Department, Housing Division

H8. First-Time Home Buyer Programs. Continue to implement the First-Time Home Buyer Program and aim to assist 5-10 low to moderate income homebuyers per year, or as demand warrants. Collaborate with non-profit organizations to promote the program to non-English speaking community members and communities of color that have historically been excluded from homeownership opportunities by discriminatory lending practices. *[Source: 2015-2023 Housing Element, Program 2, modified]*

- **Objective:** Assist 5-10 low- to moderate-income homebuyers per year
- **Policy(ies) Implements:** H-2.7
- **Timeframe:** Ongoing
- **Responsible Department or Agency:** Community Development Department, Housing Division

H9. Housing Choice Voucher Rental Assistance. Support the Housing Authority in its efforts to maintain adequate federal funding for the Housing Choice Voucher program and continue to refer extremely low- and very low-income residents to the Housing Authority for information about Section 8 assistance and other Housing Authority-provided affordable housing opportunities. Provide outreach and education to tenants and landlords/property management regarding the new State law that prohibits housing discrimination based on source of income, including public subsidies. Prioritize outreach in high resource areas, as well as for new developments that have included density bonus provisions to aid accessibility by income qualified residents. *[Source: 2015-2023 Housing Element, Program 10, modified]*

- **Objective:** Increase Housing Choice Voucher usage in highest or high resource areas by 5 percent.
- **Policy(ies) Implements:** H-2.9
- **Timeframe:** 2028
- **Responsible Department or Agency:** Community Development Department, Housing Division

H10. Home Improvement Program. Continue to operate and expand the Home Improvement Program to assist lower-income households with funding for rehabilitation and minor improvements. Promote the program on the City's website, at City facilities, at community workshops, and through the Neighborhood Preservation Program. Assist a total of 10-25 homeowners per year through the program, or as demand warrants. *[Source: 2015-2023 Housing Element, Program 5, modified]*

- Objective: Assist 10-25 homeowners per year. Conduct no less than one workshop annually.
- Policy(ies) Implements: H-3.1
- Timeframe: Ongoing
- Responsible Department or Agency: Community Development Department, Housing Division

H11. Multi-Family Rental Property Rehabilitation. Assist in the acquisition and/or preservation of affordable multi-family rental properties. Continue to offer below-market rate financing for rehabilitation of affordable rental units, using funding sources available to the City for this purpose. *[Source: 2015-2023 Housing Element, Program 6 and 7]*

- Objective: Provide rehabilitation financing for at least one property during the planning period.
- Policy(ies) Implements: H-3.3 and H-3.4
- Timeframe: Ongoing
- Responsible Department or Agency: Community Development Department, Housing Division

H12. Preservation of Government Assisted Housing. Facilitate long-term preservation of existing below market rate housing units through the following:

- Track affordability agreements for existing units and maintain close contact with the property owner regarding long-term plans for the affordable units at the property.
- Provide financial and/or technical assistance to property owners whose affordability restrictions will expire within 36 months for preservation and/or rehabilitation of the affordable units.

In the event at-risk units are not preserved, require projects that received government funding and/or were granted a density bonus to provide at least three years notice prior to the conversion of any deed-restricted affordable rental units to market rate. *[Source: 2015-2023 Housing Element, Program 9, modified]*

- Objective: Preserve 46 at-risk below market rate units.
- Policy(ies) Implements: H-3.4
- Timeframe: Ongoing, as affordability restrictions expire
- Responsible Department or Agency: Community Development Department, Housing Division

H13. Mobile Home Park Preservation. Continue to implement current mobile home park protections, including the Sunnyvale Mobile Home Park Memorandum of Understanding (MOU), and maintain mobile home park zoning. Maintain an MOU compliance committee to enforce rent regulations and provide resident assistance. In the event of a closure of a mobile home park, enforce the provisions of Chapter 19.72, Mobile Home Park Conversions, which requires relocation assistance to be provided to park residents. *[Source: 2015-2023 Housing Element, Program 12, modified]*

- Objective: Preservation of 3,862 mobile homes
- Policy(ies) Implements: H-3.6

- **Timeframe:** Ongoing
- **Responsible Department or Agency:** Community Development Department, Housing Division

H14. Foreclosure Prevention Resources. Provide information about available foreclosure counseling services, warnings about foreclosure-related scams, and available legal resources, through City public outreach channels (website, Housing newsletter, media releases, City blog, etc.), and continue to refer any homeowners in default to the services available. Provide materials in multiple language and work with community-based organizations to distribute materials to residents most at-risk of foreclosure. *[Source: 2015-2023 Housing Element, Program 13]*

- **Objective:** Provide foreclosure assistance to 10 homeowners throughout the planning period.
- **Policy(ies) Implements:** H-5.4
- **Timeframe:** Ongoing
- **Responsible Department or Agency:** Community Development Department, Housing Division

H15. Complete the "Retooling the Zoning Code" Project. Complete the Retooling project and update the Zoning Code to provide clarity of processing and permitting procedures for the community. *[Source: 2015-2023 Housing Element, Program 16]*

- **Objective:** Adopt a comprehensive zoning code update.
- **Policy(ies) Implements:** H-4.1
- **Timeframe:** 2026
- **Responsible Department or Agency:** Community Development Department, Planning Division

H16. El Camino Real Specific Plan Active Ground Floor Requirement. Develop a program to address the commercial requirement to facilitate 100 percent affordable housing developments in the El Camino Real Specific Plan. The program would explore a range of options such as condominium style ownership to enable separate retail and housing ownership for vertical mixed use, horizontal mixed use options (retail in a separate building from the residential development) with or without a lot split, and reduced or eliminated commercial requirements. *[Source: New program]*

- **Objective:** Remove constraints to affordable housing development in high resource areas along El Camino Real.
- **Policy(ies) Implements:** H-1.1, H-1.2, H-1.3
- **Timeframe:** 2025
- **Responsible Department or Agency:** Community Development Department, Housing and Planning Divisions

H17. Open Space Requirements. Collaborate with developers and other stakeholders to review and modify private open space requirements in higher density residential areas to reduce constraints on housing development, while balancing community desires for high quality design and access to open space. *[Source: New program]*

- **Objective:** Remove barriers to development of higher-density residential units
- **Policy(ies) Implements:** H-4.1
- **Timeframe:** 2026
- **Responsible Department or Agency:** Community Development Department, Housing and Planning Divisions

H18. Review Development Fees. Review the City's planning and development impact fees to reconfirm the relationship between required services and fees paid and to add further gradations of unit sizes (e.g., square footage-based fees) to reduce financial disincentives to build smaller units. Review and consider whether reductions to the park in-lieu fee and/or alternatives for addressing development impacts are appropriate. *[Source: New program]*

- **Objective:** Ensure planning and development impact fees are not a constraint on housing production
- **Policy(ies) Implements:** H-4.1
- **Timeframe:** 2026
- **Responsible Department or Agency:** Community Development Department, Housing and Planning Divisions

H19. Adaptive Reuse. Evaluate, and if appropriate, amend the Zoning Code to remove potential constraints for adaptive reuse, such as review or approval processes and parking standards. *[Source: New program]*

- **Objective:** Ensure review or approval processes and development standards are not a constraint on adaptive reuse.
- **Policy(ies) Implements:** H-1.1 and H-4.1
- **Timeframe:** 2026
- **Responsible Department or Agency:** Community Development Department, Planning Division

H20. Zoning Code Amendments. The City shall amend the zoning code to ensure compliance with State law as follows:

- Allow "low barrier navigation center" developments by right in mixed-use zones and nonresidential zones permitting multifamily uses, consistent with Government Code Section 65662.
- Allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted, consistent with Government Code Section 65651(a).
- Establish appropriate parking standards for residential care homes and identify clear parking requirements for emergency shelters consistent with Government Code 65583.
- Provide clear and transparent parking standards for mixed use developments outside of specific plan areas.
- Review and amend the zoning code, as necessary, to ensure requirements for group homes, including those with 6 or fewer persons and those with more than six persons, are consistent with State law and fair housing requirements.
- Establish a written procedure to implement streamlined ministerial approval in compliance with Senate Bill 35.
- Allow employee housing for six or fewer employees and treat this use the same as any single family home.
- Review and revise the Single Room Occupancy regulations to remove the maximum occupancy limitation, as necessary for consistency with the California Building Code. *[Source: New program]*
- **Objective:** Amend the zoning code in compliance with State law.
- **Policy(ies) Implements:** H-4.1, H-4.2, H-4.3, and H-5.12
- **Timeframe:** 2024
- **Responsible Department or Agency:** Community Development Department, Housing and Planning Divisions

H21. Fair Housing Program. Ensure information related to fair housing is accessible to all community members by implementing the following:

- Continue to contract with qualified fair housing agencies to provide comprehensive and culturally-appropriate fair housing services and/or tenant/landlord mediation to the extent funding is available.
- Provide multi-lingual fair housing brochures at City Hall, the Sunnyvale Library, Senior Center, Recreation Center, and the Columbia Neighborhood Center, and work with area organizations and non-profits to disseminate information to non-English speaking populations in Sunnyvale.
- Provide fair housing information on the City's website, including a direct link to HUD fair housing website.
- Continue to participate in the Santa Clara County Fair Housing Task Force. *[Source: 2015-2023 Housing Element, Program 21, modified]*
- Objective: Ensure fair housing information is accessible to all.
- Policy(ies) Implements: H-5.1
- Timeframe: Ongoing
- Responsible Department or Agency: Community Development Department, Housing Division

H22. Language Access. Evaluate City programs, services, and materials to assess language accessibility and provide multilingual resources, as appropriate, to ensure residents with limited English proficiency have accessible information. *[Source: New program]*

- Objective: Remove language barriers and increase accessibility to City housing programs.
- Policy(ies) Implements: H-5.1
- Timeframe: 2025
- Responsible Department or Agency: Community Development Department, Housing Division

H23. Renter's Choice Ordinance. Consider establishing an ordinance requiring landlords who own 25 or more units to provide tenants with a choice of alternatives to a traditional security deposit, including rental security insurance, and installment plan, or reduced upfront security deposit. *[Source: New program]*

- Objective: Evaluate and consider establishing an ordinance to provide alternatives to traditional security deposit.
- Policy(ies) Implements: H-5.1 and H-5.3
- Timeframe: 2026
- Responsible Department or Agency: Community Development Department, Housing Division

H24. Right-to-Lease Ordinance. Educate landlords and tenants about the right-to-lease ordinance which requires that landlords offer renters a lease specifying a minimum one-year lease term prior to any other term lengths. Post information about the ordinance on the City website, distribute mailers and/or fliers to landlords and tenants throughout the city, and conduct a social media campaign. *[Source: New Policy, 2020 Housing Strategy]*

- Objective: Provide tenants with stability and predictability of costs during the term of their lease.
- Policy(ies) Implements: H-5.4

- **Timeframe:** 2023
- **Responsible Department or Agency:** Community Development Department, Housing Division

H25. Relocation Assistance Ordinance. Educate landlords and tenants about the relocation assistance ordinance which requires landlords to provide financial assistance to tenants who are being displaced from rental units due to no-fault just cause factors such as substantial renovations or demolition of rental units. Post information about the ordinance on the City website, distribute mailers and/or fliers to landlords and tenants throughout the city, and conduct a social media campaign. *[Source: New Policy, 2020 Housing Strategy]*

- **Objective:** Disincentivize actions that lead to displacement and ensure displaced tenants have adequate resources to find new housing.
- **Policy(ies) Implements:** H-5.4
- **Timeframe:** 2023
- **Responsible Department or Agency:** Community Development Department, Housing and Planning Divisions

H26. Emergency Rental Assistance Program. Following expiration of COVID-19-related rental assistance funds, the City shall consider new local funding sources or work with Santa Clara County to identify potential replacement funding to maintain the rental assistance program that would provide emergency funds for low-income tenants to pay rent and stave off eviction during moments of economic hardship. *[Source: New program]*

- **Objective:** Secure funding for emergency rental assistance for 25 lower-income households per year.
- **Policy(ies) Implements:** H-5.4
- **Timeframe:** 2024
- **Responsible Department or Agency:** Community Development Department, Housing and Planning Divisions

H27. Funding for Accessibility Improvements. Provide grants to income-qualified households for accessibility improvements, and continue to provide CDBG funding, when available, for accessibility improvements to pedestrian facilities as needed in residential neighborhoods. *[Source: 2015-2023 Housing Element, Program 22]*

- **Objective:** Ensure lower-income residents can afford repairs on limited or fixed incomes and ensure neighborhoods remain ADA compliant. Serve up to 10 households per year.
- **Policy(ies) Implements:** H-5.9 and H-5.10
- **Timeframe:** Ongoing
- **Responsible Department or Agency:** Community Development Department, Housing, Planning, and Building Divisions

H28. Reasonable Accommodations and Code Updates. Review and revise findings for reasonable accommodations to remove constraints to housing for persons with disabilities and to reduce the burden of the applicant to determine alternative accommodations that provide an equivalent level of benefit. Continue to adopt applicable accessibility updates to building and housing codes. *[Source: New program]*

- **Objective:** Remove barrier to housing for persons with disabilities.
- **Policy(ies) Implements:** H-5.10 and H-5.11

- **Timeframe:** 2024
- **Responsible Department or Agency:** Community Development Department, Housing and Planning Divisions

H29. Programs to Address Homelessness. Continue to provide funding for programs that seek to prevent and end homelessness and provide supportive services to homeless and at-risk clients. Continue to implement programs such as WorkFirst Sunnyvale and Tenant-Based Rental Assistance. Continue to offer financing for permanent supportive housing projects, rapid rehousing projects, and other projects that agree to reserve units for applicants transitioning out of homelessness. *[Source: 2015-2023 Housing Element, Program 23]*

- **Objective:** Provide annual funding for homeless programs and at-risk households.
- **Policy(ies) Implements:** H-5.13
- **Timeframe:** Ongoing
- **Responsible Department or Agency:** Community Development Department, Housing Division

H30. Safe RV Parking. Work with local human service providers to encourage the creation of a safe RV parking program for the unhoused community. *[Source: New program]*

- **Objective:** Support the establishment of a safe RV parking program and identify at least one potential site.
- **Policy(ies) Implements:** H-5.13
- **Timeframe:** Commence study in 2023 and implement by 2025
- **Responsible Department or Agency:** Community Development Department, Housing Division

H31. Special Needs Housing Development Assistance. Include priority for special needs units in City notices of funding availability for new housing construction, rehabilitation, and/or preservation projects. Aim to assist in the development of at least one new project with some or all of the units reserved for special needs tenants, including tenants with severe disabilities. Encourage developers to include special needs advocacy groups in their marketing and leasing efforts related to newly available special needs units. *[Source: 2015-2023 Housing Element, Program 24]*

- **Objective:** Approve at least one new development with dedicated units for special needs tenants.
- **Policy(ies) Implements:** H-5.8 and H-5.11
- **Timeframe:** 2031
- **Responsible Department or Agency:** Community Development Department, Housing Division

H32. New Age-Friendly Housing. Promote the development of age-friendly housing to allow residents to age in place through various strategies, including:

- Provide financial assistance to projects that create new age-friendly housing units.
- Prioritize the allocation of funding for senior housing development.
- Provide City-owned land for the development of affordable housing that includes support for seniors or other vulnerable populations. *[Source: New program]*
- **Objective:** Promote 15 percent of new or renovated units (10 percent ADA plus an additional 5 percent age friendly) to meet age friendly housing criteria.

- **Policy(ies) Implements:** H-5.8
- **Timeframe:** 2026
- **Responsible Department or Agency:** Community Development Department, Housing Division

H33. Age in Place. Establish a streamlined permitting process for home renovations for permits that cannot be issued over the counter, to allow aging in place and promote use of the Sunnyvale Home Improvement Program to assist senior residents with adapting their homes to age in place. Improve and expand outreach to Sunnyvale Senior Center and senior-focused housing nonprofits and policy groups to increase awareness and program referrals. *[Source: New program]*

- **Objective:** Facilitate ability for seniors to "age in place."
- **Policy(ies) Implements:** H-5.9
- **Timeframe:** 2026
- **Responsible Department or Agency:** Community Development Department, Housing and Planning Divisions

H34. Neighborhood Conditions Survey. Re-establish a regularly occurring survey of housing and neighborhood conditions to identify and address building maintenance and quality of life issues in Sunnyvale. *[Source: New program]*

- **Objective:** Conduct a survey every 5 years to preserve and improve neighborhood quality.
- **Policy(ies) Implements:** H-6.1, H-6.4
- **Timeframe:** 2025 and every five years thereafter
- **Responsible Department or Agency:** Community Development Department, Housing and Planning Divisions, Department of Public Safety

H35. Prioritize Capital Improvement Program (CIP). As part of the annual CIP development process, prioritize funding for neighborhood improvements in low and moderate resource areas of the City, including Moffett Park and Lawrence Station planning areas. *[Source: New Program]*

- **Objective:** Establish locations for and implement a new library branch, park facilities, and school site within low or moderate resource areas.
- **Policy(ies) Implements:** H-5.2, H-6.2, and H-6.3
- **Timeframe:** 2028
- **Responsible Department or Agency:** Community Development Department, Housing and Planning Divisions, Public Works Department

H36. Prioritize ADA and Pedestrian Infrastructure. Prioritize construction and maintenance of ADA curb ramps, sidewalks, and other bicycle and pedestrian infrastructure in low resource neighborhoods. *[Source: New program]*

- **Objective:** Over $50 million is budgeted to repair sidewalks over next twenty years; identify locations within low resource areas to repair earlier in timeline. Construct 100 new ADA curb ramps within low resource areas by 2025.
- **Policy(ies) Implements:** H-5.2, H-6.2, and H-6.3
- **Timeframe:** 2025

- **Responsible Department or Agency:** Community Development Department, Housing and Planning Divisions, Public Works Department

H37. Prohousing Designation. Pursue and maintain the State's Prohousing Designation by demonstrating a sufficient number of polices that significantly contribute to accelerating housing production. Jurisdictions that receive a Prohousing Designation will receive incentives in the form of additional points or other preferences in the scoring of competitive State funding grant programs in the areas of housing, transportation, infrastructure, and land use. *[Source: New program]*

- **Objective:** Increase the City's competitiveness in receiving affordable housing funding from the State.
- **Policy(ies) Implements:** H-2.1
- **Timeframe:** 2023
- **Responsible Department or Agency:** Community Development Department, Housing and Planning Divisions

Quantified Objectives

State law (California Government Code Section 65583[b]) requires that housing elements contain quantified objectives for the maintenance, preservation, and construction of housing. The quantified objectives, shown in Table 2-1, set a target goal for Sunnyvale to strive for based on needs, resources, and constraints.

Table 2-1: Summary of Quantified Objectives 2023-2031

Income Level	Quantified Objectives		
	New Construction[1]	Rehabilitation[2]	Preservation[3]
Extremely Low	1,484	20	988
Very Low	1,484	50	988
Low	1,709	98	966
Moderate	2,032	68	976
Above Moderate	5,257	0	0
Total	11,966	236	3,918

Notes:

[1] The quantified objective for new construction is based on the City's RHNA.

[2] The quantified objective for rehabilitation is estimated based on implementation of Programs H10 and H11.

[3] The quantified objective for preservation is estimated based on implementation of Programs H12, H13, and H14.

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CHAPTER 3 HOUSING NEEDS ASSESSMENT

This chapter describes the characteristics of the population and housing stock in Sunnyvale as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment fulfills the requirements of Government Code Section 65583(a)(1), 655853(a)(2), and 65583.1(d) and is comprised of the following components: Demographic Profile; Employment Trends; Household Characteristics; Special Needs Populations; Housing Stock Characteristics; Housing Costs and Affordability; Assisted Housing at Risk of Conversion; Housing Needs; and Regional Housing Needs Determination.

Data in this appendix is derived from a variety of sources, and compiled to show relationships, major trends, and to respond to known issues and concerns. The most prominent data source used in varying forms is from the U.S. Census, including the decennial census from 1990, 2000, and 2010 and the 2015-2019 American Community Survey (ACS). Other sources include the Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, which are derived from ACS 5-year datasets.[1] Employment data was also obtained from the State of California Employment Development Department's (EDD) Data Library. Data on rent-restricted low-income housing units at risk of conversion to market-rate housing is sourced from Sunnyvale's inventory of assisted housing and Below Market Rate (BMR) units. Data was also sourced from the City of Sunnyvale Housing Strategy Report prepared by BAE Urban Economics in 2020.

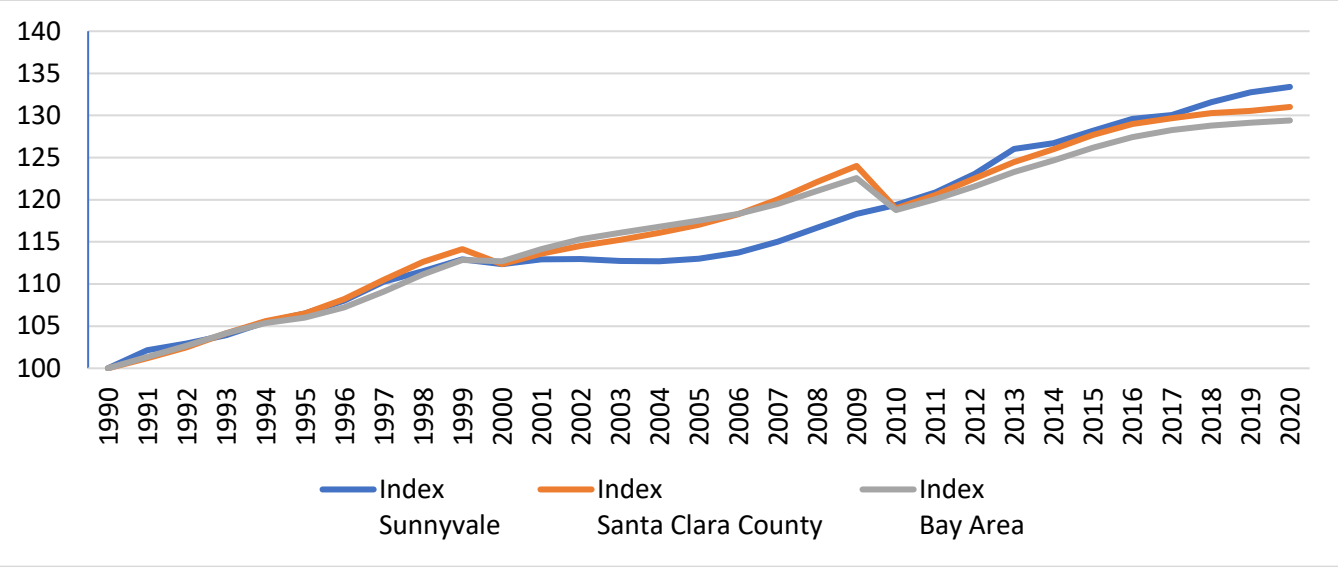
3.1 Population and Demographic Profile

Population Trends

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession (see Figure 3-1 below). Many cities in the region, including Sunnyvale, have experienced significant growth in population. Since 2000, the population in Sunnyvale has increased by 15.8 percent; this rate is above that of the whole region, at 12.9 percent. In the most recent decade (2010-2020), the population increased by 10.5 percent. Sunnyvale had an estimated population of 156,503 people in 2020, which accounts for 8 percent of the population in Santa Clara County (see Table 3-1). Sunnyvale is the second largest city in Santa Clara County behind San Jose, which far exceeds Sunnyvale in both population and area.

[1] The decennial census data are based on a survey of the entire U.S. population, with about one person in six answering a more detailed questionnaire. The ACS data are based on a much smaller survey size, with about 3 million people answering the survey each year. This smaller sample size results in a lower level of accuracy than the decennial census. Because of the variability of the data sources, not all information is consistently available during the same time period, and the margin of error for data also varies. The most recently available data by source was always used, and notations are provided within the text and charts to document the source data and source year.

Figure 3-1: Regional Population Trends, Sunnyvale, Santa Clara County, and Bay Area, 1990-2020



The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the year 1990. The data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990.

Source: ABAG Housing Element Data Package, California Department of Finance, E-5 series

Table 3-1: Population Growth Trends, Sunnyvale, Santa Clara County, and Bay Area, 2000-2020

Jurisdiction	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020	Percent Change 2000-2020
Sunnyvale	131,844	140,081	**156,503**	6.25%	11.72%	18.70%
Santa Clara County	1,682,585	1,781,642	**1,961,969**	5.89%	10.12%	16.60%
Bay Area	6,784,348	7,150,739	**7,790,537**	5.40%	8.95%	14.83%

Source: ABAG Housing Element Data Package; California Department of Finance, E-5 Population Estimates for Cities, Counties, and the State.

PROJECTED POPULATION GROWTH

The Association of Bay Area Governments (ABAG) produces population estimates as part of its program of projecting future growth in the Bay Area. The projections provide a quantitative basis for how the region will accommodate anticipated growth if local jurisdictions adopt a set of policies consistent with the vision of Plan Bay Area. Table 3-2 displays ABAG's latest projection, which covers the period between 2010 and 2040.

According to ABAG, Santa Clara County is projected to increase by 22 percent (or 551,980 people) between 2020 and 2040. Sunnyvale is expected to add about 72,000 new residents by 2040, representing the largest percent change in population of any city in the county (33 percent).

Table 3-2: Projected Population Growth, Santa Clara County Jurisdictions, 2020-2040

	2020	2030	2040	Percent of Population (2020)	Percent of Population (2040)	Percent Change 2020-2040
Campbell	43,700	46,170	47,120	2%	2%	8%
Cupertino	63,515	65,690	68,305	3%	3%	8%
Gilroy	48,820	61,935	70,375	2%	3%	44%
Los Altos	31,530	32,225	32,960	2%	1%	5%
Los Altos Hills	8,340	8,475	8,650	0%	0%	4%
Los Gatos	31,635	32,560	33,050	2%	1%	4%
Milpitas	90,645	95,605	103,970	5%	4%	15%
Monte Sereno	3,440	3,535	3,575	0%	0%	4%
Morgan Hill	43,285	48,130	50,165	2%	2%	16%
Mountain View	111,725	119,445	138,980	6%	5%	24%
Palo Alto	81,170	82,835	86,510	4%	3%	7%
San Jose	1,028,210	1,189,660	1,377,145	52%	54%	34%
Santa Clara	131,655	142,425	159,500	7%	6%	21%
Saratoga	30,560	31,205	31,880	2%	1%	4%
Sunnyvale	**149,935**	**162,975**	**222,210**	**8%**	**9%**	**48%**
Unincorporated	88,170	94,885	103,925	4%	4%	18%
Santa Clara County	**1,986,340**	**2,217,750**	**2,538,320**	**100%**	**100%**	**28%**

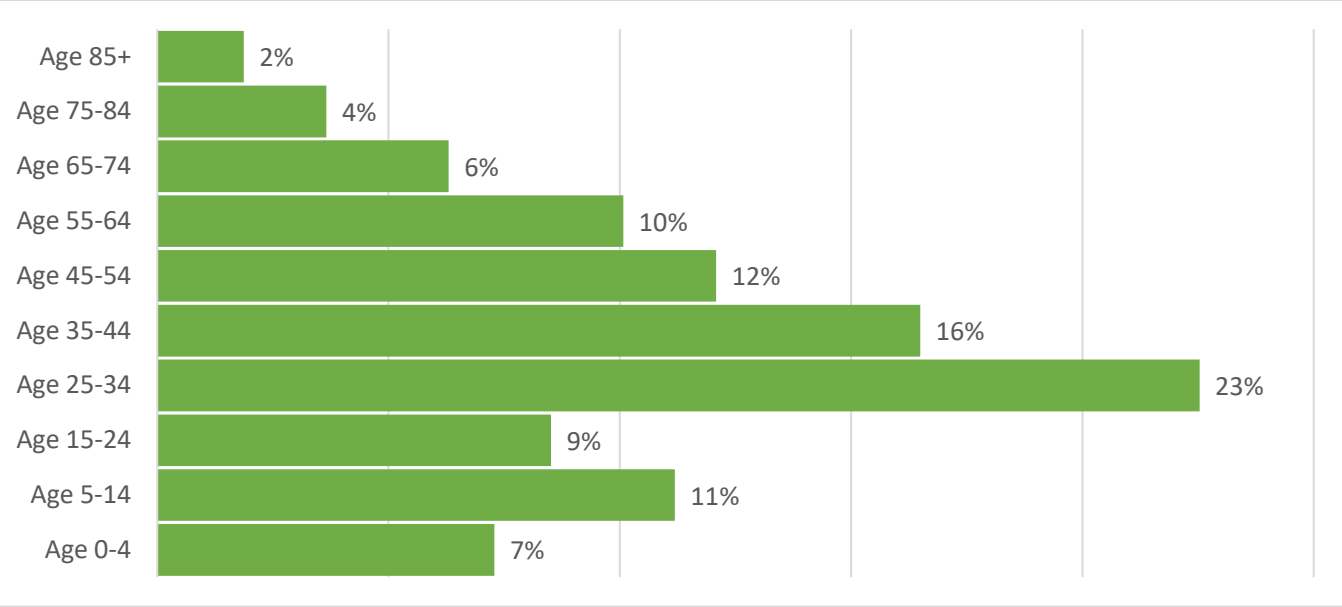
Source: Projections 2040 MTC/ABAG; Data downloaded 2021.

Age Distribution

The distribution of age groups in a city can be telling of what types of housing the community needs or may need in the future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed. Figure 3-2 below shows the age distribution for Sunnyvale as estimated in 2019 and Table 3-3 shows the population distribution by age groups in the city in comparison to the county and the state in 2010 and 2019.

In Sunnyvale, the median age in 2000 was 33.5; by 2019, this figure had increased to around 35 years. Young adults (25 to 44) comprise 39 percent of the population in Sunnyvale, compared to only 31 percent countywide. This predominance of young adults can be attributed to the concentration of high tech and emerging technology industries in Sunnyvale, and the variety of rental and ownership opportunities attractive to this age group. In contrast, school age children (5 to 24) encompass about 20 percent of the population in Sunnyvale, versus 25 percent countywide.

Figure 3-2: Population by Age, Sunnyvale, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table DP05

Overall, the population has skewed older from 2010 to 2019. Persons 65 years of age and over accounted for 10.9 percent of the total population in 2010, but in 2019 they made up 11.8 percent of the total population. Persons 65 years of age and older were the fastest growing segment of population in Sunnyvale between 2010 and 2019. The population of residents in this age group increased by 22 percent as compared to an overall population increase of 11 percent during that same time period. Although the 65 years and older population has increased in Sunnyvale, it has increased much more rapidly in both the county (36 percent) and the state (35 percent) during the same time period. The population of older adults is projected to grow during the planning period, as many of the "baby boomers" (the large group of people born between 1946 and 1964) will have reached age 65 by 2023.

Table 3-3: Population by Age, Sunnyvale, Santa Clara County, and California, 2010 and 2019

Age Group	2010		2019		Change from 2010-2019 Percent
	Number	Percent	Number	Percent	
Sunnyvale					
Age 0-4	11,252	8.2%	11,129	7.3%	-1.1%
Age 5-14	14,609	10.7%	17,099	11.2%	17.0%
Age 15-24	12,875	9.4%	13,003	8.5%	1.0%
Age 25-34	27,772	20.3%	34,422	22.5%	23.9%
Age 35-44	23,584	17.3%	25,195	16.5%	6.8%
Age 45-54	18,752	13.7%	18,461	12.1%	-1.6%
Age 55-64	12,791	9.4%	15,393	10.1%	20.3%
Age 65-74	7,965	5.8%	9,626	6.3%	20.9%
Age 75-84	4,979	3.6%	5,587	3.7%	12.2%
Age 85+	1,901	1.4%	2,855	1.9%	50.2%
Total	**136,480**	**100.0%**	**152,770**	**100.0%**	**11.9%**
Median Age	**35.6**	**--**	**35.3**	**--**	**-0.8%**

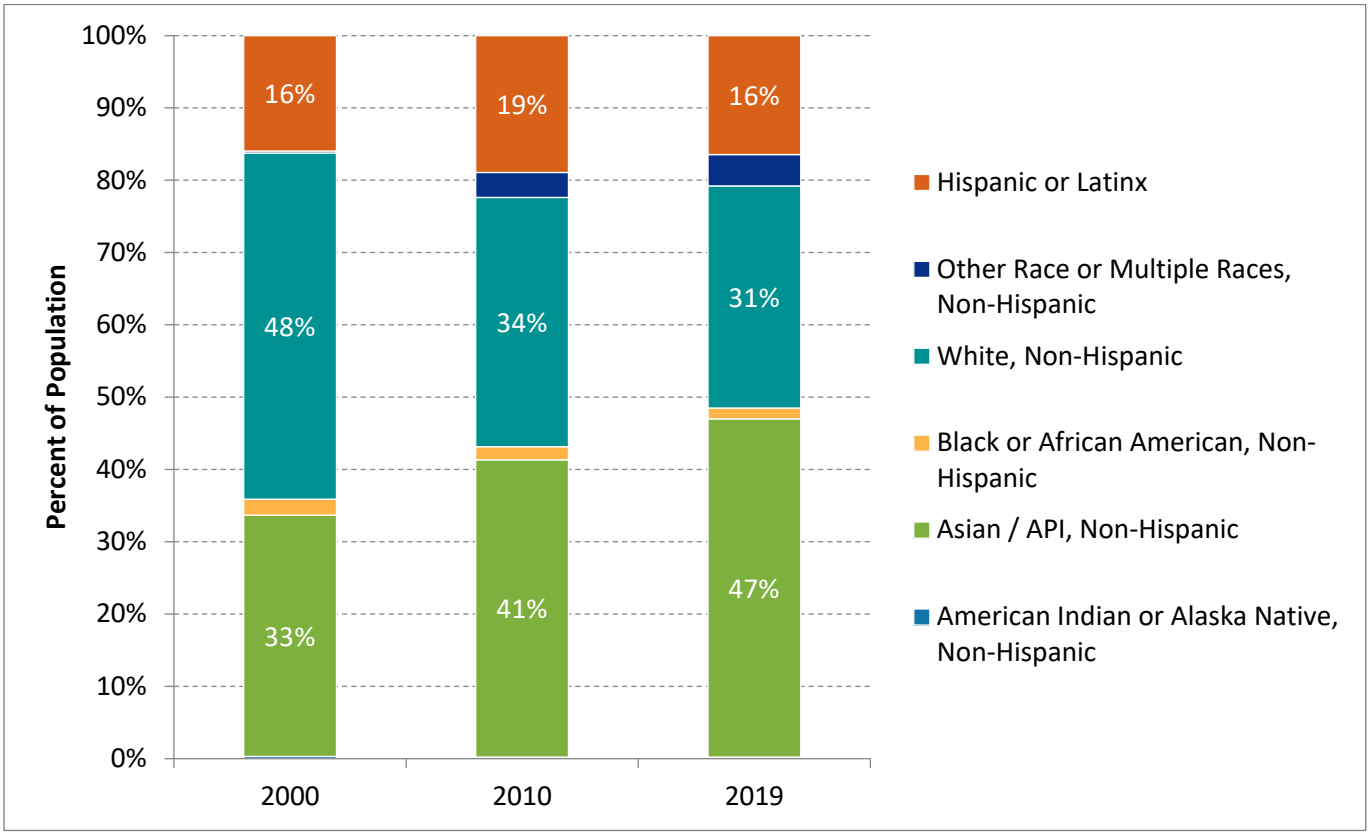
Age Group	2010		2019		Change from 2010-2019 Percent
	Number	Percent	Number	Percent	
Santa Clara County					
Age 0-4	124,911	7.2%	116,508	6.0%	-6.7%
Age 5-14	227,200	13.1%	241,580	12.5%	6.3%
Age 15-24	225,435	13.0%	234,424	12.2%	4.0%
Age 25-34	267,893	15.4%	309,599	16.1%	15.6%
Age 35-44	279,702	16.1%	279,571	14.5%	0.0%
Age 45-54	254,289	14.6%	266,848	13.8%	4.9%
Age 55-64	173,392	10.0%	224,766	11.7%	29.6%
Age 65-74	99,382	5.7%	141,994	7.4%	42.9%
Age 75-84	62,642	3.6%	77,225	4.0%	23.3%
Age 85+	24,550	1.4%	34,955	1.8%	42.4%
Total	**1,739,396**	**100.0%**	**1,927,470**	**100.0%**	**10.8%**
Median Age	**35.8**	--	**37.1**	--	**3.6%**
California					
Age 0-4	2,545,065	6.9%	2,451,528	6.2%	-3.7%
Age 5-14	5,092,471	13.9%	5,043,689	12.8%	-1.0%
Age 15-24	5,501,809	15.0%	5,316,737	13.5%	-3.4%
Age 25-34	2,698,489	7.4%	5,967,864	15.2%	121.2%
Age 35-44	5,236,909	14.3%	5,205,887	13.3%	-0.6%
Age 45-54	5,288,140	14.4%	5,101,422	13.0%	-3.5%
Age 55-64	3,764,850	10.3%	4,710,329	12.0%	25.1%
Age 65-74	2,135,547	5.8%	3,172,271	8.1%	48.5%
Age 75-84	1,366,990	3.7%	1,600,241	4.1%	17.1%
Age 85+	558,059	1.5%	713,529	1.8%	27.9%
Total	**36,637,290**	**100.0%**	**39,283,497**	**100.0%**	**7.2%**
Median Age	**34.9**	--	**36.5**	--	**4.6%**

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2010-2015; 2015-2019), Table DP05

Racial and Ethnic Composition

Since 2000, the percentage of residents in Sunnyvale identifying as White has decreased while the percentage of residents of all other races and ethnicities has increased– by 17.2 percentage points. In 2019, the non-White and Hispanic population combined (46,940 people) made up 69 percent of the overall population (see Figure 3-3 below). In absolute terms, the Asian / Pacific Islander, Non-Hispanic population increased the most while the White, Non-Hispanic population decreased the most.

Figure 3-3: Population by Race and Ethnicity*, Sunnyvale, 2000-2019



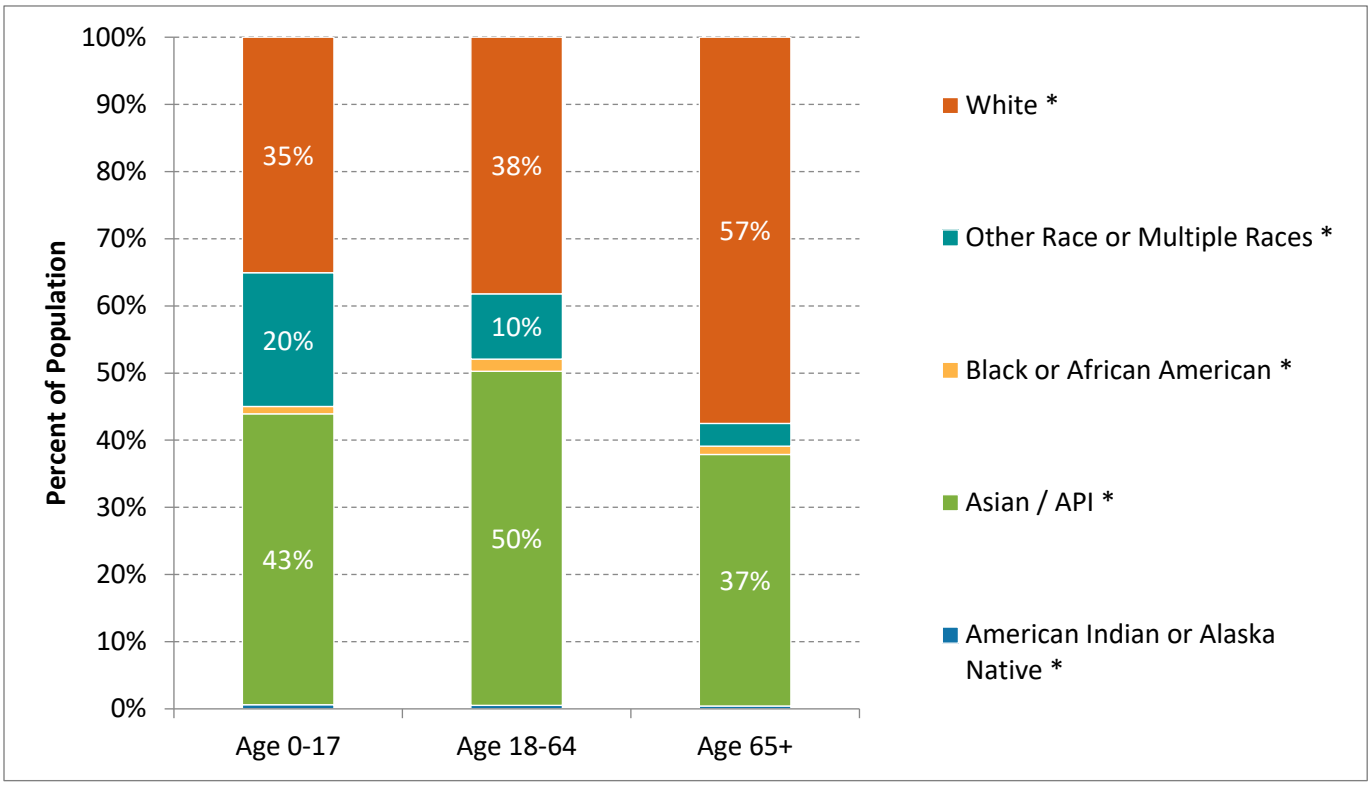
* The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: ABAG Housing Element Data Package, Table POPEMP-02. U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

SENIOR AND YOUTH POPULATION BY RACE

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color, or all non-White racial groups, make up 42.5 percent of seniors and 64.9 percent of youth under 18 (see Figure 3-4 below).

Figure 3-4: Senior and Youth Population by Race, Sunnyvale, 2019*



* The Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity in the source of this information (Table B01001) so each racial category accounts for Hispanic / non-Hispanic ethnic characteristics.

Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G).

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction or other tenant-landlord dispute. According to the American Community Survey, 19 percent of Sunnyvale residents 5 years and older identify as speaking English less than "very well." This percentage is slightly below the proportion for Santa Clara County (19.5 percent). Throughout the Bay Area the proportion of residents 5 years and older with limited English proficiency is 8 percent.

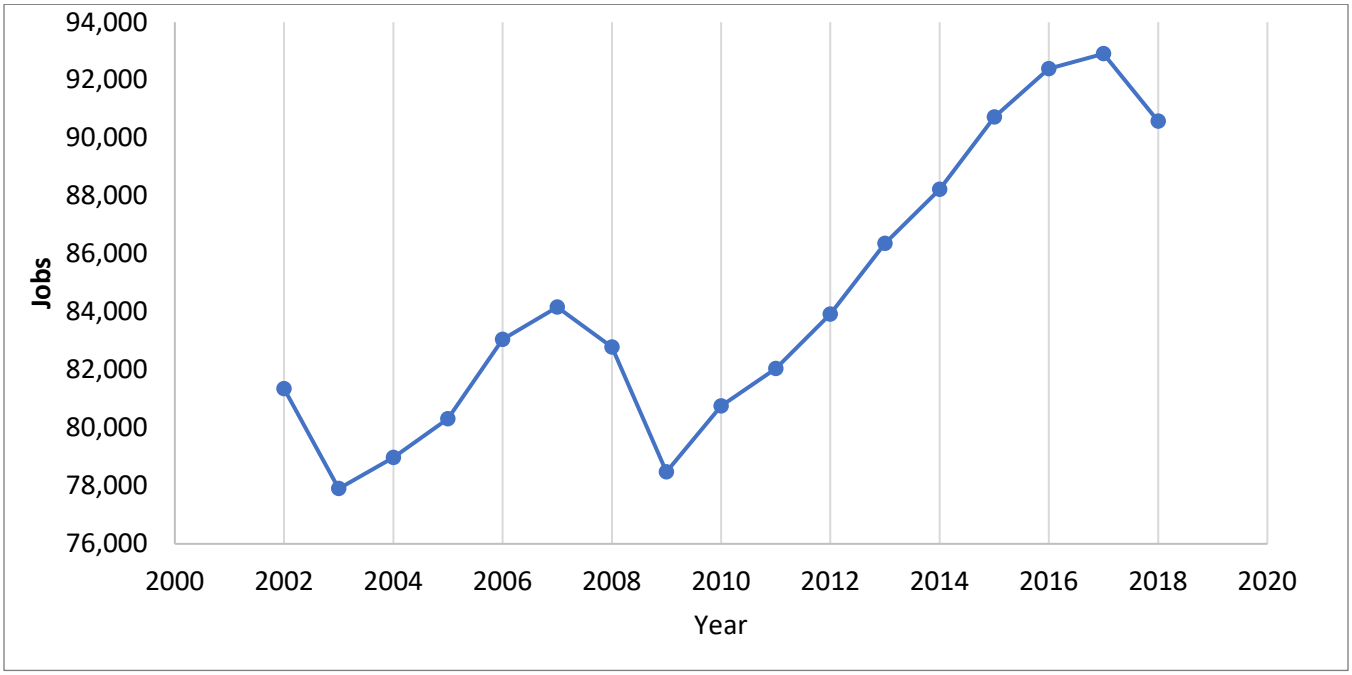
3.2 Employment Trends

Information on the local workforce and how it is changing over time can help estimate potential housing and employment needs in the future. This section describes employment trends in Sunnyvale to provide insight into household earning power and the types of housing they can likely afford.

Industry Sector Composition

Between 2002 and 2018, the number of jobs in Sunnyvale increased by 11.3 percent (see Figure 3-5 below), from 81,352 jobs in 2002 to 90,585 jobs in 2018.

Figure 3-5: Jobs in Sunnyvale, 2002-2018



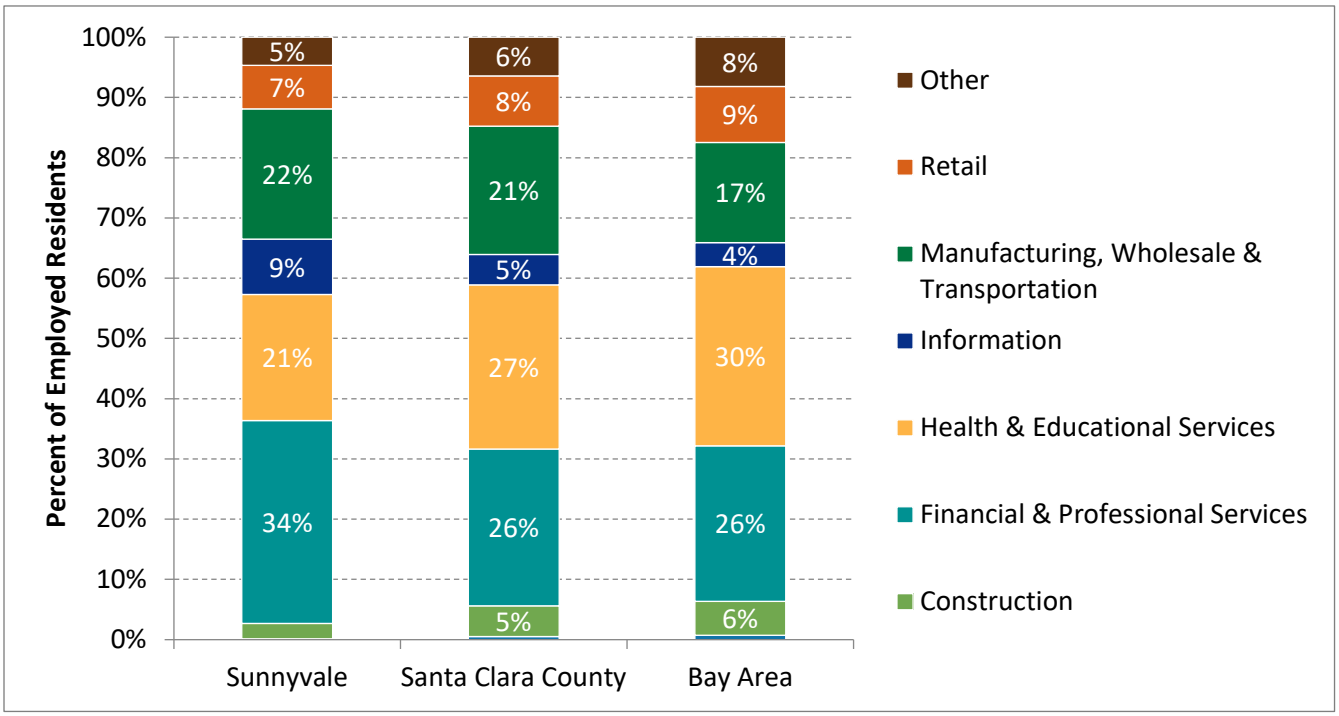
Note: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

Source: ABAG Housing Element Data Package, U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018

Figure 3-6 below shows which industry sectors that Sunnyvale residents work in, regardless of where their jobs are in Sunnyvale or not. The largest industry in which Sunnyvale residents work is Financial and Professional Services (34 percent). In addition, 22 percent of residents are in the Manufacturing, Wholesale and Transportation industry and 21 percent are in Health and Educational Services industries.

In Santa Clara County and the Bay Area as a whole, the highest percentage of people work in the Health & Educational Services industry, 27 and 30 percent respectively, followed by the Financial & Professional Services industry at 26 percent each.

Figure 3-6: Resident Employment by Industry, Sunnyvale, 2019



Note: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not).

Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030

Balance of Jobs and Housing

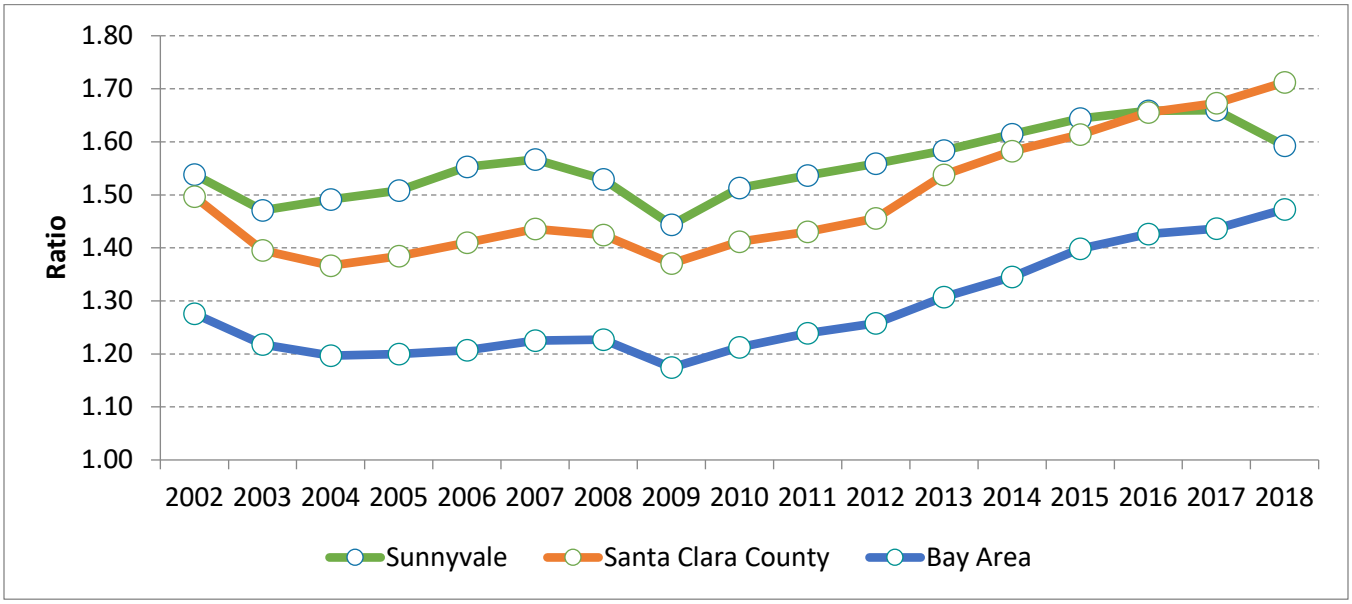
A city houses employed residents who either work in the community where they live or work elsewhere in the region. Smaller cities typically will have more employed residents than jobs and therefore export workers, while larger cities tend to have a surplus of jobs and import workers. Silicon Valley and the Bay Area region are some of the largest and fastest growing job centers in the state. Sunnyvale's job centers are accessible to workers throughout the region and are in close proximity to neighboring jurisdictions like San Jose, Santa Clara, Mountain View, and Cupertino. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers but balances between jobs and workers may directly influence the housing demand in a community.

New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users.

As of 2018, there were 82,202 employed residents in Sunnyvale, and 107,385 jobs. If there are more jobs than employed residents, it means a city is relatively "jobs-rich." The ratio of jobs to resident workers in Sunnyvale is 1.31; therefore, the city can be considered a "net importer" of workers.

The jobs-household ratio in Sunnyvale has increased from 1.54 in 2002, to 1.59 jobs per household in 2018 (see Figure 3-7 below). The number of jobs in Sunnyvale is projected to continue to grow according to the ABAG 2040 Projections. As more jobs become available in Sunnyvale, consistent housing growth will be crucial to the city and can help to reduce commutes, alleviate traffic congestion and the associated environmental and social impacts.

Figure 3-7: Jobs-Household Ratio, Sunnyvale, Santa Clara County, and Bay Area, 2002-2018



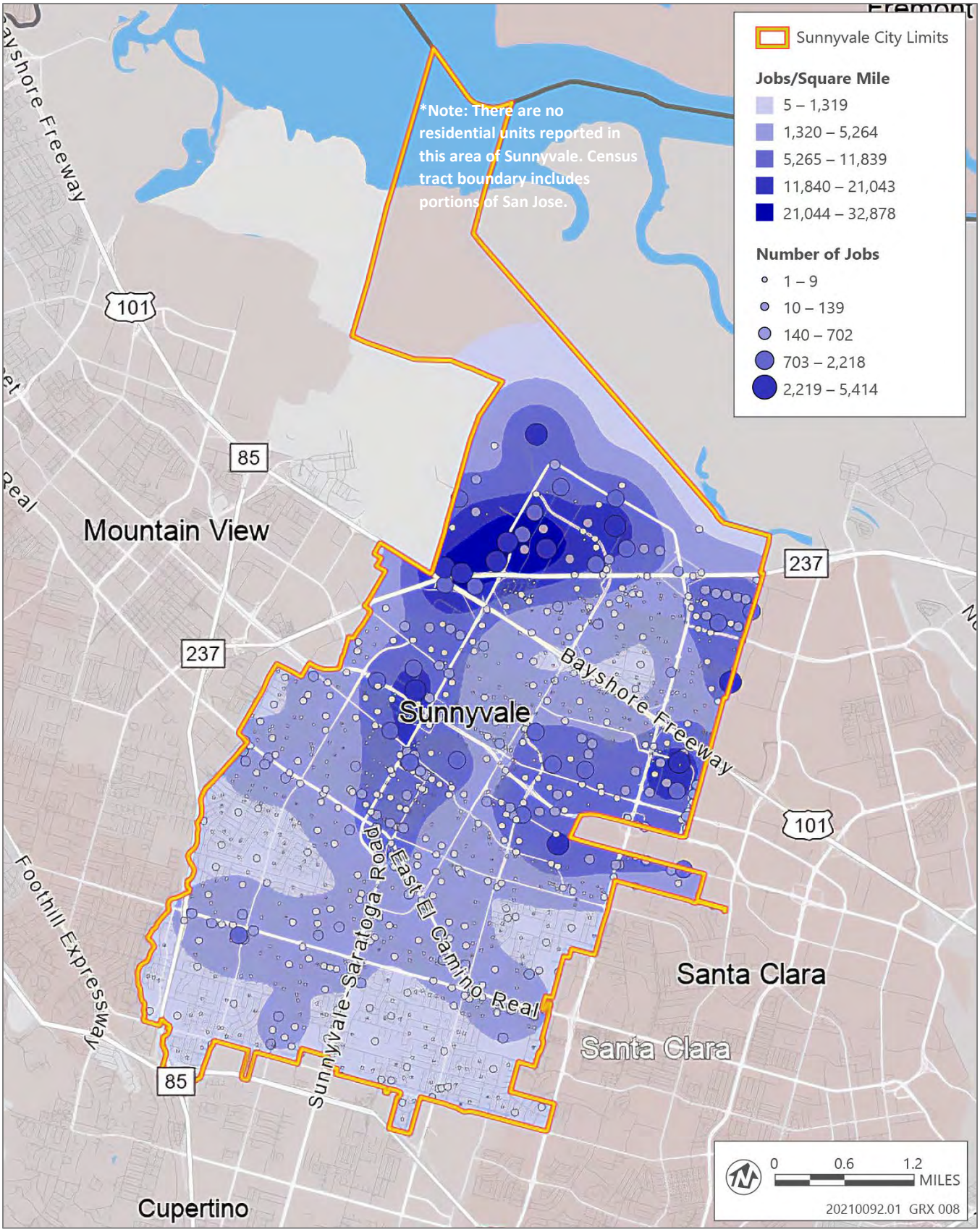
Notes: (1) The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. (2) The ratio compares place of work wage and salary jobs with households, or occupied housing units.

Source: ABAG Housing Element Data Package, U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households).

Sunnyvale's largest employment centers are located in the northern portion of the city in Moffett Park and in the eastern portion of the city, near the Santa Clara city limits, see Figure 3-8. The City is conducting a comprehensive update to the Moffett Park Specific Plan, anticipated for adoption in early 2023, and recently updated the Lawrence Station Area Plan, both of which will substantially increase housing opportunities near these employment centers to improve Sunnyvale's job-housing balance.

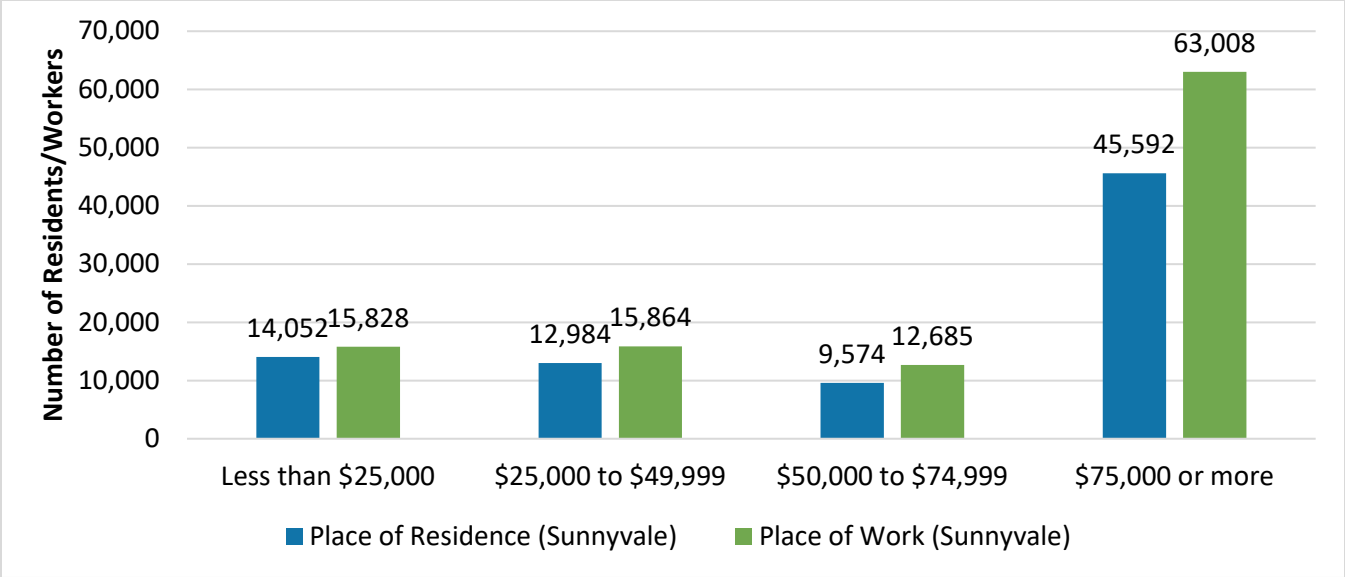
Figure 3-9 below shows that Sunnyvale has more workers (shown in green) than workers who are also residents (shown in blue), at all income levels. The City has more low-wage workers than low wage residents where low-wage refers to jobs paying less than $25,000. At the other end of the wage spectrum, the City has more high-wageworkers than high-wage residents, where high-wage notably refers to jobs paying more than $75,000. For two householders each earning $75,000 or more a year, this adds up to an annual income of $150,000. This is slightly below the area median income for the county in 2021 ($151,300).

Figure 3-8: Distribution of Jobs in Sunnyvale, 2019



Source: U.S. Census Bureau OnTheMap data, 2022.

Figure 3-9: Workers by Earnings as Place of Work and Place of Residence, Sunnyvale, 2019

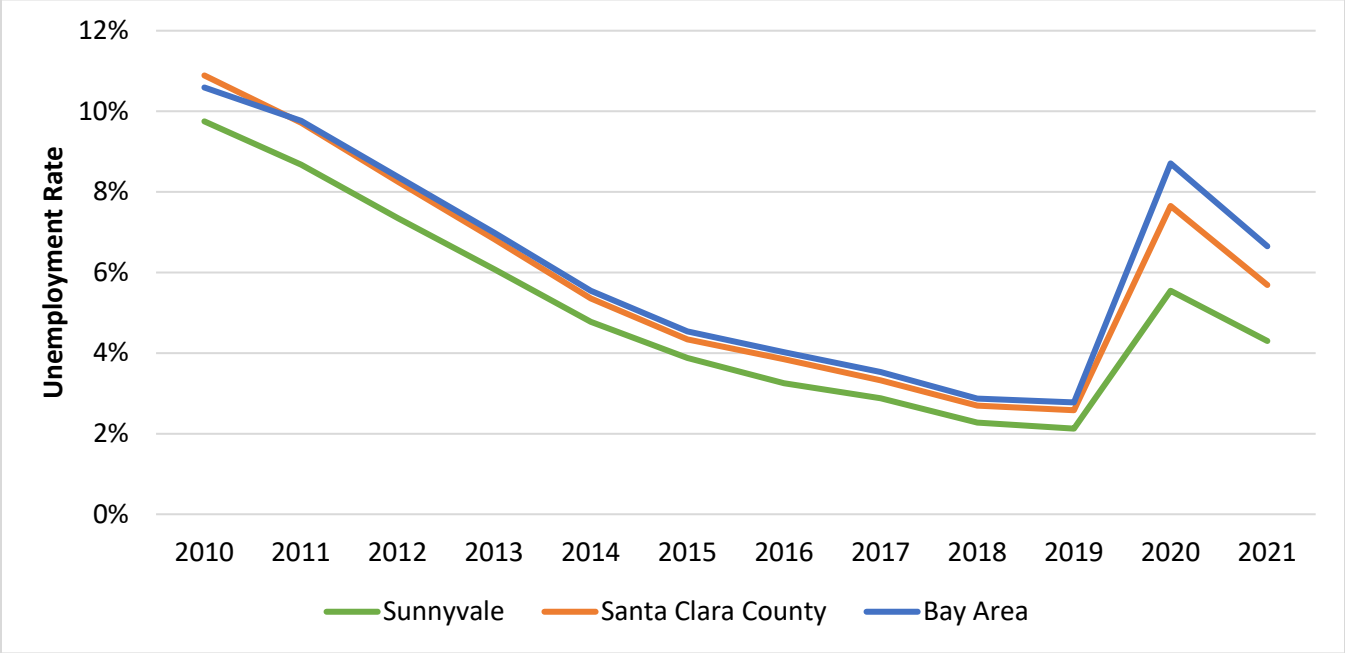


Source: ABAG Housing Element Data Package, Table POPEMP-10.; U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519.

Unemployment

As shown in Figure 3-10 below, there was a 6-percentage point decrease in the unemployment rate in Sunnyvale, between January 2010 (10 percent) and January 2021 (4 percent). Jurisdictions throughout the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

Figure 3-10: Average Unemployment Rates, Sunnyvale, Santa Clara County, and Bay Area, 2010-2021



Source: ABAG Housing Element Data Package, California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

Projected Job Growth

According to the ABAG 2040 Projections, the number of jobs in Santa Clara County is projected to increase from 1,120,420 in 2020 to 1,289,870 in 2040, an increase of 13 percent. In Sunnyvale, the total number of jobs is projected to increase by 15 percent with most of the growth anticipated between 2030 and 2040 (see Table 3-4). Sunnyvale shifts slightly from 8.2 percent of jobs in Santa Clara County to 8.4 percent of jobs in Santa Clara County

Table 3-4: Total Projected Job Growth, Santa Clara County 2020-2040

	2020	2030	2040	Percent Change 2020-2030	Percent Change 2030-2040	Percent Change 2020-2040
Campbell	29,870	31,825	32,745	7%	3%	10%
Cupertino	34,795	37,830	37,980	9%	0%	9%
Gilroy	18,330	20,570	22,315	12%	8%	22%
Los Altos	16,420	16,880	17,235	3%	2%	5%
Los Altos Hills	1,640	1,665	1,670	2%	0%	2%
Los Gatos	19,590	20,425	20,620	4%	1%	5%
Milpitas	46,810	56,035	58,030	20%	4%	24%
Monte Sereno	555	560	560	1%	0%	1%
Morgan Hill	18,130	18,865	19,600	4%	4%	8%
Mountain View	62,965	68,350	73,265	9%	7%	16%
Palo Alto	121,740	125,065	126,510	3%	1%	4%
San Jose	470,625	493,575	554,875	5%	12%	18%
Santa Clara	143,565	165,255	170,575	15%	3%	19%
Saratoga	8,675	8,985	9,085	4%	1%	5%
Sunnyvale	**92,305**	**97,170**	**108,640**	**5%**	**12%**	**18%**
Unincorporated	34,395	35,310	36,155	3%	2%	5%
Santa Clara County	**1,120,420**	**1,198,370**	**1,289,870**	**7%**	**8%**	**15%**

Source: Projections 2040 MTC/ABAG; Data downloaded 2021.

3.3 Household Characteristics

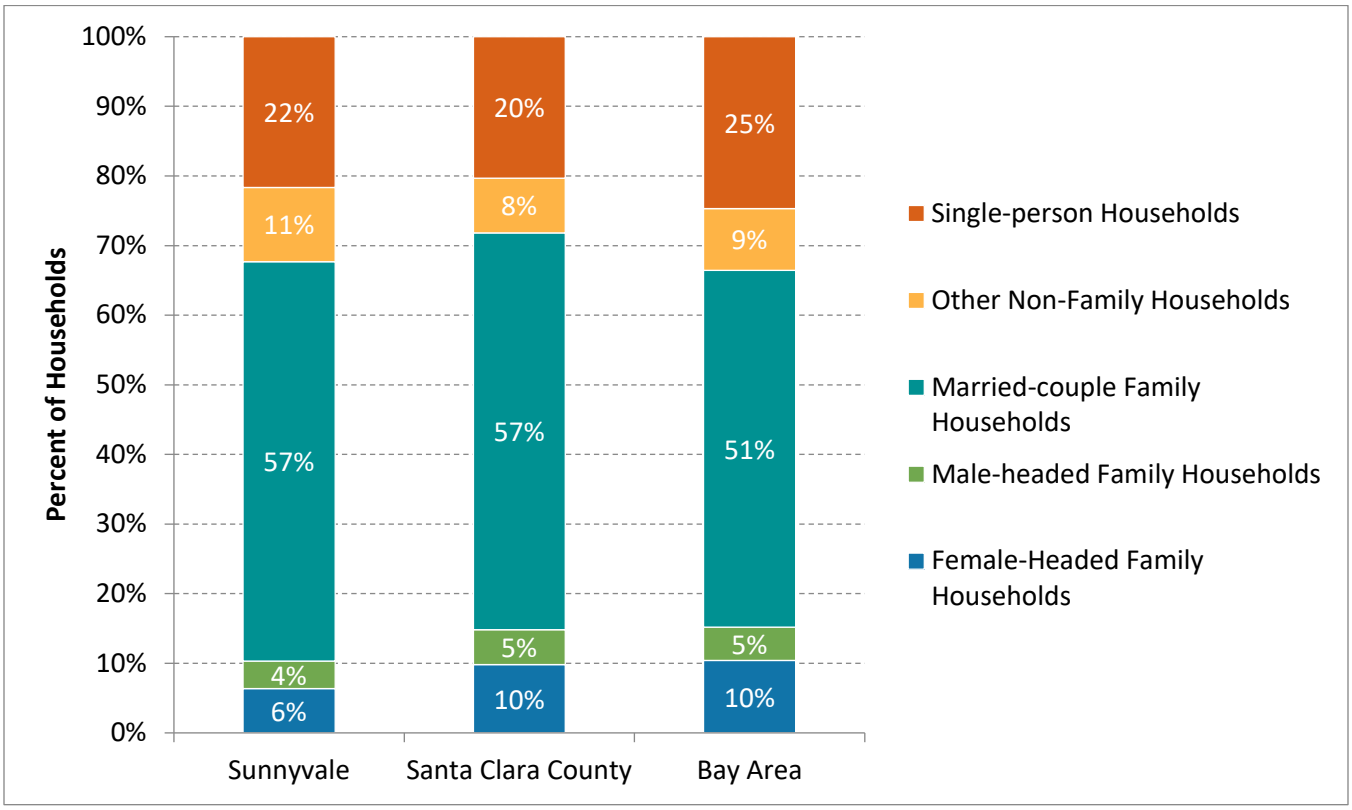
Household type and size, income levels, and the size and types of special needs populations all affect the type of housing needed by residents. This section describes the various household characteristics contributing to housing needs in Sunnyvale.

Household by Type

A household is defined as all persons living in a housing unit. For the purpose of the data presented in this section, families are a type of household and include people related by blood, marriage, or adoption who live together. A single person living alone is also a household. "Other" types of households are unrelated people residing in the same dwelling unit. People living in group quarters, such as dormitories or convalescent homes, are not counted as households.

As shown in Figure 3-11 below, the largest proportion of households in Sunnyvale is married-couple family households at 57 percent of total households, which is similar to the percentage of married-couple households countywide and higher than the Bay Area. Sunnyvale also continues to have a high proportion of single-person households (22 percent), slightly higher than the County (20 percent) but lower than the Bay Area (25 percent). This can be attributed to the City's large employment base of high technology and emerging industry firms which employs many younger single adults. Single female-headed households with dependents make up about 6 percent of all households in Sunnyvale, which is less than the percentage of female-headed households countywide and in the Bay Area (10 percent). These household data support the need for smaller, higher density and mixed-use units close to transportation and services, as well as larger housing types suitable for families.

Figure 3-11: Households by Type, Sunnyvale, 2019

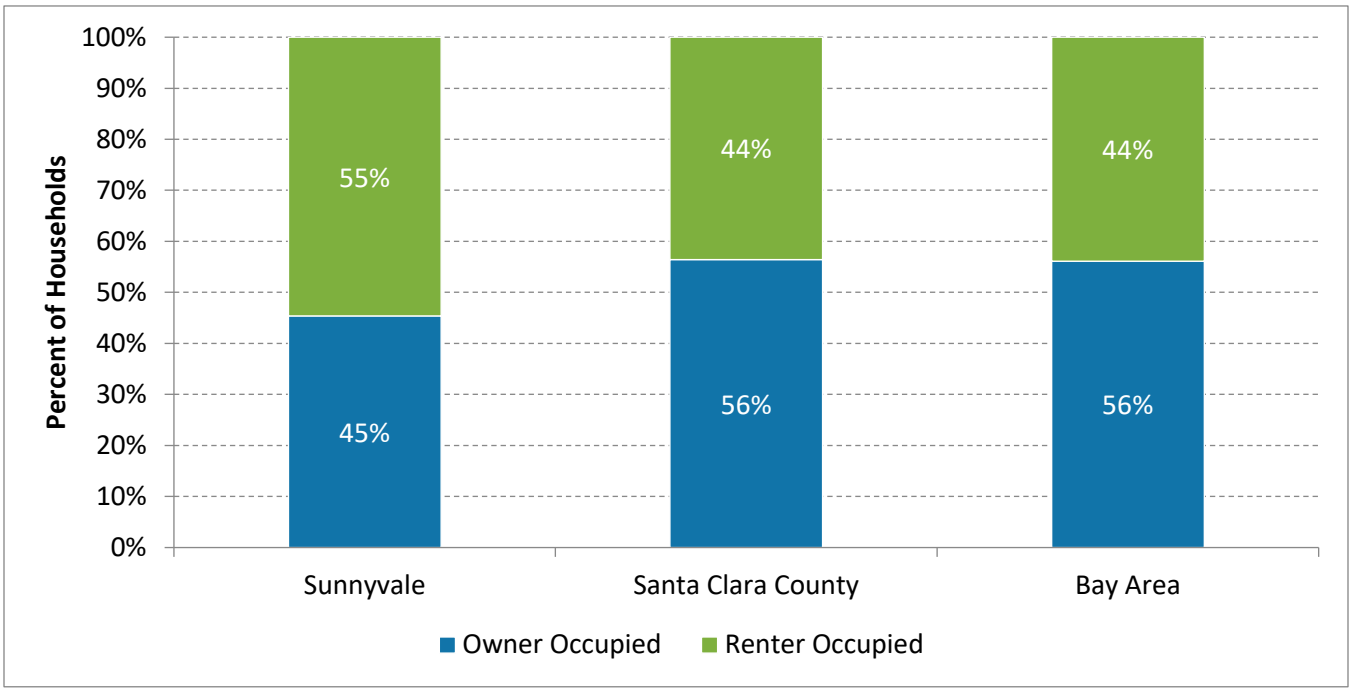


Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

Housing Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Sunnyvale there are a total of 55,424 households and more residents rent than own their homes: 55 percent versus 45 percent (see Figure 3-12 below). This was a recent shift in tenure patterns in the city. In 2000, the homeownership rate in Sunnyvale was 48 percent, and decreased to 45 percent in 2019. Notably, a majority of the housing in Sunnyvale is ownership choice, however a fair number of townhomes, condos, and single family homes are rented. Furthermore, much of the new housing in Sunnyvale has been multifamily rental housing which is leading to a decline in the homeownership rate in the city. By comparison, 56 percent of Santa Clara County and Bay Area households, respectively, own their home.

Figure 3-12: Housing Tenure, Sunnyvale, Santa Clara County, and the Bay Area, 2019

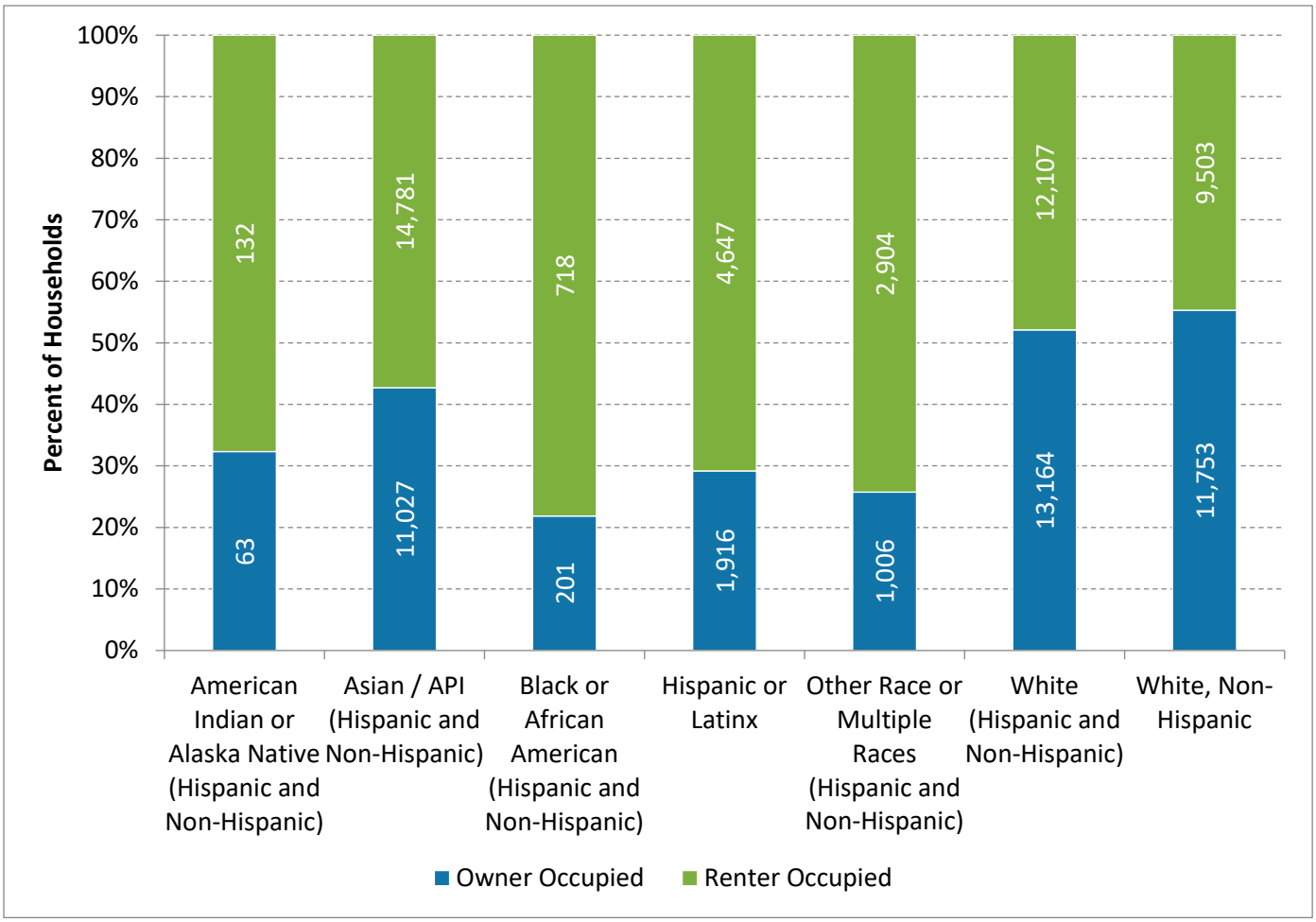


Source: ABAG Housing Element Data Package, U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

HOUSING TENURE BY RACE AND ETHNICITY

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities. In Sunnyvale, 21.9 percent of Black households and 29.2 percent of Latinx households owned their homes in 2019; meanwhile homeownership rates were 42.7 percent for Asian households and 52.1 percent for White households (see Figure 3-13 below).

Figure 3-13: Housing Tenure by Race*, Sunnyvale, 2019



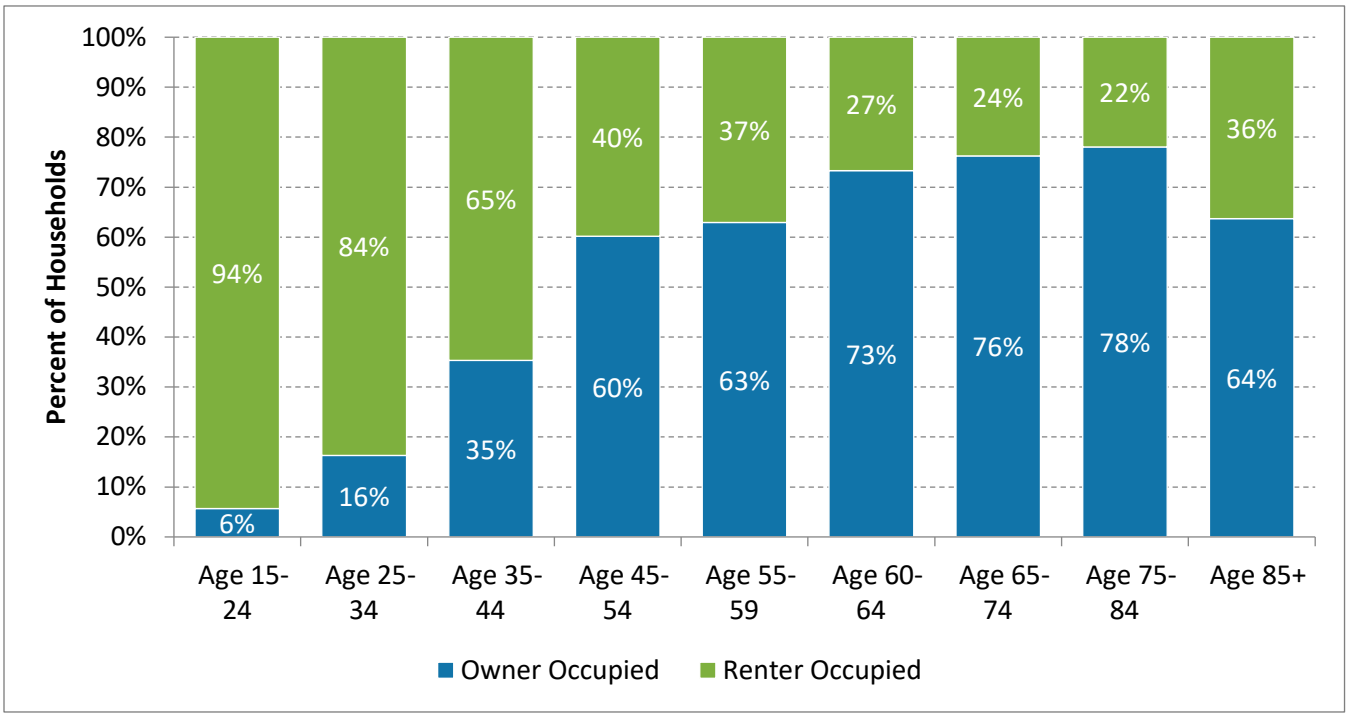
* The Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity in the source of this information (Table B25003) so each racial category accounts for Hispanic / non-Hispanic ethnic characteristics.

Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I).

HOUSING TENURE BY AGE

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market. In Sunnyvale, 74.5 percent of householders between the ages of 25 and 44 are renters, while 25.4 percent of householders over 65 years old are renters (see Figure 3-14 below).

Figure 3-14: Housing Tenure by Age, Sunnyvale, 2019

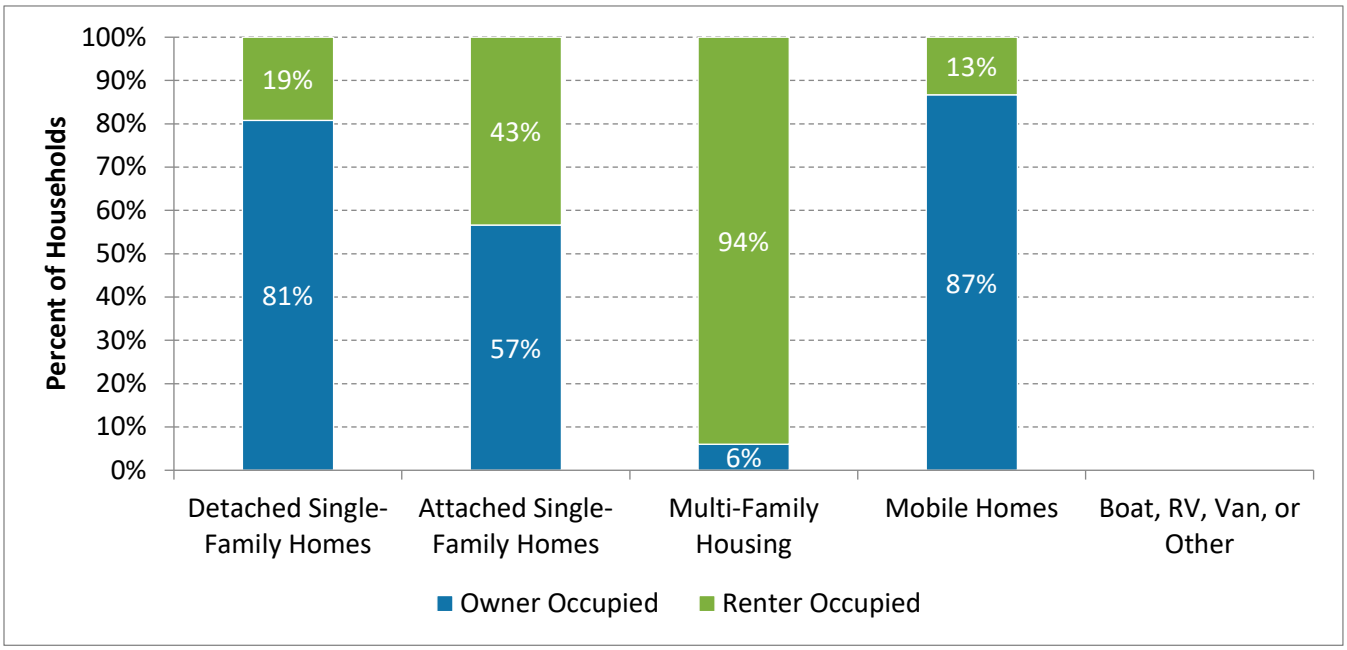


Source: Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007.

HOUSING TENURE BY HOUSING TYPE

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Sunnyvale, 80.8 percent of households in detached single-family homes are homeowners, while 6.0 percent of households in multi-family housing are homeowners (see Figure 3-15 below).

Figure 3-15: Housing Tenure by Housing Type, Sunnyvale, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032.

Household Income Characteristics

Household income is the most important factor affecting housing opportunity, as it determines a household's ability to afford its preferred type and location of housing, and to balance housing costs with other basic necessities of life. Income levels can vary considerably among households based on age, number of workers per household, education level, type of employment, and/or race and ethnicity, among other factors.

Household income levels include the categories extremely low, very low, low, moderate, and above moderate income. The parameters of the target income categories are determined in relation to the median household income for Santa Clara County, adjusted by household size. The standard income definition of income categories used by the U.S. Department of Housing and Urban Development (HUD) is provided in Table 3-5.

Table 3-5: Income Level Definitions

Income Category	Definition
Extremely Low	< 30 % of the Santa Clara County AMI
Very Low	50-31 % of the Santa Clara County AMI
Low	51-80 % of the Santa Clara County AMI
Moderate	81-120 % of the Santa Clara County AMI
Above Moderate	>121 % of the Santa Clara County AMI

AMI = Area Median Income

Santa Clara County 2021 Area Median Income (AMI) for a four-person household = $151,300

Source: California Department of Housing and Community Development, 2021.

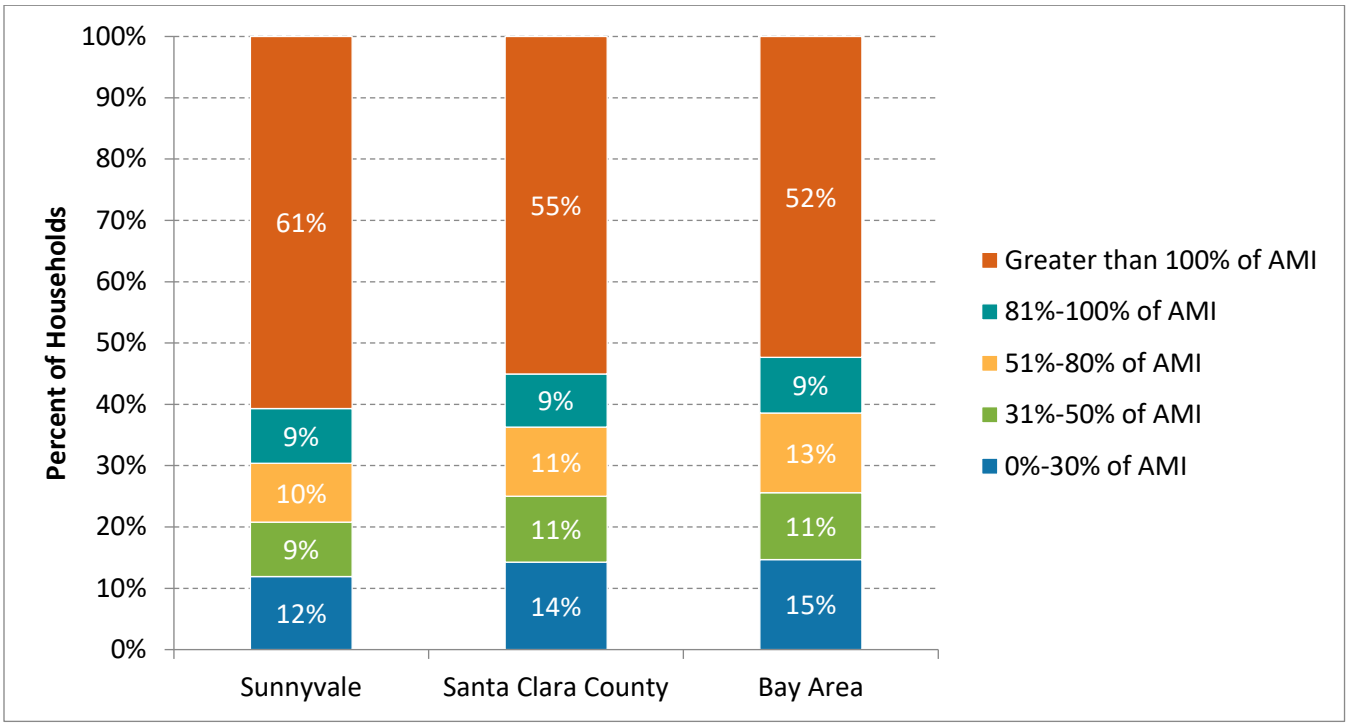
INCOME DISTRIBUTION

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.[2] Households in Sunnyvale tend to have slightly higher incomes than regional averages.

As shown in Figure 3-16 below, Sunnyvale has more high-income households and fewer extremely low-income households compared to the county and region. About 60.7 percent of households in Sunnyvale earn more than 100 percent the Area Median Income (AMI), compared to 11.9 percent making less than 30 percent of the AMI, which is considered extremely low-income. Regionally, 52 percent of all households make more than 100 percent of the AMI, while 15 percent make less than 30 percent of the AMI.

In 2017, 30 percent of the Santa Clara County AMI was equivalent to an annual income of $39,900 for a family of four. Many households with single wage earners and even multiple wage earners – including food service workers, full-time students, teachers, farmworkers, and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

Figure 3-16: Households by Income Level, Sunnyvale, 2017



Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017.

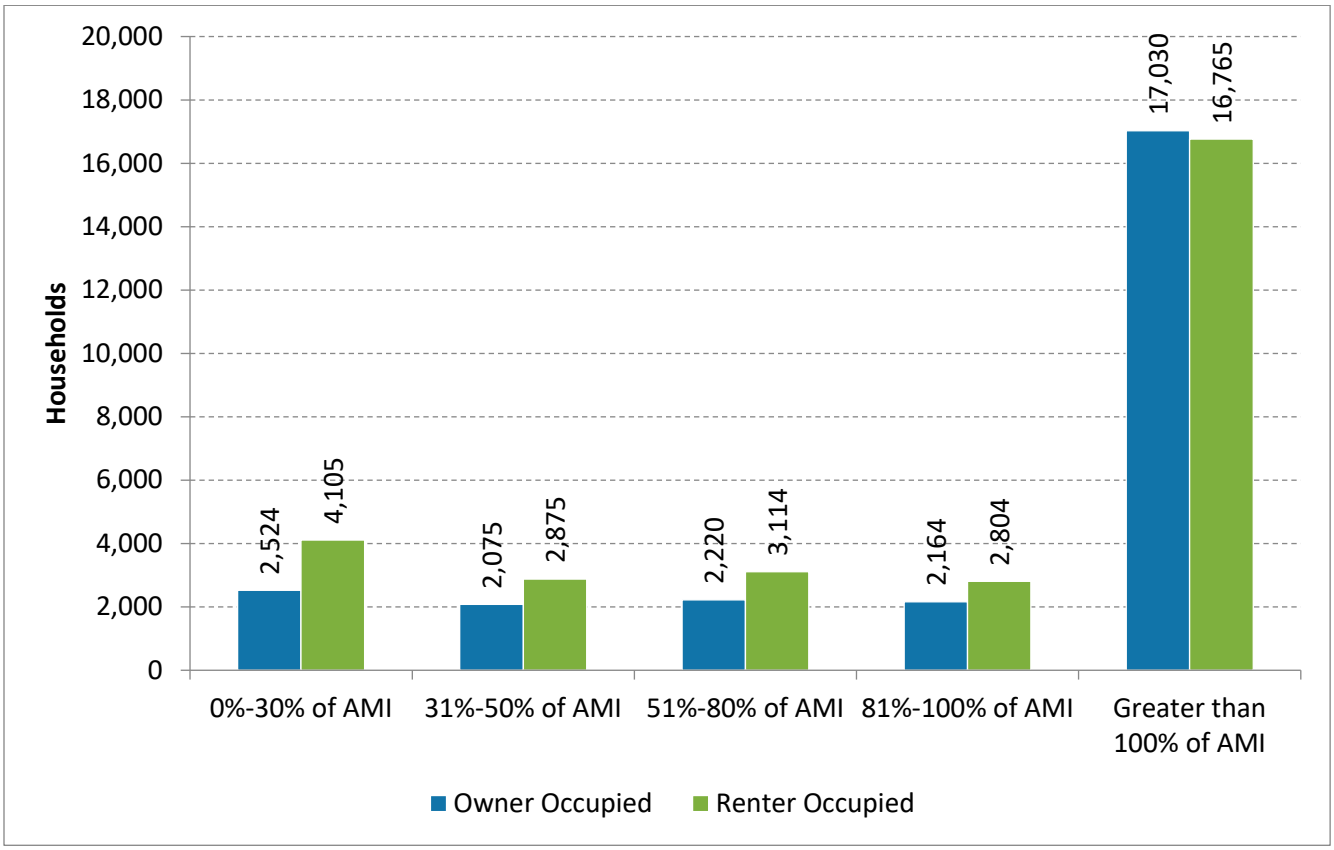
HOUSEHOLD INCOME BY TENURE

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of available housing that is affordable for these households. In Sunnyvale, renter and owner households alike tend to have relatively high incomes. As shown in

[2] Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. Public Policy Institute of California.

Figure 3-17 below, the largest proportion of renters and owners fall in the "Greater than 100 percent of AMI" income group. The high income levels among Sunnyvale's renter population may be due in part to a lack of homeownership opportunities that are affordable to middle-income households, causing many households to remain in rental housing despite having relatively high incomes. In addition, the types of jobs available in Sunnyvale are high-paying and put employees into higher income categories. These jobs are typically occupied by people in the 24-35 age group and residents in that age group tend to be renters, not owners.

Figure 3-17: Household Income Level by Tenure, Sunnyvale, 2017



Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

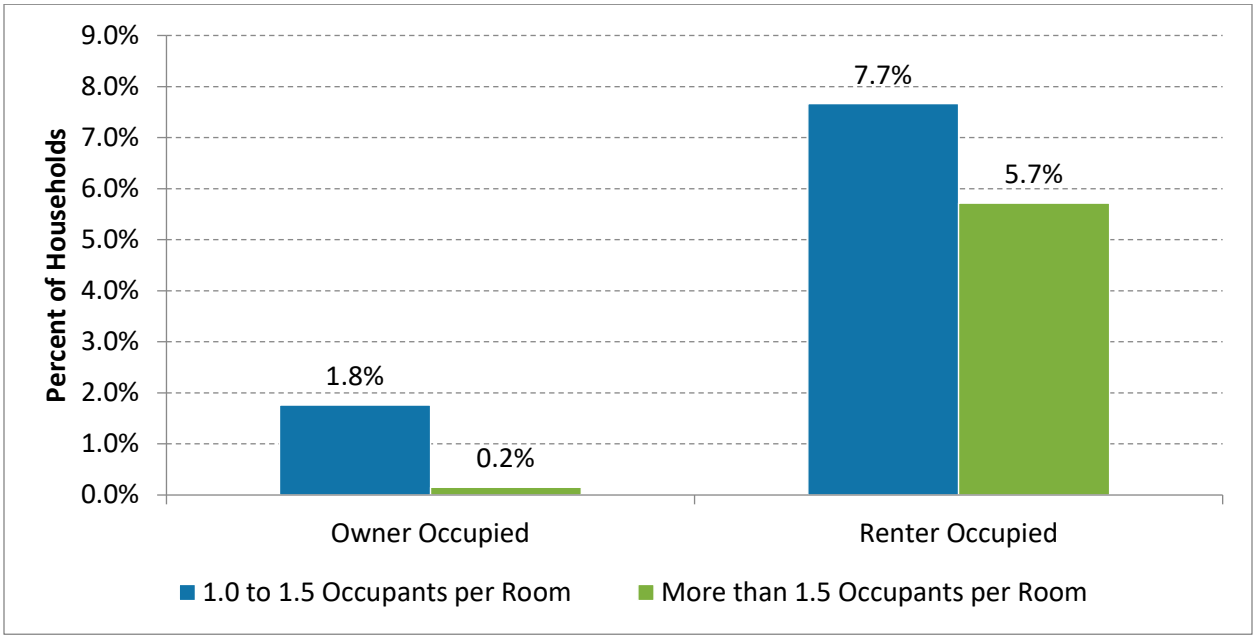
Overcrowding

Overcrowding occurs when housing costs are so high relative to income that families double up or take in roommates (boarders) /or extended family members to share their housing costs, or they take in an elderly or disabled family member who can no longer live independently, or additional children (nieces, nephews, foster children) for various reasons. It is most likely to occur when demand for housing in a city or region is high. Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding; this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

In many cities, overcrowding is seen more amongst those that are renting. In Sunnyvale, 7.7 percent of renter households experience moderate overcrowding (1 to 1.5 occupants per room), compared to 2 percent of owner households. Additionally, 6 percent of households that rent are severely overcrowded (more than 1.5 occupants

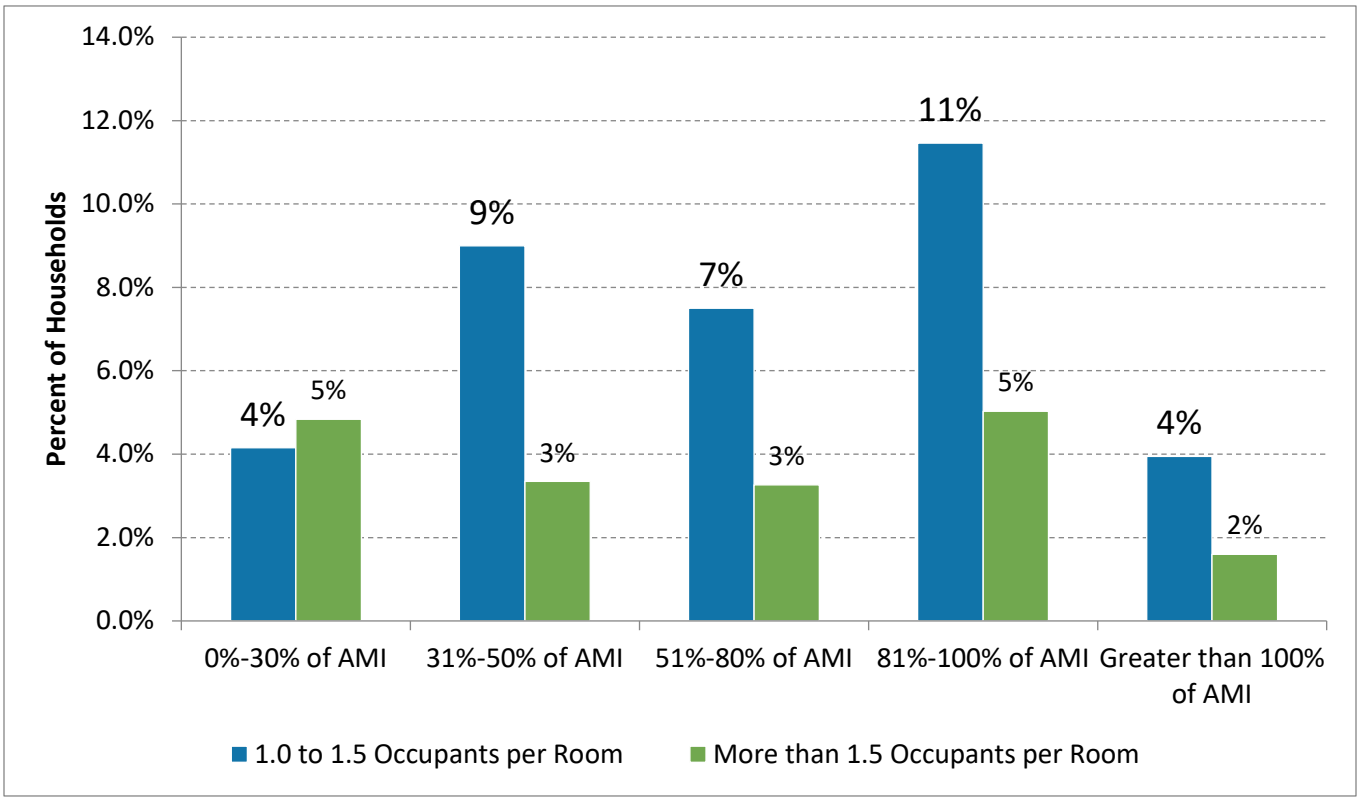
per room), compared to 0.2 percent of households that own (see Figure 3-18 below). Overcrowding often disproportionately impacts lower-income households; 5 percent of very low-income households (below 50 percent AMI) experience severe overcrowding in Sunnyvale, while 2 percent of households above 100 percent AMI experience severe overcrowding (see Figure 3-19 below). These data may indicate a shortage of rental units that are large enough to accommodate larger households, and potentially indicates that some renters are living in overcrowded conditions to be able to afford housing. The City's residential capacity identified to meet regional housing needs (see Chapter 5, "Sites Inventory and Funding Resources") could help to alleviate overcrowded conditions by increasing housing supply, and thereby reduce demand and costs, so that families that have doubled up can obtain their own housing unit. Additionally, Chapter 2 includes a program (H6 Affordable Housing Development Assistance) to create more affordable units for lower-income households, which can reduce the need for households to double up to be able to afford housing.

Figure 3-18: Overcrowding by Tenure, Sunnyvale, 2017



Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017.

Figure 3-19: Overcrowding by Income Level, Sunnyvale, 2017



Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017.

3.4 Special Needs Populations

State law recognizes that certain households have more difficulty finding decent and affordable housing due to special circumstances. Special needs populations include specific demographic or occupational groups that call for specific program responses. These groups often spend a disproportionate amount of their income on housing and can often experience discrimination based on their specific needs or circumstances.

The state requires that housing elements address several different special needs groups, including, extremely low-income households, senior households, persons with disabilities, large families of five or more, female-headed households, people experiencing homelessness, and farmworkers.

Extremely Low-Income Households

Extremely low-income (ELI) households are those with an income of 30 percent or less of the AMI. The 2021 AMI in Santa Clara County is $151,300. In 2021, a family of four making $49,700 or less would be classified as ELI in Sunnyvale. This income equates to a wage of about $23.89 per hour for a single wage-earner, which is higher than Sunnyvale's locally adopted minimum wage for 2021 ($16.30/hour). An extremely low-income family of four described above could afford a monthly housing cost of approximately $1,243.

According to HUD's 2013-2017 CHAS data, 6,620 households in Sunnyvale (12 percent of total households) were ELI households. Most ELI households (62 percent) rent their homes. Regardless of tenure, 78 percent of ELI households experience additional housing problems such as overpayment, overcrowding, and/or severe structural dilapidation (see Table 3-6). About 77 percent of ELI households paid more than 30 percent of their incomes for housing, including 66 percent who paid more than 50 percent of their incomes on housing.

Table 3-6: Housing Needs for Extremely Low-Income Households, Sunnyvale, 2017

	Renters		Owners		Total	
	Number	Percent	Number	Percent	Number	Percent
Total Number of ELI Households	4,100	62%	2,520	38%	6,620	100%
ELI Households with Cost Burden (paying more than 30% income on housing)	3,475	85%	1,650	65%	5,125	77%
ELI Households with Severe Cost Burden (paying more than 50% of income on housing)	3,035	74%	1,325	53%	4,360	66%
ELI Households with Any Housing Problems	3,500	85%	1,685	67%	5,185	78%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

State law requires the City to identify the projected need for ELI housing because virtually all ELI households are expected to need aid, including housing cost subsidies and social services. To calculate the projected housing needs for ELI households, the City assumed that 50 percent of the very low-income housing need (see the "Regional Housing Needs Allocation" Section for more details) is equal to the ELI housing need. As such, there is a projected need for 1,484 ELI housing units during the planning period.

Households with extremely low incomes have a variety of housing situations and needs. Most ELI households will be seeking rental housing, including more deeply affordable housing types like deed-restricted units and single-room occupancy units. Some ELI households may also have large families or include household members with mental or other disabilities and special needs and require supportive services. As described in Chapter 6, "Constraints to the Development of Housing," the City's zoning code complies with State law and allows SROs and supportive housing.

Senior Households

Senior households, defined as households headed by someone 65 or older, often experience a combination of factors that can make accessing or keeping affordable housing a challenge. Many seniors live on fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility.

As discussed in 1.1 Population and Demographic Profile, persons 65 years and older made up 11.8 percent of the total Sunnyvale population in 2019. ABAG 2040 Projections estimate that the population aged 65 and older in Sunnyvale will continue to increase in line with the county between 2020 and 2040 (see Table 3-7 below). ABAG 2040 Projections estimate a 60 percent increase in Sunnyvale's population of persons 65 years and older while the total population is projected to grow by 33 percent, as shown in Table 3-2. The anticipated growth in the population of older adults is slightly higher than the anticipated change for the population of older adults in the county as a whole (56 percent).

Table 3-7: Projected Population Growth by Age: 65 and older, Sunnyvale, 2020-2040

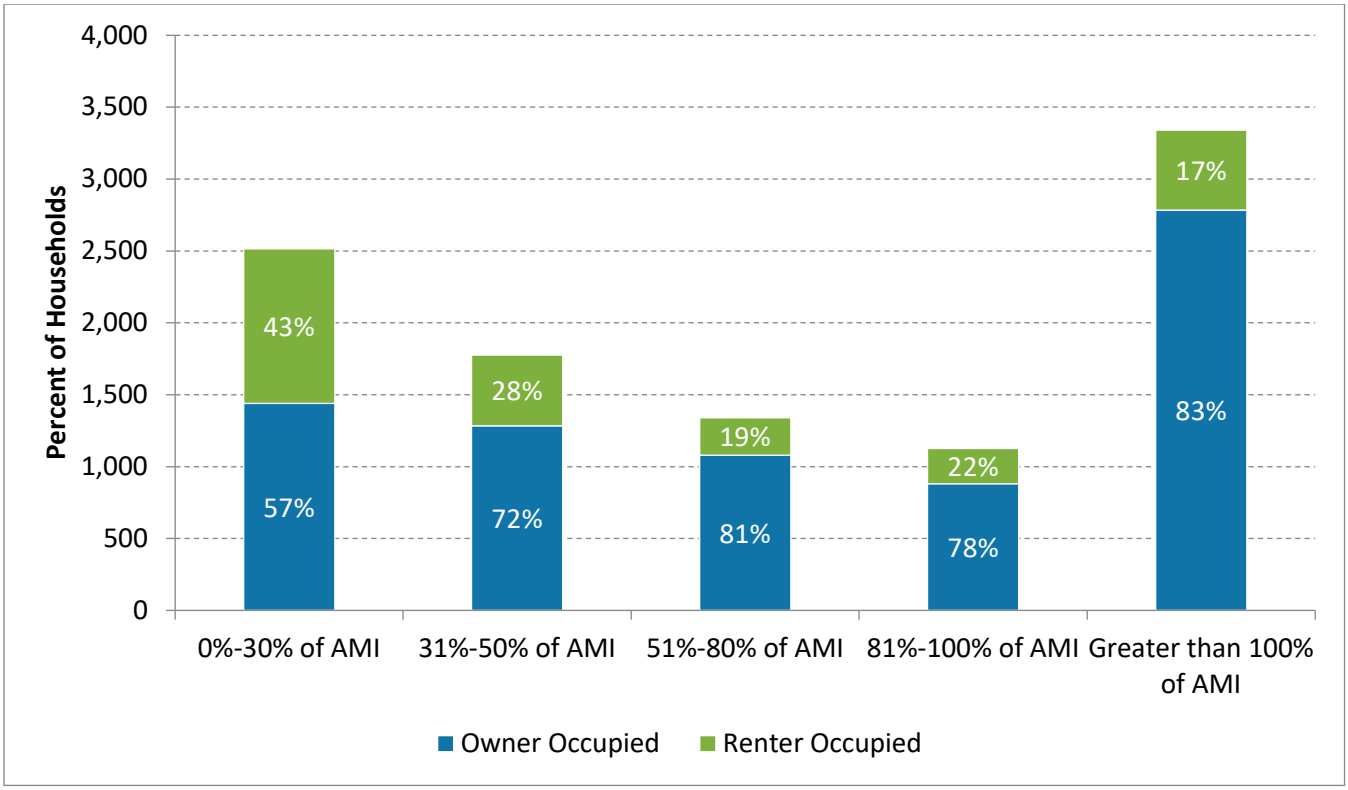
	2020			2040			Total Change (2020-2040)		
	Total Population	Persons 65 and Older	Percent of Total	Total Population	Persons 65 and Older	Percent of Total	Total Population	Persons 65 and Older	Percent Change
Sunnyvale	149,935	19,135	13%	222,210	47,290	21%	+72,275	+28,155	+48%
Santa Clara County	1,986,340	249,435	13%	2,538,320	520,205	20%	+55,1980	+270,770	+28%

Source: Projections 2040 MTC/ABAG; Data downloaded 2021.

As shown earlier, 76 percent of senior households own their home compared to 24 percent who rent. Higher homeownership rates among the senior population indicates a need for programs to help seniors in Sunnyvale age in place. It could also indicate a need for smaller homes to allow seniors to downsize.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent are extremely low income (below 30 percent of the AMI), while the largest proportion of senior households who are homeowners make more than 100 percent of the AMI (see Figure 3-20 below).

Figure 3-20: Senior Households by Income and Tenure, Sunnyvale, 2017



Note: For the purposes of this graph, senior households are those with a householder who is aged 62 or older.

Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Most seniors experience some changes in their housing needs as they age, though the degree to which housing needs change and the type of changes that seniors need as they age vary substantially from one individual to the next.

- Accessibility Improvements. Many individuals develop a need for physical adaptations to the homes that they live in, such as entry ramps or shower grab bars, to improve accessibility and accommodate new physical limitations.
- Access to Transit. For many seniors, having access to public transportation and other services becomes more important as they age due to decreased mobility or increased difficulty with driving.
- Financial Assistance. Seniors with low incomes may need financial assistance to afford rent, property taxes, mortgage payments, or home repairs.
- Long-Term Care. Seniors with more serious medical needs or physical limitations may require in-home care as they age.

There are a range of potential living arrangements that seniors may seek out as their housing needs change with age, depending on their specific needs, financial resources, and other factors. These can include: remaining in their own homes, potentially with adaptability features or financial assistance; independent living for seniors, which may be market-rate or affordable; and various types of assisted living and skilled nursing facilities with services on-site.

EXISTING RESOURCES FOR ELDERLY RESIDENTS

As of 2020, the housing stock in Sunnyvale includes 644 rental units for seniors that are affordable to lower-income senior households, as well as 35 residential care homes for seniors with nearly 800 beds. Approximately 350 seniors in Sunnyvale received Housing Choice Voucher subsidies. In addition, the City's Senior Center offers a variety of educational, recreational, and health-related services for older adults, including a Care Management program that offers free assessment, care planning, assistance with service arrangements, and client monitoring for Sunnyvale residents over the age of 50.

CURRENT AGE-FRIENDLY HOUSING POLICIES AND PROGRAMS

Chapter 2, "Housing Plan," includes various policies and programs to address age-friendliness in housing in Sunnyvale. The City of Sunnyvale has also joined the World Health Organization's Global Network of Age-Friendly Cities and Communities (GNAFCC), pledging to become more age-friendly. The City's Library and Recreation Services Department is leading this effort and has created a Draft Age-Friendly Action Plan.

In addition to policies that are specifically targeted to senior households, many of the City's housing programs and policies assist seniors as well as other households. The City operates a Home Improvement Program that provides various types of assistance for homeowners to fund needed improvements to their homes. Through the Home Improvement Program, the City provides grants for accessibility improvements, emergency repairs, purchase of paint for exterior painting to be completed by the homeowner, and minor energy efficiency improvements. These grants can enable seniors to undertake critical home improvements that allow them to age in place. In addition, the City's mobile home park preservation policies included in Chapter 2, "Housing Plan," can also benefit the portion of mobile home park residents that are seniors. The City has also engaged in an effort to facilitate and promote the construction of new accessory dwelling units (ADUs) in Sunnyvale. ADUs can help to address senior housing needs by providing affordable housing for senior renters, providing rental income for senior homeowners that rent ADUs on their property, or providing an option for seniors to downsize to an ADU on their property and rent the primary house to another household. Other policies that address senior housing needs include the City's reasonable accommodation procedures related to zoning, permit processing, and building codes and the City's policy to encourage new developments to include units for tenants with special needs, including seniors, through incentives and prioritization in funding.

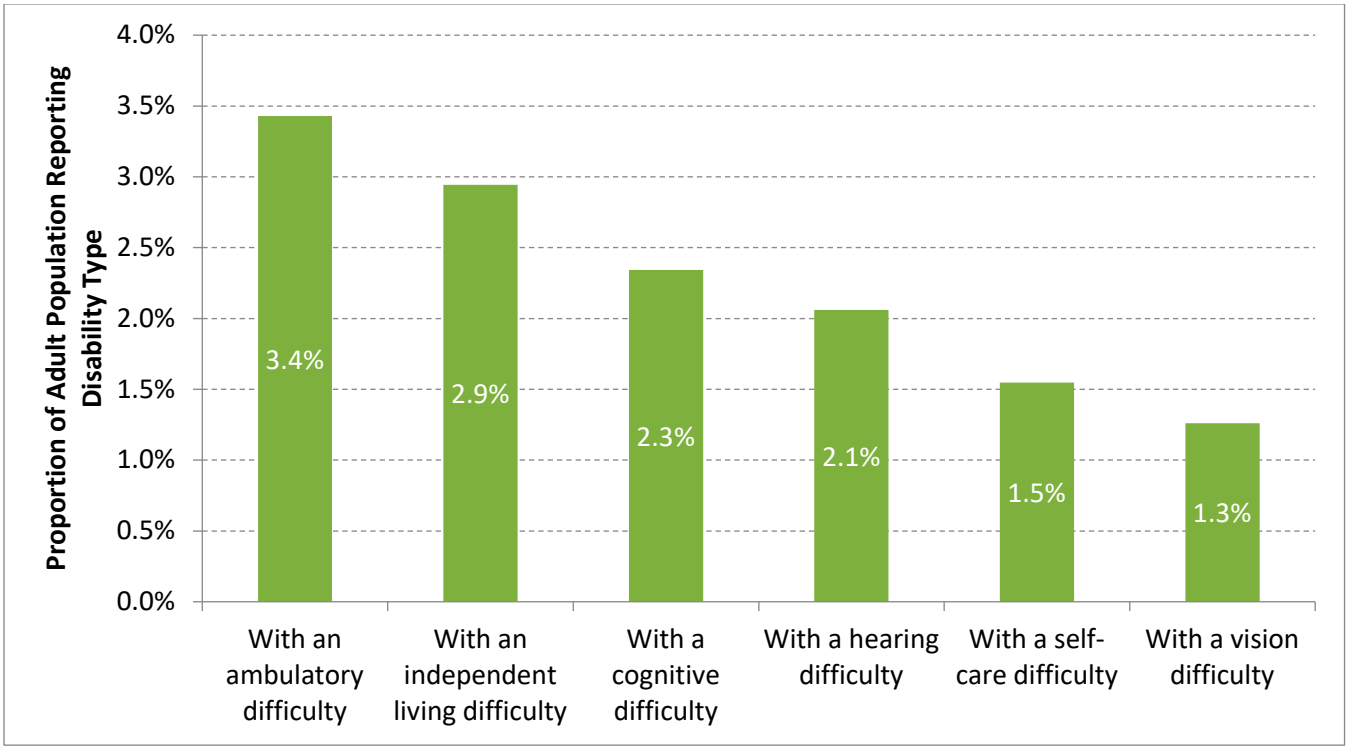
Persons with Disabilities

A disability is defined as a long-lasting condition that impairs an individual's mobility, ability to work, or ability to perform self-care. Persons with disabilities include those with physical, mental, developmental, or emotional disabilities. Severely disabled people often have special housing needs because they often have limited incomes, there is a shortage of affordable and/or accessible housing, or they may have higher health care costs due to their disability.

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and need specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Figure 3-21 below shows the rates at which different disabilities are present among residents of Sunnyvale. Overall, 6.6 percent of people in Sunnyvale have a disability of some kind.

Figure 3-21: Disability by Type, Sunnyvale, 2019



Note: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

PERSONS WITH DEVELOPMENTAL DISABILITIES

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, mild to severe mental retardation, and other cognitive or physical impairments. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

According to data from the California Department of Developmental Services, 717 residents in Sunnyvale had a developmental disability in 2020. A developmental disability could include any of the residents reporting an ambulatory difficulty, independent living difficulty, a cognitive difficulty, a self-care difficulty, or a hearing and vision difficulty as shown in Figure 3-21 above. Of the population with a developmental disability, children under the age of 18 make up 56.3 percent (or 395 individuals), while adults account for 43.7 percent (or 307 individuals). The most common living arrangement for individuals with developmental disabilities in Sunnyvale is the home of parent /family /guardian (see Table 3-8).

Table 3-8: Population with Developmental Disabilities by Place of Residence, Sunnyvale, 2020

Residence Type	Number of Individuals	Percent of Total
Home of Parent /Family /Guardian	629	87.7%
Independent /Supported Living	48	6.7%
Other	15	2.1%
Community Care Facility	15	2.1%
Foster /Family Home	10	1.4%
Intermediate Care Facility	0	0.0%
Totals	**717**	**100.0%**

Source: ABAG Housing Element Data Package, California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, 2020.

The type of housing that is suitable for persons with development disabilities varies substantially based on the nature and extent of the disability. Because households that include people with developmental disabilities are disproportionately lower income, many persons with developmental disabilities need affordable housing options. Some individuals with developmental disabilities may be best served in housing with supportive services that can help them live independently or with licensed care. Design of accessibility modifications, proximity to services and transit, availability of group living opportunities, and affordability are some common considerations that are important for serving this need group. Incorporating "barrier-free" design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities.

The California Department of Developmental Services provides community-based services to individuals with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The City of Sunnyvale, along with other jurisdictions in Santa Clara County, is serviced by the San Andreas Regional Center, which provides a point of entry to services for people with developmental disabilities.

Female-Headed Households

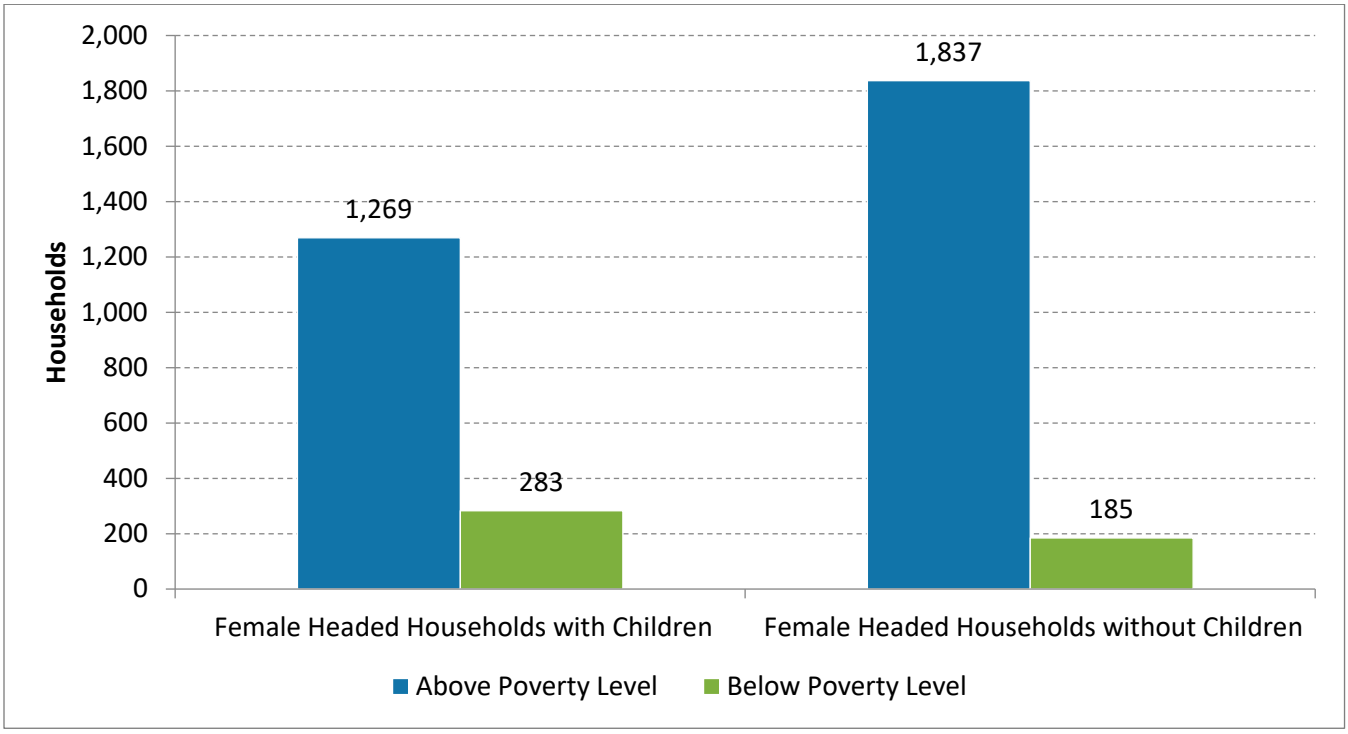
Single-parent households typically need services, such as childcare and affordable health care. Female-headed households with children, in particular, tend to have lower incomes than two-parent families, which limits their housing options and access to private services such as nursery schools, day care, and recreational activities for their children. The 2019 Census reported 3,574 female-headed households in Sunnyvale, 6.4 percent of all households.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. In addition, female-headed households may encounter subtle forms of housing discrimination. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In Sunnyvale, 18.2 percent of female-headed households with children fall below the Federal Poverty Line, while 9.1 percent of female-headed households without children live in poverty (see Figure 3-22 below).

Two programs currently available in Sunnyvale specifically help to address the housing needs of female-headed households. The fair housing and landlord-tenant mediation programs operated by Project Sentinel help special needs households including female-headed households obtain and maintain housing in the community, particularly important as child-related discrimination complaints represent a large proportion of the fair housing complaints reported in Sunnyvale.

The Santa Clara Housing Authority offers a Family Self-Sufficiency program for Housing Choice Voucher participants to help low-income, single parents achieve economic independence from governmental assistance. Through public and private agency participation, beneficiaries have access to resources such as housing subsidies, childcare, education, job training, transportation, and a variety of other benefits. NOVA, the North Valley Workforce Investment Board, also offers free career development and job-seeking assistance and training that may be accessed by lower-income women.

Figure 3-22: Female-Headed Households by Poverty Status, Sunnyvale, 2019



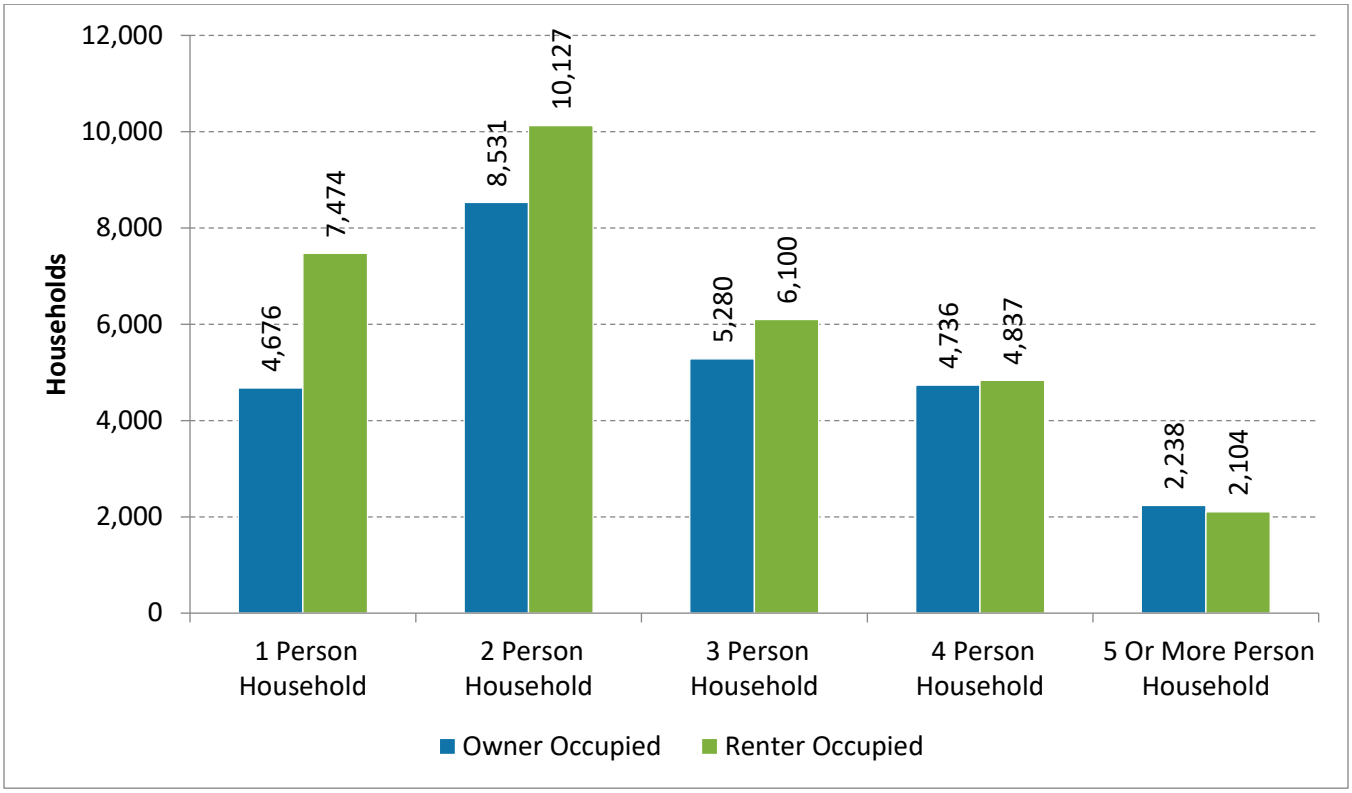
Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012.

Large Households

Large households, defined as households with five or more members, often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. About 8 percent of all households in Sunnyvale have 5 or more members (approximately 4,342 households). Most of these households (51.5 percent) are owner occupied (see Figure 3-23 below). Most large households were in the above moderate income bracket in 2017 (54 percent) followed by the low to moderate income brackets, earning between 51 and 100 percent of the AMI (27 percent). In the same year, 18 percent of large households were very low-income, earning less than 50 percent of the AMI.

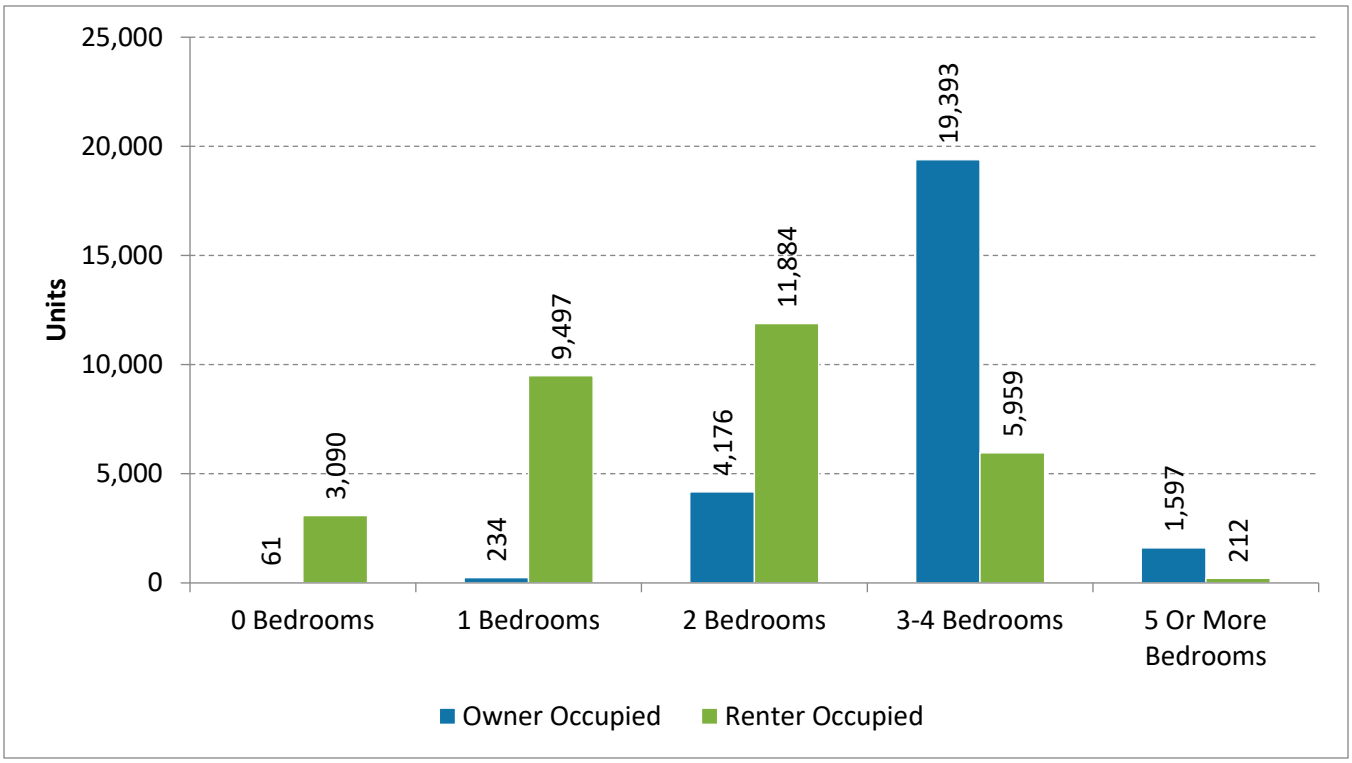
Large families are generally served by housing units with 3 or more bedrooms, of which there are 27,161 units in Sunnyvale according to the U.S. Census American Community Survey 2015-2019 estimates. Among these large units with 3 or more bedrooms, 77.3 percent are owner occupied and 22.7 percent are renter occupied (see Figure 3-24 below). Based on this data, the City concludes that there is a sufficient availability of units suitable for large family households.

Figure 3-23: Household Size by Tenure, Sunnyvale, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009.

Figure 3-24: Housing Units by Number of Bedrooms, Sunnyvale, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042.

Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term.

In January 2019, the jurisdictions within Santa Clara County jointly sponsored a two-day homeless census to assess the size of the homeless population. [The most recent homeless census count was in February 2022, this discussion will be updated with 2022 data when it is available.] In 2019, the Santa Clara County Homeless Census Survey found a total of 9,706 persons experiencing homelessness countywide in January 2019, a 31 percent increase from 7,394 unhoused residents in 2017. There were more individuals experiencing homelessness who identified as male (62 percent) than female (36 percent), and as White (44 percent) and Black/African American (19 percent) than other races (see Figure 3-27 below).

Of the 624 individuals experiencing homelessness in Sunnyvale, 477 were unsheltered, staying in places that are not designed or fit for human habitation, and 147 were utilizing emergency shelters (see Table 3-9 below). While this data shows a marked increase in homelessness in Sunnyvale and countywide, measuring the true number of individuals experiencing homelessness is a difficult task, in part because in most cases, homelessness is a temporary, not permanent, condition.

Table 3-9: Homeless Population by Jurisdiction and Shelter Status, Santa Clara County, 2019

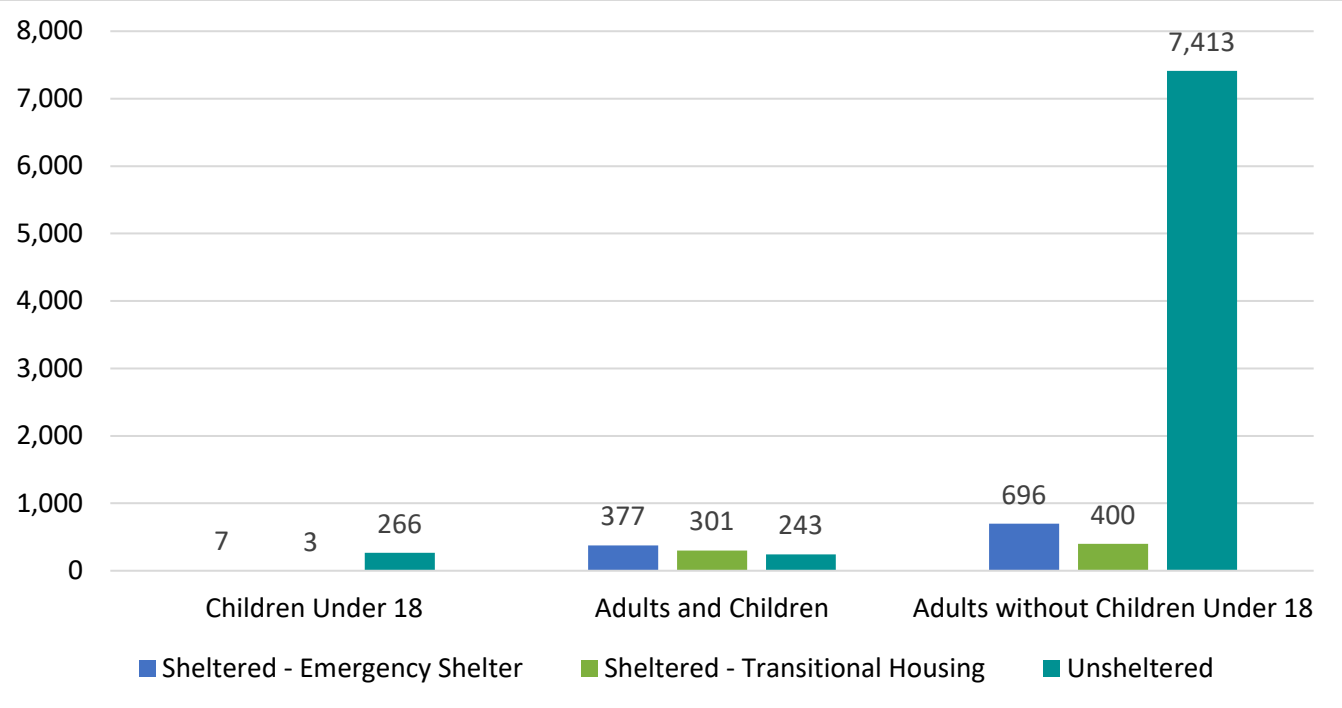
Jurisdiction	Unsheltered		Sheltered		Total		Percent Change
	2017	2019	2017	2019	2017	2019	
Campbell	94	74	0	0	94	74	-21%
Cupertino	127	159	0	0	127	159	25%
Gilroy	295	345	427	359	722	704	-2%
Los Altos	6	76	0	0	6	76	*
Los Altos Hills	0	2	0	0	0	2	*
Los Gatos	52	16	0	0	52	16	*
Milpitas	66	125	0	0	66	125	89%
Monte Sereno	0	0	0	0	0	0	*
Morgan Hill	388	114	0	0	388	114	-71%
Mountain View	411	574	5	32	416	606	46%
Palo Alto	256	299	20	14	276	313	13%
San Jose	3,231	5,117	1,119	980	4,350	6,097	40%
Santa Clara	199	264	73	62	272	326	20%
Saratoga	12	10	0	0	12	10	*
Sunnyvale	**122**	**477**	**131**	**147**	**253**	**624**	**147%**
Unincorporated	189	270	113	89	302	359	19%
Santa Clara County	**5,448**	**7,922**	**1,946**	**1,784**	**7,394**	**9,706**	**31%**

* Percentage change not calculated for rows with less than 50 individuals.

Source: Santa Clara County Homeless Census Survey, 2019.

Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction, and those dealing with traumatic life circumstances. In Santa Clara County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 87.1 percent are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 3-25 below).

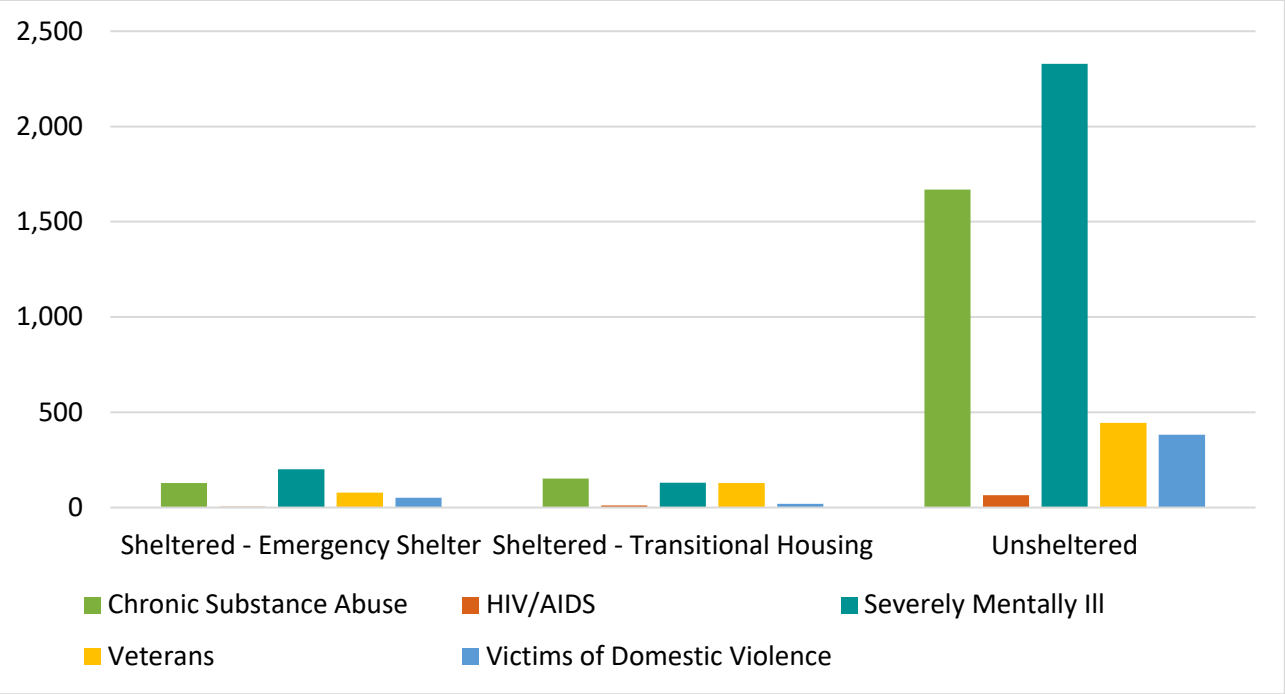
Figure 3-25: Homelessness and Shelter Status, Santa Clara County, 2019



Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019.

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Santa Clara County, homeless individuals are commonly challenged by severe mental illness, with 2,659 reporting this condition (see Figure 3-26 below). Of those, some 87.6 percent are unsheltered, further adding to the challenge of addressing the issue.

Figure 3-26: Characteristics of the Population Experiencing Homelessness, Santa Clara County, 2019

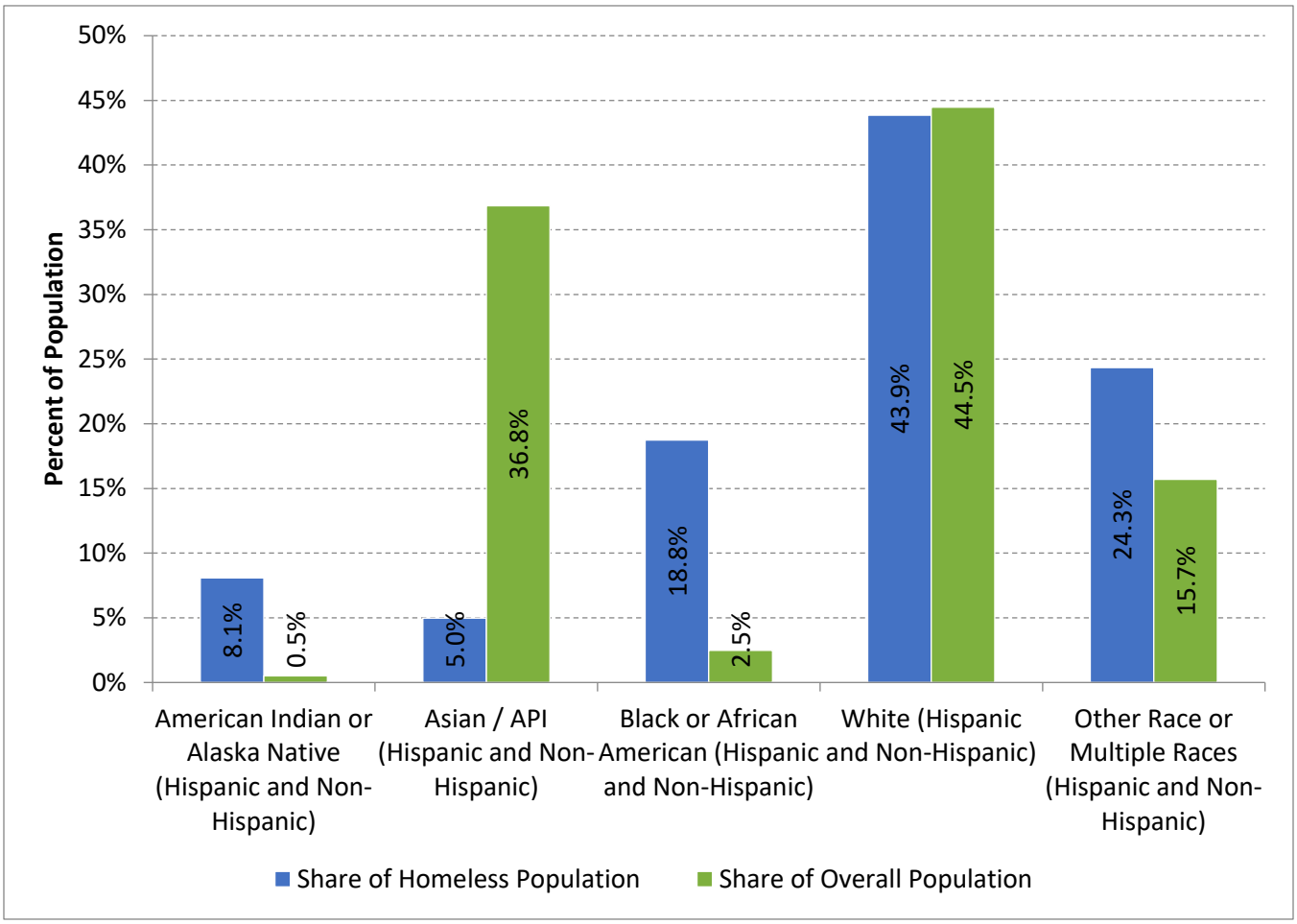


Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019.

RACIAL DEMOGRAPHICS OF THE UNHOUSED POPULATION

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Santa Clara County, Black residents make up less than 3 percent of the countywide population but make up nearly 19 percent of the homeless population. White residents on the other hand represent the largest proportion of residents experiencing homelessness and account for 43.9 percent of the homeless population, while making up 44.5 percent of the overall population (see Figure 3-27 below).

Figure 3-27: Racial Demographics of the Homeless Population, Santa Clara County, 2019



Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)

SERVICES FOR PERSONS EXPERIENCING HOMELESSNESS

There are three major types of facilities that provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent supportive housing. These types of facilities are defined below:

- Emergency Shelter: provides overnight shelter and fulfills a client's basic needs (i.e., food, a place to sleep, shower, and/or restroom facilities) either on-site or through off-site services. The permitted length of stay can vary from one day to six months, depending upon whether the shelter is short-term or long-term. Current best practices for addressing homelessness include shifting away from the use of emergency shelters and toward homelessness prevention and rapid-rehousing. This shift has been occurring within the county.
- Transitional Housing: a residence that provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services, including substance abuse treatment, mental health care, employment services, individual and group counseling, and life skills training.

- Permanent Supportive Housing: refers to permanent service-enriched affordable housing that is linked with on-going supportive services (on-site or off-site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis.

A number of regional service providers serve homeless people throughout the County and in Sunnyvale, including HomeFirst of Santa Clara County (formerly EHC), InnVision-Shelter Network, West Valley Community Services, Sunnyvale Community Services, and Downtown Streets Team. The City of Sunnyvale provides funding to most of these agencies through its CDBG and human services grant programs.

The City has also provided funding in prior years to create a number of transitional housing facilities, including two group homes in Sunnyvale operated by Momentum for Mental Health (Arbor and Duane Houses), a group home in Sunnyvale for youth aging out of foster care operated by Bill Wilson Center (Socorro House), a mid-size apartment complex for young adults in Santa Clara operated by Bill Wilson Center (Peacock Commons), and a four-plex within the County for survivors of domestic violence. The City also awarded funds to rehabilitate a maternity group home in Santa Clara. In addition, the City has been funding a transitional Tenant-Based Rental Assistance (TBRA) program for two years that primarily serves homeless and at-risk households to help them secure permanent housing. Emergency shelter facilities located in Sunnyvale are shown in Table 3-10 below.

The City of Sunnyvale participates in the local continuum of care, the Santa Clara County Collaborative on Affordable Housing and Homeless Issues, in its efforts to end homelessness. The Collaborative is staffed by the County and comprised of local jurisdictions, shelter and service providers, housing advocates and non-profit housing developers. This group serves as an effective forum for attracting additional funding sources and creating affordable housing for homeless and persons at risk of homelessness. Recently the continuum has merged with Destination:Home in an effort to find a more formal organizational structure.

The City of Sunnyvale provides financial support to the following activities within the area that help homeless people become housed, employed, or obtain other income sources:

- WorkFirst Sunnyvale: This program, funded primarily by the City's CDBG grant, is a partnership of Sunnyvale Community Services and Downtown Streets Team. It provides supportive services, case management, and housing assistance for adults experiencing homelessness. Service programs include a volunteer work-readiness program, job-search training, and referrals for the TBRA program.
- TBRA Program: Funded by the City's HOME grant, this program is administered by the County and Abode Services, with assistance, case management, and referrals from Downtown Streets Team, Sunnyvale Community Services, West Valley Community Services, and HomeFirst. It provides two-year rental assistance vouchers for approximately 15-20 formerly homeless households at a time to help them with rent while completing job training and/or career counseling programs.
- Sunnyvale Community Services: Provides emergency financial assistance, security deposit assistance, referrals, food, and necessities for homeless people and at-risk families and individuals.
- HomeFirst Santa Clara County: Provides emergency shelter, transitional and permanent supportive housing, and supportive services in a number of locations throughout the county including the Boccardo Reception Center in San Jose which is a year-round, 24 hour/day homeless shelter.
- Bill Wilson Center: Transitional housing for homeless youth and youth aging out of foster care. Provides shelter, counseling services, and support to youth and families.
- Support Network for Battered Women: Provides emergency and on-going assistance to victims of domestic violence in Santa Clara County, including emergency shelter, family counseling and legal guidance.

- West Valley Community Services: provides "Haven to Home" outreach and case management services for homeless adults and families and operates a transitional housing facility in Cupertino.

Table 3-10: Emergency Shelter and Transitional Housing Facilities, Sunnyvale, 2021

Facility	Location	Shelter Type	Beds/ Units
[HomeFirst] Sunnyvale Fair Oaks	Sunnyvale	Emergency Shelter	18
[HomeFirst] Sunnyvale Nightly Shelter	Sunnyvale	Emergency Shelter	102
FEMA COVID-19 – Lifemoves – Vagabond Inn Sunnyvale – NCV	Sunnyvale	Emergency Shelter	49
[Bill Wilson Center] Rockefeller	Sunnyvale	Transitional Housing	8
TOTAL CAPACITY (Including Transitional Housing)			**177**
TOTAL CAPACITY IN EMERGENCY SHELTERS			**169**
SUNNYVALE UNMET NEED*			**455**

* Unmet need refers to the total number of individuals experiencing homelessness in Sunnyvale, (624) as indicated in Table 3-8, minus the total number of emergency shelter beds available in Sunnyvale (169).

Source: Santa Clara County Office of Supportive Housing, 2021.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal or permanent agricultural labor. Farmworkers are generally considered a special housing needs group due to their limited income and often-unstable nature of their employment. Across the state, housing for farmworkers has been recognized as an important and unique concern.

Estimating the size of the agricultural labor force is problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the government agencies that track farm labor do not consistently define farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field).

Farmworkers are typically categorized into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are typically employed year-round by the same employer. Seasonal farmworkers work on average less than 150 days per year and earn at least half of their earned income from farm work. Migrant farmworkers are seasonal farmworkers who have to travel to do the farm work so they are unable to return to their permanent residence within the same day.

Santa Clara County's agricultural legacy is rooted in their orchards, vineyards, dairies, and canneries; now nearly all redeveloped. In the past 30 years alone, Santa Clara County has lost 21,171 acres of its farmland and rangeland to development, and an additional 28,391 acres of farmland and rangeland in the County are at risk of conversion going forward. Despite this, Santa Clara Valley retains valuable agricultural lands and an important farming industry, with over 1,000 farms employing over 8,000 residents and contributing around $830 million annually to the economy.[3]

According to the U.S. Department of Agriculture (USDA) Census of Farmworkers, the number of permanent farm workers in Santa Clara County has increased since 2002, totaling 2,418 in 2017, while the number of seasonal farm workers has decreased from 3,760 in 2002 to 1,757 in 2017 (see Figure 3-28 below). It is important to understand the changing landscape of the farmworker population. Today's farmworkers are more settled and typically live in

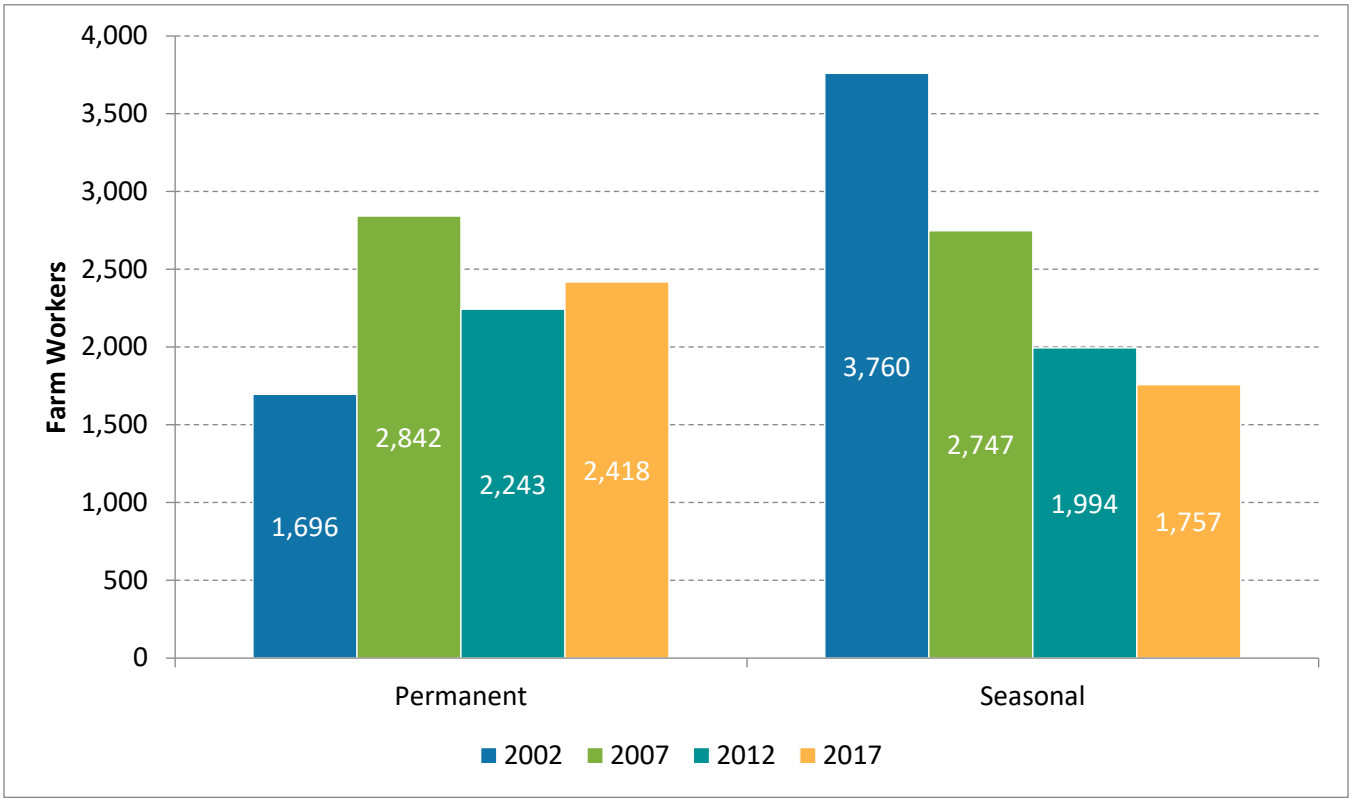
[3] SV&Home Policy Brief: Farmworker Housing in Santa Clara County 2019. Santa Clara Valley Agricultural Plan.

one location. Per the USDA, today's farmworkers can commute up to 75 miles to the workplace. Based on this, the need for housing for agricultural workers is not just the responsibility of Bay Area jurisdictions with a robust agricultural economy. Most of the remaining farmland is concentrated in the southern portion of the county, around Gilroy, Morgan Hill, and south San Jose.

Typically, the agriculture industry faces challenges in securing labor in a tight market that offers limited housing opportunities that are affordable for their employees. Due to the severe shortage of affordable homes in the county and very low wages, farmworkers experience extreme housing insecurity. While many traditional affordable housing programs and policies will assist farmworkers, there are unique needs and circumstances for agricultural workers that need to be considered and explored since finding decent and affordable housing can be challenging, particularly in the current housing market.

Data is not available at the city level via the USDA Agricultural Census; however, according to the 2017 ACS, there were 181 employees in the Agriculture, Forestry, Fishing and Hunting, and Mining industry living in Sunnyvale. This would indicate that up to 7.5 percent of permanent farmworkers in Santa Clara County live in Sunnyvale. Farmworkers living in urban areas of the county often have similar needs for affordable rental housing as other lower-wage earners.

Figure 3-28: Farm Operations and Farm Labor, Santa Clara County, 2002-2017



Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: ABAG Housing Element Data Package, U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor.

3.5 Housing Stock Characteristics

This section identifies the characteristics of Sunnyvale's physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices and affordability.

Housing Unit Types

Until recently, detached single family homes made up the largest proportion of the housing stock in Sunnyvale. In 2010, single family homes comprised just under 50 percent of the housing stock with over 21,000 detached single-family homes. However, between 2010 and 2020, the majority of new construction in Sunnyvale has been multifamily housing[4] in larger apartment buildings. There was also an increase in single-family attached development over this timeframe (see Figure 3-29 below). As of 2020, multifamily housing now makes up the majority of the housing stock in the city at 48 percent. Sunnyvale also has a substantial inventory of mobile homes, which account for 6.3 percent of the City's housing stock. In 2020, there were 13 mobile home parks in Sunnyvale with a total of 3,862 mobile homes. In fact, Sunnyvale is home to 19 percent of the mobile homes in the Santa Clara County and San Mateo County Two-County Subregion, despite the fact that only six percent of all housing units in the subregion are located in Sunnyvale[5].

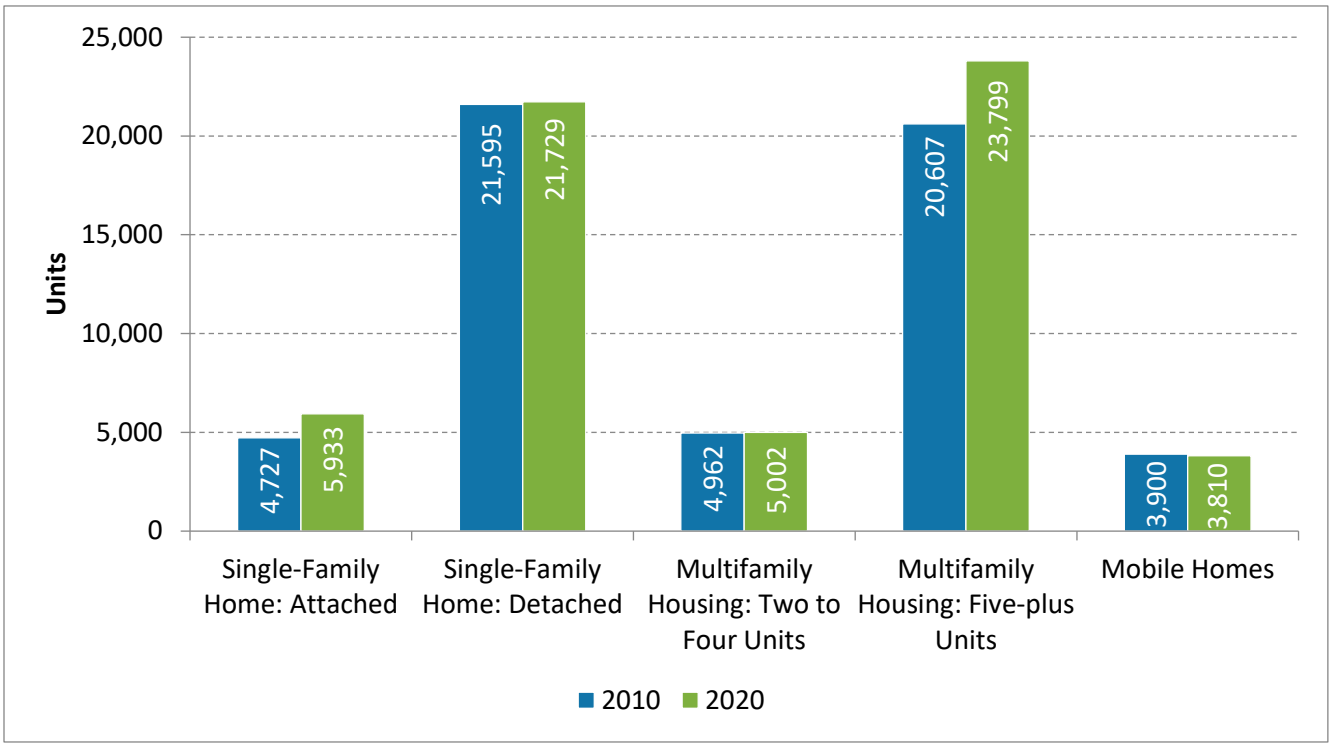
In recent years, most housing produced in the region and across the state consisted of single-family homes or larger multi-unit buildings. However, some households are increasingly interested in "missing middle housing[6]" product type which can including duplexes, triplexes, townhomes, cottage clusters, and accessory dwelling units (ADUs); this is different than a missing middle or workforce income category. These housing types may open more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

[4] The City of Sunnyvale Zoning Code defines "Multiple-family dwelling" as three or more separate dwelling units such as apartments, townhouses, condominiums or other community housing projects used for occupancy by families living independently of one another. However, for the purpose of this analysis multifamily housing development is categorized by projects between two and four units and projects with five-plus units, as shown in Figure 3-29.

[5] City of Sunnyvale Housing Strategy, Prepared for the City of Sunnyvale in 2020. BAE, 2019

[6] Throughout this Housing Element "missing middle" will refer to building typologies like duplexes, triplexes, townhomes, ADUs etc. Housing that is affordable to middle incomes will be referred to as "moderate-income" housing.

Figure 3-29: Housing Type Trends, Sunnyvale, 2010 and 2020

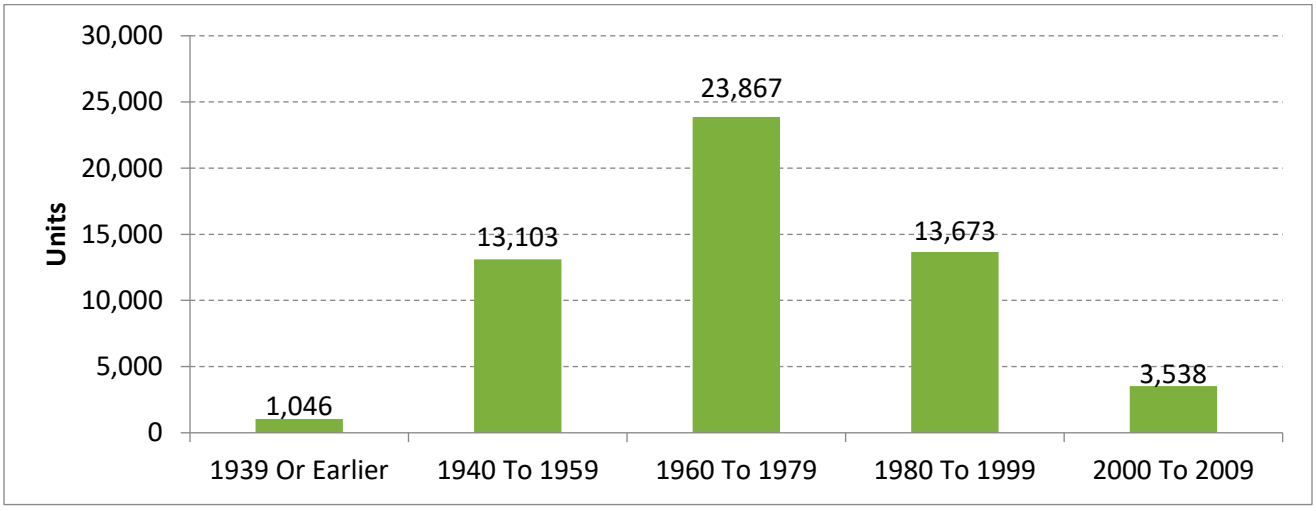


Source: ABAG Housing Element Data Package, California Department of Finance, E-5 series.

Housing Age

The age of a community's housing stock can provide a general indicator of overall housing conditions. In general, housing units over 30 years in age are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, and new plumbing. In Sunnyvale, the largest proportion of the housing stock was built 1960 to 1979, with 23,867 units constructed during this period (see Figure 3-30 below). However, many of these homes have been remodeled, expanded, rebuilt, and/or renovated by their owners, as the City frequently issues building permits for such projects.

Figure 3-30: Housing Units by Year Built, Sunnyvale, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

Vacancy Rate

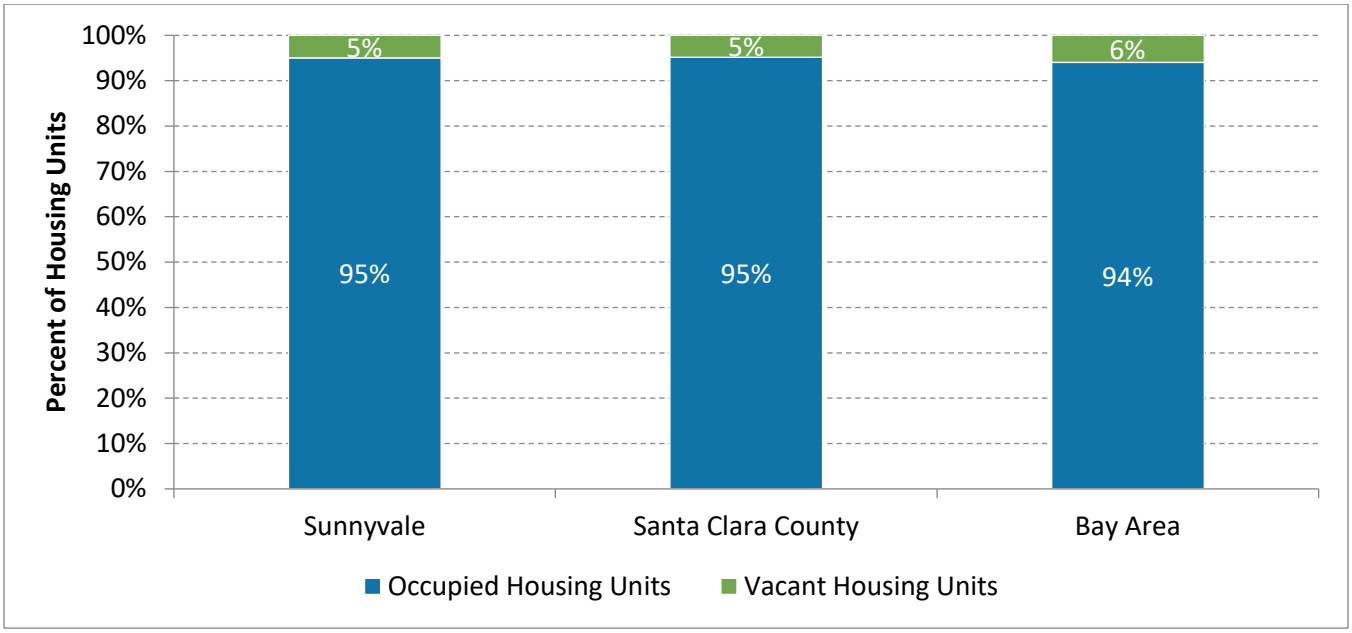
A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate often leads to rising rents and sales prices and can contribute to household overcrowding.

Vacant units made up 5 percent of the overall housing stock in Sunnyvale in 2019 (Figure 3-31 below). The rental vacancy rate was 4.9 percent, while the ownership vacancy rate was 0.8 percent. Of the vacant units, the most common type of vacancy is *For Rent* (see Figure 3-32 below).[7]

Throughout the Bay Area, vacancies make up 2.6 percent of the total housing units, with homes listed for rent; units used for recreational or occasional use and units not otherwise classified (other vacant) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like Airbnb are likely to fall in this category.

The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration. In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of "other vacant" units in some jurisdictions.

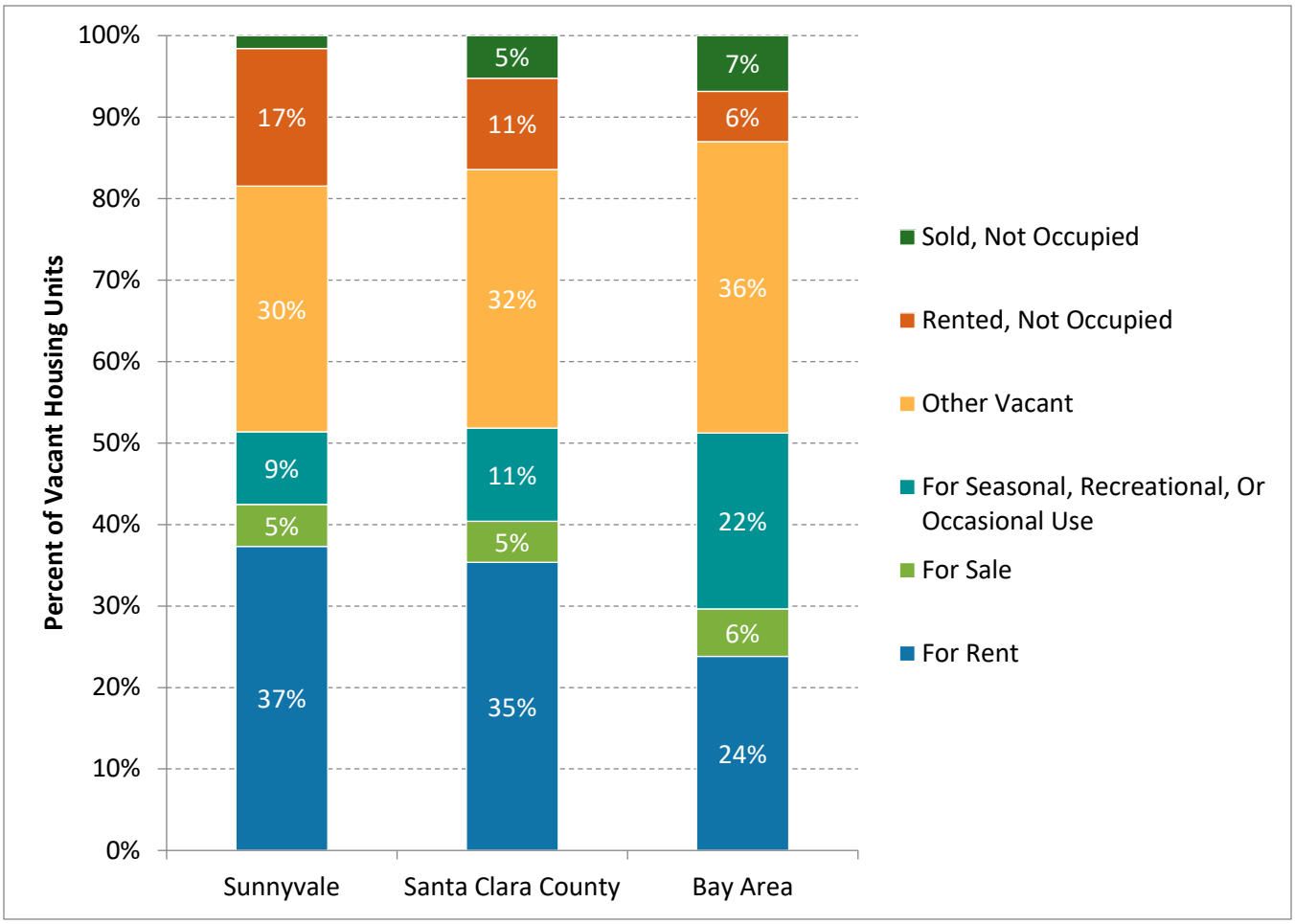
Figure 3-31: Vacancy Rates, Sunnyvale, Santa Clara County, Bay Area, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25002

[7] The vacancy rates by tenure is for a smaller sample size than the total vacancy rate first reported (4.9 percent). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant other vacant.

Figure 3-32: Vacant Units by Type, Sunnyvale, Santa Clara County and Bay Area, 2019

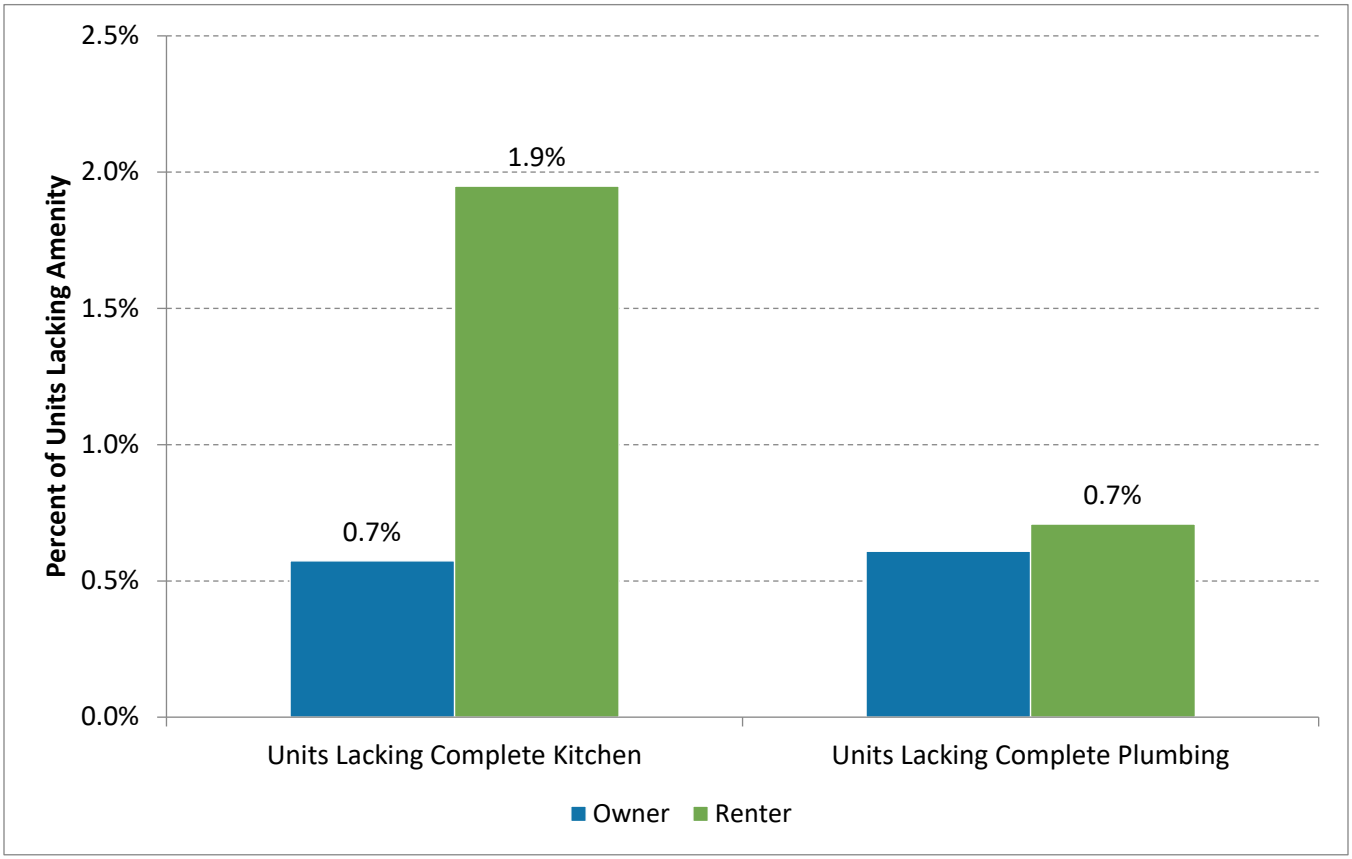


Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

Substandard Housing Conditions

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in Figure 3-33 below gives a sense of some of the substandard conditions that may be present in Sunnyvale. For example, 1.9 percent of renters in Sunnyvale reported lacking a complete kitchen and 0.7 percent of renters lack complete plumbing, compared to 0.6 percent of owners who lack a complete kitchen and 0.6 percent of owners who lack complete plumbing.

Figure 3-33: Substandard Housing Issues, Sunnyvale, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049

HOUSING CONDITIONS SURVEY

The most recent formal city-wide survey of housing conditions was conducted in the summer of 2008; although this information is somewhat dated, it still provides a generally accurate picture of the relative condition of housing throughout Sunnyvale. As mentioned previously, a significant amount of renovation activity has occurred since that time. The windshield survey rated housing stock conditions by recording the number of properties in each neighborhood with code violations pertaining to maintenance standards.

Compared to many cities, the condition of housing in Sunnyvale is very good. The survey found that 457 out of 4,294 homes, or 13 percent of properties assessed, had two or more code violations and did not meet standards for property maintenance. The majority of the violations were landscape maintenance violations, followed by structural violations such as illegal carports, sheds, room additions or patio covers.

Based on observations made by the City's Neighborhood Preservation staff, housing conditions in Sunnyvale have generally improved since the 2008 conditions survey. Since Neighborhood Preservation is no longer required to do the housing conditions survey, staff uses the National Citizen Survey to document citizen concerns. According to the 2013 National Citizen Survey, 81 percent of respondents felt the overall appearance of Sunnyvale was "excellent" or "good," and only 3 percent thought run-down buildings, weed lots, or junk vehicles were a "major" problem. These results put Sunnyvale above the national benchmark.

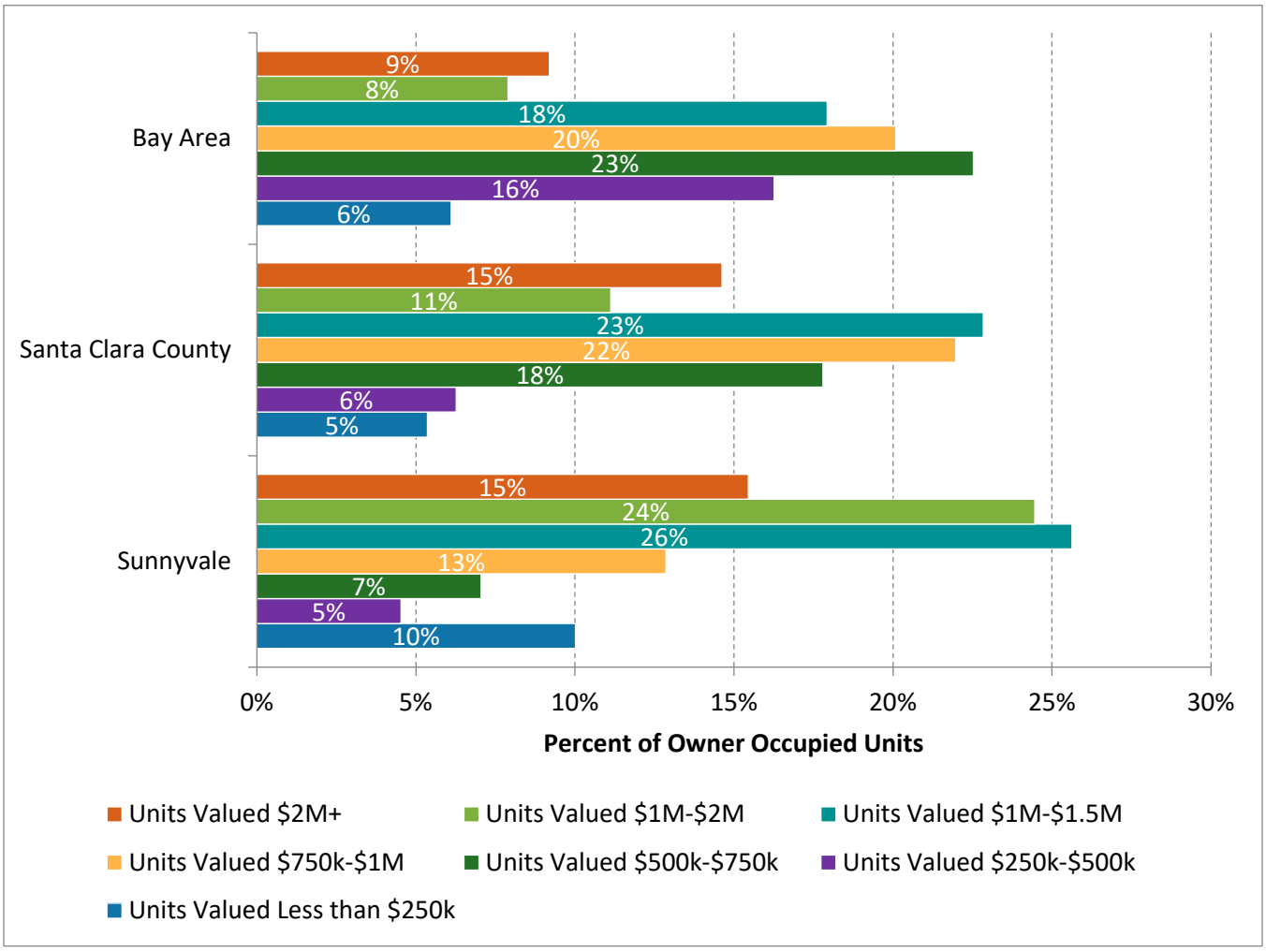
3.6 Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Sunnyvale residents.

Home Values and Market Trends

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages, and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Sunnyvale was estimated at $1,732,590 by December of 2020, according to data from Zillow. The largest proportion of homes were valued between $1M-$1.5M (see Figure 3-34 below). By comparison, the typical home value in 2020 was $1,290,970 in Santa Clara County and $1,077,230 in the Bay Area, with the largest share of units valued $1M-$1.5M (county) and $500k-$750k (region).

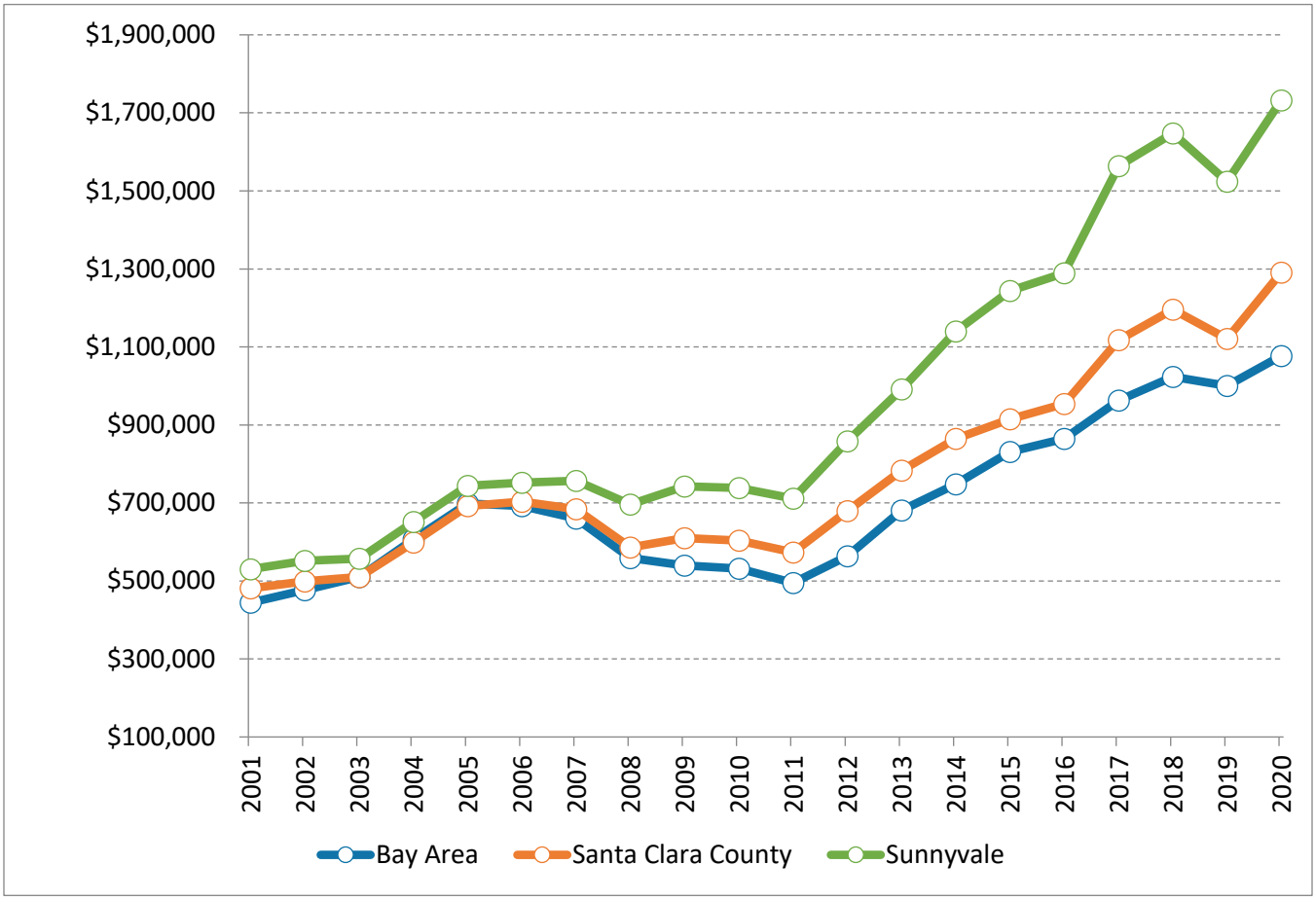
Figure 3-34: Home Values of Owner-Occupied Units, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

The region's home values have increased steadily since 2000, besides the decrease that occurred during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 227 percent in Sunnyvale from $530,330 to $1,732,590. This change is greater than the change in Santa Clara County and the change for the region (see Figure 3-35 below).

Figure 3-35: Zillow Home Value Index (ZHVI), 2021



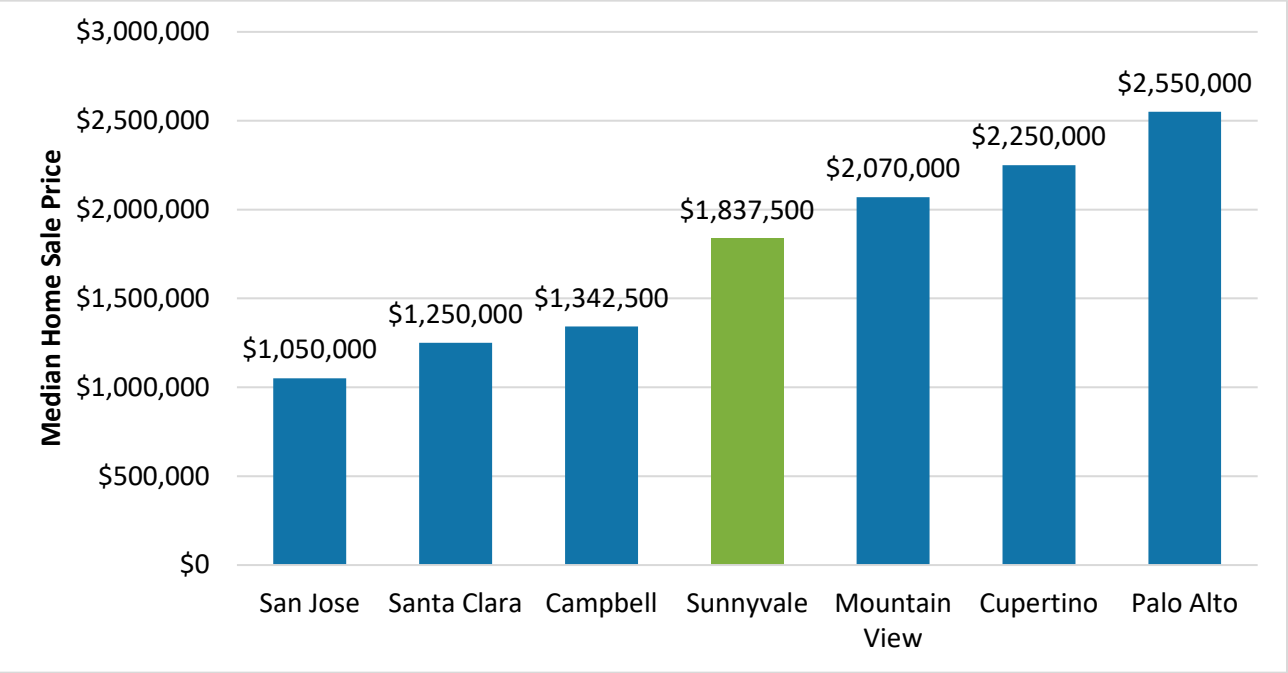
Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow.

The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series

Source: ABAG Housing Element Data Package, Zillow, April 2021. Zillow Home Value Index (ZHVI).

Housing costs in Sunnyvale are generally comparable to housing costs in many other nearby jurisdictions. Figure 3-36 below shows median home sale prices among single-family homes and condominiums in Sunnyvale and six other Santa Clara County cities in December 2018. As shown, the median sale price for single-family homes in Sunnyvale was $1,837,500, higher than the medians in San Jose, Santa Clara, and Campbell but lower than the medians in Mountain View, Cupertino, and Palo Alto.

Figure 3-36: Median Home Sale Prices, Selected Santa Clara County Cities, December 2018



Source: City of Sunnyvale Housing Strategy, Prepared for the City of Sunnyvale in 2020. BAE, 2019; rereport.com, 2019.

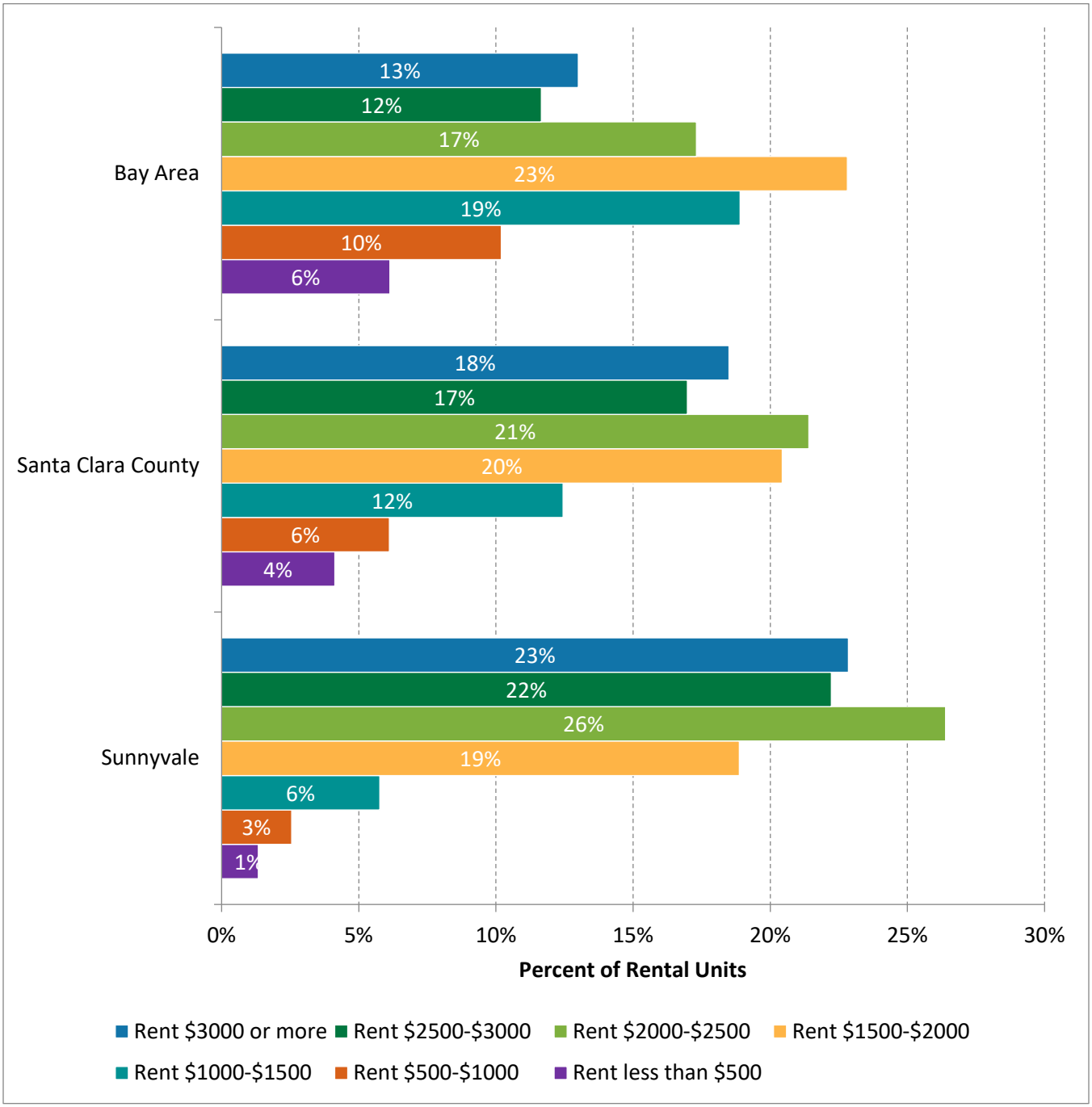
Rent Values and Trends

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted, or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

Rents in Sunnyvale are higher than rents both countywide and in the region. According to data from the 2015-2019 ACS, in Sunnyvale, the largest proportion of rental units was in the $2000-$2500 monthly rent range, totaling 26.4 percent, followed by 22.9 percent of units renting for $3000 or more (see Figure 3-37 below). Looking beyond the city, the largest share of units in the county is in the $2000-$2500 category compared to the $1500-$2000 category for the region as a whole.

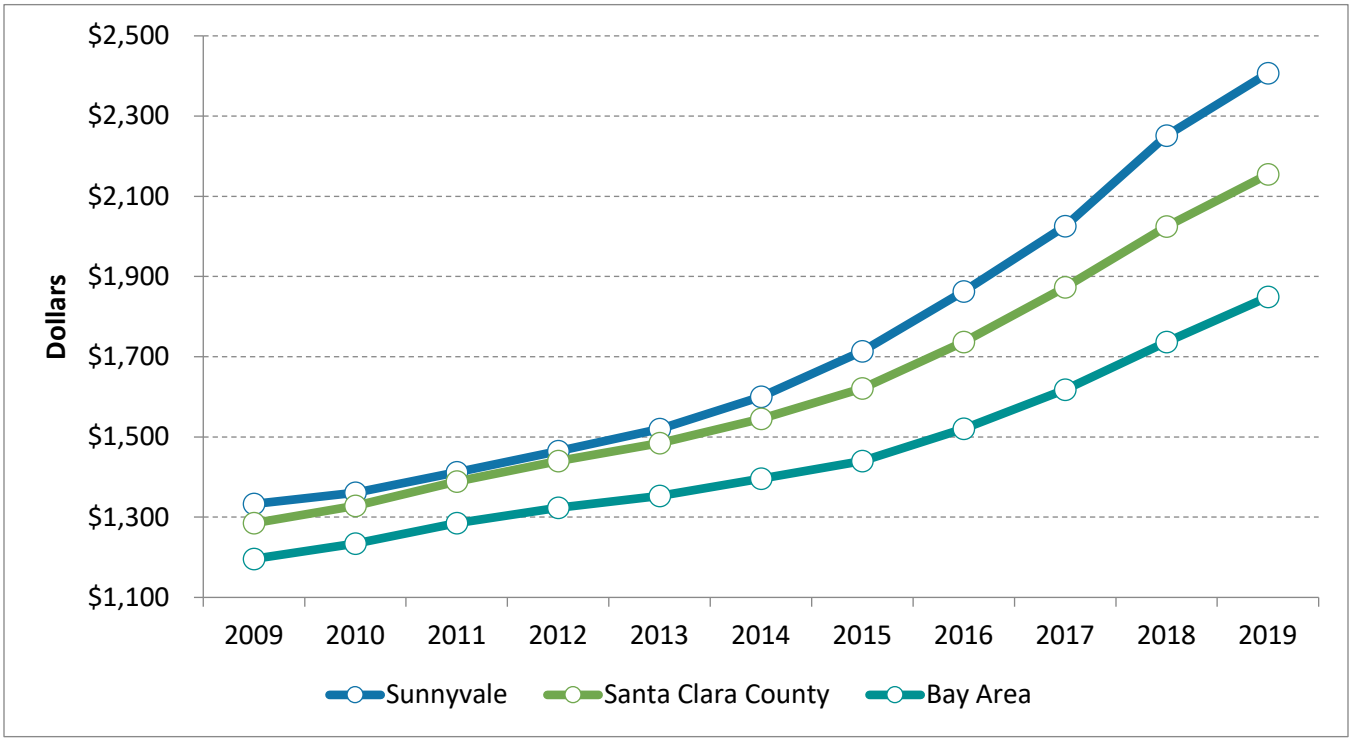
Rents in Sunnyvale have also been increasing at a higher rate than countywide and in the region. Between 2009 and 2019, the median rent increased by over 80 percent in Sunnyvale, from $1,600 to $2,400 per month (see Figure 3-38 below). In Santa Clara County, the median rent increased 39.4 percent over this same time period, from $1,540 to $2,150. The median rent in the region also increased significantly during this time from $1,200 to $1,850, a 54 percent increase.

Figure 3-37: Contract Rents for Renter-Occupied Units, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

Figure 3-38: Median Contract Rent, Sunnyvale, Santa Clara County and Bay Area, 2019



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

Housing Affordability

The affordability of housing in Sunnyvale can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. This information can reveal who can afford what size and type of housing.

Housing is classified as "affordable" if households do not pay more than 30 percent of income for rent (including a monthly allowance for water, gas, and electricity) or monthly homeownership costs (including mortgage payments, taxes, and insurance). Since above moderate-income households do not generally have problems finding affordable units, affordable units are frequently defined as those reasonably priced for households that are low to moderate income.

This section describes the ability of households at different income levels to pay for housing based on HCD 2021 income limits. Table 3-11 shows the 2021 HCD income limits for Santa Clara County. The AMI for a four-person household in the county was $151,300 in 2021. Income limits for larger or smaller households were higher or lower, respectively, and are calculated using a formula developed by HUD.

Typically, a household can qualify to purchase a home that is two and one-half to three times their annual income, depending on the down payment, the level of other long-term obligations such as a car loan, and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing a home no more than two times their annual income. Homebuyer assistance programs that provide down payment assistance and/or below market-rate interest rates often allow homebuyers to qualify for houses which are up to four times their income.

Table 3-11: HUD/HCD Income Limits based on Persons per Household, Santa Clara County, 2021

Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low (30% AMI and lower)	$34,800	$39,800	$44,750	$49,700	$53,700
Very Low Income (31-50% AMI)	$58,000	$66,300	$74,600	$82,850	$89,500
Low Income (51-80% AMI)	$82,450	$94,200	$106,000	$117,750	$127,200
Median Income (100% AMI)	$105,900	$121,050	$136,150	**$151,300**	$163,400
Moderate Income (81-120% AMI)	$127,100	$145,250	$163,400	$181,550	$196,050

Source: CA Department of Housing and Community Development (HCD), 2022.

Table 3-12 shows maximum affordable monthly rents and maximum affordable purchase prices for homes using 2021 HCD-defined household income limits for extremely low-, very low-, low-, and moderate-income households in Santa Clara County (including Sunnyvale). For example, a three-person household with an annual income of $106,000 is classified as low income (80 percent of AMI) in 2021. A household with this income could afford to pay a monthly gross rent (including utilities) of up to $2,650 or could afford to purchase a house price at or below $583,662. Market-rate rents for apartments in Sunnyvale are generally higher than the rental rates that low-income households can afford, and are significantly higher than what very low- or extremely low-income households can afford. Home sale prices are well above what is considered an affordable purchase price for moderate-income households.

Table 3-12: Ability to Pay for Housing Based on HCD Income Limits, 2021

Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households at 30% of Median Family Income						
Income Level	$34,800	$39,800	$44,750	$49,700	$53,700	$57,700
Max. Monthly Gross Rent [1]	$870	$995	$1,119	$1,243	$1,343	$1,443
Max. Purchase Price [2]	$149,184	$170,619	$191,839	$213,059	$230,207	$247,354
Very Low-Income Households at 50% of Median Family Income						
Income Level	$58,000	$66,300	$74,600	$82,850	$89,500	$96,150
Max. Monthly Gross Rent [1]	$1,450	$1,658	$1,865	$2,071	$2,238	$2,404
Max. Purchase Price [2]	$248,640	$284,222	$319,803	$355,170	$383,678	$412,186
Low-Income Households at 80% of Median Family Income						
Income Level	$82,450	$94,200	$106,000	$117,750	$127,200	$136,600
Max. Monthly Gross Rent [1]	$2,061	$2,355	$2,650	$2,944	$3,180	$3,415
Max. Purchase Price [2]	$353,455	$403,826	$454,412	$504,783	$545,294	$585,591
Median-Income Households at 100% of Median Family Income						
Income Level	$105,900	$121,050	$136,150	$151,300	$163,400	$175,500
Max. Monthly Gross Rent [1]	$2,648	$3,026	$3,404	$3,783	$4,085	$4,388
Max. Purchase Price [2]	$453,983	$518,929	$583,662	$648,608	$700,480	$752,351
Moderate-Income Households at 120% of Median Family Income						
Income Level	$127,100	$145,250	$163,400	$181,550	$196,050	$210,600
Max. Monthly Gross Rent [1]	$3,707	$4,236	$4,766	$5,295	$5,718	$6,143
Max. Purchase Price [2]	$635,676	$726,451	$817,226	$908,001	$980,521	$1,053,292

Notes: Incomes based on HCD State Income Limits for 2021; FY 2021 AMI: $151,300.

[1] Assumes that 30 percent of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance

[2] Assumes 95 percent loan (i.e., 5 percent down payment) at 4.5 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 21 percent of total monthly payments

Source: Source: HCD, 2021; and Ascent, 2022

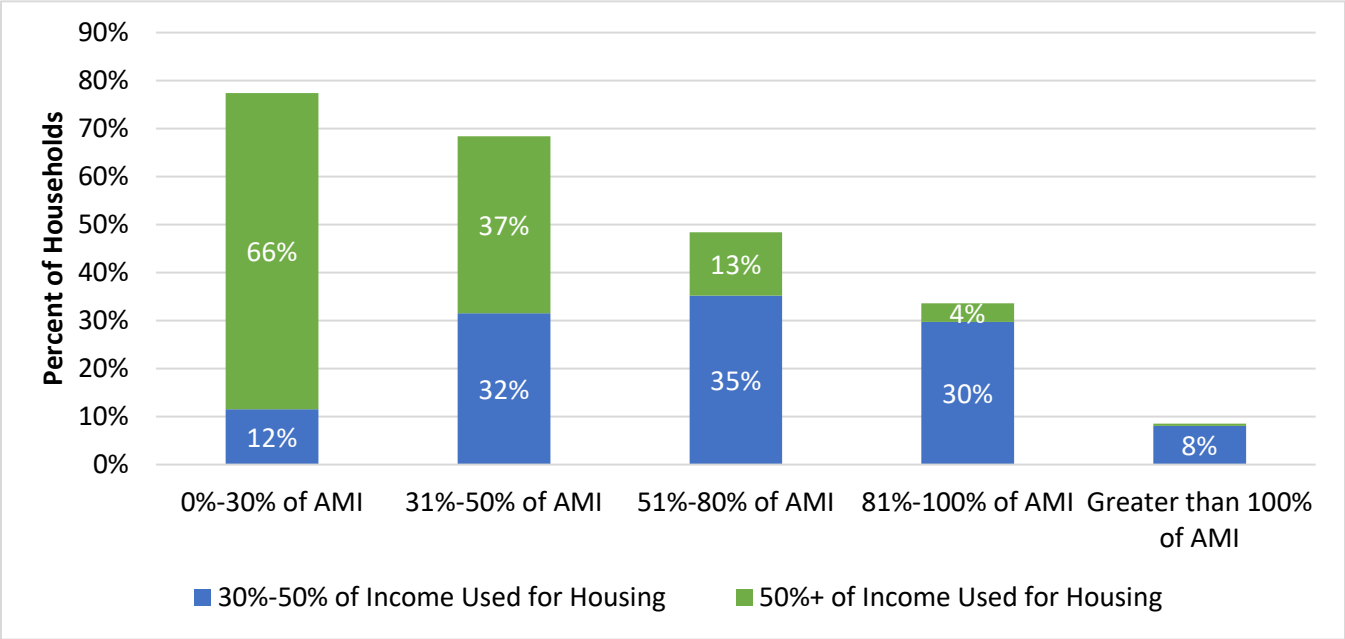
OVERPAYMENT

Overpayment, also known as housing cost burden, is a critical issue for many households of various income levels. Overpayment occurs when households spend more than 30 percent of gross monthly income on housing. Severe overpayment or cost burden occurs when housing costs represent more than 50 percent of gross monthly income. Lower-income residents are consistently the most impacted by high housing costs and experience the highest rates of cost burden. Paying too much for housing puts lower-income households at higher risk of displacement, eviction, or eventually homelessness depending on mobility options.

Figure 3-39 below shows a significant portion of households in Sunnyvale have high housing costs relative to their household incomes, with lower-income households having particularly high rates of housing cost burden (66 percent). More than 75 percent of all ELI households in the city are overpaying for housing (77 percent). When looking at the cost burden by tenure in Sunnyvale, 18.5 percent of renters are cost burdened by housing costs compared to 15.5 percent of those that own (see Figure 3-40 below). Additionally, 15.5 percent of renters are severely cost burdened, spending 50 percent or more of their income on housing, while 8.7 percent of owners are severely cost-burdened.

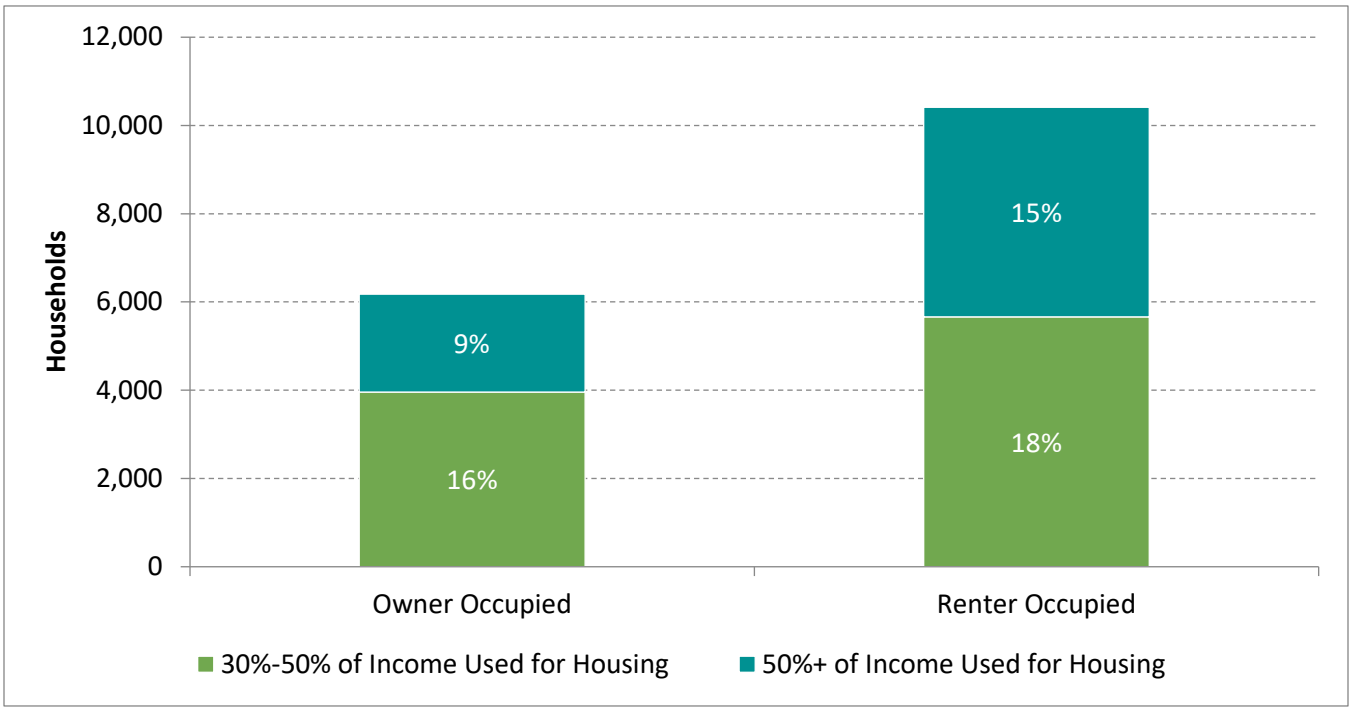
In addition, given that people of color are more likely to experience poverty and financial instability because of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity. Analyzing cost burden by race and ethnicity shows that Hispanic or Latinx households in Sunnyvale are the most cost burdened with 45 percent of Hispanic or Latinx households spending more than 30 percent of their income on housing and 22 percent of Hispanic or Latinx households spending more than 50 percent of their income. Black or African American, Non-Hispanic households are the most heavily cost burdened with 52 percent spending more than 30 percent of their income on housing and 32 percent spending more than 50 percent of their income (see Figure 3-41 below).

Figure 3-39: Cost Burden by Income Group, Sunnyvale, 2017



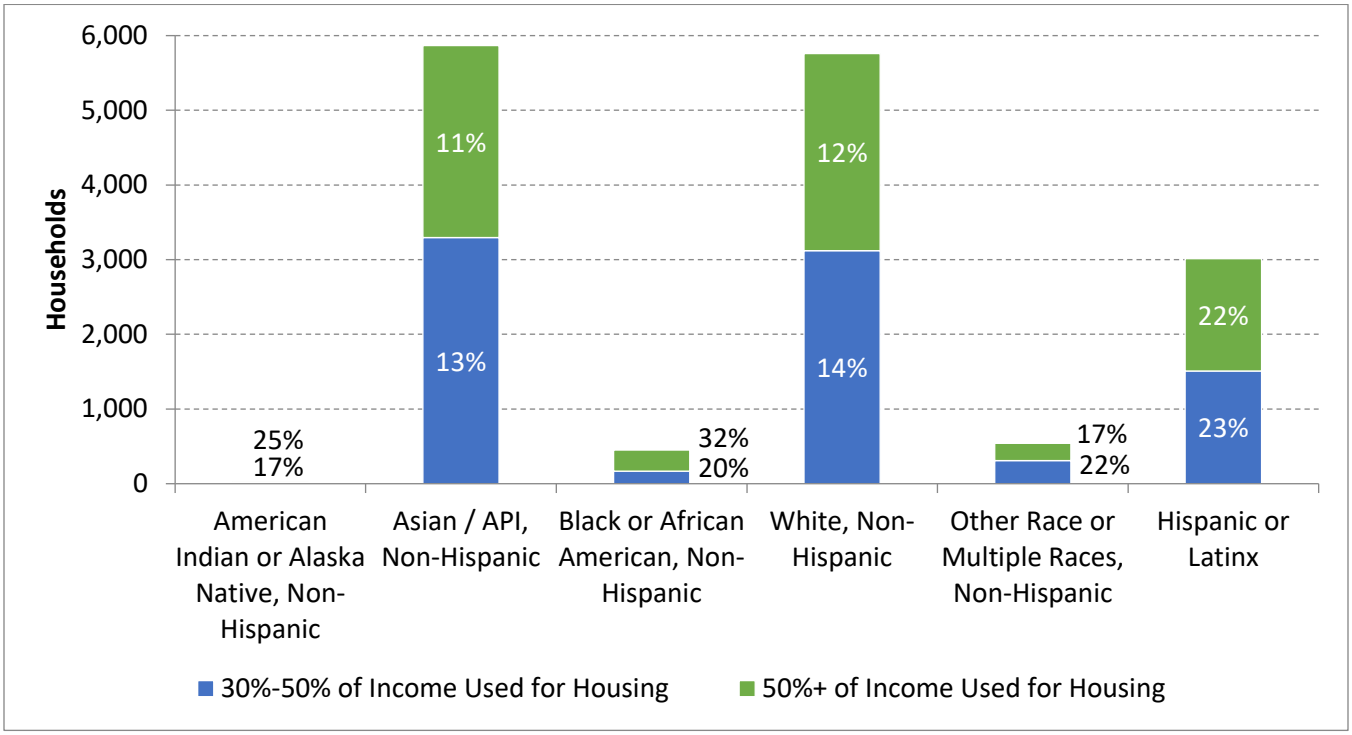
Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Figure 3-40: Cost Burden by Tenure, Sunnyvale



Source: ABAG Housing Element Data Package, U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

Figure 3-41: Cost Burden by Race and Ethnicity, Sunnyvale, 2017



The number of American Indian or Alaska Native households from 2013-2017 (60 households) is too small relative to the total population in Sunnyvale and is not visible due to scale.

Source: ABAG Housing Element Data Package, U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017.

3.7 Assisted Housing at Risk of Conversion

State Housing Element law requires an analysis of the potential for rent-restricted low-income housing units to convert to market-rate housing within 10 years from the start of the planning period, and to propose programs to preserve or replace any units at risk of conversion, also known as "at-risk units." This section presents an inventory of all rent-restricted housing in Sunnyvale and identifies those units at risk of conversion by 2033.

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

Assisted Housing Inventory

Rent-restricted housing in Sunnyvale includes both publicly subsidized affordable housing, generally assisted with any combination of federal, state, local, and/or private subsidies, and deed-restricted rental units provided through the City's inclusionary Below Market Rate (BMR) rental program. Table 3-13 presents the inventory of affordable rental housing in Sunnyvale which receives some form of public assistance. As evidenced by the over 1,600 units identified, Sunnyvale has actively supported affordable rental housing utilizing a variety of local, State and Federal funds, and works extensively with non-profit housing developers in the ownership and management of its projects. None of these units are at risk of conversion by 2033.

Table 3-13: Inventory of Publicly Assisted Rental Housing, Sunnyvale, 2022

Project Name	Address	Year Built (Asst.)	End of Afford. Term	Afford. Units	Financing	Status
Aster Park	1059 Reed Ave	2010	2065	94	HOME, HUD FHA 223(f)	Not at risk
Block 15	379 S Mathilda Ave	2024	2088	89	TCAC, HMF, HOME	Not at risk
Borregas Court	101 W Weddell Dr	1999	2039	192	TCAC	Not at risk
Carroll Inn (SRO)	174 Carroll St	1994	2034	121	TCAC, HOME	Not at risk
Crescent Terrace	130 Crescent Ave	2016	2056	47	CDBG, HOME, HUD S8	Not at risk
Edwina Benner Plaza	460 Persian Dr	2020	2075	65	TCAC, HMF, HOME	Not at risk
Eight Trees	183 Acalanes Dr	2018	2073	23	TCAC, CDBG, HOME, HMF	Not at risk
Fair Oaks Plaza	660 S Fair Oaks Ave	2011	2066	123	TCAC, State IIG, MHSA, SVHT, HOME, HMF	Not at risk
Garland Plaza	662 Garland Ave	2013	2068	19	TCAC, HOME, HMF	Not at risk
Homestead Park	1601 Tenaka Pl	2013	2068	209	TCAC, CDBG, HOME, HMF, HUD S8, 236	Not at risk
Klee Senior Group Home (Offenbach)	1230 Klee Ct; 436 Offenbach Pl	2015	2045	5	CDBG, SVHT	Not at risk
Klee Senior Group Home (Wolfe)	1675 S Wolfe Rd	2015	2045	4	CDBG, SVHT	Not at risk
Lamar Group Home	854 Gary Ave	2012	2042	4	HOME, CDBG	Not at risk
Life's Garden	450 Old San Francisco Rd	2016	2071	195	TCAC, HUD S8	Not at risk
Meadows Group Homes	862 Hollenbeck Ave	2012	2042	2	HOME, CDBG	Not at risk
Morse Court	825 Morse Ave	2015	2055	34	CalHFA, HUD S8, HMF	Not at risk
Moulton Plaza	1601 Tenaka Pl	2006	2056	65	TCAC, CalHFA, SVHT, HMF, CDBG	Not at risk
Onizuka Crossing	620 E Maude Ave	2016	2071	57	TCAC, State IIG, MHSA, County, HUD S8 & VASH, HOME, HMF	Not at risk
Orchard Gardens	245-305 Weddell Dr	1999	2054	61	TCAC, CDBG, HOME, HMF	Not at risk; (Rehab planned, new loan requested)
Pacific Plaza	785 Reseda Dr	1996	2002	38	HOME, CDBG	Expired, but nonprofit owned and operated as affordable
Parkside Studios	495 N Wolfe Rd	2015	2069	58	TCAC, MHSA, County, HUD S8, HOME, HMF	Not at risk
Plaza de las Flores	233 Carroll St	2006	2036	100	HOME, CDBG, CalHFA, MHP, SVHT	Not at risk
Socorro (SRO)	1353 Socorro Ave	2013	2038	5	HOME, CDBG, SVHT	Not at risk
St. Anton ECR	1008 E El Camino Real; 1314 Poplar Ave	2020	2075	22	TCAC	Not at risk
Stoney Pine	267 W California Ave	2017	2047	22	HUD 811, HMF, HOME, CDBG, BMRI, SVHT	Not at risk
Total Assisted Rental Units				**1,654**		
Total Assisted Rental Units At Risk by 2033				**0**		

Source: City of Sunnyvale, 2021.

Table 3-14 shows the total rental units currently rent-restricted under the BMR program. There are 238 total; 46 of these units are at risk and may expire and convert to market-rate by 2033. All of the units at risk of expiration are in the City's BMR rental program and are part of larger market rate projects. Once the affordability period expires, these units will likely be converted to market rate. Chapter 2, "Housing Plan," includes a program directing the City to facilitate long-term preservation of existing BMR units.

Table 3-14: Inventory of Below Market Rate (BMR) Rental Units

Project Name	Address	Year Built	Affordability Period	Affordable Units	Status
Cherry Orchard	250 W El Camino Real	2001	2023	30	At Risk
Villa del Sol	355 E Evelyn Ave	2001	2024	11	At Risk
Encinal Place	604 S Fair Oaks Ave	2005	2025	2	At Risk
Magnolia Lane	117 S Mary Ave	2002	2032	3	At Risk
481 Mathilda	481 N Mathilda Ave	2016	2046	5	Not at risk in current cycle
6 Ten East	610 E Weddell Ave	2017	2047	16	Not at risk in current cycle
Encasa	520-550 E Weddell Drive	2017	2047	27	Not at risk in current cycle
Iron Works North	457 E Evelyn Ave	2017	2047	9	Not at risk in current cycle
Iron Works South	388 E Evelyn Ave	2017	2047	5	Not at risk in current cycle
Tamarind Square	1160 Morse Ave	2004	2060	12	Not at risk in current cycle
Via	621 Tasman Dr	2011	2066	43	Not at risk in current cycle
BRE Lawrence Station Apartments	1271 Lawrence Station Road	2012	2067	46	Not at risk in current cycle
The Flats	300 W Washington Ave	2018	2073	25	Not at risk in current cycle
Savoy	1120 Kifer Rd	2020	2075	40	Not at risk in current cycle
Flats West	300 W Washington Ave	2021	2076	9	Not at risk in current cycle
Total BMR Units				**283**	
At-Risk BMR Units				**46**	

Source: City of Sunnyvale, 2021.

Preservation of At-Risk Rental Units

This section evaluates the affordable rental units in Sunnyvale at risk of converting to market-rate rents by 2033. As presented in Tables 3-13 and 3-14, Sunnyvale has 46 BMR rental units which are projected to expire during this period, none of which are senior housing. Preservation and replacement options typically include provision of tenant rental assistance; acquisition or construction of replacement units; or transfer of ownership to a non-profit. Each of these options is described below.

RENTAL ASSISTANCE

One preservation option theoretically possible for preserving the BMR units would be to provide monthly subsidies to make up the difference between BMR rents and market-rate rents. Similar to Housing Choice Vouchers (also known as Section 8), the City, through a variety of funding sources, could potentially provide operating subsidies to project owners or tenant-based subsidies to lower-income households within projects with expired use restrictions. In addition to cost, the feasibility of this alternative depends upon the willingness of property owners to accept such a subsidy and continue renting to lower-income tenants. The level of subsidy required to preserve at-risk affordable housing through rent subsidies is estimated to equal the Fair Market Rent (FMR) for a unit minus the

housing cost affordable by a lower-income household. FMRs are generally the maximum chargeable gross rent in an area for projects participating in the HUD Section 8 (Housing Choice Voucher) Program.

Table 3-15 estimates the rent subsidies required to preserve 46 affordable units. Based on the estimates and assumptions shown in the table, approximately $264,000 annually would be required to preserve the 46 expiring BMR units.

Table 3-15: Rental Subsidies Required for At-Risk BMR Units

	Per Unit Affordable Rent[1]	Unit Size			Total
		1BR	2BR	3BR	
A	Low-Income Rent (80% AMI) [4]	$2,208	$2,650	$3,062	
B	Per Unit Fair Market Rent[2]	$2,558	$3,051	$3,984	
C	Monthly Per Unit Subsidy (B-A)	$350	$401	$922	
D	Annual Subsidy/Unit (C * 12)	$4,200	$4,812	$11,064	
	Total "At Risk" Units[3]	23	14	9	46
	Total Annual Subsidy	$96,600	$67,368	$99,576	$263,544

[1] Affordable rent calculation is based on 1.5 persons per bedroom.

[2] 2020 HUD Fair Market Rent.

[3] Assumes 50% of total "At Risk" units are 1-bedroom, 30% are 2-bedroom, and 20% are 3-bedroom.

[4] Assumes rent at 80% AMI, City has authority to set rent anywhere between 60-80% based on market conditions.

AMI = Area Median Income

Source: U.S. HUD, Fair Market Rents 2021; Ascent 2021.

Another way rent subsidies could be structured is as a rent buy-down. This would involve the City providing a one-time assistance loan to the property owner to cover the present value of the decrease in rents associated with the extended affordability term compared with market rents achievable on the units. This approach offers a benefit to the owner in that they receive cash upfront from the loan, providing funds for rehabilitation improvements. This is probably a more likely scenario, based on past preservation/rehabilitation projects assisted by the City, and given that the property is owned by a non-profit agency.

ACQUISITION OR TRANSFER OF OWNERSHIP

Acquisition or transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring ownership to a non-profit, low-income restrictions can be secured indefinitely, and the project becomes eligible for a greater range of governmental assistance. This preservation option, however, is not feasible for Sunnyvale's at-risk BMR projects since all of the at-risk units are located within larger market-rate developments, and it is not likely the for-profit companies would be willing to sell these properties.

CONSTRUCTION OF REPLACEMENT UNITS

The construction of replacement units is another option to replace at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units, location, land costs, and type of construction. Based on recent sales data obtained in 2021, recent residential projects have been developed in the range of $650,000 to $935,000 per unit. At such prices, it is unlikely the City would be able to provide sufficient assistance for the replacement of the number of units projected to expire. It is

more likely the City would assist in development of new units in a project of 50-120 units, where tax credits can be used to leverage any available City funds.

Comparison of Preservation Options

The above analysis estimates the cost of preserving the 46 expiring BMR units under various options. The cost of subsidizing rents in the BMR units for an additional 20 years would be an estimated $13.9 million under the very unlikely assumption that rents would stay flat for 20 years. This is option is not realistic given the greater likelihood that rents will increase steadily over time, and the probability that the property owners are not likely interested in extending the term of affordability. For these reasons, Sunnyvale's preservation efforts to date have focused on publicly-assisted units at risk of conversion, rather than on expiring BMR units. Several factors have influenced the City's preservation strategy: most of the City's current stock of assisted units are now owned by non-profit agencies, which tend to be more willing partners in preservation efforts; these subsidized units are affordable to very low and extremely low income households, which is a type of unit not provided by market-rate or mixed-income housing developers and therefore in shorter supply; and most of these units were built decades ago and are in need of financing for rehabilitation, which becomes an effective leveraging tool for negotiating extended terms of affordability.

There is essentially no cost-effective mechanism by which the City can preserve only a few BMR rental units within otherwise market-rate rental properties. The City instead provides outreach to tenants of expiring BMR rental units to make sure they are aware of other affordable housing programs, such as First-Time Homebuyer loans and/or BMR homes for sale, and BMR units in other developments with longer terms of affordability.

HCD maintains a list of organizations called qualified entities that have been pre-approved by HCD to participate in acquisition of at-risk properties. The entities registered for Santa Clara County are listed in Table 3-16. There are an additional 80 organizations on the list that are qualified for all counties.

Table 3-16: Qualified Entities, Santa Clara County

Company	City
Cambrian Center, Inc.	San Jose
Charities Housing Development Corp.	San Jose
Palo Alto Senior Housing Project, Inc.	Palo Alto
Mid-Peninsula Housing Coalition	Foster City
Affordable Housing Foundation	San Francisco
Palo Alto Housing Corp	Palo Alto
South County Housing, Inc	Gilroy
Satellite Housing Inc.	Berkeley
ROEM Development Corporation	Santa Clara
Silicon Valley at Home	San Jose

Source: CA Department of Housing and Community Development (HCD), 2021.

Conservation of Rental Units and Mobile Homes

The conversion of rental housing to condominiums is an issue of ongoing concern in Sunnyvale, although developer interest in this possibility varies, largely in parallel with the cycles of the for-sale housing market. Although converting apartments to condominiums provides additional opportunities for low-cost home ownership, it does not increase the overall supply of housing, and may interfere with City goals to provide a range of housing types and tenures. Reducing the supply of rental housing limits opportunities for lower-income households who cannot afford the costs of home ownership and also limits the options for those who prefer to rent.

To meet these concerns, Sunnyvale adopted a Condominium Conversion Ordinance (Zoning Code Chapter 19.70) that prohibits conversion unless the vacancy rate for rental housing exceeds 3 percent for one year. Additional provisions protect the elderly and require that a percentage of the units be set aside for low- and moderate-income households. Because mobile homes are an important part of the affordable housing stock, the City has adopted a policy to maintain at least 400 acres of mobile home park zoning. The City has also enacted a Mobile Home Park Conversion Ordinance, Zoning Code Chapter 19.72. While this ordinance neither encourages nor discourages conversions, it does provide mitigation measures to provide residents with some assistance in the event of a conversion.

CHAPTER 4 Assessment of Fair Housing

4.1 Introduction

Throughout California, community amenities and access to opportunities are not always equitably accessible or attainable due to different social, economic, or cultural barriers in society. Because of this imbalance, it is important to ensure that sites for housing, particularly lower income units, are available throughout a jurisdiction and where residents have fair and equitable access to amenities and opportunities. This chapter provides an assessment of fair housing to ensure the City plans for housing, particularly lower-income housing, with specific consideration of access to jobs, good education, health services, and transportation.

Assembly Bill 686

Assembly Bill (AB) 686, signed in 2018, requires cities and counties to take deliberate actions to address disparities in housing needs, access to opportunity, and settlement patterns for protected populations. Housing elements are required to address the following components:

1. Inclusive and Equitable Outreach: Local jurisdictions must make a diligent effort to equitably include all community stakeholders in the housing element participation process.
2. Fair Housing Assessment: All housing elements must include an assessment of integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty and affluence, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.
3. Analysis of Sites Inventory: Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The housing element must analyze and conclude whether the identified sites improve or exacerbate fair housing issues in the community.
4. Identification of Contributing Factors: Based on findings from the previous steps, housing elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
5. Policies and Actions to AFFH: Local jurisdictions must adopt fair housing policies and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing (AFFH). The housing element should include metrics and milestones for evaluating progress and fair housing results.

4.2 Assessment of Fair Housing

This section serves as an assessment of fair housing practices in the City of Sunnyvale and has been prepared pursuant to Government Code Section 65583 (c)(10). It examines existing conditions and demographic patterns including concentrated areas of poverty within the City, concentrated areas of low- and median- income housing, and areas of low and high opportunity. Information on Sunnyvale is also compared to regional trends, describing settlement patterns across the region. The analysis is primarily based on data from the U.S. Census American Community Survey (ACS) 2015-2019, the California Department of Housing and Community Development (HCD) AFFH Data and Mapping Tool, the U.S. Department of Housing and Urban Development (HUD) AFFH Tool, the Draft

Santa Clara County Assessment of Fair Housing (2020), and the AFFH Segregation Report: Sunnyvale (2022) prepared by UC Merced/STIR Labs in collaboration with ABAG.

A substantial amount of the analysis is based on data provided at the census tract level. The U.S. Census Bureau defines census tracts as relatively permanent statistical subdivisions of a county. The tracts are informed by the Census Bureau's Participant Statistical Areas Program conducted prior to each decennial census and generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. The spatial size of census tracts varies widely depending on the density of settlement. Approximately 28 census tracts encompass Sunnyvale; however, not all census tracts are entirely within the City limits and some expand outside of City limits. Particularly, one census tract in the far eastern portion of the City, east of the Lawrence Station, primarily includes the City of Santa Clara; however a small portion of the census tract is within the City of Sunnyvale, in the Lawrence Station Area Plan. In addition, and more significantly, the census tract in the far northern portion of the City, north of State Route 237, shown in Figure 4-1, is a very large census tract that spans outside of the City limits into San Jose. This census tract includes the Moffett Park Specific Plan area, the Baylands, and the Alviso community in San Jose. U.S. Census ACS 2015-2019 data estimates a total population of 2,355 in this census tract, of which only 24 are estimated to be within the portion of the census tract located in Sunnyvale. Although this area is planned for future residential and non-residential development under the Moffett Park Specific Plan (see discussion in Chapter 5, "Sites inventory"); at the time of the 2015-2019 estimate and the time of this assessment (2022), no residential units exist in this area, so the estimated population of 24 is likely error. As such, the demographic data shown in this area of the City is influenced by conditions outside of the City and does not reflect existing conditions in the City's portion of the census tract.

Fair Housing Enforcement and Outreach

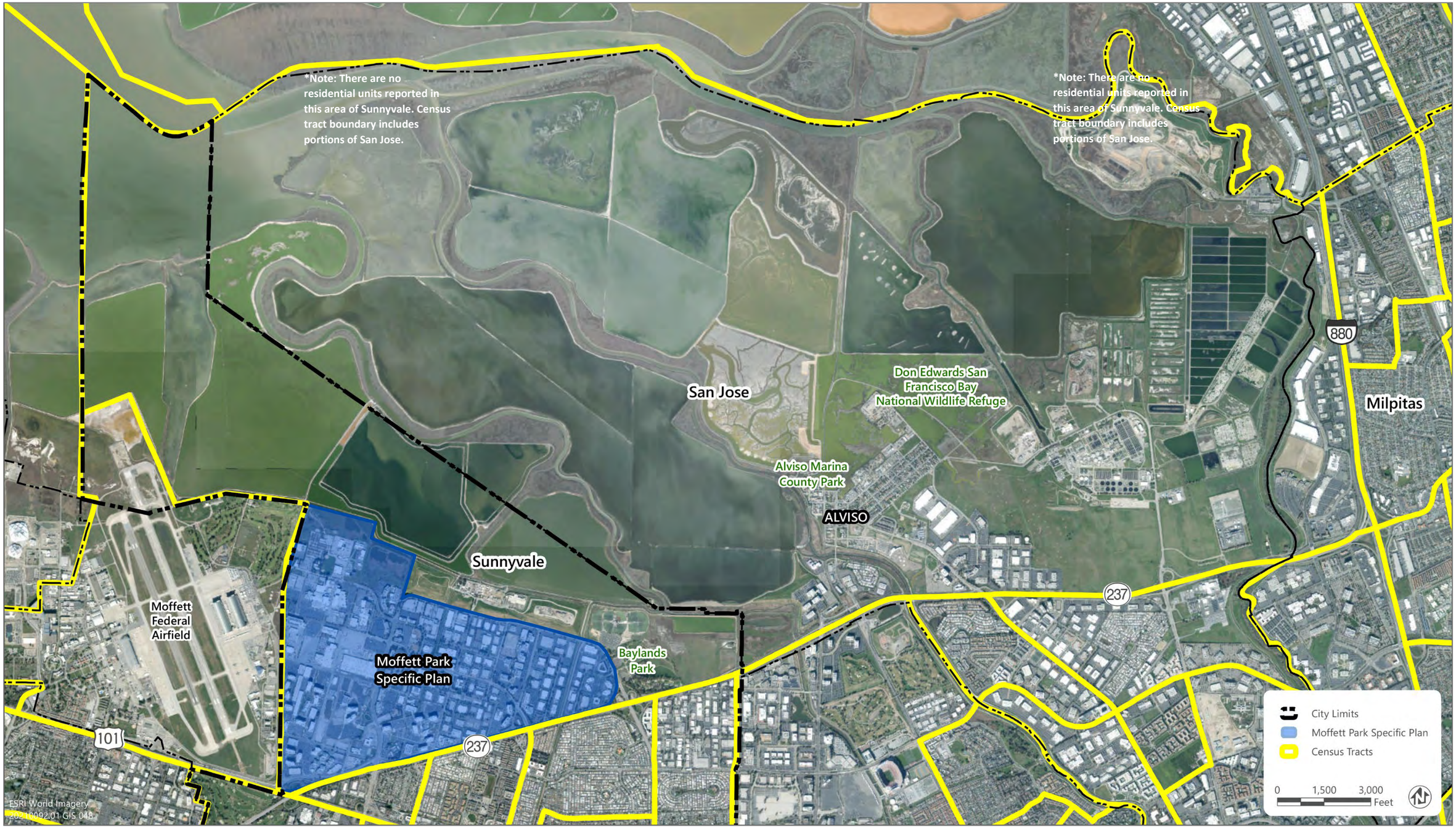
Fair housing enforcement and outreach capacity relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are aware of fair housing laws and rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing.

FAIR HOUSING COMPLAINTS

Fair housing complaints can be an indicator of households experiencing housing discrimination. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code."

The City of Sunnyvale complies with federal and state fair housing laws, which are enforced by HUD and the California Department of Fair Employment and Housing. The City refers discrimination complaints to the California Department of Fair Employment and Housing. The California Department of Fair Employment and Housing dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO), as part of the Fair Housing Assistance Program. HUD's FHEO reported that 13 housing discrimination cases were filed by residents of Santa Clara County in 2020 and 34 were filed in 2019. FHEO reported data also shows that there has been an 81 percent decline in the number of cases reported annually between the period of 2006 and 2020. City level data is not available from FHEO.

Figure 4-1: Census Tract North of State Route 237, including Moffett Park Specific Plan



Source: Data downloaded from the U.S. Census Bureau in 2021.

However, City-level data is available from Project Sentinel. The City of Sunnyvale provides funding to Project Sentinel for fair housing services for local residents and home-seekers who feel they may have experienced housing discrimination. Project Sentinel services are free to all and include investigating housing discrimination complaints, referring complaints to attorneys, if needed, and partnering with the Law Foundation of Silicon Valley. Table 4-1 shows data from Project Sentinel for the City of Sunnyvale for the years 2015-2021. Project Sentinel handled 79 cases between January 1, 2015, and December 16, 2021. This data does not include the number of phone counseling and consulting contacts the agency provides, nor the number of people reached by outreach activities. The following is a summary of the cases handled during this time period:

- Cases were filed most frequently by people of the following protected categories: persons with a disability (52 percent), national origin (24 percent), and familial status (10 percent).
- Six cases included a female head of household.
- Most cases were filed by individuals who identified as White (61 percent), followed by Hispanic/Latino Only (47 percent), and Asian (18 percent).
- 58 percent of cases filed were from individuals earning less than 30 percent of the area median income (AMI); 20 percent of cases filed were from individuals earning 31-50 percent of AMI; and 8 percent of cases filed were from individuals earning over 50 percent AMI.
- Reasonable accommodation was the most frequent type of complaint (44 percent) and 18 out of 41 cases resulted in a disposition in which reasonable accommodation was granted. Other frequent types of complaints include different terms/conditions (18 percent) and eviction/repairs & maintenance (13 percent).
- From 2019 to 2021, Project Sentinel worked with Sunnyvale Community Services to assist 16 Hispanic households and 1 African American household displaced from their rental units by a fire. These cases included allegations of national origin discrimination resulting from severe substandard housing conditions. Each household received assistance in locating new housing and each were given $7,500, totaling $127,500 for the case settlement.

Table 4-1: Summary of Cases by Complaint Type, January 1, 2015 – December 16, 2021

Protected Category	Different Terms/ Conditions	Hostile Environment	Intimidation/ Harassment	Accessibility Modification, Repairs & Maint.	Reasonable Accommodation	Refuse to Rent/Sell	Eviction/ Repairs & Maint.	Total
Disability	3	1	1	1	34	1		**41**
Familial Status	1	1	2		1	1	2	**8**
Gender		1						**1**
Immigration Status	7					1		**8**
Marital Status						1		**1**
National Origin		1	1	2		1	7	**12**
Race	2						1	**3**
Religion		1						**1**
Sex	1	1						**2**
Source of Income						2		**2**
Total	**14**	**6**	**4**	**3**	**35**	**7**	**10**	**79**

Source: Project Sentinel, 2021.

FAIR HOUSING-RELATED OUTREACH

As discussed in Chapter 1, "Introduction," the City conducted extensive community outreach throughout the Housing Element update process to obtain input from all members of the community. Meetings were held virtually, in response to public health safety measures during the coronavirus pandemic, and live interpretation services were made available to reduce language barriers. Community engagement notifications and flyers, three housing element community workshops, and online survey were all provided in English, Spanish, and Chinese. In addition, the project website enabled language translation and included accessibility features for those who are visually impaired. Recordings of the virtual meetings (including live interpretations) were uploaded to the project website. During the housing element update process, community members expressed housing affordability concerns, discussed patterns of segregation of resources between the northern and southern portions of the City (specifically the lack of a high school in northern Sunnyvale), and special housing needs for persons with disabilities, seniors, and others on fixed incomes. Additional details on the community engagement opportunities, including the online survey results, are available in Appendix A.

In addition, the City participates in the Santa Clara Planning Collaborative and supported the planning collaborative's "Let's Talk Housing Santa Clara County" campaign. As part of the campaign, the City worked with the Planning Collaborative to conduct outreach specifically targeted to AFFH, including a community workshop, hosted by the Planning Collaborative in Spring 2022 to discuss fair housing strategies for the housing element update process. Feedback received at the workshop was used to inform each jurisdiction's housing element. The City has also prioritized fair housing-related outreach outside of the Housing Element process. Prior to the outbreak of the coronavirus pandemic in 2020, Sunnyvale hosted workshops on fair housing annually in April. The City partnered with Project Sentinel to conduct workshops during the day for property management professionals and in the evening for the general public. The goal of the daytime meeting was to provide a solid foundation in fair housing for new management employees as well as provide updates and new case law relevant to Fair Housing. Evening meetings were tailored to the general public to ensure that they knew their rights and whom to contact if they felt they were being discriminated. The City plans to create a Santa Clara County collaborative group to coordinate various fair housing events throughout the County.

The City, in partnership with the County of Santa Clara's Office of Supportive Housing and the Lawyers' Committee for Civil Rights Under Law, facilitated extensive outreach in 2019/2020 to prepare a Sunnyvale specific draft Assessment of Fair Housing (AFH). A broad array of outreach was conducted during a four-month community engagement process through print and social media engagement, community meetings, focus groups, surveys, and the establishment of a Santa Clara County Regional AFH Advisory Committee, in which the City participated. In preparing the AFH, the Lawyers' Committee for Civil Rights Under Law, in partnership with each jurisdiction in Santa Clara County, held over 30 stakeholder meetings with hundreds of participants, including tenants, landlords, homeowners, public housing residents, fair housing organizations, civil rights and advocacy organizations, legal services providers, social services providers, and housing developers to hear directly about fair housing issues affecting residents of Santa Clara County. Robust community outreach was necessary to ensure the draft AFH truly reflects conditions in the community and that the goals and strategies are targeted and feasible.

Patterns of Residential Integration and Segregation

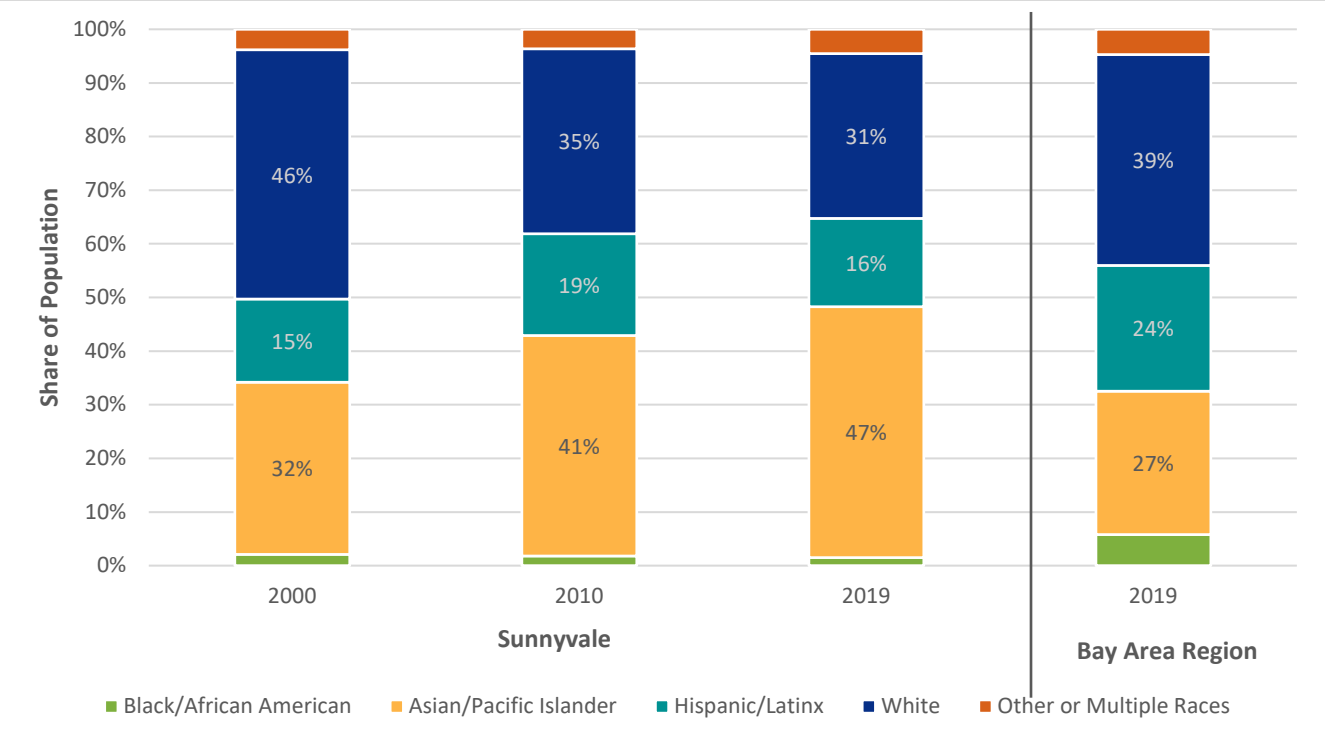
RACE AND ETHNICITY

Sunnyvale has a diverse population, similar to the diversity of Santa Clara County and the Bay Area. The City has a higher percent of the population that is Asian/Pacific Islander than the County and the Bay Area. As shown in Figure 4-2, the percent of White residents in the City has declined resulting in a lower percent of the population than the Bay Area as a whole, whereas the percent of Asian/Pacific Islander residents has increased surpassing the percentage of the Bay Area Region. The percent of Black/African American and Hispanic/Latinx residents in Sunnyvale has remained relatively stable since 2000 and was less than the regional percentage in 2019. There is no single racial or ethnic majority in Sunnyvale—similar to Santa Clara County and the Bay Area. Most census tracts in Sunnyvale have a non-White population of 61 to 81 percent of the total population. Figure 4-3 shows that only one census tract within southwest Sunnyvale, in the De Anza neighborhood planning area, near West Fremont Avenue and Hollenbeck Avenue, has a non-White population of less than 40 percent of the total population. All other census tracts in Sunnyvale have a non-White population of greater than 40 percent of the total population.

Although Sunnyvale has a diverse population, there are many factors that have contributed to the generation and maintenance of segregation, or uneven settlement patterns, throughout California and the United States. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments[1]. Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

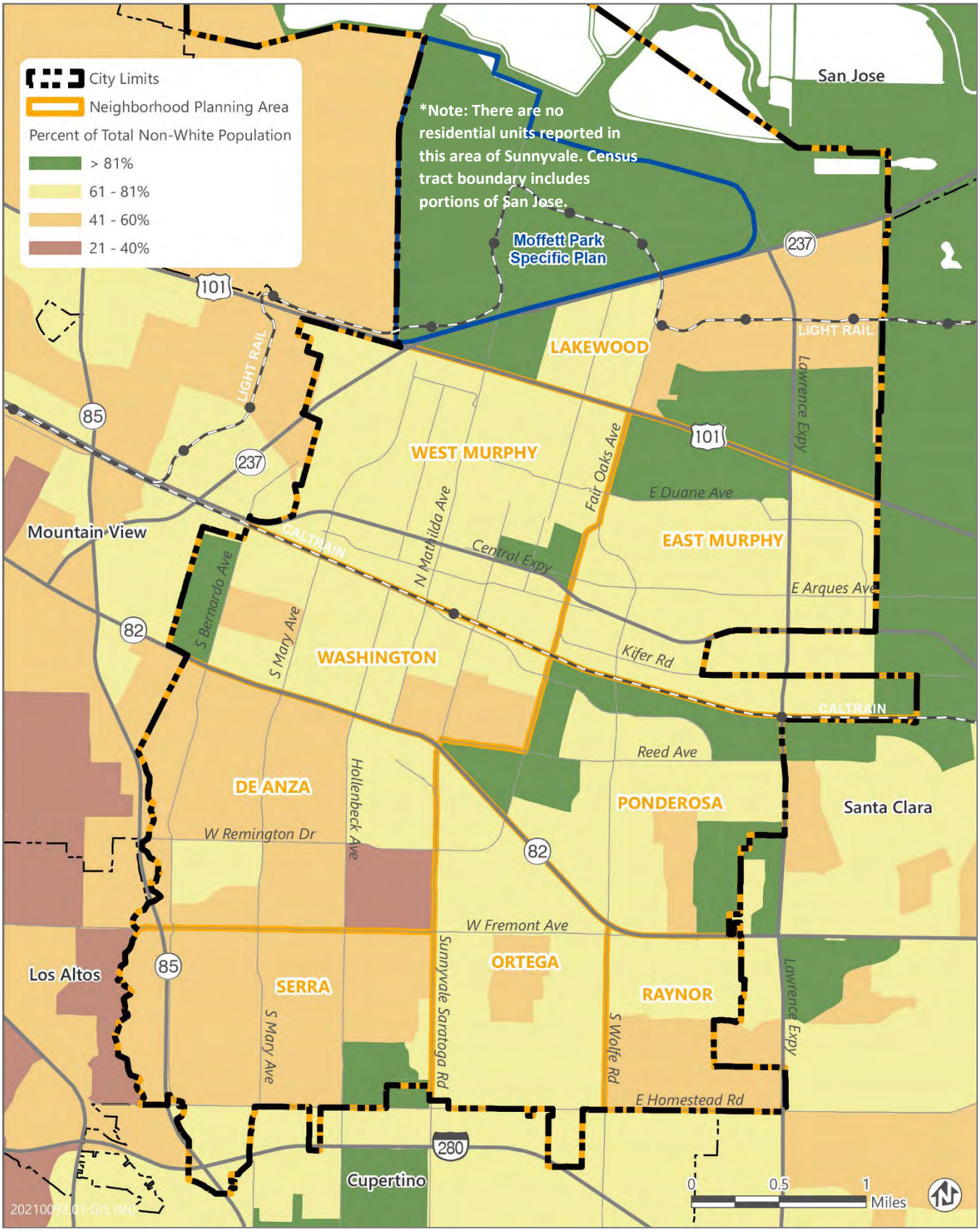
[1] Rothstein, Richard. 2017. *The Color of Law: A Forgotten History of How Our Government Segregated America.*

Figure 4-2: Population by Racial Group, Sunnyvale and the Region, 2000-2019



Source: IPUMS National Historical Geographic Information System (NHGIS). Data for 2019 is from U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 4-3: Percent of Total Non-White Population, Sunnyvale, 2018



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. Census Bureau data.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety[2]. This generational lack of access for many communities, particularly people of color and lower income households, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates.[3]

The following is based on the AFFH Segregation Report prepared by UC Merced/STIR Labs for Sunnyvale and provides an analysis of regional (inter-city) and neighborhood (intra-city) segregation using a variety of indices, including the isolation index, dissimilarity index, and Theil's-H index. These indices are described in more detail below:

- Isolation index: Indicates the potential for contact between different groups. The measure ranges from 0 to 1, with higher values indicating that a particular group is more isolated from other groups.
- Dissimilarity index: Measure of how evenly any two groups are distributed relative to their representation in the City/region overall. This index also ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed.
- Theil's H Index: Measure of segregation between all groups and determines how diverse a particular area is in comparison to the City/region. The index ranges from 0 to 1. A lower index value indicates the same level of diversity as the whole City/region, while a higher value indicates each racial group lives in their own separate area.

The analysis is based on racial and ethnic groups identified by the U.S. Census. However, it is important to note that a racial group may consist of several sub-groups. For example, Asian/Pacific Islander includes a number of ethnic or origin groups including Chinese, Japanese, Indian, Filipino, Vietnamese, Pakistani, and others. The analysis included in this section is intended to be high-level but does not necessarily capture all nuances that impact fair housing.

Regional Segregation

At the regional level, segregation is measured between cities (inter-city) instead of between neighborhoods. Figure 4-4 presents a racial dot map showing the spatial distribution of racial groups in Sunnyvale as well as in nearby Bay Area cities. Similar to Cupertino, Santa Clara, and Campbell, Sunnyvale has a high proportion of Asian/Pacific Islander residents; whereas Mountain View and Palo Alto have a higher proportion of White residents, and San Jose encompasses areas of predominantly White and Hispanic/Latinx populations.

[2] Trounstine, Jessica. 2015. *Segregation and Inequality in Public Goods*. American Journal of Political Science 60(3): 709-725.

[3] Chetty, Raj and Nathanial Hendren. 2018. *The Impacts of Neighborhoods on Intergenerational Mobility I: Childhood Exposure Effects.* The Quarterly Journal of Economics 133(3):1107-1162

Ananat, Elizabeth Oltmans. 2011. *The wrong side(s) of the tracks: The causal effects of racial segregation on urban poverty and inequality.* American Economic Journal: Applied Economics 3: 34-66.

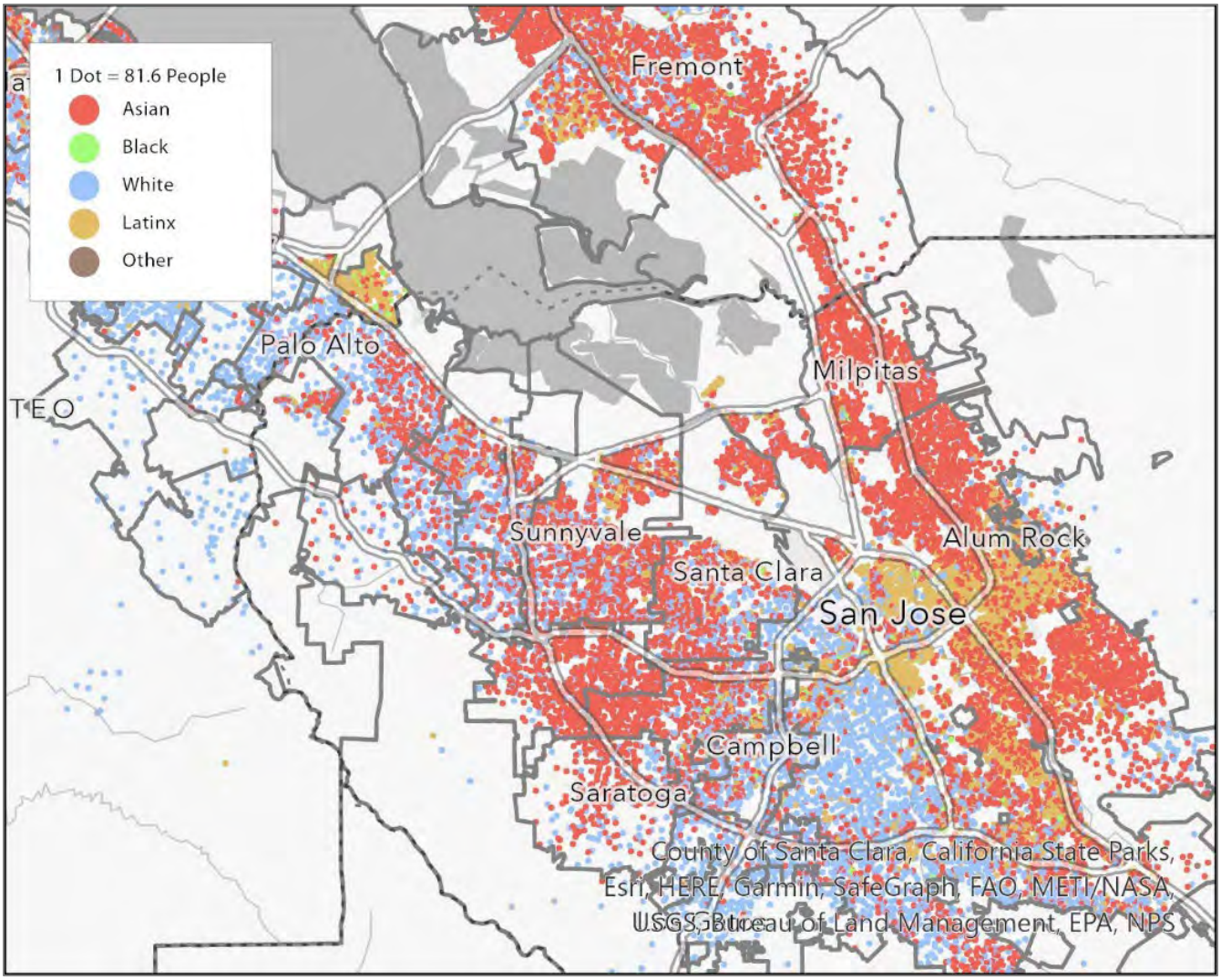
Burch, Traci. 2014. *The Old Jim Crow: Racial Residential Segregation and Imprisonment.* Law and Policy 36(3): 223-255.

Cutler, David M., and Edward L. Glaeser. 1997. *Are ghettos good or bad?* The Quarterly Journal of Economics 112(3): 827-72.

Sampson, Robert J. 2012. *Great American city: Chicago and the enduring neighborhood effect.* Chicago: University of Chicago Press.

Sharkey, Patrick. 2013. *Stuck in place: Urban neighborhoods and the end of progress toward racial equality.* Chicago: University of Chicago Press.

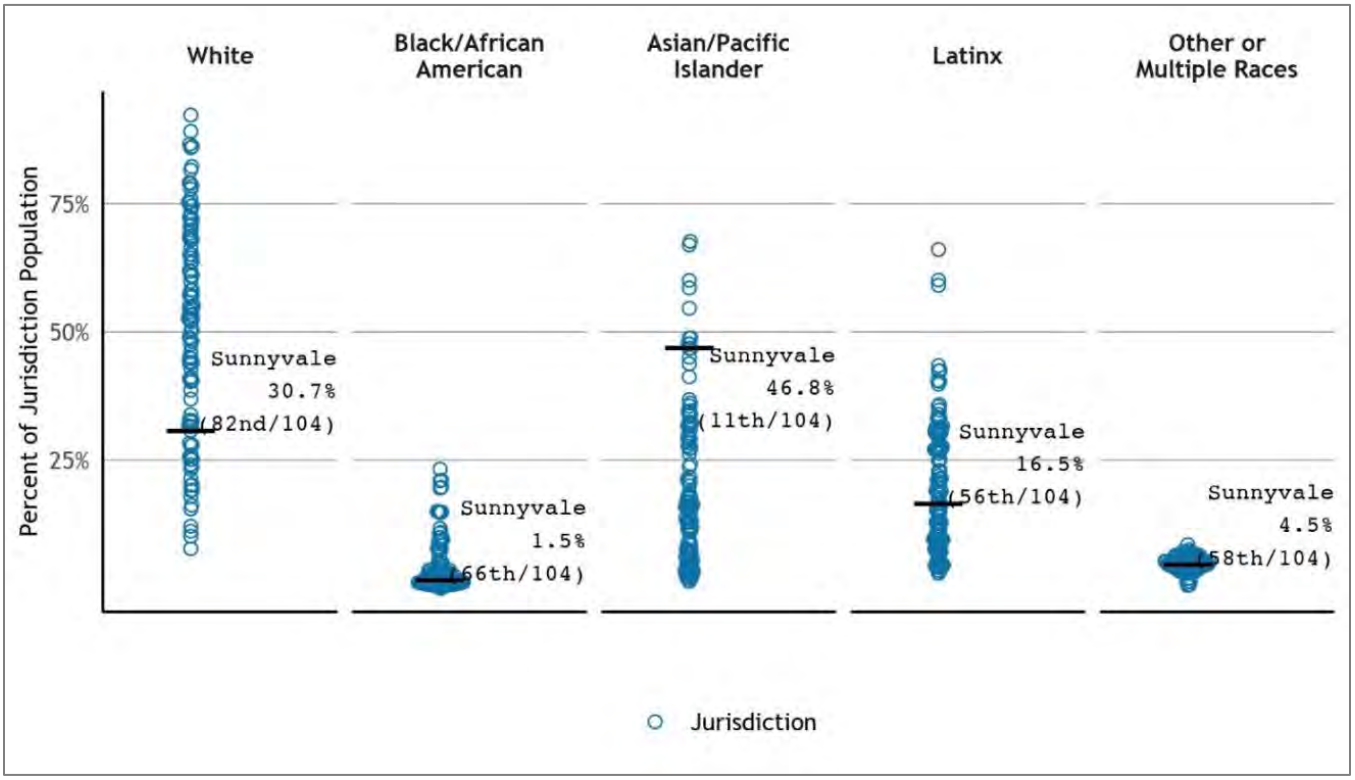
Figure 4-4: Racial Dot Map of Sunnyvale and Surrounding Areas (2020)



Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Note: The plot shows the racial distribution at the census block level for City of Sunnyvale and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

Figure 4-5 compares the proportion of different racial groups in Sunnyvale to those groups' representation in other jurisdictions in the region, which can indicate the extent of segregation between Sunnyvale and the region. Consistent with the trends shown on the racial dot map, Sunnyvale has a lower representation of White residents and a higher representation of Asian/Pacific Islander residents than the Bay Area region. Sunnyvale's Black/African American, Latinx, and other or multiple race populations are proportionately similar to the region.

Figure 4-5: Racial Demographics of Sunnyvale Compared to All Bay Area Jurisdictions (2019)

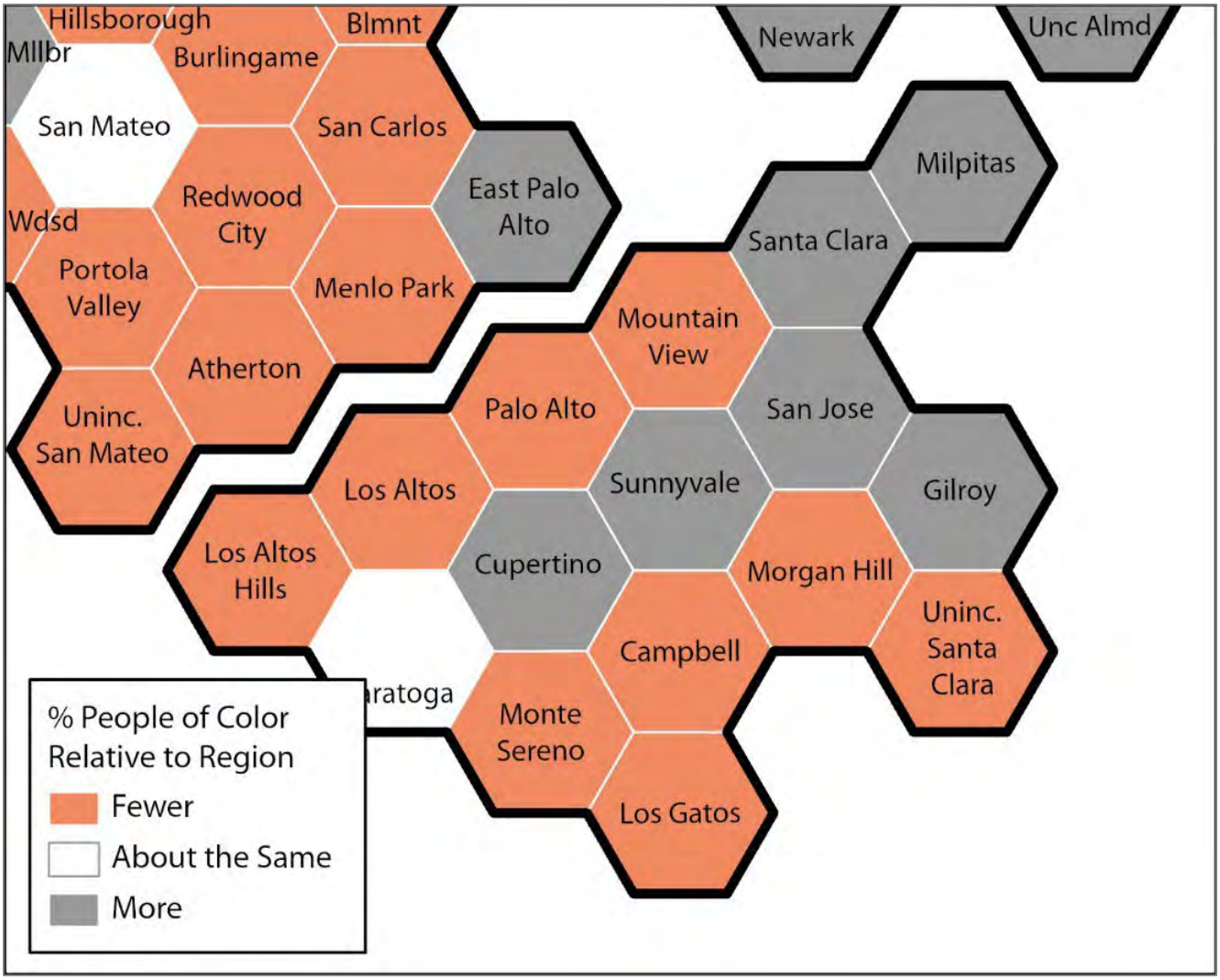


Source U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

The map in Figure 4-6 also illustrates regional racial segregation between Sunnyvale and other jurisdictions by showing the percentage of people of color in Sunnyvale and surrounding jurisdictions compared to the Bay Area as a whole. Sunnyvale is shown in gray, indicating that the share of people of color is more than five percentage points greater than the regional percentage of people of color. The figure also indicates that Cupertino, San Jose, and Santa Clara have a higher share of people of color than the regional percentage, while Mountain View, Palo Alto, and Los Gatos have a lower share of people of color than the regional percentage.

Segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Table 4-2 presents dissimilarity and isolation index values for racial segregation for the entire nine-county Bay Area in 2019. In Table 4-2, the dissimilarity index and isolation index are calculated by comparing the racial demographics of local jurisdictions to the region's racial makeup. The isolation index indicates that the average White resident in the Bay Area lives in a city that is 46 percent White, whereas the average Black/African American resident lives in a city that is just 12 percent Black/African American. The dissimilarity index indicates that Black/African American residents versus White residents are the most segregated, where 46 percent of Black/African American or White residents would need to move to a different jurisdiction to evenly distribute Black and White residents across the Bay Area.

Figure 4-6: Comparing the Share of People of Color in Sunnyvale and Vicinity to the Bay Area (2020)



Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Note: People of color refer to persons not identifying as non-Hispanic White. The nine-county Bay Area is the reference region for this map.

Table 4-2: Regional Racial Segregation Measures, Bay Area Region (2019)

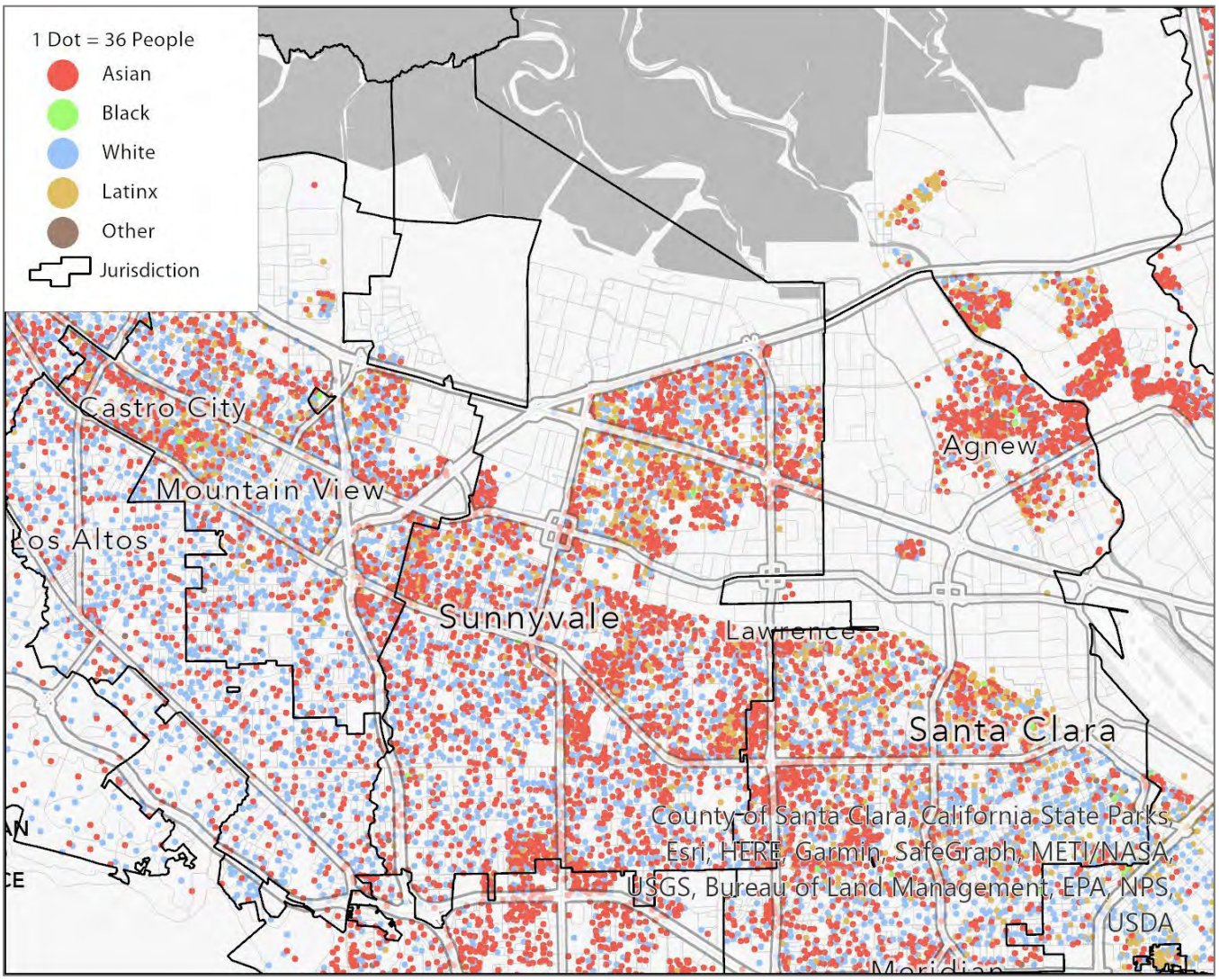
Index	Group	Value
Isolation Index Regional Level	White	0.463
	Black/African American	0.124
	Latinx	0.284
	Asian/Pacific Islander	0.358
Dissimilarity Index Regional Level	Black/African American vs. White	0.460
	Latinx vs. White	0.299
	Asian/Pacific Islander vs. White	0.368
	People of Color vs. White	0.290

Source: IPUMS National Historical Geographic Information System (NHGIS). Data for 2019 is from U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

Neighborhood Segregation

The racial dot map shown in Figure 4-7 offers a visual representation of the spatial distribution of racial groups within Sunnyvale. Although the blue and red dots indicate that Asian and White residents are generally distributed throughout the City, the higher proportion of gold dots in the northern part of the City indicate an uneven distribution of Hispanic/Latinx residents.

Figure 4-7: Distribution of Racial Groups in Sunnyvale, 2020

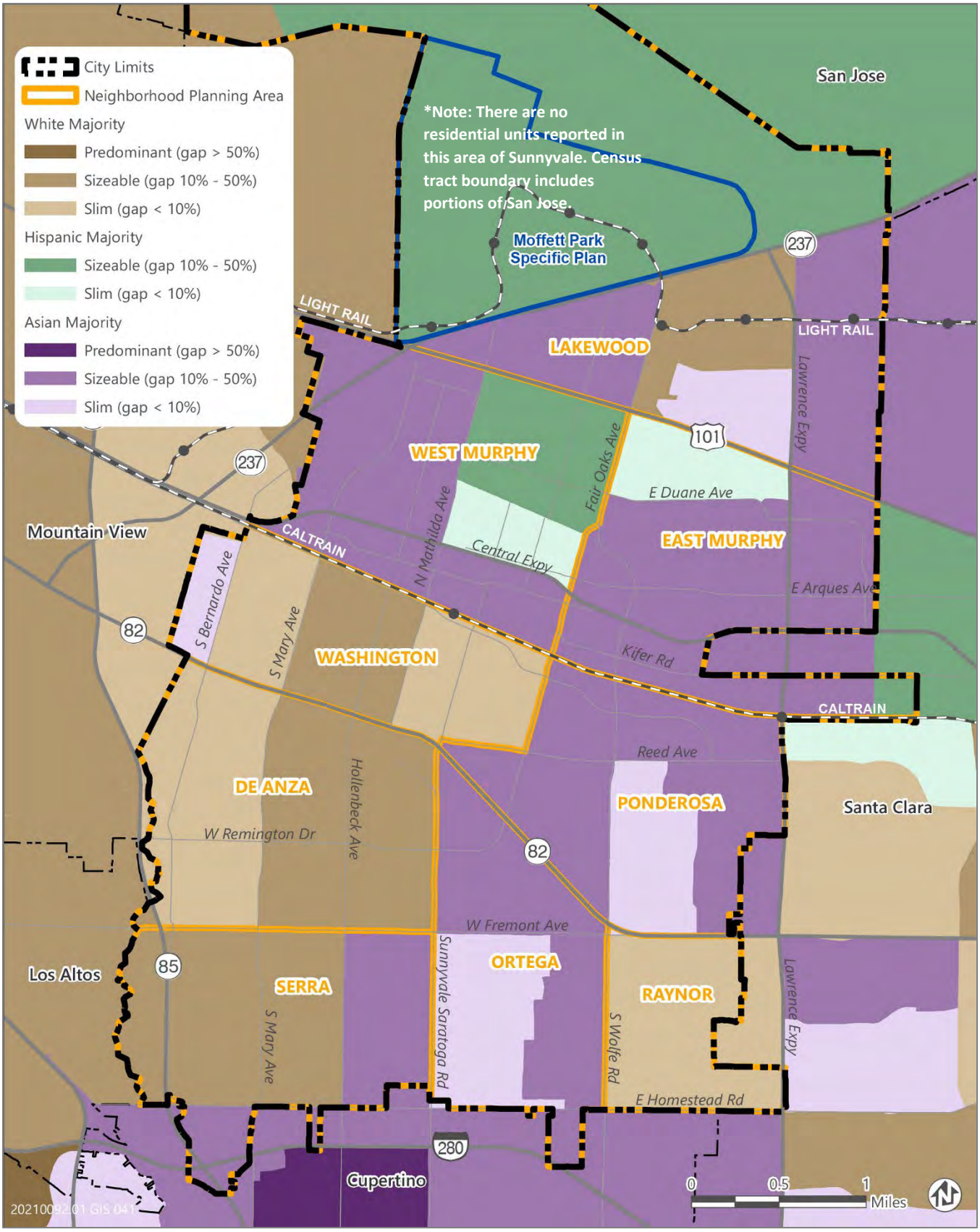


Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Note: The plot shows the racial distribution at the census block level for City of Sunnyvale and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

Predominant Population by Race/Ethnicity

Figure 4-8 shows the predominant population by racial or ethnic majority for each census tract in the City. As shown in the map, while there are census tracts with Asian, White, and Hispanic majorities, none of the census tracts within the City have a predominant majority with a gap greater than 50 percent. Fourteen census tracts or approximately half of the census tracts in Sunnyvale are predominantly Asian census tracts. Ten of these tracts have a sizeable predominance of Asian population, and four have a slim predominance of Asian population. These include portions of the Lakewood, East Murphy, Ponderosa, Ortega, and Serra neighborhood planning areas.

Figure 4-8: Predominant Population by Race, Sunnyvale, 2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. Census Bureau data.

Ten census tracts in Sunnyvale are predominantly White census tracts: one census tract in the north has sizable predominance in White population (Lakewood neighborhood planning area); eight census tracts in the southwest area of the City (Washington, De Anza, Serra neighborhood planning areas) have a sizeable or slim predominance in White population; and one census tract in the southeast (Raynor neighborhood planning area) has a slim predominance in White population.

Five census tracts in Sunnyvale are predominantly Hispanic census tracts. The census tract north of State Route 237, encompassing Moffett Park, has a sizeable predominance in Hispanic population; however, as noted above, this census tract expands beyond the City boundary into the residential community of Alviso in San Jose. The census tract only includes a small population within the City of Sunnyvale (approximately 24 residents) and is largely influenced by the residential community of Alviso in San Jose, which has over 2,000 residents, most of which are Hispanic[4]. One census tract in the East Murphy neighborhood planning area and two census tracts in the West Murphy neighborhood planning area are predominantly Hispanic, including one tract with a sizeable predominance in Hispanic population. Lastly, a very small portion of the census tract on the eastern part of the City, in the Lawrence Station Area Plan, also has a sizeable predominance in Hispanic population, but most of the census tract is located in the City of Santa Clara.

No census tracts have a predominant African American or Native American population.

Diversity Index

The diversity index, shown in Figure 4-9 for 2010 and 2018, is a generalized measure of the diversity of the population within an area, with 100 representing perfect diversity and 0 representing no diversity. The City generally ranks high on the diversity index, with northern census tracts demonstrating slightly higher diversity compared to southern census tracts. Figure 4-9 shows very little change between 2010 and 2018. Some tracts became less diverse while others became more diverse. Specifically, the Ortega neighborhood became less diverse during the timeframe. Diversity in other areas of the City remained relatively the same.

Isolation Index

Asian residents are the most isolated racial group within Sunnyvale, where according to the isolation index shown in Table 4-3, the average Asian resident lives in a neighborhood that is 49.3 percent Asian. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. Table 4-3 shows the isolation index values for all racial groups in Sunnyvale for the years 2000, 2010, and 2019, and compares them to the Bay Area average for 2019. Among all racial groups in Sunnyvale, the isolation index for the White population has changed the most over time, becoming less segregated from other racial groups between 2000 and 2019. Conversely, the Asian/Pacific Islander population has become more isolated or segregated from other groups since 2000. In comparison to the Bay Area average isolation index, White, Black/African American, and Latinx residents within Sunnyvale are less isolated than the regional average, while Asian/Pacific Islander residents in Sunnyvale are isolated at rates more than twice the regional average (see Figure 4-10).

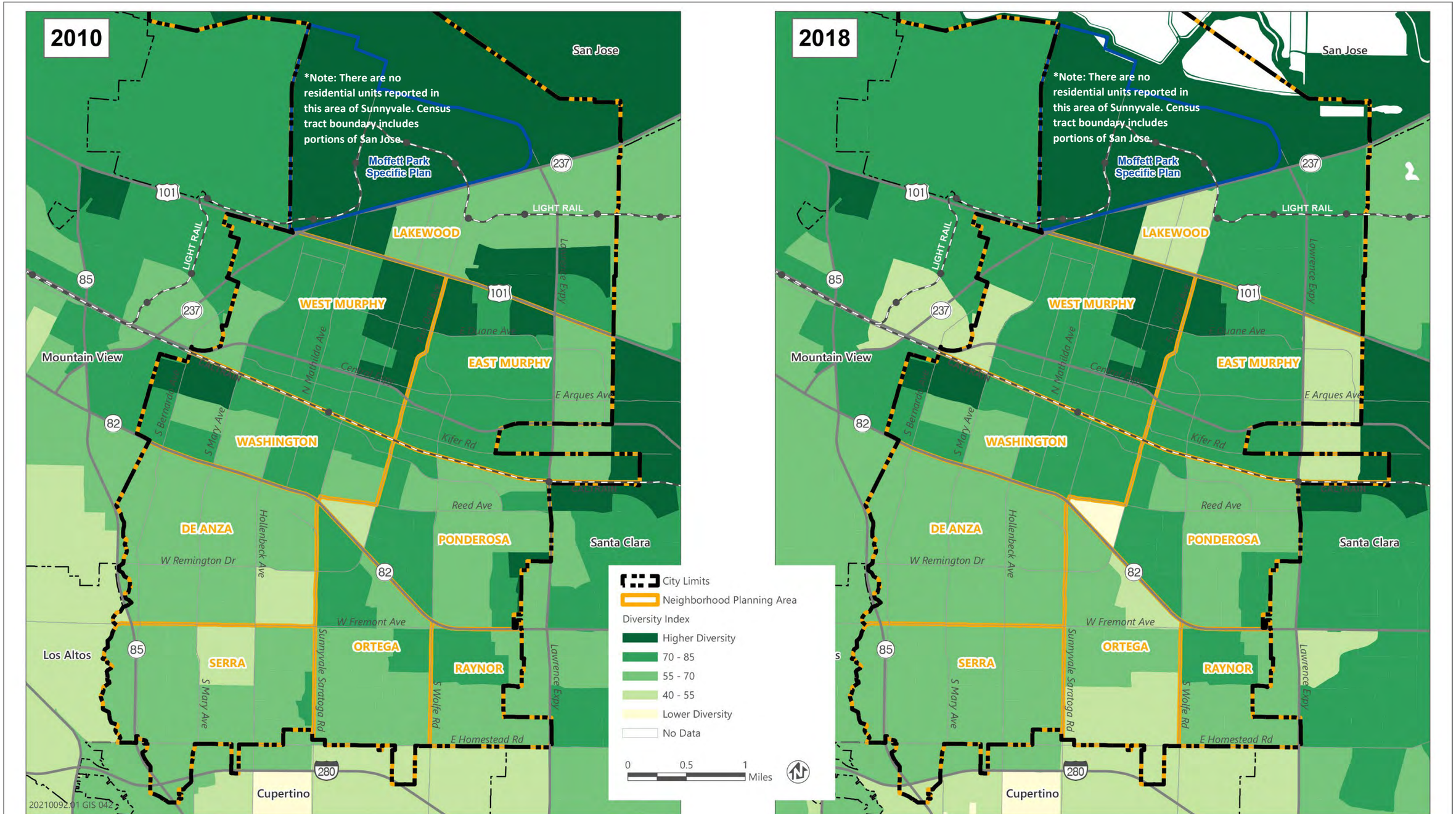
Table 4-3: Racial Isolation Index Values by Race/Ethnicity, Sunnyvale, 2019

Race	Sunnyvale			Bay Area Average 2019
	2000	2010	2019	
White	0.500	0.382	0.339	0.538
Black/African American	0.027	0.025	0.027	0.060
Asian/Pacific Islander	0.348	0.437	0.493	0.234
Latinx	0.218	0.265	0.227	0.243

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

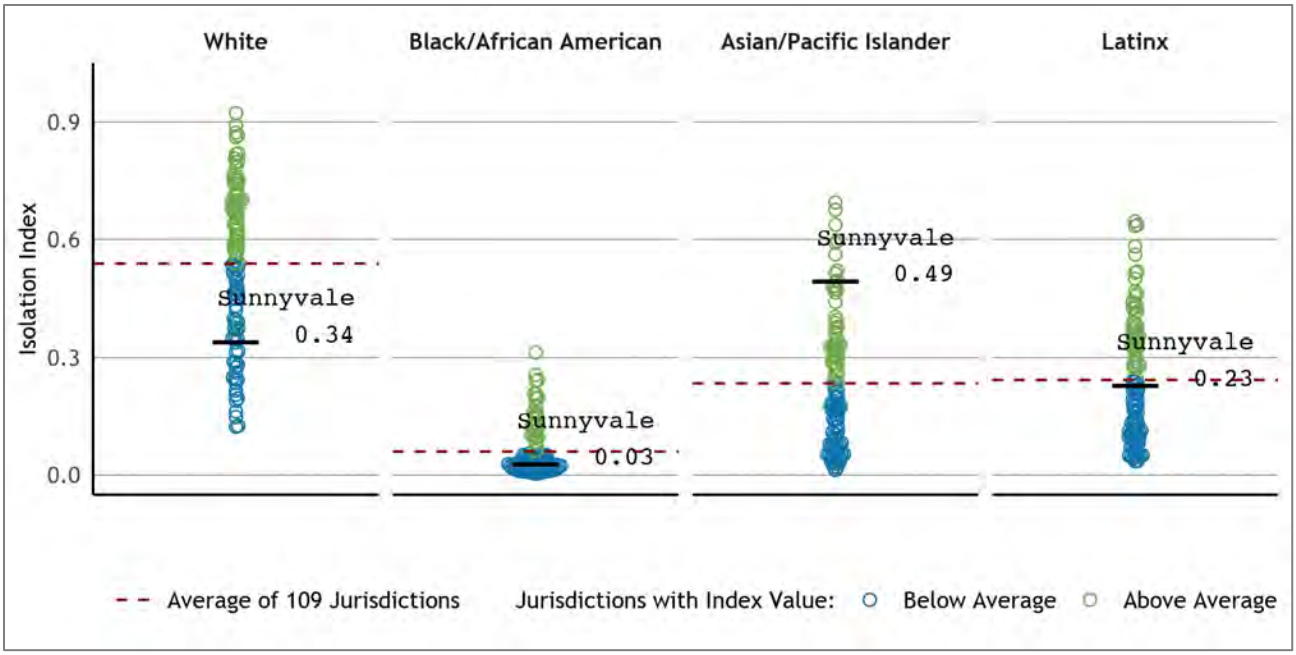
[4] U.S. Census Bureau, Decennial Census, 2010.

Figure 4-9: Diversity Index, Block Group, Sunnyvale, 2010 and 2018



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021.

Figure 4-10: Racial Isolation Index Values for Sunnyvale Compared to All Bay Area Jurisdictions, 2019



Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, American Community Survey 5- Year Data (2015-2019), Table B03002.

Dissimilarity Index

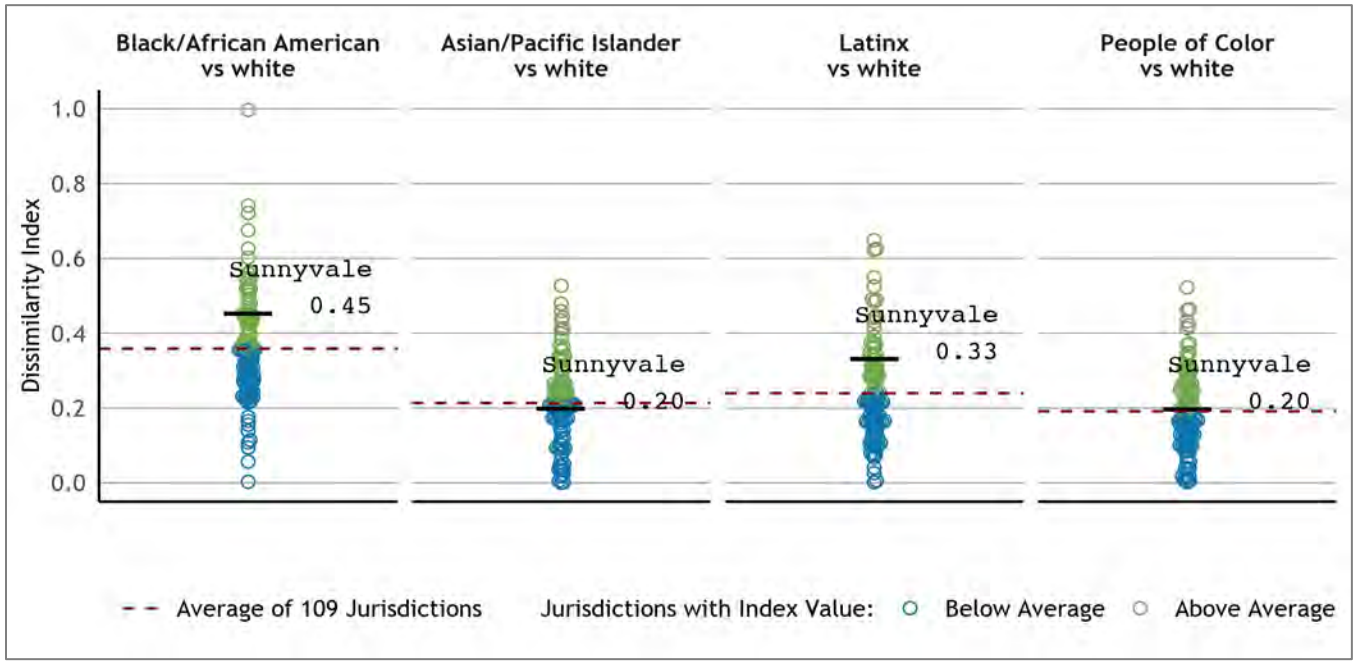
Table 4-4 provides the dissimilarity index values indicating the level of segregation in Sunnyvale between White residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between White residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2019). Figure 4-11 shows how racial dissimilarity index values in Sunnyvale compare to values in all other Bay Area jurisdictions.

Sunnyvale has an index rating of 0.198 and 0.197 in comparing Asian/Pacific Islander residents and people of color, respectively, with the base non-Hispanic White population. This indicates that roughly 20 percent of Asian/Pacific Islanders or people of color in Sunnyvale would need to move across neighborhoods to achieve perfect integration with Sunnyvale's non-Hispanic White residents. As shown in Figure 4-11, the integration of Asian/Pacific Islander and White residents in Sunnyvale is roughly the same as the average of other Bay Area jurisdictions. The integration of all people of color with White residents is reflective of the high proportion that Asian/Pacific Islander residents make of the overall Sunnyvale population. The 2019 dissimilarity index comparing all people of color with non-Hispanic White residents (0.197) has declined since 2010 (0.217), suggesting that Sunnyvale is becoming more integrated, although still slightly higher than the Bay Area average index (0.191). Figure 4-11 further shows that Sunnyvale's dissimilarity indices for Black/African American versus White and Latinx versus White indicate higher segregation patterns than in the average of all Bay Area jurisdictions.

In Sunnyvale, the most significant difference in settlement patterns or concentrations of race (i.e., highest segregation) is between Black/African American and White residents. Sunnyvale's Black /White dissimilarity index of 0.453 means that 45.3 percent of Black or White residents would need to move to a different neighborhood to create an even distribution of Black residents and White residents. This trend has continued to increase since 2000. However, considering the small proportion of Black/African American residents in the total Sunnyvale population (1.5 percent), the dissimilarity index values are unreliable. However, the proportion of Black/African American

residents in Sunnyvale in comparison to the proportion of Black/African American residents in the region is low, indicating high segregation of Black/African American groups between Sunnyvale and the region.

Figure 4-11: Racial Dissimilarity Index Values for Sunnyvale Compared to All Bay Area Jurisdictions, 2019



Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, American Community Survey 5- Year Data (2015-2019), Table B03002.

In addition, Latinx residents in Sunnyvale are a much larger share of the population of Sunnyvale and have slightly higher dissimilarity for Latinx/ White compared to the region. Sunnyvale's Latinx/white dissimilarity index of 0.331 means that 33.1 percent of Latinx (or White) residents would need to move to a different neighborhood to create perfect integration between Latinx residents and white residents.

Table 4-4: Racial Dissimilarity Index Values for Segregation within Sunnyvale, 2000-2019

Race	Sunnyvale			Bay Area Average
	2000	2010	2019	2019
Black/African American vs. White	0.266	0.278	0.453	0.359
Asian/Pacific Islander vs. White	0.204	0.202	0.198	0.214
Latinx vs. White	0.345	0.369	0.331	0.240
People of Color vs. White	0.216	0.217	0.197	0.191

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, American Community Survey 5- Year Data (2015-2019), Table B03002.

Theil's H Index

The Theil's H Index can be used to measure segregation between all groups within a jurisdiction. This index measures how diverse each neighborhood is compared to the diversity of the whole city. After a slight increase in values from 2000 to 2010, the Theil's H Index value for racial segregation in Sunnyvale remained relatively stable with a minor decline between 2010 and 2019, suggesting that there is about the same level of neighborhood racial segregation within the jurisdiction. In 2019, the Theil's H Index for racial segregation in Sunnyvale was near the average value for all Bay Area jurisdictions, indicating there is about the same neighborhood level racial segregation

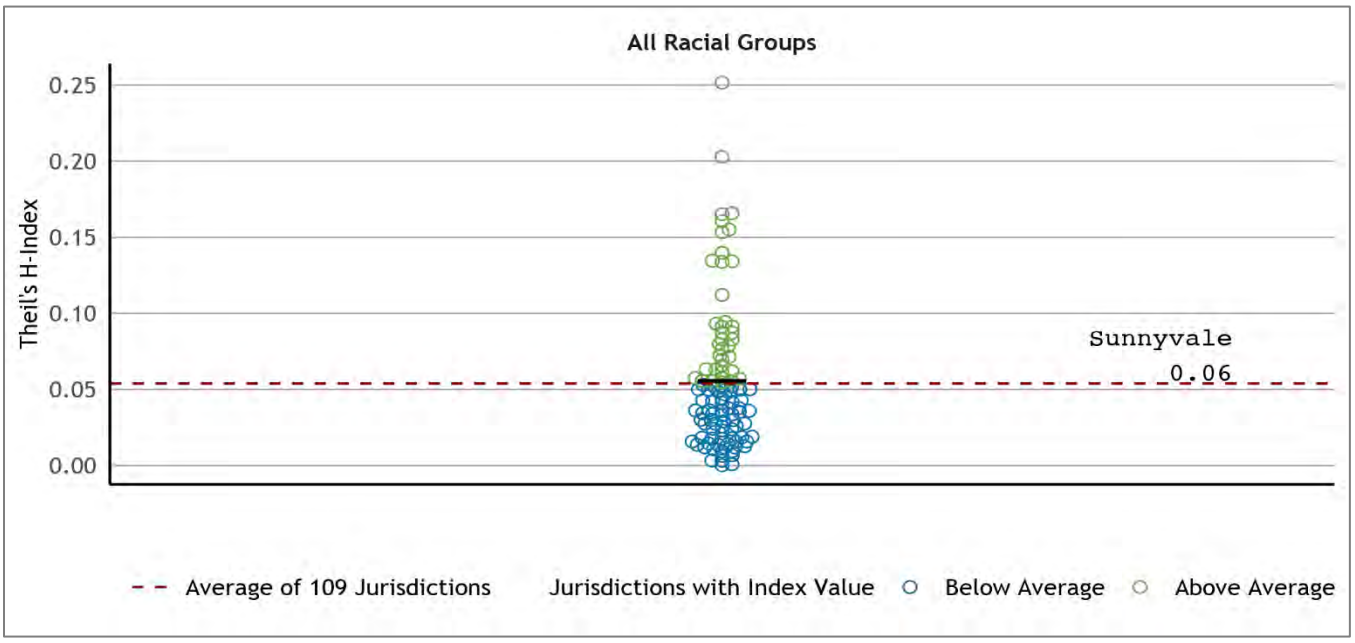
in Sunnyvale as in the average Bay Area city. The Theil's H Index values for neighborhood racial segregation in Sunnyvale for the years 2000, 2010, and 2019 can be found in Table 4-5. Figure 4-12 shows how Theil's H index values for racial segregation in Sunnyvale compare to values in all other Bay Area jurisdictions in 2019.

Table 4-5: Theil's H Index Values for Racial Segregation within Sunnyvale

Race	Sunnyvale			Bay Area Average 2019
	2000	2010	2019	
Theil's H Multi-racial	0.052	0.057	0.056	0.054

Source: IPUMS National Historical Geographic Information System (NHGIS). Data for 2019 is from U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 4-12: Theil's H Index Values for Racial Segregation in Sunnyvale Compared to All Bay Area Jurisdictions (2019)



Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, American Community Survey 5- Year Data (2015-2019), Table B03002.

INCOME

Regional Income Segregation between Sunnyvale and Other Jurisdictions

The "Household Characteristics" section of Chapter 3, "Housing Needs Assessment," notes that Sunnyvale tends to have slightly higher incomes than regional averages. In addition, Figure 3-15 shows that Sunnyvale has more high-income households and fewer extremely low-income households compared to the county and region.

Although the percent of very low-income and low-income households increased and the percent of above moderate-income households decreased in Sunnyvale from 2010 to 2015, Sunnyvale still had a lower percent of very low- and low-income households and a higher percent of moderate- and above moderate-income households than the Bay Area as a whole in 2015, as shown in Table 4-6. This trend of higher incomes in Sunnyvale compared to the region appears less prominent on Figure 4-13, which presents the spatial distribution of income groups in the southern portion of the Bay Area. However, the figure does indicate a higher number of very low- and low-income households in San Jose. In comparison to the entire Bay Area region, Figure 4-14 shows that Sunnyvale closely reflects the Bay Area median for very low-income and moderate-income households but has a lower

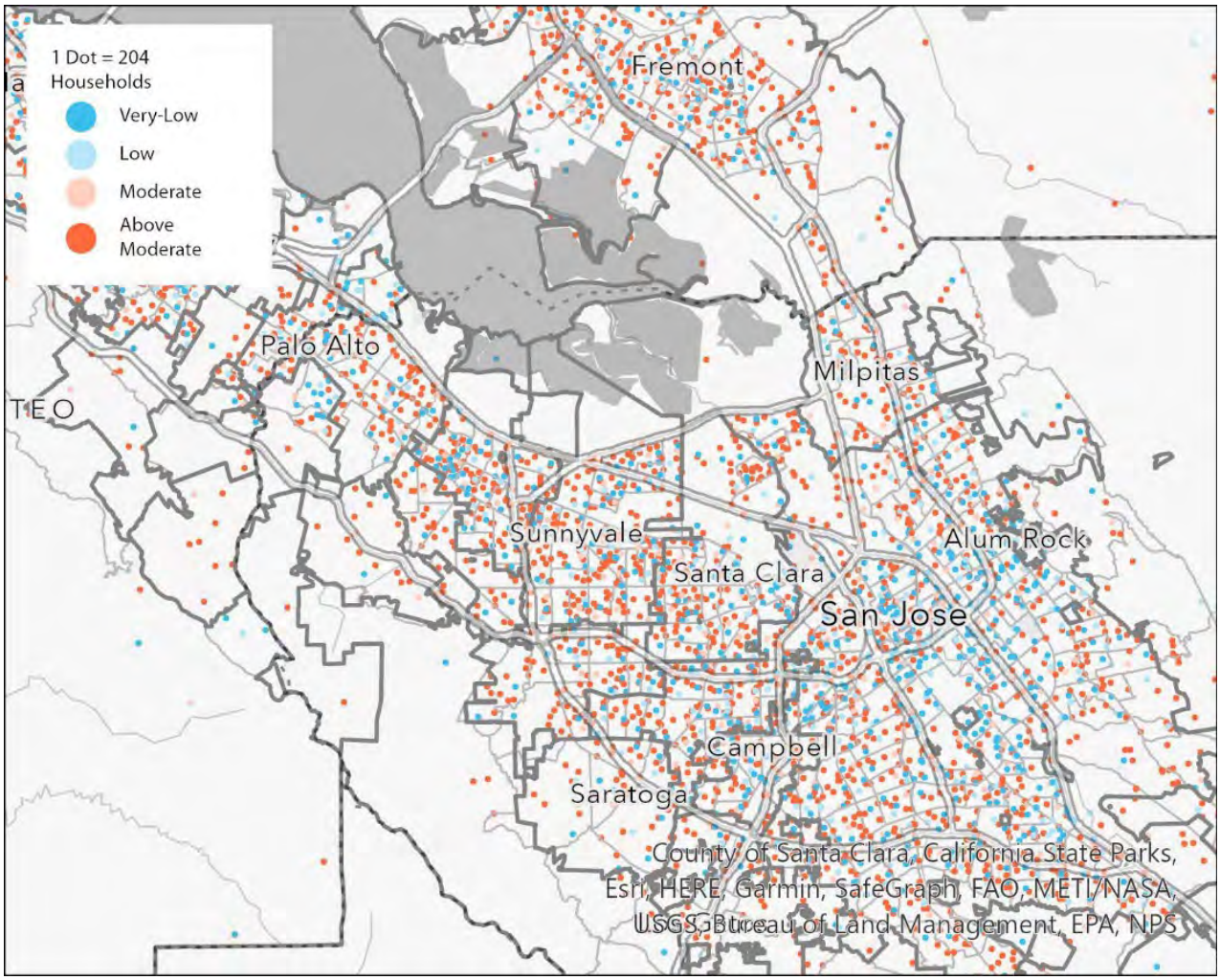
percentage of low-income households, ranking 75th out of 104 Bay Area jurisdictions, and a higher percent of above moderate-income households, ranking 39th.

Table 4-6: Population by Income Group, Sunnyvale and the Region

Income Group	Sunnyvale		Bay Area
	2010	2015	2015
Very Low-Income (<50% AMI)	20.2%	23.1%	28.7%
Low-Income (50%-80% AMI)	8.3%	10.2%	14.3%
Moderate-Income (80%-120% AMI)	16.6%	17.8%	17.6%
Above Moderate-Income (>120% AMI)	54.9%	48.9%	39.4%

Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011- 2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

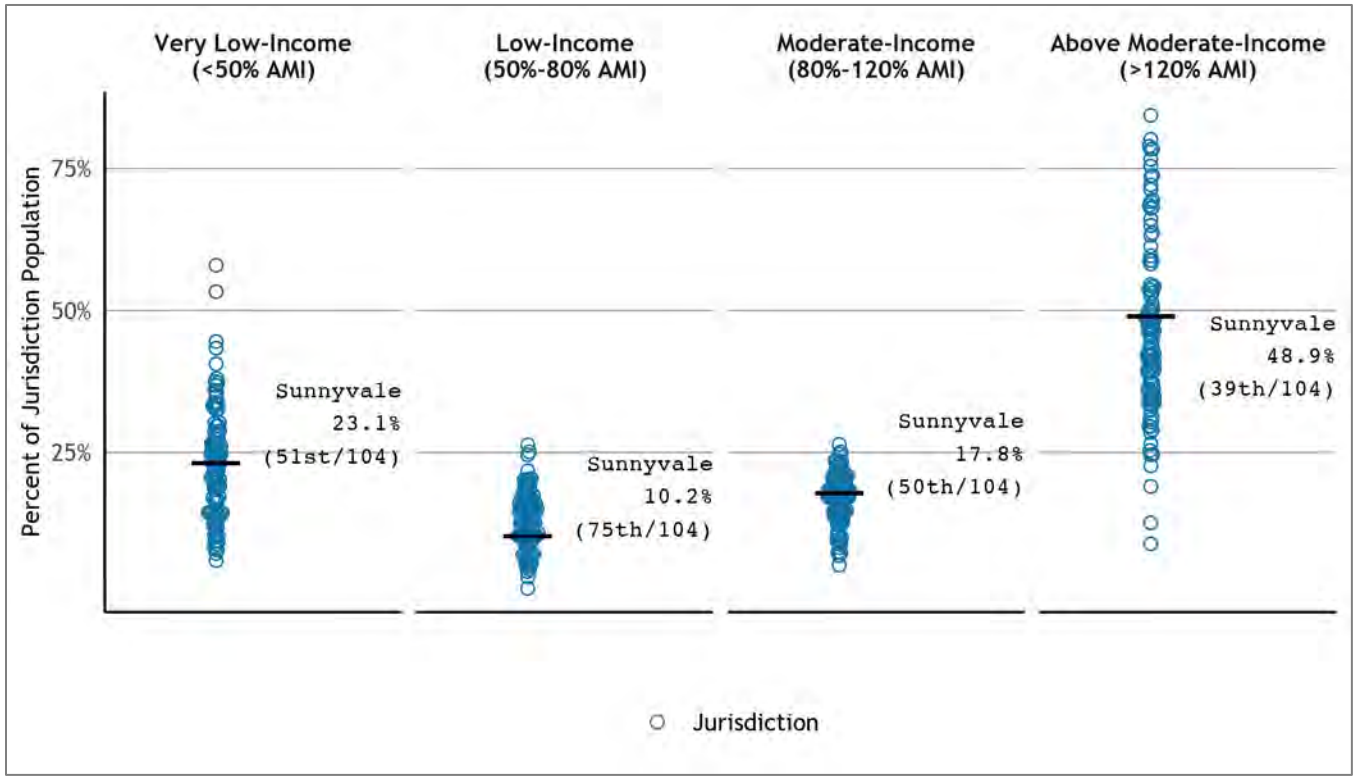
Figure 4-13: Income Dot Map of Sunnyvale and Surrounding Areas (2015)



Note: The plot shows the income group distribution at the census block group level for City of Sunnyvale and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate- Income Summary Data.

Figure 4-14: Income Demographics of Sunnyvale Compared to All Bay Area Jurisdictions (2015)



Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate- Income Summary Data.

Dissimilarity and isolation indices are also used to measure income segregation between Sunnyvale and the region. As shown in Table 4-7, very low-income and above moderate-income Bay Area households have higher isolation index scores than low-income and moderate-income households. This indicates that very low-income and above moderate-income Bay Area households are more likely to live in jurisdictions with more households of the same income class than low-income or moderate-income Bay Area households. The dissimilarity index value indicates 19.3 percent of lower-income households would need to live in a different jurisdiction to create perfect income group integration in the Bay Area as a whole.

Table 4-7: Regional Income Segregation Measures, Bay Area, 2015

Index	Group	Value
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.315
	Low-Income (50%-80% AMI)	0.154
	Moderate-Income (80%-120% AMI)	0.180
	Above Moderate-Income (>120% AMI)	0.434
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.193

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate- Income Summary Data.

Neighborhood Level Income Segregation within Sunnyvale

Figure 4-15 shows the 2015-2019 median household income by block group in Sunnyvale. The wealthiest areas of the City are located in the southern portion, in the Serra, Ortega, De Anza, Washington, and Ponderosa neighborhood planning areas. These areas all have White or Asian majorities. Only a handful of block groups in the northern portion of the City have median incomes greater than the 2021 Santa Clara County AMI of $151,300. Some of these block groups are located in predominantly Hispanic census tracts in the West Murphy and East Murphy neighborhood planning areas. A small proportion of block groups in the City have median incomes of less than $100,000. None of these are within predominantly White areas, three are within predominantly Hispanic areas, and the remaining four are within predominantly Asian areas.

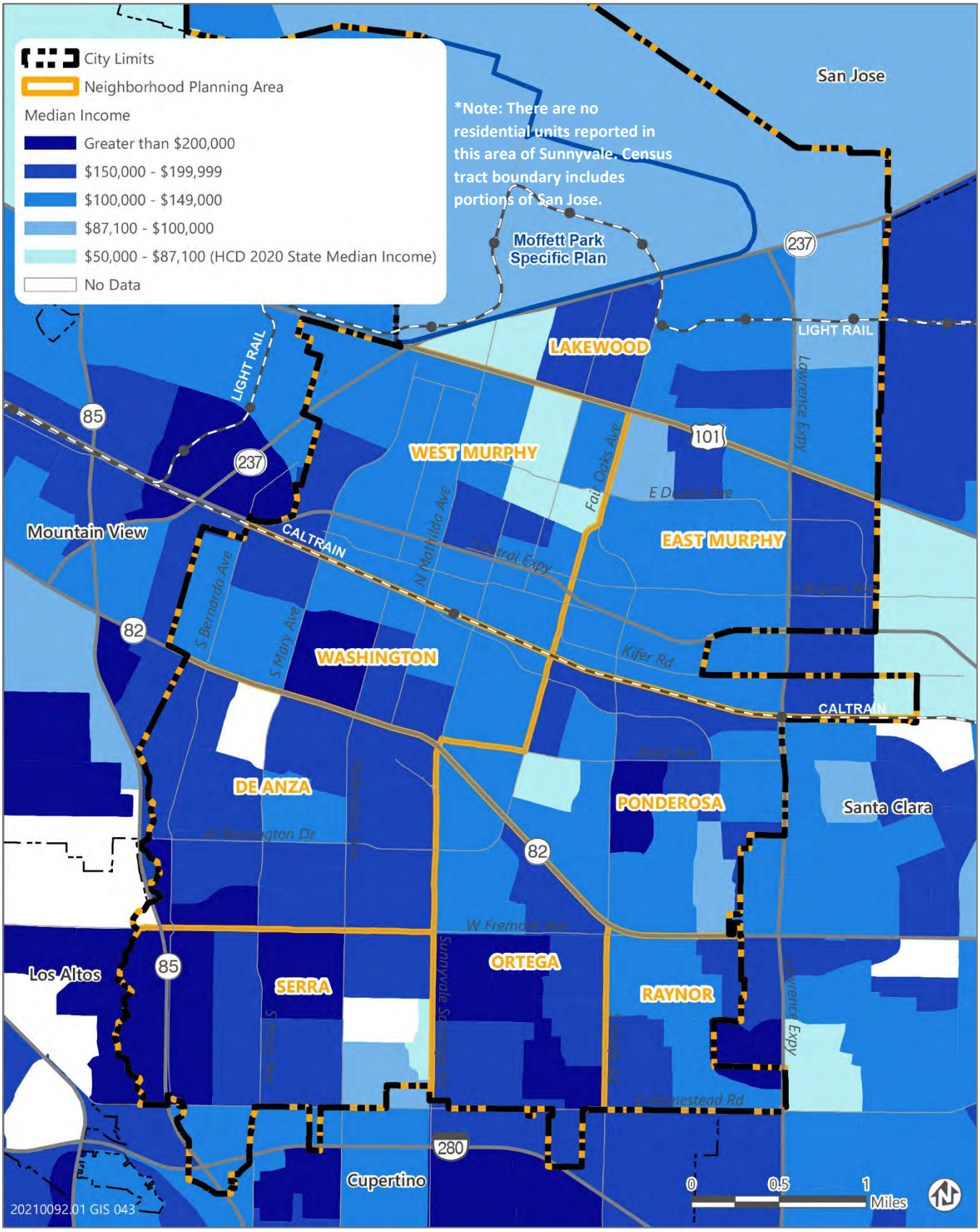
Income isolation within Sunnyvale is similar to income isolation in the entire Bay Area region (see Figure 4-16). Above moderate-income households are the most isolated income group in Sunnyvale and are slightly more isolated than the average Bay Area above moderate-income household. As shown in Table 4-8, Sunnyvale's above moderate-income households became less segregated from other income groups between 2010 and 2015. However, all other income groups became more segregated during the same time period.

Table 4-8: Income Group Isolation Index Values for Segregation within Sunnyvale, 2010-2015

Income Group	Sunnyvale		Bay Area Average
	2010	2015	2015
Very Low-Income (<50% AMI)	0.233	0.267	0.269
Low-Income (50%-80% AMI)	0.103	0.127	0.145
Moderate-Income (80%-120% AMI)	0.183	0.204	0.183
Above Moderate-Income (>120% AMI)	0.576	0.536	0.507

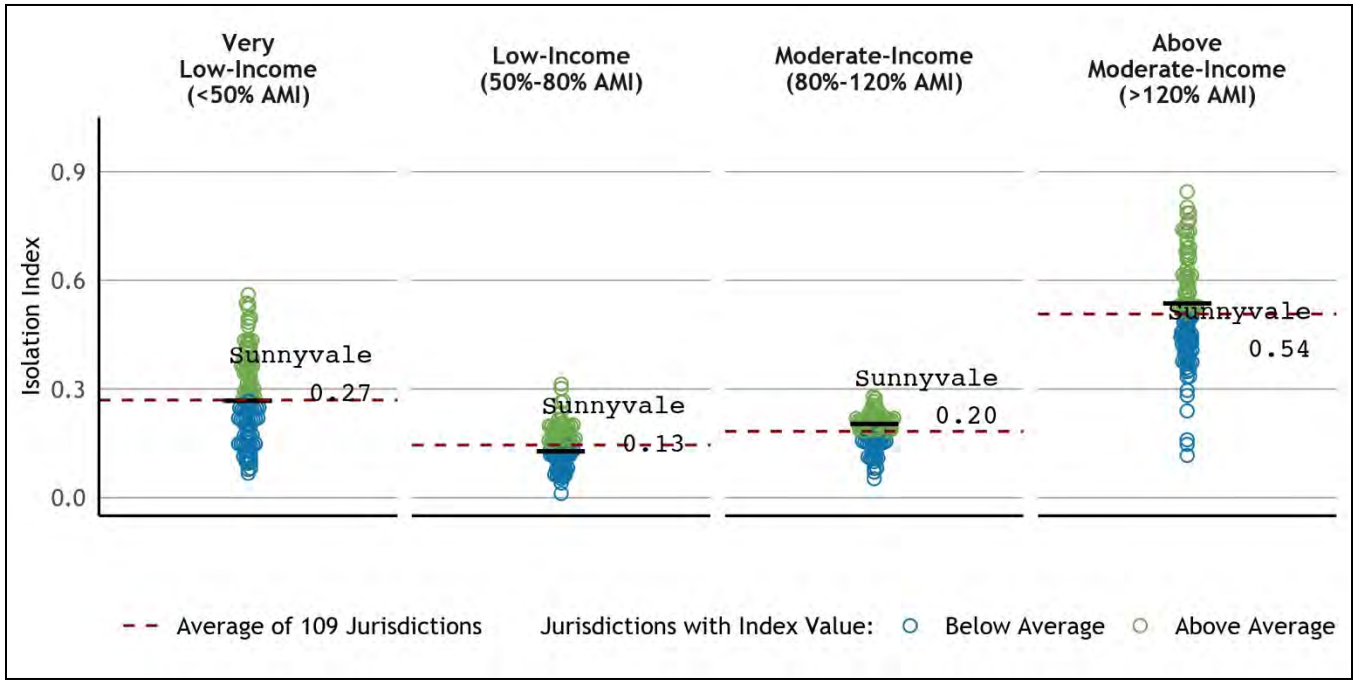
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011- 2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 4-15: Median Household Income by Block Group, Sunnyvale, 2015-2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 American Community Survey data.

Figure 4-16: Income Group Isolation Index Values for Sunnyvale Compared to All Bay Area Jurisdictions (2015)



Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate- Income Summary Data.

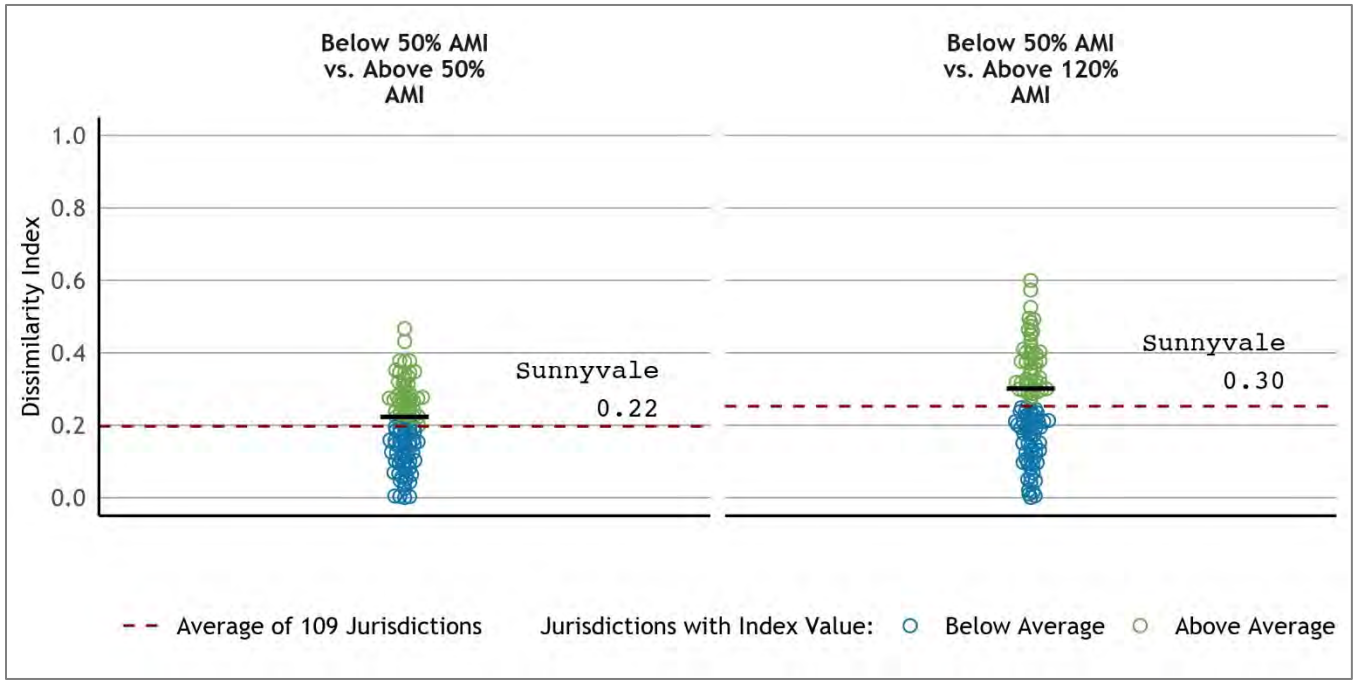
Table 4-9 below provides the dissimilarity index values indicating the level of segregation in Sunnyvale between residents who are lower-income (earning less than 80 percent of AMI) and those who are not lower-income (earning above 80 percent of AMI). Segregation in Sunnyvale between lower-income households and households who are not lower-income increased between 2010 and 2015. Additionally, Table 4-9 shows dissimilarity index values for the level of segregation in Sunnyvale between residents who are very low-income (earning less than 50 percent of AMI) and those who are above moderate income (earning above 120 percent of AMI). This index value indicates the extent to which a jurisdiction's lowest and highest income households live in separate neighborhoods. In 2015, the income segregation in Sunnyvale between lower-income households and other households was slightly higher than the average value for all Bay Area jurisdictions (see Table 4-9 and Figure 4-17). This means that the lower-income households are slightly more segregated from other households within Sunnyvale compared to other jurisdictions in the region and reflects the above average segregation of above moderate-income households in Sunnyvale, compared to the Bay Area region (see Figure 4-16).

Table 4-9: Income Group Dissimilarity Index Values for Segregation within Sunnyvale

Income Group	Sunnyvale		Bay Area Average
	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	0.215	0.237	0.198
Below 50% AMI vs. Above 120% AMI	0.248	0.300	0.253

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011- 2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 4-17: Income Group Dissimilarity Index Values for Sunnyvale Compared to All Bay Area Jurisdictions (2015)



Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate- Income Summary Data.

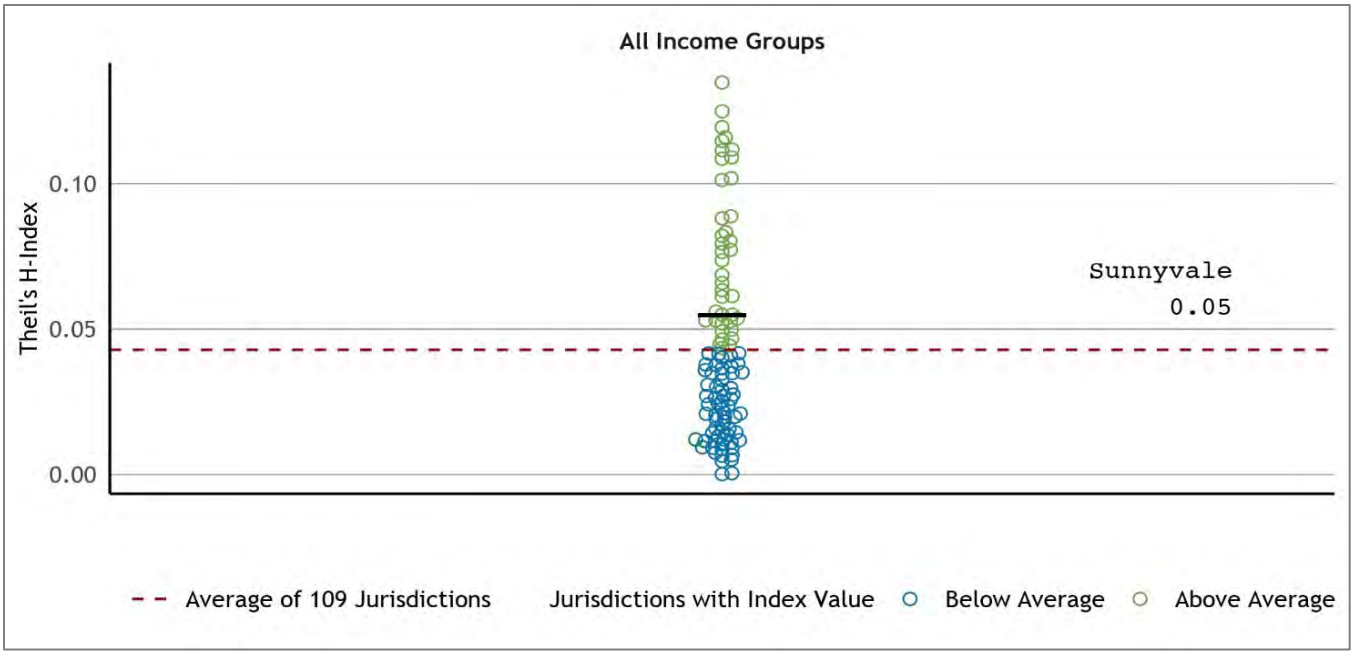
Table 4-10 includes the Theil's H Index values for neighborhood income group segregation in Sunnyvale for 2010 and 2015. In 2015, the Theil's H Index value for income segregation in Sunnyvale was more than it had been in 2010 and was higher than the average value for all Bay Area jurisdictions, indicating there is now more neighborhood level income segregation in Sunnyvale than in the average Bay Area jurisdiction. This is also reflected in Figure 4-18, which compares the Theil's H index value for income group segregation in Sunnyvale to all other Bay Area jurisdictions.

Table 4-10: Theil's H Index Values for Income Segregation within Sunnyvale

Sunnyvale			Bay Area Average
Income Group	2010	2015	2015
Theil's H Multi-income	0.041	0.055	0.043

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011- 2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 4-18: Income Group Theil's H Index Values for Sunnyvale Compared to All Bay Area Jurisdictions (2015)



Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate- Income Summary Data.

FAMILIAL STATUS

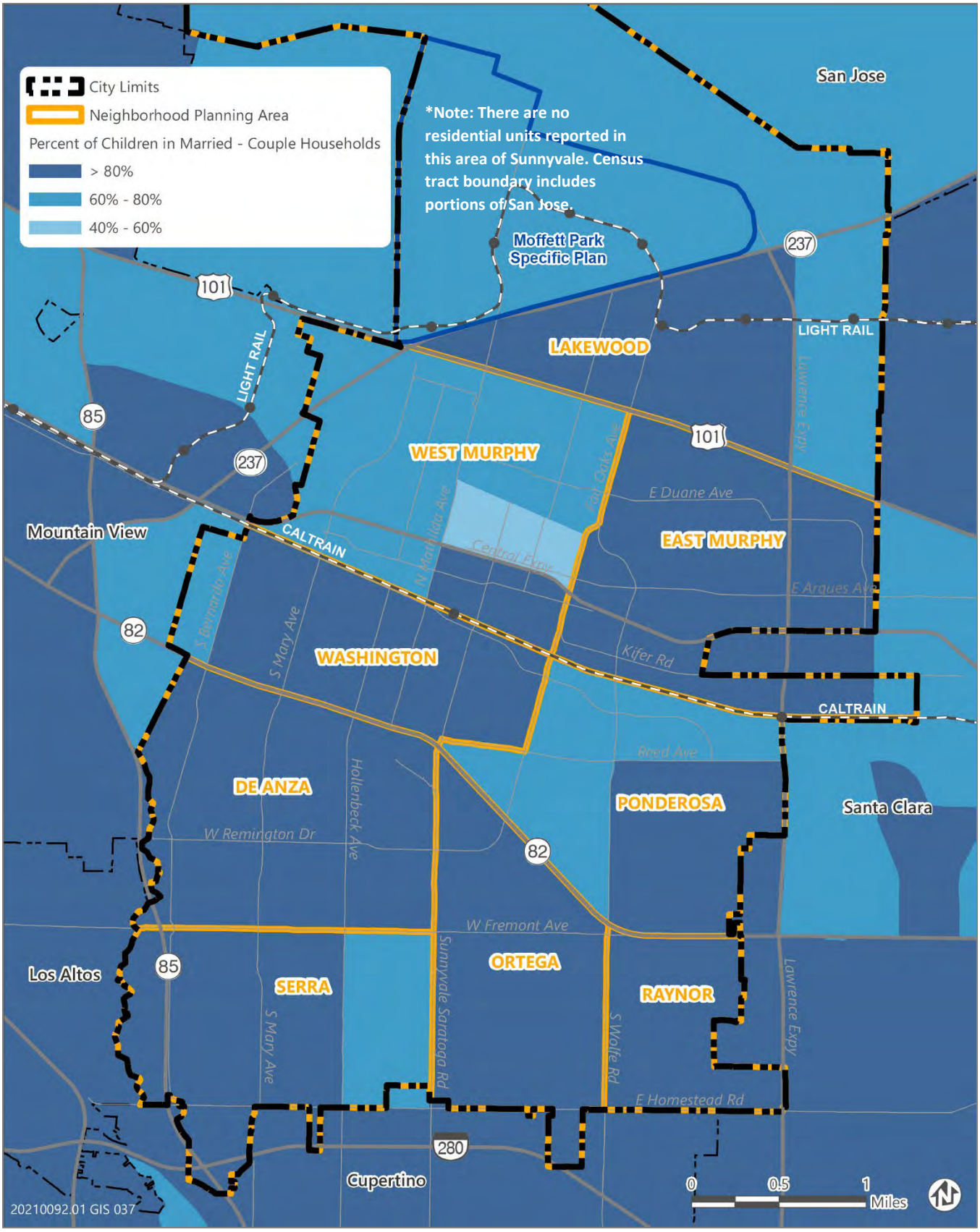
The Fair Housing Act (FHA) bans discrimination based on certain protected classes, including "familial status," which refers to the presence of at least one child under 18 years old. Under the FHA, familial status discrimination occurs when a landlord, property manager, real estate agent, or property owner treats someone differently because they have a family with one or more individuals who are under 18 years of age. A "family" also includes people who are pregnant and people who are in the process of securing legal custody of a person under 18 years of age, including a family that is in the process of adopting a child, or foster parents. All families with children are protected by the FHA against familial status discrimination, including single-parent households and same-sex couples with children.

Rules that unreasonably restrict children or limit the ability of children to use their housing or the common facilities at the property may violate the FHA. Moreover, enforcing certain rules only against families with children may also violate the FHA. The following are the types of conduct that may violate the FHA:

- Refusing to rent, sell, or negotiate with a family because the family has one or more children under 18 years of age.
- Advertising a preference for households without children or otherwise discouraging such families.
- Telling an individual or family no unit is available even though a unit is in fact available.
- Forcing families into housing units that are larger than necessary.
- Designating certain floors or buildings for families with children, or encouraging families with children to reside in particular areas.
- Charging additional rent, security deposit, or fees because a household has children under 18 years of age.

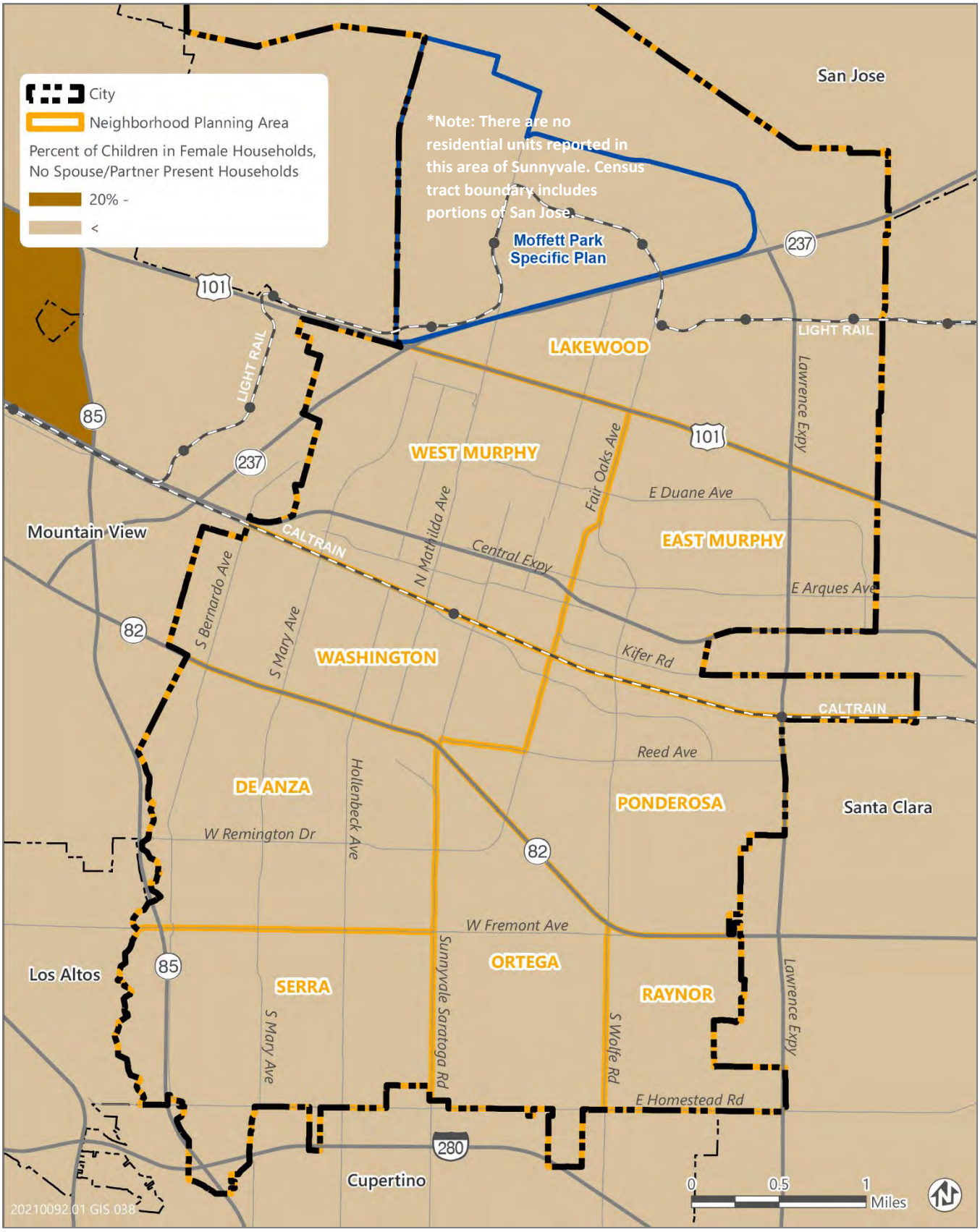
This assessment examines the spatial distribution of households by familial status to determine the potential of familial status discrimination in the City. Figure 4-19 shows the percentage of children in married couple households, while Figure 4-20 shows the percentage of children in single female-headed households.

Figure 4-19: Percent of Children in Married Couple Households, Sunnyvale, 2015-2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 American Community Survey data.

Figure 4-20: Percent of Children in Female Headed Households, No Spouse Present, Sunnyvale, 2015-2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 American Community Survey data.

Married Couple Families with Children

In 2019, married-couple family households represented 57 percent of households in Sunnyvale, the largest proportion of all households in Sunnyvale, which was the same as the percentage of married-couple households countywide (57 percent) and slightly higher than the Bay Area (51 percent) (see Figure 3-10). As shown in Figure 4-19, generally over 60 percent of children live in married couple households except for one census tract in the West Murphy area, just north of the Central Expressway, where only 40 to 60 percent of children live in married couple households.

Female Headed Households, No Spouse Present

Single female heads-of-households have distinct housing needs, typically because they only have one potential wage earner and often have more difficulty finding adequate affordable housing than families with more than one source of income. As shown in Figure 3-10, single female-headed households with dependents make up about 6 percent of all households in Sunnyvale, which is less than the percentage of female-headed households countywide and in the Bay Area (10 percent). As shown in Figure 4-20, less than 20 percent of children throughout Sunnyvale live in single female-headed households. There are no census tracts within the City where more than 20 percent of children live in single female-headed households.

POPULATION WITH DISABILITIES

The U.S. Census Bureau defines disability as one of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Persons with disabilities tend to have lower fixed-incomes, higher health care costs, and special housing needs. As described in Chapter 3, 6.6 percent of people in Sunnyvale had a disability of some kind in 2019. This is slightly lower than the percentage in Santa Clara County and the Bay Area.

Figure 4-21 shows the population of persons with a disability by census tract in the City in 2014 and 2019. In 2014, only one census tract in Sunnyvale had a population of persons with disabilities over 10 percent. This census tract was in the Lakewood neighborhood planning area near the intersection of State Route 237 and Lawrence Expressway and includes several mobile home parks, generally more affordable for individuals on fixed incomes. The proportion of persons with disabilities in this census tract decreased below 10 percent in 2019, but the proportion increased in two neighboring census tracts to the south and east. Mobile home parks changed from senior to mixed-age, and thereby, likely influenced the change in areas with higher proportions of persons with disability. The census tract encompassing Lakewood Village, a single family neighborhood, and the census tract east of the Lawrence Expressway including the Adobe Wells mobile home park and adjacent single family neighborhood (also referred to as park of Lakewood Village, sometimes called Fairwood), include a high proportion of lower-income households (less than 80 percent of the AMI of $151,300). Additionally, the census tract between El Camino Real and Central Expressway, including Downtown Sunnyvale, has a population with disabilities of more than 10 percent. This census tract includes more households with moderate-incomes, is near transit, services, and employment centers, and has seen substantial new apartment growth in recent years.

As shown in Table 4-11, White individuals in Sunnyvale are far more likely to have disabilities than are Asian individuals. It is likely that disparities in age (which is highly correlated with disability status) between White and Asian residents of Sunnyvale explains much of the disparity. The median age of Asian residents of Sunnyvale is 34.5 while the median age for white residents of Sunnyvale is 43.7.

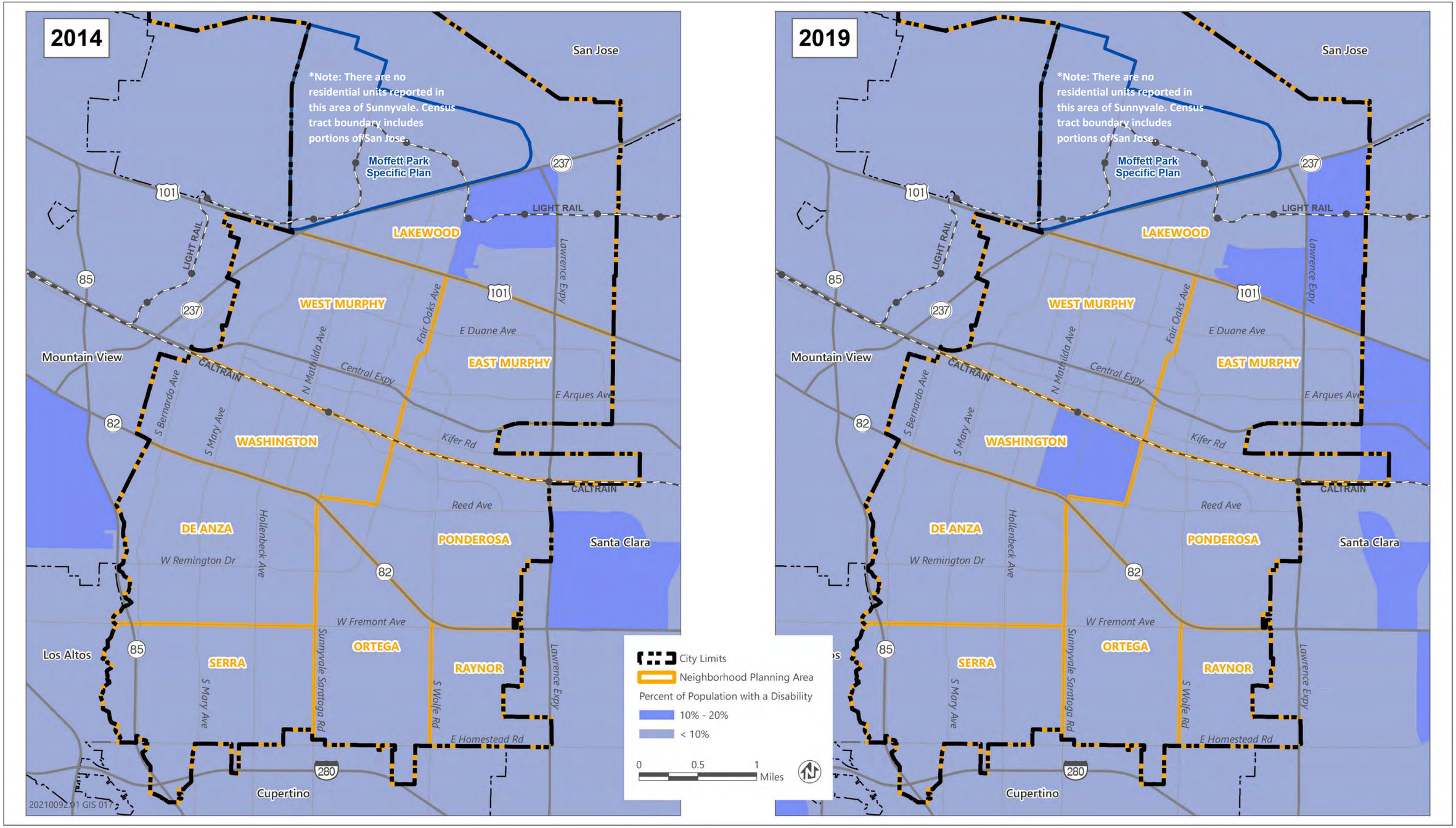
Table 4-11: Disability Status by Race and Ethnicity, City of Sunnyvale

Race or Ethnicity	Total Population	Number with a Disability	Percent with a Disability
Total Non-Institutionalized Population	152,200	9,977	6.6%
White Alone, Not Hispanic or Latino	46,601	4,638	10.0%
Black or African American Alone*	2,413	126	5.2%
Asian Alone*	71,217	3,208	4.5%
Hispanic or Latino (of any race)	25,043	1,507	6.0%

*As a result of how ACS Table S1810 disaggregates race and ethnicity data for persons disabilities, Black and Asian population are reflective of all persons who identify as Black or Asian alone, including those who also identify as Hispanic or Latino. In Sunnyvale, 5,983 individuals identify as both Asian and Hispanic or Latino. That is a very small proportion of the overall Asian population. It is possible that, if we could calculate disability status for the Asian Alone, Not Hispanic or Latino population, then that might vary slightly (most likely in the direction of a higher proportion of persons with disabilities) from what is reflected above.

Source: U.S. Census American Community Survey 5-year Data (2015-2019)

Figure 4-21: Population with a Disability, Sunnyvale, 2014 and 2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2010-2014 and 2015-2019 American Community Survey data.

Racially or Ethnically Concentrated Areas of Income

RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD's definition of a R/ECAP is:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the county, whichever is lower.

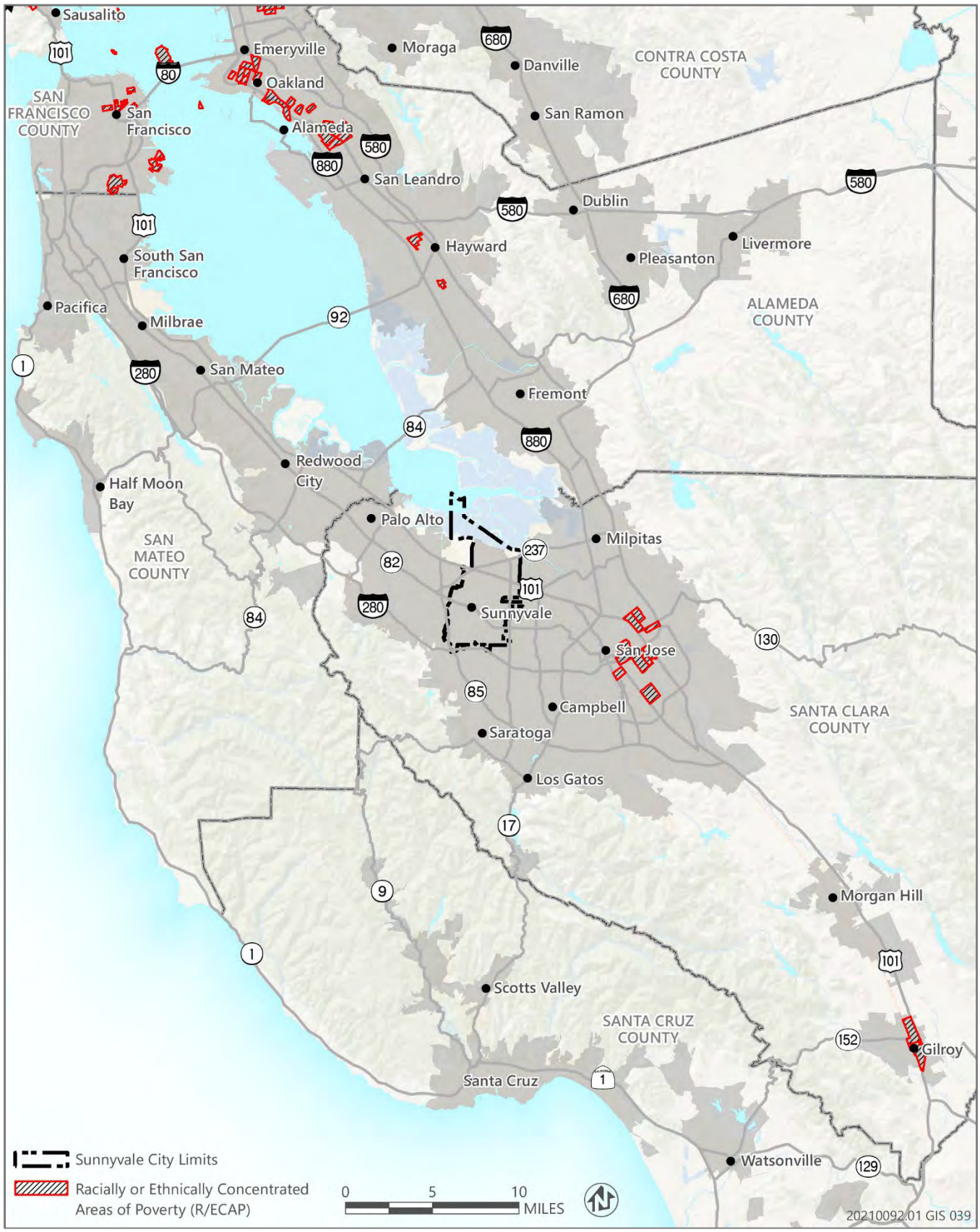
Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. R/ECAPs are meant to identify where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity. Similar to most jurisdictions in northern Santa Clara County and the southern portion of the Bay Area, Sunnyvale does not contain any R/ECAPs. The nearest R/ECAPs are located in San Jose (see Figure 4-22). However, the only census tract with a poverty rate over 10 percent in 2019 was predominantly Hispanic, just north of the Central Expressway between North Mathilda Avenue and Fair Oaks Avenue. In addition, the predominantly Hispanic census tract directly north of that census tract, south of U.S. Highway 101, also includes households with incomes below the statewide median income of $87,100. So, while there are no census tracts that meet the HUD definition of a R/ECAP, the areas of the City described above are both lower-income and have higher concentrations of Hispanic residents.

RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF AFFLUENCE

Although HCD and HUD have not established standard definitions for Racially or Ethnically Concentrated Areas of Affluence (RCAAs), they are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. An analysis of median incomes and non-Hispanic White populations determined that none of the census tracts within Sunnyvale exceed 1.25 times the AMI for the ABAG region or 1.25 times the ABAG regional average population of non-Hispanic Whites. As such, it is determined that there are no RCAAs within Sunnyvale. However, the analysis identified RCAAs nearby in Mountain View, Los Altos, and San Jose.

Although there are no identified RCAAs in Sunnyvale, there are several areas of affluence. In 2019, 1.25 times the ABAG AMI was equal to $141,996 and 16 of Sunnyvale's 29 census tracts were over 1.25 times the ABAG AMI. Eight of the census tracts of affluence had White majorities (although less than 1.25 times the White population percentage for the entire ABAG region) and the other eight census tracts have Asian majorities. The areas of affluence with White majorities included the Washington, De Anza, Serra, and Raynor neighborhood planning areas in the southern portion of the City.

Figure 4-22: Racially or Ethnically Concentrated Areas of Poverty (R/ECAP), Region, 2009-2013



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. Department of Housing and Urban Development, 2009-2013.

Access to Opportunity

Across the nation, affordable housing has been disproportionately developed in minority neighborhoods with high poverty rates, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas.

OPPORTUNITY AREAS

HCD, in coordination with the California Tax Credit Allocation Committee (TCAC), has developed methodologies to assess and measure geographic access to opportunity in areas throughout California. HCD and TCAC prepared opportunity maps to identify areas with the highest and lowest resources. The opportunity maps created by HCD/TCAC identify areas whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

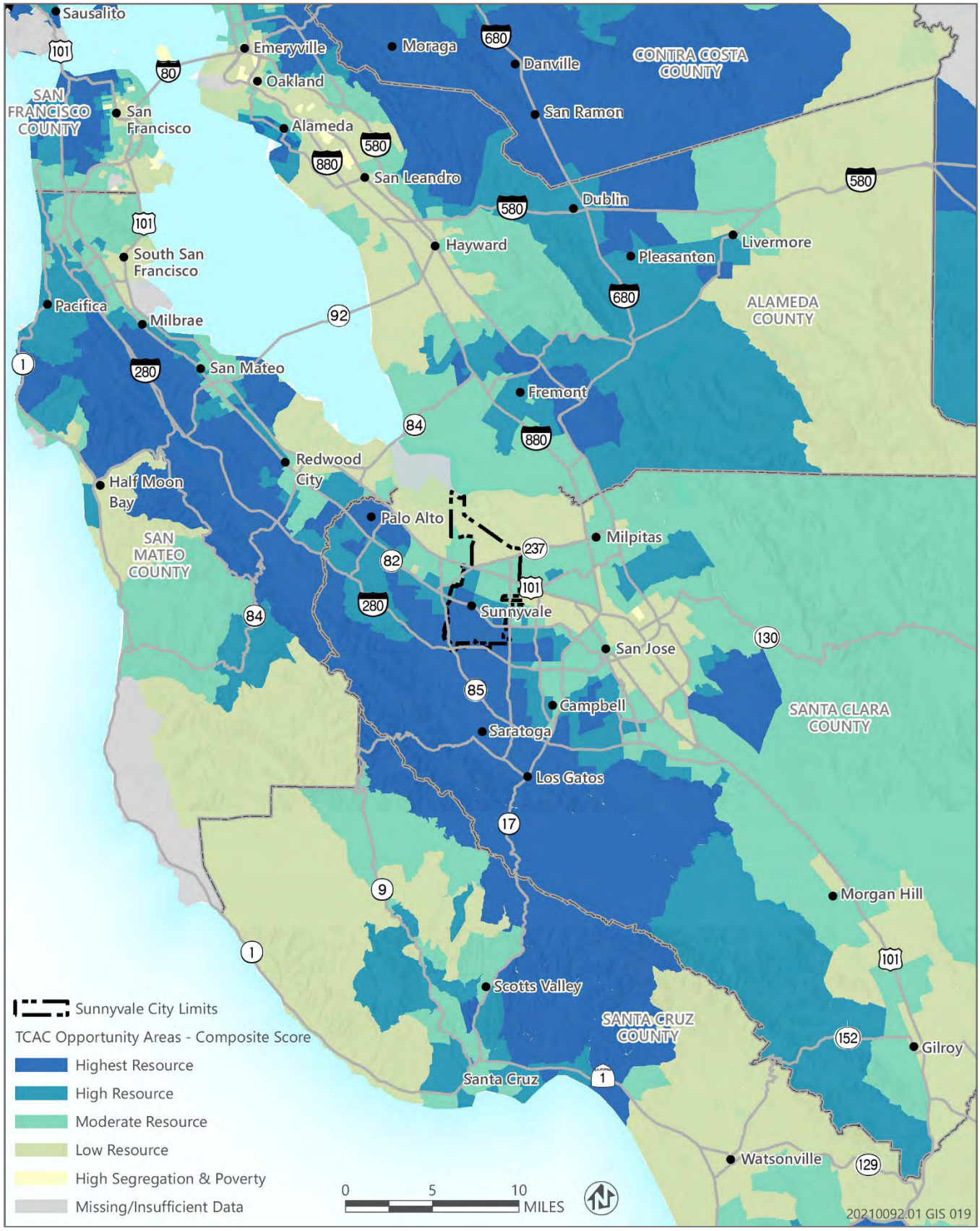
The primary function of TCAC is to oversee the Low Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing by targeting funding to increase access to high-opportunity areas for families with children.

Figure 4-23 shows the composite score of the TCAC Opportunity Areas in the Bay Area region. Sunnyvale has some of the areas with the highest resources in the region, but also has several moderate and low resource areas. Access to areas of high resource in Sunnyvale are comparable to those of other south Bay Area jurisdictions. Figure 4-24 shows that the census tracts in the southern area of Sunnyvale (including the Washington, De Anza, Serra, Ortega, Raynor, and part of the Ponderosa neighborhood planning areas) are classified as some of the highest resource areas with the most opportunity. Portions in the central and western portion of Sunnyvale, including parts of the Washington (i.e., Downtown), Ponderosa, and West Murphy neighborhood planning areas, are classified as high resource areas. Other areas in the northeast including the East Murphy and parts of the West Murphy and Lakewood neighborhood planning areas are classified as moderate resource. This includes several mobile home parks in the East Murphy neighborhood planning area.

Lastly, the census tract north of State Route 237 is considered low resource. As described above, this census tract expands beyond the City boundary into the residential community of Alviso in San Jose and there are no residential units within Sunnyvale's portion of the census tract. Demographic information, including TCAC Opportunity measures, are largely influenced by the Alviso community, which has over 2,000 residents. Within Sunnyvale, this area includes the Moffett Park Specific Plan which is identified as a focused area of investment. Moffett Park is one of the City's largest employment centers and is primarily owned by large tech firms and office developers, like Google, Lockheed Martin, and Jay Paul Company.

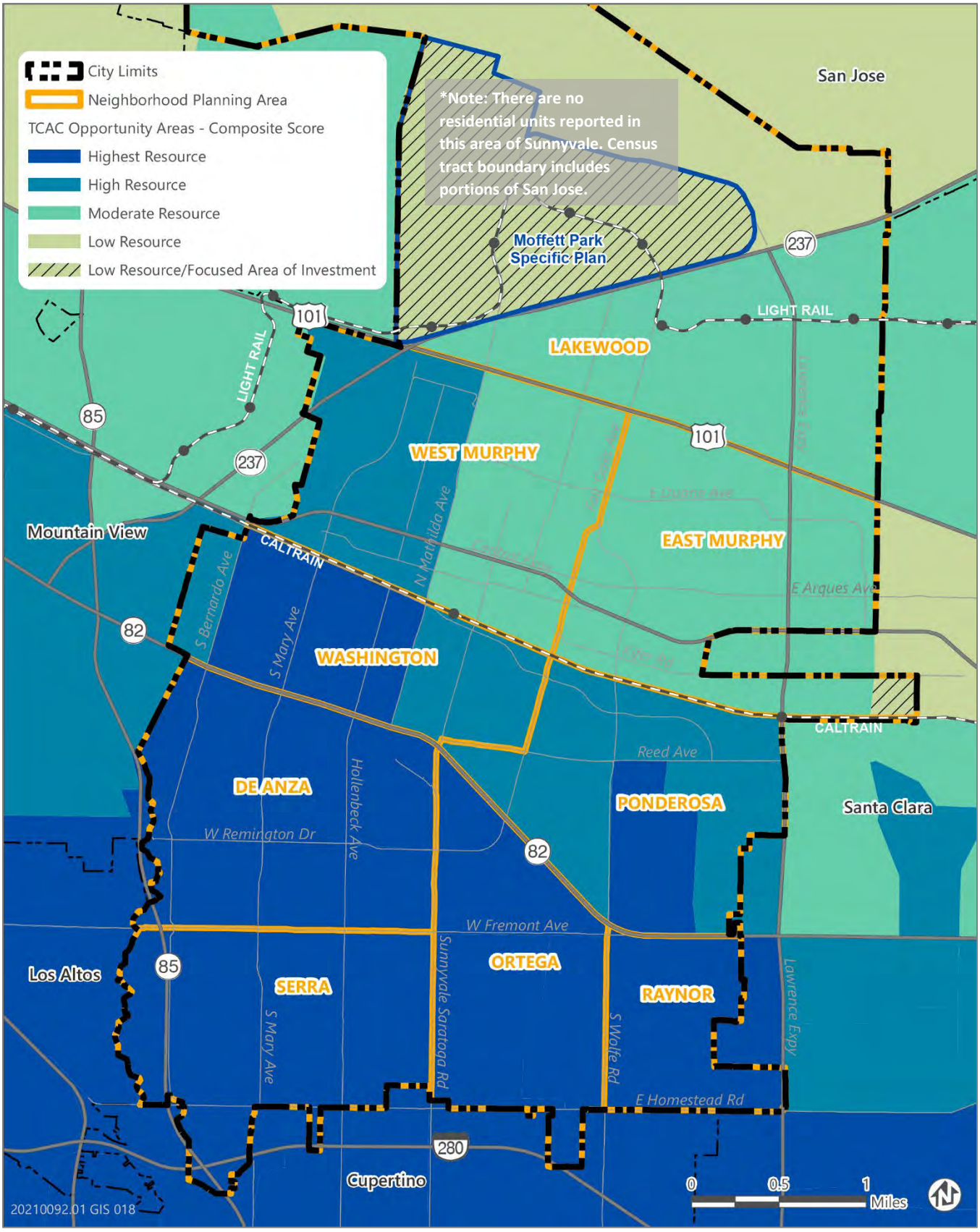
The City is currently working with landowners and developers of the area to prepare an update to the Moffett Park Specific Plan to guide transformation of the area into an ecological innovation district that provides housing, jobs, and transportation – all to support the City's sustainability and equity goals. So, while the area is currently classified as low resource, a substantial amount of future investment is planned for this area to improve infrastructure, climate resilience, transportation access, and housing opportunities. The Moffett Park Specific Plan will create complete neighborhoods with access to public amenities and a "15-Minute City" design that provides a mix of uses in a walkable environment. The Specific Plan is envisioned to provide neighborhood serving uses, including groceries, pharmacies, restaurants, childcare, and medical offices, as well as a community center and public library. The Specific Plan will also address flooding and sea level rise through improved infrastructure. The City identifies this as a focused area of investment and anticipates that the redevelopment of this area and resulting population growth will likely result in changes to the current census tract boundaries and anticipates that the area will be classified in the future as a high resource area.

Figure 4-23: TCAC Opportunity Areas, Composite Score, Region, 2022



Source: Data downloaded from the California State Treasurer in 2022.

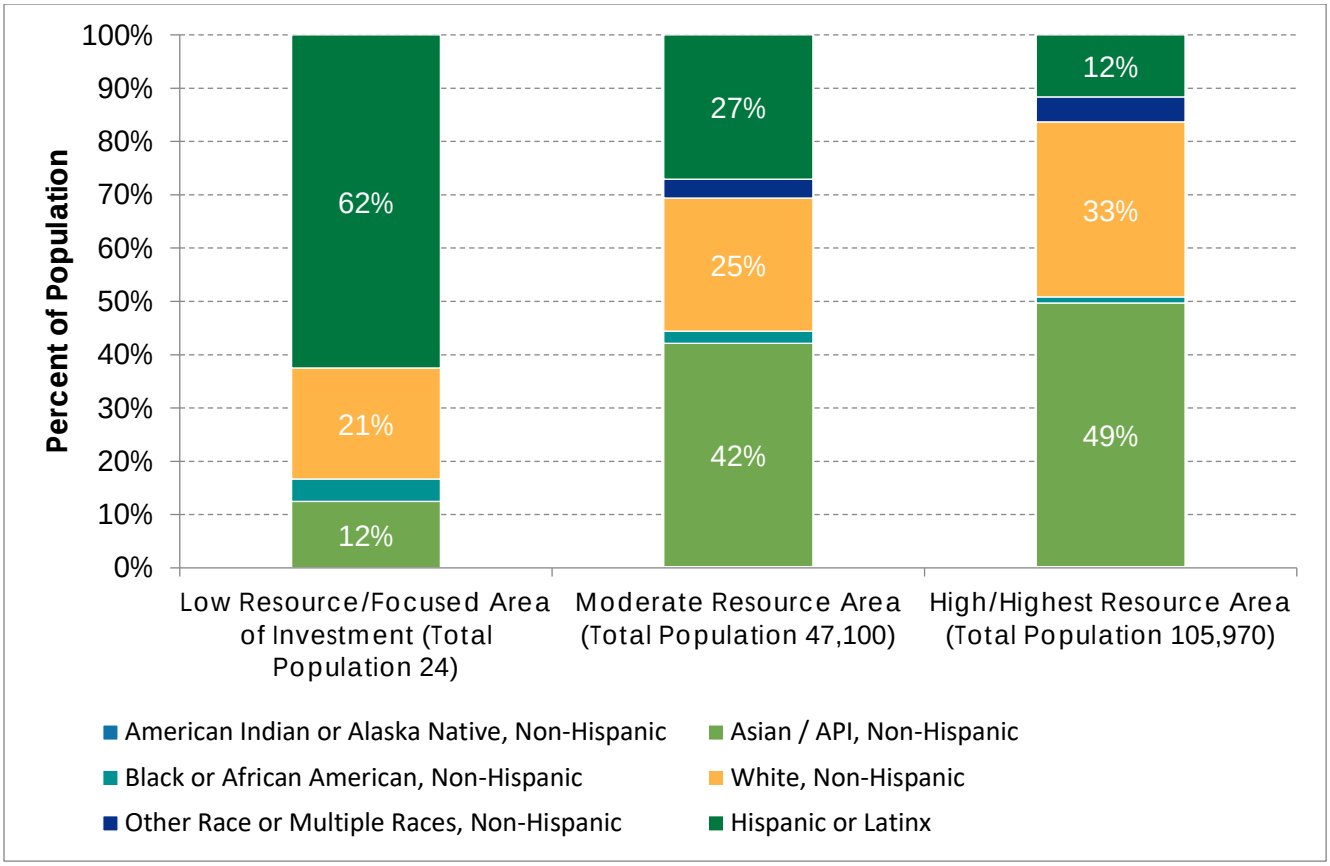
Figure 4-24: TCAC Opportunity Areas, Composite Score, Sunnyvale, 2022



Source: Data downloaded from the California State Treasurer in 2022.

Figure 4-25 shows the racial demographics within low resource/focused areas of investment, moderate resource, and high/highest resource areas. As of 2022, there are no residential units in Sunnyvale's portion of the census tract north of Highway 237. However, according to 2015-2019 ACS data, the total estimated population within Sunnyvale's low resource areas (i.e., the census tract north of State Route 237, including the Moffett Park area) is 24 individuals. Of those 24 individuals, 15 are Hispanic or Latinx, making up 62 percent of the population in low resource areas, far higher than the Hispanic or Latinx proportion of the City's total population (16 percent). Since there are no residential units in Sunnyvale's portion of this census tract, it is unclear what the ACS data is referring to and may be attributed to a sampling error. Both moderate resource areas and high/highest resource areas in Sunnyvale more closely reflect the racial demographics of the total population (see Figure 3-3).

Figure 4-25: Racial Demographics of Population by Opportunity Area, Sunnyvale, 2019

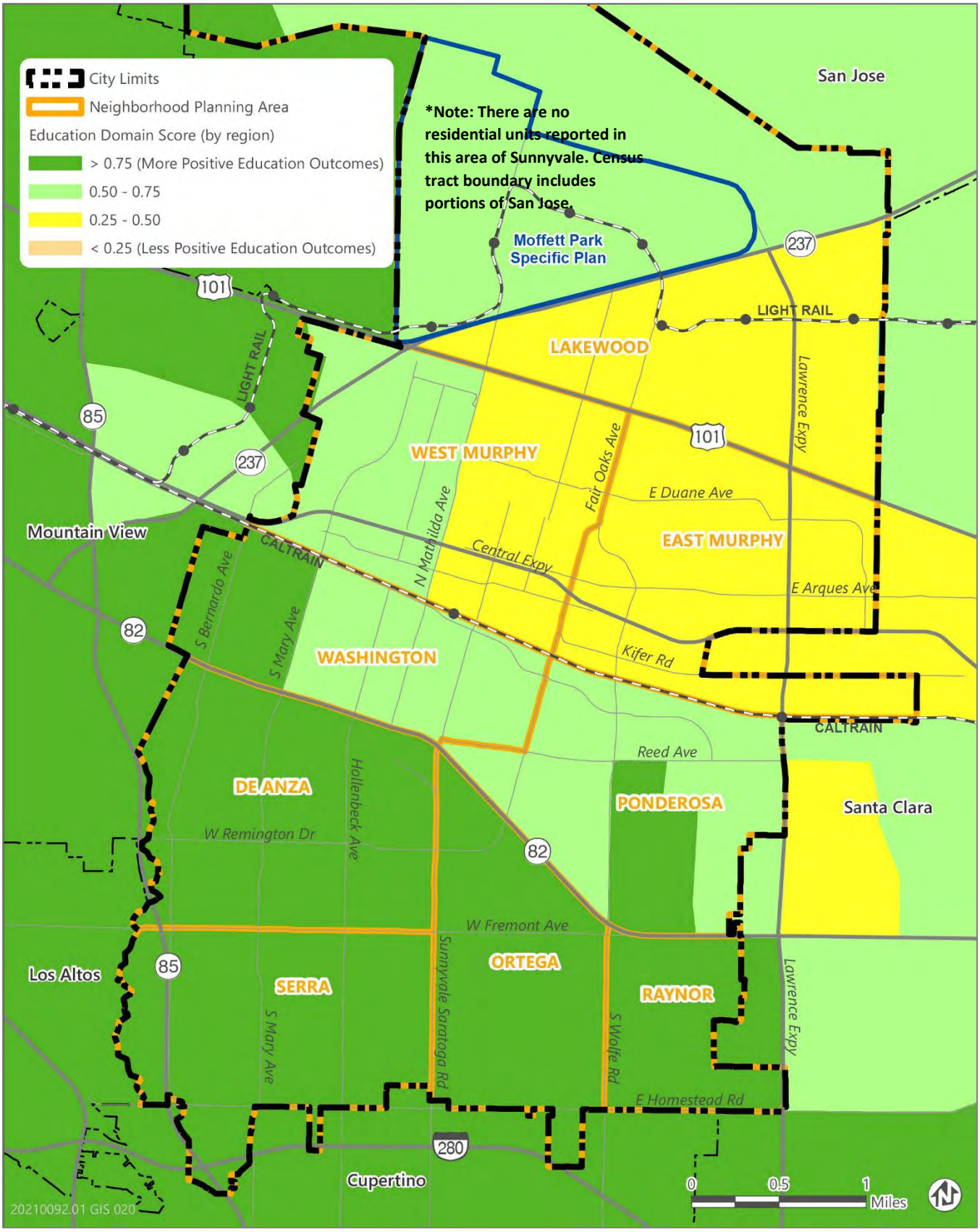


Source: California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

Educational Opportunity

Educational scores are determined based on elementary math and reading proficiency rates, high school graduation rates, and student poverty rates. Similar to the composite score, the best opportunities for positive educational outcomes are in the southern part of Sunnyvale, south of the Caltrain rail line (see Figure 4-26). North of the Caltrain rail line, the most western portions of the West Murphy neighborhood planning area and the census tract north of State Route 237 (i.e., Moffett Park) have scores higher than 0.50 indicating good access to positive educational outcomes. Conversely, the eastern portion of the West Murphy neighborhood planning area, the entire East Murphy neighborhood planning area, and the Lakewood planning area south of State Route 237 have scores of less than 0.5 indicating low access to positive educational outcomes. These areas also include most of the City's census tracts with median household incomes below $100,000, indicating that opportunities for positive educational outcomes for existing lower-income households is more limited in these areas of the City.

Figure 4-26: Education Score - TCAC Opportunity Areas, Sunnyvale, 2021



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021.

Economic Opportunity

The HCD/TCAC opportunity maps provide census tract-level scores for the economic domain by analyzing poverty levels, adult education, employment rates, proximity to low-wage or low- to moderate-skill jobs, and median home values. Sunnyvale has many areas with economic domain scores of greater than 0.75 indicating the most positive economic outcomes (see Figure 4-27). Only two census tracts have economic domain scores of less than 0.5, indicating lower access to opportunities for positive economic outcomes. Both areas are in the northern portion of the City, in the Lakewood neighborhood planning area. The census tract directly south of State Route 237, between Fair Oaks Avenue and the Lawrence Expressway, near Tasman Drive includes two large mobile home parks and has an economic score of 0.47. The second census tract includes the Moffett Park area north of State Route 237 and has an economic score of 0.42. As described previously, this census tract also expands beyond the City limits, has no residential units at the time of this analysis (2022), and is influenced by conditions in the residential community of Alviso in San Jose. Although the Moffett Park area provides a substantial amount of the City's employment opportunities, these jobs tend to be high paying and require high skill workers with college level or post graduate level educational requirements, making them unattainable for most low- to moderate-skill workers. This indicates a spatial labor market and job mismatch. In addition, both of these census tracts have lower median home values, due to the high number of mobile homes and influence of the Alviso community in San Jose.

Proximity to Jobs

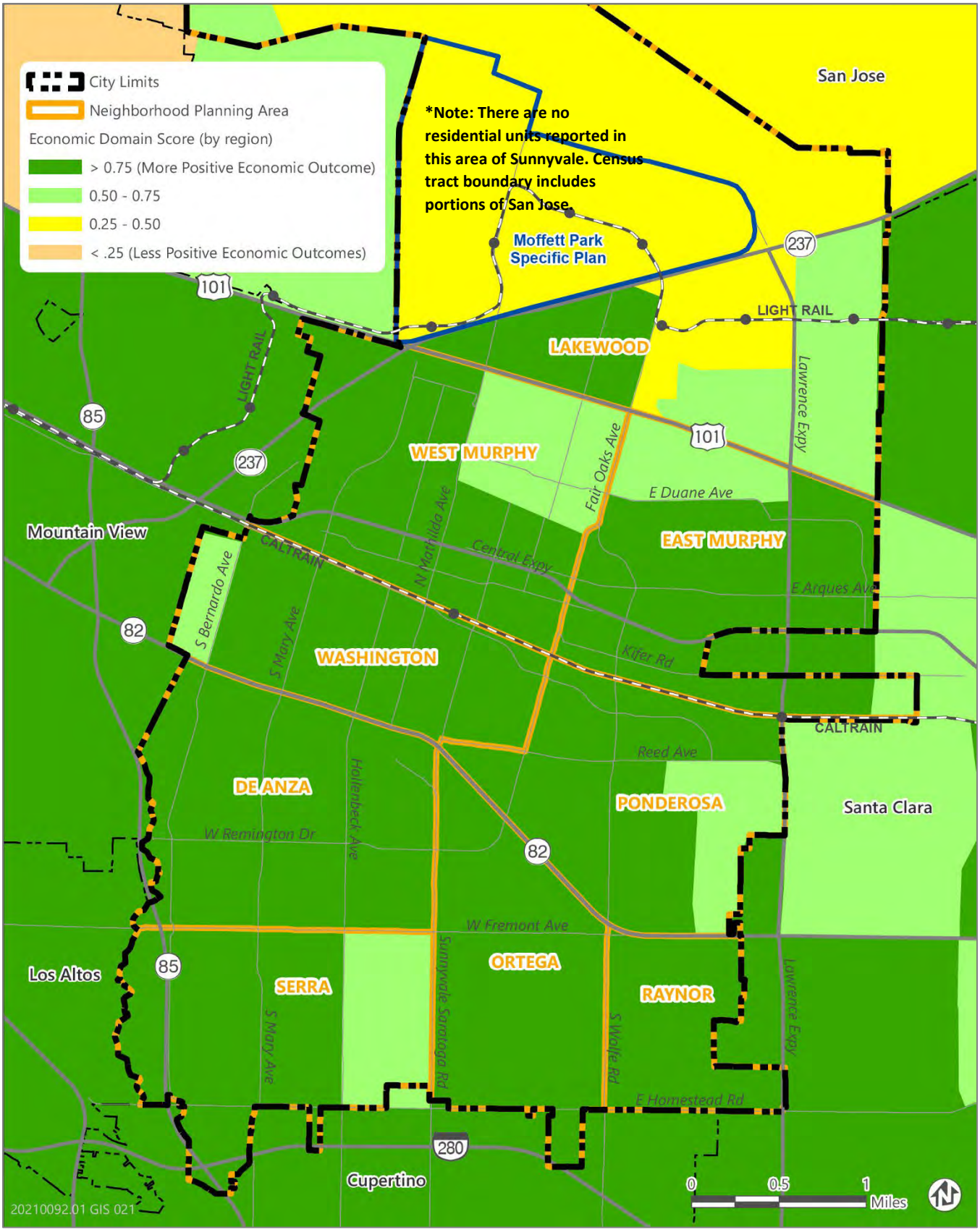
HUD's Job Proximity Index quantifies the accessibility of a given residential neighborhood to all jobs within a core-based statistical area. Index ratings (see Figure 4-28) show the closest proximity to jobs in the northern part of Sunnyvale, north of the Central Expressway, where there are more employment opportunities. The index scores generally decline for census tracts further to the south. The southernmost census tracts also have a moderate proximity to jobs because of the proximity to jobs to the south in Cupertino. In comparison to the region, Sunnyvale generally has high overall job opportunity index scores, similar to other nearby areas along U.S. Highway 101 in northern Santa Clara County. Although there are many job-rich areas nearby and in the larger Bay Area region, Sunnyvale still stands out as a place with higher access to jobs than many other places in the Bay Area region (see Figure 4-29).

Transportation Access

The Transportation Cost Index, developed by HUD, estimates the percentage of income that residents use to pay for transportation, measured at the census tract level on a 0 to 100 scale. The higher an index score, the lower the cost of transportation. Index scores can be influenced by factors such as access to public transportation, housing density, and proximity of employment centers and other services. Similar to most south Bay Area jurisdictions, all of Sunnyvale has a very high index rating of over 90, meaning it has lower transportation costs than at least 90 percent of the nation (see Figure 4-30). In comparison, the average score for California is 66, meaning Sunnyvale has lower costs than the statewide and national average. Costs are lower because of Sunnyvale's proximity to services and employment centers, public transportation, and higher housing densities.

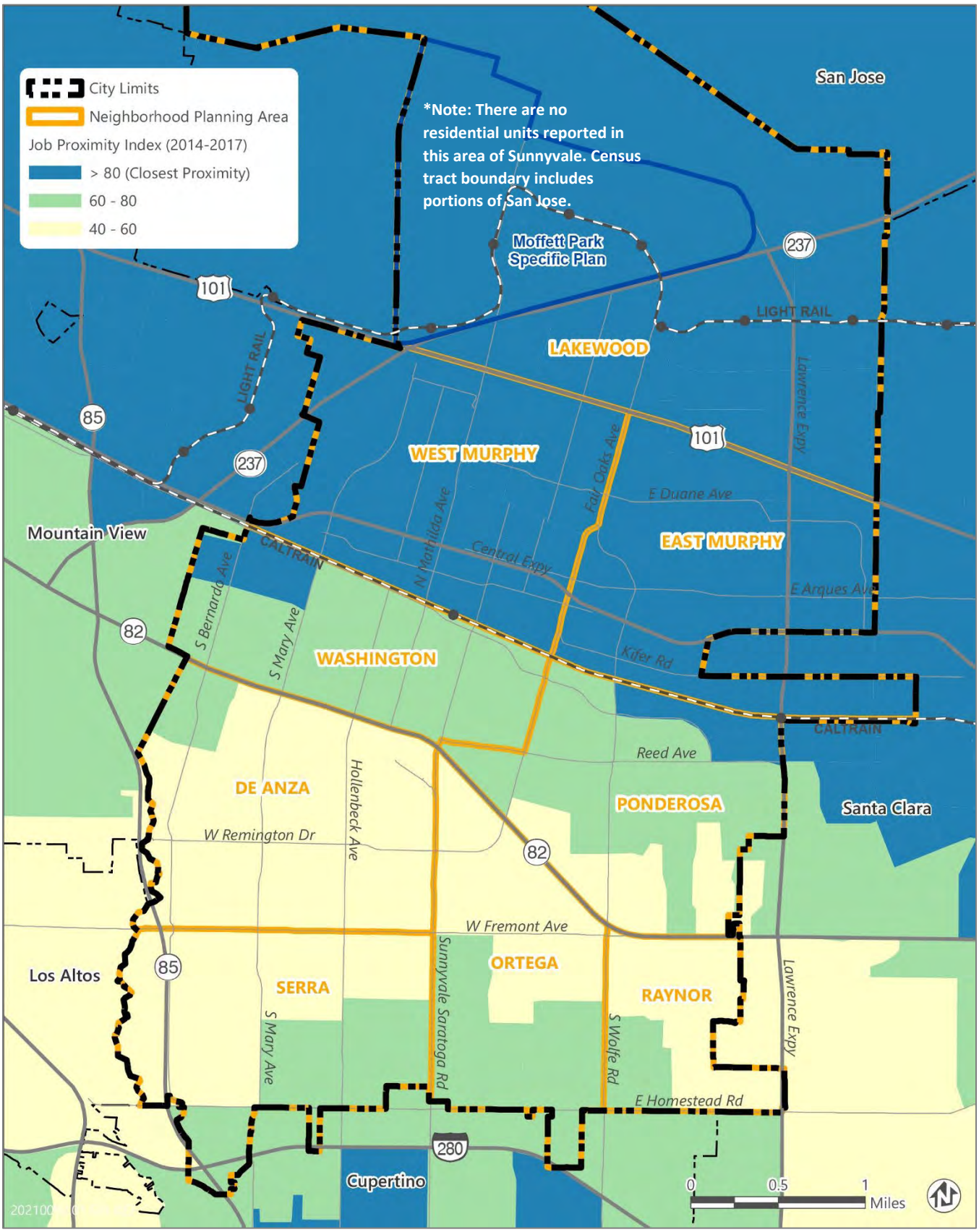
Sunnyvale also has two Caltrain stations, one in Downtown, and the other in the Lawrence Station Area Plan, that provide regional rail service. Additionally, there are several light rail stations on the Valley Transit Authority (VTA) Orange Line in the City and several more just to the east of Sunnyvale. Many of the stops in Sunnyvale are located near employment centers, including the Moffett Park area. The Reamwood, Vienna, and Fair Oaks VTA light rail stations are located near residences and provide transit access to some of the City's mobile home parks. The Sunnyvale Transit Center offers VTA bus connections throughout the City and is located across the street from the Downtown Caltrain station. The light rail services are also complemented by many additional VTA bus routes that traverse the City and provide additional local and regional connections.

Figure 4-27: Economic Score - TCAC Opportunity Areas, Sunnyvale 2021



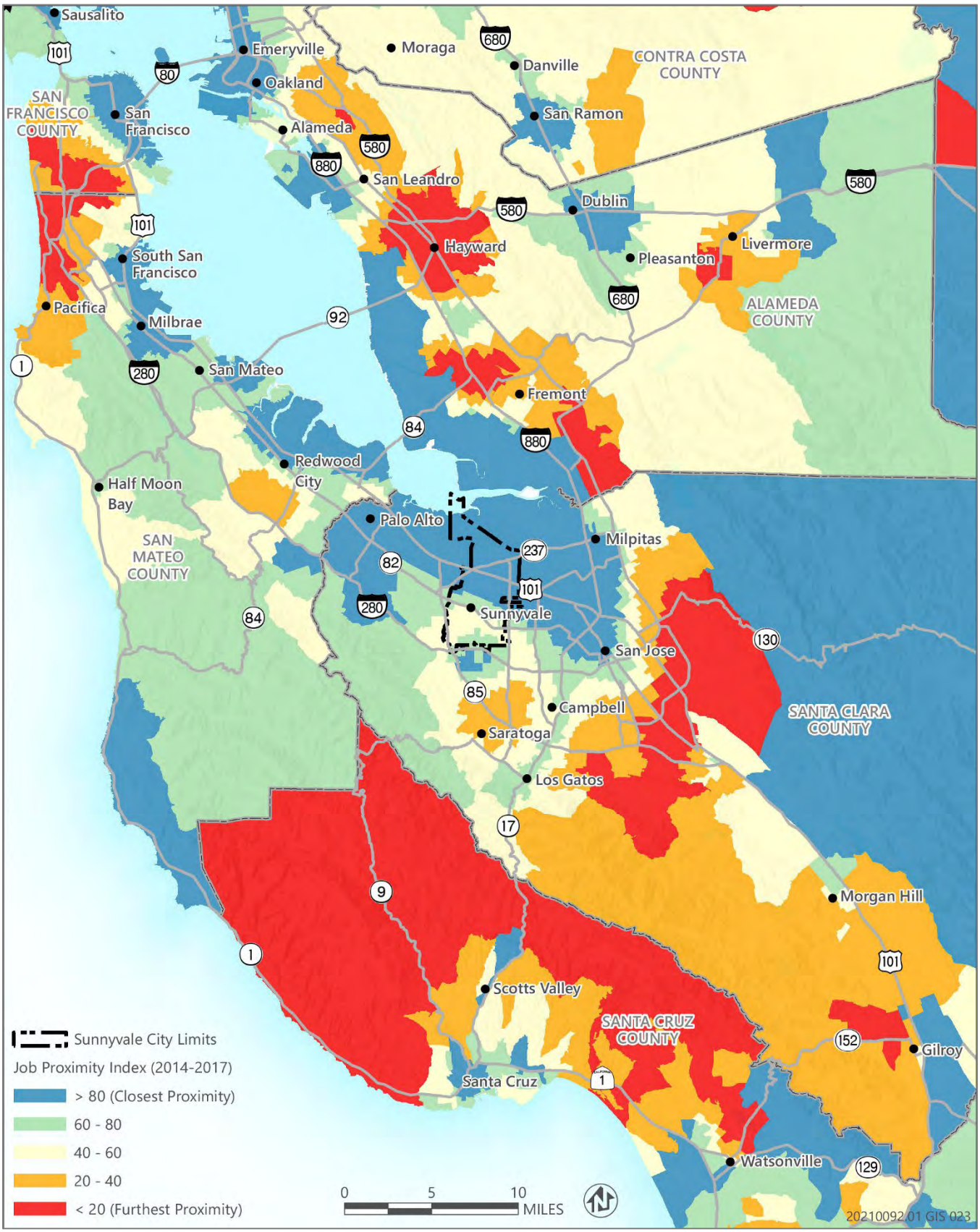
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021.

Figure 4-28: Jobs Proximity Index, Sunnyvale, 2014-2017



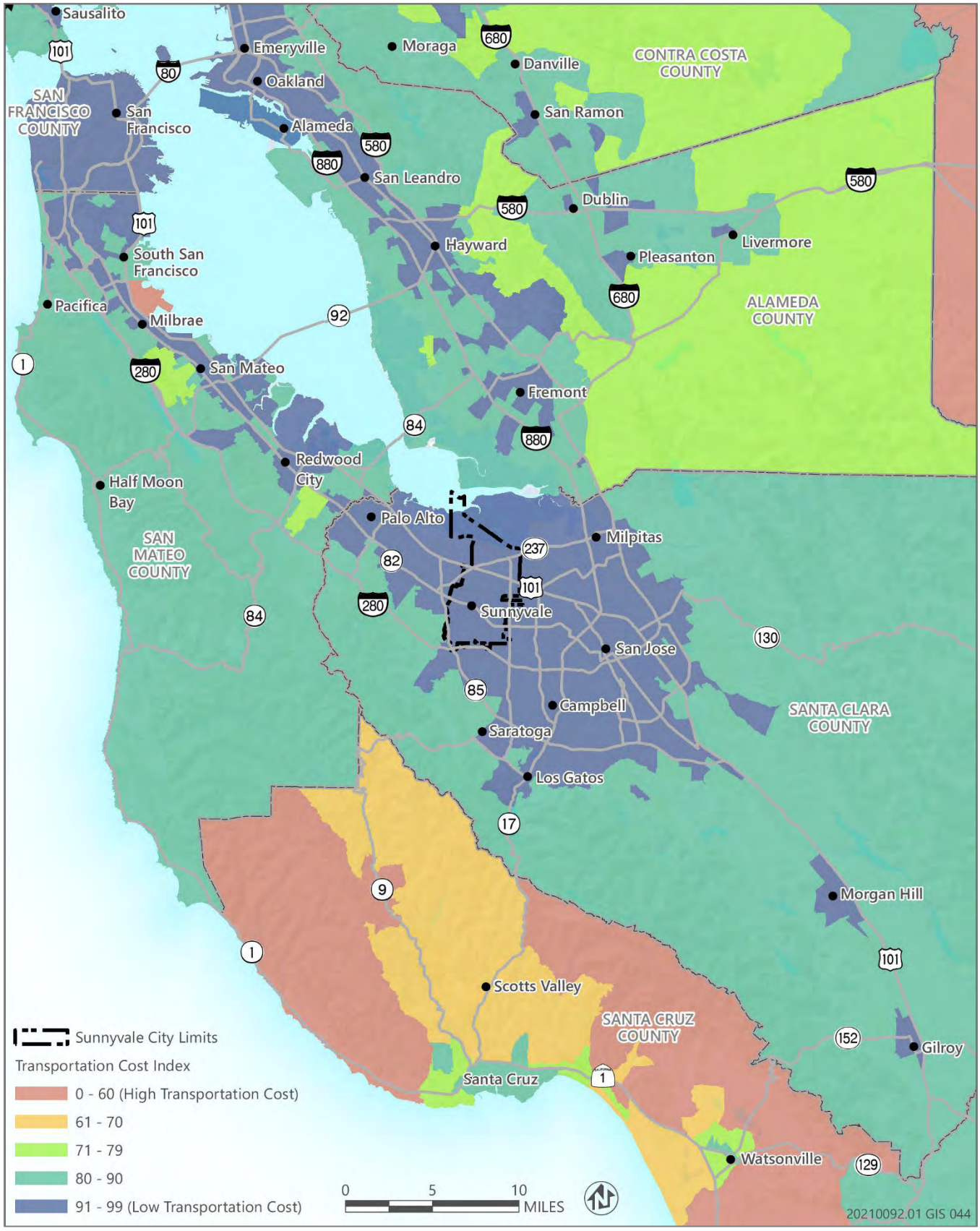
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. Department of Housing and Urban Development, 2014-2017.

Figure 4-29: Jobs Proximity Index, Region, 2014-2017



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. Department of Housing and Urban Development, 2014-2017.

Figure 4-30: Transportation Cost Index, Region, 2020



Source: Data downloaded from the U.S. Department of Housing and Urban Development in 2021.

Providing access to affordable and reliable transportation allows people with disabilities and lower-income households more opportunities in education, employment, healthcare, and housing. Figure 4-21 shows the population surrounding the Reamwood, Vienna, and Fair Oaks Stations area areas that have a higher percent of population with a disability.

Environmental Conditions

Across the country, lower-income households and racially segregated communities are disproportionately impacted by a combination of locational factors such as proximity to landfills, freeways, industrial areas, and other toxins and pollutants. A 2016 report entitled "Poverty Concentration and the Low Income Housing Tax Credit: Effects of Siting and Tenant Composition" studied whether nationally the LIHTC affects the concentration of poverty. The study examined who lives in LIHTC developments in different neighborhoods, and how neighborhoods and metropolitan areas change after LIHTC developments are built. The study concluded that the distribution of affordable housing has been disproportionately developed in minority neighborhoods with poor environmental conditions and high poverty rates, thereby reinforcing poverty concentration and racial segregation in low opportunity and low resource areas.[5] The links between health and housing strongly indicate that improved housing and neighborhood environments could lead to reductions in health disparities.

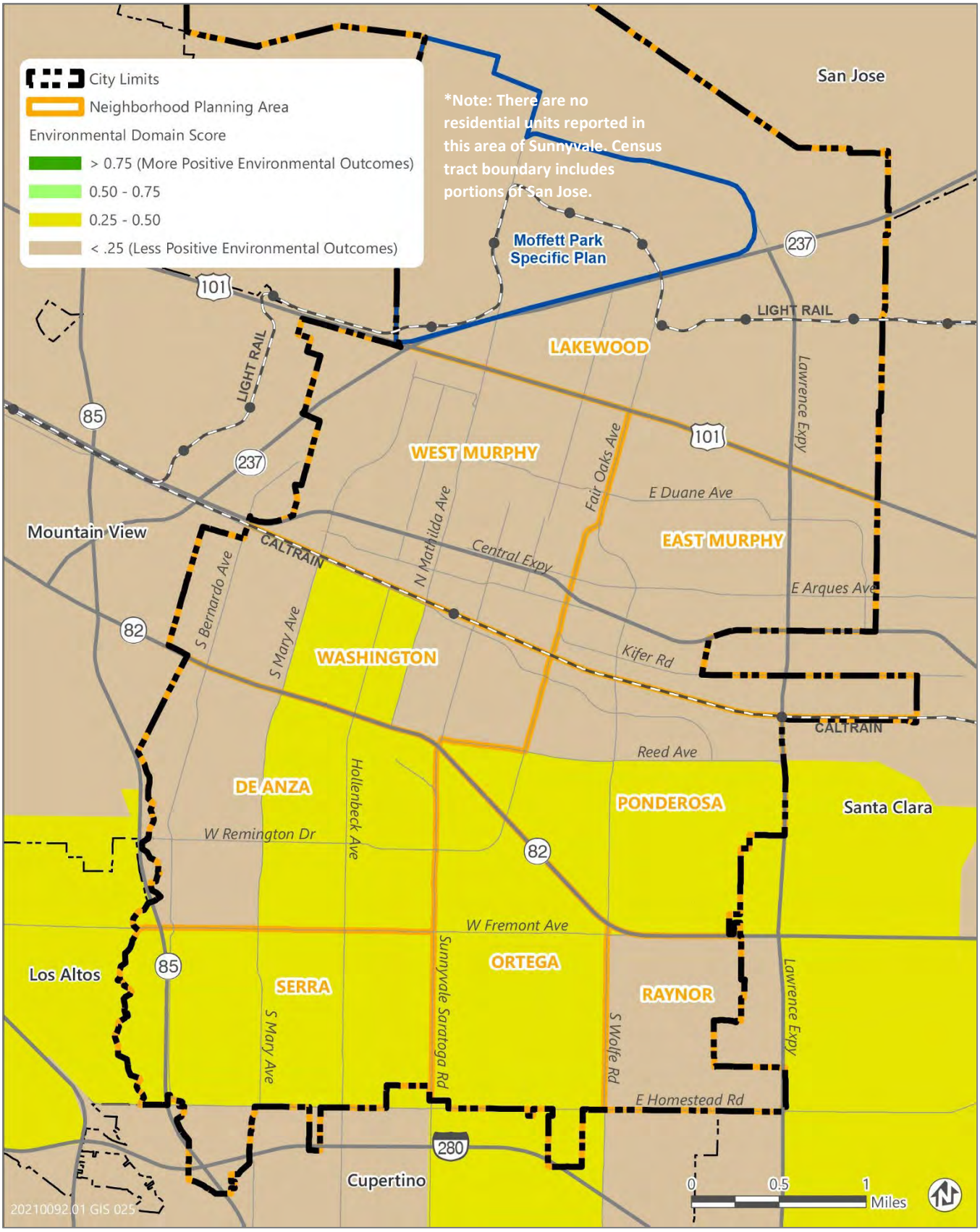
The TCAC/HCD opportunity map scores for the environmental domain are based on the exposure, pollution burden, and environmental effect indicators used in the California Office of Environmental Health Hazard Assessment CalEnviroScreen 4.0 tool. Generally, much of Sunnyvale scored at 0.25 or less, indicating less positive environmental outcomes, similar to most jurisdictions in northern Santa Clara County. Several portions of northern Sunnyvale are affected by impaired (i.e., contaminated) waters and hazardous waste at higher rates than most California jurisdictions. Some areas in the southern Sunnyvale, including portions of the Washington, De Anza, Serra, Ortega, and Ponderosa neighborhood planning areas have slightly higher environmental scores between 0.25 and 0.5 (see Figure 4-31). These areas have better population health characteristics, including lower rates of asthma and cardiovascular disease and correlate with the areas developed for single family homes and areas of high income.

Sunnyvale faces flooding risks in a large portion of the City. Areas of flood risk are shown in Figure 4-32. The entire southern portion of the City, including the City's wealthiest single family neighborhoods, is within the 500-year flood zone. In addition, portions of the Moffett Park area, proposed for future redevelopment, and some of the City's mobile home parks in the Lakewood neighborhood planning area are within the 100-year flood zone.

The Moffett Park Specific Plan area is identified as a focused area of investment. Adoption of the Moffett Park Specific Plan, expected in early 2023, will result in infrastructure improvements to address stormwater runoff, flooding, and sea level rise. Additionally, the plan will establish more efficient land use patterns and is expected to include investments to transportation systems intended to reduce vehicle trips and greenhouse gas emissions. These infrastructure improvements are anticipated to improve environmental scores in the Moffett Park area.

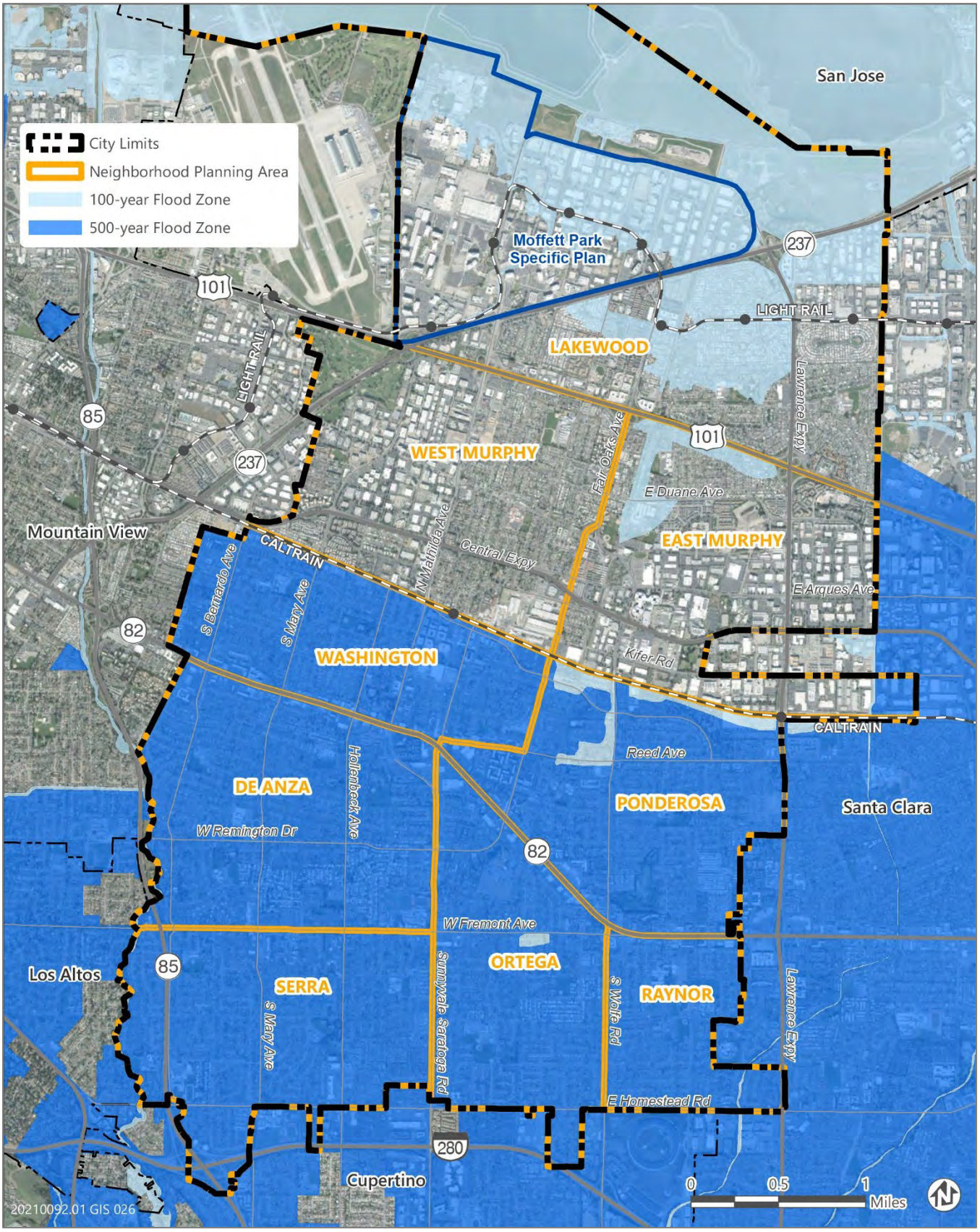
[5] Ellen, I.G.; Horn, K.M.; O'Regan, K.M. 2016. Poverty concentration and the Low Income Housing Tax Credit: Effects of siting and tenant composition.*Journal of Housing Economics* 34 (2016) 49-59. Elsevier Inc. https://doi.org/10.1016/j.jhe.2016.08.001

Figure 4-31: Environmental Score — TCAC Opportunity Areas, Sunnyvale, 2021



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021.

Figure 4-32: Special Flood Hazard Areas, Sunnyvale, 2020



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on the Federal Emergency Management Agency, 2020.

Disproportionate Housing Needs

An analysis of disproportionate housing needs identifies how access to the housing market differs for members of protected classes and whether such differences are related to or are the effects of discriminatory actions. For the disproportionate housing need analysis, a "housing problem" is defined as units having incomplete kitchen or plumbing facilities, more than one person per room, and households with cost burdens greater than 30 percent (where costs include utilities, insurance, HOA fees, and property taxes). "Severe" housing problems include all of the above except that the cost burden is greater than 50 percent.

Generally, minority households are more likely to experience higher rent burdens, poor housing conditions, and an increased risk of displacement and/or homelessness. White, non-Hispanic households across the region and in each jurisdiction are the least likely to experience housing problems, while Black and Hispanic/Latino households experience housing problems at the highest rates.

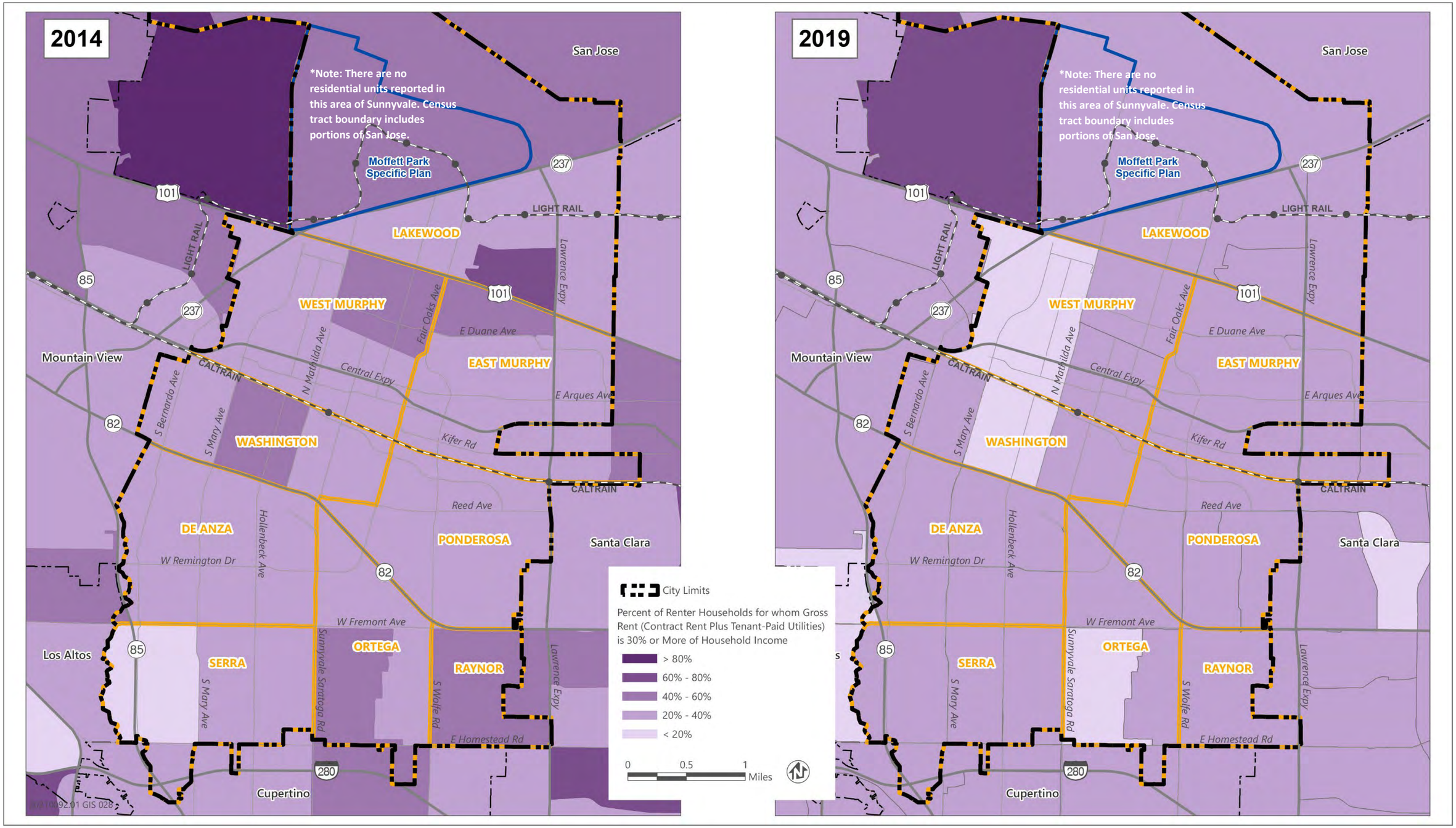
COST BURDEN AND OVERPAYMENT

As previously described, overpayment or "housing cost burden" is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities.

Figure 4-33 shows the trends of overpayment for Sunnyvale renters between 2014 and 2019. In 2014, more than 40 percent of renters in several census tracts were overpaying. However, housing cost burden and overpayment for renters has generally declined in more recent years with all census tracts experiencing less than 40 percent of renters overpaying for housing in 2019. This change occurred throughout the City, including neighborhoods in south Sunnyvale (Washington, Ortega, and Raynor) as well as neighborhoods in the north (Lakewood, West Murphy, and East Murphy).

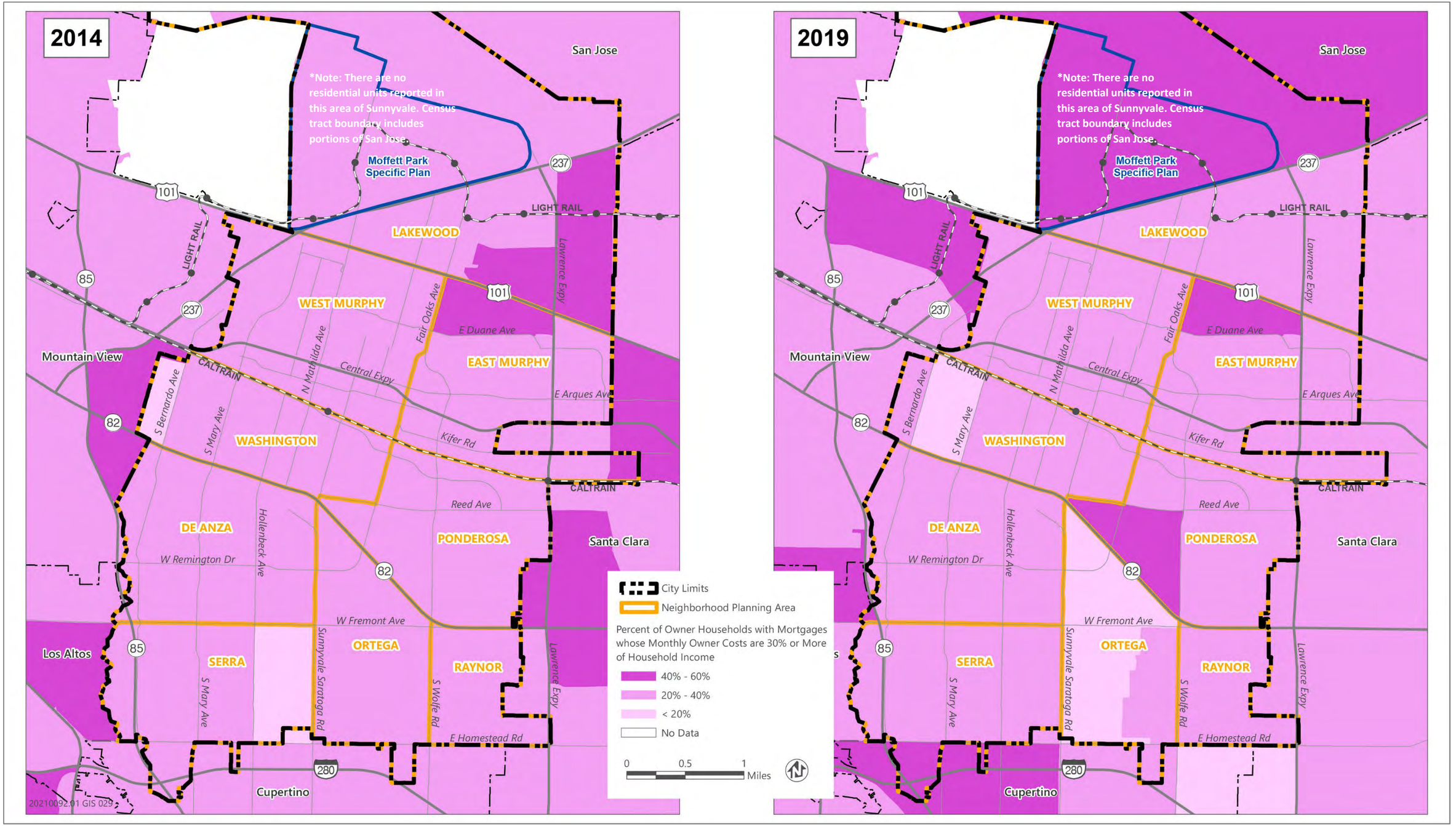
Similarly, Figure 4-34 shows overpayment trends for Sunnyvale homeowners between 2014 and 2019. There are more census tracts with homeowners overpaying for housing than with renters overpaying for housing and overpayment amongst homeowners has reduced in some areas and increased in others but has remained relatively stable since 2014. Three census tracts had more than 40 percent of homeowners overpaying for housing in 2019, including one census tract in the East Murphy neighborhood planning area, one census tract in the Ponderosa neighborhood planning area, and the census tract north of State Route 237 which is influenced by areas outside of the City. The census tract in the East Murphy neighborhood planning area, just north of E Duane Avenue is the only tract that experienced overpayment consistently between 2014 and 2019.

Figure 4-33: Percent of Renters Overpaying, Sunnyvale, 2014 and 2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2010-2014 and 2015-2019 American Community Survey data.

Figure 4-34: Percent of Homeowners Overpaying, Sunnyvale, 2014 and 2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2010-2014 and 2015-2019 American Community Survey data.

OVERCROWDING

Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. However, it can also reflect cultural differences, as some cultures are more likely to live in larger, multigenerational households. Overall, overcrowding occurs in Sunnyvale at a slightly higher rate, with 8.2 percent of households overcrowded, compared to the Bay Area as a whole, where 6.9 percent of households are overcrowded. Figure 4-35 shows the percentage of overcrowded households in the City by census tract. All but one census tract in south Sunnyvale (south of El Camino Real) have rates of overcrowding less than or equal to the statewide average of 8.2 percent. However, more than half of the census tracts located north of El Camino Real experience rates of overcrowding higher than the statewide average, including two tracts that have between 15 and 20 percent of overcrowded households. One of these two tracts is predominantly Hispanic, located just south of U.S. Highway 101, between N Mathilda Ave and Fair Oaks Ave (see Figure 4-8).

As shown in Table 4-12, Hispanic households have the highest rates of overcrowding, 21.1 percent, despite constituting less than 12 percent of overall households in Sunnyvale. Asian households similarly experience a high rate of overcrowding with one in ten households identified as living in overcrowded conditions. These rates of overcrowding among Asian and Hispanic populations stands in stark contrast to the percentage of White households experiencing overcrowding (2.3 percent), given that White households make up the second largest population after Asians. Age likely plays some role in explaining racial and ethnic disparities in overcrowding between White, Hispanic, and Asian residents. Relatively younger adults, around the age of the median-age Asian and Hispanic households of Sunnyvale, are more likely to have minor children in their households, which, in turn, increases the likelihood of overcrowding. These households are also more likely to live in multi-generational households which also contributes to overcrowded housing conditions.

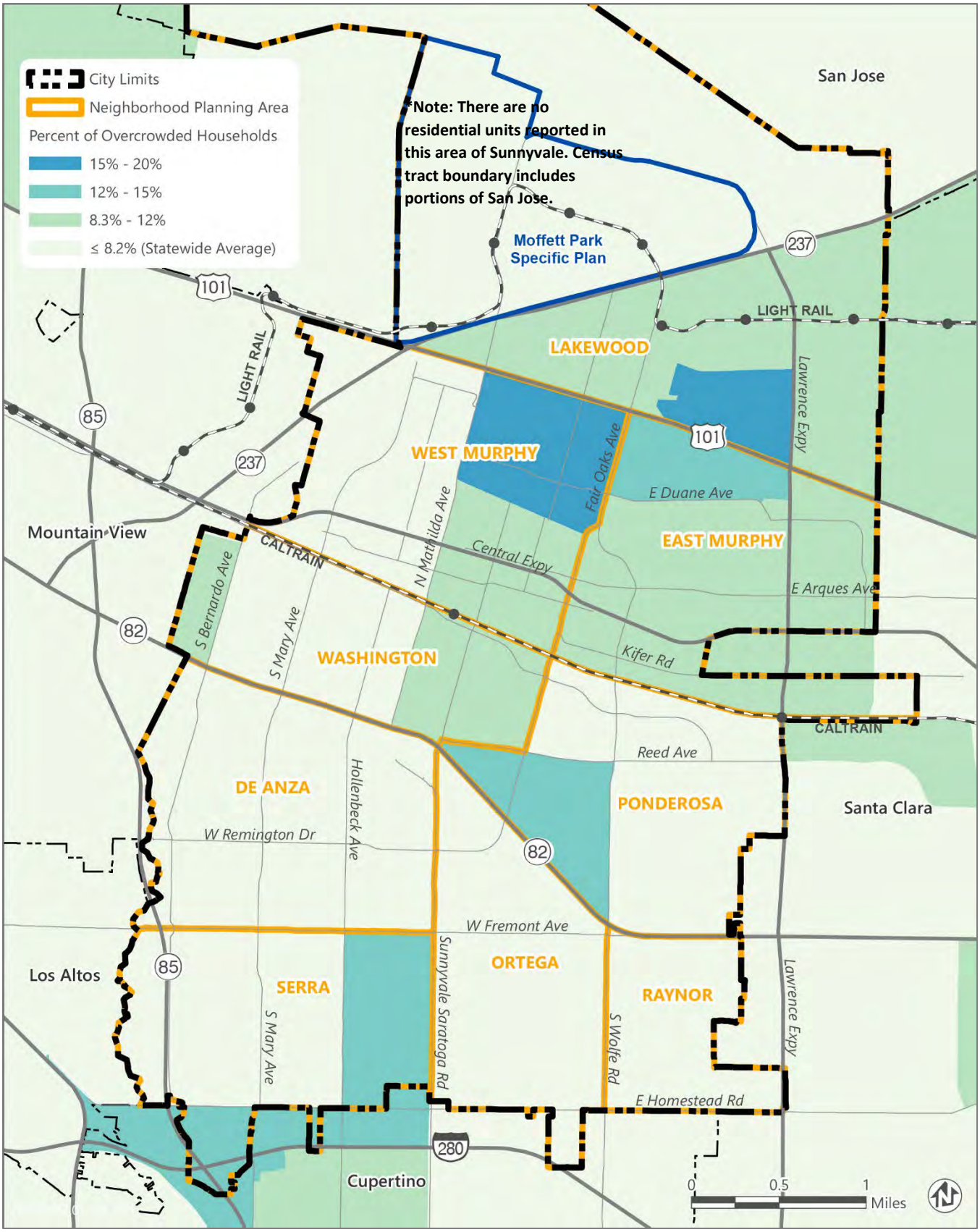
Table 4-12: Occupants Per Room for Households by Race and Ethnicity, City of Sunnyvale

Race or Ethnicity	Total Households	Percent of Households in Units with 1.00 or Fewer Occupants Per Room	Percent of Households in Units 1.01 or More Occupants Per Room
Total Non-Institutionalized Population	56,103	91.8%	8.2%
White Alone, Not Hispanic or Latino	21,256	97.7%	2.3%
Black or African American Alone	919	98.8%	1.2%
Asian Alone	25,710	89.8%	10.2%
Hispanic or Latino (of any race)	6,563	78.9%	21.1%

Source: U.S. Census American Community Survey 5-year Data (2015-2019)

As with most disproportionate housing needs, renter households are more likely to experience overcrowded conditions. As shown in Table 4-13, renter households have starkly higher rates of severe overcrowding than owner-occupied households; they are 28 times more likely to be subjected to severe overcrowding than owner-occupied units. Although data regarding severe overcrowding by race and ethnicity is not available; in Sunnyvale, and the region, White and Asian households are relatively more likely to be homeowners while Black and Hispanic households are relatively more likely to be renters. Because the absolute number of Hispanic households living in overcrowded conditions is greater in comparison to other households, including Asian ones, and they tend to be renters, Hispanic households are most likely to live in severely overcrowded conditions than other racial or ethnic groups in Sunnyvale.

Figure 4-35: Overcrowded Households, Sunnyvale, 2020



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on California Health and Human Services, 2020.

Table 4-13: Occupants Per Room for Households by Tenure, City of Sunnyvale

Tenure	Total Households	Percent of Households in Units with 1.50 or Fewer Occupants Per Room	Percent of Households in Units 1.51 or More Occupants Per Room
Owner-Occupied	25,461	99.8%	0.2%
Renter-Occupied	30,642	94.3%	5.7%

Source: U.S. Census American Community Survey 5-year Data (2015-2019)

SUBSTANDARD HOUSING

High housing costs can often result in households, particularly renters, living in substandard conditions to afford housing. As is common throughout the region and the state, substandard housing conditions in Sunnyvale are more prevalent in renter households than in homeowner households. As reported in Chapter 3, "Housing Needs Assessment," 1.9 percent of renters in Sunnyvale reported lacking a kitchen and 0.7 percent of renters lack plumbing, compared to 0.6 percent of owners who lack a kitchen and 0.6 percent of owners who lack plumbing.

Table 4-14 shows that, although very few households in the Sunnyvale and northern San Jose area reside in units that lack complete plumbing and/or kitchen facilities, to the extent that any group is more likely to live in housing lacking such facilities, Hispanic households lack such facilities at the highest rates. In addition, persons with disabilities may live in single-room occupancy buildings or congregate settings like board and care homes that may lack kitchens in individual units. Table 4-15 shows that persons with disabilities in the Sunnyvale and northern San Jose area are much more likely than people who do not have disabilities to live in housing that lacks complete plumbing facilities and, to an even greater extent, complete kitchen facilities.

Table 4-14: Substandard Housing Conditions by Race and Ethnicity, Public Use Microdata Area – Santa Clara County (Northwest)—Sunnyvale & San Jose (North)

Race or Ethnicity	Total Population	Percent of Households in Units That Lack Complete Plumbing Facilities	Percent of Households in Units That Have Complete Plumbing Facilities
White Alone*	61,209	1.4%	98.6%
Black or African American Alone	2,738	0.0%	100.0%
Asian Alone	74,070	0.1%	99.5%
Hispanic or Latino (of any race)	26,716	4.3%	95.7%
Race or Ethnicity	**Total Population**	**Percent of Households in Units That Lack Complete Kitchen Facilities**	**Percent of Households in Units That Have Complete Kitchen Facilities**
White Alone*	61,209	0.6%	99.4%
Black or African American Alone	2,738	1.0%	99.0%
Asian Alone	74,070	0.5%	99.0%
Hispanic or Latino (of any race)	26,716	2.0%	98.0%

*White Alone population in this table is not disaggregated to exclude people who identify as both Hispanic or Latino and White.

Source: U.S. Census American Community Survey 5-year Data (2015-2019)

Table 4-15: Substandard Housing Conditions by Disability, Public Use Microdata Area – Santa Clara County (Northwest)—Sunnyvale & San Jose (North)

Disability Status	Total Population	Percent of Households in Units That Lack Complete Plumbing Facilities	Percent of Households in Units That Have Complete Plumbing Facilities
With a Disability	10,006	1.7%	98.3%
Without a Disability	148,774	1.0%	99.0%
Disability Status	**Total Population**	**Percent of Households in Units That Lack Complete Kitchen Facilities**	**Percent of Households in Units That Have Complete Kitchen Facilities**
With a Disability	10,006	3.2%	96.8%
Without a Disability	148,774	0.9%	99.1%

Source: U.S. Census American Community Survey 5-year Data (2015-2019)

HOMELESSNESS

The number of people experiencing homelessness has increased throughout the Bay Area region in recent years and was further exacerbated by the economic impacts of the 2020 outbreak of the coronavirus pandemic. As described in Chapter 3, the last homeless census and survey was conducted by the County in 2019. The census found that the increase in homelessness from 2017 to 2019 was substantially higher in Sunnyvale (147 percent) than in nearby jurisdictions, such as Mountain View (46 percent), San Jose (40 percent), and Santa Clara (20 percent), and the county as a whole (31 percent). In addition, although the rate of homelessness for White residents was proportionate to the total White population countywide, other races and/or ethnic groups experienced homelessness at disproportionate rates. Black residents made up almost 19 percent of the countywide homeless population, although Black residents only account for 2.5 percent of the total county population, and American Indian or Alaska Native residents made up 8 percent of the countywide homeless population, but only account for 0.5 percent of the total county population. Conversely, Asian residents were underrepresented within the homeless population. Asian residents made up just under 5 percent of the homeless population but account for almost 37 percent of the total county population (see Figure 3-26).

GENTRIFICATION AND RISK OF DISPLACEMENT

Gentrification, is the process by which higher-income households move to lower-income neighborhoods, changing the essential character of that neighborhood. Gentrification is often associated with displacement, which occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income people are excluded from moving in.

Renter occupancy and high rent burdens are the most common reasons for displacement to occur since renters may not be able to afford to stay in their homes as rents increase. Although, both home values and rents have increased dramatically across the Bay Area in recent years, rents in Sunnyvale have increased at a higher rate than countywide and in the region. As discussed in Chapter 3, median rents in Sunnyvale increased by over 80 percent from 2009 to 2019, during the same timeframe rents increased by 39 percent countywide, and 54 percent in the region. Many renters have been priced out, evicted, or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to move out of the region, and now commute long distances to their jobs and schools. Low-income households are disproportionately at risk of displacement as rents increase and access to affordable housing decreases. When renters are displaced, there is a corresponding increase in the number of people experiencing homelessness.

The location affordability index, developed by HUD, measures standardized household housing and transportation cost estimates. As shown in Figure 4-36, the location affordability index found that most of the City had median gross rents between $1,500 and $3,000 a month (based on 2012-2016 ACS data). Southwestern Sunnyvale, including the De Anza and Serra neighborhood planning areas, had some of the highest median gross rents, between $2,500 and $3,000. Lower median gross rents, between $1,500 - $2,000 tend to be near Downtown and the central portion of El Camino Real, in the Washington, De Anza, and Ortega neighborhood planning areas; as well as near U.S. Highway 101, in the West Murphy and East Murphy neighborhood planning areas; and in the Moffett Park area of the Lakewood neighborhood planning area.

Displacement Risk

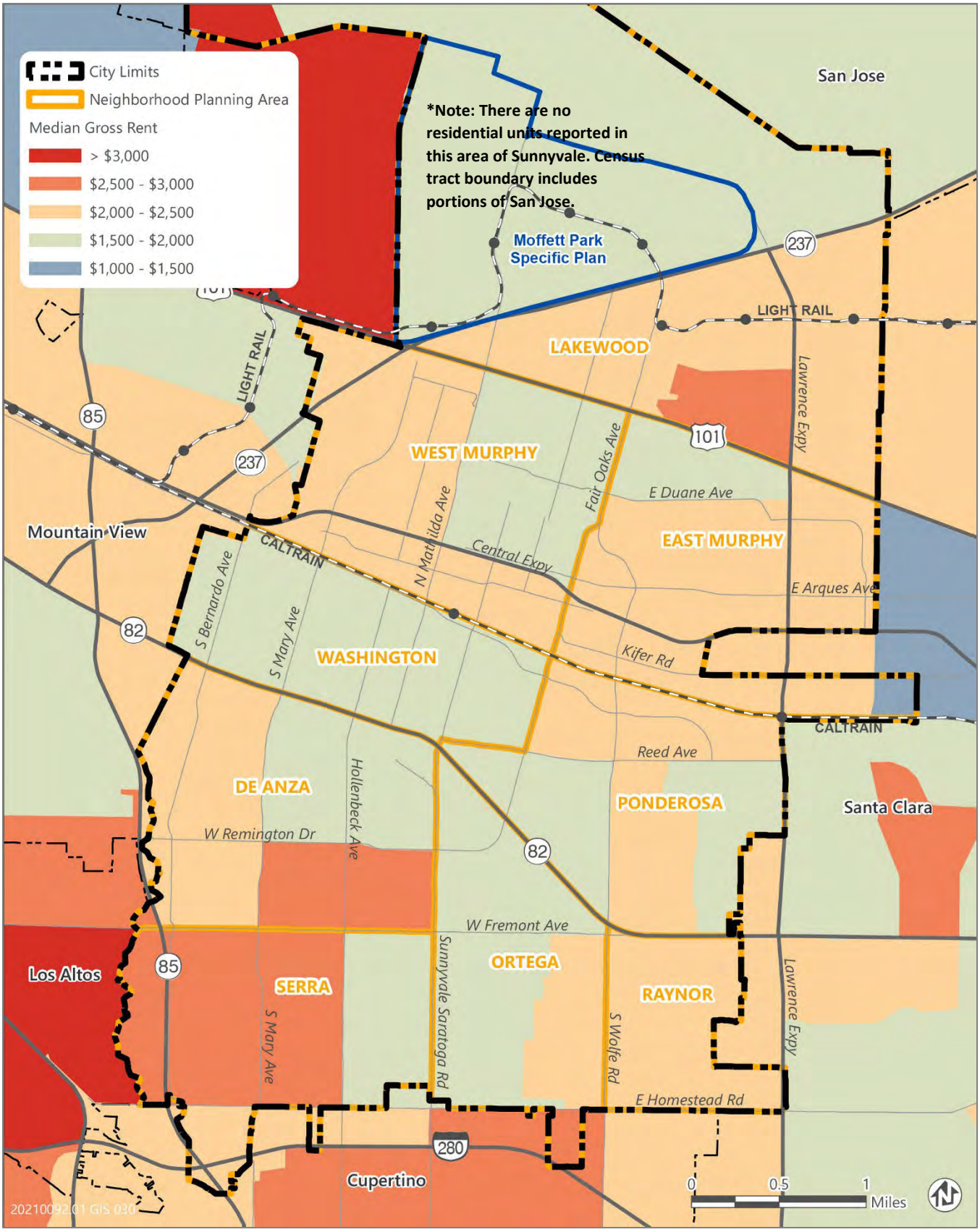
Figure 4-37 shows the communities in Sunnyvale that are sensitive to displacement. Sensitive communities include areas where a high proportion of residents may be vulnerable to displacement due to rising housing costs and market-based displacement pressures present in and/or near the community. In total, 27 percent of census tracts in the state of California are identified as areas that are sensitive to displacement.

Communities were designated sensitive if they met the following criteria:

1. They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
    - Share of very low-income residents is above 20 percent in 2017; and,
    - The tract meets two of the following criteria:
    - Share of renters is above 40 percent in 2017
    - Share of people of color is above 50 percent in 2017
    - Share of very low-income households that are severely rent burdened households is above the county median in 2017
2. They, or areas in close proximity, have been experiencing displacement pressures. Displacement pressure is defined as:
    - A percent change in rent above the county median for rent increases between 2012 and 2017; or,
    - A difference between census tract median rent and median rent for surrounding tracts above median for all tracts in the county (rent gap) in 2017

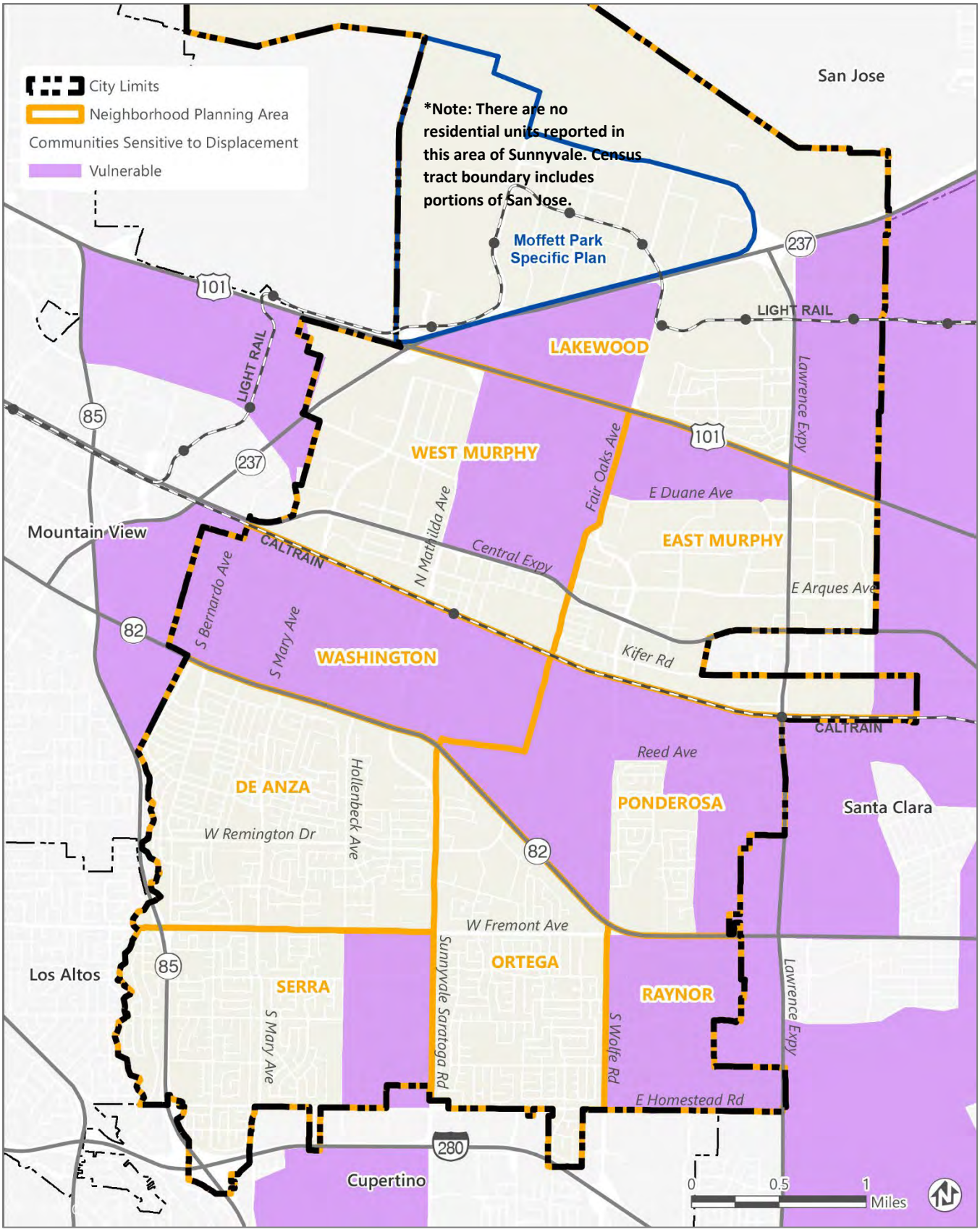
Based on this analysis, the areas within Sunnyvale that are sensitive to displacement include the Raynor neighborhood planning area in the southeast; most of the area between the El Camino Real corridor and the Caltrain rail line, including Downtown; and portions of the West Murphy, East Murphy, and Lakewood neighborhood planning areas in the northern portion of the City. These areas include the predominantly Hispanic census tracts just south of U.S. Highway 101.

Figure 4-36: Location Affordability Index, Sunnyvale, 2016



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2012-2016 American Community Survey data.

Figure 4-37: Neighborhoods at Risk of Displacement, Sunnyvale, 2017



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on UC Berkley Urban Displacement Project, 2017.

Other Relevant Factors

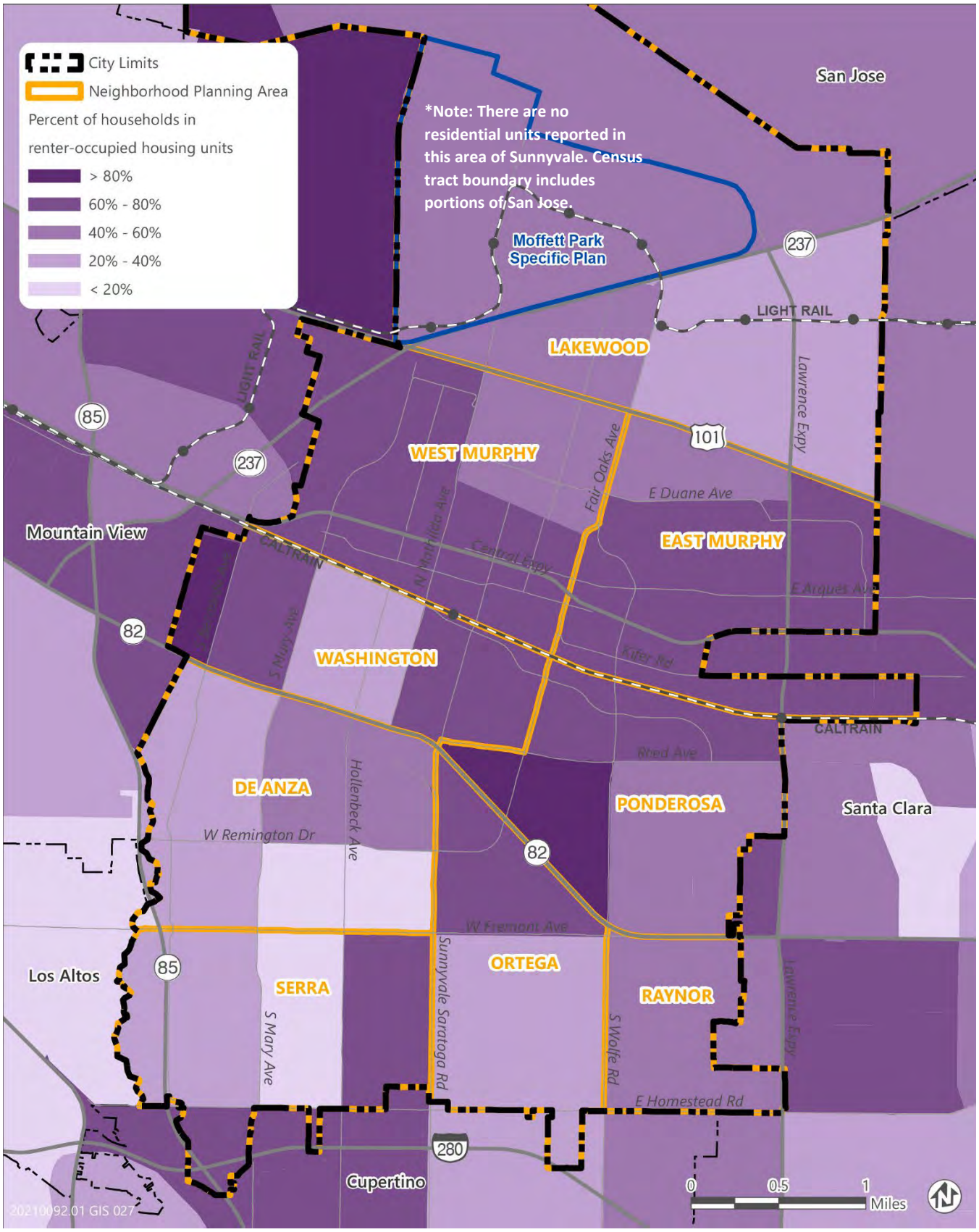
RATES OF HOMEOWNERSHIP

Homeownership is the largest asset of most households in the U.S. and, for many low-income households, provides an opportunity for future generations to attain homeownership by increasing the family's wealth. One of the most prevalent consequences of residential segregation is the intergenerational inaccessibility of homeownership. Homeownership is on the decline in Sunnyvale and is lower than in the county and the region. In 2019, only 45 percent of Sunnyvale residents owned their home, compared to 56 percent of Santa Clara County and Bay Area residents.

Figure 4-38 shows the distribution of renter households in Sunnyvale. The percentage of renters is higher in the northern portion of the City than south of the El Camino Real corridor, corresponding with a higher prevalence of multifamily housing in the north and single-family housing in the south. Census tracts with the lowest proportions of renter households and the highest homeowner rates, are in the southeastern portion of the City in the Serra and De Anza neighborhood planning areas. These areas also correlate with the predominantly White areas of the city (see Figure 4-8). Census tracts with the highest proportions of renter households and the lowest homeowner rates, are just north of El Camino Real in the Ponderosa neighborhood planning area and the most eastern portion of the Washington neighborhood planning area. In addition, homeownership rates are generally lower in the West Murphy and East Murphy neighborhood planning areas.

Disparities in homeownership rates by race/ethnicity reflect historical federal, state, and local policies that limited access to homeownership for communities of color and the resulting generational wealth gap. In Sunnyvale, homeownership rates are lower amongst Black (22 percent), Hispanic or Latinx (29 percent), and American Indian or Alaska Native (32 percent) residents compared to Asian (43 percent) and White (52 percent) residents (see Figure 3-12).

Figure 4-38: Percent of Households in Renter-Occupied Units, Sunnyvale, 2016



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2012-2016 American Community Survey data.

MORTGAGE LOAN ACCESS

Despite efforts to reform long-standing practices of discrimination in the housing credit system, patterns of inequality still exist. The Great Recession and housing crisis brought to light the unusually high concentration of non-White residents with subprime mortgages and property foreclosures across the country. Subprime mortgages are a type of housing loan most often given to individuals that have weak credit history. Subprime mortgages carry higher interest rates, and are thereby more expensive, because there is a pre-determined higher risk of default. The breakdown of subprime loans within the City is unavailable. However, from 2014-2017, the number of subprime loans, or high-cost loans, in Santa Clara County was low across all racial/ethnic groups due to the extremely costly housing market (see Table 4-16). However, even at these low levels, the differences in racial/ethnic groups is apparent. The Hispanic/Latino subprime rate, 4.79 percent, is nearly four times the rate of Asian subprime loans, 1.23 percent.

Table 4-16: Percentage of Originated Loans That Were High-Cost by Race or Ethnicity in Santa Clara County, 2014-2017

Race or Ethnicity	Number of Loans Originated	Percentage High-Cost
White, Not Hispanic	62,431	1.80%
Black, Not Hispanic	1,689	3.37%
Asian, Not Hispanic	73,926	1.23%
Hispanic/Latino	14,275	4.79%

Source: Santa Clara County Assessment of Fair Housing Draft, 2020 (Home Mortgage Disclosure Act Data).

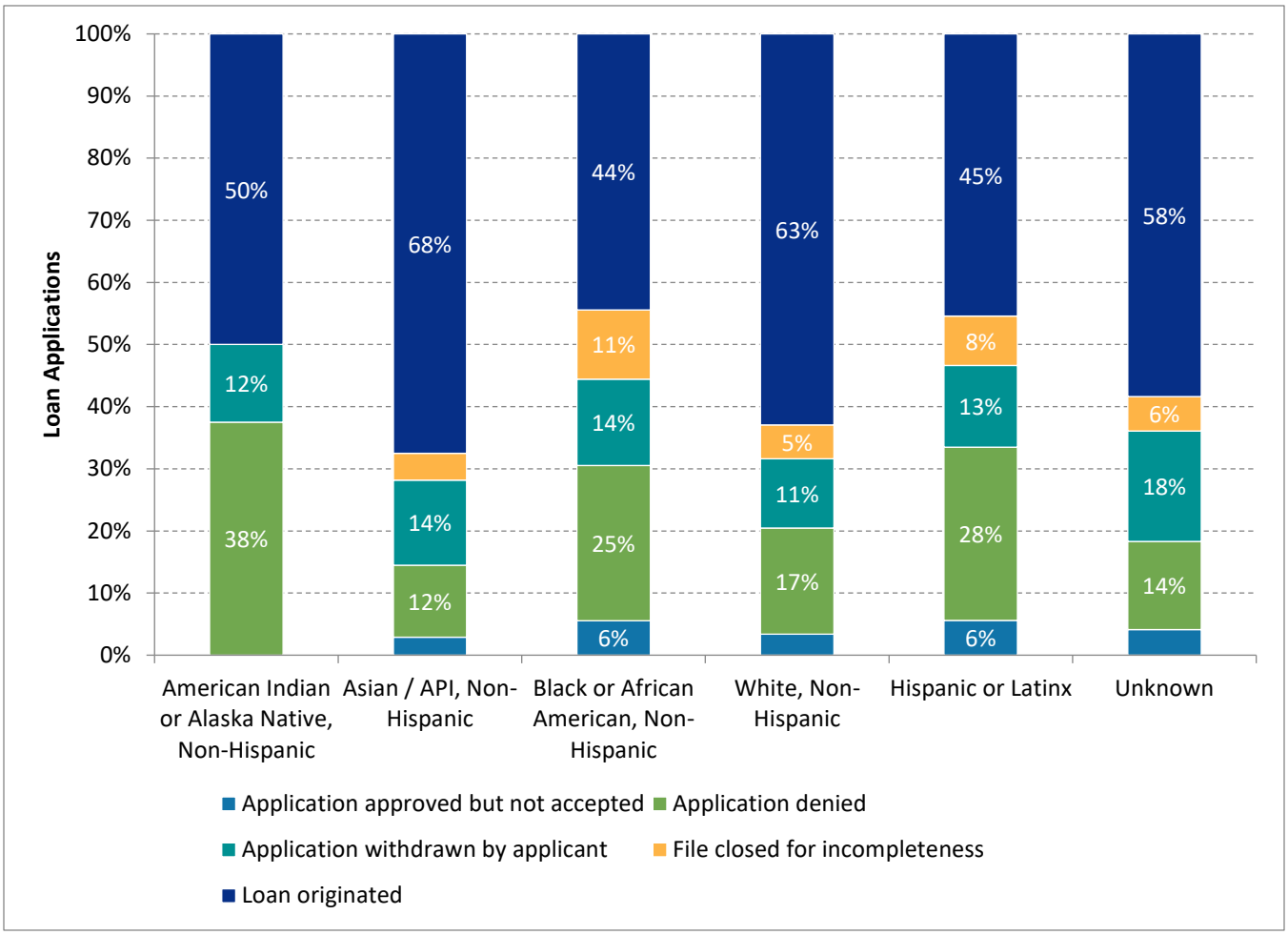
In 2018 and 2019, of the 5,180 mortgage applications filed in Sunnyvale, 14 percent were denied. As shown in Figure 4-39, Asian/Pacific Islander applicants had the lowest denial rates (12 percent) and were the only race to have a lower denial rate than the Citywide rate. The denial rates within Sunnyvale for Hispanic or Latinx applicants (28 percent); Black or African American, non-Hispanic (25 percent) were significantly higher than for White applicants (17 percent), and all were above the Citywide denial rate. American Indian or Alaska Native, non-Hispanic applicants had the highest denial rate (38 percent), however only 8 applications total were submitted.

HOUSING CHOICE VOUCHERS

Housing choice vouchers can show patterns of concentration and integration to inform needed actions. Compared to the region, Sunnyvale has a relatively low percentage of housing choice vouchers. HUD's 2020 fair housing data exchange showed that of the 56,120 housing units in the City, only 648 units, or 1.15 percent, were included in the housing choice voucher program. Within, Sunnyvale, the census tract with the highest percentage of renters using housing choice vouchers was 5.8 percent. This census tract is in the Ponderosa neighborhood planning area, just north of El Camino Real and west of South Wolfe Road, and includes a number of older multifamily rental developments. In 12 other census tracts, less than 5 percent of renters use housing choice vouchers, and the remaining 16 census tracts have no data (see Figure 4-40).

Participation in the housing choice voucher program in Sunnyvale is well distributed by race/ethnic group. As shown in Table 4-17, HUD's 2020 fair housing data exchange shows that, in Sunnyvale, a higher proportion of program participants were White than in the northern Santa Clara County region. Approximately the same proportion of participants were Black or Asian/Pacific Islander as in the region. However, a substantially smaller proportion of participants in the City were Hispanic than in the region.

Figure 4-39: Determination of Mortgage Loan Applications by Race/Ethnicity



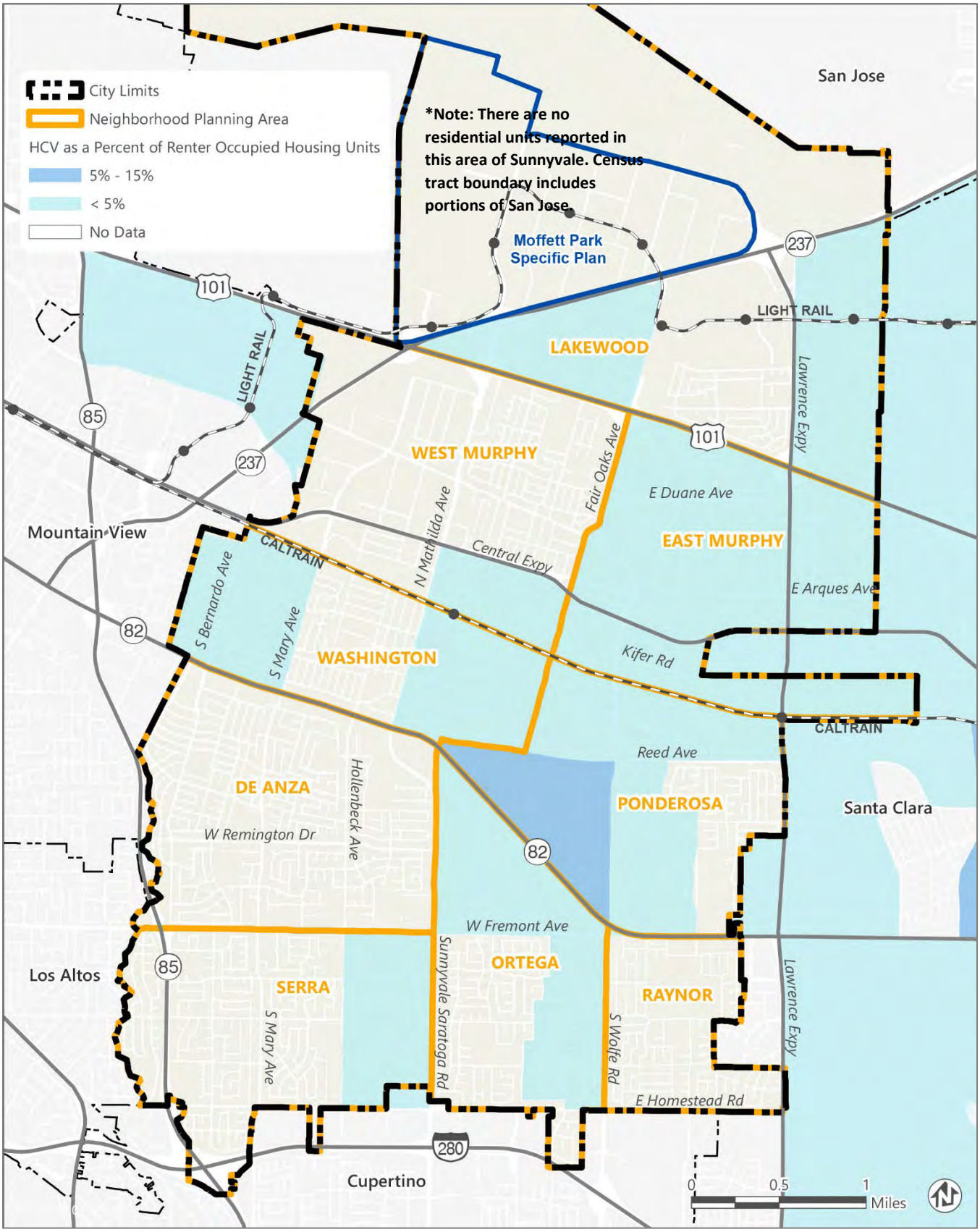
Source: Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files, 2018 and 2019.

Table 4-17: Housing Choice Voucher Program Participants by Race/Ethnicity, 2020

Location	White		Black		Hispanic		Asian or Pacific Islander	
	#	%	#	%	#	%	#	%
Sunnyvale	176	30.6%	69	12%	111	19.3%	213	37%
San Jose-Sunnyvale-Santa Clara Region	2,892	17.4%	2,099	12.7%	5,307	32%	6,168	37.2%

Source: HUD AFFH Database, 2020.

Figure 4-40: Use of Housing Choice Vouchers by Census Tract, Sunnyvale, 2021



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on HUD Housing Choice Voucher Program data, 2021.

LOCATION OF EXISTING PUBLICLY-SUPPORTED AFFORDABLE HOUSING

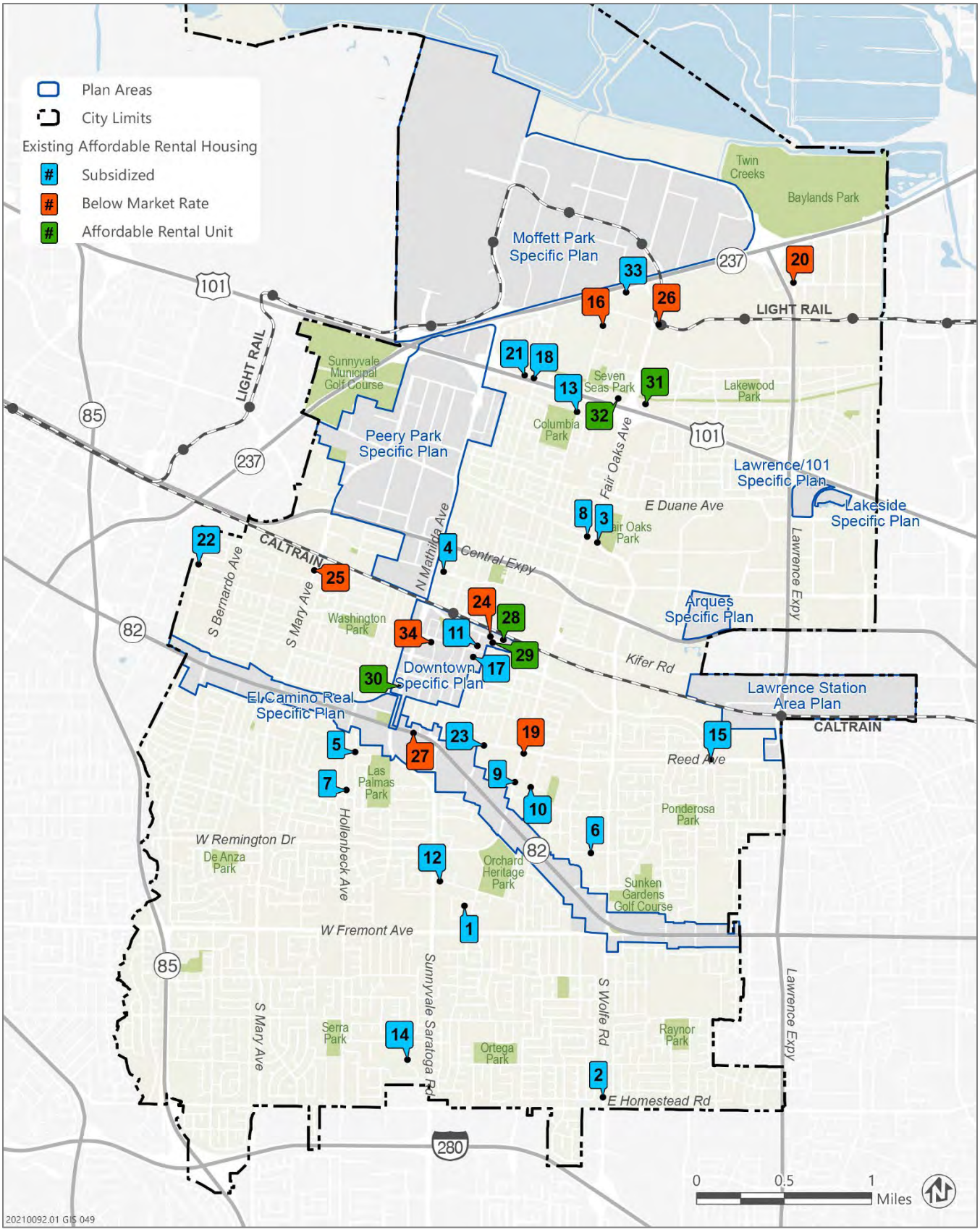
The geographic distribution of existing publicly-supported affordable housing is an important factor in examining fair housing choice and patterns of segregation by income and race/ethnicity. Figure 4-41 and Table 4-18 show the location of existing affordable rental housing in Sunnyvale, as of 2022. This includes subsidized housing, below market rate units, and affordable rental units. Existing affordable housing is generally located in the central and northern portions of the City, closer to the Downtown and near transit services. Six subsidized housing developments are located south of El Camino Real, where access to opportunities tends to be higher and the proportion of non-White residents is lower.

Table 4-18: Existing Affordable Rental Housing in Sunnyvale, 2022

Map Site Number	Type	Name	Address
1	Subsidized	Klee Senior Group Home	1230 Klee Court
2	Subsidized	Wolfe Senior Group Home	1675 S. Wolfe Road
3	Subsidized	Parkside Studios	495 North Wolfe Road
4	Subsidized	Stoney Pine Villa	267 W California Street
5	Subsidized	Pacific Plaza	785 Reseda Drive
6	Subsidized	Lamar Group House	854 Gary Avenue
7	Subsidized	Meadows Group Home	862 Hollenbeck Avenue
8	Subsidized	Onizuka Crossing	620 East Maude Avenue
9	Subsidized	Fair Oaks Plaza	660 S. Fair Oaks Avenue
10	Subsidized	Garland Plaza	662 Garland Avenue
11	Subsidized	Carroll Inn	174 Carroll Street
12	Subsidized	Crescent Terrace	130 Crescent Avenue
13	Subsidized	Morse Court	825 Morse Avenue
14	Subsidized	Homestead Park/Moulton Plaza	1601 Tenaka Place
15	Subsidized	Aster Park	1059 Reed Avenue
16	Below Market Rate	Tamarind Square	1160 Morse Avenue
17	Subsidized	Plaza de las Flores	233 Carroll Street
18	Subsidized	Borregas Court	101 W. Weddell Drive
19	Below Market Rate	Encinal Place	604 S. Fair Oaks Ave
20	Below Market Rate	Lawrence Station Apartments	1271 Lawrence Station Road
21	Subsidized	Orchard Gardens	245 W. Weddell Drive
22	Subsidized	Eight Trees Apartments	183 Acalanes Drive
23	Subsidized	Life's Garden	450 Old San Francisco Road
24	Below Market Rate	Villa Del Sol	355 E. Evelyn Avenue
25	Below Market Rate	Magnolia Square	117 S. Mary Avenue
26	Below Market Rate	Via	621 Tasman Drive
27	Below Market Rate	Cherry Orchard	250 W. El Camino Real
28	Affordable Rental Unit	Iron Works North	495 E. Evelyn Avenue
29	Affordable Rental Unit	Iron Works South	394 E. Evelyn Avenue
30	Affordable Rental Unit	481 on Mathilda	481 N. Mathilda Avenue
31	Affordable Rental Unit	6 Ten East	610 E. Weddell Avenue
32	Affordable Rental Unit	Encasa	520 E Weddell Drive
33	Subsidized	Edwina Benner Plaza	460 Persian Drive
34	Below Market Rate	The Flats	300 W. Washington Avenue

Source: City of Sunnyvale, 2022.

Figure 4-41: Existing Affordable Rental Housing, Sunnyvale, 2022



Source: Data received from the City of Sunnyvale in 2022.

4.3 Assessment of Sites Inventory and Fair Housing

State housing element law, Government Code Section 65583(c)(10), requires that the sites inventory (see Chapter 5) be analyzed with respect to AFFH to ensure that affordable housing is dispersed equitably throughout the City rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved. By comparing the sites inventory to the fair housing indicators in this assessment, this section analyzes whether the sites included in the Housing Element sites inventory improve or exacerbate fair housing conditions, patterns of segregation, and access to opportunity throughout the City. As discussed in Chapter 5, the Moffett Park Specific Plan is anticipated for adoption in 2023 and will be incorporated into the sites inventory to address the City's housing needs shortfall. As such, the anticipated capacity in the Moffett Park Specific Plan is included in this analysis.

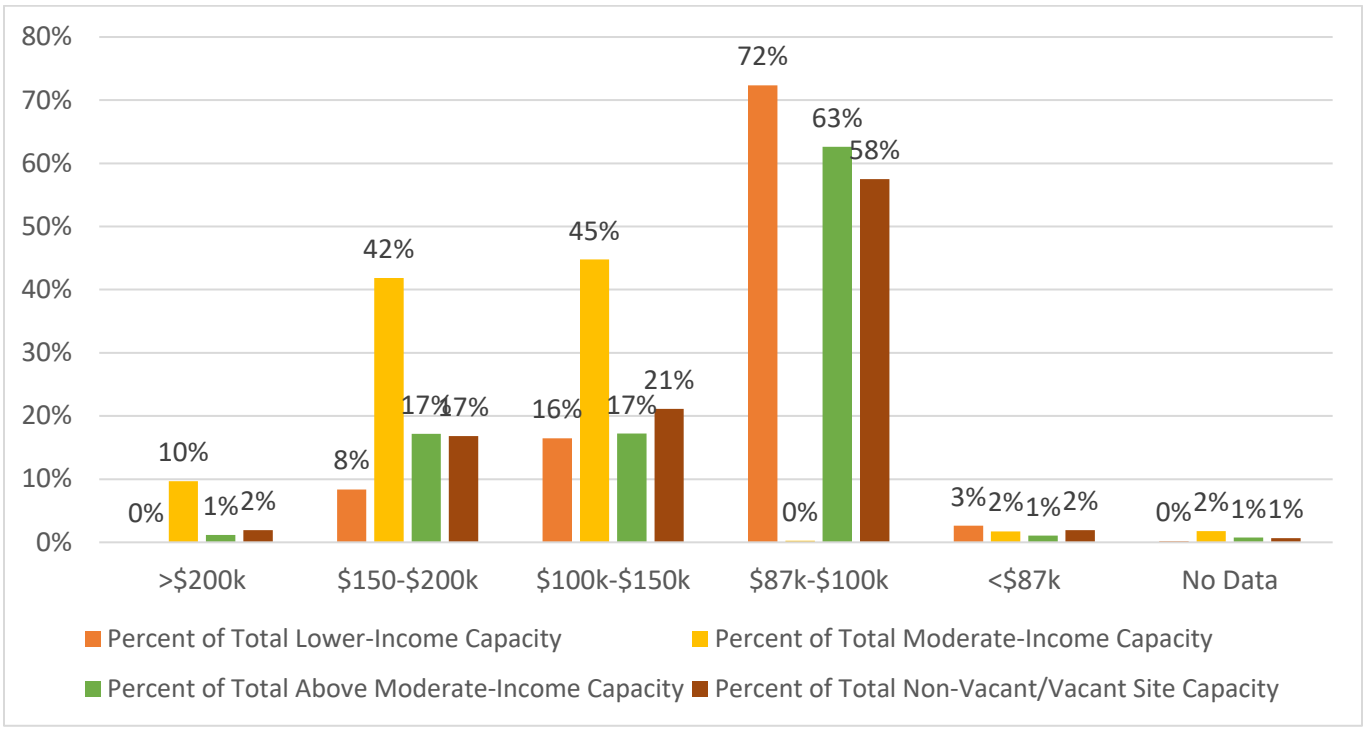
POTENTIAL EFFECTS ON PATTERNS OF SEGREGATION

As previously discussed, the City is moderately segregated with Asian Sunnyvale residents being more isolated than other population groups. Most of the City is predominantly non-Hispanic White or predominantly Asian/Pacific Islander. A small portion in the northern part of the City is predominantly Hispanic and no area of the City has a Black predominance. However, none of the census tracts within the City have a predominant majority with a gap greater than 50 percent (see Figure 4-8). There are no racially or ethnically concentrated areas of poverty or racially or ethnically concentrated areas of affluence within Sunnyvale. Only one census tract has poverty levels of over 10 percent. This census tract is located in the northern part of the City and has a slim predominance in Hispanic population. Affluent neighborhoods include both predominantly White and predominantly Asian areas in the southern portions of the City.

As shown in Figure 4-42, over 50 percent of the total capacity identified in the sites inventory and 75 percent of the lower-income capacity is located in areas with median incomes below $100,000. This is due to the high proportion of sites identified in the Moffett Park Specific Plan and Lawrence Station Area Plan areas. These areas are planned for redevelopment and significant private and public investment during the planning period. In addition, 64 percent of the above moderate-income capacity identified in the sites inventory is also within these areas to support a mix of incomes in these new growth areas. Approximately 45 percent of the moderate-income capacity is identified in areas with median incomes of $100,000-$150,000 and another 52 percent of the moderate-income capacity is identified in areas with median incomes over $150,000. This indicates the potential to support opportunities for moderate-income families to live in wealthier areas. Figure 4-43 shows the location of sites identified in the City's housing element sites inventory in relation to median income by census tract.

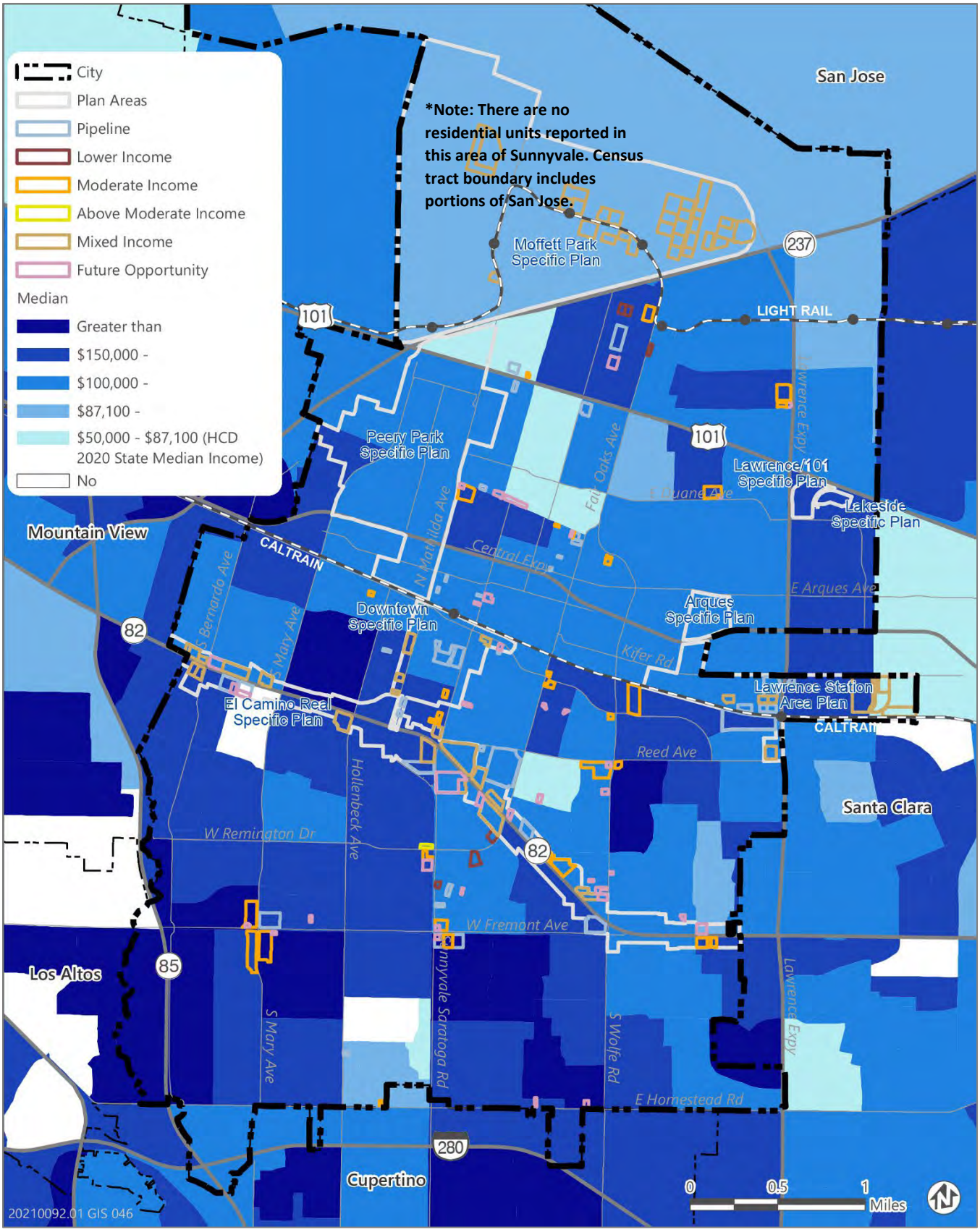
Figure 4-44 shows the location of sites in relation to the predominant race or ethnicity of each census tract. As shown in the figure, no additional capacity for lower-income units is identified in predominantly Hispanic areas outside of the Moffett Park Specific Plan and Lawrence Station Area Plan areas. However, some capacity is identified in predominantly Hispanic areas, outside of plan areas, as part of planned and approved projects as well as moderate-income capacity in the Village Center sites. The Village Centers, discussed more in Chapter 5, are anticipated to spur redevelopment in these areas and attract public and private investment. A substantial portion of the sites inventory capacity is identified in the Moffett Park Specific Plan area. However, as of 2022, there are no residential units in this area and the demographics of this census tract are influenced by areas outside of the City limits, in San Jose. The Moffett Park Specific Plan will include policies and strategies to increase private and public investment to ensure amenities are provided along with new housing development.

Figure 4-42: Sites Inventory Income Distribution by Median Income of Census Tract, Sunnyvale



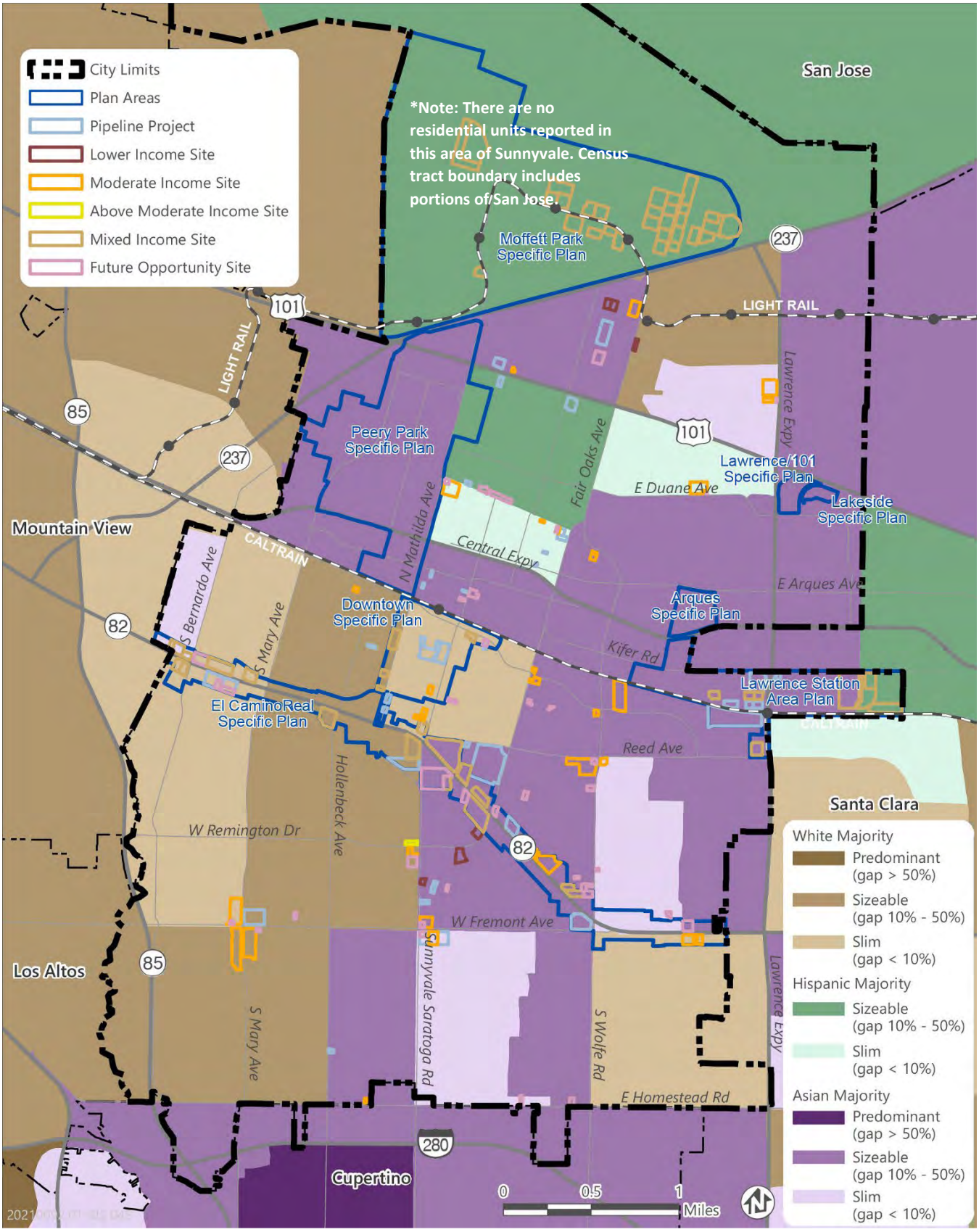
Source: Ascent, 2022.

Figure 4-43: Sites Inventory and Median Income, Sunnyvale



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, adapted by Ascent, 2022.

Figure 4-44: Sites Inventory and Predominant Race, Sunnyvale



Source: Adapted by Ascent in 2022 from data downloaded from HCD AFFH Data and Mapping Tool in 2021.

POTENTIAL EFFECTS ON ACCESS TO OPPORTUNITY

As shown in Figure 4-24 through 4-31, the southern portion of the City has more high resource areas than the northern portion of the City. Approximately 49 percent of the City's land area is highest/high resource, 25 percent is moderate resource, and 26 percent is low resource. Areas within the City classified as low resource are within the Moffett Park Specific Plan and Lawrence Station Area Plan and are identified as focused areas of investment. These areas are planned for future redevelopment and improvements. Both of these areas are included in census tracts that expand beyond the city limits and are largely influenced by existing development in areas outside of the City's jurisdiction. However, it is anticipated that access to opportunity within the City will improve through implementation of the updates to the Moffett Park Specific Plan and the Lawrence Station Area Plan. There are no areas of high segregation and poverty identified in Sunnyvale.

Figure 4-45 displays the percentage of the capacity for all sites by income level in the sites inventory within the various TCAC opportunity areas in comparison to the total City land area within each opportunity area, and Figure 4-46 shows the location of projects and sites in relation to the opportunity areas. A large portion of the sites inventory capacity is located within the City's plan areas, including the Lawrence Station Area Plan and the Moffett Park Specific Plan. These two plan areas were originally developed for industrial and research & development uses and are categorized as areas of moderate or low resource. The low resource areas associated with each of these plan areas currently contain no Sunnyvale residents. However, as with recent specific plans within the City, such as the Downtown Specific Plan, the City anticipates increased housing development and high population growth as these plans are implemented. Implementation of the Lawrence Station Area Plan and the Moffett Park Specific Plan will transform these areas by increasing public and private investment, providing infrastructure, services, and transportation improvements, along with a range of new housing opportunities for all income levels. Both low resource areas associated with these plan areas are identified as focused areas of investment. Investment in these areas is expected to address many of the economic and environmental indicators measured by the TCAC/HCD opportunity maps and increase overall access to opportunity in the plan areas.

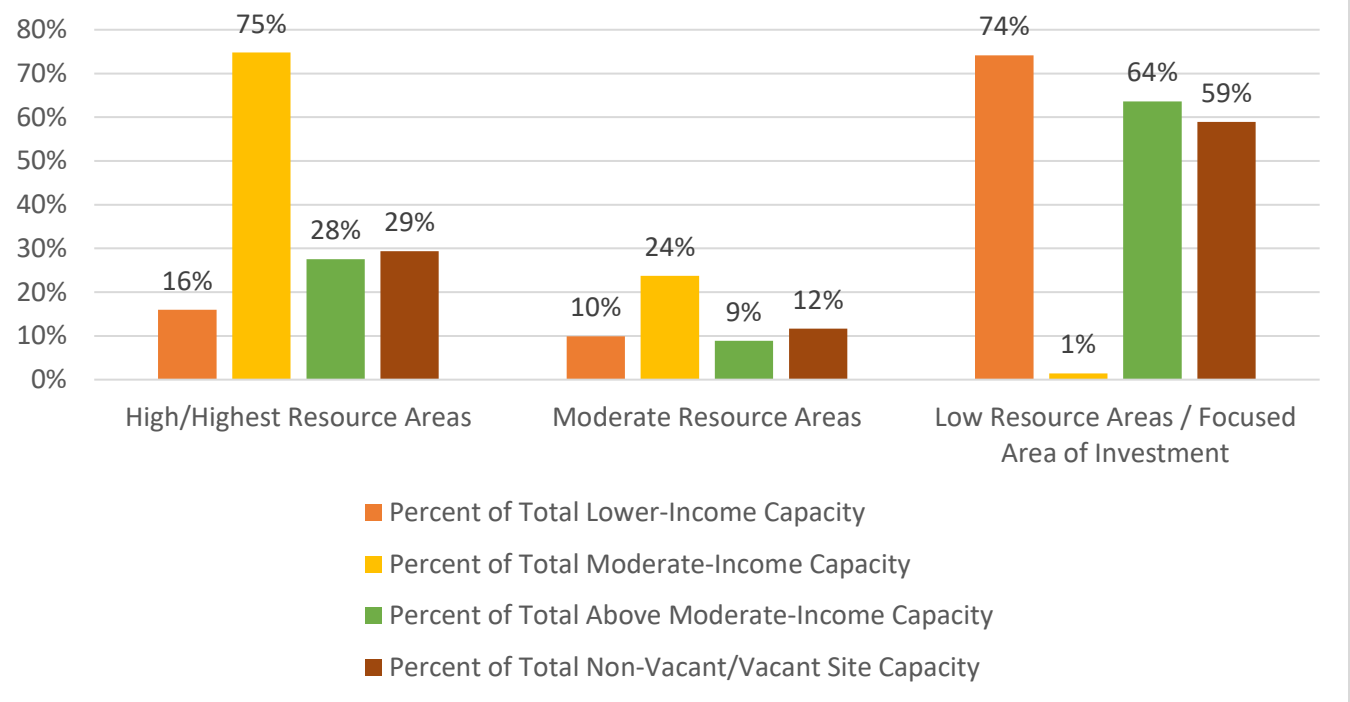
The Moffett Park Specific Plan is expected to increase opportunity by facilitating diverse housing types, including a mix of market rate and affordable units, and encouraging a variety of economic development opportunities. Although, the Moffett Park Specific Plan area is already the City's largest job center, the plan aspires to broaden economic opportunity by providing opportunities for smaller local startup businesses, light industrial and research & development centers, and neighborhood-serving commercial and office uses. These measures are expected to reduce poverty, increase employment, and provide job opportunities within close proximity of a range of new housing types. Additionally, the Moffett Park Specific Plan will focus investment to address environmental indicators of opportunity. The plan is expected to create a sustainable, climate-ready district that is centered on the "15-Minute City" design, which will provide a mix of uses in a walkable area. These investments and other improvements to the transportation program are expected to reduce greenhouse gases and decrease exposure to pollution thereby improving the environmental indicators measured by the TCAC/HCD opportunity maps.

The Lawrence Station Area Plan will also help increase opportunity by promoting a variety of dense land uses to support transit usage. Adopted in 2016 and updated in 2021, the plan will focus investment to support high density residential, mixed-use, and light industrial uses within close proximity to Lawrence Caltrain Station. Prior to recent planning efforts, the plan area consisted of primarily office and light industrial and has only recently experienced residential development. This updated Lawrence Station Area Plan will promote dense transit-oriented development that is expected to provide a growing residential population with increased access to jobs and economic opportunities along the Caltrain line. This is expected to increase economic opportunity indicators measured by TCAC/HCD opportunity maps. The Lawrence Station Area Plan will also improve connectivity for

bicycles and pedestrians to promote more environmentally sustainable travel options and improve access to Lawrence Caltrain Station. This is expected to reduce greenhouse gas emissions, help minimize exposure to pollution in surrounding communities, and improve environmental indicators for residents.

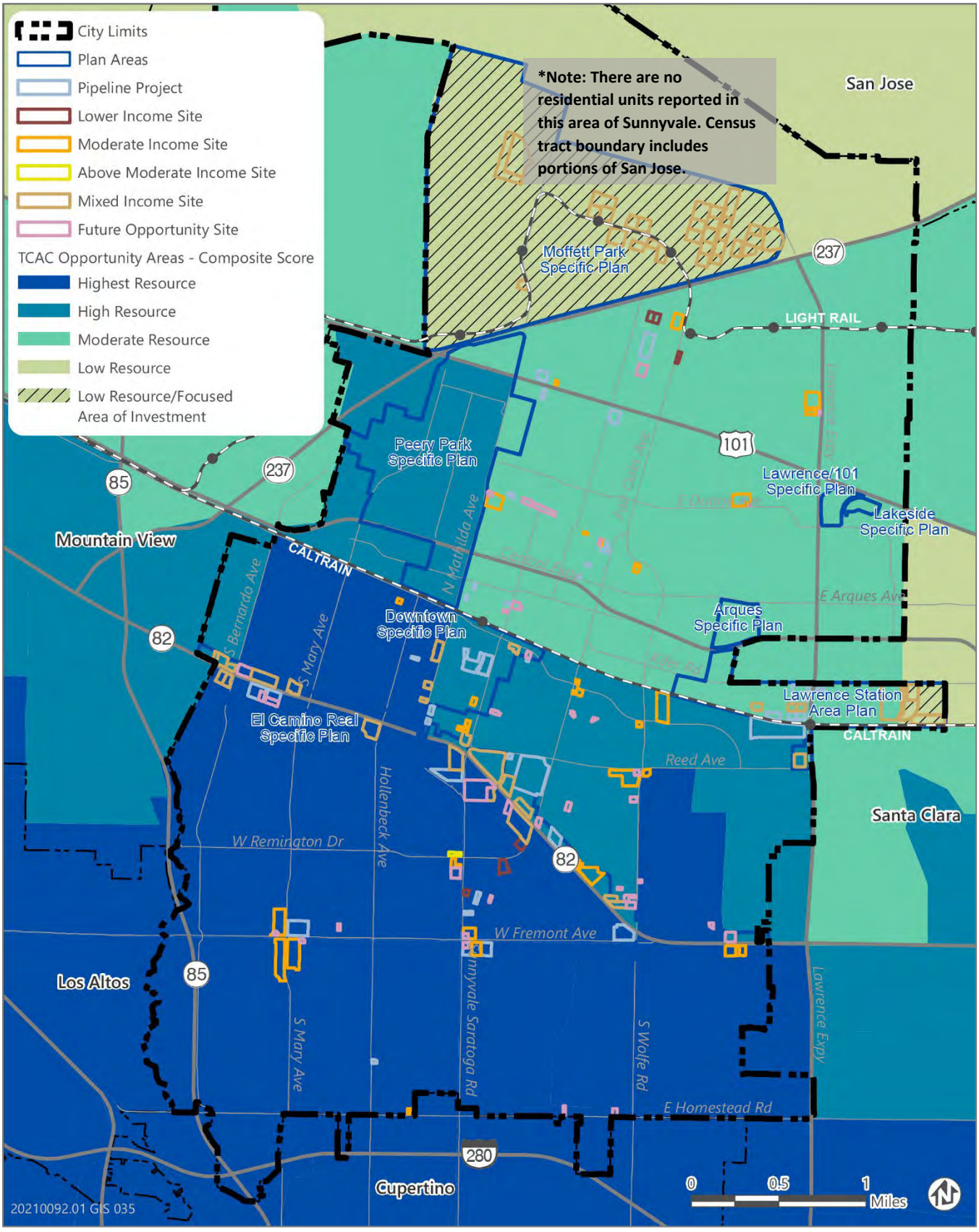
As shown in Figure 4-45, 29 percent of the capacity identified in the sites inventory is within areas of high or highest resource, including 16 percent of lower-income unit capacity, 75 percent of moderate-income unit capacity, and 28 percent of above moderate-income unit capacity. This includes capacity within the Downtown and El Camino Real Specific Plans as well as capacity in the Village Centers located south of El Camino Real and some sites located outside of plan areas. In total, only 12 percent of the housing element sites inventory capacity is within the City's moderate resource areas, including 10 percent of the lower-income capacity, 24 percent of the moderate-income capacity, and 9 percent of the above moderate-income capacity. The reason for this is that most moderate resource areas such as the West Murphy and Lakewood neighborhood planning areas are already largely built out with single family neighborhoods and several mobile home parks. The development of accessory dwelling units or other units produced through Senate Bill 9 lot splits could increase housing opportunities in these built-out areas. Lastly, approximately 59 percent of the City's housing capacity is within areas of low resource/focused areas of investment. This is largely driven by the increased capacity made available through the Moffett Park Specific Plan Update and the Lawrence Station Area Plan. All capacity identified in the City's low resource areas is within these two plan areas or focused areas of investment; 74 percent of the lower-income unit capacity, 1 percent of the moderate-income unit capacity, and 64 percent of the above moderate-income unit capacity is identified within these low resource areas. In addition to the policies included in the Moffett Park Specific Plan and Lawrence Station Area Plan, the Housing Element includes additional policies and programs to direct investments to these low resource areas to improve amenities, diversify the housing stock, and ensure housing at all income levels is built concurrent with planned investments.

Figure 4-45: Sites Inventory Income Distribution by Resource Area, Sunnyvale



Source: Ascent, 2022.

Figure 4-46: Sites Inventory and 2022 TCAC/HCD Opportunity Areas, Sunnyvale



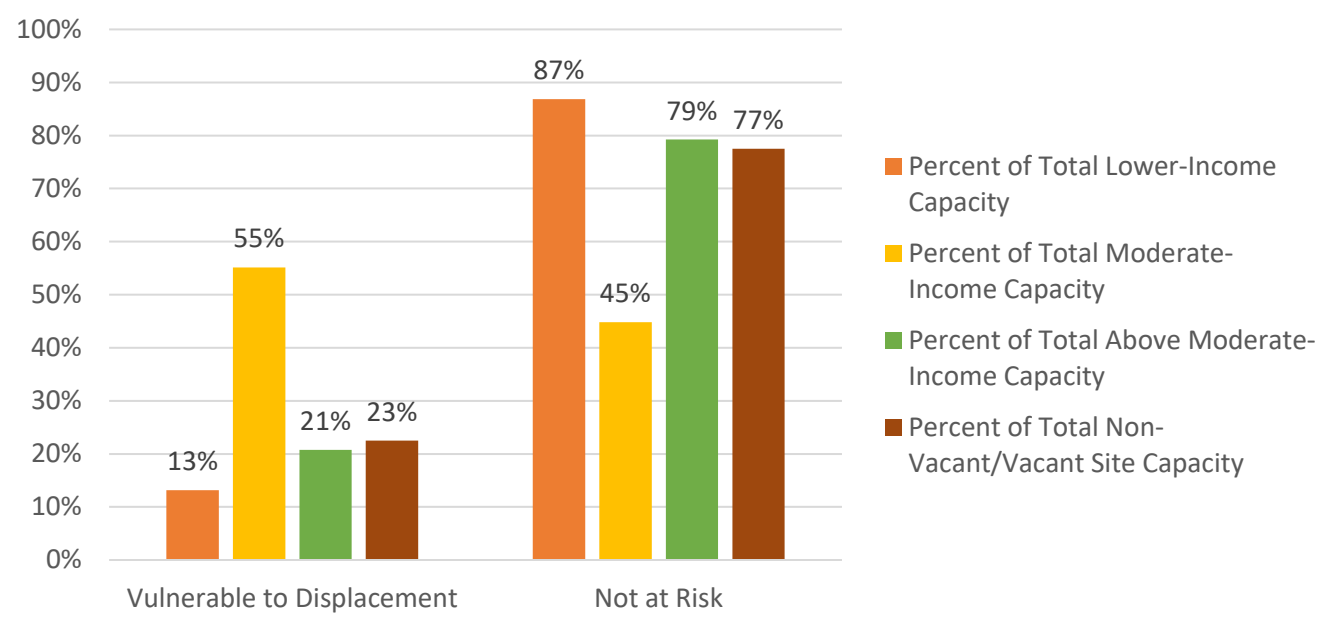
Source: Adapted by Ascent in 2022 from data downloaded from the California State Treasurer in 2022.

POTENTIAL EFFECTS ON DISPROPORTIONATE HOUSING NEEDS

Most of the area north of El Camino Real experiences overcrowding above the statewide average. Future housing opportunities identified in the sites inventory have the potential to ease overcrowding in these areas as there will be more housing options available for a variety of income levels. Several areas of the City are sensitive to or at risk of displacement, including the Downtown Specific Plan area and portions of the El Camino Real Specific Plan and Lawrence Station Area Plan. New above-moderate development in areas already at-risk of displacement could result in higher rents, an inability for residents to pay, and the eventual displacement of existing residents. Because of this threat, it is important to provide affordable housing in these at-risk areas to reduce the potential for displacement of lower-income households and to implement other strategies to prevent displacement.

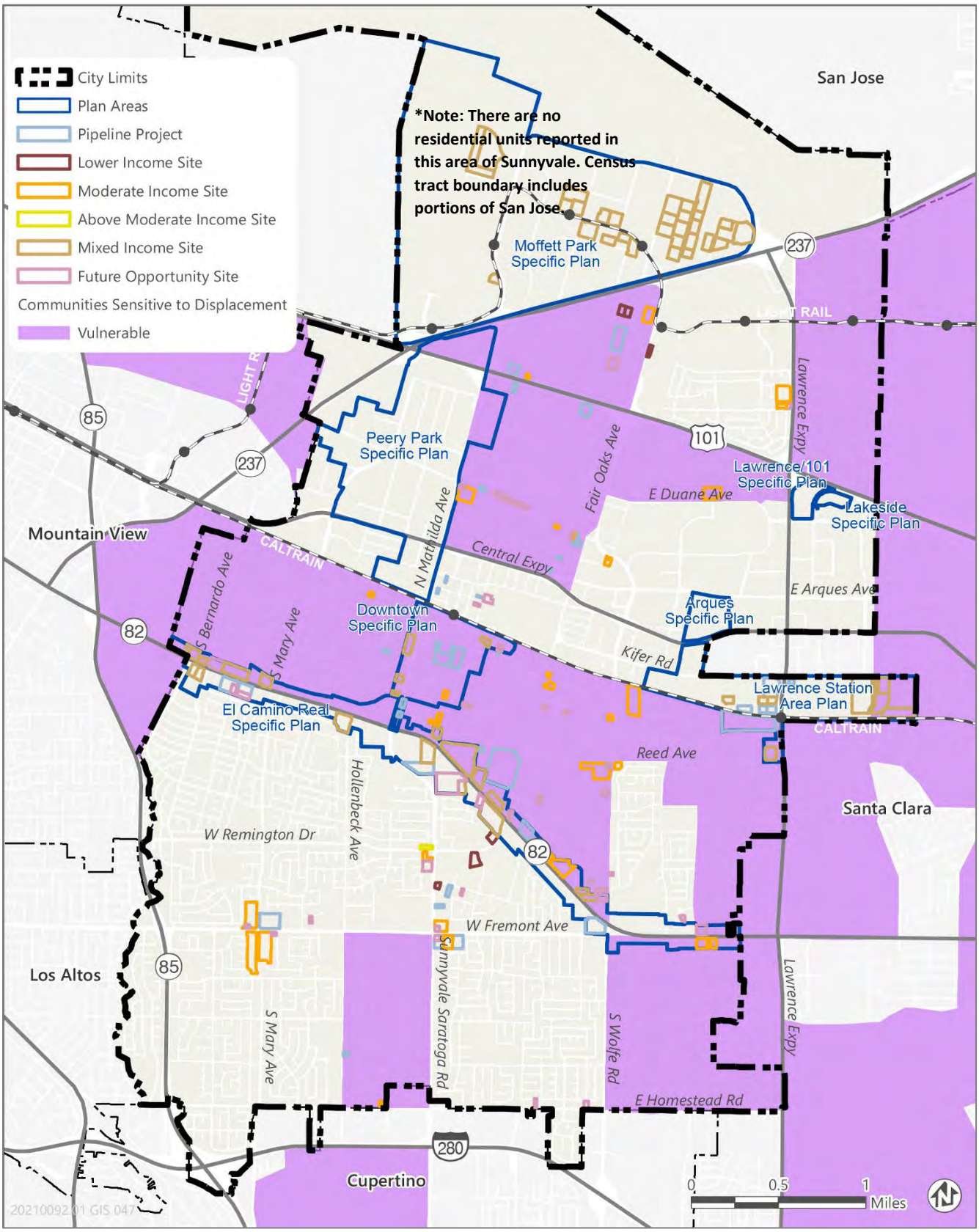
Approximately 23 percent of the capacity identified in the sites inventory is within areas vulnerable to displacement. This includes 13 percent of the above moderate-income capacity, 55 percent of moderate-income capacity, and 21 percent of lower-income capacity (see Figure 4-47). This lower-income and moderate-income capacity has the potential to protect vulnerable residents from being displaced under changing market pressures. Figure 4-48 shows most of these areas in and near Downtown and along the northern side of El Camino Real. The City has included several programs to protect vulnerable residents from displacement, including mobile home preservation, foreclosure prevention, right to lease, and affordable housing financing prioritization in areas at risk of gentrification.

Figure 4-47: Sites Inventory Capacity by Income Distribution and Displacement Risk, Sunnyvale



Source: Ascent, 2022.

Figure 4-48: Sites Inventory and Risk of Displacement, Sunnyvale



Source: Adapted by Ascent in 2022 from data downloaded from the HCD AFFH Data and Mapping Tool in 2021, based on UC Berkley Urban Displacement Project, 2017.

4.4 Summary of Fair Housing Issues, Contributing Factors, and Actions

Sunnyvale has a higher non-White population than most other Bay Area jurisdictions and White residents tend to be less segregated in Sunnyvale than in the Bay Area as a whole. This trend is largely driven by the high proportion of Asian residents within Sunnyvale. Sunnyvale is also an affluent City, with many areas of wealth concentrated in the southern portion of the City. Areas of wealth occur equally in both predominantly White and predominantly Asian areas. However, the City's only area with 10 percent of the population below the poverty rate is predominantly Hispanic.

Disparities in access to opportunity also exist within the City. The wealthier predominant White and predominant Asian populations in the southern portion of the City have higher access to opportunity than the northern portion of the City, which includes lower median household incomes, some areas with predominant Hispanic populations, lower rates of homeownership, and a higher occurrence of mobile home parks. However, implementation of specific plans in the northern portion of the City are anticipated to result in more amenities, services, and opportunities within these areas of the city in the near future.

Disproportionate housing needs resulting in overcrowding and risk of displacement also impact residents in northern Sunnyvale at disproportionate rates. Lower-income predominantly Hispanic areas in the West Murphy neighborhood planning area, near Fair Oaks Avenue and U.S. Highway 101 have rates of overcrowding higher than the statewide average. In addition, this area is identified as at risk of displacement.

Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues and replace segregated living patterns with integrated and balanced communities. Table 4-19 summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in Sunnyvale.

Table 4-19: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Assessment of Fair Housing Identified Issue	Contributing Factors	Meaningful Actions	Targets and Timelines
Patterns of segregation based on race and income	Past zoning and land use practices separated single family homes from industrial development supporting the development of wealthier neighborhoods in the southern portion of the City. Recent adoption of specific plans and other zoning changes to transition industrial to residential have resulted in more multifamily housing in the northern portion of the City in areas of moderate or low resource.	The Housing Element includes the following programs to increase affordable housing opportunities in high resource areas: ▪ Increase Affordable Housing Opportunities in High Resource Areas (Program H3) ▪ Accessory Dwelling Unit Toolkit (Program H4) ▪ Housing Choice Voucher Rental Assistance (H9)	▪ Rezone sites with capacity to provide 100 lower-income units in high resource areas by 2026. ▪ Target the production of 100 ADUs by 2026. ▪ Increase Housing Choice Voucher usage in highest or high resource areas by 5 percent.
Disparities in access to opportunities in areas of moderate/low resource	Historic lack of investments in low and moderate resource neighborhoods, specifically in the northern portion of the City where most of mobile home parks are located, resulting in lower economic opportunity and less proficient schools. Compared to southern neighborhoods, the northern neighborhoods currently have fewer amenities for residential development because large areas were built as industrial and research and development parks. These areas are currently the focus of increased investment, specifically in areas with adopted or pending specific plans.	The City will adopt and implement the Moffett Park Specific Plan to promote redevelopment and create complete neighborhoods with access to public amenities, good jobs, open space, and a healthy and safe environment. In addition, the Housing Element includes the following program to increase investments in low and moderate resource areas: ▪ Prioritize Capital Improvement Program (Program H354)	Establish locations for and implement a new library branch, park facilities, and school site within low or moderate resource areas.
Disproportionate housing needs including risk of displacement	Rapidly increasing housing costs in Sunnyvale, and throughout the Bay Area, create a high risk of displacement for lower-income households, including residents of the City's many mobile home parks.	The Housing Element includes the following programs to address displacement risk: ▪ Mobile Home Park Preservation (Program H13) ▪ Foreclosure Prevention Resources (Program H14) ▪ Right-to-Lease Ordinance (Program H24) ▪ Relocation Assistance Ordinance (Program H25)	▪ Preservation of 3,862 mobile homes ▪ Preservation of 400 acres of mobile home park zoning ▪ Foreclosure assistance to 10 homeowners. ▪ Adopt Right to Lease ordinance by 2023. ▪ Adopt Rental Relocation Assistance ordinance by 2023.

Source: Ascent, 2022.

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CHAPTER 5 Sites Inventory and Funding Resources

5.1 Regional Housing Needs

The California Department of Housing and Community Development (HCD) determines state-wide projected housing needs and allocates new housing unit targets to regional council of governments (COGs). Targets are set for an eight and a half-year projection period (June 30, 2022 through December 15, 2030), which differs from the Housing Element planning period (January 31, 2023 through January 31, 2031). The projection period is the timeframe for which the regional housing need is calculated, whereas the planning period dictates the housing element adoption date and the timeframe for the housing element policies and programs.

For Sunnyvale, the COG is the Association of Bay Area Governments (ABAG). The regional housing needs determination (RHND) for the ABAG region for the 2022-2030 projection period is 441,176 units. This RHND is identified by HCD and is based on population projections produced by the California Department of Finance (DOF) as well as State-required adjustments that incorporate the region's existing housing need. Adjustments focus on the region's vacancy rate, level of overcrowding, and the share of cost-burdened households to determine how it will affect population growth and housing needs.

Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation (RHNA) – the share of the RHND assigned to each jurisdiction by ABAG. California housing element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's COG. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories.

ABAG is responsible for allocating the region's projected housing needs among its jurisdictions by income category. The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning and is one of the primary threshold criteria necessary to achieve State certification of the Housing Element.

In December 2021, ABAG approved the Final RHNA Plan. Sunnyvale must plan for a RHNA of 11,966 units, a substantial increase from the last cycle. Sunnyvale's RHNA is broken down by the income categories (i.e., very low, low, moderate, and above moderate) shown in Table 5-1 below. The residential sites inventory, included in this chapter, identifies sites with general plan land use designations and zoning for future housing development and evaluates the adequacy of these sites in fulfilling the City's share of regional housing needs. The RHND for the Bay Area represents an increase of approximately 135 percent from the 2015-2023 housing element cycle and the RHNA for Sunnyvale represents an increase of approximately 120 percent from the 2015-2023 housing element cycle. This increase from the previous housing element cycle is in response to delayed housing construction, increased housing costs, and the resulting housing shortage felt across the Bay Area and the state.

Table 5-1: Regional Housing Needs Allocation (June 30, 2022 – December 15, 2030)

Geography	Very Low Income (<50% of AMI)	Low Income (50%-80% of AMI)	Moderate Income (80%-120% of AMI)	Above Moderate Income (>120% of AMI)	Total
Sunnyvale	2,968	1,709	2,032	5,257	**11,966**
Santa Clara County	32,316	18,607	21,926	56,728	**129,577**
Bay Area	114,442	65,892	72,712	188,130	**441,176**

Source: Association of Bay Area Governments, December 2021.

5.2 Residential Sites Inventory

Methodology

The Housing Element is required to identify and describe land available for residential development to meet the City's RHNA for the June 30, 2022, through December 15, 2030, projection period. The City plans to accommodate the RHNA using a combination of:

- sites with planned and approved residential development;
- redevelopment opportunity sites in specific plan areas;
- underutilized sites outside of specific plan areas designated for residential and mixed-use development in the City's General Plan Land Use and Transportation Element (LUTE); and
- a projection of accessory dwelling unit (ADU) construction.

RELATIONSHIP BETWEEN DENSITY AND INCOME LEVEL

Density can be a critical factor in the development of affordable lower-income housing. Higher density development can lower per-unit land cost and facilitate construction in an economy of scale. The following describes the assumptions used to determine the inventoried income categories and the realistic buildout capacity for each site.

- Lower-Income Sites. State law (Government Code Section 65583.2(c)(3)) establishes a "default density standard" of 30 units per acre for Sunnyvale, which is categorized as a metropolitan jurisdiction. This is the density that is "deemed appropriate" in State law to accommodate the City's lower-income RHNA. Sites with land use designations that allow for development at a density of at least 30 units per acre were included in the inventory as meeting the lower-income RHNA, except as described below.
- Moderate-Income Sites. Sites with a land use designation/zoning district that allows for multi-family development below 30 units per acre were included in the inventory as meeting the moderate-income RHNA.
- Above Moderate-Income Sites. Sites with a land use designation/zoning district that only allows for single-family housing and limited attached ownership housing (e.g., duplexes, townhomes) were included in the inventory as meeting the above moderate-income RHNA.

Most residential opportunity sites in Sunnyvale are zoned for high density residential development, exceeding the 30 unit per acre default density standard for lower-income sites. If the City were to count the capacity on all sites that meet the default density standard toward the lower-income RHNA, the City would not meet its moderate- and above moderate-income RHNA. However, it is anticipated that many of the high-density sites would also provide units affordable to moderate- and above moderate-income households. In order to reflect this in the inventory and

to meet the moderate- and above moderate-income RHNA, the inventory assigns a portion of the capacity on each of the higher density sites in the Lawrence Station Area Plan (LSAP), Downtown Specific Plan (DSP), and El Camino Real Specific Plan (ECRSP) to the moderate- and above moderate-income RHNA categories. The inventory generally assumes 60 percent of the capacity on higher density sites in these plan areas will meet the lower-income need, 15 percent of the capacity will meet the moderate-income need, and 25 percent of the capacity will meet the above moderate-income need. This methodology is consistent with Assembly Bill 725 (2021), which requires that at least 25 percent of the above moderate-income RHNA be accommodated on sites that allow at least four (4) units of housing, and that at least 25 percent of the moderate-income RHNA be accommodated on sites that allow at least four (4) units of housing, but no more than 100 units per acre.

REALISTIC DENSITY

The inventory applies a realistic buildout density based on the development standards, market trends, and recent development to calculate capacity. The realistic buildout density varies by plan area and land use designation and is described in detail under each section describing the specific plan or additional sites outside of specific plans. The following provides a brief summary of each assumption:

- Downtown Specific Plan (DSP). The DSP allocates maximum residential development by block, consistent with the plan's development and density standards. Rather than assuming a realistic buildout density, the inventory calculates capacity using the remaining residential development allocation for each block.
- Lawrence Station Area Plan (LSAP). The LSAP identifies allowable base maximum densities for each zoning designation and provides an incentive program to increase densities beyond the base maximum density. Based on development trends, described in detail in the Lawrence Station Area Plan section below, the inventory assumes a realistic buildout density of 95 percent of the zoning district's maximum density with incentives (excluding State density bonus).
- El Camino Real Specific Plan (ECRSP). The ECRSP identifies allowable base maximum densities for each residential mixed-use zoning designation and provides an incentive program to increase densities beyond the base maximum density. Considering that the ECRSP was adopted on June 28, 2022 (at the start of the projection period) and no development has been approved under the new standards, the inventory does not assume any units achieved through the Plan's incentive program but rather assumes a realistic buildout density equal to 100 percent of the base maximum density.
- Village Center Mixed Use. The General Plan allows an average density of 18 units per acre for each Village Center site. The inventory assumes a conservative realistic buildout density of 80 percent of the average density, or 14 units per acre.
- Additional Residential Sites. The General Plan includes residential designations at varying density ranges, described under the Additional Sites Outside of Specific Plans section below. Based on buildout densities of recent projects, the inventory assumes a conservative buildout density of 85 percent of the maximum allowable density for sites located outside of Village Centers or specific plans.

SITE SIZE

Per State law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate the lower income housing need unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period or other evidence is provided that the site can be developed as lower income housing.

The lower-income sites inventory does not include sites (i.e., a parcel or group of parcels) smaller than 0.5 acre. One site (APN 11012077) designated for high density residential development (i.e., up to 30 units per acre) is less than 0.5 acre in size but has been identified as appropriate to accommodate moderate-income units. The lower-income inventory includes eight sites composed of smaller parcels (0.5 acres or less). Five sites located in the DSP (Sites DSP-4, DSP-5, DSP-10, DSP-14, and DSP-16) are composed of two or more parcels, the majority of which are less than 0.5 acre. Small lot consolidation is typical of redevelopment under the DSP and the City has recently approved several lot consolidations for residential developments in the DSP, such as the 100 percent affordable Sunnyvale Block 15 project and DSP Block 6, and continues to receive additional development proposals requiring lot consolidations, including Site P-13 (DSP Block 20), Site P-33 (DSP Block 18), and Site P-34 (DSP Block 22), as shown in Table 5-2. In addition, Site LSAP-5 is made of three parcels (APNs 21301002, 21301003, and 21301004), one of which is only 0.34 acre. However, the remaining two parcels are larger than 0.5 acre and all three sites are owned by the same individual. Site LUTE-5 is made of three parcels (APNs 21120045, 21120046, and 21120047), two of which are less than 0.5 acre (i.e., 0.48 acre and 0.38 acre). These parcels are part of the same existing medical office development and would be redeveloped as one site. Site LUTE-8 is made of two parcels, APN 21135003 is 0.29 acre and APN 21135033 is 0.32 acre. These parcels are directly adjacent to each other and are anticipated to be redeveloped as one site. Lot line adjustments are approved as a ministerial action by the City and are not considered a constraint on development.

The lower-income sites inventory includes two sites larger than 10 acres (LSAP 8 and ECR-11). However, for both sites the inventory only assumes that 60 percent of the capacity would meet the lower-income need. The remaining 40 percent capacity is assumed to meet the moderate-income and above moderate-income need. Both sites are also located within specific plan areas, which help to facilitate development on the sites. The City has recently seen residential development of large sites, including the approved project at 1155-1175 Aster Avenue (shown as Site P-6 in Table 5-2 below) in the LSAP which is currently under construction and consists of 741 residential units and 1,500 square feet of ground commercial on a 17.48-acre site. As part of the project, the City approved a lot line adjustment to reconfigure the three existing parcels to allow for new lots for townhomes, condominiums, and apartments. Additionally, in 2019, the City approved a 1,051-unit multifamily project (including 944 apartment units and 107 townhome units) on a 32.8-acre site located at 1 AMD Place. The project is currently under construction. The site previously consisted of three parcels which were subdivided as part of the project into seven parcels.

Site LSAP-8 (APN 21627037) is located within the LSAP and is 14.58 acres in size (see Table 5-8). The site property owner participated in the LSAP planning process and has expressed interest in residential development of the site. However, the site is currently occupied with industrial buildings, including a data center, and will likely only redevelop later in the planning period. As such, only 25 percent residential redevelopment potential is assumed on the site, and only a quarter of the site, or 3.6 acres, is included in the inventory.

Site ECR-11 is located within the ECRSP and is 13.78 acres in size (see Table 5-10). The site is a large shopping center made of multiple smaller parcels (APNs 21101035; 21101036; 21101038; 21101044; 21101045). The site is actively used by big box retailers; however, the property owners have participated in the specific plan update process and are interested in redevelopment. It is uncertain as to which parcels would consolidate and redevelop. Due to the existing uses of the site, the inventory assumes a 25 percent potential for residential redevelopment of the site. As such, only a quarter of the site, or 3.4 acres, is included in the inventory.

SITES IDENTIFIED IN PREVIOUS HOUSING ELEMENTS

Per statute (Government Code Section 65583.2(c)), a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower income RHNA unless the site is subject to a policy in the housing element requiring

rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Several sites included in the inventory for lower-income housing have been included in previous housing element planning periods. These sites are identified in the inventory tables included below (Table 5-5, Table 5-8, Table 5-10, Table 5-13, Table 5-16, and Table 5-18). The Housing Element includes a policy that commits the City to allowing residential use by right on these sites when at least 20 percent of the units are affordable to lower income households.

NON-VACANT SITES

State law allows jurisdictions with limited vacant land to rely on non-vacant and underutilized sites to accommodate the RHNA. However, non-vacant sites can present challenges for residential redevelopment and must therefore be analyzed closely to determine suitability. Jurisdictions must consider the extent to which existing uses may constitute an impediment to additional residential development, past experiences converting existing uses to higher density residential development, lease or contract requirements limiting residential redevelopment, development trends, market conditions, and regulatory or other incentives.

Due to Sunnyvale's built out nature, the inventory relies heavily on non-vacant underutilized sites anticipated for infill development. Each site has been reviewed closely to ensure suitability of housing redevelopment and a description of existing uses and any impediments to residential development is provided. The City has and continues to experience a high level of redevelopment of sites currently occupied with existing residential and non-residential uses. As shown in Table 5-2, below, all residential projects currently in the pipeline involve the redevelopment of non-vacant sites. Redevelopment sites range from existing industrial, commercial, and office space, to single family and multifamily apartment complexes.

The inventory generally does not include capacity on sites occupied with existing residences, with the exception of three sites. Two of these sites are located within the DSP (DSP-14 (N) and DSP-16), which promotes redevelopment of single family units and duplexes into higher-density residential. The Downtown area has experienced significant redevelopment in recent years, including the redevelopment of several existing residences. The potential for redevelopment is described in the Downtown Specific Plan section below. The third site (LUTE-8) is located outside of specific plan areas. The existing residence located on this site is poorly maintained and appears unoccupied, with cracked driveways, broken fences, and overgrown vegetation. The site is designated for High Density Residential (25 to 36 units per acre). As such, this site is considered suitable for redevelopment.

Government Code Section 65915(c)(3) establishes replacement requirements for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- Occupied by low or very low-income households.

In addition, Government Code Section 66300(d) (Senate Bill 330) is effective through 2030 and states that an affected city or county shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met for the replacement of protected units.

None of the sites include units subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low- or very low-income; or to any other form of rent or price control through

a public entity's valid exercise of its police power; or were occupied by low- or very low-income households. However, considering that the units could become occupied by low- or very low-income households prior to redevelopment, the Housing Element includes a policy to require replacement housing units, consistent with the replacement requirements established in Government Code Section 65915(c)(3) and Government Code Section 66300(d).

MIXED USE SITES

State law allows jurisdictions to rely on sites zoned for non-residential uses that allow residential development, such as mixed use development. However, the inventory must consider the potential for mixed use sites to be developed with non-residential uses when estimating realistic capacity.

For mixed use designations or zones located within the DSP or LSAP, the City does not require a commercial component and permits uses configured as vertical mixed use or as single-use buildings or parcels. For mixed use developments that include both a commercial and residential component, maximum residential densities can still be achieved. Residential capacity assumed for sites located in mixed use zones within specific plan areas is calculated consistent with the projections of the specific plan.

For sites designated as residential mixed use in the ECRSP, the plan requires a commercial component. However, development standards, such as building height and lot coverage, still allow for maximum residential densities to be achieved. The commercial requirement does not reduce the maximum number of residential units that can be built. In addition, as discussed in detail in the ECRSP section below, the sites inventoried were selectively identified based on their potential for residential development.

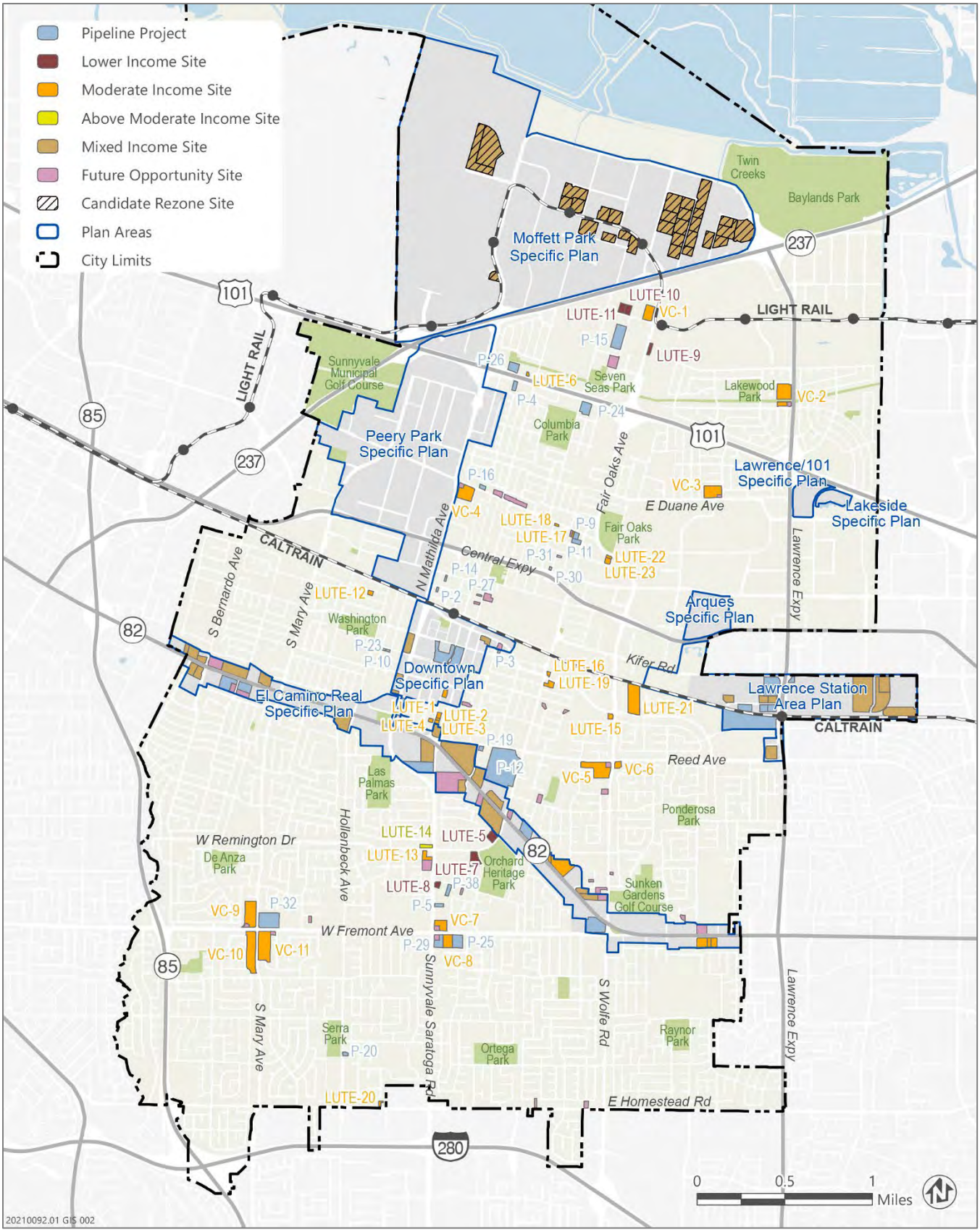
The General Plan Village Mixed Use designation allows for an average residential density of 18 units per acre. The average residential density accounts for a 10 to 25 percent commercial component requirement within the Village Mixed Use designation. The inventory assumes a conservative realistic density of 14 units per acre on Village Mixed Use sites and is more than enough to accommodate the commercial requirement.

As shown in Table 5-2 below, 18 projects recently approved or currently under review are located within mixed use designations, 10 of which include mixed use developments and eight of which include stand-alone residential uses. Only one stand-alone office project was recently approved in 2016 within a mixed use designation of the LSAP. The mixed use developments are able to achieve maximum densities, despite the inclusion of commercial uses.

FUTURE OPPORTUNITY SITES

There are several sites identified in the inventory that could potentially be redeveloped with residential development based on their zoning, but currently their redevelopment potential is unknown or assumed to be limited at this time (2022). These sites include existing residential uses or non-residential uses that have high market demand and/or high redevelopment costs, such as daycare centers, gas stations, and data centers. Since the potential for redevelopment to occur on these sites within the planning period is unlikely, these sites are identified as "future opportunity sites" and no capacity for residential development is included in the 2023-2031 Housing Element inventory. The reason they are identified in the Housing Element is to communicate to the public and development community that opportunity exists on the sites and to flag the sites for inclusion in a future Housing Element sites inventory if and when redevelopment is deemed feasible. Future opportunity sites are identified in the tables below and in Figure 5-1 below.

Figure 5-1: City-Wide Inventory



Source: Adapted by Ascent in 2022 from data received by the City of Sunnyvale in 2021 and 2022.

Planned and Approved Projects

The City has residential development applications that have either been approved or are currently under review and are expected to be built during the RHNA projection period (June 30, 2022, through December 15, 2030). Table 5-2 shows these as approved projects and planned projects. For each project, the table includes the assessor parcel number (APN), address, site acreage, number of units by income category, project description, and project status. Figure 5-1 shows the city-wide inventory, including all approved and planned projects.

Several projects include demolition or renovation of existing residences. The inventory does not count replacement units or renovated units towards the RHNA; rather, only the net new capacity is counted towards the RHNA. Units are categorized by income as follows:

- Projects with deed-restricted affordable units are counted toward the lower- or moderate-income RHNA, as applicable. For mixed-income projects, deed-restricted affordable units are provided per the City's below market rate housing program described in Chapter 6, "Constraints to the Development of Housing."
- Projects that include non-deed-restricted market-rate rental multifamily units are assumed to meet both the moderate-income and above moderate-income RHNA. As described in Chapter 3, "Housing Needs Assessment," a two-person moderate-income household can afford rents up to $4,236 per month, a three-person moderate-income household can afford rents up to $4,766, and a four-person moderate-income household can afford rents up to $5,295. As shown in Table 5-3 below, many of the units in recent multifamily developments are rented at prices considered affordable to moderate-income households, ranging from $3,055 to $4,220 for a one-bedroom apartment, $3,875 to $6,400 for a two-bedroom apartment, and $5,065 to $6,090 for a three-bedroom apartment. As such, the inventory assumes 50 percent of pipeline market-rate rental units meet the moderate-income need and 50 percent of pipeline market-rate rental units meet the above moderate-income need.
- Projects that include market-rate attached ownership (e.g., townhomes or condominiums) or single-family units are assumed to meet the above-moderate-income RHNA based on recent home sale prices that are generally only affordable to above moderate-income households.

As shown in Table 5-2, there are 38 projects in the pipeline that will provide a total of 3,331 net new units including: 296 very low-income units, 215 low-income units, 1,101 moderate-income units, and 1,719 above moderate-income units.

Table 5-2: City of Sunnyvale, 2023-2031 Housing Element, Planned and Approved Projects

Site Number	Assessor Parcel Number (APN)	Address	Size (Gross Acres)	General Plan Land Use Designation	Zoning	Total New Units	Net Units[1]	Very Low-Income Units	Low-Income Units	Deed-Restricted Moderate-Income Units	Non-Deed-Restricted Moderate-Income Units	Above Moderate-Income Units	Project Description	Project Status
P-1	211-25-011, 211-25-033, 211-25-034, 211-25-038	871 and 895 E Fremont Ave	5.44	COMMERICAL MIXED USE (CMIX)	R3-MEDIUM DENSITY RESIDENTIAL	138	136				50	86	Redevelop a 5.49-acre site previously developed for agriculture and residential uses with 39 townhomes and 99 apartments plus 6,934 square feet of retail/office use with surface and underground parking. Two existing single family homes to be demolished. Based on the time of application, rental units are not subject to the City's Below Market Rate (BMR) program. Based on market rents, 50 percent of rental units are inventoried as moderate. Applicant has proposed to pay in-lieu fee for ownership BMR unit requirement.	Project Approved, Building Permit Under Review
P-2	204-50-042	364 Beemer Ave	0.18	LOW MEDIUM DENSITY RESIDENTIAL (RLM)	R2-LOW MEDIUM DENSITY RESIDENTIAL	2	1					1	Vesting Parcel Map to create 2 single family lots with an easement for a driveway and 2 new two -story single-family homes. One existing home to be demolished.	Project Under Review, Pending Approval
P-3	204-04-034	421 E Washington Ave	0.19	LOW MEDIUM DENSITY RESIDENTIAL (RLM)	R2-LOW MEDIUM DENSITY RESIDENTIAL	2	1					1	Subdivide existing 8,147 sq. ft. lot into two lots. Demolish an existing single-family home and build two new single-family homes.	Project Approved, Building Permit Under Review
P-4	204-03-003, 204-03-002	210 and 214 W Ahwanee Ave	0.75	HIGH DENSITY RESIDENTIAL (RHI)	R4-HIGH DENSITY RESIDENTIAL	24	23			3		20	24 condo units in four 4-story buildings, includes 3 deed-restricted moderate-income units per the City's BMR ownership housing requirement.	Project Approved, Building Permit Under Review
P-5	211-34-012	1162 Sunnyvale-Saratoga Rd	0.6	HIGH DENSITY RESIDENTIAL (RHI)	R4-HIGH DENSITY RESIDENTIAL	23	12			3		9	Redevelop an existing 11-unit apartment complex into 23 condominium units. Includes 3 deed-restricted moderate income units per the City's BMR ownership housing requirement.	Project Under Review, Pending Approval
P-6	213-01-034, 213-01-032, 213-01-033	1155-1175 Aster Ave	17.48	TRANSIT MIXED USE (TMIX)	MXD-III	329	329			49		280	Demolish 7 existing industrial buildings, 2 commercial buildings, and construct a new mixed use project consisting of a 4-to-5-story apartment/commercial building with wrapped above-grade parking structure (412 rental units); (2) 2-to-7-story condo buildings above podium parking structures (189 ownership units); and (20) 2-to-3-story townhome buildings with individual unit garages (140 ownership units). Includes 49 deed-restricted moderate income ownership units. The 412-unit apartment building is under construction and not counted towards the 6th cycle RHNA. The remaining condo and townhome buildings will be developed after the start of the 6th cycle projection period (June 30, 2022).	Apartment Project Under Construction; Building Permit for Townhomes and Condos Under Review
P-7	198-26-001, 198-26-002	610 Grape Ave 1088 W El Camino Real	2.29	EL CAMINO REAL SPECIFIC PLAN (ECRSP)	ECR-MU42 EL CAMINO REAL – RESIDENTIAL MIXED USE	108	108	5	11		46	46	Mixed use project on existing commercial site (retail, car wash, and auto repair) with 108 residential units and 19,422 sq. ft. of commercial space. Lower-income units are based on the City's BMR rental housing requirement. Based on market rents, 50 percent of remaining rental units are inventoried as moderate.	Preliminary Review Completed, Pending Formal Application Submittal
P-8	198-17-023, 198-17-039	1100 and 1124 W El Camino Real	3.56	EL CAMINO REAL SPECIFIC PLAN (ECRSP)	ECR-MU33 EL CAMINO REAL – RESIDENTIAL MIXED USE	93	93	22			33	38	Redevelop a used car lot with a mixed use development including 88 flats, 5 single-family homes, and 30,345 square feet of commercial space. Includes 22 deed-restricted very low-income units. Based on market rents, 50 percent of remaining rental units are inventoried as moderate.	Project Under Review, Pending Approval
P-9	204-38-006	582 E Maude Ave	0.73	MEDIUM DENSITY RESIDENTIAL (RMED)	R3-MEDIUM DENSITY RESIDENTIAL	15	13			2		11	Demolish two existing residential structures and redevelop site with 15 townhouse style condominiums. Includes 2 deed-restricted moderate-income units per the City's BMR ownership housing requirement.	Preliminary Review Completed, Pending Formal Application Submittal

Site Number	Assessor Parcel Number (APN)	Address	Size (Gross Acres)	General Plan Land Use Designation	Zoning	Total New Units	Net Units[1]	Very Low-Income Units	Low-Income Units	Deed-Restricted Moderate-Income Units	Non-Deed-Restricted Moderate-Income Units	Above Moderate-Income Units	Project Description	Project Status
P-10	165-12-083	606 W McKinley	0.2	LOW MEDIUM DENSITY RESIDENTIAL (RLM)	R2-LOW MEDIUM DENSITY RESIDENTIAL	2	0					0	Demolish existing duplex and create two lots and construct two new single-family homes.	Project Approved, Building Permit Under Review
P-11	204-38-008, 009, and 010	475 N Fair Oaks Ave 585, 595 Columbia Ave	0.86	MEDIUM DENSITY RESIDENTIAL (RMED)	R3-MEDIUM DENSITY RESIDENTIAL	18	16			2		14	Redevelop a 35,903 sq. ft. lot multi-family property. Demolish 2 single family homes, a rectory, 2 accessory structures and construct 2 structures resulting in a total of 18 townhomes and a density of 22 du/acre. The project includes 2 deed-restricted moderate-income units per the City's BMR ownership housing requirement.	Project Approved, Building Permit Under Review
P-12	211-01-034	655 S Fair Oaks Ave	21.47	HIGH DENSITY RESIDENTIAL (RHI)	R4-HIGH DENSITY RESIDENTIAL	158	158	8	16		67	67	Add 158 units to an existing 766 unit apartment community (Spruce Apartments). Lower-income units are based on the City's BMR rental housing requirement. Based on market rents, 50 percent of remaining rental units are inventoried as moderate.	Project Under Review, Pending Approval
P-13	209-29-057, 209-29-076	562 and 566 S Mathilda Ave	0.44	TRANSIT MIXED USE (TMIX)	DSP- BLOCK 20	36	35			5		30	Redevelop an existing residence and medical office with 36 residential units and 8,883 square feet of commercial. Includes 5 deed-restricted moderate-income units based on City's BMR ownership housing requirement.	Preliminary Review Completed, Pending Formal Application Submittal
P-14	204-51-005	258 W California Ave	0.22	LOW MEDIUM DENSITY RESIDENTIAL (RLM)	R2-LOW MEDIUM DENSITY RESIDENTIAL	2	1					1	Subdivide a 9,247 square foot lot into two lots (3,887 and 5,360 square foot lots) and construct two new two-story single family homes. One existing home to be demolished.	Project Under Review, Pending Approval
P-15	110-14-197	1139 Karlstad Dr	5.05	HIGH DENSITY RESIDENTIAL (RHI)	R4-HIGH DENSITY RESIDENTIAL	135	135			20		115	Demolish an existing industrial building and construct 135 townhome units at a density of 27 du/acre. Includes 20 deed-restricted moderate-income units based on City's BMR ownership housing requirement.	Project Approved
P-16	204-29-035	255 W Maude Ave	0.51	MEDIUM DENSITY RESIDENTIAL (RMED)	R3-MEDIUM DENSITY RESIDENTIAL	12	0				1	-1	Allow 12 townhome-style condo units over a fully enclosed garage. The existing 12-unit apartment complex will be demolished.	Project Under Review, Pending Approval
P-17	201-36-002	777 Sunnyvale-Saratoga Rd	5.32	EL CAMINO REAL SPECIFIC PLAN (ECRSP)	ECR-MU54 EL CAMINO REAL – RESIDENTIAL MIXED USE	355	355	16	32	4	137	166	Redevelopment of an existing commercial site to construct 322 podium-style apartments in an 8-story building, 33 townhomes, and 4,500 sq. ft. of retail in a mixed use development with associated site improvements on a 5.24 acre site. Lower-income and moderate-income units are based on the City's BMR housing requirements. Based on market rents, 50 percent of remaining rental units are inventoried as moderate.	Preliminary Review Completed, Pending Formal Application Submittal
P-18	211-08-004, 211-08-005, 211-08-031, 211-08-032	665, 681, 683, 685 E El Camino Real	3.08	EL CAMINO REAL SPECIFIC PLAN (ECRSP)	ECR-MU42 EL CAMINO REAL – RESIDENTIAL MIXED USE	14	14			2		12	Redevelop existing commercial site to construct 14-unit condominiums. Includes 2 deed-restricted moderate-income units based on City's BMR ownership housing requirement.	Preliminary Review Completed, Pending Formal Application Submittal
P-19	211-01-031	444 Old San Francisco Rd	0.42	HIGH DENSITY RESIDENTIAL (RHI)	R4-HIGH DENSITY RESIDENTIAL	19	18				9	9	Construct 19-unit, one 4-story apartment building; existing single family home to be removed. Based on market rents, 50 percent of remaining rental units are inventoried as moderate.	Preliminary Review Completed, Pending Formal Application Submittal
P-20	323-330-04	1576 Hollenbeck Ave	0.38	MEDIUM DENSITY RESIDENTIAL (RMED)	R3-MEDIUM DENSITY RESIDENTIAL	14	6	6					Demolish 8 existing homes and construct a 14-unit two-story apartment building. Project utilizes State Density Bonus with 6 very low-income units.	Preliminary Review Completed, Pending Formal Application Submittal

Site Number	Assessor Parcel Number (APN)	Address	Size (Gross Acres)	General Plan Land Use Designation	Zoning	Total New Units	Net Units[1]	Very Low-Income Units	Low-Income Units	Deed-Restricted Moderate-Income Units	Non-Deed-Restricted Moderate-Income Units	Above Moderate-Income Units	Project Description	Project Status
P-21	209-35-023	200 S Taaffe St	5.05	TRANSIT MIXED USE (TMIX)	DSP – BLOCK 18	479	479	16	31	6	213	213	Mixed use development including two 12-story residential buildings with 479 units and 37,300 sf retail use in DSP Block 3. Includes 53 deed-restricted BMR units per the approved development agreement. Based on market rents, 50 percent of remaining rental units are inventoried as moderate.	Project Approved, Building Permit Under Review
P-22	205-50-013	1178 Sonora Ct	1.33	TRANSIT MIXED USE (TMIX)	MXD-I	176	176	110	64			2	Redevelop a 1.26-acre industrial property within the LSAP. Demolish an existing 19,440 sq. ft. one-story industrial building and construct 176 apartment units (174 affordable units and two managers' units). Deed-restricted units per applicant project proposal.	Project Approved
P-23	165-12-057	664 W. McKinley Ave	0.17	LOW MEDIUM DENSITY RESIDENTIAL (RLM)	R2-LOW MEDIUM DENSITY RESIDENTIAL	2	0					0	To allow a two-lot subdivision of a R-2 property and two new two-story single family residences. Two existing homes to be demolished.	Project Approved
P-24	204-08-027	828 Morse Ave	2.39	LOW MEDIUM DENSITY RESIDENTIAL (RLM)	R3-MEDIUM DENSITY RESIDENTIAL	162	39	2	4		17	16	Proposal to demolish three apartment units, retain 120 existing apartment units, and construct 42 new apartment units, resulting in a total of 162 units with a density of 42 du/acre. Includes the 560 E. Ahwanee Ave site. Includes 6 deed-restricted lower-income units per City's BMR ownership housing requirement. Based on market rents, 50 percent of remaining rental units are inventoried as moderate.	Preliminary Review Completed, Pending Formal Application Submittal
P-25	309-01-006	166 E Fremont Ave	2.8	VILLAGE MIXED USE (VMIX)	C1-NEIGHBORHOOD BUSINESS	50	50				7	43	Redevelop portion (2.77 ac) of a shopping center with a mixed use project that includes demolishing 10,500 sq. ft. of commercial space, retain 8,094 sq. ft. commercial space, and construction of 50 residential condo units in four, 4-story buildings with associated parking and common public open space and 5-lot subdivision (SB 330 Submittal). Includes 7 deed-restricted moderate-income units based on City's BMR ownership housing requirement.	Project Approved
P-26	110-12-093	245 W Weddell Dr	1.81	HIGH DENSITY RESIDENTIAL (RHI)	R4-HIGH DENSITY RESIDENTIAL	93	61	59				2	To redevelop an existing 62-unit affordable housing development including demolition of one apartment building with 32 apartment units and construction of a new six-story, 93-unit building, and rehabilitating an existing apartment building with 30 affordable apartment units resulting in a total of 123 units. Lower-income units based on project application.	Project Approved
P-27	204-49-006	183 N Sunnyvale Ave	0.16	LOW MEDIUM DENSITY RESIDENTIAL (RLM)	R2-LOW MEDIUM DENSITY RESIDENTIAL	4	2					2	To consider redevelopment of two Heritage Resource properties with 4 new two-story single family homes.	Preliminary Review Completed, Pending Formal Application Submittal
P-28	216-27-018	1202 Kifer Rd	0.62	TRANSIT MIXED USE (TMIX)	MXD-I	28	28	1	3		12	12	Redevelop a mixed use property in the LSAP. Demolition of an existing office building and the construction of 28 apartment units in a 7-story building. Based on market rents, 50 percent of remaining rental units are inventoried as moderate.	Project Under Review, Pending Approval
P-29	309-01-002	102 E Fremont Ave	1.82	VILLAGE MIXED USE (VMIX)	C1-NEIGHBORHOOD BUSINESS	35	35			5		30	Redevelop portion (1.87 acre) of a shopping center with a mixed use project that includes demolishing 19,852 s.f. commercial, retaining 8,048 s.f. commercial, and construction of 35 residential condo units in three, 4-story building(s) and 5-lot subdivision (SB 330 submittal). Includes 5 deed-restricted moderate-income units based on City's BMR ownership housing requirement.	Project Under Review, Pending Approval
P-30	204-40-071	549 E ARQUES AVE	0.18	MEDIUM DENSITY RESIDENTIAL (RMED)	R3-MEDIUM DENSITY RESIDENTIAL	3	2					2	Demolition of the existing single family residence with a detached garage and construct three, three-story attached single-family homes.	Project Under Review, Pending Approval

Site Number	Assessor Parcel Number (APN)	Address	Size (Gross Acres)	General Plan Land Use Designation	Zoning	Total New Units	Net Units[1]	Very Low-Income Units	Low-Income Units	Deed-Restricted Moderate-Income Units	Non-Deed-Restricted Moderate-Income Units	Above Moderate-Income Units	Project Description	Project Status
P-31	204-39-031	374 LASTRETO AVE	0.18	LOW MEDIUM DENSITY RESIDENTIAL (RLM)	R2-LOW MEDIUM DENSITY RESIDENTIAL	2	1					1	Demolish an existing single-family home, subdivide the existing lot into two lots, and construct two single-family homes with 51.8% and 59.4% FAR.	Preliminary Review Completed, Pending Formal Application Submittal
P-32	202-23-007	877 W Fremont Ave	6.3	VILLAGE MIXED USE (VMIX)	O-ADMINISTRATIVE AND PROFESSIONAL OFFICE	114	114				14	100	New mixed use Village Center development with 114 residential units, 35,393 s.f. of medical office, and 0.46-acre park. Includes 14 deed-restricted moderate-income units based on City's BMR ownership housing requirement.	Project Under Review, Pending Approval
P-33	209-35-019, 209-35-018, 209-35-017, 209-35-016	100 E Washington Ave 230, 240 S Murphy Ave 301 S Sunnyvale Ave	3.88	TRANSIT MIXED USE (TMIX)	DSP – BLOCK 18	325	325	11	21	4	145	144	Cityline Subblock 6 proposal to redevelop the existing parking lot for 7 story mixed use building with 325 dwelling units and 36,000 square feet of retail. Includes 36 deed-restricted BMR units per development agreement. Based on market rents, 50 percent of remaining rental units are inventoried as moderate.	Preliminary Review Completed, Pending Formal Application Submittal
P-34	209-29-060; 209-29-061	510, 528 S Mathilda AVE	0.75	TRANSIT MIXED USE (TMIX)	DSP – BLOCK 20	52	44	3	5		23	13	Redevelop existing commercial and office space and an 8-unit apartment to allow a 52-unit residential apartment building with 10,000 sq. ft. of ground floor commercial. Includes 8 deed-restricted BMR units. Based on market rents, 50 percent of remaining rental units are inventoried as moderate.	Project Under Review, Pending Approval
P-35	20550014	1170 Sonora Ct	1.09	TRANSIT MIXED USE (TMIX)	MXD-I/S	107	107	5	11		45	46	Preliminary application received to redevelop existing office space with 107 apartment units. Lower-income units are based on the City's BMR rental housing requirement. Based on market rents, 50 percent of remaining rental units are inventoried as moderate.	Project Under Review, Pending Approval
P-36	20550016	1154 Sonora Ct	1.89	TRANSIT MIXED USE (TMIX)	MXD-I/S	171	171	9	17		73	72	Preliminary application received to redevelop existing office space with 171 apartment units. Lower-income units are based on the City's BMR rental housing requirement. Based on market rents, 50 percent of remaining rental units are inventoried as moderate.	Project Under Review, Pending Approval
P-37	20550034; 20550035	1150 Kifer Rd; 1170 Kifer Rd	5.82	TRANSIT MIXED USE (TMIX)	MXD-I	225	225	23			101	101	Demolish existing surface parking area at the rear of two existing office buildings and construct 225 apartment units at a density of 112 du/acre. The project consists of an eight-story building inclusive of three-stories of an above-ground parking structure. The project includes a lot line adjustment resulting in a two-acre parcel for the residential project site and 3.82 acres for the parcel containing the existing office buildings to remain. The project also proposes shared parking between the office and residential parcels. Lower-income units are based on the City's BMR rental housing requirement. Based on market rents, 50 percent of remaining rental units are inventoried as moderate.	Project Under Review, Pending Approval
P-38	21135008; 21135009	148 Crescent Ave	0.85	MEDIUM DENSITY RESIDENTIAL (RMED)	R3-MEDIUM DENSITY RESIDENTIAL	20	18			3		15	Application to consider the demolition of two single family residences and the construction of 20 three-story condominium units.	Project Under Review, Pending Approval
Total			**113.87**			**3,547**	**3,331**	**296**	**215**	**108**	**993**	**1,719**		

Notes:

[1] Net units removes any existing residential units proposed for demolition.

DSP = Downtown Specific Plan

Source: City of Sunnyvale, 2021.

Table 5-3: Listed Rents for Recent Multi-family Developments

Project	Minimum Rent	Maximum Rent
One-Bedroom Unit Rents		
Stewart Village Apartment Homes	$3,055	$3,665
Lakeside	$3,500	$4,000
Ironworks	$3,506	$3,506
Savoy	$3,520	$4,180
The Murphy Station	$3,550	$3,760
Cityline Flats	$4,173	$4,220
Two-Bedroom Unit Rents		
Stewart Village Apartment Homes	$3,875	$4,425
Cityline Flats	$4,452	$5,204
Lakeside	$4,500	$4,900
Ironworks	$4,511	$5,117
The Murphy Station	$4,600	$6,400
Savoy	$4,765	$5,815
Three-Bedroom Unit Rents		
Ironworks	$5,065	$5,336
Cityline Flats	$5,622	$5,968
Stewart Village Apartment Homes	$6,090	$6,090

Source: Apartments.com, 2022. ForRent.com, 2022.

Specific Plans

The City has approved several specific plans to spur development in a variety of districts throughout Sunnyvale. The following plans have recently been updated to increase residential development capacity near jobs and transit. An analysis of the land use controls of each specific plan is included in Chapter 6, "Constraints to the Development of Housing."

- Downtown Specific Plan. The DSP was originally adopted in 1993 and was comprehensively updated in 2003. The DSP encompasses approximately 150 acres and envisions an enhanced, traditional downtown serving the community with a variety of destinations in a pedestrian-friendly environment. The plan was updated in 2013 to add parcels north of Evelyn Avenue to the plan area (including the Ironworks site) and was most recently updated in September 2020 to increase residential and office capacity in the Commercial Core and North of Washington districts. Full buildout of the specific plan is anticipated to occur over a 10 to 15 year-period, following the 2020 update, based on market conditions.
- Lawrence Station Area Plan. The LSAP was adopted in 2016 and amended in September 2021 to increase the housing capacity by an additional 3,600 units (for a total of 5,900 units). The LSAP is intended to guide transit-oriented development within a one-half-mile radius of the Lawrence Caltrain Station encompassing approximately 229 acres (without roads). Redevelopment here is planned to consist of transit-oriented uses to promote greater use of the station. Full buildout of the plan is anticipated to occur by 2040.

- El Camino Real Specific Plan (ECRSP). The ECRSP was adopted on June 28, 2022 and replaces the 2007 Precise Plan for El Camino Real. The ECRSP is intended to refine and guide development of the El Camino Real corridor as a vibrant, mixed use corridor with improved streetscapes and safer environments for alternative transportation modes. The 2017 LUTE planned for 4,200 new units and the 2022 plan adds capacity for an additional 2,700 housing units.

The following sections describe the residential capacity for each of the specific plan areas.

DOWNTOWN SPECIFIC PLAN

The DSP designates areas within the downtown for commercial, office, mixed use, and residential uses. Residential uses range from low density (up to 7 units per acre) to very high density (up to 58 units per acre). The DSP identifies maximum development levels for each block and accounts for both residential and non-residential development, as shown in Table 5-4 below. Additional residential development, beyond that identified in the DSP, is permitted through State and local density bonus programs (i.e., the Green Building Program) or through a development agreement.

Table 5-4: Downtown Land Uses and Development Capacity

Block #	Area (Acres)	Land Use	Maximum Density	Residential Units per Block	Maximum Office Sq. Ft.	Maximum Commercial Sq. Ft.	Maximum Building Height
Commercial Core District							
18	37.92	Downtown Mixed Use	n/a	817	709,000	642,000	75 ft. except 80 ft. for movie theater
Subtotal	**37.92**			**817**	**709,000**	**642,000**	
North Washington District							
1	5.87	Office	n/a	-	480,600	10,000	100 ft.
1a	4.35	Downtown Mixed Use	n/a	407	-	41,000	85 ft.
2	6.36	Commercial	n/a	-	80,000	171,000	36 ft.
21	2.35	Downtown Transit Center	n/a	-	-	-	85 ft.
22	1.46	Office and Commercial	n/a	-	56,200		85 ft.
Subtotal	**20.39**			**407**	**616,800**	**222,000**	
Sunnyvale/Carroll District							
3	2.95	Commercial	n/a	-	-	62,000	50 ft.
4	3.8	Downtown Very High Density Res.	58	160	-	-	40 ft. except
			58				30 ft. on Washington and McKinley
	0.58	Medium Density Res.	24	13			
5	1.13	Downtown Very High Density Res.	58	46	-	-	40 ft.
6	2.33	High Density Res.	36	85	-	-	40 ft. except
			36				30 ft. on Washington and McKinley
	1.16	Medium Density Res.	24	27			
7	5.92	Downtown Mixed Use	n/a	100	36,000	14,000	50 ft.
23	5.27	High Density Res.	36	191	-	-	50 ft.
Subtotal	**23.14**			**622**	**36,000**	**76,000**	

Block #	Area (Acres)	Land Use	Maximum Density	Residential Units per Block	Maximum Office Sq. Ft.	Maximum Commercial Sq. Ft.	Maximum Building Height
South of Iowa District							
8	1.14	Low-Medium Density Res.	14	15	-	-	30 ft.
8a	0.57	Medium Density Res.	24	12	-	-	30 ft.
8b	1.6	Low Density Res.	7	12	-	-	30 ft.
9	1.77	Low-Medium Density Res.	14	20	-	-	30 ft.
9a	1.17	Low Density Res.	7	8	-	-	30 ft.
10	1.92	Low-Medium Density Res.	14	47	-	-	30 ft.
11	3.68	Low-Medium Density Res.	14	49	-	-	30 ft.
12	3.79	Low-Medium Density Res.	14	51	-	-	30 ft.
13	4.71	Commercial	n/a	-	176,100	21,000	50 ft.
	2.16	Low-Medium Density Res.	14	25			30 ft.
20	1.49	High Density Res.	36	51	16,400	-	40 ft.
	0.93	Office	n/a	-			30 ft.
Subtotal	**24.93**			**290**	**192,500**	**21,000**	
West of Mathilda District							
14	2.83	Downtown Very High Density Res.	58	173	-	10,000	30 ft. on Charles; 50 ft. on Mathilda
15	2.8	Downtown Very High Density Res.	58	152	-	10,000	30 ft. on Charles; 50 ft. on Mathilda
16	3.12	Downtown Very High Density Res.	58	173	-	10,000	30 ft. on Charles; 50 ft. on Mathilda
17	4.65	Low-Medium Density Res.	14	48	-	-	30 ft.
Subtotal	**13.40**			**546**	**-**	**30,000**	
TOTAL	**119.78**			**2,682**	**1,554,300**	**991,000**	

Source: City of Sunnyvale, Downtown Specific Plan, 2020.

Residential Development Potential

The 2020 DSP Update provided an additional residential capacity of 550 units; through a combination of density bonus programs 750 net new units were approved through the recently approved CityLine Sunnyvale project on Block 18, as shown in Table 5-2 above. Most of the blocks within the DSP are built out. Sites with remaining residential capacity under the DSP are shown on Figure 5-2 and are described below.

Sunnyvale Self Storage located at 360 E Evelyn Ave (APN 20905017).

Walt's Cycle located at 120 Carroll St (APN 20905036).

Block 4

As shown in Figure 5-3 below, the inventory includes one 1.2-acre site within Block 4 composed of three parcels (APNs 20905017, 20905018, and 20905036). APN 20905017 contains a self-storage building built in 1960 and no recent site improvements or building renovations have occurred. APN 20905018 contains one unoccupied small retail building built in 1957. APN 20905036 is listed for sale, as of April 2022, and includes a retail building built in 1970 and is occupied by several users, including Walt's Cycle. Based on current sales, building age, and site conditions, this site is considered to have redevelopment potential during the planning period. The surrounding sites within Block 4 have been recently redeveloped with multifamily residential and residential redevelopment is anticipated to continue in this area. The site is designated as Very High Density Residential and has a capacity of 50 units under the DSP. The inventory assumes redevelopment within the planning period and includes capacity for 30 lower-income units, 8 moderate-income units, and 12 above moderate-income units at this site.

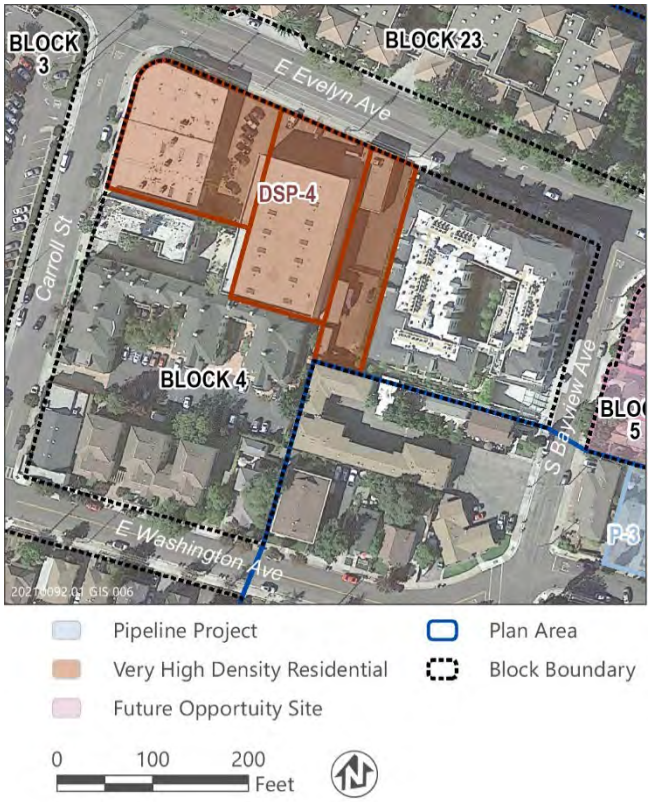
Block 10

As shown in Figure 5-4, one 0.67-acre site, consisting of two parcels (APNs 20926041 and 20926063) in Block 10, is designated for low-medium density residential and has a capacity for 16 units under the DSP. The site is currently occupied by offices and other non-residential uses. The building located on APN 20926041 was built in 1942 and the building located on APN 20926063 was built in 1987. The site is within a residential neighborhood and adjacent to an apartment complex. Current market trends resulting in high residential demand in the Downtown are expected to continue. Considering the land use designation, existing uses, and recent redevelopment trends in the Downtown, redevelopment is likely to occur within the planning period and the inventory identifies capacity for 16 moderate-income units at the site based on allowed densities.

Figure 5-2: Downtown Specific Plan Sites

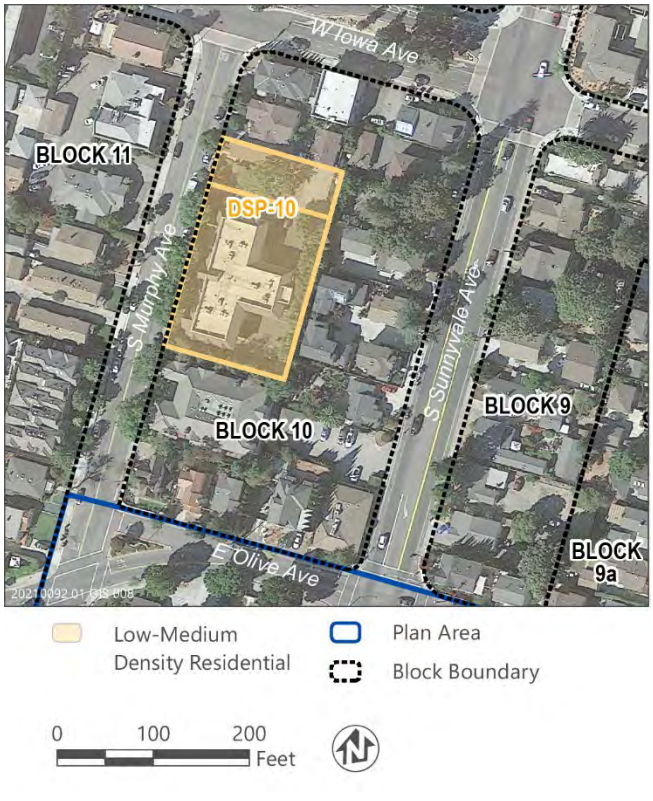
Source: Adapted by Ascent in 2021 from data received by the City of Sunnyvale in 2021.

Figure 5-3: Downtown Specific Plan - Block 4



Source: Adapted by Ascent in 2021 from data received from the City of Sunnyvale in 2021

Figure 5-4: Downtown Specific Plan - Block 10



Source: Adapted by Ascent in 2021 from data received from the City of Sunnyvale in 2021

Block 14

As shown in Figure 5-6 below, two sites identified in Block 14 are included in the inventory. One site on the northern end of the block consists of three parcels (APNs 16503001, 16503002, and 16503003), totals 1.03 acres, and includes two single family homes and a vacant for-sale (as of April 2022) non-residential building previously occupied by a bank. The second site on the southern end of the block consists of one parcel (APN 16503006), is 0.54 acre in size, and is occupied by another bank. The sites are separated by a residential apartment complex built in 2016. Both sites are designated as Very High Density Residential, and the block has a remaining capacity of 73 units under the specific plan.

Directly across the street (and north) from the site, the southern portion of Block 15 is included in a recently approved redevelopment proposal (see P-14 on Figure 5-2). Six parcels owned by the City of Sunnyvale were consolidated and are currently under construction for an affordable housing project. In addition, a project to redevelop a commercial site (Denny's restaurant) into a mixed use building with mixed-income apartments is under construction on the northern portion of Block 15 and will be completed in summer 2022. Based on existing uses and recent redevelopment trends on adjacent blocks it

Figure 5-5: Proposed Development on Downtown Block 15

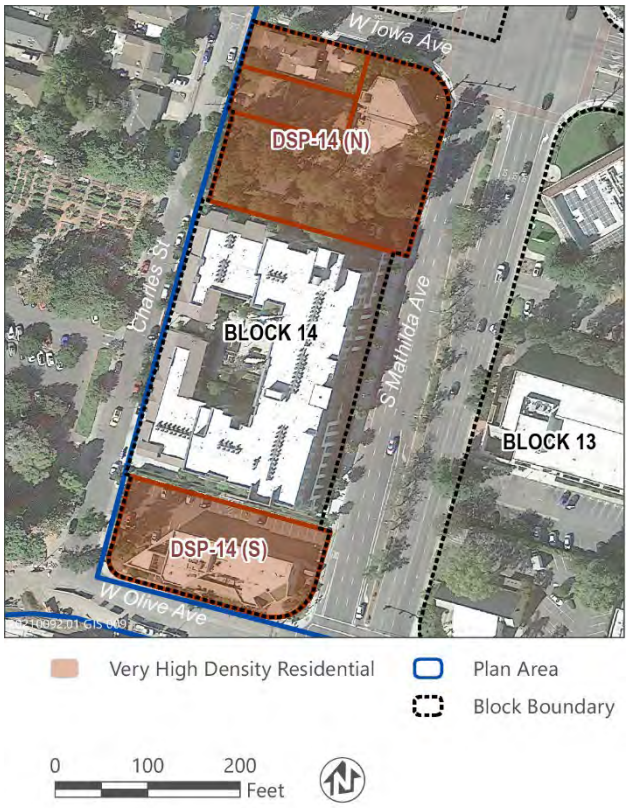
Source: Adapted by Ascent in 2021 from data received from the City of Sunnyvale in 2021

is anticipated that the sites within Block 14 would likely be redeveloped within the planning period. As such, the sites inventory includes capacity for 44 lower-income units, 10 moderate-income units, and 18 above moderate-income units in Block 14.

Block 16

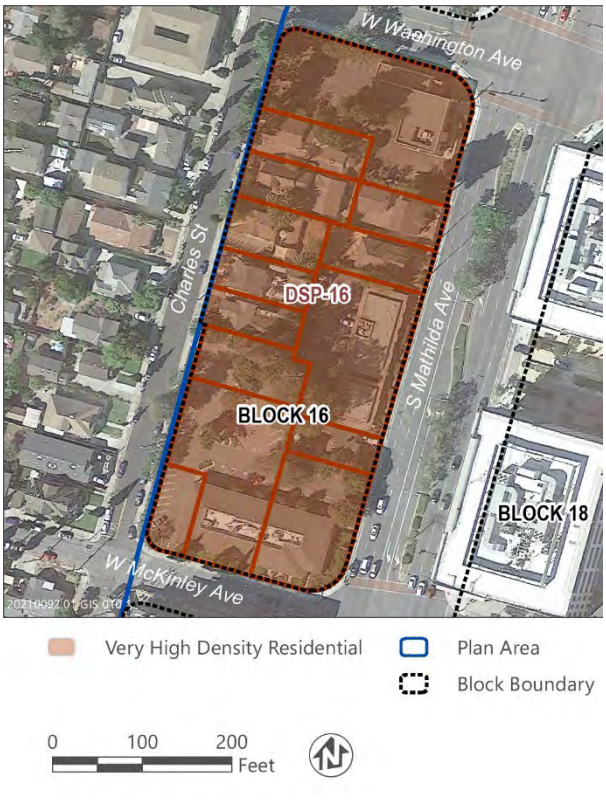
As shown in Figure 5-7 below, Block 16 consists of 14 parcels (APNs 16513051 through 64) totaling 3.12 acres. The entire block is designated as Very High Density Residential and has capacity for 164 additional residential units. Four of the parcels are occupied by Wells Fargo Bank, seven are occupied by residences, and the remaining consist of various commercial uses. Similar to the redevelopment occurring on Block 15, the City anticipates that Block 16 will be redeveloped with residential units and mixed use developments. The City processes lot line adjustments as a ministerial action and does not consider lot consolidation to be a constraint on development. The block is suitable for residential redevelopment within the planning period and 98 lower-income units, 26 moderate-income units, and 40 above moderate-income units are identified in the sites inventory.

Figure 5-6: Downtown Specific Plan - Block 14



Source: Adapted by Ascent in 2021 from data received from the City of Sunnyvale in 2021

Figure 5-7: Downtown Specific Plan - Block 16



Source: Adapted by Ascent in 2021 from data received from the City of Sunnyvale in 2021

Block 5

As shown in Figure 5-8, one site consisting of three parcels (APNs 20904036, 20904037, 20904052) is designated for Very High Density Residential, totals 0.58 acres, and has a remaining capacity for 22 units under the DSP. The site is currently occupied by low density residential units and a preschool. Although the City has experienced a number of low-density residential units that have been sold and replaced with higher density residential, it is less likely that the site would be redeveloped within the planning period. The sites inventory identifies the site as a future opportunity site and does not include capacity for housing during the planning period. However, potential for housing does exist and, if redeveloped, the site could help meet the City's RHNA.

Summary of Capacity

The residential development potential described is in addition to the amount of commercial development permitted in each block; in other words, development of commercial uses does not reduce the amount of residential permitted under the Specific Plan. Table 5-5 shows the inventoried residential capacity for sites within the DSP, including 172 lower-income units, 60 moderate-income units, and 70 above moderate-income units.

Figure 5-8: Downtown Specific Plan - Block 5

Source: Adapted by Ascent in 2021 from data received from the City of Sunnyvale in 2021

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Table 5-5: City of Sunnyvale, 2023-2031 Housing Element, Downtown Specific Plan

Site Number	Assessor Parcel Number (APN)	Address	Size (Gross Acres)	General Plan Land Use Designation	Zoning	Specific Plan Land Use Designation	Remaining Capacity (per Specific Plan)	Inventoried Capacity	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Subject to AB 1397 by-right policy?	Description of Existing Use/Status
DSP-4	20905017	360 E Evelyn Ave	0.46	Transit Mixed Use	DSP Block 4	Downtown Very High Density Residential	19	19	12	3	4	Yes	Existing retail and self-storage buildings. Retail building at 120 Carroll St listed for sale. Available for residential redevelopment within the planning period.
	20905018	380 E Evelyn Ave	0.26	Transit Mixed Use	DSP Block 4	Downtown Very High Density Residential	10	10	6	2	3	Yes	
	20905036	120 Carroll St	0.49	Transit Mixed Use	DSP Block 4	Downtown Very High Density Residential	21	21	12	3	5	Yes	
	Subtotal Block 4		*1.21*				*50*	*50*	*30*	*8*	*12*		
Future opportunity site	20904036	152 S Bayview Ave	0.15	Transit Mixed Use	DSP Block 5	Downtown Very High Density Residential	6	0					Existing residences and preschool. Redevelopment during planning period is unlikely. Therefore, the site is considered a future opportunity site and no capacity is included in the sites inventory.
	20904037	140 S Bayview Ave	0.15	Transit Mixed Use	DSP Block 5	Downtown Very High Density Residential	6	0					
	20904052	404 E Evelyn Ave	0.28	Transit Mixed Use	DSP Block 5	Downtown Very High Density Residential	10	0					
	Subtotal Block 5		*0.58*				*22*	*0*					
DSP-10	20926041	422 S Murphy Ave	0.15	Transit Mixed Use	DSP Block 10	Low-Medium Density Residential	3	3		3			Existing office uses available for redevelopment to low-medium density residential, consistent with adjacent sites.
	20926063	438 S Murphy Ave	0.52	Transit Mixed Use	DSP Block 10	Low-Medium Density Residential	13	13		13			
	Subtotal Block 10		*0.67*				*16*	*16*		*16*			
DSP-14 (N)	16503001	414 Charles St	0.15	Transit Mixed Use	DSP Block 14	Downtown Very High Density Residential	8	8	5	1	2	Yes	Existing vacant non-residential building and two single family homes. Available for redevelopment similar to pipeline projects on Block 15.
	16503002	410 Charles St	0.15	Transit Mixed Use	DSP Block 14	Downtown Very High Density Residential	8	8	5	1	2	Yes	
	16503003	425 S Mathilda Ave	0.73	Transit Mixed Use	DSP Block 14	Downtown Very High Density Residential	20	20	12	3	5	Yes	
	Subtotal Block 14 – North		*1.03*				*36*	*36*	*22*	*5*	*9*		
DSP-14 (S)	16503006	495 S Mathilda Ave	0.54	Transit Mixed Use	DSP Block 14	Downtown Very High Density Residential	36	36	22	5	9	Yes	Existing non-residential building (bank) and parking lot. Available for redevelopment similar to pipeline projects on Block 15.
	Subtotal Block 14 – South		*0.54*				*36*	*36*	*22*	*5*	*9*		
DSP-16	16513051	495 W McKinley Ave	0.10	Transit Mixed Use	DSP Block 16	Downtown Very High Density Residential	5	5	3	1	1	Yes	Four of the parcels are occupied by Wells Fargo Bank, seven are occupied by residences, and the remaining consist of various commercial uses. Available for mixed-use redevelopment during the planning period.
	16513052	475 W McKinley Ave	0.46	Transit Mixed Use	DSP Block 16	Downtown Very High Density Residential	25	25	15	4	6	Yes	
	16513053	260 Charles St	0.17	Transit Mixed Use	DSP Block 16	Downtown Very High Density Residential	9	9	6	1	2	Yes	
	16513054	254 Charles St	0.11	Transit Mixed Use	DSP Block 16	Downtown Very High Density Residential	5	5	3	1	1	Yes	
	16513055	244 Charles St	0.11	Transit Mixed Use	DSP Block 16	Downtown Very High Density Residential	5	5	3	1	1	Yes	
	16513056	238 Charles St	0.15	Transit Mixed Use	DSP Block 16	Downtown Very High Density Residential	7	7	4	1	2	Yes	
	16513057	226 Charles St	0.15	Transit Mixed Use	DSP Block 16	Downtown Very High Density Residential	6	6	4	1	2	Yes	
	16513058	214 Charles St	0.15	Transit Mixed Use	DSP Block 16	Downtown Very High Density Residential	6	6	4	1	2	Yes	
	16513059	205 S Mathilda Ave	0.60	Transit Mixed Use	DSP Block 16	Downtown Very High Density Residential	33	33	20	5	8	Yes	
	16513060	225 S Mathilda Ave	0.12	Transit Mixed Use	DSP Block 16	Downtown Very High Density Residential	6	6	4	1	2	Yes	
	16513061	235 S Mathilda Ave	0.14	Transit Mixed Use	DSP Block 16	Downtown Very High Density Residential	7	7	4	1	2	Yes	
	16513062	241 S Mathilda Ave	0.44	Transit Mixed Use	DSP Block 16	Downtown Very High Density Residential	24	24	14	4	6	Yes	
	16513063	259 S Mathilda Ave	0.10	Transit Mixed Use	DSP Block 16	Downtown Very High Density Residential	5	5	3	1	1	Yes	
	16513064	295 S Mathilda Ave	0.32	Transit Mixed Use	DSP Block 16	Downtown Very High Density Residential	18	18	11	3	4	Yes	
	Subtotal Block 16		*3.12*				*164*	*164*	*98*	*26*	*40*		
TOTAL			**7.16**				**326**	**302**	**172**	**60**	**70**		

Source: Ascent, 2021.

LAWRENCE STATION AREA PLAN

The LSAP is an incentive-based plan that provides density bonuses in exchange for community benefits such as affordable housing, new circulation routes, structured/below-grade/podium parking, or sustainable building. The LSAP requires that, at a minimum, 85 percent of the base maximum density is achieved for all new residential developments. Developers can use the City's Green Building Program to receive a five (5) percent density bonus before using the LSAP incentive program. In addition, developers may apply for a State density bonus beyond the Green Building Program and LSAP Incentive Program.

Table 5-6 shows the development standards for land use designations permitting residential uses and outlines the base maximum density and additional LSAP density incentive points allowed under each land use designation. Sites zoned for Flexible Mixed Used I (MXD-I), Flexible Mixed Use I/Sonora Court (MXD-I/S), Flexible Mixed Use II (MXD-II), or High-Density Residential (R-5) meet the default density standard for lower-income housing of 30 units per acre. Sites zoned for MXD-III or MXD-IV also meet the default density standard through the LSAP incentive program.

Table 5-6: Lawrence Station Area Plan Development Standards

Land Use/ Zoning	Office/R&D/Industrial		Retail	Residential			Maximum Height (feet)
	Base maximum FAR	Maximum FAR with incentives[1]	Minimum FAR	Base maximum density (du/ac)[2,3]	Incentive points available (du/ac)	Maximum Density w/ LSAP Incentives (du/ac)	
Flexible Mixed Use I (MXD-I)	35%	150%	N/A	45	35	80	100
Flexible Mixed Use I/Sonora Court (MXD-I/S)	35%	150%	N/A	54	26	80	100
Flexible Mixed Use II (MXD-II)	35%	150%	N/A	36	32	68	100
Flexible Mixed Use III (MXD-III)	35%	100%	N/A	28	17	45	55
Flexible Mixed Use IV (MXD-IV)	35%	50%	25%	28	17	45	55
High-Density Residential (R-5)	N/A	N/A	N/A	45	N/A	45	55

[1] A Development Agreement is required for additional FAR above the base maximum through the LSAP Incentives Program. Development agreements are not required for projects consistent with the additional FAR allowed through participation in the City's Green Building Program.

[2] New residential development in the LSAP is required to build to at least 85 percent of the zoning district's base maximum zoning density.

[3] Additional densities may be achieved above the base maximum density or density obtained through the City's Green Building Program and/or the LSAP Incentives Program by providing affordable housing consistent with State Density Bonus Law. Additional densities above the base maximum density are calculated in the following order: apply the density bonus percentage through the City's Green Building Program, add the incentive points gained through the LSAP Development Incentives Program, then apply the State Density Bonus percentage achieved by the project.

[4] Maximum density with LSAP incentives does not include incentives provided through the City's Green Building Program or the State density bonus.

Source: City of Sunnyvale, Lawrence Station Area Plan, 2021.

The 2021 LSAP Update provided an additional estimated residential capacity of 3,612 units, resulting in a total buildout capacity of 5,935 units. As of November 2021, 1,261 residential units have been approved since adoption of the plan and a residential capacity of 4,674 units remains. This residential capacity assumes that developers would utilize the density bonuses provided through the plan's incentive program, the City's Green Building Program, and the State density bonus.

Realistic Density

Recent projects within the plan area have been approved at densities surpassing the base maximum density and often surpassing even densities provided through the LSAP incentive program by also applying State density bonus. As shown in Table 5-7, recent projects have been built at approximately 80 to 205 percent of the LSAP incentive maximum density.

Table 5-7: Buildout Densities Proposed Under Recent Developments

Project Address	Zoning	Acres	Units Proposed /Built	Base Density	Max. Density w/ Incentives	Actual Project Density	Percent of Maximum Density	Income Level	Project Status
Approved under 2016 LSAP (Prior to 2021 LSAP Update)									
1120 Kifer Road	MXD-I	7.99	520	36-45	68	65	96%	Mixed Income	Approved, constructed
1155-1175 Aster Avenue	MXD-III	16.8	741	24-36	54	44	81%	Mixed Income	Approved, under construction (2022)
1178 Sonora Court	MXD-I	1.26	177	36-45	68	140	206%	Lower-Income	Approved
Submitted under 2021 LSAP Update									
1170 Sonora Court	MXD-I/S	1.09	106	54	80	98	123%	Mixed Income	Formal application received
1154 Sonora Court	MXD-I/S	1.89	172	54	80	90	113%	Mixed Income	Formal application received
1150-1170 Kifer Rd	MXD-I	2	225	45	80	112	140%	Mixed Income	Project Under Review, Pending Approval
Average Percent of Maximum Density w/ Incentives							**127%**		
Average Percent of Maximum Density w/ Incentives (excl. State density bonus)[1]							**96%**		

[1] Gross acreage of the site is 5.82 acres. The project includes a lot line adjustment resulting in a 2 acre residential parcel and a 3.82 acre parcel for the existing office buildings to remain.

[2] For projects utilizing State density bonus (1178, 1170, and 1154 Sonora Court and 1150-1170 Kifer Road), 100 percent of maximum density is assumed to have been achieved without State density bonus.

Source: City of Sunnyvale, 2021.

For example, a 741-unit project was recently approved on 16.8-acre site located at 1155-1175 Aster Avenue. At the time of project approval, prior to the 2021 LSAP Update, the site was zoned MXD-III which allowed a base density range of 24 to 36 units per acre and a maximum density with incentives of 54 units per acre. The project utilized the LSAP incentive program and provided several community benefits in exchange for density bonus points, resulting in a buildout density of 44 units per acre, 122 percent of the base density and 81 percent of the maximum density with incentives.

Three projects along Sonora Court and one at 1150-1170 Kifer Road have also utilized the LSAP incentive program as well as the State density program, exceeding the maximum density with incentives by up to 206 percent.

High land costs in the LSAP area incentivize developers to build at the highest achievable density to increase project feasibility. Based on these recent trends, it is anticipated that most new residential developments would utilize the LSAP incentive program. Excluding State density bonus units, recent developments have been built at an average of 96 percent of the maximum density with incentives. Therefore, the sites inventory assumes a realistic density of 95 percent of the zoning district's maximum density with incentives (excluding State density bonus).

1155 -1165 Reed Avenue and 1164 Willow Avenue (LSAP-5) are currently occupied with retail and restaurant uses. However, the three parcels are under common ownership, existing buildings are outdated, and the property owner has expressed interest in mixed-use redevelopment. This site is with 0.5 mile of the Lawrence Station providing excellent access to transit for lower-income housing.

Residential Development Potential and Summary of Capacity

Sites were selected and categorized into different tiers based on conversations with property owners and real estate brokers and recent development trends. Each site has been reviewed to consider the proportion of residential development to non-residential development as well as the redevelopment potential within the 2023-2031 planning period. Table 5-8 below details the residential capacity for each site based on the realistic density, redevelopment likelihood, and site characteristics. Sites within the LSAP that are included in the Housing Element inventory are shown in Figure 5-9 below and provide capacity for 532 lower-income units, 134 moderate-income units, and 221 above moderate-income units.

1135 Sonora Court (LSAP-7) is currently developed as office space. However, several recent approved projects have triggered redevelopment of Sonora Court into a residential mixed use district. The building was built in 1977 and no recent significant improvements have occurred. The property owner has expressed interest in mixed-use redevelopment of the site.

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Figure 5-9: Lawrence Station Area Plan Sites

Source: Adapted by Ascent in 2021 from data received by the City of Sunnyvale in 2021.

Table 5-8: City of Sunnyvale, 2023-2031 Housing Element, Lawrence Station Area Plan

Site Number	Assessor Parcel Number (APN)	Address	Size (Gross Acres)	General Plan Land Use Designation	Zoning	Maximum Achievable Density [1]	Realistic Density [2]	Tier	Redevelopment Likelihood	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Subject to AB 1397 by-right policy?	Description of Existing Use/Status
LSAP-1	20550024	1171 Sonora Ct	1.3	Transit Mixed Use	MXD-I/S	80	76	1	100%	99	59	15	25		Site includes existing office building. City provided funding for site purchase to support proposed future MidPen Housing affordable housing development.
LSAP-2	21627068	1382-1388 Kifer Rd	3.56	Transit Mixed Use	MXD-II	68	65	3	25%	57	34	9	14		Research and development building, built in 1999, City has received interest from brokers, residential redevelopment likely in 2nd half of planning period.
LSAP-3	21627069	1400 Kifer Rd	6.34	Transit Mixed Use	MXD-II	68	65	3	25%	102	61	15	26		Existing data center. City has received interest from brokers, residential redevelopment likely in 2nd half of planning period.
LSAP-4	21627047	111 Uranium Dr	5.79	Transit Mixed Use	MXD-II	68	65	3	25%	94	56	14	23		Existing data center. Built in 1970. Most recently sold in 2019. City has received interest from brokers, residential redevelopment likely in 2nd half of planning period.
LSAP-5	21301002	1165 Reed Ave	0.96	Transit Mixed Use	MXD-IV	45	43	1	100%	41	25	6	10	Yes	Existing grocery store, restaurant, auto repair and print shop. Constructed from 1961-1972. All three parcels under same ownership. Property owner has expressed interest in mixed-use redevelopment.
	21301003	1155 Reed Ave	1.54	Transit Mixed Use	MXD-IV	45	43	1	100%	66	40	10	16	Yes	
	21301004	1164 Willow Ave	0.34	Transit Mixed Use	MXD-IV	45	43	1	100%	15	9	2	4	Yes	
	Site Total		2.84							122	74	18	30		
LSAP-6	20550019	1175 Sonora Ct	1.31	Transit Mixed Use	MXD-I/S	80	76	2	25%	25	15	4	6		Existing office space for lease. Built in 1976. Potential for mixed-use development likely in 2nd half of planning period.
LSAP-7	20550028	1135 Sonora Ct	1.47	Transit Mixed Use	MXD-I/S	80	76	1	100%	112	67	17	28		Existing office space. Built in 1977. Property owner expressed interest in mixed-use redevelopment.
LSAP-8	21627037	1360 Kifer Rd	14.58	Transit Mixed Use	MXD-I	80	76	3	25%	277	166	42	69		Existing industrial space and data center. Constructed in 1979. Fully leased. Property owner interested in residential conversion. This is a large site. The inventory assumes 60 percent lower-income, 15 percent moderate-income, and 25 percent above moderate-income development.
TOTAL			**37.2**							**888**	**532**	**134**	**221**		

[1] Maximum achievable density includes density bonus points received through the LSAP incentive program but excludes density bonus points available through the City's Green Building Program and the State density bonus.

[2] Realistic densities are calculated at 95 percent of maximum achievable density.

Source: Ascent, 2021.

EL CAMINO REAL SPECIFIC PLAN

The El Camino Real Specific Plan (ECRSP) was adopted by the City Council on June 28, 2022. The plan replaces the City's Precise Plan for El Camino Real and focuses on increasing residential development opportunities along the corridor, while preserving important retail and commercial sites.

The plan designates the corridor for Public Facilities, Office, Commercial, Residential Mixed Use, Medium Density Residential, and High Density Residential. Designations permitting residential mixed use development are primarily located in nodes located at key intersections with transit access along the corridor. These nodes are envisioned for transit-oriented development and are surrounded by uses compatible with high density residential. The remaining portions of the corridor are identified as segments. These segments are anticipated to be developed with more auto-oriented commercial uses. As shown in Figure 5-10 below, a large portion of the corridor is designated for Commercial and does not permit residential uses. This is intended to preserve important commercial uses but also to support residential development in select areas.

Mixed Use designations require that a portion of the site be developed with commercial uses. However, maximum residential densities could still be achieved on the site. The plan permits building heights up to 6 stories in nodes and up to 4 stories in segments. Residential densities vary by zone as shown in Table 5-9.

Table 5-9: El Camino Real Specific Plan Density Standards

Land Use/ Zoning	Residential		
	Base maximum density (du/ac)	Incentive points available (du/ac)	Maximum Density w/ Incentives (du/ac) [1]
Commercial (ECR-C)	N/A	N/A	N/A
Mixed Use -24 (ECR-MU24)	24	6	30
Mixed Use - 28 (ECR-MU28)	28	10	38
Mixed Use - 33 (ECR-MU33)	33	12	45
Mixed Use - 42 (ECR-MU42)	42	14	56
Mixed Use - 54 (ECR-MU54)	54	20	74
Office (ECR-O)	N/A	N/A	N/A
Public Facilities (ECR-PF)	N/A	N/A	N/A
Medium Density Residential (ECR-R3)	24	N/A	N/A
High Density Residential (ECR-R4)	36	N/A	N/A

[1] Maximum density with incentives does not include incentives provided through the City's Green Building Program or the State density bonus.

Source: City of Sunnyvale, 2022.

Realistic Density

Four projects located within the ECRSP area are either recently approved and pending construction or under review. However, these projects were submitted based on the development standards of the prior Precise Plan for El Camino Real. Because the ECRSP was adopted just before the start of the projection period, the sites inventory assumes capacity based on 100 percent of the base maximum density and does not assume any units achieved through the Plan's incentive program. However, similar to recent development activity in other plan areas, such as the LSAP, the City anticipates residential buildout densities beyond the base maximum density through use of the incentive program. As such, the capacity included in the sites inventory is conservative.

Redevelopment Potential

Table 5-10 below identifies sites included in the Housing Element inventory within the ECRSP. These sites have been selected based on the proposed designations of the plan, existing uses, and site location. A brief description of current site conditions is included in the table. Sites are categorized into different tiers based on conversations with property owners, City staff knowledge of the sites, locations within nodes, and compatibility with surrounding uses. A redevelopment potential of 100 percent is applied to sites in the Tier 1 category. While a redevelopment potential of only 25 percent is applied to sites in the Tier 2 category. Sites in the Tier 2 category are assumed to be less likely to redevelop or may only redevelop later in the planning period.

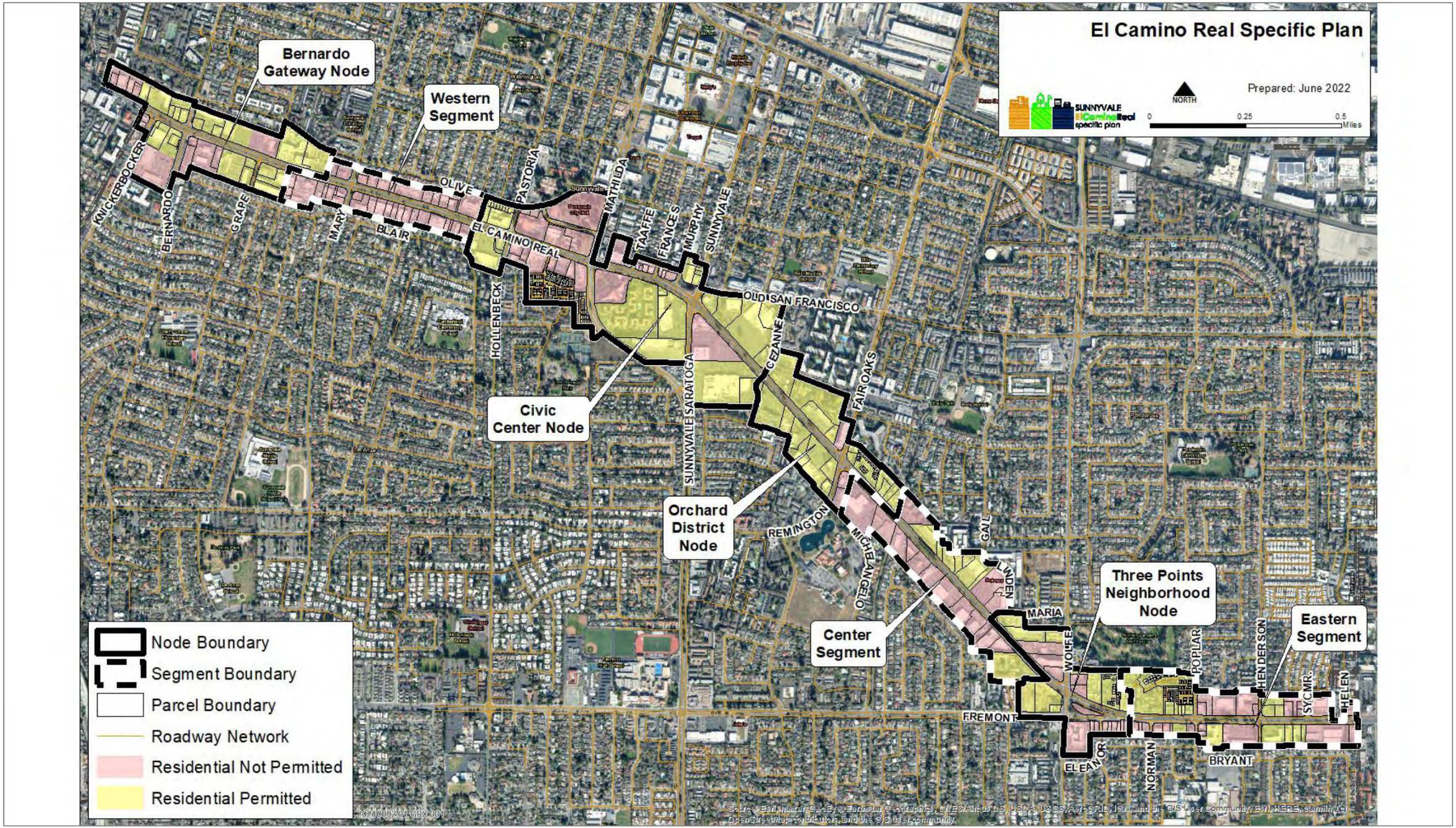
Future Opportunity Sites

Additional sites are designated for mixed use residential within the plan and are suitable for redevelopment. However, based on site conditions, lack of expressed property owner development interest, and existing uses, these sites are assumed to be unlikely to redevelop within the planning period. These sites are identified as future opportunity sites.

Summary of Capacity

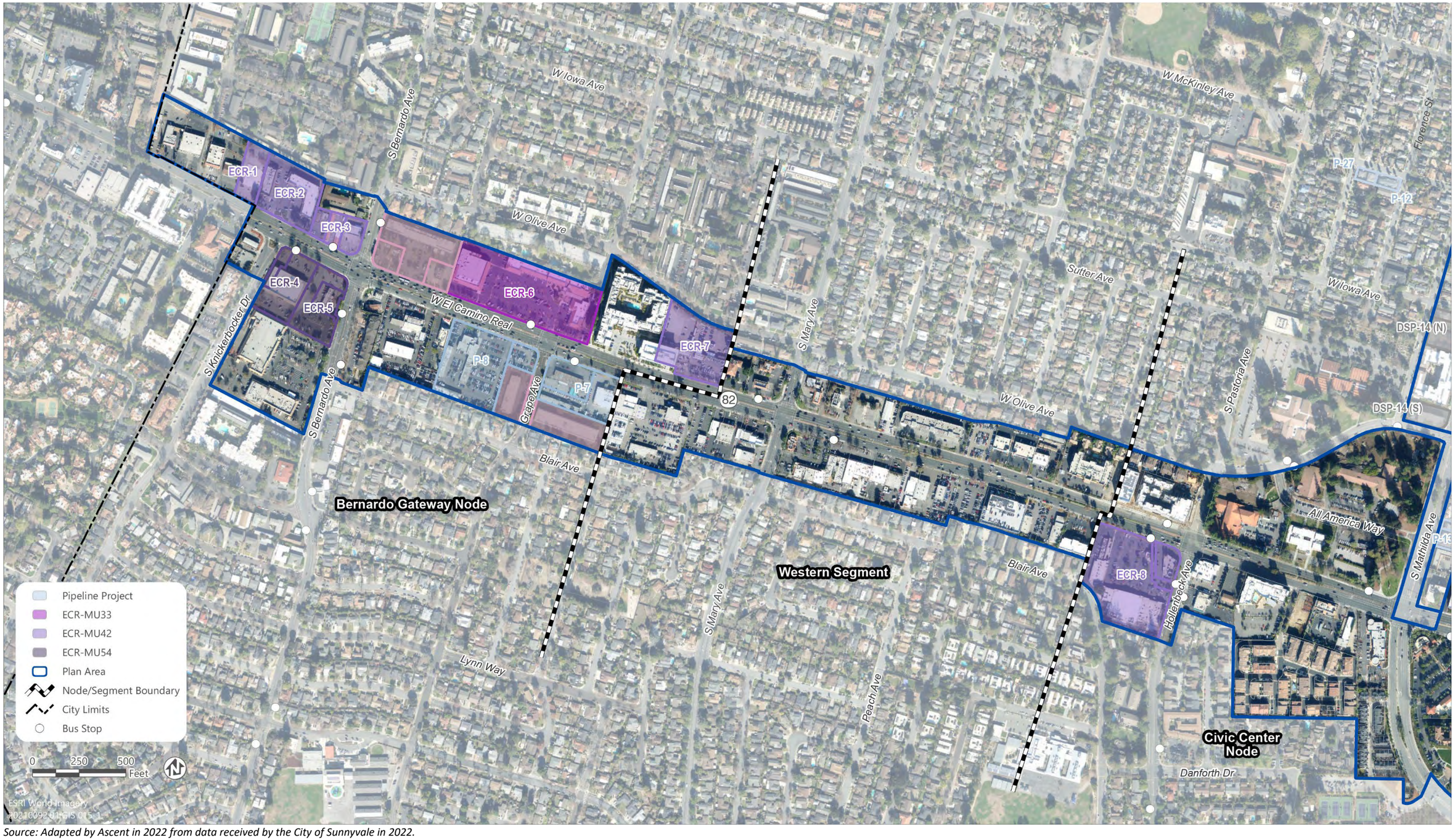
As shown in Figure 5-11 and Table 5-10, sites within the ECRSP included in the Housing Element inventory provide capacity for 772 lower-income units, 259 moderate-income units, and 321 above moderate-income units.

Figure 5-10: El Camino Real Specific Plan Residential vs. Non-Residential Sites



Source: Adapted by Ascent in 2022 from data received by the City of Sunnyvale in 2022.

Figure 5-11a: El Camino Real Specific Plan Sites (Western Section)



Source: Adapted by Ascent in 2022 from data received by the City of Sunnyvale in 2022.

Figure 5-11b: El Camino Real Specific Plan Sites (Central Section)

Source: Adapted by Ascent in 2022 from data received by the City of Sunnyvale in 2022.

Figure 5-11c: El Camino Real Specific Plan Sites (Eastern Section)

Source: Adapted by Ascent in 2022 from data received by the City of Sunnyvale in 2022.

Table 5-10: City of Sunnyvale, 2023-2031 Housing Element, El Camino Real Specific Plan

Site Number	APN	Address	Size (Gross Acres)	General Plan Land Use Designation	Zoning	Maximum Base Density	Maximum Density w/ Incentives[1]	Realistic Density	Tier	Redevelopment Likelihood	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Subject to AB 1397 by-right policy?	Description of Site Conditions/Existing Use
ECR-1	16122008	1255 W El Camino Real	0.86	ECRSP	ECR-MU42	42	56	42	1	100%	36	22	5	9	YES	The previous building burned down, and the site has been cleared. Food trucks temporarily occupy the site. The property owner has expressed interest in mixed use development.
ECR-2	16122007	1247-1254 W El Camino Real	2.23	ECRSP	ECR-MU42	42	56	42	2	25%	23	14	3	6	YES	Shopping center built in 1980, well maintained, and has multiple tenants. No property owner interest has been received but specific plan supports mixed use redevelopment.
ECR-3	16122004 16122005 16122006	1193-1241 W El Camino Real	1.09	ECRSP	ECR-MU42	42	56	42	2	25%	11	6	2	3	YES	Three separate parcels currently occupied by a motel, restaurant and retail uses. The retail buildings on APN 16122004 and APN 16122006 were built in 1970. The motel on APN 16122005 was built in 1948. Lot consolidation would be required and no property owner interest has been received. Specific plan supports mixed use redevelopment.
ECR-4	19816007 19816008	1234-1238 W El Camino Real	1.86	ECRSP	ECR-MU54	54	74	54	1	100%	100	60	15	25	YES	Three-unit shopping center built in 1986 in need of minor repair. Currently occupied by retail uses and bank with one vacant unit. Directly adjacent to VTA Rapid 522 bus stop.
ECR-5	19816002 part of 19816004	601-663 S Bernardo Ave	1.76	ECRSP	ECR-MU54	54	74	54	1	100%	95	57	14	24	YES	Fast food restaurant with drive-thru built in 1968. Directly adjacent to VTA Rapid 522 bus stop. Auto-oriented uses including drive-thrus would be limited by the specific plan. The specific plan supports transit oriented mixed use redevelopment.
ECR-6	16123001	1111 W El Camino Real	2.74	ECRSP	ECR-MU33	33	45	33	1	100%	90	54	14	23		Portion of large shopping center built in 1984, occupied by a variety of retail, restaurant, and service uses. The City has received developer interest for residential redevelopment of the site.
ECR-7	16141009	1027-1035 W El Camino Real	2.42	ECRSP	ECR-MU42	42	56	42	1	100%	102	61	15	26		Existing auto sale and office uses. Buildings constructed in 1971. The City has received developer interest for mixed use and residential redevelopment of the site.
ECR-8	20121005 20121006 20121007	804-844 W El Camino Real	4.91	ECRSP	ECR-MU42	42	56	42	1	25%	52	31	8	13		Shopping center, built in 1996, occupied by retail and restaurant uses. Property owner interest in mixed use redevelopment.
ECR-9	20137011 20137012	144-154 W El Camino Real	5.38	ECRSP	ECR-MU54	54	74	54	2	25%	73	44	11	18	YES	Existing retail uses constructed in 1964. Adjacent to existing multifamily apartments. Directly adjacent to VTA Rapid 522 bus stop. No property owner interest has been received but specific plan supports mixed use redevelopment.
ECR-10	20930048 20930049 20930050 20930044 20930045 20930046 20930047	101-105 E El Camino Real, 564-566 S Murphy Ave, 569-575 S Sunnyvale Ave	2.00	ECRSP	ECR-MU42	42	56	42	2	25%	21	13	3	5	YES	Existing shopping center built in 1947 occupied with retail, fitness gym, and service uses. Parcels are under single ownership. No property owner interest has been received but redevelopment potential later in the planning period.
ECR-11	21101035 21101036 21101038	107-161 E El Camino Real	13.78	ECRSP	ECR-MU54	54	74	54	2	25%	186	112	28	46	YES	Large shopping center, built in 1977-1979, occupied by big box retail. Property owner engaged in specific plan

Site Number	APN	Address	Size (Gross Acres)	General Plan Land Use Designation	Zoning	Maximum Base Density	Maximum Density w/ Incentives[1]	Realistic Density	Tier	Redevelopment Likelihood	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Subject to AB 1397 by-right policy?	Description of Site Conditions/Existing Use
	21101044 21101045															process. Redevelopment potential later in the planning period.
ECR-12	21117003	150-170 E El Camino Real	2.04	ECRSP	ECR-MU42	42	56	42	2	25%	21	13	3	5		Existing auto retail use built in 1995. No property owner interest has been received but redevelopment potential later in the planning period.
ECR-13	21101029	411-433 E El Camino Real	3.76	ECRSP	ECR-MU54	54	74	54	2	25%	51	30	8	13		Shopping center with 10 units built in 1978. Overhead powerlines cross the site. Directly adjacent to bus stop. No property owner interest has been received but redevelopment potential later in the planning period.
ECR-14	21101039 21101040	561-595 E El Camino Real	2.85	ECRSP	ECR-MU54	54	74	54	2	25%	38	23	6	9	YES	Shopping center with 9 units built in 1980. Parcels are under separate ownership. Directly adjacent to VTA Rapid 522 bus stop. Redevelopment potential later in the planning period.
ECR-15	21120029 21120032 21120033 21120036 21120039	556-598 E El Camino Real	8.98	ECRSP	ECR-MU54	54	74	54	2	25%	121	73	18	30	YES	Shopping center with 8 units built in 1973. No property owner interest has been received but redevelopment potential later in the planning period.
ECR-16	21110034	725 E El Camino Real	0.56	ECRSP	ECR-MU24	24	30	24	2	25%	3		3			Existing auto repair use. Built in 1972. Small site near existing residential with development potential later in the planning period.
ECR-17	21115035 21115028 21115034 21115033 21115032	751-783 E El Camino Real	5.15	ECRSP	ECR-MU54	54	74	54	1	100%	278	112	28	46		Portion of large shopping center built between 1960 and 1995, occupied by a variety of retail, restaurant, and service uses. The City has received developer interest for residential redevelopment of the site.
ECR-18	21116008	805 E El Camino Real	1.33	ECRSP	ECR-MU42	42	56	42	1	100%	56	34	8	14		Existing hotel built in 1999. Property owner previously expressed interest in residential conversion.
ECR-19	21116026	813-819 E El Camino Real	2.08	ECRSP	ECR-MU42	42	56	42	2	25%	22	13	3	6		Occupied by auto service uses, built in 1968. Developer owned. Redevelopment potential later in the planning period.
ECR-22	31304026	1040-1060 E El Camino Real	2.20	ECRSP	ECR-MU24	24	30	24	1	100%	53		53			Shopping center built in 1977, including 9 units. The City has received developer interest for residential redevelopment of the site.
ECR-23	31304027	1062 E El Camino Real	0.73	ECRSP	ECR-MU24	24	30	24	2	25%	4		4			Retail building built in 1978 with 8 units. Small site with development potential later in the planning period.
ECR-24	31304028 31304029	1066-1080 E El Camino Real	1.16	ECRSP	ECR-MU24	24	30	24	2	25%	7		7			Existing restaurant on APN 31304028 built in 1970. Existing auto repair on APN 31304029 built in 1972. Small site with development potential later in the planning period.
Future Opportunity Sites																
Future Opportunity Site	21120006	510 E El Camino Real	1.36	ECRSP	ECR-MU24	24	30	24	3	0%	0					Occupied by United States Postal Service and retail and restaurant uses. Built in 1979. Lease terms reduce the potential for redevelopment within the planning period.
Future Opportunity Site	21338001 21338002 21338003	1051-1063 E El Camino Real	2.00	ECRSP	ECR-MU33	33	45	33	3	0%	0					Fast food restaurant on APN 21338002 built in 1976. Commercial buildings on APNs 21338001 and 21338003 built in 1966. Located outside of node in a segment. Separate ownership and would require lot

Site Number	APN	Address	Size (Gross Acres)	General Plan Land Use Designation	Zoning	Maximum Base Density	Maximum Density w/ Incentives[1]	Realistic Density	Tier	Redevelopment Likelihood	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Subject to AB 1397 by-right policy?	Description of Site Conditions/Existing Use
																consolidation. No redevelopment interest received. Unlikely to redevelop within the planning period.
Future Opportunity Site	19817028	631 Grape Ave	0.93	ECRSP	ECR-MU42	33	45	33	3	0%	0					Strip commercial center built in 1965. Not included in adjacent redevelopment proposal. Unlikely to redevelop within the planning period.
Future Opportunity Site	19826032	690 Grape Ave	1.44	ECRSP	ECR-MU42	42	56	42	3	0%	0					Self-storage units built in 1999. Not included in adjacent redevelopment proposal. Unlikely to redevelop within the planning period.
Future Opportunity Site	16123002 16123003 16123004	1169-1195 W El Camino Real	2.90	ECRSP	ECR-MU42	42	56	42	3	0%	0					Commercial building built from 1963-1976. Separate ownership. City received request for new drive-thru restaurant development. Current tenants and site conditions reduce potential for redevelopment within the planning period.
Future Opportunity Site	21117004	130-170 E El Camino Real, 762 Sunnyvale Saratoga Rd	10.26	ECRSP	ECR-MU42	42	56	42	3	0%	0					Shopping center built in 1995. Currently occupied by big box stores and major grocery. Lease terms reduce the potential for redevelopment within the planning period.
Future Opportunity Site	21108007 21108008	605 E El Camino Real, 734-738 S Fair Oaks Ave	0.73	ECRSP	ECR-MU42	42	56	42	3	0%	0					Commercial buildings built in 1972 and 1986. Two small lots under separate ownership would require consolidation. Site size reduces potential for redevelopment within the planning period.
Future Opportunity Site	21116028	1021 S Wolfe Rd	1.16	ECRSP	ECR-MU42	42	56	42	3	0%	0					Office building constructed in 1980. Occupied by medical uses. Less likely to redevelop within the planning period.
TOTAL			**90.65**								**1,443**	**772**	**259**	**321**		

[1] Maximum density with incentives includes density bonus points received through the El Camino Real Specific Plan incentive program but excludes density bonus points available through the City's Green Building Program and the State density bonus.

Source: City of Sunnyvale 2022, compiled by Ascent in 2022.

Additional Sites Outside of Specific Plans

The General Plan Land Use and Transportation Element (LUTE) designates sites for a range of residential and mixed use development. Table 5-11 shows the General Plan designations for areas outside of specific or area plans, corresponding zoning districts, their density ranges, and the inventoried income level.

Table 5-11: General Plan Designations, Zoning, and Corresponding Income Categories

General Plan	Zoning District	Allowed Density (units per acre)	Income Level
Low Density Residential	R-0 and R-1	0-7	Above Moderate
Mobile Home Residential	R-MH	0-12	Moderate
Low-Medium Density Residential	R-1.5; R-2; R-1.7/PD	7-14	Above Moderate
Medium Density Residential	R-3	15-24	Moderate
High Density Residential	R-4; R-5; Lawrence/101 Site Specific Plan	25-36	Lower
Village Mixed Use	Mixed-Use Village (MU-V)	Approx. 18	Moderate

Source: City of Sunnyvale, General Plan Land Use and Transportation Element, 2017.

VILLAGE CENTERS

As part of the update to the LUTE, adopted in 2017, the City identified seven locations throughout Sunnyvale as Village Centers and designated them as Village Mixed Use. The Village Mixed Use designation allows for mixed use developments with commercial components of 10 to 25 percent of the site area (floor area ratio), buildings up to four stories, and an average residential density of up to 18 units per acre for the entire Village Center site. The LUTE identified capacity to accommodate 900 new residential units within the seven Village Centers.

Although the LUTE indicates that a precise plan or master plan will be prepared for each Village Center, the City has determined that, due to legislative changes made to the Housing Accountability Act by SB 330, the City cannot enforce the requirement for a precise plan or master plan because the requirement is not "objective" within the meaning of the Housing Accountability Act. As such, sites are permitted for development consistent with the standards identified in the LUTE. The City has initiated a Village Center Master Plan, anticipated for adoption in early 2023, to further incentivize redevelopment of these centers.

Village Center Development Proposals

The City has received four recent proposals for development within the Village Centers, shown in Table 5-12. These proposals include for-sale townhome-style units and a small commercial component. The proposal for 102 E Fremont Ave (P-29) will redevelop existing restaurant and retail uses on the western end of Fremont Corners Shopping Center into 35 townhomes and replace demolished commercial buildings (previously occupied by restaurant, dry cleaners, bar, and other small retail) with a smaller retail site. The proposal for 166 E Fremont Ave (P-25) will redevelop the eastern end of the same shopping center by demolishing an existing commercial building previously occupied by a kickboxing gym and a convenience store, renovate another existing commercial building, and construct 50 condominiums. The 24-Hour Fitness at the center of the site is not currently proposed for redevelopment (2022) but is suitable for redevelopment and is included in the sites inventory (VC-8). In addition, the City has received a proposal for a 114-unit village center at the 6.14-acre site at 877 W Fremont Ave. The City anticipates that these redevelopment trends will continue to occur at Village Centers throughout the planning period.

Realistic Density

As shown in the Table 5-12, the average residential density for recent projects (excluding units achieved through State density bonus) is around 18 units per acre or 98.5 percent of the maximum allowable density. Although the City anticipates development of Village Centers will continue to be built near 18 units per acre, limited development has occurred under the newly identified Village Centers. The projects shown in Table 5-12 are still in the early planning phases and have not yet been approved. Considering the limited information on development trends and the requirement for commercial development within the Village Centers, the sites inventory conservatively applies a realistic density assumption of 14 units per acre, or 80 percent of the maximum allowable density.

Table 5-12: Recent Development Proposals within Village Centers

Project	Site Size (Gross Acres)	Proposed Commercial Space	Proposed Residential Units	Gross Residential Density (units per acre)	# of Affordable Units
102 E Fremont Ave	1.84	8,048 sf	35	19.02	5
166-176 E Fremont Ave	2.77	8,094 sf	50	18.05	6
877 W Fremont Ave	6.14	35,393 sf	114	18.57	14
Average Residential Density				**18.55**	
Average Residential Density (excl. State density bonus)[1]				**17.75**	

[1] A buildout density of 18 units per acre (i.e., the maximum allowable density) is assumed for projects with units achieved through the State density bonus.

Source: City of Sunnyvale, 2021.

Existing Uses and Redevelopment Potential

Similar to the Fremont Corners Village Center, the other Village Center sites are currently developed as low-intensity, auto-oriented shopping centers and strip malls. Most sites are made up of multiple parcels and have varying ownership. However, the Village Center Master Plan, currently underway, would incentivize redevelopment by providing flexible development standards and streamlined lot consolidation. The Village Center sites are shown in Figure 5-12. Table 5-13 lists the Village Center sites, describes existing uses, and determines available residential capacity during the Housing Element planning period.

Future Opportunity Sites

Sites that are currently occupied by gas stations are not expected to redevelop for housing within the planning period and are, therefore, identified as future opportunity sites. In addition, the site at 929 E Duane Avenue is not expected to redevelop for housing during the planning period and is also identified as a future opportunity site. The existing restaurant building was not included in the proposed draft development plans received for the Village Center site at E Duane Ave and San Rafael St and considering the small size of the site (0.3 acres) it is unlikely to redevelop on its own. The site along E Maude Avenue near Borregas Avenue consists of 10 parcels, under separate ownership, and presents challenges for redevelopment. As such, the site is less likely to be redeveloped within the planning period and is identified as a future opportunity site. All other Village Center sites are expected to redevelop for housing within the planning period.

Summary of Capacity

As shown in Table 5-13, the sites inventory identifies capacity for 706 moderate-income units within the City's Village Centers, based on allowed densities, site conditions, and recent development trends.

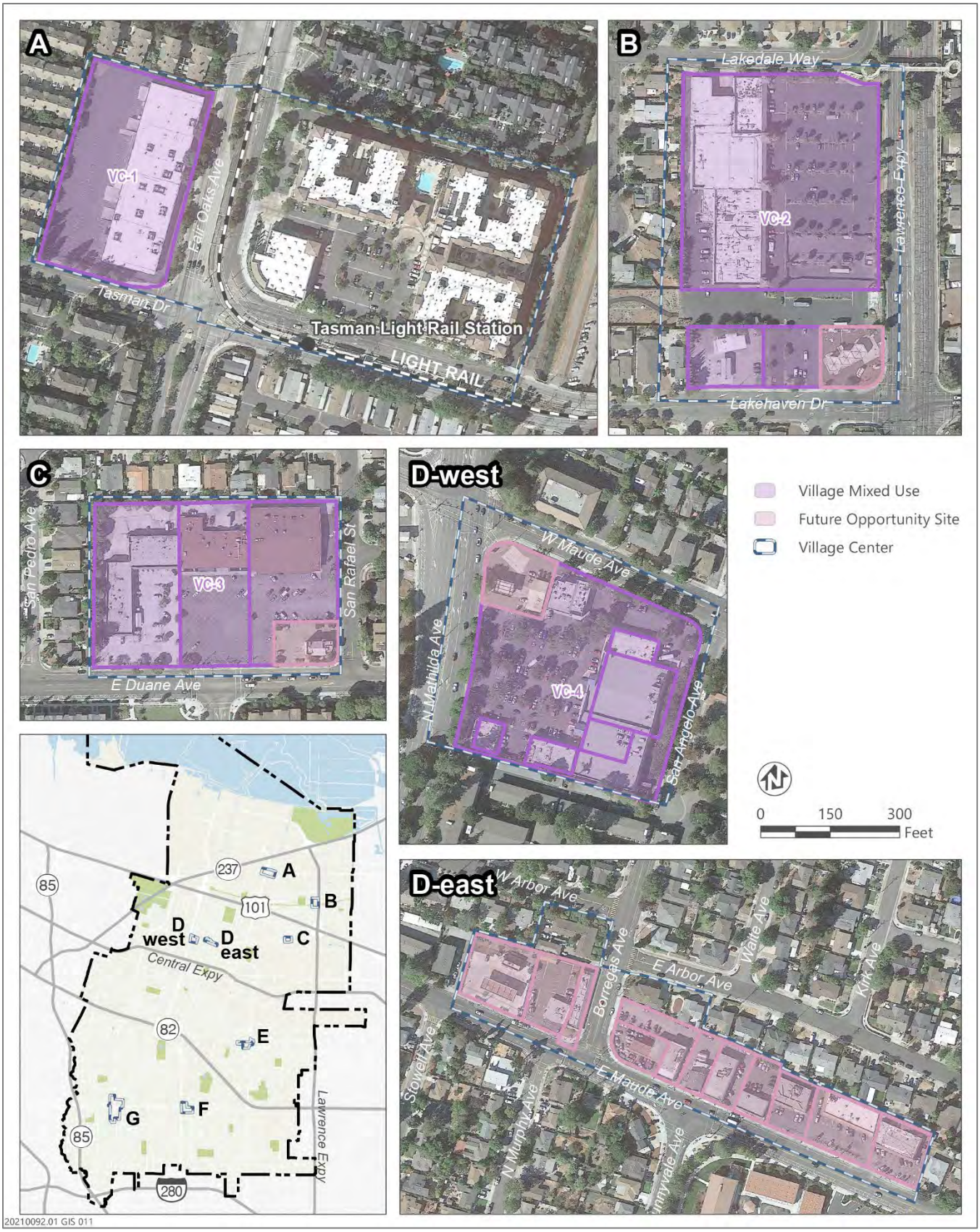
Table 5-13: City of Sunnyvale, 2023-2031 Housing Element, Village Centers

Site Number	Assessor Parcel Number (APN)	Address	Size (Gross Acres)	General Plan Land Use Designation	Zoning	Maximum Density 1	Realistic Density 2	Moderate-Income Units	Subject to AB 1397 by-right policy?	Description of Existing Use/Status
Fair Oaks Avenue and Tasman Drive										
VC-1	11029040	1161 FAIR OAKS AVE	2.78	VMU	C1	18	14	40	Yes	Existing industrial building, built in 1974, is available for lease. Owner expressed interest in potential housing redevelopment.
Lawrence Expressway and Lakehaven Drive										
VC-2	11023110	1119 LAWRENCE EX	4.50	VMU	C1	18	14	65	No	Existing Lakewood Shopping Center including restaurants, grocery, and auto uses.
	11023109	1037 LAKEHAVEN DR	0.48	VMU	C1	18	14	7	No	
	11023108	1051 LAKEHAVEN DR	0.37	VMU	C1	18	14	5	No	
Subtotal			5.75					77		
Future Opportunity Site	11023053	1101 N LAWRENCE EX	0.40	VMU	C1	18	14	0	No	Existing gas station. Redevelopment is unlikely during the planning period. Future opportunity site.
E. Duane Avenue and San Rafael Street										
VC-3	20512002	933 E DUANE AVE	1.25	VMU	C1	18	14	18	No	Existing shopping center with a variety of restaurants, ethnic grocery, and services. The City has received residential redevelopment interest for the site.
	20512003	919 E DUANE AVE	1.21	VMU	C1	18	14	17	No	
	20512004	911 E DUANE AVE	1.49	VMU	C1	18	14	21	No	
Subtotal			5.75					56		
Future Opportunity Site	20512001	929 E DUANE AVE	0.29	VMU	C1	18	14	0	No	Restaurant on corner lot is under separate ownership and not included in draft redevelopment proposal. Redevelopment is unlikely during the planning period. Future opportunity site.
N Mathilda Avenue and W Maude Avenue										
VC-4	20432002 20432003 20432004 20432005 20432006	240 W MAUDE AVE 492 N MATHILDA AVE 484 N MATHILDA AVE 480 N MATHILDA AVE 474 N MATHILDA AVE	4.14	VMU	C1	18	14	60	No	Existing Sunnyvale Square Shopping Center, built in 1968, with active grocery, retail, and restaurant uses. Large parking area provides infill opportunity while preserving existing commercial uses.
Future Opportunity Site	20432001	498 N MATHILDA AVE	0.44	VMU	C1	18	14	0	No	Existing gas station. Redevelopment is unlikely during the planning period. Future opportunity site.
Future Opportunity Site	20422056	105 E MAUDE AVE	0.20	VMU	C1	18	14	0	No	Older strip mall (built 1948 – 1962) with existing restaurant, retail, and auto service uses. Site contains ten parcels under separate ownership. Redevelopment is unlikely during the planning period. Future opportunity site.
	20429031	107 W MAUDE AVE	0.34							
	20429032	117 W MAUDE AVE	0.47							
	20422055	155 E MAUDE AVE	0.29							
	20422050	195 E MAUDE AVE	0.17							
	20422011	211 E MAUDE AVE	0.23							
	20422010	219 E MAUDE AVE	0.21							
	20422009	225 E MAUDE AVE	0.24							
	20422054	253 E MAUDE AVE	4.06							
	20422007	325 E MAUDE AVE	0.41							
	20429030	501 BORREGAS AVE	0.14							

Site Number	Assessor Parcel Number (APN)	Address	Size (Gross Acres)	General Plan Land Use Designation	Zoning	Maximum Density 1	Realistic Density 2	Moderate-Income Units	Subject to AB 1397 by-right policy?	Description of Existing Use/Status
Old San Francisco Road and S Wolfe Road										
VC-5	21105034 21105030 21105032 21102033 21105027 21005031	727 S WOLFE RD 731 OLD SAN FRANCISCO RD 733 OLD SAN FRANCISCO RD 743 OLD SAN FRANCISCO RD 747 OLD SAN FRANCISCO RD 888 OLD SAN FRANCISCO RD	6.42	VMU	C1	18	14	92	No	Existing shopping center, built in 1969 and 1979, occupied with service, retail, and restaurant uses. The site is surrounded by residential and has good access.
VC-6	21320027	720 S WOLFE RD	0.89	VMU	C1	18	14	13	No	Existing strip mall, built in 1980, occupied with grocery, service, and restaurant uses.
Future Opportunity Site	21105006	703 S WOLFE RD	0.50	VMU	C1	18	14	0	No	Existing gas station. Redevelopment is unlikely during the planning period. Future opportunity site.
E Fremont Avenue and Sunnyvale Saratoga Road										
VC-7	21134001	103 E FREMONT AVE	2.19	VMU	C1	18	14	32	No	Existing strip mall partially occupied with service, retail, and restaurant uses. Built in 1964.
VC-8	30901009	150 E FREMONT AVE	2.47	VMU	C1	18	14	36	No	Located in an existing shopping center, occupied by a fitness center. Mixed use redevelopments are proposed on adjacent parcels.
Future Opportunity Site	21134013	1296 SUNNYVALE SARATOGA RD	0.51	VMU	C1	18	14	0	No	Existing gas station. Redevelopment is unlikely during the planning period. Future opportunity site.
Future Opportunity Site	30901007	1300 SUNNYVALE SARATOGA RD	0.59	VMU	C1	18	14	0	No	Existing gas station. Redevelopment is unlikely during the planning period. Future opportunity site.
E Fremont Avenue and S Mary Avenue										
VC-9	20224032 20224031	1211 S MARY AVE 1277 S MARY AVE	5.85	VMU	C1	18	14	84	No	Existing Westmoor Village Shopping Center, built in 1961 and 1963, occupied with retail, services, post office, grocery, and restaurants. Large parking area provides infill opportunity.
Future Opportunity Site	20224033	925 W FREMONT AVE	0.32	VMU	C1	18	14	0	No	Existing gas station. Redevelopment is unlikely during the planning period. Future opportunity site.
VC-10	32025057	1309 S MARY AVE	3.20	VMU	O	18	14	14	No	Existing commercial center occupied with services (banks), offices, and restaurants. Built 1974-1980. Office buildings at 1307-1309 S Mary Ave and 920 W Fremont Ave currently for lease.
	32025058	920 W FREMONT AVE	0.94	VMU	O	18	14	13	No	
	32025059	1303 S MARY AVE	0.95	VMU	O	18	14	21	No	
	32025060	1305 S MARY AVE	0.92	VMU	O	18	14	46	No	
	32025061	1307 S MARY AVE	1.47	VMU	O	18	14	14	No	
Subtotal			7.48					108		
VC-11	32301018	1358 S MARY AVE	0.74	VMU	C1	18	14	15	No	Existing De Anza Square Shopping Center built in 1967-1968. Partially for lease. Pharmacy built in 1996. Infill potential along street frontage on the southern portion of the site (along S Mary Ave)
	32301019	1350 S MARY AVE	1.71	VMU	C1	18	14	12	No	
	32301020	1334 S MARY AVE	1.38	VMU	C1	18	14	25	No	
	32301021	1310 S MARY AVE	0.84	VMU	C1	18	14	20	No	
	32301025	1306 S MARY AVE	1.03	VMU	C1	18	14	25	No	
	32301026	1314 S MARY AVE	1.74	VMU	C1	18	14	11	No	
Subtotal			7.45					108		
Future Opportunity Site	32301001	860 W FREMONT AVE	0.33	VMU	C1	18	14	0	No	Existing gas station. Redevelopment is unlikely during the planning period. Future opportunity site.
Total			**55.37**					**706**		

Source: Ascent, 2021.

Figure 5-12a: Village Center Sites (A-D)

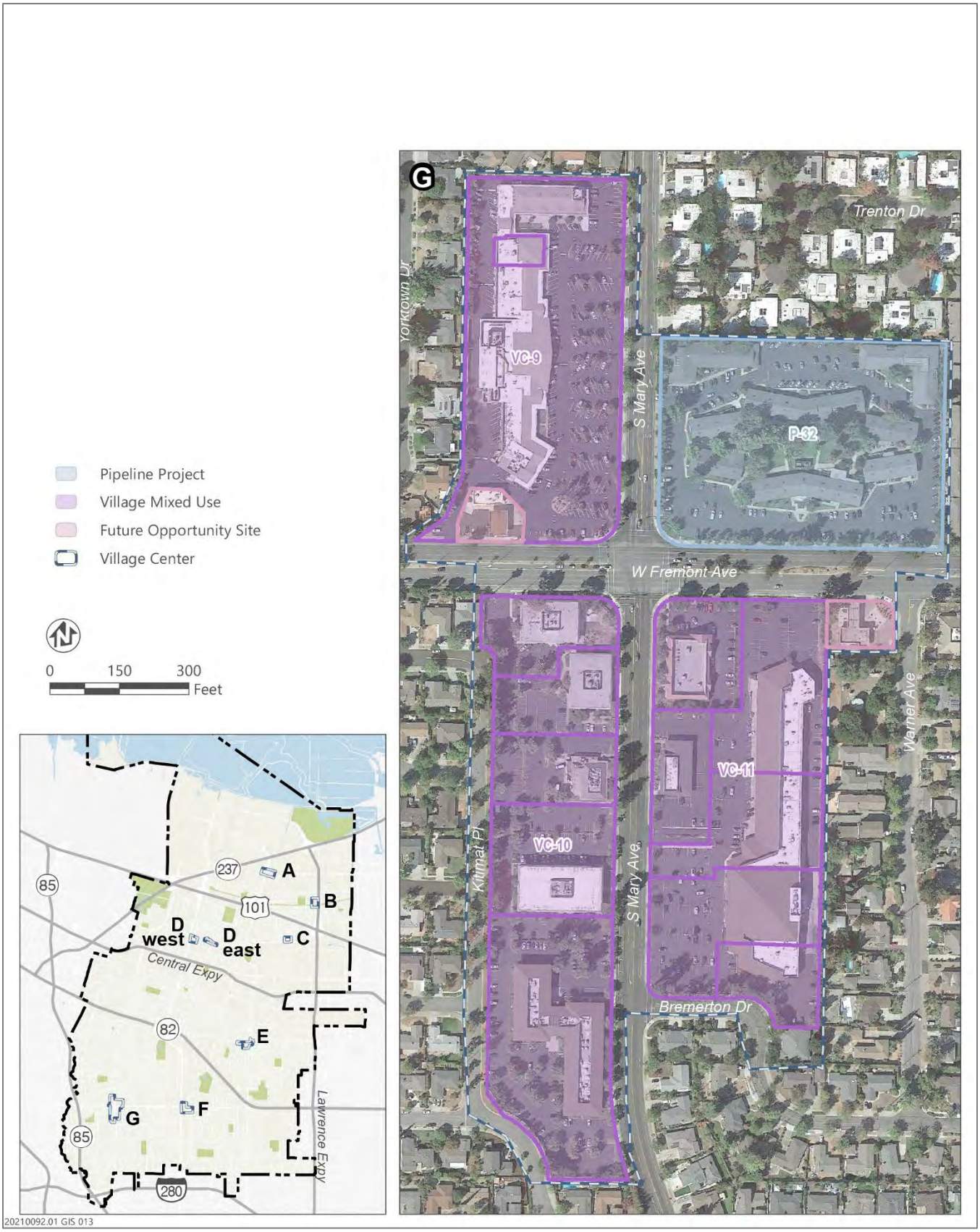


Source: Adapted by Ascent in 2021 from data received by the City of Sunnyvale in 2021.

Figure 5-12b: Village Center Sites (E-F)

Source: Adapted by Ascent in 2021 from data received by the City of Sunnyvale in 2021.

Figure 5-12c: Village Center Sites (G)



Source: Adapted by Ascent in 2021 from data received by the City of Sunnyvale in 2021.

ADDITIONAL SITES

The City has development on nearly every property and only a very number of small vacant parcels exist. Vacant parcels zoned for residential are primarily low-density zoning. Vacant sites which are not remnant right of way owned by government agencies are less than 10,000 square feet in size and were previously developed or are owned by the adjacent property owner; effectively there is no land for greenfield residential development. As discussed above, most redevelopment is focused within the specific or area plans. However, the City has seen a substantial amount of residential redevelopment throughout Sunnyvale, including areas outside of specific and area plans. Redevelopment ranges from replacement of individual single family homes with duplexes, expansions and renovations of existing multifamily housing, and redevelopment of non-residential uses into residential and mixed use developments. The City has a long history, since the early 1980s of identifying and rezoning non-residential sites for redevelopment to residential uses. To identify sites for residential redevelopment outside of specific plan areas, the City reviewed its fifth cycle Housing Element residential sites inventory to determine which sites are suitable for housing redevelopment within the sixth cycle. All sites developed during the fifth cycle were removed from the inventory. In addition, sites with existing educational uses or residences that appeared occupied and well maintained were removed. Only sites with existing residences on large lots with infill potential were preserved for further analysis. The remaining sites were then further analyzed to consider building age, site conditions (aerial review), lease and/or ownership information (when available), and market trends. The sites are shown in Table 5-16 below along with a description of existing uses and site characteristics.

Development of Medical Office Uses

Five sites (LUTE-5, LUTE-7, LUTE-8, LUTE-13, and LUTE-20) identified in the inventory are occupied by medical/dental office uses. Although this use is generally in high demand, the City anticipates redevelopment of medical office uses based on recent project applications. For example, a proposal is currently under review (2022) to approve redevelopment of an existing medical office center at the W. Fremont Ave. and S. Mary Ave Village Center (P-32). The project proposes 120 residential units and would redevelop 27,000 square feet of medical office space. The five sites identified in the inventory are all designated and zoned for residential. In addition, site conditions (e.g., building age, ownership, access) and surrounding uses indicate the sites are suitable for redevelopment within the planning period. As such, based on site conditions and recent development trends, the City anticipates redevelopment of these uses.

Future Opportunity Sites

Several sites identified in the inventory contain existing residences. These sites are occupied by low density residential uses but are designated and zoned for higher density development. Although redevelopment is possible, it is unsure whether redevelopment would occur within the planning period and how many net new units would be developed. For this reason, these sites are identified as future opportunity sites and no capacity for housing within the planning period is identified.

Realistic Density

To calculate capacity for housing on each of the sites, recent developments were reviewed to determine a realistic density assumption for the sites. Table 5-14 and Table 5-15 below present several recent developments approved within the City's residential designations and the buildout densities of each. Recent developments within the Medium Density Residential designation were built at densities averaging 85 percent of the maximum allowable density of 24 units per acre. None of the developments used State density bonus.

For developments within the High Density Residential designation, buildout densities averaged even higher with many developments receiving units through the City's Green Building Program and the State density bonus. Only one project, 460 Persian Drive, was 100 percent affordable, and only two projects (1101 N. Fair Oaks Ave. and 470 Persian Dr.) included zero lower-income units. The remaining projects were mixed income and included some affordable units through the City's Below Market Rate Housing Program. Excluding units achieved through the State density bonus, project densities still averaged 97 percent of the maximum allowable density. Although the City anticipates these trends will continue, the inventory assumes a conservative buildout density of 85 percent of the maximum allowable density for sites located outside of Village Centers or specific plans.

Table 5-14: Typical Built Densities for Medium Density Residential Sites

Project Address	Site Size (Gross Acres)	Proposed Residential Units	Gross Residential Density (units per acre)	Percentage of Max Density (24 units per acre)
1044 E Duane Ave	7.3	132	18	75%
628 E Taylor Ave	0.45	10	22	92%
425 N Fair Oaks Ave	0.41	8	20	82%
822 E Evelyn Ave	1.71	31	18	75%
617 E Arques Ave	4.06	85	21	87%
915 De Guigne Dr	25.2	450	18	74%
680 E Taylor Ave	2.8	67	24	100%
1071 Noriega Ave	0.46	10	22	90%
845 Maria Ln	0.24	5	21	87%
625 E Taylor Ave	0.9	20	22	93%
423 E Maude Ave	0.59	11	19	78%
755 E Evelyn Ave	2.05	42	20	85%
711 E Evelyn Ave	11.41	215	19	79%
1 AMD Place	6.05	107	18	74%
617 E Evelyn Ave	3.26	62	19	79%
669 Old San Francisco Rd	0.34	6	18	74%
925 S Wolfe Rd	5.35	128	24	100%
475 N Fair Oaks Ave	0.82	18	22	91%
Average Percentage of Maximum Density				**85%**

Source: City of Sunnyvale, 2021.

Table 5-15: Typical Built Densities for High Density Residential Sites

Project Address	Site Size (Gross Acres)	Proposed Residential Units	Gross Residential Density (units per acre)	Percentage of Max Density (36 units per acre)	Sunnyvale Green Building Program Units	State Density Bonus Units	Percentage of Max Density excl. State Density Bonus
1101 N Fair Oaks Ave	2.56	97	38	105%	4	0	105%
470 Persian Dr	1.75	47	27	75%	0	0	75%
610 Weddell Dr	4.04	205	51	141%	7	52	105%
620 E Maude Ave	2.35	117	50	138%	4	29	104%
460 Persian Dr[1]	1.3	66	51	141%	2	16	107%
1 AMD Place	20.67	944	46	127%	32	168	104%
Average Percentage of Maximum Density				**121%**			**97%**

[1] 100 percent affordable development. Includes 46 very low-income units, 19 low-income units, and 1 manager unit.

Source: City of Sunnyvale, 2021.

Summary of Capacity

As shown in Table 5-16 below, sites outside of plan areas include capacity for 318 lower-income units, 254 moderate-income units, and 6 above-moderate income units.

Table 5-16: City of Sunnyvale, 2023-2031 Housing Element, Additional Sites

Site #	Assessor Parcel Number (APN)	Address	Size (Gross Acres)	Land Use	Zoning	Max Density [1]	Max. Capacity	Realistic Density [2]	Realistic Capacity	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Subject to AB 1397 by-right policy?	Existing Use/Site Conditions
LUTE-1	20930058	558 S MURPHY AVE	0.34	OF	R2	12	4	10.2	3		3			Commercial structure occupied by grocery store, salon, and restaurant.
LUTE-2	20930052	530 S MURPHY AVE	0.52	OF	R2	12	6	10.2	5		5			Commercial structure built in 1954; currently occupied by multiple users including salon, acupuncture, massage, and art school.
LUTE-3	20930059	548 S MURPHY AVE	0.19	OF	R2	12	2	10.2	2		2			Commercial structure occupied by martial arts studio and lace museum.
LUTE-4	20930007	555 S MURPHY AVE	0.32	OF	R2	12	4	10.2	3		3			Commercial building built in 1959; currently occupied by a locksmith.
LUTE-5	21120045	697 E REMINGTON DR	0.48	RHI	R4	36	17	30.6	15	15			Yes	Medical office center built in 1967.
	21120046	685 E REMINGTON DR	0.38	RHI	R4	36	14	30.6	12	12			Yes	
	21120047	693 E REMINGTON DR	0.74	RHI	R4	36	27	30.6	23	23			Yes	
Total			*1.61*				*58*		*50*	*50*				
LUTE-6	11012077	105 W WEDDELL DR	0.24	RHI	R4	36	9	30.6	7		7			Auto repair shop built in 1953 surrounded by multifamily residential.
LUTE-7	21123019	500 E REMINGTON DR	2.41	RHI	R4	36	87	30.6	74	74			Yes	Medical Office center built in 1975; units are available.
LUTE-8	21135003	1118 SUNNYVALE SARATOGA RD	0.29	RHI	R4	36	11	30.6	9	9			Yes	Single family residence built in 1948. Currently unoccupied and dilapidated. Last sold in 1989. Adjacent commercial built in 1975. Occupied by daycare center and dental office.
	21135033	1110 SUNNYVALE SARATOGA RD	0.32				12		10	10				
Total			*0.62*				*23*		*19*	*19*				
LUTE-9	11029008	420 PERSIAN DR	3.27	RHI	R4	36	118	30.6	100	100			Yes	Existing Hindu Temple and Community Center. Owner-occupied. Large parking area provides infill opportunity within ½ mile of light rail station. City has experienced recent redevelopments of church properties, likely driven by high land values.
LUTE-10	11029005	425 TASMAN DR	1.23	RHI	R4	36	44	30.6	38	38			Yes	Daesung Korean Presbyterian Church. Owner-occupied. Parking area provides infill opportunity within ½ mile of light rail station. City has experienced recent redevelopments of church properties, likely driven by high land values.
LUTE-11	11029006	415 TASMAN DR	1.22	RHI	R4	36	44	30.6	37	37			Yes	Industrial building constructed in 1978, occupied by electronic parts supplier.
LUTE-12	16516034	840 MUENDER AVE	0.44	RLM	R2	14	6	11.9	5		5			Industrial use within residential neighborhood. Low market value indicates opportunity for redevelopment.
LUTE-13	20204004	516 W REMINGTON DR	1.17	RLM	R2	14	16	11.9	14		14			Medical Offices built in 1968. Currently for sale (01/2022).
LUTE-14	20131001	525 W REMINGTON DR	0.93	RLO	R2	7	6	5.95	6			6		Building constructed in 1970. Occupied by insurance and law offices.
LUTE-15	20914010	848 E EVELYN AVE	0.53	RMED	MS	24	13	20.4	11		11			Corner lot commercial building constructed in 1988. Occupied by convenience store, restaurant, and laundromat.
LUTE-16	20902002	208 S FAIR OAKS AVE	0.31	RMED	R3	24	8	20.4	6		6			Corner lot sports bar built in 1940. Building is poorly maintained and surrounded by recent residential redevelopment.
LUTE-17	20438005	560 E MAUDE AVE	0.22	RMED	R3	24	5	20.4	4		4			Vacant residential lot.
LUTE-18	20438021	510 E MAUDE AVE	0.20	RMED	R3	24	5	20.4	4		4			Office building constructed in 1953. Adjacent to existing multifamily residential.
LUTE-19	20913058	612 E EVELYN AVE	1.01	RMED	C1	24	24	20.4	21		21			Commercial building constructed in 1965. Occupied by restaurant and retail uses. Large parking area. Directly adjacent to bus stop.
LUTE-20	32335003	633 W HOMESTEAD RD	0.29	RMED	R3	24	7	20.4	6		6			Dental office built in 1968, surrounded by residences.

Site #	Assessor Parcel Number (APN)	Address	Size (Gross Acres)	Land Use	Zoning	Max Density [1]	Max. Capacity	Realistic Density [2]	Realistic Capacity	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Subject to AB 1397 by-right policy?	Existing Use/Site Conditions
LUTE-21	21302004	895 E EVELYN AVE	7.08	RMED	M3	24	170	20.4	144		144			Existing lumber yard. Building constructed in 1970. Large lot with outdoor storage areas.
LUTE-22	20529001	465 WOLFE RD	0.29	RMED	MS	24	7	20.4	6		6			Commercial building constructed in 1983. Currently occupied with retail use.
LUTE-23	20529002	695 TAYLOR AVE	0.65	RMED	MS	24	16	20.4	13		13			Industrial/warehouse building constructed in 1961.
Future Opportunity Sites														
Future Opportunity Site	11014200	444 TOYAMA DR	2.26	RHI	MS-ITRR3	24	81	30.6	0		0			Office (Data Center)
Future Opportunity Site	20448025	184 N SUNNYVALE AVE	0.44	RLM	R2	14	6	11.9	0		0			Single Family Residence and Mortuary
	20448036	174 N SUNNYVALE AVE	0.82	RLM	R2	14	11	11.9	0		0			
Total			*1.26*				*17*		*0*		*0*			
Future Opportunity Site	20204008	1050 TILTON DR	0.42	RLM	R2	14	6	11.9	0		0			Single Family Residences and School
	20204013	1054 TILTON DR	0.56	RLM	R2	14	8	11.9	0		0			
	20204011	1055 SUNNYVALE SARATOGA RD	1.01	RLM	R2	14	14	11.9	0		0			
Total			*1.99*				*28*		*0*		*0*			
Future Opportunity Site	20449010	155 N SUNNYVALE AVE	0.30	RLM	R2	14	4	11.9	0		0			Single Family Residence; surrounded by multi-family
Future Opportunity Site	20216008	784 EDALE DR	0.38	RLM	R2	14	5	11.9	0		0			Single Family Residence - large lot, surrounded by redeveloped small lot single family
Future Opportunity Site	20924073	460 CARROLL ST	0.63	RLO	R0	7	4	5.95	0			0		Single Family Residence - large lot, rear access available on Flora Vista Ave
Future Opportunity Site	30951026	841 E HOMESTEAD RD	0.65	RLO	R0	7	5	5.95	0			0		Single Family Residence - large lot, appears vacant, rear access available on Londonderry Dr
Future Opportunity Site	21105009	781 S WOLFE RD	0.72	RLO	R0	7	5	5.95	0			0		Single Family Residence - large lot, surrounding parcels have been subdivided and redeveloped
Future Opportunity Site	21107023	691 IRIS AVE	0.38	RMED	R3	24	9	20.4	0		0			Duplex - adjacent to apartments
	21107022	697 IRIS AVE	0.38	RMED	R3	24	9	20.4	0		0			
Total			*0.76*				*18*		*0*		*0*			
Future Opportunity Site	20920021	693 ARBUTUS AVE	0.27	RMED	R3	24	7	20.4	0		0			Duplex - adjacent to small multi-family
Future Opportunity Site	21116042	1001 S WOLFE RD	0.32	RMED	R3	24	8	20.4	0		0			Single Family - large lot, adjacent to townhomes
Future Opportunity Site	21135030	434 CRESCENT AVE	0.27	RMED	R3	24	7	20.4	0		0			Single Family - large lot, adjacent to multifamily
Future Opportunity Site	20438004	552 E MAUDE AVE	0.24	RMED	R3	24	6	20.4	0		0			Single Family - adjacent to vacant lot
Future Opportunity Site	21325036	960 S WOLFE RD	0.19	RMED	R3	24	4	20.4	0		0			Single Family - adjacent to small multi-family
Future Opportunity Site	20920031	415 FIRLOCH AVE	0.34	RMED	R3	24	8	20.4	0		0			Single Family - adjacent to small multifamily
Future Opportunity Site	21116004	985 BELLOMO AVE	0.24	RMED	R3	24	6	20.4	0		0			Duplex - adjacent to condos
Future Opportunity Site	30946063	725 E HOMESTEAD RD	0.48	RMED	R3	24	12	20.4	0		0			Fourplex - rear access, surrounded by redevelopment, adjacent to apartments
Future Opportunity Site	21116013	856 MARIA LN	0.34	RMED	R3	24	8	20.4	0		0			Single Family - large lot, adjacent to townhomes
	21116012	850 MARIA LN	0.33	RMED	R3	24	8	20.4	0		0			
Total			*0.67*				*16*		*0*		*0*			
Future Opportunity Site	21344018	1236 VALERIAN CT	0.26	RMED	R3	24	6	20.4	0		0			Duplex - adjacent to fourplex
	21344017	1246 VALERIAN CT	0.22	RMED	R3	24	5	20.4	0		0			
Total			*0.47*				*11*		*0*		*0*			
Total			**37.52**				**934**		**578**	**318**	**254**	**6**		

Source: Ascent, 2021.

Accessory Dwelling Units

Per State law, a projection of the number of ADUs expected to be built within the eight-year planning period can also be considered as part of the inventory. The City has seen a dramatic increase in ADU production in recent years, particularly since 2018 when the State passed several bills to facilitate ADUs statewide. In 2020, the City adopted an ADU ordinance consistent with the requirements under State law. Table 5-17 shows the total number of ADU building permits issued by year.

Table 5-17: ADU Building Permits Issued from 2015 through 2021

Year	ADU Building Permits Issued
2015	3
2016	4
2017	6
2018	23
2019	46
2020	38
2021	30
2015-2017 Average	**4**
2015-2021 Average	**23**
2018-2021 Average	**34**

Source: City of Sunnyvale, 2021

The City anticipates that ADU production will continue at the same pace experienced since 2018, resulting in 274 ADUs produced within the 2023-2031 projection period. ABAG prepared the *Affordability of Accessory Dwelling Units* in September 2021 to provide jurisdictions a foundation for housing element assumptions. The report is based on a statewide survey conducted by the University of California, Berkley's Center for Community Innovation, in collaboration with Baird + Driskell Community Planning in 2020. ABAG analyzed the raw survey data for Bay Area ADUs constructed in 2018 or 2019 to determine affordability. According to the ABAG report, 38 percent of ADUs are assumed to be used as short-term rentals, home offices, or other non-residential uses. As such, of the 274 ADUs expected to be produced, only 170 ADUs are assumed to be available on the market as rental housing or housing for family and friends. It is estimated that 34 percent of ADUs produced provide discounted rate or no rent housing to friends and family of the primary residence and are categorized as lower-income housing.

Although ADUs are an important source of housing for these individuals, when ADUs are not advertised on the open market and are only made available to those with connections to existing residents, segregation patterns can be exacerbated. While family and friends receive discounted rates, other community members are not provided housing opportunities. Table 5-18 shows the difference in estimated affordability for all ADUs, including those rented to family and friends, and the recommended affordability levels which excludes units rented to family and friends at discounted rates in order to affirmatively further fair housing. To account for the fact that units available to family and friends at a discounted rate create a potential fair housing issue, the sites inventory applies the affirmatively further fair housing ADU affordability estimates recommended in the ABAG report and shown in Table 5-18.

Table 5-18: Estimated ADU Affordability within Santa Clara and San Mateo Counties

Type	Very Low Income	Low Income	Moderate Income	Above Moderate Income
All ADUs (including market and discounted rate)	31%	39%	23%	7%
AFFH Recommendation (excludes units rented at discounted rates to friends/family)	**5%**	**30%**	**50%**	**15%**

AFFH = Affirmatively Furthering Fair Housing

Source: Association of Bay Area Governments, Affordability of Accessory Dwelling Units, 2021.

As such, the sites inventory includes a projection of 8 ADUs affordable to very low-income households, 51 ADUs affordable to low-income households, 85 ADUs affordable to moderate-income households, and 25 ADUs affordable to above-moderate income households.

Summary of Capacity to Accommodate the RHNA

Sunnyvale's RHNA for the 2023-2031 planning period is 11,966 units. The sites inventory identifies housing opportunities for a total of 7,326 units under planned and approved projects, specific plans, planned Village Centers, land designated for residential uses, and through projected ADUs. As shown in Table 5-19, the City currently (2022) has sites to provide capacity for 2,364 lower-income units, resulting in a 2,313 unit shortfall towards meeting the lower-income RHNA. The City has sufficient capacity for 2,599 moderate-income units, exceeding the moderate-income RHNA. The City currently (2022) has capacity for 2,362 above moderate-income units, falling short of the above moderate-income RHNA by 2,895 units.

Table 5-19: City of Sunnyvale, 2023-2031 Housing Capacity

	Lower-Income		Moderate-Income	Above Moderate-Income	Total
	Very Low Income	Low Income			
2023-2031 RHNA	**2,968**	**1,709**	**2,032**	**5,257**	**11,966**
	4,677				
Planned and Approved Projects	296	215	1,101	1,719	3,331
Lawrence Station Area Plan	532		134	221	887
Downtown Specific Plan	172		60	70	302
El Camino Real Specific Plan	772		259	321	1,352
Village Centers	0		706	0	706
Additional Sites	318		254	6	578
Accessory Dwelling Units	8	51	85	25	170
Total Capacity[1]	**2,364**		**2,599**	**2,362**	**7,326**
Shortfall	-2,313		+567	-2,895	-4,640

[1]In compliance with AB 725, approximately 97 percent of the moderate-income capacity is accommodated on sites permitting at least 4 units per site and no more than 100 units per acre and approximately 96 percent of above-moderate income capacity is accommodated on sites permitting at least 4 units per site.

Source: Ascent, 2022.

STRATEGY TO MEET RHNA SHORTFALL

As shown in Table 5-19, the City has a shortfall of 2,401 units in the lower-income RHNA category and a shortfall of 2,931 units in the above moderate-income RHNA category. In 2022 the City is preparing a comprehensive update to the Moffett Park Specific Plan (MPSP), which will increase the City's housing capacity and address the RHNA shortfall. The MPSP is anticipated for adoption in Spring 2023, after the start of the Housing Element planning period (January 31, 2023). However, once adopted, the plan update will provide a full buildout capacity of up to 20,000 new residential units. As such, this Housing Element includes a program to approve the specific plan to accommodate the City's RHNA shortfall by January 31, 2024. The following describes how the MPSP will address the RHNA shortfall.

Moffett Park Specific Plan Overview

About 70 percent of the land within the MPSP area is collectively owned by Google Inc., Lockheed Martin, and Jay Paul Company. As part of the land use plan development process, the City held multiple discussions with landowners and developers in the plan area to ensure suitable land is designated for both residential and non-residential needs. The plan is expected to designate land for Office, Mixed Employment, Activity Center, Mixed Use, Residential, Public, and Institutional. Residential uses would be permitted in the Activity Center, Mixed Use, and Residential designations based on the development standards shown in Table 5-20. The plan will include policies to ensure residential uses are built concurrently with office uses to counterbalance the market demand for office development in the plan area and ensure housing is provided for the workforce.

Table 5-20: Moffett Park Specific Plan Residential Land Use Designations

Land Use/Zoning	Allowed Uses	Non-Residential FAR Range	Minimum Density	Maximum Density
Activity Center	Allows office, residential, and commercial uses and requires a minimum residential component.	0.35 to 0.75	40	180
Mixed Use	Allows dense residential or office development and permits standalone office, standalone residential, or mixed use projects.	0.35 to 1.0	None	150
Residential	Allows for high density residential.	None	70	150

Source: City of Sunnyvale, 2022

Realistic Density

The comprehensive update to the MPSP introduces residential as a new permitted use in the plan area. As such, the City has not experienced residential development in this area and no residential project applications have been received. However, there is generally high demand for high density residential development throughout the city and property owners within the plan area have expressed interest in developing residential. In addition, the City consulted with property owners and developers during the preparation of the plan's density standards.

The plan update would likely allow densities of 70 to 150 units per acre in the Residential designation, exceeding maximum densities permitted in any other area of the city. In other parts of Sunnyvale, the City has experienced development at buildout densities near 100 units per acre and even approved one affordable residential development proposal with a density of 140 units per acre (see Table 5-7 above). These densities were achieved through local incentive programs and the State density bonus. Based on these recent development trends and conversations with the development community, the City conservatively estimates a realistic buildout density of 70 percent of the maximum allowable density, or 105 units per acre, in the Residential designation.

The Mixed Use designation in the MPSP is expected to allow for standalone residential up to 150 dwelling units per acre, standalone office, or a mix of residential and office uses. To ensure sufficient land is available for residential uses and considering the market demand for offices, the specific plan would limit total non-residential development for the entire plan area. In consideration of the market demand for non-residential uses in the plan area and the lack of residential requirements in the Mixed Use designation, the City conservatively estimates a realistic buildout density of only 25 percent of the maximum allowable density, or 37.5 units per acre, in the Mixed Use designation.

The Activity Center designation in the MPSP is expected to allow for a mix of office, residential (between 40 and 180 dwelling units per acre), and commercial uses. The plan update requires a residential component be built within the Activity Center designation. Considering the market demand for non-residential uses in the plan area, the City estimates a realistic buildout density equal to the minimum residential density requirement of 40 units per acre in the Activity Center designation.

Redevelopment Potential

The update to the MPSP is developer driven and the City has held multiple conversations with landowners in the plan area during the update process. Based on these conversations, the City has selectively identified sites within the plan area that are anticipated for development within the planning period as candidate rezone sites. As shown in Figure 5-13 below, there are multiple sites designated and suitable for residential development that are not identified as candidate rezone sites suitable to meet the sixth cycle RHNA. These additional sites were not identified in the first phases of residential development but will provide future opportunities for residential development in the plan area. All of the sites identified as candidate rezone sites have been identified by landowners for redevelopment within the June 30, 2022 – December 15, 2030 RHNA projection period. Approximately one-third of the selected sites consist of buildings that are being held vacant. Property owners are holding these buildings for redevelopment upon adoption of the plan rather than advertising them for new leases. Of the remaining sites, three do not have structures, as the buildings have previously been demolished or the site consists of parking area. Additionally, over one-half of the sites include buildings that are over 35 years old.

Sites MP-1 and MP-2 (see Table 5-21) are both in APN 11044007, a parcel totaling 25 acres. MP-1 totals 10.27 acres and is expected to be designated as Activity Center. MP-2 totals 14.75 acres and is expected to be designated as Residential. Together, the MP-1 and MP-2 sites could accommodate 1,959 residential units, consistent with development concepts shared with the City by the property owner. In addition, it is assumed that only 60 percent of the capacity would accommodate the lower-income allocation and the remaining 40 percent is assumed to accommodate the above moderate-income allocation.

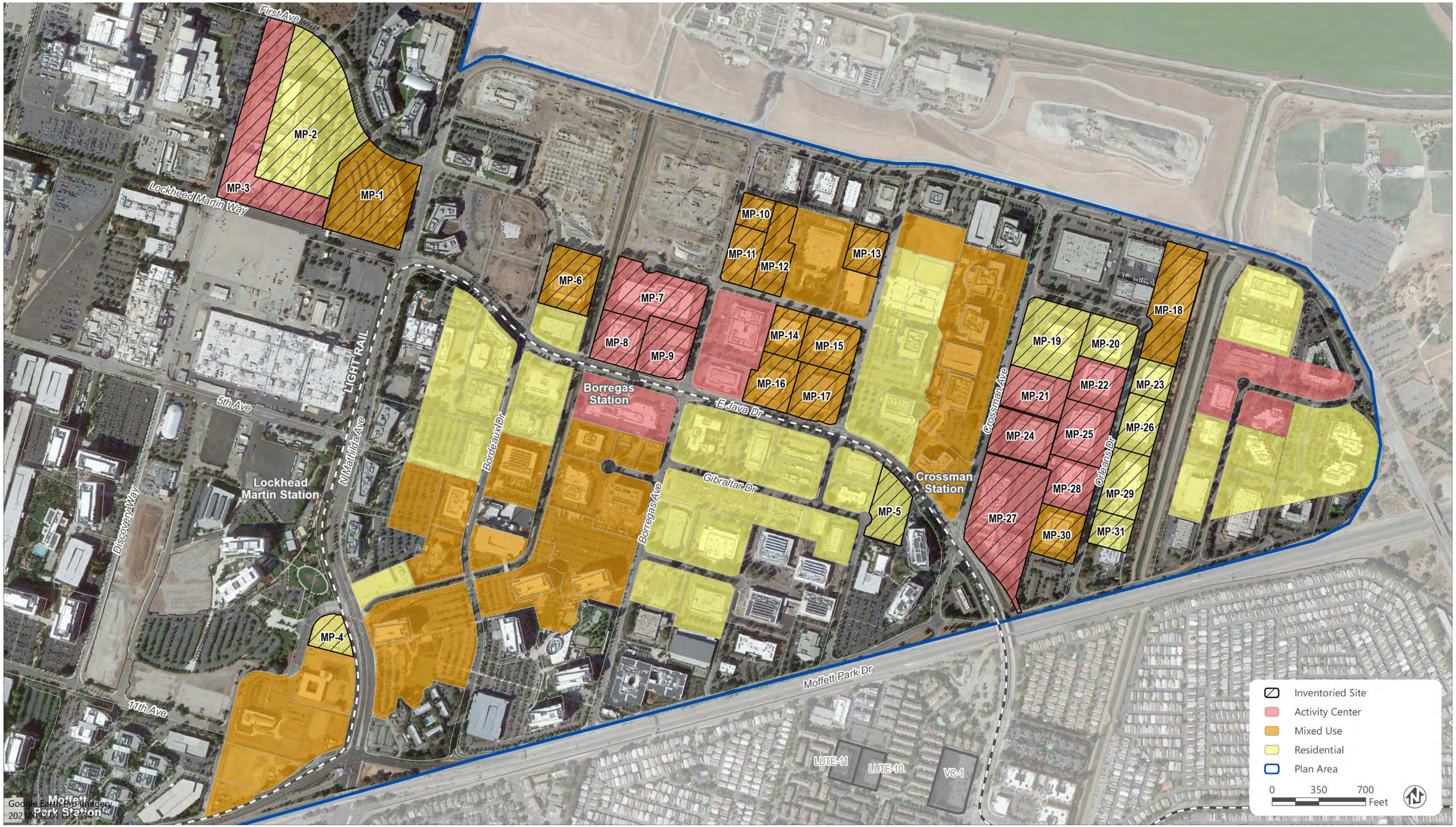
Income Distribution

Assembly Bill 725 (2021) requires that at least 25 percent of the above moderate-income RHNA be accommodated on sites that allow at least four (4) units of housing, and at least 25 percent of the moderate-income RHNA be accommodated on sites that allow at least four (4) units of housing, but no more than 100 units per acre. Consistent with this new State law requirement, no moderate-income capacity is identified within the MPSP which allows densities over 100 units per acre. Capacity is only identified for lower-income and above moderate-income units in the MPSP. It is assumed that 60 percent of the capacity in the MPSP would be able to accommodate lower-income need and 40 percent would be able to accommodate the above moderate-income need.

Summary of Capacity

As shown in Figure 5-13 and Table 5-21 below, the identified candidate rezone sites provide capacity for 9,626 units; including 5,774 lower-income units and 3,852 above moderate-income units. This resulting capacity is generally consistent with the redevelopment concepts described by the property owners.

Figure 5-13: Moffett Park Specific Plan Sites



Source: Adapted by Ascent in 2022 from data received by the City of Sunnyvale in 2022.

Table 5-21: City of Sunnyvale, 2023-2031 Housing Element, Moffett Park Specific Plan (Draft)

Site Number	APN	Address	Size (Gross Acres)	General Plan Land Use Designation	Zoning	Minimum Density	Maximum Density	Realistic Density	Redevelopment Likelihood	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Subject to AB 1397 by-right policy?	Description of Site Conditions/Existing Use
MP-1	11044007	1111 LOCKHEED MARTIN WY BLDG 159	10.27	Moffett Park	Activity Center	40	180	40	100%	411	247	0	164	No	Existing industrial/R&D building
MP-2	11044007	1111 LOCKHEED MARTIN WY BLDG 159	14.75	Moffett Park	Residential	70	150	105	100%	1548	929	0	619	No	Existing industrial/R&D building
MP-3	11027047	1120 INNOVATION WY	1.64	Moffett Park	Residential	70	150	105	100%	172	103	0	69	No	Building demolished / vacant lot
MP-4	11026052	140 CASPIAN CT	5.93	Moffett Park	Activity Center	40	180	40	100%	237	142	0	95	No	One-story office building constructed in 1985.
MP-5	11026042	169 JAVA DR 535	3.04	Moffett Park	Activity Center	40	180	40	100%	122	73	0	49	No	One-story office building constructed in 1985.
MP-6	11026053	111 JAVA DR	3.55	Moffett Park	Activity Center	40	180	40	100%	142	85	0	57	No	Five-story office building constructed in 2009
MP-7	11033035	241 JAVA DR	3.00	Moffett Park	Residential	70	150	105	100%	315	189	0	126	No	Vacant / Mothballed
MP-8	11033031	1313 GENEVA DR	3.47	Moffett Park	Residential	70	150	105	100%	365	219	0	146	No	One-story industrial/R&D building constructed in 1978.
MP-9	11033033	1272 BORREGAS AV	5.23	Moffett Park	Residential	70	150	105	100%	549	329	0	220	No	Two-story industrial/R&D building constructed in 1978.
MP-10	11033002	275 GIBRALTAR DR	2.32	Moffett Park	Residential	70	150	105	100%	244	146	0	98	No	Building demolished / parking lot
MP-11	11034024	352 JAVA DR	1.98	Moffett Park	Residential	70	150	105	100%	208	125	0	83	No	One-story industrial building constructed in 1984.
MP-12	Not Available	Not Available - Moffett Gateway Project	3.03	Moffett Park	Residential	70	150	105	100%	319	191	0	128	No	Portion of existing parking lot
MP-13	11036004	526 BALTIC WY	5.76	Moffett Park	Residential	70	150	105	100%	604	362	0	242	No	Vacant / Mothballed. Two-story industrial/R&D building constructed in 1984.
MP-14	11036003	1322 CROSSMAN AV	3.49	Moffett Park	Activity Center	40	180	40	100%	140	84	0	56	No	Vacant / Mothballed. One-story industrial/R&D building constructed in 1983.
MP-15	11036002	1312 CROSSMAN AV	3.83	Moffett Park	Activity Center	40	180	40	100%	153	92	0	61	No	Vacant / Mothballed. One-story industrial/R&D building constructed in 1980.

Site Number	APN	Address	Size (Gross Acres)	General Plan Land Use Designation	Zoning	Minimum Density	Maximum Density	Realistic Density	Redevelopment Likelihood	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Subject to AB 1397 by-right policy?	Description of Site Conditions/Existing Use
MP-16	11036018	1341 ORLEANS DR	2.95	Moffett Park	Residential	70	150	105	100%	309	185	0	124	No	Vacant / Mothballed. One-story industrial/R&D building constructed in 1984.
MP-17	11036019	1327 ORLEANS DR	2.96	Moffett Park	Activity Center	40	180	40	100%	118	71	0	47	No	Vacant / Mothballed. One-story industrial/R&D building constructed in 1984.
MP-18	11036006	1311 ORLEANS DR	3.88	Moffett Park	Activity Center	40	180	40	100%	155	93	0	62	No	Vacant / Mothballed. One-story industrial/R&D building constructed in 1979.
MP-19	11036007	1299 ORLEANS DR	3.07	Moffett Park	Activity Center	40	180	40	100%	123	74	0	49	No	One-story industrial/R&D building constructed in 1981.
MP-20	11036008	1277 ORLEANS DR	3.04	Moffett Park	Mixed Use		150	37.5	100%	114	68	0	46	No	One-story industrial/R&D building constructed in 1979.
MP-21	11036015	641 BALTIC WY	6.22	Moffett Park	Mixed Use		150	37.5	100%	233	140	0	93	No	One-story industrial/R&D building constructed in 1979.
MP-22	11036013	1330 ORLEANS DR	1.77	Moffett Park	Residential	70	150	105	100%	186	112	0	74	No	Vacant / Mothballed. One-story industrial/R&D building constructed in 1981.
MP-23	11036012	1320 ORLEANS DR	2.75	Moffett Park	Residential	70	150	105	100%	289	173	0	116	No	Vacant / Mothballed
MP-24	11036011	1310 ORLEANS DR	3.30	Moffett Park	Residential	70	150	105	100%	347	208	0	139	No	Partially for lease. One-story industrial/R&D building constructed in 1981.
MP-25	11036010	1252 ORLEANS DR	1.75	Moffett Park	Residential	70	150	105	100%	184	110	0	74	No	One-story industrial/R&D building constructed in 1979.
MP-26	11037006	1319 MOFFETT PARK DR	2.92	Moffett Park	Residential	70	150	105	100%	307	184	0	123	No	One-story industrial/warehouse building constructed in 1970
MP-27	11037014	1315 CHESAPEAKE TR	2.34	Moffett Park	Activity Center	40	180	40	100%	94	56	0	38	No	Two-story office building constructed in 1990
MP-28	11037014	1315 CHESAPEAKE TR	4.83	Moffett Park	Residential	70	150	105	100%	507	304	0	203	No	Two-story office building constructed in 1991
MP-29	11037008	1308 E MOFFETT PARK DR	2.81	Moffett Park	Residential	70	150	105	100%	295	177	0	118	No	One-story building constructed in 1979
MP-30	11037016	1310 CHESAPEAKE TR	7.96	Moffett Park	Residential	70	150	105	100%	836	502	0	334	No	Two-story office building constructed in 1990
TOTAL			**123.85**							**9,626**	**5,774**	**0**	**3,852**		

Source: City of Sunnyvale 2022, compiled by Ascent in 2022.

In addition, these sites will meet State law requirements to address the lower-income RHNA shortfall. The MPSP sites will allow for densities of at least 30 dwelling units per acre, with a minimum density of at least 20 dwelling units per acre. More than 50 percent of the lower-income RHNA shortfall will be accommodated on parcels designated exclusively for residential uses. The MPSP plans for sufficient water, sewer, dry utilities, and other infrastructure to accommodate housing growth. The City will also permit multifamily uses for developments in which potentially 20 percent of the units would be affordable to lower-income households.

TOTAL RESIDENTIAL CAPACITY INCLUDING MOFFETT PARK SPECIFIC PLAN

Upon adoption of the MPSP, the City will have sufficient capacity to accommodate 16,952 residential units, accommodating the RHNA in all income categories. As shown in Table 5-22, upon adoption of the Moffett Park Specific Plan, the City will have capacity to accommodate 8,138 lower-income units, 2,599 moderate income-units, and 6,214 above moderate-income units. The City will have a lower-income surplus of 3,461 units, or 74 percent.

Table 5-22: Anticipated 2023-2031 Housing Capacity Upon Adoption of Moffett Park Specific Plan

	Lower-Income		Moderate-Income	Above Moderate-Income	Total
	Very Low Income	Low Income			
2023-2031 RHNA	**2,968**	**1,709**	**2,032**	**5,257**	**11,966**
	4,677				
Planned and Approved Projects	296	215	1,101	1,719	3,331
Lawrence Station Area Plan	532		134	221	887
Downtown Specific Plan	172		60	70	302
El Camino Real Specific Plan	772		259	321	1,352
Village Centers	0		706	0	706
Additional Sites	318		254	6	578
Accessory Dwelling Units	8	51	85	25	170
Moffett Park Specific Plan	5,774		0	3,852	9,626
Total Capacity after Rezone	**8,138**		**2,599**	**6,214**	**16,952**
Surplus	3,461		567	957	4,986

Source: Ascent, 2022.

AVAILABILITY OF INFRASTRUCTURE AND PUBLIC SERVICES

All of the identified housing sites are surrounded by developed land and have the necessary existing or planned infrastructure and services in place to support development. The City's 2020 Urban Water Management Plan confirms that the City has sufficient water supply to serve projected growth through 2040. The Plan projects that City population will increase from 156,503 in 2020 to 174,880 in 2030 and 195,414 in 2040. Water supply and demand will be managed to account for climate change impacts including drought and water quality concerns. The City has sufficient water supply and infrastructure to serve the capacity assumed on the sites in the inventory.

Sunnyvale also has sufficient wastewater capacity within its collection system and treatment plant to serve all development included in the General Plan build-out projections. Planned infrastructure improvements have been previously identified by the City as implementation of the El Camino Real Specific Plan and Lawrence Station Area Plan. As part of the Moffett Park Specific Plan Update process, the City will identify and plan for infrastructure improvements needed to serve anticipated growth in Moffett Park. The City continues to maintain its wastewater

collection system to reduce risks from infiltration, stormwater inflow, and grease/dirt build-up. The City's existing and planned system and operations are sufficient to serve all sites identified in the inventory.

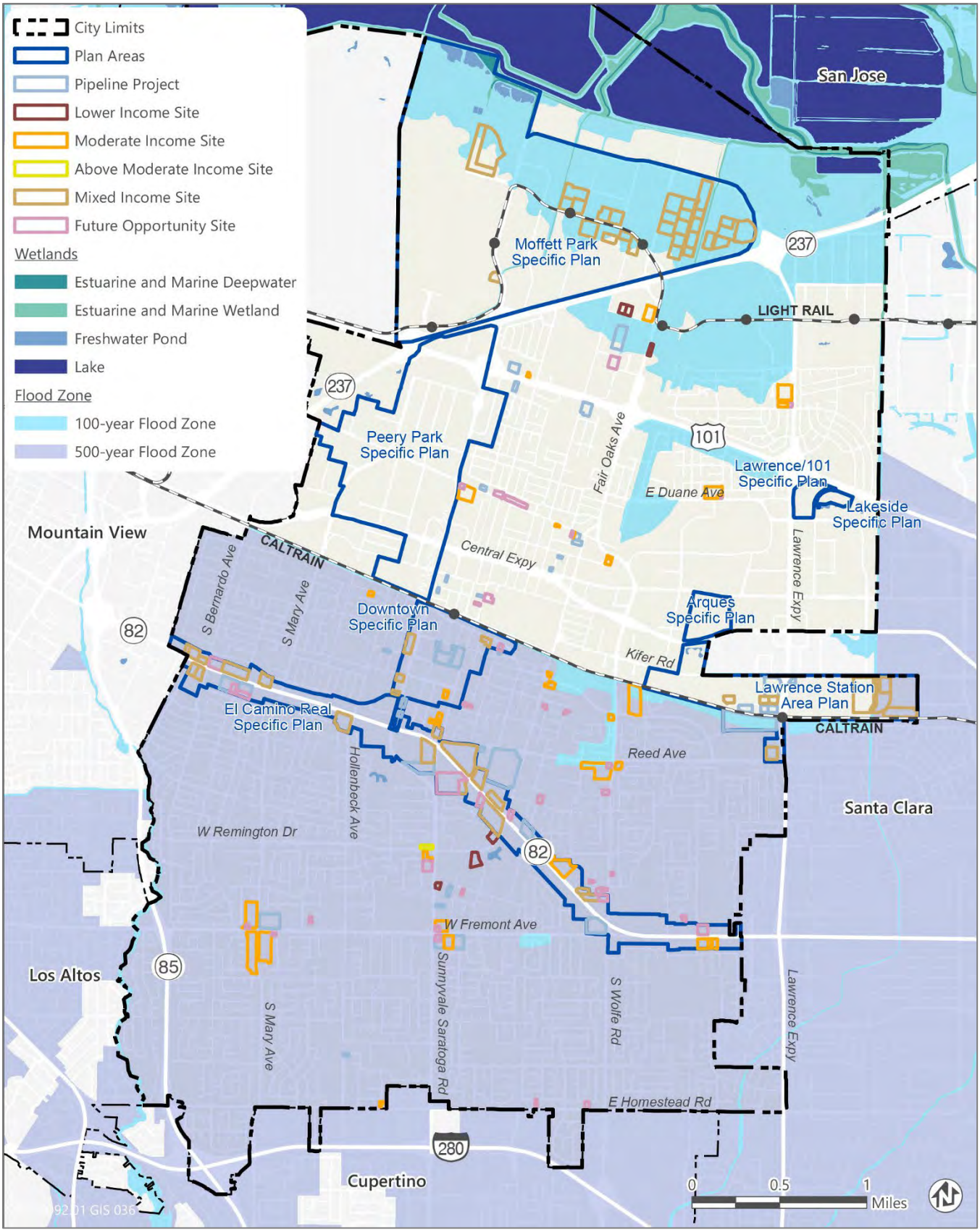
Senate Bill 1087, which took effect in January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. The City provides water and sewer service to the Sunnyvale community directly and is its own local water and sewer provider. Pursuant to SB 1087, the Housing Element will be available to the City's Environmental Services Department upon adoption, along with a summary of the RHNA.

Pacific Gas and Electric (PG&E) provides electricity and natural gas to Sunnyvale. Telecommunication, cable, and internet services are provided by AT&T, Xfinity, T-Mobile and other private companies. Sunnyvale is developed and no greenfield sites are included in the inventory. Infrastructure and services are available to all sites identified in the inventory.

ENVIRONMENTAL CONSTRAINTS

All parcels (or portions of parcels) identified in the inventory were reviewed to determine possible environmental constraints such as flood zones or wetlands. As shown in Figure 5-14, sites identified in south of the Caltrain rail line, including the ECRSP and DSP, as well as portions of the LSAP are located within the 500-year flood plain. In addition, portions of the LSAP and the MPSP, sites near Fair Oaks Avenue just south of Tasman Drive, and sites along S Wolfe between Caltrain and Reed Avenue, are located within the 100-year flood plan. These sites would address any applicable flooding constraints during the site design. The site design would be reviewed to ensure the first habitable floor is raised to one foot above the base flood elevation. While there is an added cost, flood constraints can be mitigated through design and all of the sites in the inventory have been deemed suitable for residential development. No additional environmental hazards related to wildfire risk, slope, or wetlands impact any of the sites included in the inventory.

Figure 5-14: Sites Inventory and Environmental Constraints



Source: Adapted by Ascent in 202 from data downloaded from FEMA and USFWS in 2022.

5.3 Financial Resources

Sunnyvale has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from local, state, federal, and private resources. The following section describes the primary local and county housing funding sources to be available in Sunnyvale during the planning period. These include Housing Mitigation Funds, Community Development Block Grants (CDBG) and HOME grants, BMR in-lieu fees, and others described below. Table 5-23 below provides a more comprehensive inventory of potential federal, State, County, and private funding sources.

HOUSING MITIGATION FUND

Since 1983, the City has collected a Housing Mitigation fee from specified industrial and commercial developments as a means of mitigating the impact of job-producing development on the demand for affordable housing. As of fiscal year 2021-22, the Housing Mitigation fee for office/industrial/research and development projects is $9.30 per square foot for the first 25,000 net new square feet of the project, and $18.50 per square foot for any additional square footage. The fee for retail/lodging projects is $9.30 per square foot for all new square footage of the project. The City will complete a nexus study in summer 2022 to determine if a revised fee schedule is justifiable. Funds may be used for acquisition, rehabilitation, new construction, preservation of at-risk housing, down payment assistance, and related activities. The fund revenue varies between $2 million to $10 million per year, dependent upon development activity, with a current balance of approximately $25 million. Housing units assisted with these funds are deed-restricted as affordable to very low-, low-, and moderate-income households, although the emphasis is on subsidizing rental housing affordable to very low-income households. This funding source is the City's largest revenue source for supporting affordable housing.

REDEVELOPMENT AGENCY LOW/MODERATE INCOME HOUSING FUND

The former Sunnyvale Redevelopment Agency was created in 1975 to guide redevelopment in the central core of the city. State redevelopment law, prior to dissolution of redevelopment agencies in 2011, used to require these agencies to set aside 20 percent of the tax increment funds they collected to increase and improve housing for low and moderate-income households. These funds were deposited into a separate account known as the housing fund. Because Sunnyvale's former redevelopment agency was created before 1976, it was allowed to defer payments into this fund as long as its pre-1986 debt service payments exceeded the tax increment collected by the agency. The former Redevelopment Agency accounted for the amounts deferred from the housing fund each year and must repay the deficit in the fund when any tax increment funds ever become available.

The dissolution of redevelopment agencies throughout California eliminated a significant source of funding for affordable housing. Due to pre-existing debt obligations, the Sunnyvale Redevelopment Agency deferred payments into the Low and Moderate Income Housing Asset Fund (LMIHAF) until 2020-21. At the end of the 2021-22 fiscal year (FY) the balance in the LMIHAF was $4 million. The Housing Successor Agency spends $250,000 annually on the Homeless Prevention and Rapid Re-Housing Program and allocates excess funding on a competitive basis towards new development, such as the $4 million loan for Sunnyvale Block 15. No more revenue is expected into this fund however loans will continue to be awarded for affordable housing and homeless prevention until the funds are depleted.

BELOW MARKET RATE (BMR) HOUSING IN-LIEU FEES

Sunnyvale's Below Market Rate (BMR) Home Ownership Program requires that 15 percent of homes developed in ownership housing developments over seven (7) units be sold as BMR units, at prices affordable to moderate-income home buyers. Developers of such projects may seek City Council approval to pay a fee in lieu of providing

the BMR homes (the BMR in-lieu fee). The ownership housing BMR in-lieu fee is equal to seven (7) percent of the contract sales price of all units in the development. If the developer is paying an in-lieu fee for a fractional unit only, the minimum fee rate may be adjusted proportionately.

The BMR Rental Housing Program requires that rental housing projects with more than three units provide affordable units, with at least 10 percent of rental units provided at rents affordable to low-income households and at least 5 percent of rental units provided at rents affordable to very-low income households. Developers of small rental housing projects (three to six units) may pay an in-lieu fee without City Council approval. For large rental housing projects (seven or more units), developers may pay an in-lieu fee at the discretion of City Council. The in-lieu fee for both small and large rental housing projects is updated annually. For the 2021-2022 FY, the small rental housing project in-lieu fee is $13.50 per net new habitable square foot and the large rental housing project in-lieu fee is $27 per net new habitable square foot.

The current balance of the BMR sub-fund is approximately $7 million, which includes more recent fractional in-lieu fee revenues and BMR administrative (transaction processing) fees. These funds are combined with Housing Mitigation Funds to develop additional affordable units and support administration of the BMR program. The City recently approved funds to support the land purchase of 1178 Sonora Court, Sunnyvale Block 15, and Orchard Gardens (245 W Weddell Drive) for affordable housing development.

HOME INVESTMENT PARTNERSHIP ACT (HOME)

As a HOME entitlement jurisdiction, Sunnyvale receives an annual HOME grant directly from HUD. HOME funds may be used for the construction, rehabilitation, and acquisition of housing affordable to lower-income households, as well as for tenant-based rental assistance, which is similar to the Section 8 voucher program. The amount of these annual grants has declined dramatically since 2010, due to congressional efforts to cut back on domestic discretionary programs. The HOME grant awarded to the City for fiscal year 2021-22 is slightly over $400,000, compared to grants of nearly $800,000 in the years just prior to 2010. Given the very small amount of the grant at this time, these funds are no longer planned for use for major housing developments. In the last two years, the City has budgeted all of its new HOME grant funds for tenant-based rental assistance for homeless households. The City also receives several large HOME loan repayments from time to time, which are used to expand the City's Tenant Based Rental Assistance program. Such loan payments are received sporadically, so it is difficult to project how much income of this type will be received during the 2023-2031 planning period.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

The CDBG program provides funding for housing and housing-related activities such as: property acquisition, housing rehabilitation, accessibility improvements, fair housing services, and public services benefiting lower income households. Because CDBG funds cannot be used for new construction, Sunnyvale has historically used most of its CDBG funds for public services, ADA accessible improvements, and housing rehabilitation and home improvement programs. In the last several years the City has begun using CDBG for employment development services for homeless people, as part of an effort to help them obtain jobs and housing. Sunnyvale receives a CDBG grant as an entitlement city, but the amount varies annually depending on how much is allocated to the program in the federal budget. While the federal allocations for CDBG have also been declining in recent years, the allocations during the 2015-2023 planning period remained fairly stable. The City has been allocated a CDBG grant of slightly over $1 million for FY 2022-23, a significant decline compared to the grant of over $1.3 million received in FY 2009-10. However, the City continues to receive program income from the repayment of CDBG loans funded in prior years. These program income revenues typically range from $150,000 to $250,000 per year.

In June 2020, the City adopted a 2020-2025 Consolidated Plan to assess housing and community development needs, identify goals, and develop strategies for the continued implementation of the City's CDBG and HOME

programs. The plan determined that funds should continue to benefit the entire city as there are no blighted areas or high-poverty/unemployment rate concentrations. As such, providing services across the entire city will support the City's goal of affirmatively furthering fair housing to prevent concentrations of poverty. The City will continue to target funding for affordable housing, homelessness, and other community development efforts such as human services for special needs populations. The plan identifies $700,000 in funding for affordable housing (rental unit construction), $600,000 in funding for rapid rehousing homelessness prevention, as well as additional funding for ADA curb ramp improvements and the WorkFirst program which provides job resources for those experiencing or at risk of homelessness.

HOUSING TRUST OF SILICON VALLEY (HTSV)

HTSV is a non-profit organization created in 2000 through a cooperative effort of the private and public sectors, including the Collaborative on Homelessness and Affordable Housing, the Silicon Valley Manufacturing Group, Santa Clara County, Community Foundation Silicon Valley, and all 15 Santa Clara towns and cities. The purpose of the Trust is to increase the supply of affordable housing in Santa Clara County within three program areas: first-time homebuyer assistance, multi-family rental housing, and programs for homeless people with special needs. Funds are available for acquisition, rehabilitation, new construction, predevelopment costs, and supportive housing services. Since the Trust's inception in 2000, it has invested $446.8 million in affordable housing and leveraged over $6.6 billion to create more than 24,263 housing opportunities. During that time, the Trust has provided funding for 618 homes in Sunnyvale and provided development financing to four affordable housing projects in Sunnyvale.

SUMMARY OF FEDERAL, STATE, AND LOCAL FUNDING PROGRAMS

Table 5-23 provides a comprehensive summary of Federal, State, and local funding programs and resources potentially available to support housing development.

Table 5-23: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Block grants awarded to the City on a formula basis for housing and community development activities benefiting lower income households, eliminating blight, and creating jobs.	✓ Acquisition ✓ Rehabilitation ✓ Home Buyer Assistance ✓ Economic Development ✓ Homeless Assistance ✓ Public Services ✓ Public Facilities
HOME	Funding can be used to support a variety of low income housing activities.	✓ New Construction ✓ Acquisition ✓ Rehabilitation ✓ Home Buyer Assistance ✓ Rental Assistance
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low income tenants.	✓ Rental Assistance
HUD Section 202	Grants to non-profit developers of supportive housing for the elderly.	✓ Acquisition ✓ Rehabilitation ✓ New Construction
HUD Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	✓ Acquisition ✓ Rehabilitation ✓ New Construction ✓ Rental Assistance

Program Name	Description	Eligible Activities
Continuum of Care (CoC)	Provides funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families.	✓ Acquisition ✓ Rehabilitation ✓ New Construction ✓ Rental Assistance ✓ Supportive Services ✓ Operating Costs
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons living with HIV/AIDS.	✓ Acquisition ✓ Rehabilitation ✓ New Construction ✓ Facility Operations ✓ Rental Assistance ✓ Homelessness Prevention
Mortgage Credit Certificate (MCC) Program	Provides income tax credits to first-time homebuyers to buy new or existing homes.	✓ Home Buyer Assistance ✓
Federal Emergency Shelter Grant Program (FESG)	Provides grants to jurisdictions to implement a broad range of activities that serve the homeless.	✓ Emergency shelter construction ✓ Operation costs ✓ Social services ✓ Homeless prevention
State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	✓ Construction of Housing
Multi-Family Housing Program (MHP)	Deferred payment loans to local governments and developers for new construction, rehabilitation and preservation of rental housing.	✓ New Construction ✓ Rehabilitation ✓ Preservation ✓ Conversion of nonresidential to rental
Multi-Family Housing Program –Supportive Housing	Deferred payment loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness.	✓ New Construction ✓ Rehabilitation ✓ Preservation ✓ Conversion of nonresidential to rental
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing.	✓ Regulations pending
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) to facilitate infill housing development.	✓ Development of parks and open space ✓ Water, sewer, or other utility service improvements ✓ Streets, roads, parking structures, transit linkages, transit shelters ✓ Traffic mitigation features ✓ Sidewalks and streetscape improvements
CalHFA Homebuyer Down payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	✓ Homebuyer Assistance

Program Name	Description	Eligible Activities
Affordable Housing and Sustainable Communities Program (AHSC)	Funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas emissions. Loans and/or grants are provided for Transit Oriented Development Project Areas and Integrated Connectivity Project Areas.	✓ Planning ✓ Acquisition ✓ New Construction ✓ Rehabilitation ✓ Infrastructure
CalHOME	Provides grants to local governments and non-profit agencies to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-ownership projects.	✓ Homebuyer Assistance ✓ Construction
California Emergency Solutions and Housing (CESH)	Provides grant funds to assist persons experiencing or at-risk of homelessness.	✓ Homelessness Prevention
California Self-Help Housing Program (CSHHP)	Provides grants for sponsor organizations that provide technical assistance for low- and moderate-income families to build their homes with their own labor.	✓ Construction
Golden State Acquisition Fund (GSAF)	Provides a flexible source of capital for the development and preservation of affordable housing properties. Developers can access acquisition financing for rental housing and homeownership opportunities at favorable terms for urban and rural projects statewide.	✓ Acquisition ✓ Construction ✓ Preservation
Housing for a Healthy California	Provides funding to deliver supportive housing opportunities for individuals who are recipients of or eligible for health care provided through the California Department of Health Care Services, Medi-Cal program.	✓ Supportive housing
Infill Infrastructure Grant Program (IIG)	Provides grants to assist in the new construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill.	✓ Infrastructure construction and rehabilitation
Local Early Action Planning (LEAP) Grants	Assists cities and counties to plan for housing through providing over-the-counter, non-competitive planning grants.	✓ Planning
Local Housing Trust Fund Program (LHTF)	Provides matching funds to local housing trust funds to provide loans for construction of rental housing that is deed-restricted for at least 55 years to very low-income households, and for down-payment assistance to qualified first-time homebuyers.	✓ New Construction ✓ Home Buyer Assistance
Mobile Home Park Resident Ownership Program (MPROP)	Provides loans to mobile home park resident organizations, non-profit entities, and local public agencies to finance the preservation of affordable mobile home parks by conversion to ownership control.	✓ Mobile home park preservation
Multifamily Housing Program (MHP)	Provides low-interest, long-term, deferred-payment loans for the new construction, rehabilitation, and preservation of rental housing, supportive housing, and housing for homeless youth.	✓ New Construction ✓ Rehabilitation ✓ Preservation
No Place Like Home Program	Provides funding to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing	✓ Permanent supportive housing

Program Name	Description	Eligible Activities
	homelessness, chronic homelessness, or who are at risk of chronic homelessness.	
Permanent Local Housing Allocation (PLHA)	Provides a permanent source of funding for the predevelopment, development, acquisition, rehabilitation, and preservation of affordable housing, including multifamily, residential live-work, and Accessory Dwelling Units (ADUs).	✓ New Construction ✓ Acquisition ✓ Rehabilitation ✓ Preservation
Predevelopment Loan Program (PDLP)	Provides short-term predevelopment loans to finance the continued preservation, construction, rehabilitation, or conversion of assisted housing primarily for low-income households.	✓ New Construction ✓ Preservation ✓ Rehabilitation ✓ Conversion of assisted housing
Regional Early Action Planning (REAP) Grants	Provides funding for council of governments (COGs) and other regional entities to collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional governments and entities facilitate local housing production that will assist local governments in meeting their Regional Housing Need Allocation (RHNA).	✓ RHNA Planning
Senate Bill (SB) 2 Planning Grants Program	Provides one-time non-competitive/over the counter funding and technical assistance to all eligible local governments in California to adopt and implement plans and process improvements that streamline housing approvals and accelerate housing production.	✓ Planning ✓ Technical assistance
Supportive Housing Multifamily Housing Program (SHMHP)	Provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units. Loans have a 55-year term at three percent simple annual interest.	✓ New Construction ✓ Rehabilitation ✓ Conversion
TOD Housing Program	Provides low-interest grants and/or loans for the development and construction of mixed use and rental housing development projects, homeownership mortgage assistance, and infrastructure necessary for the development of housing near transit stations.	✓ New Construction ✓ Home Buyer Assistance ✓ Infrastructure
Veterans Housing and Homelessness Prevention Program (VHHP)	Provides long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.	✓ New Construction ✓ Preservation ✓
Local Programs		
Sunnyvale Successor Agency Housing Fund (former RDA Housing Fund)	Sunnyvale's current financial projections indicate that funds may begin accruing into this fund by 2017, depending on redevelopment in the downtown.	✓ Acquisition ✓ Rehabilitation ✓ New Construction
Silicon Valley Housing Trust	Housing trust fund created by private and public sector organizations. Sunnyvale has contributed funds to this fund almost every year since its inception. These funds are leveraged with Trust Fund resources to increase the amount of affordable housing that can be assisted.	✓ Multi-family Rental Housing ✓ Homebuyer Assistance ✓ Special Needs Facilities
Sunnyvale Housing Mitigation Fund	A fund that receives linkage fee payments from large development projects in the City to offset the impacts of projected job creation. The revenues received	✓ New Construction ✓ Rehabilitation ✓ Acquisition/Preservation

Program Name	Description	Eligible Activities
	support various City housing projects, programs and activities.	✓ Homebuyer Loans
Sunnyvale BMR In-Lieu Fees	Fees paid by residential developers in lieu of providing affordable units in new developments.	✓ New Construction ✓ Rehabilitation ✓ Acquisition/Preservation
Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	✓ Home Buyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	✓ Home Buyer Assistance ✓ Rehabilitation
	Low Down-Payment Mortgages for Single-Family Homes in under-served low-income and minority cities.	✓ Home Buyer Assistance
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	✓ New Construction

Source: Ascent, 2021.

5.4 Administrative Resources

Described below are several agencies active in providing affordable housing in Sunnyvale. These agencies serve as resources in meeting the housing needs of the community.

MidPen Housing Corporation (MidPen) is a regional non-profit organization involved in the development, and acquisition and rehabilitation of affordable rental housing. MidPen also provides professional management services and on-site coordination of services to residents. MidPen has developed, acquired/rehabilitated and preserved numerous affordable housing projects in Sunnyvale and is currently planning two affordable housing projects on Sonora Court in the LSAP.

Charities Housing Development Corporation (CDHC) is a non-profit affordable housing developer based in San Jose. CHDC developed 23 apartments for developmentally disabled tenants, the Stoney Pine Apartments, in 2001, and Parkside Studios, in 2015, which provides 59 studios for very low income individuals, including homeless applicants.

Christian Church Homes of Northern California develops and preserves affordable housing for seniors, and provides property management services and social service coordination. The City worked with Christian Church Homes in the acquisition and preservation of Plaza Las Flores as long-term affordable housing.

First Community Housing designs, develops and manages affordable housing. Located in San Jose, First Community focuses on providing sustainable housing, locating projects adjacent to transit corridors and providing free bus and light rail "Eco Passes" to tenants. Sunnyvale worked with First Community Housing in the development of Orchard Gardens Apartments and is currently working with them to redevelop and expand the same apartment complex.

Related CA is a market rate and affordable housing developer. Related recently broke ground on a new 90 unit affordable housing development in Downtown Sunnyvale which sets aside 25% of the units for those with developmental disabilities.

CHAPTER 6 Constraints to the Development of Housing

The provision of adequate and affordable housing opportunities is an important goal of the City. However, the ability of the housing market to supply an adequate number of new dwellings to meet demand is affected by a variety of factors, or constraints. This chapter identifies those governmental and nongovernmental constraints that inhibit the development, maintenance, or improvement of housing. The first section focuses on potential governmental constraints, or those constraints that are within the City's control, such as policies and regulations that could affect the City's ability to meet future housing needs. The second section looks at nongovernmental constraints, or those constraints that are largely market driven and cannot be controlled by local government, such as land, materials, and labor costs.

6.1 Governmental Constraints

Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other issues may present constraints to the maintenance, development, and improvement of housing. This section discusses each of these potential governmental constraints and their impact on housing development in Sunnyvale.

Land Use Controls

The City's General Plan, specific plans, and zoning code establish policies, standards, and guidelines for development within the city. These regulations establish the amount and distribution of land allocated for residential development and affect the construction of new housing throughout the city. All adopted land use controls, including the General Plan, Zoning, Specific Plans and other standards or guidelines are posted on the City website in conformance with the provisions of Government Code Section 65940.1(a)(1)(B).

GENERAL PLAN

The Land Use and Transportation Element of the Sunnyvale General Plan sets forth the City's policies for guiding local development. These policies, together with zoning regulations, establish the amount and distribution of land allocated for different uses. The General Plan provides for a mix of residential developments with densities ranging from less than seven (7) dwelling units per acre up to 45 dwelling units per acre. In addition, higher density residential development is permitted within the City's mixed-use designations, as outlined by the City's specific plans, described below. Table 6-1 below presents the General Plan land use categories permitting residential uses, and correlates these with the associated implementing zoning categories.

Table 6-1: General Plan Land Use Categories Permitting Residential Use

General Plan Land Use Designation	Density (Units per Gross Acre)	Residential Use Types	Corresponding Zoning District(s)
Low Density Residential	< 7	Single family	R-0; R-1
Mobile Home Residential	< 12	Existing mobile home parks	R-MH
Low-Medium Density Residential	7-14	Single family, duplexes, smaller multi-family uses	R-1.5; R-2; R-1.7/PD
Medium Density Residential	15-24	Townhomes, apartments, condominiums	R-3
High Density Residential	25-36	Apartments, condominiums, mixed-use	R-4; R-5; Lawrence/ 101 Site Specific Plan
Very High Density Residential	36-45	Large-scale apartments or condominiums	Specific Plan or Area Plan
Transit Mixed-Use	Up to 65*	Mix of residential uses at various densities	Downtown Specific Plan Blocks 1-23; Lawrence Station Area Plan; Lawrence Station Mixed Use Development
El Camino Real Specific Plan	24-54	Mix of residential uses at various densities; residential mixed-use development	ECR-C; ECR-MU; ECR-O; ECR-PF; ECR-R3; ECR-R4
Village Mixed-Use	18 (average density over entire site)*	Mix of residential uses at various densities	MU-V; LSP Lakeside Specific Plan

*Specific densities and intensities determined by Specific Plan or Area Plan.

Source: City of Sunnyvale General Plan, Land Use and Transportation Element, April 2017.

ZONING

The City's Zoning Code is adopted as Title 19 of the Sunnyvale Municipal Code and is intended to implement the General Plan and various specific plans. The Zoning Code is listed on the City's website and is available to the public at: https://sunnyvale.ca.gov/business/planning/zoning/default.htm. Table 6-2 below presents residential use types from the Zoning Code as allowed by zoning district.

Single family housing is a permitted use in the R-0, R-1, and R-2 districts and requires approval of a use permit in the R-3, R-4, R-5, and C-2 districts. Small multi-family housing developments of 50 units or fewer are permitted in the R-2, R-3, R-4, and R-5 districts; large multi-family housing developments of more than 50 units require a use permit in the same districts. Very little or no vacant land remains in these districts and the City anticipates limited new large multi-family housing developments in these districts. If a large multi-family housing development is proposed, the use permit application would be processed along with the required design review (discussed in the "Processing and Permitting Procedures" section below) or, if within a Planned Development combining district, would be processed with a Special Development Permit. However, almost all new multi-family housing development occurs and is anticipated to continue to occur within the City's specific plans, which were established to incentivize redevelopment in key areas. As such, this requirement for large multi-family housing has not acted as a constraint on housing development.

Table 6-2: Residential Use Types Allowed by Zoning District (see Specific Plans for Additional Residential Zoning Districts)

Use	R-0/R-1	R-1.5	R-1.7/ PD	R-2	R-3	R-4	R-5	R-MH	C-2	C-3	M-S/ M-3	M-S/ POA	O
Single-family dwellings	P	P	SDP	P	UP	UP	UP	P1	UP	N	N	N	UP
Two-family dwelling (duplex)	N	UP	SDP	P	P	P	UP	P1	UP	N	N	N	UP
Multiple-family dwellings (3 to 50 units)	N	N	N	P	P	P	P	P	UP	N	N	N	UP
Multiple-family dwellings (over 50 units)	N	N	N	UP	UP	UP	UP	UP	UP	N	N	N	UP
Accessory dwelling units	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	See Ch. 19.792	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	UP	N	N	N	UP
Single room occupancy (SRO) facilities	N	N	N	N	N	UP	UP	N	UP	UP	UP	UP	UP
Boarding for less than 3 persons	P	P	P	P	P	P	P	P	UP	N	N	N	UP
Licensed Residential Care Facilities (6 or fewer persons)	P	P	SDP	P	UP	UP	UP	P	UP	N	N	N	UP
Unlicensed Residential Care Facilities (6 or fewer persons)	UP	UP	UP	UP	UP	UP	UP	UP	UP	N	N	N	UP
Licensed Residential Care Facilities (7 or more persons)	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
Unlicensed Residential Care Facilities (7 or more persons)	N	N	N	N	UP	UP	UP	UP	UP	N	N	N	UP
Residential mobile home park site	N	N	N	N	N	N	N	P	UP	N	N	N	UP
Agricultural homes, buildings and uses	UP	UP	SDP	UP	UP	UP	UP	UP	N	N	N	N	N
Transitional and Supportive Housing	P	P	P	P	P	P	P	P	UP	N	N	N	UP
Emergency Shelters	N	N	N	N	N	N	N	N	N	N	UP	P	N

Notes: P = Permitted use. SDP = Special development permit required. UP = Use permit required. N = Not permitted, prohibited.

[1] For use by owner and/or operator only.

[2] Only as allowed by Chapter 19.79 of the Zoning Code in conjunction with an existing or proposed single-family dwelling or an existing multi-family dwelling structure.

Source: Sunnyvale Municipal Code, Title 19 Zoning. 2021.

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning regulations are designed to implement the policies of the City's General Plan and protect and promote health, safety, and general welfare of residents. The Code sets forth the City's specific residential development standards, which are summarized in Table 6-3. A summary of the City's residential zoning standards is also provided on the City website: https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=23613.

These development standards serve to preserve the character and integrity of existing neighborhoods and at the same time offer flexibility in providing a wide range of residential opportunities and dwelling unit types. Building heights range from 30 to 55 feet and can accommodate a range of building stories. The City does not have explicit unit size requirements but regulates floor area ratio (FAR) for the lower density zoning districts. The higher density R-3, R-4 and R-5 zoning districts do not have an FAR requirement, allowing greater flexibility in unit sizes. Second-story building setbacks require that either the entire 2-story building meet the front and side setback requirement, or the building is designed in a wedding cake form with a greater front and side setback on the second floor.

Sunnyvale has two zoning districts that expressly provide for small lot single-family home developments. The R-1.5 zoning category allows lots ranging from 4,200 to 6,000 square feet in size, and the R-1.7/PD allows lots from 2,600 to 4,000 square feet in size. Both zoning districts allow a maximum FAR of up to 50 percent. By providing greater development flexibility and allowing smaller lot sizes, the City's zoning provides for opportunities for development of lower cost single-family homes. Small lot single-family development has also been approved in the R-2/PD zoning district. Due to the limited remaining developable land in the R-3, R-4, and R-5 zoning districts, very little new multi-family development is anticipated in these areas. The City has adopted specific plans, described below, to incentivize multifamily redevelopment in key areas.

The City works closely with developers during the development review process and has not experienced any issues in meeting its development standards. As such, the standards have not acted as a constraint on development.

Table 6-3: Residential Development Standards[1] (see Specific Plans Discussion for Additional Residential Zoning Districts)

Residential Zones	R-0	R-1	R-1.5	R-1.7/ PD	R-2	R-3	R-4	R-5
Minimum Setbacks *(1st story/2nd story)*								
Front (ft.)	20/25	20/25	20	20	20/25	20	20	20
Side (ft.)	4/7	6/9	4/7	4/7	4/7	6/9	9/20	9/20
Side total (ft.)[2]	20% of lot width but not less than 10/ add 6 to 1st story req.	20% of lot width but not less than 15/ add 6 to 1st story req.	12/18	12/18	20% of lot width but not less than 10/ add 6 to 1st story req.	15/21	--	--
Rear (ft.)	20	20	20	20	20	20	20	20
Max. Height (ft.)	30	30	30	30	30	35	55	55
Number of Building Stories	2	2	2	2	2	3	4	4
Lot Coverage	45% (single-story) / 40% (two-story)	45% (single-story) / 40% (two-story)	40%	40%	45% (single-story) / 40% (two-story)	40%	40%	40%
Max. FAR (%)	45	45	50	50	45 (single family); 55 (all other uses)	None	None	None
Min. Lot Area for Development	6,000	8,000	4,200	2 acres	8,000	8,000	8,000	8,000
Min. Lot Area per Dwelling Unit	6,000	8,000	4,200	2,600 (4,000 max.)	3,600	1,800	1,200	950
Max. Density (du/ac)	7	7	10	14	12	24	36	45

Notes: ft. = feet; req. = requirement; min. = minimum; max. = maximum

[1]Accessory dwelling units, dual urban opportunity dwelling units, and urban lot splits are subject to standards in Chapter 19.78 and 19.79 of the Sunnyvale Municipal Code.

[2] Side total represents the combined total of the two side yards added together.

Source: City of Sunnyvale, Municipal Code, 2021.

The Zoning Code also includes several combining districts to permit additional regulations in combination with basic regulations to provide for unique development of land. The following combining districts are included in the Zoning Code:

- Planned Development (PD), which provides for modifications, additions, and limitations to other zoning districts to meet special conditions and situations concerning properties within such zoning districts that cannot otherwise be handled satisfactorily.
- Office (O), which may be combined with any residential district to allow office uses with approval of a use permit.
- Heritage Housing (HH), which may be combined with any residential zoning district designated as a heritage resource district to preserve, protect, enhance, and perpetuate the appearance of certain historic residential neighborhoods that contribute to the cultural or aesthetic heritage of Sunnyvale.
- Industrial to Residential (ITR), which may be used in conjunction with certain industrial, commercial, or office zoning districts to allow industrial, office, commercial, and residential uses to exist within the same zoning district, and to allow industrial, office, or commercial uses to gradually convert to residential use.
- Residential Single-Story (S), which may be combined with the R-0, R-1, and R-2 residential zoning districts to modify the site development regulations of the R-0, R-1, and R-2 residential zoning districts, to preserve and maintain single-family neighborhoods of predominantly single-story character.
- Places of Assembly (POA), which may be combined with the M-S zoning districts to allow uses that may include sensitive populations which are otherwise not permitted in the M-S zoning district. Emergency shelters are a permitted use within the POA combining district.
- Mixed Use (MU), which may be combined with the R-3, R-4, and R-5 residential zoning districts to modify the site development regulations of those zoning districts to require the development of commercial/office uses on appropriately situated residential sites. Mixed use developments should only be considered if they are located adjacent (within one-half mile) to a major expressway or public transit stop (VTA Light Rail or Cal Train).

The Planned Development combining district is applied to several residential areas throughout the City (including R-2, R-3, R-4, and R-5 zoning districts). This combining district is applied to provide modifications, additions, and limitations to other zoning districts to meet special conditions and situations concerning properties within such zoning districts that cannot otherwise be handled satisfactorily. This district is also intended to provide opportunities for creative development approaches and standards that will achieve superior community design, environmental preservation, and public benefit, such as, but not limited to:

- Facilitating development or redevelopment of a site to improve the neighborhood;
- Allowing a proposed use that is compatible with the neighborhood but requires deviations from development standards for a successful project;
- Facilitating desirable development of properties at significant intersections; or
- Allowing development and creation of lots that are less than the minimum size required in the base zoning district.

Developments proposed within Planned Development combining districts are processed through a Special Development Permit, described under “Processing and Permitting Procedures” below. This does not result in more stringent permitting requirements or processes and does not limit or constrain any development proposal that meets the basic regulations of the underlying zoning district. Rather, the Planned Development combining district

is a tool that allows applicants to request deviations from the requirements of the code without needing to request waivers or variances. Consistent with the Housing Accountability Act, if the project meets adopted standards, the City cannot and does not deny the project.

SPECIFIC PLANS

The City has adopted several area and specific plans to promote unique land use districts or guide redevelopment of older industrial neighborhoods throughout the city. Most of the future housing development, as described in Chapter 5, "Sites Inventory and Funding Resources," is anticipated to occur within specific plan areas, specifically the Downtown Specific Plan, Lawrence Station Area Plan, El Camino Real Specific Plan, Moffett Park Specific Plan, and Village Center Master Plan. Specific plans have proven to be successful tools for facilitating new infill housing development. The following provides a description of land use controls under each plan.

Downtown Specific Plan

The Downtown Specific Plan (DSP) was initially adopted in 1993 and comprehensively updated in 2003 to provide more housing opportunities. The DSP was most recently updated in September 2020. The DSP establishes a variety of land use designations to promote a pedestrian-friendly, traditional Downtown. The 2020 update focused on increasing residential and office capacity in the Commercial Core and North of Washington districts. The General Plan designates the plan area as Transit Mixed Use and the DSP contains land uses to implement the Transit Mixed Use designation. Although each DSP land use designation identifies an approximate density range, the allowed residential density is defined by total units per block, see Table 6-5 below. The land use diagram for the DSP is shown in Figure 6-1 below. Table 6-4 shows the DSP land use designations and typical maximum densities. The City's Zoning Code establishes the DSP district and identifies permitted uses by DSP block, as shown in Table 6-5 below. In addition, the Zoning Code establishes development standards by DSP block in Chapter 19.28 of the Zoning Code. Minimum front setbacks generally vary between 0 feet and 18 feet, with one front setback along El Camino Real in Block 20 at 30 feet. Minimum interior setbacks (side/rear) range from 0 feet to 20 feet. Total allowed density and maximum height is shown in Table 6-5.

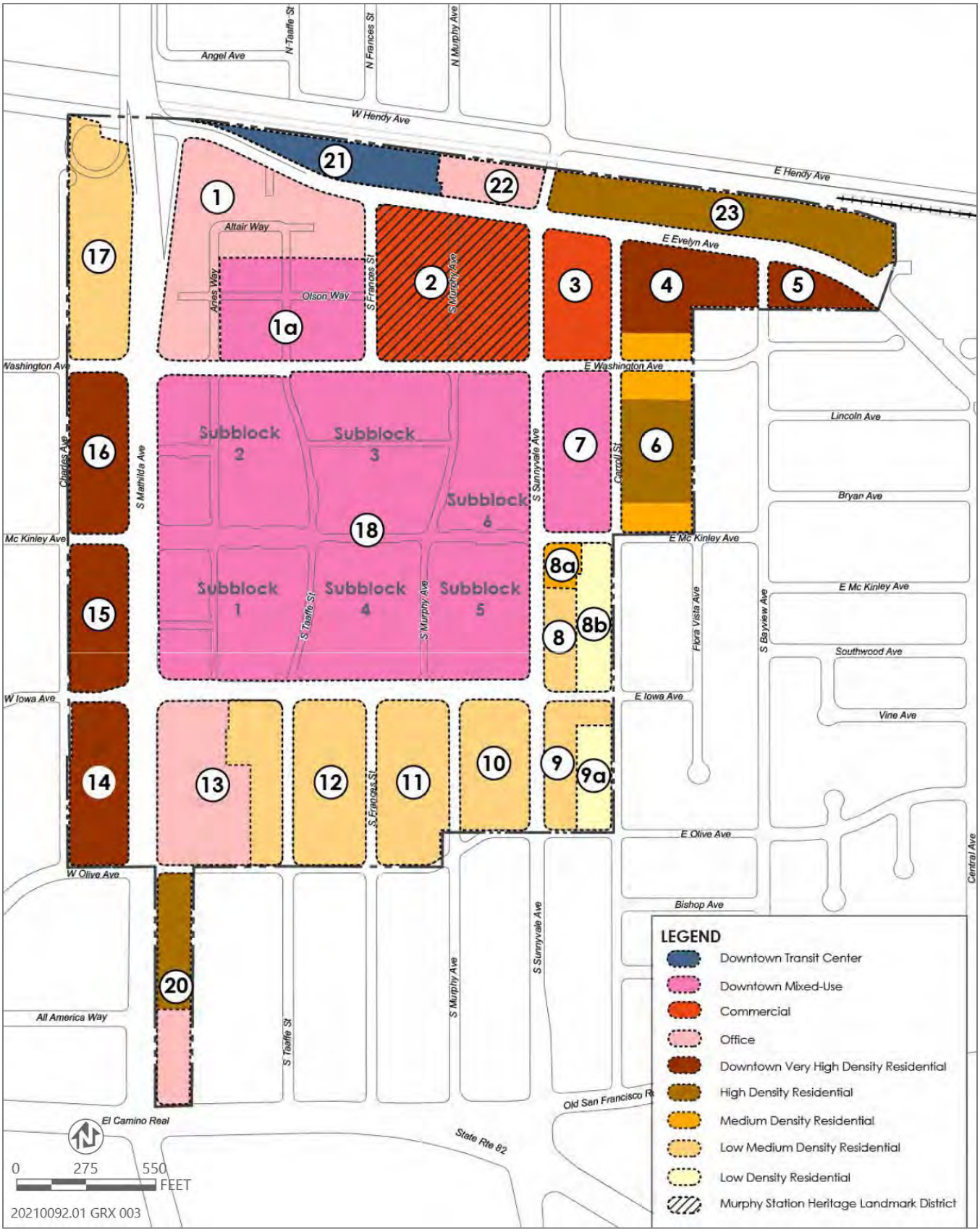
Table 6-4: Downtown Specific Plan Land Use Categories Permitting Residential Use

Land Use Designation	Typical Maximum Density*	Residential Use Types
Low Density Residential	7 units per gross acre	Single family
Low-Medium Density Residential	14 units per gross acre	Single family, duplexes, smaller multi-family uses
Medium Density Residential	24 units per gross acre	Townhomes, apartments, condominiums
High Density Residential	36 units per gross acre	Apartments, condominiums, mixed-use
Downtown Very High Density Residential	58 units per gross acre	Large-scale apartments or condominiums
Downtown Mixed-Use	Varies by block	Mix of residential uses at various densities

*The allowed residential density is defined by units per block indicated in Table 6-1 of the Downtown Specific Plan.

Source: City of Sunnyvale Downtown Specific Plan, 2020.

Figure 6-1: Downtown Specific Plan Land Use Plan



Source: City of Sunnyvale, Downtown Specific Plan, September 2020.

Table 6-5: Downtown Specific Plan Residential Use Types and Development Standards by Block

DSP Block	Mixed Use, Commercial, and Office Blocks										Residential Blocks				
	1	1a	2	3	7	13	18	20	21	22	4, 5, 14, 15, 16, 23	6	8, 9, 10, 11, 12, 17	8a	8b, 9a
Residential Use Types															
Single-family dwelling[1]	N	N	N	N	N	SDP	N	SDP	N	N	P	P	P	P	P
Two-family dwelling (duplex)	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Multiple-family dwellings (3 or more units)	N	SDP	N	N	SDP	N	SDP	N	N	N	SDP	SDP	SDP	SDP	SDP
Single room occupancy (SRO) facilities	N	SDP	N	N	SDP	N	SDP	N	N	N	SDP	N	N	N	N
Facilities caring for 6 or fewer persons	N	P	P	P	P	P	P	P	N	N	P	P	P	P	P
Accessory dwelling units	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79
Residential mobile home park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Development Standards															
Residential Density (Units per Block)[2]	-	407	-	-	100	25	817	51	-	-	908	112	230	12	20
Maximum Building Height (ft.)	100	85	36	50	50	50/30 [3]	75 [4]	40/30	85 [5]	85	30-50 [6]	40 [7]	30	30	30

Notes: P = Permitted use. SDP = Special development permit required. UP = Use permit required. N = Not permitted, prohibited.

[1] Single-family uses on existing, legally created lots are allowed per Section 19.28.060 of the Zoning Code.

[2] Dwelling units per parcel is described in Appendix A of the Downtown Specific Plan. Density bonuses on any one site do not affect the allowable density on another site.

[3] 50 ft. for Office and Commercial; 30 ft. for Low-Medium Density Residential

[4] except 80 ft. for movie theater

[5] 40 ft. for High Density Residential; 50 ft. for Office and Commercial

[6] for Blocks 4 and 5, 40 ft. except 30 ft. on Washington and McKinley; for Blocks 14, 15, and 16, 30 ft. on Charles and 50 ft. on Mathilda; for Block 23, 50 ft.

[7] except 30 ft. on Washington and McKinley

Source: Sunnyvale Municipal Code, Title 19 Zoning, Table 19.28.070 and Table 19.28.080. 2021.

Lawrence Station Area Plan

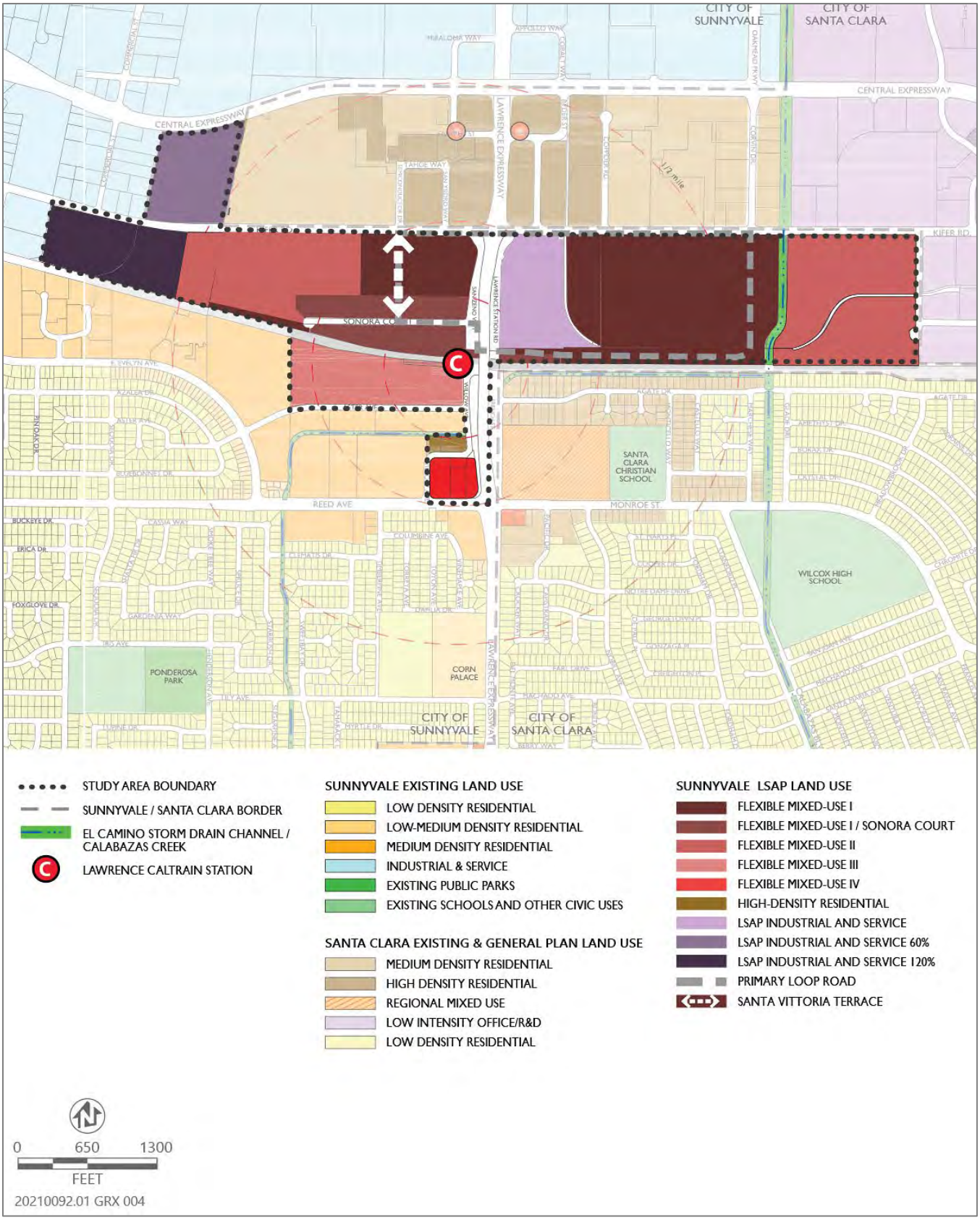
The Lawrence Station Area Plan (LSAP) was adopted in 2016 and amended in September 2021 to increase residential development opportunities and to slightly enlarge the boundaries. The LSAP envisions a mixed-use transit-oriented district within a one-half-mile radius of the Lawrence Caltrain Station encompassing approximately 229 acres. The area is largely developed but is anticipated to be redeveloped with residential and other transit-oriented uses to promote greater use of the station.

The plan outlines an incentive program to encourage redevelopment projects that provide community benefits such as public open space, mixed use, and additional affordable housing. In exchange for providing community benefits, the incentive program allows properties to be developed beyond the base maximum density. Several residential redevelopment projects have recently been approved and several more are in the planning process. Most projects to date have utilized the incentive program as well as the State affordable housing density bonus program.

Figure 6-2 below shows the land use diagram for the LSAP. Table 6-6 outlines the LSAP land use designations and corresponding zoning districts. For each designation, the table also shows the base density and total number of additional units per acre provided through the incentive program (not including State density bonus). For projects requesting a State density bonus, the bonus percentage is applied to the maximum density achieved through the LSAP incentive program and/or Green Building program. For example, if a project is proposed in the Flexible Mixed-Use I designation and the project achieves all LSAP incentive points, resulting in a maximum density of 80 units per acre, the State density bonus percentage is applied to the 80 units per acre.

Permitted uses by zoning district are described in Table 6-7 and development standards are described in Table 6-8.

Figure 6-2: Lawrence Station Area Plan Land Use Plan



Source: City of Sunnyvale, Lawrence Station Area Plan, September 2021.

Table 6-6: Lawrence Station Area Plan Land Use and Zoning Districts

Specific Plan Land Use Designation	Corresponding Zoning District(s)	Base Density (Units per Gross Acre)	Total unit per acre incentive points available	Maximum Density w/ LSAP Incentive Program	Residential Use Types
Flexible Mixed-Use I	MXD-I	45	35	80	Allows for horizontal or vertical mixed use
Flexible Mixed-Use I/Sonora Court	MXD-I/S	54	26	80	Allows for horizontal or vertical mixed use
Flexible Mixed-Use II	MXD-II	36	32	68	Allows for horizontal or vertical mixed use
Flexible Mixed-Use III	MXD-III	28	17	45	Allows for horizontal or vertical mixed use
Flexible Mixed-Use IV	MXD-IV	28	17	45	Allows for horizontal or vertical mixed use
High Density Residential	R5	Based on lot area per SMC Table 19.30.040	N/A	Up to 45	
Lawrence Station Area Plan Industrial and Service Zoning District	M-S/LSAP	-	N/A	-	Prohibits residential uses.
Lawrence Station Area Plan Industrial and Service Zoning District 60 Percent	M-S/LSAP 60%	-	N/A	-	Prohibits residential uses.
Lawrence Station Area Plan Industrial and Service Zoning District 120 percent	M-S/LSAP 120%	-	N/A	-	Prohibits residential uses.

[1] New residential development in the LSAP is required to build to at least 85 percent of the zoning district's base maximum zoning density.

[2] Additional densities may be achieved above the base maximum density or density obtained through the City's Green Building Program and/or the LSAP Incentives Program by providing affordable housing consistent with State Density Bonus Law. Additional densities above the base maximum density are calculated in the following order: apply the density bonus percentage through the City's Green Building Program, add the incentive points gained through the LSAP Development Incentives Program, then apply the State Density Bonus percentage achieved by the project. R-5 properties are not eligible for additional densities in the LSAP Incentives Program.

Source: City of Sunnyvale, Lawrence Station Area Plan, September 2021.

Table 6-7: Residential Use Types allowed within the LSAP District

Use	MXD-I and MXD-I/S	MXD-II	MXD-III and MXD-IV	R-5	M-S/LSAP	M-S/LSAP 60% and 120%
Single-family dwelling	N	N	N	N	N	N
Two-family dwelling (duplex)	N	N	N	N	N	N
Multiple-family dwellings (3 or more units)[1]	P	P	P	P	N	N
Mobile home park	N	N	N	N	N	N
Single room occupancy (SRO) facilities	SDP	SDP	SDP	SDP	N	N
Live/work unit	SDP	SDP	SDP	SDP	N	N
Facilities caring for 6 or fewer persons	P	P	P	P	N	N
Accessory dwelling units	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	See Ch. 19.79	N	N
Emergency shelter	N	N	N	N	SDP	SDP

Notes: P = Permitted use. SDP = Special development permit required. N = Not permitted, prohibited.

[1] Major changes to the exterior of a building for either approved or permitted uses, new construction, site improvements, or additions to an existing building (other than a single-family home) shall require a special development permit as set forth in Section 19.90.020 of the Sunnyvale Municipal Code.

Source: Sunnyvale Municipal Code, Title 19 Zoning. 2021.

Table 6-8: Residential Development Standards within the LSAP District

Use	MXD-I	MXD-I/S	MXD-II	MXD-III	MXD-IV	R-5	M-S/ LSAP	M-S/LSAP 60% and 120%
Maximum Height (ft.)	100	100	100	55	55	55	85	85
Parcel Size								
Minimum Lot Size (sq. ft.)	22,500	22,500	22,500	22,500	22,500	20,000	22,500	22,500
Minimum Lot Width (ft.)	200	200	200	200	100	135	100	100
Lot Coverage								
Maximum lot coverage	80%	80%	80%	80%	80%	80%	80%	80%
Minimum Front Yard Setbacks (ft.)								
Kifer Road	15	N/A	15	N/A	N/A	N/A	15	15
Sonora Court	N/A	25	15	N/A	N/A	N/A	N/A	N/A
San Zeno Way	15	15	N/A	N/A	N/A	N/A	N/A	N/A
Aster Avenue	N/A	N/A	N/A	15	N/A	N/A	N/A	N/A
Willow Avenue	N/A	N/A	N/A	10	10	15	N/A	N/A
Reed Avenue	N/A	N/A	N/A	N/A	15	N/A	N/A	N/A
Loop Road	10	10	10	N/A	N/A	N/A	10	N/A
Internal Streets	10	10	10	10	10	10	10	10
Primary or secondary shared-use paths	10	10	10	N/A	10	10	10	10
Calabazas Creek	25	N/A	25	N/A	N/A	N/A	N/A	N/A
Lawrence Station Road	15	N/A	N/A	N/A	N/A	N/A	15	N/A
Lawrence Expressway	15	15	N/A	N/A	15	N/A	15	N/A
Uranium Drive	N/A	N/A	15	N/A	N/A	N/A	N/A	N/A

Use	MXD-I	MXD-I/S	MXD-II	MXD-III	MXD-IV	R-5	M-S/ LSAP	M-S/LSAP 60% and 120%
Side Yard Setback								
Minimum (ft.)	10	10	10	10	None	10	10	10
Minimum adjacent to residential uses (ft.)	20	10	20	20	None	10	20	20
Rear Yard Setback								
Minimum (ft.)	10	10	10	10	None	10	None	10
Setback between Main Buildings on the same lot								
Minimum distance at ground level, regardless of stories (ft.)	20	10	20	20	20	20	20	20

[1] Dependent on location of existing redwood trees

[2] Subject to streamside development review criteria pursuant to Chapter 19.81.

[3] Per LSAP Guideline SP-UDG3, retail uses may have a primary building façade at the street right-of-way/property line (zero foot setback), with up to a ten foot maximum setback from the property line.

Source: Sunnyvale Municipal Code, Title 19 Zoning. 2021.

El Camino Real Specific Plan

The El Camino Real Specific Plan (ECRSP) was adopted by City Council on June 28, 2022, and replaces the 2007 Precise Plan for El Camino Real. The ECRSP designates the El Camino Real corridor largely as mixed use "nodes" connected by commercial "segments." Nodes are planned as high-density mixed-use, pedestrian-oriented, transit supported neighborhoods. Segments are planned to remain primarily commercial with some opportunity for residential mixed-use development. The proposed land use plan for the ECRSP is shown in Figure 6-3. The plan is estimated to accommodate 6,900 net new housing units over the next 20 to 30 years (i.e., through 2050).

Similar to the LSAP, the ECRSP provides an incentive program (ECRSP Community Benefits Program) to encourage redevelopment projects that provide community benefits such as sustainability and transportation provisions, additional retail space, and additional affordable housing (very low income units). In exchange for providing community benefits, the incentive program allows properties to be developed beyond the base maximum density.

Table 6-9 outlines the ECRSP land use designations and corresponding zoning districts. For each designation, the table also shows the base density and total number of additional units per acre provided through the incentive program (not including the City's Green Building Program or applicable State density bonuses). Like the LSAP, for projects requesting a State density bonus, the bonus percentage is applied to the maximum density achieved through the ECRSP Community Benefits Program and/or Green Building program.

Permitted uses by zoning district are described in Table 6-10.

Table 6-9: El Camino Real Specific Plan Land Use and Zoning Districts

ECRSP Land Use Type	Corresponding Zoning District(s)	Base Density (Units per Gross Acre)	Total unit per acre incentive points available	Maximum Density w/ ECR Incentive Program	Residential Use Types
El Camino Real Mixed-Use	ECR-MU24	24	6	30	Higher-density residential uses. Requires ground-floor commercial use on El Camino Real.
	ECR-MU28	28	10	38	
	ECR-MU33	33	12	45	
	ECR-MU42	42	14	56	
	ECR-MU54	54	20	74	
El Camino Real Medium Density Residential	ECR-R3	15-24	N/A	-	Townhomes, apartments, and condominiums.
El Camino Real High Density Residential	ECR-R4	25-36	N/A	-	Higher density residential and mixed-use development.
El Camino Real Corridor Commercial	ECR-C	-	-	-	Prohibits residential uses.
El Camino Real Office	ECR-O	-	-	-	Prohibits residential uses.
El Camino Real Public Facilities	ECR-PF	-	-	-	Prohibits residential uses.

[1] New residential development in the El Camino Real Specific Plan is required to build to at least 85 percent of the zoning district base maximum density.

[2] Additional densities may be achieved above the base maximum density or density obtained through the City's Green Building Program and/or the El Camino Real Specific Plan Community Benefits/Incentives Program by providing affordable housing consistent with State Density Bonus Law. Additional densities above the base maximum density are calculated in the following order: 1) apply the density bonus percentage through the City's Green Building Program; 2) add the incentive points gained through the El Camino Real Specific Plan Community Benefits/Incentives Program; 3) apply the State Density Bonus percentage achieved by the project.

Source: City of Sunnyvale, El Camino Real Specific Plan, 2022.

Table 6-10: Residential Use Types allowed within the El Camino Real Specific Plan Zoning Districts

Use	ECR-C	ECR-MU	ECR-O	ECR-PF	ECR-R3	ECR-R4
Single -family dwelling	N	N	N	N	UP	UP
Two-family dwelling	N	N	N	N	P	P
Multiple-family dwelling and accessory building and uses	N	SDP[1]	N	N	P[3]	P[3]
Mobile home park	N	N	N	N	N	N
Single room occupancy (SRO) facilities	N	SDP[2]	N	N	N	UP
Residential care facility, 6 or fewer residents	N	SDP	N	N	UP	UP
Emergency shelter	N	N	N	N	N	N

Notes: P = Permitted use. SDP = Special development permit required. UP = Use permit required. N = Not permitted, prohibited.

[1] Residential-only developments are not permitted. Multiple-family dwelling uses are only permitted in a mixed-use development (as a new residential component over an existing commercial site that already meets development regulations).

[2] Only permitted in ECR-MU33, 42, and 54.

[3] A use permit is required for multiple-family dwellings of more than 50 units.

Source: Sunnyvale Municipal Code, Title 19 Zoning, Chapter 19.36, 2022.

The ECRSP requires residential mixed-use developments to provide a commercial/retail component, either on the ground floor of a vertical mixed-use development or in a standalone commercial building as part of a horizontal mixed-use development. The minimum ground floor commercial requirement is dependent on lot size, as shown in Table 6-11 below. Chapter 19.36 of the Sunnyvale Municipal Code identifies which use types are considered "active uses", including retail sales businesses, restaurant and fast-food restaurants, personal service business, childcare center, recreational and athletic facilities, place of assembly, office, medical office, and animal hospital, clinic, and boarding.

Table 6-11: El Camino Real Minimum Ground Floor Commercial Area Requirements for Mixed-Use Development

Lot Size	Minimum Required Commercial Area, whichever is greater [1, 2]	
50,000 sq. ft. or less	7,000 sq. ft.	
50,001-100,000 sq. ft.	10,000 sq. ft.	75% of El Camino Real frontage length x 50
100,001-150,000 sq. ft.	20,000 sq. ft.	
150,001-200,000 sq. ft.	30,000 sq. ft.	
200,001-300,000 sq. ft.	40,000 sq. ft.	
300,001-400,000 sq. ft.	50,000 sq. ft.	
400,000 sq. ft. or more	60,000 sq. ft.	

[1] If the floor area values/calculations presented above yield a value that is over 20 percent of the lot size, a commercial area capped at 20% of the lot size shall also be permitted.

[2] If a property has no frontage along El Camino Real, a commercial area capped at 10 percent of the lot size, or 75% of Major Commercial frontage length x 50 if the property is 400 feet or more from El Camino Real, shall also be permitted.

Source: Sunnyvale Municipal Code, Title 19 Zoning, Chapter 19.36, 2022.

The ECRSP establishes minimum lot sizes for the various nodes and segments, as shown in Table 6-12, and identifies development standards for mixed-use developments, shown in Table 6-13. Development in the ECR-R3 and ECR-R4 zoning districts are subject to the R-3 and R-4 zoning district standards shown in Table 6-3 above.

Table 6-12: Minimum Lot Size

Node or Segment	Minimum Lot Size
Bernardo Gateway Node	0.85 acre
West Segment	N/A[1]
Civic Center Node	1.5 acres
Orchard District Node	0.7 acre
Center Segment	0.5 acre
Three Points Neighborhood Node	0.85 acre
East Segment	0.7 acre

[1] Residential mixed-use developments are not permitted in the West Segment

Source: Sunnyvale Municipal Code, Title 19 Zoning, Chapter 19.36, 2022.

Table 6-13: Residential Development Standards within the El Camino Real Specific Plan Zoning Districts

Standard	Node	Segment
Setback Requirements		
Through/Furniture Zone Width (New Right-of-Way)[1]	El Camino Real Frontages: 13 feet All Other Frontages: 11 feet	
Frontage Zone Setback (Build-to-Line)[2]	15 feet	
Minimum Percentage of Building Frontage at Build-to-Line	80%	60%
Minimum Side/Rear Yard Setback (From Lot Line Shared with Another Plan Area Property)	0 feet	
Minimum Side/Rear Yard Setback (From Lot Line Shared with a Non-Plan Area Property)	10 feet	
Height and Stepback Requirements		
Maximum Building Height	75 feet[3]	55 feet[3]
Maximum Building Height (if first floor retail space has a minimum 25-foot ground floor plate height)	85 feet[3]	65 feet[3]
Stepback	Applied to 5th story and above	Applied to 4th story and above
Stepback (if first floor retail space has a minimum 25-foot ground floor plate height)	Applied to top 2 stories	Applied to top 1 story
Minimum Stepback from Build-to Line	10 feet from face of building, for at least 60 percent of the building frontage length	5 feet from face of building, for at least 60 percent of the building frontage length
Ground Floor Requirements		
Minimum Ground Floor Active Use Area[4]	Multiply length (linear feet) of ground floor building frontage at build-to line by 20 feet	
Maximum Ground Floor Finish Level above Sidewalk	6 inches (commercial) 3 feet (residential)	
Minimum Ground Floor Interior Height (Commercial)	18 feet	16 feet
Minimum Ground Floor (Ground Floor Residential)	10 feet	
Daylight Plane Requirements		
Minimum Daylight Plane Angle (From Lot Line Shared with a Non-Plan Area Property)	45 degrees	
Minimum Daylight Plane Angle (From Lot Line Shared with a Non-Plan Area Property in a Non-Residential Zoning District)	60 degrees	

[1] The new right-of-way is measured from the face of curb. See Chapter 6 of the El Camino Real Specific Plan for the pedestrian realm cross-section details.

[2] The frontage zone setback/build-to line is measured from the new right-of-way line. For property frontages along El Camino Real, the front setback area shall allow for a pedestrian realm easement as identified in Chapter 6 of the El Camino Real Specific Plan.

[3] Subject to daylight plane requirements.

[4] Subject to requirements outlined in Sunnyvale Municipal Coode Section 19.36.120.

Source: Sunnyvale Municipal Code, Title 19 Zoning, Chapter 19.36, 2022.

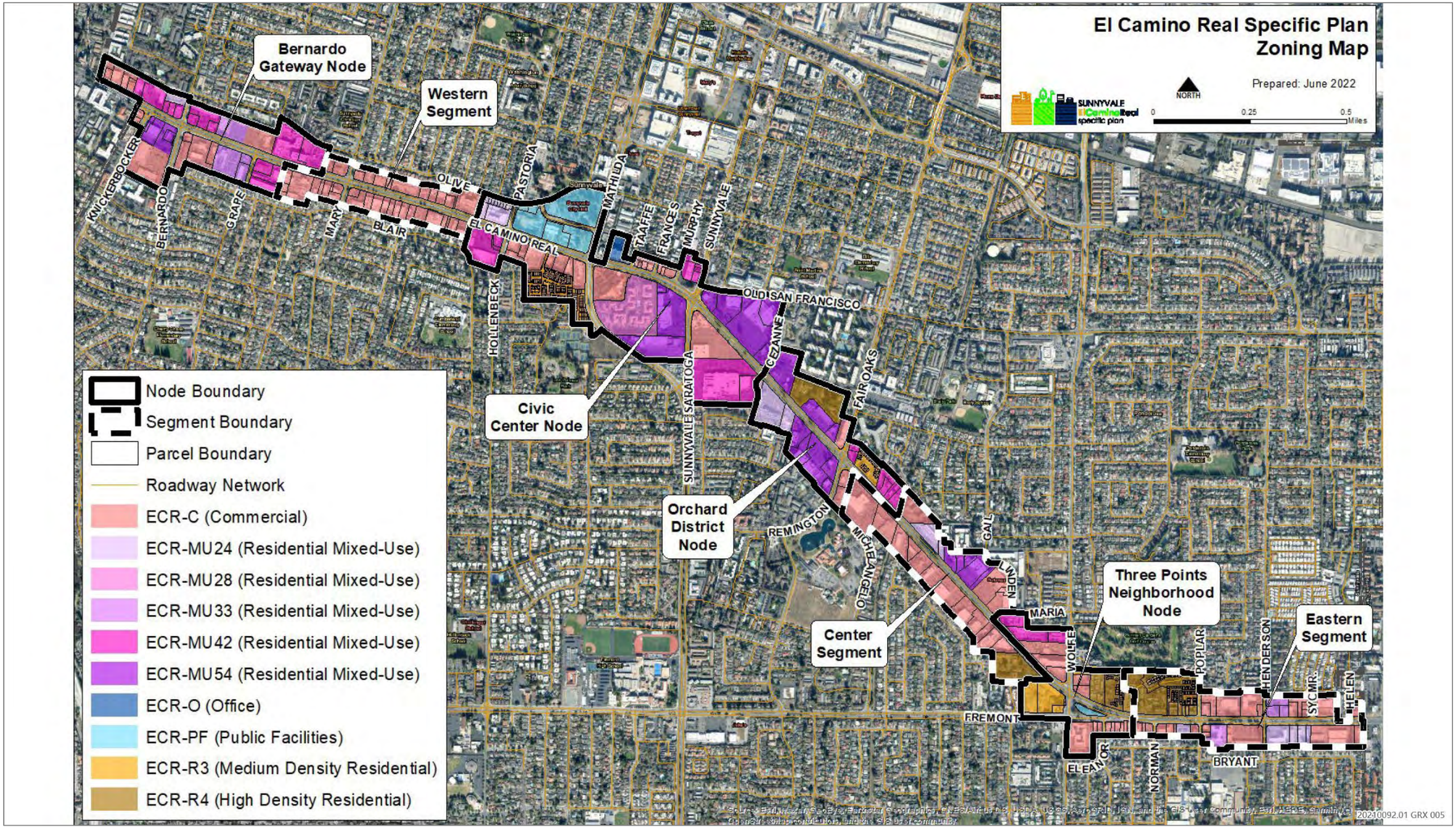
Moffett Park Specific Plan

The Moffett Park Specific Plan encompasses 1,156 acres located in northern most portion of the city. The plan was originally adopted in 2004, and several smaller map updates have been made since. There was also a text amendment in 2013. The MPSP is currently undergoing a comprehensive update. The adopted plan focuses on incentivizing office development, industrial uses, and other non-residential development. However, the comprehensive plan update proposes residential uses within the plan area to address the City's housing needs and promote a walkable and bikeable environment. The plan update is anticipated for adoption in 2023. The proposed draft land use plan for the updated Moffett Park Specific Plan, as of June 2022, is shown in Figure 6-4. As the updated Moffett Park Specific Plan has not yet been adopted, this map is subject to change and does not reflect the final map.

Village Center Master Plans

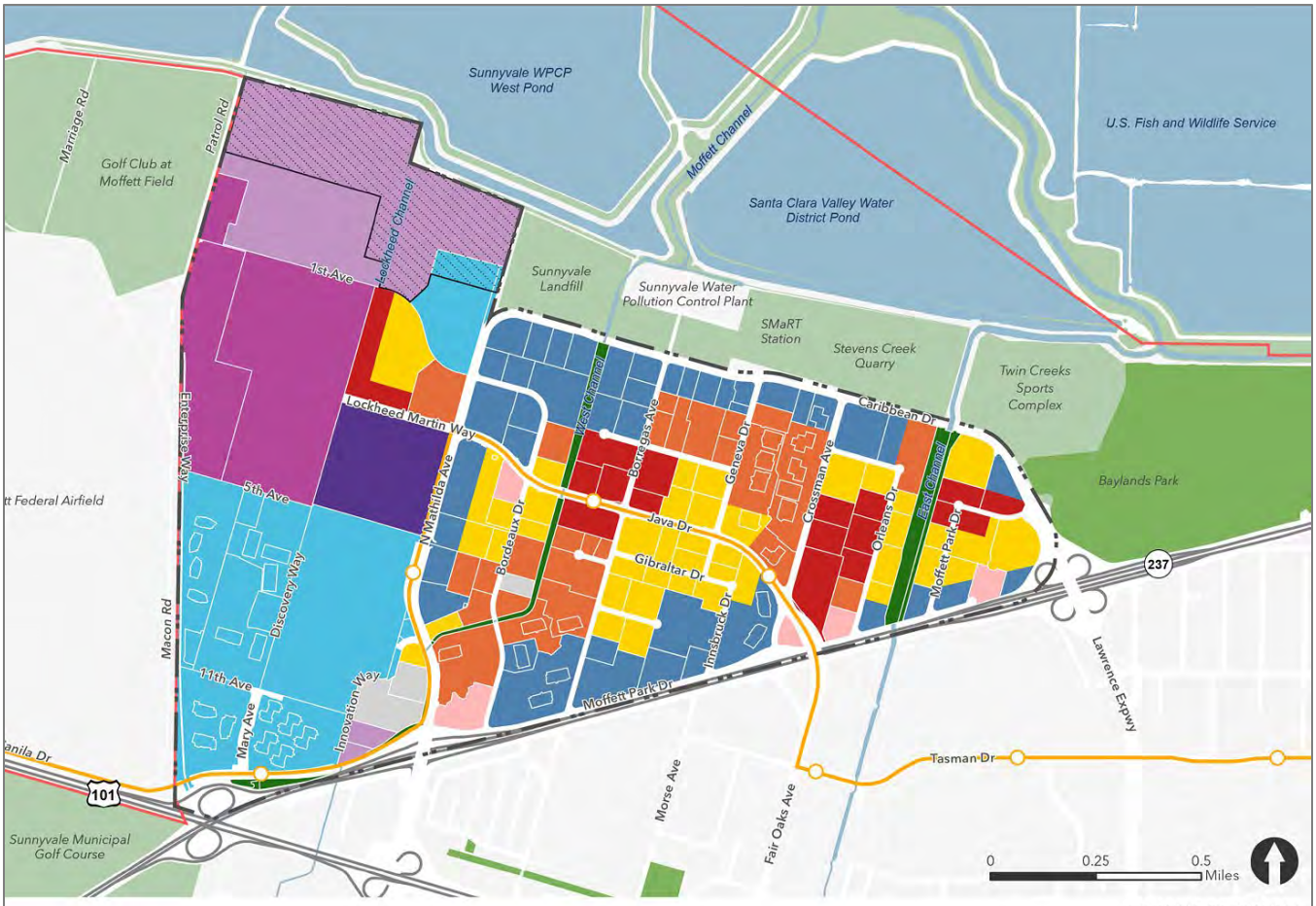
The General Plan Land Use and Transportation Element identified seven locations throughout the city as Village Centers and designated them as Village Mixed Use. The Village Mixed Use designation intends to transform older shopping centers and office areas into medium density, mixed-use developments. The designation focuses on mixed-use requiring 10 to 25 percent commercial or office component, allows buildings up to four stories, and permits an average residential density of up to 18 units per acre for the entire Village Center site. Residential development may be clustered which could result in a higher effective density. The Land Use and Transportation Element directs the preparation of a plan to further outline the specific development standards applicable to each center. The planning effort is currently underway, and the Village Center Master Plan is anticipated for adoption in early 2023, prior to adoption of the Housing Element.

Figure 6-3: El Camino Real Specific Plan Zoning



Source: City of Sunnyvale, June 2022.

Figure 6-4: Proposed Moffett Park Specific Plan Land Use Plan (DRAFT as of June 2022)



Source: City of Sunnyvale, June 2022.

Additional Area Plans

Additional planning documents have been adopted to guide development in the city. However, these plan areas are either built out, fully entitled and under construction, or do not provide significant additional residential development opportunity. The following provides a brief description of these planning documents.

- Peery Park Specific Plan. The Peery Park Specific Plan was adopted in September 2016 and encompasses 446 net acres in the western portion of the city. The plan envisions Peery Park to be a cutting- edge workplace district and focuses primarily on non-residential development. Some residential is permitted in the Neighborhood Transition district of the plan area. Residential development must meet the processes, procedures, and development standards pertaining to the Medium Density Residential (R-3) zoning district, with the following exceptions:
  - Residential densities of 16-21 dwelling units per acre are permitted on specified sites.
  - Height is limited to two stories and 30 feet, as outlined in Section 2.2.2.C.1.a, Special Building Height Limits, of the plan development code.

  The residential portion of the plan area is largely built out and no sites were selected for additional housing development opportunities. The City Council authorized the study of two additional sites for housing at the time of plan adoption; no applications have been submitted for these sites.
- East Sunnyvale Sense of Place Plan. A streetscape and circulation improvement plan to support the transition of industrial to residential uses between East Duane Avenue, Lawrence Expressway, Stewart Drive, and North Wolfe Road. This area has been redesignated for residential uses in the General Plan and has primarily been redeveloped to residential uses. The AMD residential project is currently under construction and completes the transition.
- Lakeside Specific Plan. The Lakeside Specific Plan, updated in 2016, is specific to an 8.8-acre project site at 1250 Lakeside Drive. The plan identifies project specific development standards to allow a 263-room hotel along with 250 apartment units. Because this plan is specific to a project that has been entitled and the residential units have been completed, no further housing capacity is anticipated within this specific plan and no further discussion of potential housing constraints is appropriate.
- Lawrence/101 Specific Plan. The Lawrence/101 Specific Plan encompasses the area southeast of the Lawrence Expressway and Highway 101 interchange, north of Oakmead Parkway, and west of Lakeside Drive. The area has been built out with 709 apartment units and no further development is anticipated.
- Tasman Crossing. This area is located near Tasman Drive and Fair Oaks Avenue. The General Plan designates this area for Medium Density Residential, High Density Residential, and Village Mixed-Use. Several development projects have essentially transformed this area from industrial to residential uses, including the approved 135-unit townhome project at 1139 Karlstad Drive and the 18-unit condominium project currently under construction at 1111 Karlstad Drive. Limited redevelopment opportunities remain. The area was expanded to allow redevelopment of three industrial properties to residential in 2016 (those developments are completed with 670 residential units).
- Arques Campus Specific Plan. The Arques Campus Specific Plan was adopted in 1999 to permit an industrial campus development. The area is designated industrial and is built out. A new specific plan, the Central Arques Specific Plan, is in the early stages of development and will replace the 1999 Arques Campus Specific Plan. The new specific plan will be reserved for office, research and development, and industrial uses. Residential uses will remain prohibited.

CONCLUSION

The City's land use controls provide for a balance of non-residential and residential uses at varying density and intensity to meet the needs of Sunnyvale residents. There is limited land located outside of the specific plan areas that is suitable for large multifamily developments. The inventory identifies approximately 11 acres of land suitable for redevelopment with capacity for 338 units, the majority of which are within the Planned Development combining district. Therefore, the use permit requirement for large multifamily developments outside of specific or area plans is not considered a major constraint on development. The City's specific plans provide additional specificity of standards and guidance in key areas of the city to increase certainty for developers and encourage redevelopment. The incentive programs provided by the LSAP and ECRSP further incentivize redevelopment and conversion of non-residential uses to residential uses. Developers have expressed that the LSAP incentive program has been beneficial, and many have used the LSAP incentive program to increase residential density in the plan area. The City anticipates a similar outcome for the ECRSP. A special development permit is required for multifamily developments in specific and area plans. However, as described under "Processing and Permitting Procedures" below, this permit requirement is completed in conjunction with design review and permits development consistent with the City's development standards. Although essential to creating a sense of place and pedestrian oriented environment, the requirement for an active ground floor in the mixed use designation of the ECRSP may constrain affordable housing developments dependent on California Tax Credit Allocation Committee or other grant funding. As such, the Housing Element includes a program to develop a program to address the commercial requirement to facilitate 100 percent affordable housing developments in the ECRSP.

Parking Requirements

The Zoning Code outlines citywide parking requirements for residential development as well as specific parking requirements applicable to residential and mixed-use development within the Downtown Specific Plan, El Camino Real Specific Plan, and Lawrence Station Area Plan.

CITYWIDE PARKING REQUIREMENTS

Sunnyvale's citywide residential parking requirements vary by housing type, and by number of bedrooms for multi-family units. Single family dwellings are required to provide a minimum of four spaces total, two of which must be covered and not in tandem. Uncovered parking spaces on a driveway count as two of the four spaces required. New developments of single-family or two-family dwellings with limited street parking must provide an additional 0.4 unassigned parking spaces per unit in addition to the minimum spaces required. Parking spaces on driveways do not qualify as required unassigned parking.

Multi-family developments, such as townhomes, condominiums, and apartments, are required to provide at least one covered assigned space per unit. Additional unassigned spaces are also required because multi-family developments typically do not have private driveways for additional parking or public street frontage. The number of unassigned parking spaces required is different based on the type of covered assigned space provided, as shown in Table 6-14.

The Zoning Code also outlines parking requirements for single room occupancy facilities (SROs) and other special housing developments. Parking requirements for SROs are based on unit size. SROs with units of less than 200 square feet are required to provide 0.25 space per unit. SROs with units of 200 - 250 square feet are required to provide 0.5 space per unit. SROs with units greater than 250 square feet are required to provide 1 space per unit.

Mobile home parks are required to provide two spaces per unit plus one space per employee living off-site and one additional space per special purpose vehicle. Tandem parking is permitted.

Table 6-14: Parking Requirements for Multi-family Dwellings

Type of Covered Assigned Space Provided	Number of Bedrooms	Number of Parking Spaces Required
One parking space per unit in carport or parking structure	One-bedroom units	0.5 unassigned spaces per unit
	2-bedroom units	1 unassigned space per unit
	3-bedroom units	1 unassigned space per unit
	4-bedroom units or more	Use the 3-bedroom requirement and add 0.15 unassigned spaces for each bedroom above the third bedroom
One parking space per unit in fully -enclosed garage	One-bedroom units	0.8 unassigned spaces per unit
	2-bedroom units	1.33 unassigned space per unit
	3-bedroom units	1.4 unassigned space per unit
	4-bedroom units or more	Use the 3-bedroom requirement and add 0.15 unassigned spaces for each bedroom above the third bedroom
Two parking spaces per unit	One-bedroom units	0.25 unassigned spaces per unit
	2-bedroom units	0.4 unassigned space per unit
	3-bedroom units	0.5 unassigned space per unit
	4-bedroom units or more	Use the 3-bedroom requirement and add 0.15 unassigned spaces for each bedroom above the third bedroom

Source: Sunnyvale Municipal Code, Title 19.

Parking requirements for affordable housing, senior citizen housing, and housing for persons with disabilities are reduced to accommodate special housing developments. Table 6-15 shows parking requirements for special housing developments. Further reductions to parking requirements may be granted if the approving body finds that the applicant's proposed parking standard is adequate through a combination of any of the following considerations: location or proximity to transportation, variety or forms of transportation available, accessibility, services and programs offered, or population served by the proposed housing development. These parking standards differ from those allowed under State density bonus ordinance (Government Code Section 65915). Developers of affordable and senior housing projects that qualify for a State density bonus may request reduced parking standards, as shown later in Table 6-21 below.

Table 6-15: Parking for Special Housing Developments

Type of Housing	Type of Unit	Required Parking Spaces
Affordable to Lower Income Households	One-bedroom	1 space per unit
	2 or 3 bedrooms	2 spaces per unit
	4 or more bedrooms	2.15 spaces per units
	Unit of any size for senior citizens or persons with disabilities	0.6 spaces per unit
Standard housing (not restricted affordable units)	Unit of any size for senior citizens or persons with disabilities	1 space per unit
Assisted Living	Unit of any size	0.25 spaces per resident

Source: Sunnyvale Municipal Code, Title 19.

For mixed use developments including both non-residential and residential uses, outside of specific or area plans, the Director or approving body may determine parking ratios based on accepted guidelines such as the Institution of Transportation Engineers (ITE) or Urban Land Institute (ULI). In addition, parking management plans and bicycle parking are required for mixed use development. Shared parking has been considered in mixed-use proposals where uses have different peak parking demands. The City's Mixed-Use Toolkit, adopted in 2015, includes potential strategies for reducing car dependence and parking demands in mixed use developments. Strategies include shared parking, unbundled parking, car and bike sharing, subsidized transit passes and shuttles to transit, and bicycle parking.

DOWNTOWN SPECIFIC PLAN PARKING REQUIREMENTS

Table 6-16 outlines the parking requirements for residential uses within the Downtown Specific Plan District. Tandem parking is permitted for multi-family dwellings in the Downtown Specific Plan District. In addition, up to 10 percent of the total number of unassigned parking spaces may be compact in parking lots of 10 or more spaces.

Table 6-16: Parking Requirements within the Downtown Specific Plan District

Land Use	Minimum Number of Parking Spaces Required
Single-Family Residential	1 assigned and covered per unit + 1 uncovered per unit
Multiple-Family Residential Studio or 1 Bedroom	1 assigned and covered per unit + 0.5 uncovered per unit
Multiple-Family Residential 2-Bedroom	1 assigned and covered per unit + 0.7 uncovered per unit
Multiple-Family Residential 3-Bedroom and larger	1 assigned and covered per unit + 1 uncovered per unit
Retail (mixed use)	2 per 1,000 square feet

Source: City of Sunnyvale Municipal Code, Title 19. 2021.

In addition, the parking requirements for senor and affordable housing described in Table 6-15 above are applicable in the Downtown Specific Plan area.

LAWRENCE STATION AREA PLAN PARKING REQUIREMENTS

Table 6-17 outlines the parking requirements for residential uses within the Lawrence Station Plan Area. Parking locations, types, and criteria for parking reductions will be determined as part of the project review on a case-by-case basis.

Table 6-17: Parking Requirements within the Lawrence Station Area Plan

Residential Unit Type	Number of Parking Spaces Required	
	Minimum (per unit)	Maximum (per unit)
Studio and one-bedroom	1	1.5
Two bedrooms	1.25	2
Three or more bedrooms	1.7	2
Senior housing	Multiply bedroom requirement by 0.5	
Affordable housing (deed restriction)	Multiply bedroom requirement by 0.5	

Source: City of Sunnyvale Municipal Code, Title 19, 2021.

EL CAMINO REAL SPECIFIC PLAN PARKING REQUIREMENTS

Table 6-18 outlines the parking requirements for residential uses in the ECRSP area. Parking management plans are required to provide information on peak hour use, vehicular circulation, needs of specific users, etc. Shared parking is allowed for differing uses on the same property and is encouraged for trip reduction programs. Parking locations, types, and criteria for parking reductions will be determined as part of the project review on a case-by-case basis. Special housing developments are subject to the parking requirements listed in Table 6-15.

Table 6-18: Parking Requirements within the El Camino Real Specific Plan

Residential Unit Type	Node		Segment	
	Minimum (per unit)	Maximum (per unit)	Minimum (per unit)	Maximum (per unit)
Studio and one-bedroom	1	1.5	1	1.5
Two bedrooms	1.25	2	1.5	2.25
Three or more bedrooms	1.7	2	2	2.25

Source: City of Sunnyvale Municipal Code, Title 19, Chapter 19.36, 2022.

In addition, new development within the ECRSP is required to provide short-term and long-term bicycle parking. Short-term bicycle parking, or Class II, includes bicycle racks or corrals. Long-term bicycle parking, or Class I, includes lockers, check-in facilities, monitored parking, restricted access parking, and personal storage. Bicycle parking requirements for residential uses are listed in Table 6-19.

Table 6-19: Bicycle Parking Requirements within the El Camino Real Specific Plan

Residential Uses [1]	Short Term (Class II)	Long Term (Class I)
General/low-income/senior housing	1 space per 15 units	2 spaces per 3 units

[1] Minimum of four unassigned Class I bicycle parking spaces shall be provided for each residential development.

Source: City of Sunnyvale Municipal Code, Title 19, Chapter 19.36, 2022.

CONCLUSION

MidPen Housing, an affordable developer in the region, identified the City's reduced parking requirements for special housing developments as a best practice in their review of housing elements in the Bay Area region. The reduced parking requirements increase the feasibility of affordable and senior housing. In addition, the City is targeting parking standards below the Citywide parking standards for the Moffett Park Specific Plan Update. However, the parking requirements for mixed use development outside of specific plan areas are not fully transparent as they require use of a parking calculator tool that is not publicly available. The Housing Element includes programs to provide clear and transparent parking standards for mixed use developments outside of specific plan areas.

Site Improvements

The Sunnyvale Zoning Code requires housing developers to provide wiring for electrical and telecommunications, including undergrounding of utilities and open space for all residential development. For multi-family units, developers are also required to provide secure storage space and landscaping.

The Subdivision Code (Title 18 of the Sunnyvale Municipal Code) requires the following site improvements:

- cross gutters;
- curbs and gutters;
- sidewalks;
- street name signs and traffic control signs;
- street paving;
- street trees;
- ornamental street lighting system;
- sanitary sewage collection and pumping system;
- water distribution and fire protection system;
- storm water drainage system;
- fences along lot lines adjacent to proposed or existing surface water drainage channels;
- fences and landscaping along rear lot lines of lots backing upon streets or highways;
- off-tract improvements, wherever such improvements are required for the general health, safety and welfare, and where conditions necessitating such improvements are caused or aggravated by the subdivision; and
- the dedication of rights-of-way or granting of easements when necessary for the proper layout and maintenance of facilities.

All of these requirements, with the exception of the requirement for “ornamental” street lighting, are necessary for the health and welfare of those living in the subdivision or to mitigate impacts on the surrounding community. Some of the requirements, such as those for street paving, street name signs and traffic control signs have little impact on housing construction, as the street network is already completed in most areas of the city.

CONCLUSION

While these site improvement requirements add to the cost of housing, they are consistent with current market demand and similar to requirements in other Bay Area communities. These requirements are not considered to be a constraint on housing production.

Open Space Requirements

The Zoning Code identifies minimum landscaped area and usable open space requirements, as shown in Table 6-20. Yards within single family zoning districts are not required to be landscaped. For duplex or multi-family uses, landscaped usable open space areas may contribute towards the minimum landscaped area of the site. For multi-family and non-residential zoning districts the total minimum landscaped area required is the combination of the minimum parking lot landscaped area and the other landscaped area. This total must be no less than 20 percent of the lot area.

Usable open space must be designed to be accessible and usable for outdoor living, recreation, or utility use. In addition, a minimum of 80 square feet per unit of private useable open space is required in the R-4 and R-5 zoning districts.

Table 6-20: Minimum Landscaped Area and Usable Open Space Requirements

Zoning District	Usable Open Space (sq. ft. per unit)	Other Landscaped Area (sq. ft. per unit)	Parking Lot Landscaped Area
R-0	N/A	N/A	N/A
R-1			
R-1.5			
R-1.7/PD			
R-2	500 [1]	850	20 percent of the parking lot area
R-3	400	425	
R-4	380	375	
R-5	380	375	

[1] One thousand square feet of usable open space is required for a property with an accessory dwelling unit, unless this does not allow construction of an 800 sf ADU no more than 16 feet high.

Source: City of Sunnyvale Municipal Code, 2021.

In addition to the landscape and open space standards described above, the Zoning Code identifies landscape and open space standards for blocks within the Downtown Specific Plan in Chapter 19.28. The standards for landscaped areas vary from a minimum of 20 percent of the lot area in residential blocks to all areas not devoted to driveways and access zones in mixed use blocks. Open space standards are 50 square feet per unit in mixed use and higher density residential blocks. In low density, low-medium density, and medium density residential blocks the open space standard is 500 square feet per unit. In Block 20, designated for office and high density residential, is 380 square feet is required per unit.

In addition, open space standards specific to mixed use and residential districts within the Lawrence Station Area Plan are shown in Table 6-21 below.

Table 6-21: Minimum Landscaped Area and Usable Open Space Requirements, Lawrence Station Area Plan

Open Space Type	Requirement
Usable Open Space – Residential [1,2]	50 sf/unit
Landscaped Area	20%
Surface Parking Lot Landscaped Area	20%
Total Landscaped Area	No less than 20%

[1] Usable open space may not be located in any required front yard area for projects with a front yard setback deviation. Otherwise, up to 50 percent of the required front yard area may be counted toward the useable open space requirement.

[2] Balconies with a minimum of 6 feet in any dimension and a total of 50 square feet qualify as usable open space.

Source: City of Sunnyvale Municipal Code, 2021.

The zoning code also identifies open space standards specific to mixed use and residential districts within the ECRSP area, shown in Table 6-22 below. Landscape and open space requirements for the ECR-R3, and ECR-R4 zoning districts are the same as those required for the R-3, and R-4 zoning districts, respectively, identified in Chapter 19.37 of the Sunnyvale Municipal Code and shown earlier in Table 6-20.

Table 6-22: Minimum Landscaped Area and Usable Open Space Requirements, El Camino Real Corridor Specific Plan

Zoning District	Usable Open Space	Other Landscaped Area	Surface Parking Lot Landscaped Area	Total Landscaped Area
ECR-C	N/A	12.5% of floor area	20% of the parking lot area, including associated drive aisles	Total minimum landscaped area is the combination of the minimum parking lot landscaped area and other landscaped area. In no case shall this total be less than 20% of the lot area.
ECR-MU54 ECR-MU42	150 sq. ft./unit	20% of lot area		
ECR-MU33 ECR-MU28 ECR-MU24	200 sq. ft./unit			

Source: City of Sunnyvale Municipal Code, Title 19, Chapter 19.36, 2022.

CONCLUSION

The City's on-site open space requirements for properties outside of the DSP and LSAP may be higher than other nearby jurisdictions. However, it is rare that any development proposal requests a deviation from the open space standards suggesting that this is not a constraint on development. The private open space requirement in high density residential zoning districts is in addition to required shared usable open space. The Housing Element includes a program directing the City to collaborate with developers and other stakeholders to review and potentially reduce open space requirements in higher density residential areas.

Building Codes and their Enforcement

The City of Sunnyvale has adopted the current edition of the California Building Standards Code and, as of 2022, the 2018 International Property Maintenance Code, and is subject to Title 24, Part 6, the State Energy Regulations. The City adopted the 2018 International Fire Code with one amendment requiring multi-family residential projects having more than 50 dwelling units be equipped throughout with two separate and approved fire apparatus access roads.

In addition to the CalGreen mandatory measures, the City incentivizes projects to exceed local Green Building standards and provide additional green building features including cool roofs or green roofs, electric vehicle chargers, and greywater or rainwater catchment systems. Multi-family projects that achieve 90 points (minimum) with the Build It Green Certification are eligible for a 5 percent density bonus, 5 foot building height increase, or 5 percent lot coverage increase. Modifications to the Green Building Program are considered at each publication of a new California Building Standards Code. In addition, effective in January 2021, the City adopted Reach Codes to assist the City in meeting its climate action goals of reducing carbon emissions. The Reach Codes require all electric new construction and electric vehicle (EV) charging infrastructure.

The City administers a code enforcement program that aims to preserve and maintain the livability and quality of neighborhoods. Code enforcement staff are informed of violations on a complaint basis and investigate violations of property maintenance standards as defined in the Municipal Code as well as other complaints. When violations are identified or cited, staff encourage property owners to seek assistance through the rehabilitation assistance programs offered by the City.

CONCLUSION

The intent of the codes is to provide structurally sound, safe, and energy-efficient housing. The City is required to adopt California's Building Standards Codes and Title 24, which is necessary for public safety and has not been shown to act as a constraint on housing development.

Processing and Permitting Procedures

Planning is an essential part of the development process. Good planning can mean the difference between an average development and an excellent one that meets the community's expectations. Before development can occur, it is necessary to obtain certain permits and approvals. However, excessive processing time may act as a constraint on the production of housing because it increases carrying costs for the developer for land and financing.

The City of Sunnyvale places a strong emphasis on customer service and satisfaction. Recognizing the complexity of the development process for property owners and developers, the City of Sunnyvale offers easy-to-read handouts and brochures (available in paper or on the website) to help developers and homeowners better understand the planning and development procedures in Sunnyvale. The City is also committed to an efficient review process.

In 1985, Sunnyvale established a One-Stop Permit Center to process building permits, building inspections, use permits, business licenses, code compliance, housing services, plan checking, planning permits, economic development, and other general services. The One-Stop Permit Center is comprised of a team of City Staff from the Community Development, Public Works, and Public Safety Departments. In addition, the City provides E-OneStop Online Services where applicants can submit building permit applications or electronic plan check submittals. Permit applications, fees, forms, and checklists are available on the City website at: https://sunnyvale.ca.gov/business/planning/permit/appsfees.htm in conformance with Government Code Section 65940.1(a)(1)(A).

Typical processing and permitting procedures and timelines for residential development are described below. The City complies with the Housing Accountability Act and the Permit Streamlining Act. Although the City's findings are subjective, the City does not deny or reduce density unless inconsistent with objective standards. The City meets timelines in Housing Accountability Act and Permit Streamlining Act.

PLANNING ENTITLEMENT

The City has several planning permit types and the processing varies based on the level of environmental review required for a proposal. For development of multiple residential units on a site, minor projects (projects exempt from CEQA) are reviewed at a Zoning Administrator hearing. Larger residential developments that require further environmental review such as a Negative Declaration or Environmental Impact Report (EIR) a Planning Commission hearing is required. Residential proposals that include a request to amend the zoning must be reviewed by the City Council. Project applications are reviewed by several divisions and applicants are provided feedback on compliance with City standards and information on requirements in later phases of the project (construction, operation, etc.). Tentative Maps follow the same review process as planning permits.

Staff level review without a public hearing is available for small additions, single-family homes not exceeding the floor area ratio maximum, accessory dwelling units and dual opportunity dwelling units per Senate Bill 9.

PLAN CHECK

The City provides three different plan check processes to best address different circumstances and perform an efficient and thorough review process. Projects are reviewed by the City's Planning Division, Fire Prevention, Structural, Public Works Engineering Division, Environmental Services, and Building staff. The three processes include: (1) express, which address minor permits such as reroofing, water heater replacement, and other permits where building plans are not required (available online or over-the-counter); (2) over-the-counter, which address tenant improvements on one-story level as well as residential remodels, additions, and accessory dwelling units; and (3) intake, which typically includes projects of two stories or higher and commercial construction. The intake plan review process takes three weeks for the first check and two weeks for each resubmittal.

SENATE BILL 35 APPROVALS

Senate Bill (SB) 35 requires jurisdictions where fewer building permits have been issued than needed to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. In 2022 in Sunnyvale, multifamily projects providing at least 50 percent affordable units that meet all objective standards are eligible for ministerial (i.e., staff-level) approval under SB 35. However, to be eligible projects must also meet a long list of other criteria, including prevailing wage requirements for projects with more than 10 units. As of March 2022, the City has not received any applications for SB 35 approval. The City has not yet established SB 35 processing procedures. This Housing Element includes a program to establish permit processing procedures in compliance with SB 35.

SENATE BILL 330

SB 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. In addition, SB 9, passed in 2021, extended the sunset date of the Housing Crisis Act provisions through January 1, 2030. The bill allows a housing developer to submit a "preliminary application" to a city for a housing development project. Submittal of a preliminary application allows a developer to provide a specific subset of information on the proposed housing development before providing the full amount of information required by the city for a housing development application. Submittal of the preliminary application secures the applicable development standards and fees adopted at that time, subject to certain exceptions. If the applicant fails to timely submit a regular application within 180 days or does not complete the application within 90 days after being told the application is incomplete, the preliminary application will expire.

In addition, the bill limits review of a complete application requiring no legislative approval to no more than 5 total City-held public meetings (e.g., Planning Commission, City Council, or community meeting), again with certain exceptions.

In compliance with SB 330, the City provides a Preliminary Application form and follows application review process timelines and public hearing limitations. The City has received several submittals of Preliminary Applications, including applications for development within the specific plan areas.

PRELIMINARY REVIEW PROCESS

Sunnyvale offers an optional Preliminary Review (PR) process for applicants to submit schematic plans for review by the Project Review Committee (PRC) and receive early feedback from City staff before submitting a formal entitlement application. The PR process was established prior to SB 330 and is voluntary. Applicants typically choose to either submit a preliminary application under SB 330 or follow the City's voluntary PR process. The PR process is encouraged for complex projects, large projects, or potentially controversial projects, and could aid in helping

applicants determine the most efficient path to project approval, thus helping to save time and costs. The PRC consists of representatives from the City Departments of Community Development (Planning and Building Divisions), Public Safety (Fire and Crime Prevention Divisions), Environmental Services and Public Works. The PRC will also review development/improvement proposals for technical compliance with the California Environmental Quality Act (CEQA), City codes, design guidelines, policies, and other specifications. The PR process starts at application submittal and ends at the PRC meeting with no formal decision made on the application. Applicants are encouraged to attend the PRC meeting where they receive written comments from the PRC and are given an opportunity to seek clarifications and ask questions. The PRC meeting is typically held two times per month, offering several opportunities for applicants seeking preliminary review of projects.

DESIGN REVIEW

The purpose of the Design Review (DR) process is to improve the quality of residential design, enhance and protect existing neighborhoods, and promote an orderly and attractive community. Projects are reviewed for compliance with the City's design guidelines. The DR process applies to any permitted use that includes new construction, changes to the exterior of a building, or other site modifications. The DR process varies depending on the type and scope of the project. Processing requirements are outlined in Chapter 19.80 of the Sunnyvale Municipal Code and described below. The director or planning commission may approve any design review upon such conditions, in addition to those expressly provided in other applicable provisions of the zoning code, as it finds desirable in the public interest, upon finding that the project's design and architecture will conform with the applicable criteria and various guidelines for design review established by the City Council.

To streamline review and improve consistency, the City consolidated its various design guidelines (e.g., single family home design techniques, high-density residential design guidelines, mixed-use development toolkit) into one document in 2020. However, several of the City's design guidelines are subjective. In accordance with the Housing Accountability Act, the City may not deny a project due to a failure to meet subjective standards. To ensure consistency in development review, the City is reviewing and updating its standards to ensure they are objective and quantifiable, anticipated for completion in late 2022. The Housing Element includes a program to review and update the City's design standards to ensure they are objective and quantifiable.

Single-Family Home or Duplex: Applications for new single-story single-family homes, duplexes or additions that are designed in compliance with the code requirements and do not exceed floor area and FAR thresholds for the zoning district are reviewed by staff. Applications are reviewed for conformance with applicable development standards and adopted design guidelines. There are different timeframes for staff review, depending on the size of the project. Single-story additions to single-family homes and duplexes that are less than 20 percent of the existing floor area, and do not include modifications to the front elevation, are reviewed over the counter as part of the building permit plan review at the One-stop Permit Center. Projects that propose to add more than 20 percent of the existing floor area or include modifications to the front elevation are reviewed within a two to four-week timeframe.

New two-story single family or duplex residences, or second-story exterior modifications or additions that do not exceed the FAR threshold are also reviewed by staff but require a public notice and a two-week public comment period. A staff decision on these types of projects is typically made within two to three months.

A new single-family home or duplex construction or addition project that exceeds the total FAR threshold for the zoning district is required to go through a public hearing process reviewed by the Planning Commission. These projects are reviewed for conformance with the same standards and design guidelines as those projects reviewed at staff level but require a higher level of review because of the proposed size and potential visual impacts. Planning Commission decisions on these types of projects is typically made within three to four months.

Multi-Family Housing: Multi-family development projects of 3 to 50 units that are not subject to any other discretionary permit require design review by the Planning Commission. Multi-family development projects of more than 50 units require use permit and design review approval by the Planning Commission, except for projects located in specific or area plan areas where a special development permit is required for large multi-family developments. The Planning Commission review process for multi-family projects typically takes three to six months.

VARIANCE

A variance provides for deviations from the Zoning Code to address practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of the zoning district. A variance may be approved by the Zoning Administrator; however, if the variance is requested in connection with a land use permit or approval, the variance must be reviewed along with the land use permit or approval.

After holding at least one public hearing, the Zoning Administrator may approve the requested variance if the Zoning Administrator finds that:

- Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner of privileges enjoyed by other properties in the vicinity and within the same zoning district.
- The granting of the variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district.
- Upon granting of the variance the intent and purpose of the ordinance will still be served and the recipient of the variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district.

Similar findings are required by state law to grant a variance. The City rarely receives requests for variances for multifamily housing developments; developers more typically ask for deviations to the zoning standards through the Special Development Permit process which does not require the more stringent findings of a variance. More recently, a few developers have applied for waivers under state density bonus law.

USE PERMIT

A use permit is intended to allow the establishment of those uses which have unique characteristics or special form such that their effect on the surrounding environment must be evaluated for a particular location. The City requires a use permit for all multifamily development of more than 50 units, outside of specific plans. In addition, use permits are required for single family and two-family units in high density residential or commercial districts and use permits are required for large residential care facilities. Chapter 19.88 of the Sunnyvale Municipal Code describes the City's procedures for issuing use permits. The permit application process allows for review of the location, design, configuration of improvements and potential impact on the surrounding area. Minor use permits include projects that do not pose significant land use consequences and are determined to be categorically exempt from CEQA. A minor use permit may be approved by the Zoning Administrator, after holding at least one public hearing, if the Zoning Administrator finds that the permit will either:

- attain the objectives and purposes of the general plan, specific plan, precise plan, or other specialized plan of the City of Sunnyvale; **or**

- ensure that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties.

The City has not denied any Use Permit for residential development since at least 1990. The City recognizes that these findings are subjective and so the City cannot deny a use permit application for a housing development project, or reduce the project's density, unless the project fails to conform with objective standards or the City can make the "specific health or safety" finding required by the Housing Accountability Act.

A major use permit includes all applications not determined to be minor permits or those that require more extensive community participation or are not categorically exempt from CEQA, including large multi-family developments. Major use permits may be approved by the Planning Commission, following at least one public hearing, if the Commission finds that the project meets either of the findings listed above.

SPECIAL DEVELOPMENT PERMITS

A special development permit is required to implement the provisions of certain combining districts for development or use where the underlying zoning district is combined with the: PD planned development; ECR precise plan for El Camino Real; DSP downtown specific plan; HH heritage housing; LSAP Lawrence Station Area Plan; or ITR industrial to residential combining districts. A special development permit is required for all multi-family residential development in the Downtown Specific Plan and single-family development in mixed use, commercial, and office blocks of the Downtown Specific Plan. Additionally, a special development permit is required for any new construction, as well as new live/work units, SROs, and emergency shelters in the LSAP.

Minor special development permits are approved by the Zoning Administrator and include projects that do not pose significant land use consequences and are determined to be categorically exempt from CEQA. Major special development permits are approved by the Planning Commission and include all those not considered as minor special development permits. The special development permit allows developers to request deviations from the City's objective development standards such as lot area, setbacks, height, or parking space requirements. After holding at least one public hearing, the Zoning Administrator, Planning Commission, or City Council may approve a special development permit upon finding that the permit will either:

- attain the objectives and purposes of the general plan, specific plan, precise plan, or other specialized plan of the City of Sunnyvale; or
- ensure that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties.

The City recognizes that these findings are also subjective and so the City cannot deny a use permit application for a housing development project, or reduce the project's density, unless the project fails to conform with objective standards or the City can make the "specific health or safety" finding required by the Housing Accountability Act.

GENERAL PLAN AND/OR PRECISE PLAN, SPECIFIC PLAN AND OTHER AREA PLAN AMENDMENTS

An amendment to the general plan and/or an adopted precise plan or specific plan may only be initiated by a motion of the City Council. An application requesting an amendment must be submitted to the Community Development Director. The request must be reviewed at a public hearing held by the Planning Commission for recommendation to the City Council. Once a recommendation from the Planning Commission is received, the City Council must hold a

public hearing and determine whether to approve or deny the request for initiation of a general plan or specific plan amendment. If a general plan or specific plan amendment application is not filed and deemed complete within two years of the approval, the approved request for initiation of a general plan or specific plan amendment shall expire.

Following City Council approval of a request for initiation, a general plan or specific plan amendment application may be filed. A general plan or specific plan amendment must be referred to the Planning Commission to hold a public hearing and consider a recommendation to the City Council. After receiving a recommendation from the Planning Commission and holding at least one public hearing, the City Council may approve the general plan or specific plan amendment by adopting a resolution or deny the general plan or specific plan amendment. The City Council may approve a general plan or specific plan amendment upon finding that the amendment, as proposed, changed, or modified is deemed to be in the public interest.

ZONING AMENDMENTS

A zoning amendment may either be initiated by the City Council or Planning Commission, or by filing an application. A zoning amendment must be referred to the Planning Commission to hold a public hearing and consider a recommendation to the City Council. After receiving a recommendation from the Planning Commission and holding at least one public hearing, the City Council may approve the zoning amendment by adopting a resolution or deny the zoning amendment. The City Council may approve a zoning amendment upon finding that the amendment, as proposed, changed, or modified is deemed to be in the public interest.

General plan, specific plan, and zoning amendments are legislative approvals where the City's decision will be upheld unless arbitrary or capricious. Few housing developments in Sunnyvale require legislative approvals; the City regularly updates its specific plans and zoning to accommodate needed housing.

MISCELLANEOUS PLAN PERMIT

A miscellaneous plan permit for a residential development is an administrative process to determine if the project meets objective standards for the dimensions, colors, materials, architectural elevations, design, and placement of the physical characteristics of a project. The City allows applicants for accessory dwelling units (ADUs) who do not meet the standards in the City's ADU ordinance to apply for a discretionary miscellaneous plan permit, as described further under Zoning for a Variety of Housing Types, below. HCD encourages cities to make available such a discretionary process to provide additional opportunities to create ADUs that would otherwise not be permitted; a ministerial process is used for fully compliant ADUs. Approval may be authorized by the Community Development Director and does not require public notice or hearing.

PROCESSING TIMELINES

Table 6-23 shows the approval body and typical processing times for the City's permitting and processing procedures. These timelines are consistent with the Permit Streamlining Act and are not considered a constraint on housing development.

Table 6-23: Timelines for Permit Procedures

Type of Approval or Permit		Approval Body	Typical Processing Time
Miscellaneous Plan Permit		Community Development Director	1 day to 3 months
Design Review	Single-story single family / duplex	Community Development	2 to 4 weeks
	Two-story single family / duplex	Community Development	2 to 3 months
	New single family / duplex exceeds FAR requirement or multi-family project (3 – 50 units) with no other discretionary review	Planning Commission	3 to 6 months
Minor Use Permit		Community Development Director	3 to 6 months
Major Use Permit		Planning Commission	6 to 9 months
Minor Special Development Permit		Community Development Director	3 to 6 months
Major Special Development Permit		Planning Commission	6 to 9 months
Variance		Community Development Director	3 to 6 months
General Plan Amendment		City Council	9 to 18 months
Zoning Amendment		City Council	9 to 18 months

Source: City of Sunnyvale, 2021.

TYPICAL SINGLE FAMILY AND MULTI-FAMILY DEVELOPMENT PROCESSING PROCEDURES

Processing procedures vary by the residential use and the size of the proposed development. Single family homes are permitted by right in the R-0, R-1, R-1.5, and R-2 zoning districts. A single family home or subdivision of a single family lot may be processed through a design review at the staff level if the home is consistent with development standards and FAR requirements. If the proposed project exceeds FAR requirements or does not comply with development standards, a public hearing is required.

A small-scale multi-family development (i.e., 50 units or less) would be subject to design review approval by the Planning Commission and is required to hold at least one public hearing. Building plan check would be performed through the intake process.

A large-scale multi-family development (i.e., more than 50 units), outside of specific plan areas, requires a use permit and design review subject to Planning Commission approval. Plan check is performed through the intake process for projects of 4 or more stories. In addition, the City provides an optional preliminary review process which is strongly encouraged for complex projects, large projects, or potentially controversial projects.

In addition, multi-family developments proposed within the specific or area plans require approval of a special development permit. A public hearing is required and Planning Commission approval is typically required.

Typical processing procedures and time by project type are shown in Table 6-24.

Table 6-24: Typical Processing Procedures by Project Type

Development Type	Typical Approval Requirement,	Total Processing Time
Accessory Dwelling Unit	Plan Check	1 day to 2 months
Single Family Unit	Design Review	1 week to 6 months
Multi-family (Small)	Design Review	4-6 months
Multi-family (Large)	Design Review, Major Use Permit / Special Development Permit	6-9 months

Source: City of Sunnyvale, 2022.

CONCLUSION

The City's plan check processing procedure at the One-Stop Permitting Center allows for streamlined and efficient review of ministerial approvals. Design review is required for single family and multi-family developments. In addition, the City's requirement for use permits and special development permits for multifamily development increases processing timelines. The Housing Element includes programs to establish streamlined processing procedures, consistent with SB 35 and a policy to implement objective design standards for residential development.

Fees And Exactions

The City of Sunnyvale collects various fees from developments to cover the costs of processing permits. The current (2021) fees are available at:

https://sunnyvale.ca.gov/business/planning/permit/appsfees.htm. Table 6-25 summarizes the building permit fees and Table 6-26 summarizes the planning fees applicable to housing construction.

Table 6-25: Building Permit Fees

Permit Type	Fee
Building Permit Issuance + Technology Surcharge	$62
Photovoltaic/Solar System (Single Family Homes/Duplexes)	$281
Mechanical Permit	$0.10 per sf $104 minimum
Electrical Permit	$0.10 per sf $104 minimum
Plumbing Permit	$0.10 per sf $104 minimum
Grading Permit Single family homes or duplexes All other types of buildings	 $237 $1,019
Demolition Permit	$367
Plan Check	70% of Building Permit Fee
Energy Plan Check	10% of Building Permit Fee
Fire Prevention Permit	70% of Building Permit Fee
Construction Tax	0.54% of total valuation
General Plan Maintenance	0.15% of total valuation
Building Permit Fee	
Project Valuation*	**Fee**
$1 to $2,000	$121.00 for the first $2,000 of value
$2,001 to $25,000	$200.00 for the first $2,000 plus $25.00 for each additional $1,000 or fraction thereof
$25,001 to $50,000	$761.00 for the first $25,000 plus $17.50 for each additional $1,000 or fraction thereof
$50,001 to $100,000	$1,200.00 for the first $50,000 plus $12.50 for each additional $1,000 or fraction thereof
$101,000 to $500,000	$1,810.00 for the first $100,000 plus $9.80 for each additional $1,000 or fraction thereof
$500,001 to $1,000,000	$5,709.00 for the first $500,000 plus $8.30 for each additional $1,000 or fraction thereof
$1,000,001 and up	$9,849.00 for the first $1,000,000 plus $5.50 for each additional $1,000 or fraction thereof

*Project valuation is determined by the Building Division based on adopted valuation tables.

Source: City of Sunnyvale, 2021

Table 6-26: Planning Permit Application Fees

Permit Type	Fee
Single-Family Homes/Duplexes	
Staff Level Design Review	$456
Planning Commission Design Review (public hearing)	$671
Special Development/Use Permit (public hearing)	$550
Variance (public hearing)	$550
Staff Level Reviews	
Zoning Exception	$175
Miscellaneous Plan Permit Residential (less than 3 units)	$242
Miscellaneous Plan Permit Residential (3 units or more)	$456
Preliminary Project Review for Public Hearing Project	$1,099
Site Plan Review (Architecture, Landscaping, Lighting, etc.)	$461
Extension of Time: Major/Minor Permits and Tentative Maps	$982
Zoning Administrator Reviews (Public Hearing)	
Minor Special Development Permit/Use Permit	$1,987
Plan Review: Minor Special Development Permit/Use Permit	$1,061
Variance (except single family/duplex)	$1,987
Parcel Map (4 or fewer lots)	$3,209
Development Agreements (Public Hearing)	
New Development Agreement or Major Modification	$6,959
Development Agreement: Minor Modification	$3,493
Development Agreement: Annual Review	$1,761
Public Works Planning Application Review (Public Hearing Projects)	
Tentative Parcel Map (4 or fewer lots and condominium units)	$1,013
Tentative Map (5 or more lots)	$3,119
Major Planning Project	$6,242
Appeals (Public Hearing)	
Appeal of Permit Decision, Zoning Administrator Decision, or Planning Commission Decision	$242
Appeal of Heritage Preservation Commission Decision	$206
Planning Commission Reviews (Public Hearing)	
Major Design Review	$4,189
Major Special Development Permit/Use Permit	$5,384
Plan Review: Major Special Development Permit/Use Permit	$2,120
Tentative Map (5 or more lots) – Base Fee Plus per Lot	$5,247 $360
Tentative Map: Modification to Conditions of Approval	$2,148

Permit Type	Fee
City Council Reviews (Public Hearing)	
General Plan/Specific Plan/Village Center Community Outreach Plan Amendment Initiation	$1,665
General Plan/Specific Plan Amendment Application (after Council initiation)	$6,959
Rezoning: District Change or Zoning Code Amendment	$6,959
Rezoning: Combining District (except Heritage Housing or Single-Story)	$3,469
Rezoning: Combining District Heritage Housing/Single-Story (per lot)	$178
Specific Plans (including Village Center Plans)	$6,959
Review of Below Market Rate Alternative Compliance Plan	$5,384
Environmental Review	
CEQA: Environmental Assessment (Initial Study)	$954
CEQA: Consultant Preparation of Environmental Study or EIR or TIA	As Needed
CEQA: Staff Review of Environmental Study (air quality, noise, etc.)	$1,796
CEQA: Staff Review of EIR or TIA Preparation (% of consulting fee)	10% (minimum) $1,796
Moffett Park Specific Plan	
Moffett Park Minor Special Development Permit/Use Permit	$2,706
Plan Review: Minor Permit	$1,061
Moffett Park Major Special Development Permit/Use Permit	$4,189
Plan Review: Moffett Park Permit	$2,120

Source: City of Sunnyvale, 2021

The financing of public facilities and services for new development is funded in part by exactions and fees levied against development projects in proportion to the anticipated fiscal impacts on the jurisdiction. Although these fees are necessary to cover costs, they can also have substantial financial impact on the development of housing, particularly affordable housing.

The City's development impact fees are listed in Table 6-27, below, and are available on the City's website: https://sunnyvale.ca.gov/business/planning/permit/appsfees.htm.

Table 6-27: Development Impact Fees

Type	Fee
Impact Fees	
Park-in-Lieu Fee (not charged for affordable units in rental projects) Low density (7 or fewer units per net acre) Low-medium density (7 to 14 units per net acre) Medium density (14 to 27 units per net acre) High density (over 27 units per net acre)	Per Unit $95,832 $87,120 $62,726.40 $62,726.40
Transportation Impact Fee Single-Family, detached Multi-Family, attached	Per Unit $3,436 $2,130
Housing In-Lieu Fee – Rental Residential (applies if project does not provide at least 15 percent affordable units) 3-6 units 7 or more units	 $13.50 per sf $27 per sf

Type	Fee
Sense of Place Fee for Tasman Crossing & Fair Oaks Junction	$1,386/unit
Sense of Place Fee for East Sunnyvale	$2,653/unit
Lawrence Station Area Plan Fees – applicable to projects within the plan area LSAP Sense of Place Fee LSAP Residential Wastewater Fee LSAP Transportation Impact Fee (only applies after a total of 2,323 units have been approved in the plan area) LSAP Plan Fee	 $2,030.34/unit $745.01/unit $1,298/unit 0.17% of total construction valuation
Peery Park Specific Plan Fees – applicable to projects within the plan area Peery Park Sense of Place Fee Peery Park Water Infrastructure Fee Peery Park Wastewater Infrastructure Fee Peery Park Specific Plan Fee	 $2.41 per sf $6.90 per sf $3.40 per sf .082% of total construction valuation
School Impact Fees (outside of City of Sunnyvale control) Sunnyvale School District Santa Clara Unified School District Mountain View-Whisman School District Los Altos School District Cupertino Union School District Fremont Union High School District Mountain View-Los Altos Union High School District	 $2.52 per sf $4.08 per sf $2.72 per sf $2.72 per sf $2.45 per sf $1.55 per sf $1.36 per sf
Development Project Fees (Public Works)	
Public Record Drawing Maintenance Fee (per sheet)	$172
Parcel Map Plan Check Fee (per map)	$6,297
Tract/Final Map Plan Check (per map) Low (1-parcel condo with 5 units or more) Medium (5-10 lots) High (11-50 lots) Complex (more than 50 lots)	 $6,818 $7,387 $8,580 $11,364
Certificate of Compliance Fee (per certificate)	$711
Certificate of Correction/Amendment of Map (per certificate)	$548
Lot Line or Lot Merger Adjustment Fee	$2,040 plus $60 per lot
Public Easement Review Fee (e.g., easement deed for sidewalk or public utilities) (per easement)	$972
Infrastructure Fees	
Storm Drainage Charge per gross acre Provided, however, that the minimum charge per lot shall not be less than	 $8,272 $1,708
Water Connection Standard Occupancy Unit (with 3 or more bedrooms) Low Occupancy Unit (with 1 or 2 bedrooms, 2 bedrooms and den)	 $6,753 $3,826
Water Meters ¾” Meter 1” Meter	 $996 $1,082

Type	Fee
1½" Meter	$1,367
2" Meter	$1,556
All other meters not listed	Actual cost
Fire Service 5/8" Meter for DCDA	$973
Water Main Tapping Fee	
1" and 2" (per tap)	$1,657
4", 6", 8", and 10" (per tap)	$2,406
Over 10" size	Actual cost
Cut-In Tee Fee	
4" Main	$6,879
6" Main	$7,533
8" Main	$8,121
10" Main	$8,430
12" Main	$9,278
Tie-In Fee	
6" Main	$11,772
8" Main	$13,225
10" & Larger Main	Actual cost
Water Service Inspection Fee	$226
Water Main Offset Fee	Actual cost
Sewer Connection Charges	
Standard Occupancy Unit (with 3 bedrooms and up)	$9,094
Low Occupancy Unit (with 1 or 2 bedrooms, 2 bedrooms and den)	$5,912
Building Permit Clearance Fee	
Building Permit related to subdivision or major planning permit	$3,309
Building Permit – all other building permit plan reviews	$564

Source: City of Sunnyvale, 2021

TOTAL FEES FOR TYPICAL RESIDENTIAL DEVELOPMENTS

Table 6-28 shows the fees for a range of typical residential developments, including a single family home, a 10-unit multifamily residential development, and a 100-unit multifamily apartment complex. Fees for a typical single-family home total $133,389, fees for a typical 10-unit multi-family development total $1,064,229 (or $106,423 per unit), and fees for a typical 100-unit multi-family development total $7,804,249 (or $78,402 per unit). In comparison to the average total development costs (discussed further in the "Development Costs"), these fees make up approximately 5 percent of total development costs for a typical single-family home, 14 percent of total development costs for a typical 10-unit multi-family development, and 11 percent of total development costs for a typical 100-unit multi-family development.

According to a Santa Clara County fee analysis completed by the Santa Clara County Planning Collaborative, the fees are 178 percent higher than the county average of $74,831 for a single-family unit and approximately 300 percent higher than the regional average of $34,752 per unit for small multi-family developments and $27,563 per unit for large multi-family developments. As noted in Table 6-27, the City's park in-lieu fee is $62,726.40 per net new unit for medium and high density residential developments and $95,832 for single family units, which is significantly higher than other jurisdictions. As a condition of approval, multi-family residential projects must dedicate land or pay a fee (or both if insufficient land is dedicated), based on whether a park has been identified in the general plan, for park or recreational purposes. This requirement does not apply to affordable units in rental

projects. Without the park in-lieu fee, the City's fees for affordable units total $15,316 per multifamily unit and $37,557 per single family unit, approximately half of the regional average.

In addition to the fees listed in Table 6-28, at the applicant's option, rental housing projects with between three and six rental units may choose to fulfill some or all of their 15 percent affordable inclusionary rental housing obligation by paying the applicable small rental housing in-lieu fee of $13.50 per square foot. For projects of seven or more units the development may request an alternate compliance option to pay an affordable housing in-lieu fee of $27 per square foot. For a 100-unit multifamily apartment complex, this fee totals an estimated $2,025,000. Since most projects provide affordable units on-site, consistent with the BMR program, the housing in-lieu fee is not typically assessed.

Table 6-28: Fees for Typical Residential Developments

Fee Type	Single Family[1]	Multi-Family (Small)[2]	Multifamily (Large)[3]
Planning Entitlement Fees	**$456**	**$19,768**	**$21,545**
Design Review	$456		
Major Special Development Permit		$5,384	$5,384
Major Plan Review		$2,120	$2,120
Expanded Noticing		$383	$1,203
DPW - Major Planning Project		$6,242	$6,242
Environmental Assessment			$957
Staff Review of Environmental Studies (3 studies)		$5,388	$5,388
Notice of Exemption		$50	$50
Planner Attendance After-Hours (4 hours)		$201	$201
Building Permit Fees	**$14,322**	**$35,918**	**$240,807**
Issuance Fee	$34	$34	$34
Building Permit	$4,093	$10,053	$58,029
Electrical Permit	$310	$850	$8,000
Mechanical Permit	$310	$850	$8,000
Plumbing Permit	$310	$850	$8,000
Fire Permit	$2,865	$7,037	$40,620
Grading Permit	$237	$1,019	$1,019
Plan Check Fee	$2,865	$7,037	$40,620
Energy Plan Check Fee	$409	$1,005	$5,803
Construction Tax	$1,797	$5,600	$52,704
General Plan	$499	$1,556	$14,640
Technology Surcharge	$28	$28	$28
DPW - Building Permit review	$564		$3,309
Impact Fees	**$99,268**	**$892,500**	**$6,485,640**
Park in-lieu fee	$95,832	$871,200	$6,272,640
Traffic impact fee	$3,436	$21,300	$213,000

Fee Type	Single Family[1]	Multi-Family (Small)[2]	Multifamily (Large)[3]
Other Fees	**$19,343**	**$116,043**	**$1,056,257**
Water Connection Fee	$6,753	$38,260	$382,600
Sewer Connection Charge	$9,094	$59,120	$591,200
Encroachment Permit (new WM, sewer lateral, driveway approach)	$757		
Off-site Improvements			$37,869
Tract Map		$6,818	$11,364
Water Meter	$1,082	$9,439	$28,412
Water Tap	$1,657	$2,406	$4,812
TOTAL FEES (per project)	**$133,389**	**$1,064,229**	**$7,804,249**
TOTAL FEES (per unit)	**$133,389**	**$106,423**	**$78,042**
Average Fees for Jurisdictions in Santa Clara County (per unit)	**$74,831**	**$34,752**	**$27,563**

[1] Fees are based on construction of a new 2,600 square foot two-story home with a 500 square foot garage on an empty lot in an existing neighborhood. No significant grading or other complicating factors are assumed.

[2] Fees are based on construction of 10 new multifamily units on a 1-acre lot, permitted by right and of medium complexity (i.e., moderate grading work, existing public street frontage, no public landscaping or traffic signal work). Assumes average unit size of 850 square feet.

[3] Fees are based on construction of 100 new multifamily units on a 2-acre lot, 80,000 total square feet of construction type V over concrete podium. Assumes the project requires a conditional use permit and is of high complexity (i.e., significant grading work of 5,000 cubic yards, type 1 erosion/sediment control, $400,000 of street frontage improvements, no public landscaping or traffic signal work, includes sprinklers and air conditioning). Assumes average unit size of 750 square feet.

Source: City of Sunnyvale, 2022.

CONCLUSION

The City's total development and planning fees are high in comparison to other jurisdictions in Santa Clara County. Although the City does provide exemptions for affordable units, substantially reducing costs, the fees for market-rate units are a constraint on housing development. The Housing Element includes a program to review the City's planning and development fees, specifically the park in-lieu fee.

Density Bonus

A density bonus is the allocation of development rights that allows a parcel to accommodate additional residential units beyond the maximum for which the parcel is zoned. State Density Bonus Law (Government Code Sections 65915 – 65918) provides density bonuses to residential projects based on a sliding scale that varies based on the type of housing and the percentage of affordable units. The maximum density bonus for a market rate development (inclusive of any inclusionary affordable units) is 50 percent, dependent on the income level and percentage of affordable units. However, the permitted density bonus is 80 percent for projects that provide 100 percent affordable units, and 100 percent affordable projects within one-half mile of a major transit stop are entitled to unlimited density. In addition, State density bonus law provides eligible projects up to three incentives/concessions on a sliding scale based on the percentage of affordable units provided. Projects that provide 100 percent affordable units are eligible for up to four incentives/concessions. Any project eligible for a density bonus may request unlimited waivers of development standards, except for a project entitled to unlimited density.

Projects qualifying for a density bonus also qualify for statewide parking requirements (which is a reduction in the City of Sunnyvale requirement), shown in Table 6-29. In addition, parking requirements for projects located within a half mile of an accessible major transit stop or bus route are further reduced or eliminated depending on the type of affordable project.

Table 6-29: Statewide Parking Standards for Affordable Housing

Number of Bedrooms	Number of On-Site Parking Spaces
0 to 1 bedroom	1
2 to 3 bedrooms	1.5
4 or more bedrooms	2.5

Source: California Government Code Section 65915.

The Sunnyvale City Council amended its density bonus ordinance (Section 19.18.025 of the Zoning Code) on May 25, 2021. The amended ordinance references the requirements of Government Code 65915 through 65918 and grants the Community Development Director permission to establish guidelines, forms, and submittal requirements for the filing, processing, and consideration of density bonus applications. Such applications are considered concurrent with the accompanying entitlement application for the development project.

The City also provides an additional density bonus of 5 percent for multi-family developments that meet certain voluntary green building measures, described under building code requirements, above.

CONCLUSION

The City complies with State density bonus law and its processing procedures are consolidated with other discretionary approvals and not a constraint on housing development.

Below Market Rate Housing

Sunnyvale's Below Market Rate (BMR) Program is authorized under the Sunnyvale Municipal Code, Chapter 19.67 (Inclusionary Below Market Rate Ownership Housing Program), Chapter 19.69 (Existing Below Market Rate Rental Housing), and Chapter 19.77 (Inclusionary Below Market Rate Rental Housing).

The Inclusionary Below Market Rate Ownership Housing Program (Chapter 19.67) is applicable to new developments of seven or more ownership units and requires that at least 15 percent of units in ownership developments be affordable to lower- and moderate-income purchasers (up to 120 percent AMI). The homes are priced to be affordable to buyers at 100 percent of AMI and shall be restricted for 30 years. BMR units must be constructed in proportion to the BMR ownership housing requirement applicable to the project. The last market rate unit may not receive a certificate of occupancy until the last BMR unit has received a certificate of occupancy.

An applicant may request an alternative to satisfy the BMR housing requirement. Such a request is subject to recommendation by the Housing and Human Services Commission and final approval by the City Council. Alternatives include the following:

- An in-lieu fee equal to seven percent of the contract sales price of all units in the project.
- A partnership with another developer providing affordable housing units in another project.
- Conversion of an existing market rate ownership or rental unit into deed-restricted affordable housing or preservation of an expiring affordable housing development.

- Dedication of a parcel of land large enough to accommodate the project's inclusionary requirement plus 35 percent additional units.

Chapter 19.69 (Existing Below Market Rate Rental Housing) was adopted in 2012, in response to the 2009 Palmer vs. Los Angeles court case. The ordinance applies to existing rental properties that remain subject to BMR requirements imposed prior to the Palmer vs. Los Angeles court case based on recorded developer agreements with terms of 20-55 years.

Also, in response to the Palmer case, the City adopted Chapter 19.75 Housing Impact Fees of the Zoning Code in 2015. The ordinance required that market-rate rental housing construction of four or more units and all new non-residential development pay a housing impact fee to support the development of affordable housing in the city. Alternatives to the housing impact fee included the provision of on-site affordable units, off-site affordable units, or dedication of land for affordable housing. The City's Inclusionary Below Market Rate Rental Housing (Chapter 19.77), described below, supersedes the Housing Impact Fee (Chapter 19.75) for residential development. However, the Housing Impact Fee (Chapter 19.75) remains effective for non-residential development.

In November 2019, the City adopted Chapter 19.77 (Inclusionary Below Market Rate Rental Housing). The chapter applies to new development projects with three or more rental units with a completed application after November 8, 2019. Projects with applications completed on or before November 8, 2019 are subject to the impact fee (Chapter 19.75) described above. Projects subject to Chapter 19.77 are not subject to Chapter 19.75. The chapter requires that at least 15 percent of the total rental units in a project be affordable. At least 10 percent of total project rental units must be affordable to low-income households (earning less than 80 percent AMI) and at least 5 percent of total project rental units must be affordable to very low-income households (earning less than 50 percent AMI). Inclusionary units must be held affordable for 55 years.

An applicant may request an alternative to satisfy the BMR housing requirement, subject to recommendation by the Housing and Human Services Commission and final approval by the City Council. Alternatives include the following:

- Payment of an in-lieu fee. Small rental housing projects with three to six housing units may choose to pay the in-lieu fee without City Council approval.
- A partnership with another developer providing affordable housing units in another project.
- Conversion of an existing market rate ownership or rental unit into deed-restricted affordable housing or preservation of an expiring affordable housing development.
- Dedication of a parcel of land large enough to accommodate the project's inclusionary requirement plus thirty-five percent additional units.

Since Sunnyvale initiated the BMR program in the early 1980s, hundreds of affordable units have been created. There are currently approximately 575 active BMR ownership units (homes) and approximately 220 active BMR rental units.

In-lieu fees received through the BMR program are paid into the City's housing mitigation fund. The balance of the BMR fund was approximately $7 million as of FY 2021-22. This fund includes revenues from BMR administrative fees, fines for violations of the BMR codes, as well as BMR in-lieu fees. The funds are used to support development of affordable units, with a small portion of the funds used to cover BMR program administration.

CONCLUSION

The City met its above moderate-income RHNA for the 5th cycle, indicating that the inclusionary program has not acted as a constraint on the construction of market-rate housing. The City's BMR requirements have been successful in ensuring that affordable housing is built in the city. Assembly Bill 1505 (Government Code Section 65850), passed in 2015, authorizes jurisdictions to adopt rental inclusionary housing programs.

In addition, the City's BMR program is critical for helping the City comply with its obligation to affirmatively further fair housing by ensuring that lower-income households have the opportunity to live in Sunnyvale, specifically in areas of high resource. The BMR program also encourages mixed income housing and helps to avoid the concentration of affordable housing in any one area. Rather, it disperses affordable housing throughout the city.

Short-Term Rentals

Short-term rentals are regulated by Chapter 19.76 of the Zoning Code. Hosted short-term rentals are allowed in any residential zoning district, if the host resides on site throughout the lodgers' stay, the site is the host's primary residence, and approval was authorized by the Community Development Director. Accessory dwelling units approved on or after January 1, 2020 and new units built under the Dual Urban Opportunity Housing provisions, are not allowed to be used as short-term rentals.

CONCLUSION

The restrictions on short-term rentals, which do not allow homes to be converted into permanent short-term rentals, help to protect the City's housing stock for full time residents and thereby increase the availability of affordable housing in the city.

Zoning for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes multi-family rental housing, factory-built housing, mobile homes, farmworker housing, single-room occupancy housing, emergency shelters, accessory dwelling units, low barrier navigation centers, and supportive and transitional housing.

MULTI-FAMILY RENTAL HOUSING

The City's Zoning Code allows development of multi-family housing developments in the R-2, R-3, R-4, and R-5 districts. In addition, multi-family housing developments of any size are permitted with approval of a use permit in the C-2 and O zoning districts. Multi-family housing is also permitted in the Village Mixed Use designation, Downtown Specific Plan, Lawrence Station Area Plan, El Camino Real Specific Plan and the Peery Park Specific Plan. Updates to Moffett Park Specific Plan will also permit multi-family housing. The City makes no distinction in its zoning provisions between multifamily rental and multifamily ownership housing.

ACCESSORY DWELLING UNITS

Accessory dwelling units (ADUs) (often referred to as "granny units") allow more efficient use of land and infrastructure in single-family neighborhoods and provide the opportunity for the development of small housing units designed to meet the needs of individuals or families, who may be rental tenants or extended family members, and who would otherwise not typically afford single family housing costs.

To encourage establishment of ADUs on existing developed lots, Sunnyvale has adopted an ADU ordinance consistent with State law that provides for ministerial review of ADUs that meet the standards in the ordinance.

The City allows ADUs in all residential zoning districts including those within specific plans on lots that contain an existing dwelling or where a dwelling is proposed. The City updated its ADU ordinance in 2020 and permits up to one ADU and one junior ADU per single family lot or up to two detached ADUs per multi-family lot, or 25 percent of the existing number of units in areas not used as livable space in multifamily dwellings. Consistent with State law, the City provides a streamlined ministerial approval process for ADUs if the following criteria are met.

For ADUs within the interior space of a single-family dwelling:

- The ADU is located entirely within the interior space of the existing or proposed single-family dwelling, or within the interior space of an existing accessory structure and may include an expansion of not more than 150 square feet beyond the physical dimensions of the existing structure for the sole purpose of accommodating ingress and egress.
- The total floor space of the unit is at least 150 square feet.
- The unit has exterior access independent from the existing residence.
- The side and rear setbacks are sufficient for fire safety and life safety.

For Junior ADUs:

- The unit must not exceed 500 square feet gross floor area in size and must be contained entirely within the walls of an existing or proposed single-family dwelling.
- The unit may have separate sanitation facilities or may share sanitation facilities with the single-family dwelling. If sanitation facilities are shared, there must be a connecting interior door between the junior ADU and the single-family dwelling.
- The unit must include cooking appliances, food preparation counter, sink, and storage cabinets that are of reasonable size in relation to the size of the unit.
- The unit shall not be considered a separate or new dwelling for purposes of fire safety or life safety.

For newly constructed, detached ADUs:

- Minimum four-foot side and rear-yard setbacks are required; however, setbacks of less than four feet are allowed if the unit is constructed in the same location and to the same dimensions as an existing structure that is demolished for the purpose of constructing the ADU.
- The total floor area of the unit is at least 150 square feet gross floor area and not more than 800 square feet gross floor area.
- The height of the unit as measured from within five feet of the structure is not more than 16 feet from the ground to the highest point on the roof.

- A detached unit must not be located in front of a single-family dwelling or in the required front setback of a multi-family dwelling.

For conversions of interior space within an existing multi-family structure:

- An ADU is created within portions of the structure not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, as long as the unit meets building standards for dwellings.
- The ADU must not be created within any portion of the habitable area of an existing dwelling unit in a multi-family dwelling structure.

In addition, the ordinance states that applicants are not required to correct nonconforming zoning conditions as a condition of approval of an ADU that meets the above criteria.

For ADUs that do not meet the above criteria for streamlined approval, a miscellaneous plan permit is required. A miscellaneous plan permit is approved ministerially by the Director of Community Development if the following requirements are met:

- The lot contains an existing or proposed single-family dwelling located in the R-0, R-1, R-1.5, R-1.7/PD, R-2, or residential DSP zoning districts.
- Only one ADU and on junior ADU is allowed per lot.
- The total size of the accessory dwelling unit is no less than 150 square feet gross floor area and no more than 850 square feet gross floor area, or 1,000 square feet gross floor area if the unit has two bedrooms. However, if the ADU is attached to an existing single-family dwelling, the floor area of the ADU shall not exceed fifty percent of the existing single-family dwelling.
- The height of the unit as measured from within five feet of the structure is not more than 16 feet from the ground to the highest point on the roof, except that an accessory dwelling unit may be located on the second floor of a newly constructed or expanded single-family dwelling that meets the following requirements:
- The proposed project meets all requirements of the Zoning Code applicable to second-story construction or additions including, but not limited to, second-floor setbacks and solar shading.
- If the entrance to the ADU is above the first floor, it is not on the same building elevation as the entrance to the single-family dwelling.
- Minimum four-foot side and rear-yard setbacks are required; however, setbacks of less than four feet are allowed under the following circumstances:
    - Existing livable space or an existing accessory structure is converted to an accessory dwelling unit or portion of an accessory dwelling unit; or
    - The accessory dwelling unit is constructed in the same location and to the same dimensions as an existing structure that is demolished for the purpose of constructing the accessory dwelling unit.
    - A detached unit shall not be located in front of the single-family dwelling.

Correction of non-conforming zoning conditions on the lot may be required before approval of the ADU. In addition, all other zoning requirements must be met, including, but not limited to, lot coverage, required rear yard maximum lot coverage, floor area ratio, open space, and design review, as long as those requirements permit construction of an accessory dwelling unit that is at least 800 square feet gross floor area in size, at least 16 feet in height measured

from within five feet of the structure from the ground to the highest point on the roof, with at least four-foot side and rear setbacks, and which complies with all other applicable development standards.

Consistent with State law, no impact fees are required of ADUs less than 750 square feet in size. The City also only applies owner occupancy requirements to lots containing junior ADUs. For lots containing standard ADUs, the City's ADU ordinance identifies owner occupancy requirements for applications received after January 1, 2025.

The City's ADU standards are consistent with State law and do not serve as a constraint to their development. The City has seen a significant increase in recent ADU production. Since 2018, the City has issued an average of 37 ADU permits annually, compared to the 2015-2017 annual average of 4 ADU permits per year. In addition, the Housing Element includes programs to support further development of ADUs.

SENATE BILL 9 DUAL URBAN OPPORTUNITY HOUSING

Senate Bill (SB) 9, signed into law in 2021, requires ministerial approval of a housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. This bill facilitates the creation of up to four housing units on a lot typically used for one single-family home.

In compliance with SB 9, the City allows dual urban opportunity (DUO) housing in the R-0, R-1, R-1.5, R1.7/PD, R-2 zoning districts and on residential blocks in the DSP. Urban lot splits are subject to the standards established in Chapter 18.26 of the Zoning Code. DUO units are subject to the standards in Chapter 19.78 of the Zoning Code and shown below in Table 6-30.

Table 6-30: Requirements for Dual Urban Opportunity Units

	DUO Unit(s) without an ULS	DUO Unit(s) with an ULS
Approval		
Planning Approval (Miscellaneous Plan Permit)	Yes	Yes
Tentative Parcel Map	No	Yes
Parcel Map	No	Yes
Building Permit	Yes	Yes
Encroachment Permit	Yes[1]	Yes[1]
Location		
Minimum lot size	n/a	At least 40% of the original lot size or 1,200 sq. ft. or (whichever is more)
Are ADUs allowed	Yes	No[2]
Zoning	R-0, R-1, R-1.5, R1.7/PD, R-2, residential blocks DSP	
First Story Side/Rear Setback	4 ft.[3]	
Front Setback	First-story: Per SMC Requirements of underlying zoning district Second-story: 25 ft.	
Subject to other zoning standards (e.g. FAR, lot coverage, height limits)	Yes[4]	
Subject to applicable building standards	Yes	
Dimensions		
Minimum size	No minimum	
Maximum size	45% FAR or 3,600 sq. ft. (whichever is less)[4,5]	

	DUO Unit(s) without an ULS	DUO Unit(s) with an ULS
Maximum height	30 ft.[6]	
Minimum Parcel Dimensions	n/a	40 ft. in either width or depth[7]
Minimum Flag Lot "Pole" Width (access to right-of-way)	n/a	10 ft.
Facilities		
Parking for DUO unit(s)	One covered parking space per DUO unit[8]	
Independent exterior access	Required for each DUO unit	
Independent kitchen	Required for each DUO unit	
Independent bathroom	Required for each DUO unit	
Interior connection to another DUO unit	Not permitted	
Other Requirements		
Owner-Occupancy[9]	Not required	Affidavit required
Utility connections	Separate connection required per DUO unit	
Electrical Panel	Separate panel required per DUO unit	
Fire Sprinklers	Required for new DUO units	
Front Yard Paving	No more than 50% of the required front yard shall be paved	
Design Standards	Compliance required per SMC Section 19.78.050	
Short-term rental	Not allowed for new DUO units	
Transportation impact fee	Required	
Park in-lieu fee	Not required[10]	Required
School impact fees	Required – collected by applicable school district	

Notes: DUO = Dual Urban Opportunity; ULS = Urban Lot Split; SMC = Sunnyvale Municipal Code; n/a = not applicable.

[1] An encroachment permit is required for any work in the public right-of-way.

[2] If only one DUO unit is proposed per new lot, one ADU may be allowed in conjunction for a total of 2 units per new lot per SMC Section 19.79.020(h) and/or Section 19.78.040(b)(1).

[3] Rear and Side setbacks of less than four feet may be allowed for a new DUO unit if replacing an existing permitted structure and constructed in the same location and to the same dimensions (SMC Section 19.78.040(d)(1)). Second story side/rear setback requirements exceed 4 ft. in the rear yard.

[4] DUO units are subject to all applicable objective development, design, and subdivision standards unless it is not possible to build DUO unit(s) that are at least 800 sq. ft. with four-foot side and rear yard setbacks within those parameters.

[5] 50% FAR or 4,000 sq. ft. (whichever is less) may be achieved if at least three findings from SMC Section 19.78.040(2) are met.

[6] Height is limited to 17 feet in the rear 20 feet of the property.

[7] Exclusive of any required access to the right-of-way.

[8] Parking is required at a rate of one covered space per DUO unit unless exempt by SMC Section 19.78.040(i)(3). If parking is proposed, even on an exempted lot, it must be constructed per the requirements of SMC Section 19.46.050.

[9] When an ULS is proposed, the property owner must sign an affidavit that states they intend to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.

[10] Park in-lieu fees will be required on non-ULS projects that will be separately conveyed (sold separately) and require a condo map.

MANUFACTURED HOUSING/ MOBILE HOMES

Section 65852.3 of the California Government Code requires jurisdictions to administratively allow manufactured homes on lots zoned for single-family dwellings if they meet certain standards. Consistent with this requirement, Sunnyvale permits mobile homes on a permanent foundation for use as a single-family dwelling in R-0, R-1, R-2, and R-3 zone districts.

Mobile homes are an important source of affordable housing in Sunnyvale. Sunnyvale has 13 mobile home parks containing 3,862 mobile home units. The City has established a designated mobile home park zoning district and has adopted a policy to maintain a minimum of 400 acres of mobile home park zoning. The City also has a General Plan land use designation of Mobile Home.

The City's Mobile Home Park Conversion Ordinance (Chapter 19.72) ensures that the adverse social and economic impacts of any mobile home park conversion on displaced residents are identified and mitigated through adequate notice, reasonable relocation, and other assistance. The ordinance requires that property owners complete a Conversion Impact Report for review and approval by the City Council before any park conversion is approved. The Conversion Impact Report must define and address the social and economic impacts that the conversion would have on displaced residents and mobile homeowners. The Conversion Ordinance also requires that the property owner provide displaced residents with relocation assistance.

The City's 2020 Housing Strategy includes an analysis of mobile home park housing issues as well as potential strategies for addressing mobile home park housing needs. This Housing Element includes a program to review and implement strategies including a memorandum of understanding that sets rent increase limits.

FARMWORKER AND EMPLOYEE HOUSING

According to the 2019 5-Year American Community Survey of the Census Bureau, 144 Sunnyvale residents were employed in agriculture, forestry, fishing and hunting, and mining occupations, representing less than 0.2 percent of the City's population. It is unknown if most of these residents were employed as farmworkers. According to the U.S. Department of Agriculture (USDA) Census of Farmworkers, the number of permanent farmworkers in Santa Clara County in 2017 was 2,418 and the number of seasonal farmworkers in 2017 was 1,757. The City does not have an agricultural zoning district. All residential and industrial zoning districts require approval of a use permit for agricultural homes, buildings, and uses.

There are no farms in the city known to currently employ farmworkers (i.e., other than the landowner's family members or volunteers). The City owns two demonstration orchards which are farmed on the City's behalf by a local resident (who has adequate housing). However, many farmworkers live in cities and commute to agricultural areas to work. Farmworkers in Sunnyvale are likely to have similar housing needs as very low or extremely low income households rather than the needs of traditional migrant workers. This is because today's farmworkers are more settled and typically live in one location, rather than following the crops. Per the USDA, today's farmworkers can commute up to 75 miles to the workplace. They are also more likely to have families and are looking for schools, employment for a spouse/partner and a location to live in that provides a community. Because of this, they will benefit from the existing affordable housing programs in Sunnyvale including the BMR program and Housing Choice Vouchers.

The California Health and Safety Code Section 17021.5(b) requires that employee housing providing accommodations for six or fewer are treated the same as any other single family home. A single-family unit housing employees in Sunnyvale would be treated like any other single-family unit. While there are no provisions in the City's code to restrict employee housing for six or fewer employees, the Zoning Code does not explicitly allow them as a permitted use. The Housing Element includes a program to amend the Zoning Code to explicitly comply with this requirement of state law.

SINGLE ROOM OCCUPANCY UNITS

Single room occupancy (SRO) residences are small, one room units (generally 100-250 square feet) occupied by a single individual and may either have shared or private kitchen and bathroom facilities. SROs can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

The City permits SROs with a use permit in the R-4, R-5, C-2, C-3, MS, and M-3 zoning districts. In addition, the City permits SROs with a special development permit in the LSAP residential and mixed use districts, the ECR-MU district, as well as some DSP sub-districts. The City's Zoning Code establishes standards for both SRO living unit facilities and SRO residential hotels. A conditional use permit may be issued for an SRO living unit facility or SRO residential hotel if the following criteria are met:

- Individual SRO residential hotel units may not have separate external entryways;
- The SRO residential hotel must have a management plan approved by the director of community development. The management plan shall contain management policies, operations, rental procedures, maintenance plans, staffing needs and security procedures. An on-site twenty-four hour manager is required in every SRO residential hotel. The rental procedures must allow for both weekly and monthly tenancies and specify deposit requirements for each type of tenancy. A manager's unit shall be a complete dwelling unit and so designated on all plans;
- Laundry facilities must be provided in a separate room, at the ratio of one washer and one dryer for every twenty units or fractional number thereof. The laundry facility must be located near the interior common space. Washers and dryers may be coin operated;
- A closet and separate storage space, as approved by the director of community development, is required in every SRO residential hotel room;
- A cleaning supply storeroom and/or utility closet with at least one laundry tub with hot and cold running water must be provided on each floor of the residential hotel building;
- The SRO residential hotel shall provide interior common space at a minimum of four square feet per unit. The SRO residential hotel shall provide a minimum of two hundred square feet of interior common area.

In addition, an SRO living unit must also meet the following criteria:

- Excluding the closet and the bathroom area, an SRO living unit must be a minimum of one hundred fifty square feet in floor area. The average unit size in a living unit facility shall be no greater than two hundred seventy-five square feet and no individual living unit may exceed four hundred square feet.
- Each SRO living unit shall be designed to accommodate a maximum of two persons.
- An SRO living unit may contain partial kitchen facilities;

An SRO residential hotel must also meet the following criteria:

- Excluding the closet and any bathroom space, an SRO residential hotel unit must be at least seventy square feet in floor area.
- An SRO residential hotel room designed to accommodate a maximum of one person shall not exceed one hundred fifty square feet in floor area, and an SRO residential hotel room designed to accommodate a maximum of two persons shall be between one hundred twenty and two hundred nineteen square feet in floor area.

- An SRO residential hotel unit may contain partial kitchen and bath facilities. If individual bath and/or kitchen facilities are not provided, common bath facilities and/or common laundry and kitchen facilities must be provided in accordance with Chapter 16.16 of the Zoning Code.

The City's maximum occupancy restrictions have the potential to conflict with California Building Code requirements. The Housing Element includes a program to review and revise the SRO ordinance to remove maximum occupancy restrictions, as necessary.

Following adoption of the City's SRO ordinance in 1991, Sunnyvale issued a Request for Proposals for construction of an SRO on a City-owned site in the downtown, to provide housing for workers in service-sector jobs, as well as for seniors and disabled individuals. Mid-Pen Housing Corporation was selected as the developer and leveraged City funds with six other public and private funding sources to achieve development of the 122-unit Carroll Inn. Twelve of the Carroll Inn units are fully accessible, and rents range up to $1,600 per month and are affordable to residents with lower incomes.

A second SRO, Borregas Court, was also developed under Sunnyvale's SRO ordinance. This 193-unit SRO is located just outside of downtown. Rents at Borregas Court were approximately $1,025 to $1,400 per month in 2020, which are affordable to very low-income residents (50 percent AMU) and low-income residents (60 percent AMI). The property is managed by the non-profit EAH.

TRANSITIONAL AND SUPPORTIVE HOUSING

Transitional housing is temporary housing (generally six months to two years) for a homeless individual or family transitioning to permanent housing. Residents are also provided with one-on-one case management, education and training, employment assistance, mental and physical services, and support groups. Government Code Section 65583(c)(3) requires transitional housing and supportive housing to be treated the same as any other residential use within the same zone. Sunnyvale considers transitional housing the same as any other type of housing, and thus the review and approval process is the same. The Zoning Code defines transitional housing as a dwelling, and depending on the physical characteristics of the facility as a single-family or multi-family structure, permits transitional housing as a residential use within single-family zones, or within multi-family and commercial zones.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Similar to transitional housing, the Zoning Code regulates supportive housing as a residential use, and depending on the physical characteristics of the facility as a single-family or multi-family structure, permits transitional housing as a residential use within single-family zones, or within multi-family and commercial zones.

Government Code Sections 65650 et seq. states that supportive housing with no more than 50 units and meeting certain standards is a use by right in zones where multifamily housing is permitted. This means that such supportive housing is exempt from CEQA and may only be subject to design review. A qualifying project must be restricted to lower income households and at least 25 percent of the units, or 12 units, whichever is greater, must be restricted to formerly homeless persons or those at risk of homelessness.

This Housing Element includes a program providing that the City will amend the Zoning Code to allow 'by right' approval of supportive housing meeting the standards in the statute in zones permitting multifamily housing. However, even without an ordinance revision, the City is required to review any qualifying projects 'by right.'

EMERGENCY SHELTERS

Pursuant to State housing law (California Government Code Sections 65582, 65583, and 65589.5), jurisdictions must identify at least one zone where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development standards, and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

The Sunnyvale Zoning Code allows emergency shelters as a permitted use in the City's industrial zones with the "place of assembly" combining district ("MS-POA" zones), based on code amendments adopted in 2010. Shelters are also allowed in industrial zones without the POA combining district with a use permit. Shelters are subject to the same development and management standards as any other permitted uses in the zone.

As discussed in the homeless section of Chapter 3, "Housing Needs Assessment," the 2019 Santa Clara Homeless Survey identified 624 homeless people in Sunnyvale, including 477 unsheltered people in street locations or cars/RVs/vans or encampments, and 147 people in shelters. Table 3-10 identified a total existing emergency shelter capacity of 169 shelter beds within the City. Based on the 2019 homeless count, the City has an unmet need for 455 shelter beds.

Sunnyvale conducted a review of its zoning districts in 2009 and determined that the industrial zones with a combining district of 'place of assembly' (POA) are the best suited for emergency shelter uses. In 2010, the City added the MS-POA combining district to a number of sites in the MS zone. The POA combining district allows places of assembly and recreational uses, such as places of worship, community centers, etc., as well as emergency shelters. SROs and residential uses are also permitted in the MS-POA zone with a use permit. POA sites were selected based on their proximity to major arterials and locations near the outer edges of larger industrial neighborhoods; and given their direct and convenient access to public transit, would serve as good candidates for the location of an emergency shelter. The City's zoning map, available on the City's website, shows the locations of all MS-POA sites within Sunnyvale. This combining district encompasses 97 parcels and a total area of 105 acres.

The MS-POA sites are characterized by larger buildings and warehouses, many of which are suitable for conversion to a shelter. Numerous underutilized properties also exist, which are suitable for redevelopment. Most structures on MS-POA sites are Class C, single-story, tilt-up, industrial buildings. The availability of these buildings for adaptive reuse and the relatively lower property values in industrial areas serve to minimize, to the extent possible, the cost of establishing an emergency shelter. The vacancy and availability rates of research and development properties in the city, which most closely corresponds to these zones, were approximately 3 and 10 percent in the third quarter of 2021, according to Colliers International. Based on these market rates, roughly 3 vacant parcels or 3 vacant acres or approximately 10 parcels are available for lease within the MS-POA combining district. The Zoning Code does not limit the number of beds permitted per site. The HomeFirst Sunnyvale Nightly Shelter, located at 999 Hamlin Ct, currently provides 102 beds on a 1.25 acre site. Based on the bed to lot size ratio of the HomeFirst Sunnyvale Nightly Shelter, approximately 5.6 acres of land is needed to accommodate the unmet emergency shelter beds. As such, the MS-POA has sufficient capacity to meet the City's unmet emergency shelter bed need.

The City's MS-POA development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 22,500 square feet
- Building height: 75 feet
- Lot coverage: 45 percent
- FAR: 35 percent
- Front yard setback: 25 feet
- Side yard setback: total 20 feet
- Rear yard setback: none

In addition to application of MS-POA development standards, the City can also specify written, objective standards to regulate certain aspects of emergency shelters to enhance compatibility. The Zoning Code does not specify any standards other than those listed above, however it defines emergency shelter as follows: "any facility with on-site management and security that provides temporary overnight sleeping accommodations for a maximum of thirty days and minimal supportive services for homeless persons."

Assembly Bill 139, passed in 2019, revised State housing element law by requiring that emergency shelters only be required to provide sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. The City does not have parking requirements specific to emergency shelters.

Except for the parking standards set forth in the Zoning Code, the City's standards for emergency shelter facilities comply with State law. This Housing Element includes a program directing the City to amend its parking standards for emergency shelters to comply with Assembly Bill 139.

In addition, Assembly Bill 101, passed in 2019, requires that Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multi-family uses if it meets specified requirements. A Low Barrier Navigation Center is a housing-first, low-barrier, temporary, service-enriched shelter focus on helping homeless individuals and families obtain permanent housing. The Zoning Code does not address the new State law requirement related to Low Barrier Navigation Centers. The Housing Element includes a program providing that the City will amend the Zoning Code to allow 'by right' approval of Low Barrier Navigation Centers in mixed-use zones and nonresidential zones permitting multi-family uses if they meet specified requirements in compliance with AB 101. However, even without an ordinance revision, the City is required to review any qualifying projects 'by right.'

RESIDENTIAL CARE FACILITIES

Small Residential Care Facilities

Section 1566.3 of the California Health and Safety Code requires licensed residential facilities serving six or fewer persons to be considered a residential use of property for purposes of local zoning ordinances. No local agency can impose stricter zoning or building and safety standards on these residential facilities – such as a use permit (UP), zoning variance or other zoning clearance - than is required of a family dwelling of the same type in the same zone.

The Sunnyvale Zoning Code permits licensed Residential Care Facilities serving six or fewer persons by right in low and medium density residential zoning districts (R-0, R-1, R-1.5, R-2), and does not subject such facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same zone. Consistent with the requirements for single-family dwellings, licensed Residential Care Facilities serving six or fewer persons in the R-1.7/PD zoning district require a special development permit. However, under State law a family dwelling is not limited to a single-family dwelling, it includes any residential unit including duplex, multifamily, mobile homes, etc. Some of the zones where the City requires a use permit for licensed Residential Care Facilities allow multifamily and other residential uses as a permitted use. Therefore, the City's existing zoning regulations for licensed Residential Care Facilities are not entirely consistent with State law. Unlicensed Residential Care Facilities with six or fewer occupants are permitted in all residential zones, subject to issuance of a use permit. State law does not regulate unlicensed Residential Care Facilities in the same way.

Large Residential Care Facilities

Due to the unique characteristics of larger (more than six persons) Residential Care Facilities, most jurisdictions require a use permit in the siting of these facilities. As indicated previously in Table 6-2, the Sunnyvale Zoning Code provides for Residential Care Facilities with more than six occupants in all zoning districts where residential uses are permitted, subject to approval of a Use Permit by the Planning Commission; unlicensed facilities with more than six occupants are allowed with a Use Permit in medium and high density residential zones and nonresidential zones which allow residential uses. The required findings for approval of a Use Permit in Sunnyvale are directed towards ensuring compatibility of the proposed use and not tied to the user, and therefore are not viewed as a constraint per se to the provision of residential care facilities.

Sunnyvale has adopted Chapter 19.64 of the Zoning Code to regulate unlicensed care facilities and facilities with seven or more occupants. As articulated in the Zoning Code, the Sunnyvale City Council finds that residential care facilities provide a cost-effective, humane and non-institutional environment for elderly persons, persons suffering from chronic illness, persons suffering from mental or physical impairments, and persons recovering from drug and/or alcohol addiction. The City Council also finds that the public health, safety and welfare of City residents is best served when such facilities are licensed by the California Department of Social Services, the California Department of Alcohol and Drug Programs, or other appropriate agency to ensure compliance with applicable regulations and standards, but that in fact not all facilities are so licensed. The City Council finds that over-concentration of Residential Care Facilities could impair the integrity of residential neighborhoods, and thus has established a 500 foot spacing requirement between Residential Care Facilities with more than six occupants. Applicants may request a waiver from the distance requirement, subject to Planning Commission findings that such a waiver would not be materially detrimental or injurious to the property, improvements or uses in the immediate vicinity.

The State Community Care Licensing Division identified one group home, four adult residential facilities, and 34 residential care facilities for the elderly in Sunnyvale.

This Housing Element includes a program to review the City's requirements for residential care facilities to ensure consistency with the Health and Safety Code and its obligation to affirmatively further fair housing.

Definition of Family

California's Constitution contains an *express* right to privacy, adopted by the voters in 1972. The California Supreme Court has found that this right includes "the right to be left alone in our own homes" and has explained that "the right to choose with whom to live is fundamental." Consequently, the California courts have struck down local ordinances that attempt to control *who* lives in a household—whether families or unrelated persons, whether healthy or disabled, whether renters or owners. Local ordinances that define a "family" in terms of blood, marriage, or adoption, and that treat unrelated groups differently from "families," violate California law.

Sunnyvale's Zoning Code contains the following definition of "family":

a) An individual living alone in a dwelling unit; or

b) Two or more persons related by blood, marriage or legal adoption, or a group of two or more persons who need not be related, living together in a single dwelling unit as a group where the individual or group is in possession of the entire dwelling unit."

The City's definition of family does not distinguish between related and unrelated persons and so complies with state law.

CONCLUSION

The City's Zoning Code allows for a variety of housing types, but some requirements may result in constraints to housing types for persons with special needs. This Housing Element includes several programs to ensure the City provides adequate zoning for a variety of housing types. Programs included address the following:

- support for ADU production,
- 'by right' approval of supportive housing developments meeting certain standards,
- emergency shelter parking standards,
- Low Barrier Navigation Centers,
- Residential care facilities, including those unlicensed or serving 7 or more persons.

Housing For Persons with Disabilities

Persons with disabilities have a number of housing needs related to accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive living services. This section analyzes potential governmental constraints on the development of housing for persons with disabilities.

ACCESSIBILITY ACCOMMODATIONS

The federal Fair Housing Act of 1988 and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

The City's reasonable accommodation procedures are outlined in Chapter 19.65 of the Zoning Code. If the reasonable accommodation request is part of a project that requires some other discretionary approval, such as a Design Review for a large single-family home addition, the request is then reviewed by the decision-making body with that discretionary approval. If the project does not require some other discretionary approval, the request is reviewed by the Community Development Director through a miscellaneous plan permit application. There is no fee for a miscellaneous plan permit application for reasonable accommodation, including appeals.

A request for a reasonable accommodation is intended to be an interactive process between the City and the applicant to meet the applicant's needs. The decision to grant a reasonable accommodation request is based on certain findings consistent with the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, including the following:

- Whether the housing or housing-related request will be used by a person with a disability protected under the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act;
- Whether the request for reasonable accommodation is necessary to make specific housing available to a person with a disability protected under the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act;
- Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city;
- Whether the requested reasonable accommodation would require a fundamental alteration in the nature or effect of the city's land use and zoning ordinances, programs or policies;
- Whether the requested reasonable accommodation adequately considers the physical attributes of the property and structures; and
- Whether alternative reasonable accommodations could provide an equivalent level of benefit.

The finding of whether alternative accommodations could provide an equivalent level of benefit could be considered a constraint if the burden is on the person requesting the accommodation. The Housing Element includes a program directing the City to review and update the reasonable accommodation findings to remove any constraints to housing for persons with disabilities.

ZONING AND BUILDING CODE REQUIREMENTS

The City has conducted a review of zoning and building code requirements and has not identified any barriers to the provision of accessible housing. Handicapped ramps or guardrails are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents.

PROGRAMS FOR PERSONS WITH DISABILITIES

In December 2004, the City Council created an Advisory Committee on Accessibility (ACA). The City of Sunnyvale's ACA advises and provides input to City staff on accessibility issues related to City services, programs, and facilities. The City also has a dedicated Americans with Disabilities Act Coordinator and identifies resources and local programs for persons with disabilities on its website. The City administers a Home Access Grant program, providing up to $6,500 to seniors and/or disabled lower-income homeowners or renters to retrofit their homes. Common accessibility retrofits funded through the program include ramps, hand railings, grab bars, hand-held showerheads, widening of doors, modification of steps, and wheelchair lifts. The City also maintains an inventory of lifts it provides to residents and removes the lift when it is no longer needed.

6.2 Non-Governmental Constraints

Land costs, construction costs, and market financing contribute to the cost of housing development and reinvestment and can potentially hinder the production of new affordable housing. Although many constraints are driven by market conditions, jurisdictions have some limited ability to institute policies and programs to address the constraints. This section contains an analysis of non-governmental constraints that impact housing production.

Development Costs

LAND/ACQUISITION COSTS

Land costs represent a significant barrier to the production of new affordable housing in Sunnyvale. A recent study conducted for the LSAP found that the estimated residual land value of a 100-unit rental project in the LSAP is approximately $3.9 million per acre, meaning a developer could afford to pay no more than $3.9 million per acre for land in order for a rental project to be financially feasible. The same study found that land costs within the LSAP ranged from $3.7 to $9.8 million in 2018-2019. Local real estate listings show zero residentially-zoned vacant lots available for sale in Sunnyvale (as of December 2021), demonstrating the City's limited inventory of vacant land.

Sunnyvale does have some non-vacant sites currently (March 2022) available for sale, as shown in Table 6-31. Most properties are in industrial (M-S or M-3) zoning districts and are not suitable for residential development. Only two sites (116-124 Carroll Street and 1057 Reed Terrace) are zoned for residential uses. Sites range in price from $6.5 million to $18.5 million per acre. The two sites zoned for residential uses have a listing price of $11.8 million and $18.5 million per acre.

Table 6-31: Real Estate Listings in Sunnyvale, March 2022

Address	Zoning	Parcel Size	Existing Building	Total Price	Price per Acre
116-124 Carroll St	DSP	0.49 acre	14,360 sq ft	$5,800,000	$11,836,735
1057 Reed Ter	R3	0.14 acre	4,029 sq ft	$2,595,000	$18,535,714
595 Lawrence Expy	M-S/POA	2.14 acres	33,522 sq ft	$21,500,000	$10,046,729
1290-1294 Lawrence Station Rd	M-S	1.21 acres	19,728 sq ft	$9,988,000	$8,254,545
295 Commercial St	M-S	0.77 acre	Not available	$5,750,000	$7,467,532
760 Kifer Rd	M3	1.31 acres	19,936 sq ft	$12,000,000	$9,160,305
1150 W Evelyn Ave	M-S	1.21 acres	15,000 sq ft	$7,900,000	$6,528,926

Source: Loopnet.com, March 2022.

A study completed by Baird + Driskell, in partnership with Century Urban, in 2022 identified land costs for single family and multifamily development in Santa Clara County. Land costs in Sunnyvale ranked as some of the highest in the county. Median land costs for single family home sites (up to 1 acre) were $214 per square foot or $1,345,000 per single family home, approximately 2.5 times the countywide median. However, this is based on limited data from 2018 to 2021 which show wide variation in land values in the City, ranging from $167 per square foot to $602 per square foot. Median land costs for multifamily land sites were $238,000 per multifamily unit, ranging from $55,000 to $306,000 per multifamily unit. This represents land costs almost 4 times the countywide median; however, limited data points were used for this analysis.

Most available sites also require demolition and site remediation expenditures in addition to acquisition and construction costs. The City has a history of assisting with site acquisition for affordable housing projects, providing low-interest acquisition and/or development loans to non-profit housing providers and various other forms of assistance in exchange for long-term affordability covenants. For example, in 2015, the City purchased land in Downtown Sunnyvale Block 15 to support an affordable development. In 2021, the City purchased 1.3 acres of land in the amount of $13.55 million, or $10.4 million per acre, and authorized a ground lease to MidPen Housing for a 176-unit affordable housing project.

CONSTRUCTION COSTS

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive per unit to construct than single-family homes. However, there is wide variation within each construction type depending on the size of unit and the number and quality of amenities provided. A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could slightly lower the cost of development. In addition, prefabricated factory-built housing could reduce construction and labor costs to some extent. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs per unit generally decrease as builders can benefit from economies of scale.

The same feasibility study conducted for the LSAP in 2020 identified typical construction costs for a project built at a density of 100 units per acre (400 units on a 4-acre lot). The study estimated construction costs would total $169 million or $421,953 per unit. The study also found construction costs for a project built at a density of 65 units per acre (260 units on a 4-acre lot) would total $108 million or $415,774 per unit.

Recent material cost increases have impacted construction costs, particularly the price of lumber. MidPen Housing found hard costs for construction of a 176-unit project increased more than $8 million in one year, or more than approximately $45,000 per unit, and that the cost of wood structures was on par with the cost of light gauge metal.

The 2022 Baird + Driskell study identified an average construction cost (including soft and hard costs) in San Mateo and Santa Clara Counties of $553 per square foot for smaller single family homes (roughly 2,600 square feet) and $672 per square foot for larger single family homes (roughly 5,000 square feet). The same study identified average multifamily construction costs (including soft and hard costs) in San Mateo and Santa Clara Counties of $687 per square foot or $686,500 per unit for smaller multifamily developments (10 units) and $676 per square foot or $632,500 per unit for larger multifamily developments (100 units).

TOTAL DEVELOPMENT COSTS

Review of recent affordable multi-family residential developments reveals that total development costs including acquisition costs, construction costs, and soft costs (i.e., architecture, engineering, legal fees) ranged from $556,750 to $935,139 per unit. On average, hard construction costs made up 65 percent of total development costs and ranged from $361,574 to $699,828 per unit. Land costs for these developments averaged 13 percent of total development costs, ranging from $66,216 to $130,489 per unit or $3.8 million to $14.7 million per acre.

High development costs impact the feasibility of residential development, specifically affordable development in Sunnyvale. The City has worked with affordable housing developers to help offset these costs. For example, the City recently provided financial assistance to an affordable housing developer for construction on the previously City-owned sites within Block 15 of the Downtown Specific Plan. Financial assistance from the City supported both construction and land acquisition for affordable development.

Development costs will likely continue to constrain residential development in Sunnyvale. The City continues to support affordable housing development through financial assistance.

Availability of Financing

The availability of financing in a community depends on several factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, and equal access to financial institutions. Housing developments require capital used by developers for initial site preparation and construction and capital used by homeowners and investors to finance the purchase of units. Financing is largely impacted by interest rates. Small fluctuations in interest rates can dramatically influence the ability to qualify for a loan.

Mortgage interest rates are relatively low and are currently (2022) around 5 percent. Mortgage rates are expected to increase slowly in the coming years; however, it is anticipated that mortgage rates will remain relatively low in comparison to historical trends. While interest rates for development and construction are generally higher than interest rates for home purchase (i.e., mortgages), financing for new construction is generally available at reasonable rates. Financing cost and availability do not currently (2022) present constraints to housing development.

Some developers interviewed during the Housing Element Update indicated that, while financing is readily available for residential development, lenders are less willing to underwrite the retail component of mixed use projects, making it challenging to build vertical mixed use. Developers explained that they often cannot get financing for the retail spaces and have to build those spaces with cash, and that the situation has gotten worse with the impacts of the Covid pandemic on the retail industry. They suggested that offering flexibility in meeting the non-residential requirements of mixed-use developments with uses other than retail that still achieve the goal of ground floor activation can help with project feasibility, especially for affordable housing developers.

Requests For Housing Developments at Reduced Densities

State law requires the housing element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. The sites inventory prepared for the 2015 Housing Element conservatively assumed buildout at 75 to 85 percent of the maximum allowed density. Since that time, nearly all multi-family high density sites have been approved or proposed for development at much higher densities than assumed in the 2015 Housing Element. This is especially true for affordable projects, which have often used density bonus to exceed the maximum allowable density. Recent multi-family developments (including both market-rate and affordable projects) have been constructed or proposed at an average of 109 percent of the maximum allowed density. The City has not received any requests to develop at reduced densities.

Length of Time Between Project Approval and Applications for Building Permits

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for building permit. On average approximately 9 months pass between the approval of a multi-family housing development application and submittal of an application for building permits. Once a project receives approval, the City requires a 15-day decision appeal period before an application for building permits may be submitted. For the most part, however, the timing of when building permit applications are submitted is largely determined by the developer. Depending on the complexity of the project, the developer may need time to prepare building permit plans or satisfy conditions of approval. Additionally, for most affordable housing projects, the

developer must secure multiple sources of funding, but can only do so after a project receives planning entitlements. This financing process may add months or possibly years between project approval and applications for building permits. Time passed between project approval and applications for building permits for recent multi-family project are shown in Table 6-32.

Table 6-32: Time Between Project Approval and Applications for Building Permits

Project	Approval Date	Date of Building Permit Application
1155 Aster	2/11/2019	12/11/2019
1 AMD	4/23/2019	12/11/2019
365 S Mathilda	4/27/2020	5/17/2021
200 S Taaffe	1/11/2021	6/29/2021

Source: City of Sunnyvale, 2022.

Local Efforts to Remove Non-Governmental Constraints

The City has little ability to control non-governmental constraints, such as the price of land and environmental constraints. However, the City is working to streamline the development application process to reduce time and money spent. Additionally, the City supports the development of affordable housing through the provision of site acquisition and gap funding. For example, the City recently provided land contributions in the amount of $13.6 million and approximately $14 million in loans for the MidPen Housing project at 1178 Sonora Ct. In addition, the City provided $12.5 million in funding and land contributions to the development at Block 15 in the Downtown Specific Plan.

In addition, to address potential constraints and expand homeownership and home improvement opportunities, the Sunnyvale offers and/or participates in a variety of programs. These include the City's First Time Home Buyer Loan Program, as well as rehabilitation programs for single-family homes and rental properties. Such programs assist lower- and moderate-income residents by increasing access to favorable loan terms to purchase or improve their homes.

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CHAPTER 7 OPPORTUNITIES FOR ENERGY CONSERVATION

7.1 Introduction

State law (Government Code Section 65583[a][8]) requires Housing Elements to contain an analysis of opportunities for energy conservation in residential development. This includes energy conservation in building construction as well as the pattern of development (e.g., energy use in transportation).

Local governments can play an important role in encouraging energy conservation whether through policy, programs, regulations, education and, sometimes, financial incentives. For this Housing Element, opportunities for energy conservation in Sunnyvale are focused on residential energy conservation and the ability to reduce housing costs.

As this analysis shows, Sunnyvale has taken numerous steps, often exceeding State mandates, to encourage energy conservation.

7.2 Climate Change: A Framework for Energy Conservation

Sunnyvale is committed to reducing greenhouse gas (GHG) emissions. The City established goals of reducing emissions by 56 percent below 1990 levels by 2030 and 80 percent below 1990 levels by 2050. This will be accomplished through several initiatives, programs, and planning efforts outlined in the City's Climate Action Playbook (hereinafter Playbook). Energy efficiency and conservation measures are key components of Strategies One, Two, and Three in the Playbook: Promoting Clean Energy, Decarbonizing Buildings, and Decarbonizing Transportation and Sustainable Land Use.

The inventory below describes the ways Sunnyvale is currently addressing the conservation of energy resources as part of larger climate action and adaptation processes. In addition to reducing GHG emissions and conserving limited energy resources, reducing residential energy consumption also has economic benefits. Energy conservation measures can result in lower monthly housing costs and contribute to greater long-term housing affordability.

Planning for Climate Change

Sunnyvale adopted its first Climate Action Plan (CAP 1.0) in 2014. It included nearly 130 actions for reducing communitywide GHG emissions. While CAP 1.0 set Sunnyvale on track to meet or exceed the State's 2020 GHG emissions reduction target, it was not designed to identify how more ambitious and longer-term targets for 2030 and 2050 could be achieved. To make progress toward significant and longer-term GHG reductions, the Sunnyvale City Council adopted Accelerating Climate Action as a Council Policy Priority in January 2017. This policy priority manifested in the adoption of the City's Climate Action Playbook in 2019, replacing CAP 1.0. The Playbook sets Sunnyvale on a path to achieve longer-term GHG reduction targets. Energy conservation, in general, is a significant component of Sunnyvale's climate change planning efforts. The inventory below summarizes the energy conservation goals of these efforts.

CLIMATE ACTION PLAN 1.0

Adopted on May 20, 2014, CAP 1.0 established 10 strategies to reduce GHG emissions, including one for the decrease of energy consumption. At that time, energy consumption was estimated at 16 percent of all GHG emissions in Sunnyvale. CAP 1.0 set out the following six energy use reduction policies:

- Lighting Efficiency: Increase the use of efficient indoor and outdoor lighting technologies.
- New Construction and Remodels: Require green building practices in new residential and commercial development and remodels.
- Residential Energy Efficiency: Reduce residential energy use, with emphasis on existing homes built before 1990.
- Commercial Energy Efficiency: Establish a regulatory and incentive-based structure that facilitates commercial and industrial energy efficiency and conservation.
- Smart Grid: Increase awareness and utilization of real-time energy consumption data and pricing available through PG&E's Smart Meter program.
- "Cool" Roofs and Pavements: Reduce the amount of dark, non-reflective roofing and paving material to mitigate the urban heat island effect and reduce energy associated with heating and cooling.

Each policy includes action items to guide implementation, many of which pertain to residential buildings. Since adopting CAP 1.0, Sunnyvale experienced significant growth in population, jobs, and the construction of new buildings. Despite those trends, which historically resulted in emissions growth, Sunnyvale's overall emissions decreased 12 percent below 1990 levels in 2016, surpassing the CAP 1.0 goal of reaching 1990 levels of emissions by 2020.

CLIMATE ACTION PLAYBOOK

Adopted in August 2019, the Playbook builds upon the foundation laid by CAP 1.0 and serves as a guide for Sunnyvale to achieve or exceed the state's 2030 and 2050 GHG emissions reduction targets. Relative to the purposes of this inventory, the Playbook addresses energy conservation and GHG reduction through three Strategies: (1) Promoting Clean Energy; (2) Decarbonizing Buildings; and (3) Decarbonizing Transportation and Sustainable Land Use. Components of each strategy relevant to the topic of housing and the reduction of household costs are summarized below.

- Strategy 1: Promoting Clean Energy
  - Play 1.1: Promote 100% Clean Energy
- Strategy 2: Decarbonize Buildings:
  - Play 2.1: Reduce energy consumption in existing building through deep energy retrofits. This includes quantified targets of 5 percent of homes by 2030 and 30 percent of homes by 2050.
  - Play 2.2: Support electrification of existing buildings. This includes quantified targets equal to 20 percent of homes by 2030 and 50 percent of homes by 2050.
  - Play 2.3: Achieve all-electric new construction. This directs the City to incentivize and promote all-electric new construction options for deep decarbonization.

- Strategy 3: Decarbonize Transportation and Sustainable Land Use:
  - Play 3.1: Increase opportunities for and encourage development of mixed-use sites to reduce vehicle miles per person.

Each Play is then supported by Next Moves which identify specific implementation actions for Sunnyvale to pursue. For example, Strategy 2: Decarbonize Buildings includes Moves that are focused on both new construction and existing buildings with programs and policies designed for future climate and energy realities. This includes increasing building efficiency for extreme temperatures and scaling up adoption of technologies in buildings powered by clean electricity. Increased building energy efficiency will help to reduce utility costs for households and residents. In the future, the City may strengthen these Plays to couple the efforts with financial incentives and/or other energy conservation programs, described in more detail in Section 7.4 below. These programs can help combine the environmental benefits of reduced GHG emissions with cost savings for households.

2025 General Plan

The Sunnyvale 2025 General Plan includes a series of vision statements upon which goals and policies are based. One vision statement aspires for a future that Sunnyvale will be, "A regional leader in environmental sustainability … advocating to reduce dependence on non-renewable resources by providing greater transportation options, reducing waste, protecting our natural resources, and promoting alternative energy usage and research. We take environmental preservation and protection seriously and consider how each action will affect Sunnyvale for future generations."

Policies within the General Plan that further Sunnyvale's vision include:

- Policy LT-2.7: Provide Sunnyvale residents and businesses with opportunities to develop private, renewable energy facilities.
- Policy LT-2.7a: Maintain and regularly review and update uniform and comprehensive standards for the development, siting, and installation of solar, wind, and other renewable energy and energy conservation systems on private property which address public health, safety, community welfare, and the aesthetic quality of the city.
- Policy LT-2.7b: Consider deviations from development standards such as setbacks, design guidelines, or heights to encourage innovative energy-efficient building design.
- Policy LT-2.7c: Participate in a Community Choice Energy (CCE) program through the Silicon Valley Clean Energy Authority in partnership with neighboring jurisdictions.
- Policy EM-7.2: Coordinate operating procedures with the City energy policy to optimize an alternative energy program so that minimum use and reliance are placed on outside energy sources.

7.3 Energy Efficiency Building Requirements

Building energy efficiency standards are promulgated by the State under Title 24, Part 6 of the California Code of Regulations (Title 24 standards). These mandatory standards apply to both new residential structures as well as alterations to existing ones. They also contain California's building standards for energy efficiency.

Title 24 standards respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission, were established in 1978 in response to a State legislative mandate to reduce California's energy consumption. The standards are updated periodically to consider and incorporate new energy efficiency technologies and methods.

The 2019 Title 24 standards went into effect in the City on January 1, 2020, (see Chapter 15.04 of the City Code). All new construction must comply with the standards in effect on the date a building permit application is submitted.

The California Building Code also includes green building regulations, referred to as CALGreen, to encourage more sustainable and environmentally-friendly building practices, require low pollution emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy-efficient materials and equipment. There are mandatory measures, which apply statewide, and voluntary measures, which can be adopted locally. Voluntary measures are organized into two tiers with their own respective prerequisites and elective measures: Tier 1 prerequisites set a higher baseline than CALGreen mandatory measures while Tier 2 prerequisites include all of Tier 1 prerequisites plus some enhanced or additional measures. The City has not adopted any of the voluntary measures, but instead relies on the Green Building Program described below.

Sunnyvale Green Building Program

Sunnyvale's award-winning Green Building Program has successfully facilitated sustainable building design. The current requirements for this program, updated on May 7, 2019, apply to all residential construction such as single-family, multi-family and mixed-use, and include a mixture of Title 24 standards and the 'Build it Green' GreenPoint rating system. CALGreen mandatory measures apply to all residential construction in addition to a minimum score of 90 points under the 'Build it Green' GreenPoint rating system.

Sunnyvale provides a 5 percent green building incentive for residential developments. For new single-family homes and additions achieving 120 points on the GreenPoint rating system or which have all-electric appliances (i.e., no gas line connection), the developer may choose to increase a lot coverage by 5 percent or receive staff level design review. For projects greater than 4,000 square feet or 50 percent of the Floor Area Ratio (FAR), the Design Review is required to be reviewed by Planning Commission.

New multi-family is provided the same incentive along with 5 additional feet in height or 5 percent in density; one incentive may be selected. To qualify, multi-family must achieve the same GreenPoint rating, include all-electric, and either a cool roof, electric vehicle chargers (above CALGreen), or greywater/recycled water. Projects that take advantage of the 5 percent green building density bonus are subject to Sunnyvale's affordable housing requirements for all units provided.

Building Electrification Ordinance

Following the passage of SB 100, which mandates that California utilities provide carbon-neutral electricity by 2045, local governments began passing ordinances that are variations on the theme of prohibiting fossil fuel energy sources in new construction. In 2021, Sunnyvale began implementing its adopted Reach Codes. Reach Codes are new building codes that exceed the state's standard energy construction codes described above. The Reach Codes exceed the California Energy Code requirements to accelerate the reduction of greenhouse gas emissions. Reach Codes apply to all new residential and nonresidential buildings. Sunnyvale's Reach Codes require all electric appliances including but not limited to the fireplace, oven, heater, water heater, clothes dryer, etc. (Ergo prohibiting natural gas-powered water heaters and fireplaces). New high rise non-residential and multifamily buildings (4 stories or more) may be exempt from certain unavoidable gas applications depending on the buildings purpose and location (e.g., Emergency Operation Centers or commercial dryers in large hotels). Additionally, new buildings must have solar panels and electric vehicle charging infrastructure installed.

7.4 Energy Conservation Programs

This section summarizes existing energy conservation programs available to Sunnyvale residents through the City, the State, and local utility providers.

Home Improvement Program (HIP) Energy Retrofit Grants

Sunnyvale's Home Improvement Program (HIP) offers low-income homeowners and renters a matching grant to make improvements related to energy efficiency, accessibility, and general repairs for health and safety. For energy efficiency improvements, deferred loans of up to $25,000 ($5,000 for mobile homeowners), or a matching grant of up to $5,000 are provided. Eligible projects may include, but are not limited to, insulation, weather stripping, air sealing, replacement of inefficient/aging appliances, heating systems, windows, and other types of weatherization improvements.

Property Accessed Clean Energy Programs

Sunnyvale has authorized two Property Accessed Clean Energy (PACE) programs to provide financing to property owners within the city limits, including:

- California FIRST; and
- Counterpointe Energy Solutions.

These programs are available to help residents and businesses save energy and water while improving the quality of their home or building.

PACE programs offer financing options or offset the costs of upgrades such as improvements to mechanical and electrical systems, installation of water-efficient fixtures, and development of onsite renewable energy and electric vehicle charging. Financing is repaid via the property owner's tax bill over time. Eligible improvements may vary by PACE program, but generally include improvements for energy and water efficiency, distributed generation renewable energy facilities such as solar photovoltaics, and vehicle charging.

Bay Area Multifamily Building Enhancements

The Bay Area Multifamily Building Enhancements Program is a rebate program that offers multifamily property buildings with five or more attached dwellings cash rebates of up to $750 per unit and no-cost consulting for energy and water saving improvements.

BayREN HOME+

BayREN, a program of the Association of Bay Area Governments, is funded by California utility ratepayers under the auspices of the California Public Utilities Commission (CPUC), as well as through grants and funding from member agencies, other state and federal agencies, and foundations. One service provided by BayRen is the BayREN Home+ program, which provides homeowners with rebates and technical assistance to make energy-efficiency home improvements. BayREN is also a hub of dissemination for energy conservation information for a diverse audience, including homeowners and renters.

Local Utility Programs

Pacific Gas and Electric (PG&E) provides electricity and natural gas services for the City. Through a Community Choice Aggregation Program, Silicon Valley Clean Energy provides clean energy to Sunnyvale residents through PG&E's infrastructure. Both utilities offer a variety of programs to increase energy conservation and reduce monthly energy costs for lower-income households.

PACIFIC GAS AND ELECTRIC

PG&E currently (2022) offers the following financial and energy-related assistance programs for its low-income customers, among others:

- Energy Savings Assistance Program. PG&E's Energy Savings Assistance program offers free weatherization measures and energy-efficient appliances to qualified low-income households. PG&E determines qualified households through the same sliding income scale used for CARE. The program includes measures such as attic insulation, weather stripping, caulking, and minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
- Energy Efficiency for Multifamily Properties. The Energy Efficiency for Multifamily Properties program is available to owners and managers of existing multifamily residential dwellings containing five or more units. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products.
- California Alternate Rates for Energy (CARE). PG&E offers this rate reduction program for low-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a discount of 20 percent or more on monthly energy bills.
- REACH (Relief for Energy Assistance through Community Help). The REACH program is sponsored by PG&E and administered through a non-profit organization. PG&E customers can enroll to give monthly donations to the REACH program. Qualified low-income customers who have experienced uncontrollable or unforeseen hardships, that prohibit them from paying their utility bills may receive an energy credit. Eligibility is determined by a sliding income scale based on the number of household members. To qualify for the program, the applicant's income cannot exceed 200 percent of the Federal poverty guidelines.

- Medical Baseline Allowance. The Medical Baseline Allowance program is available to households with certain disabilities or medical needs. The program allows customers to get additional quantities of energy at the lowest or baseline price for residential customers.

SILICON VALLEY CLEAN ENERGY

Formed in 2016, the Silicon Valley Clean Authority is a non-profit, joint-powers agency formed by the County of Santa Clara; the Cities of Campbell, Cupertino, Gilroy, Los Altos, Milpitas, Monte Sereno, Morgan Hill, Mountain View, Saratoga, and Sunnyvale; and the Towns of Los Altos Hills and Los Gatos. The Authority was formed to study, promote, develop, conduct, operate, and manage energy and energy-related climate change programs, and to exercise all other powers necessary and incidental to accomplishing this purpose. These programs include but are not limited to the establishment of a Community Choice Aggregation Program known as Silicon Valley Clean Energy (SVCE).

Residents (and businesses) located in the SVCE service area and with existing PG&E accounts are automatically enrolled in SVCE's 'GreenStart' electric generation service. SVCE's GreenStart service provides carbon-free electricity at costs below PG&E. SVCE customers can participate in financial assistance programs administered by PG&E. Additionally, SVCE supports residential customers switch from natural gas to clean energy through educational services and financial incentives. Customers interested in energy efficiency can, with a valid library card and at no charge, take advantage of the Do-It-Yourself (DIY) Home Energy Saving Toolkit that includes materials (e.g., LED light bulbs, low-flow faucet aerators, low-flow shower head, weatherstripping) and tools (e.g., thermal detector, water flow rate bag, Kill-A-Watt Meter). SVCE also offers guidance on home electrification through the ehub, an online assistant that SVCE often couple with rebates.

During the COVID-19 pandemic, utilities stopped disconnections for customers unable to pay their bills, but customers still accrued debt. SVCE has joined the CA COVID-19 Rent Relief program to provide bill relief to qualifying customers. The program reduces unpaid balances on electricity bills that have accrued due to the pandemic. Specifically, SVCE offers a 12-month Arrearage Management Plan providing up to $8,000 of bill forgiveness to each eligible customer.

Federal and State Energy Assistance Programs

In addition to the local programs described above, the California Department of Community Services and Development (CSD) administers the Federally funded Low-Income Home Energy Assistance Program (LIHEAP). This program provides two types of assistance: Home Energy Assistance and Energy Crisis Intervention. The first type of assistance is a direct payment to utility bills for qualified low-income households. The second type of assistance is available to low-income households that are in a crisis. CSD also offers free weatherization assistance, such as attic insulation, caulking, water heater blankets, and heating and cooling system repairs to low-income households.

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CHAPTER 8 EVALUATION OF THE PREVIOUS HOUSING ELEMENT

8.1 Accomplishments under the Fifth Cycle Housing Element

State housing element law requires cities and counties to assess the achievements under their adopted housing programs. The City has made significant progress in implementing the programs identified in the 2015-2023 Housing Element. Some of Sunnyvale's major housing accomplishments during the 2015-2023 period included:

- Completion of the 2020 Housing Strategy Report, which identified key strategies and policy recommendations to address age-friendly housing, mobile home parks, and housing production.
- Adoption of a Mobile Home Park Memorandum of Understanding to protect residents from mobile home space rent increases and costs transferred from mobile home park owners to residents.
- Land dedication for and approval of a 90-unit affordable housing development on Block 15 of the Downtown Specific Plan, including 25 percent of units allocated for special needs tenants.
- Revision of the Below Market Rate (BMR) Ordinance in 2015 to include a housing impact fee for market-rate rental housing construction in response to recent court cases,
- Initiation of the commercial linkage fee and fees for other retail and hospitability uses.
- Coordination with the Housing Authority on several projects and mutual efforts in 2015-2017 including Parkside Studios, Grove Garden, Onizuka Crossing, and Benner Plaza.
- Reestablishment of a Rental Inclusionary Ordinance in 2019 to require 15 percent of new rental units be affordable in response to Assembly Bill 1505. In addition, the City revised the BMR Ordinance in 2021 to increase inclusionary requirements for ownership housing projects from 12.5percent to 15percent.
- Adoption of the Lawrence Station Area Plan in 2017 and a plan update in 2021 to increase high-density housing opportunities (total of 5,930 housing units).
- Purchase of 1.3 acres of land within the Lawrence Station Specific Plan Area in the amount of $13.55 million and authorized a ground lease to MidPen Housing for a 176-unit affordable housing project.
- Adoption of the Land Use and Transportation Element (LUTE) in 2017 which included the addition of 4,200 housing units along the El Camino Real Corridor, 900 housing units in Village Centers and about 30 acres designated for conversion from industrial to residential (East Sunnyvale expansion area) with the potential for 720 housing units.
- Completion of the El Camino Real Specific Plan to update the existing Precise Plan for El Camino Real to provide better direction for the higher densities of 4,200 units from the LUTE, and also included another 2,700 housing opportunities.
- Initiation of the Moffett Park Specific Plan to provide opportunities for approximately 20,000 new housing units (adoption anticipated late 2022/early 2023).

- Allocation of $40.5 million in local housing funds towards the development of new affordable housing.
- Allocation of funding to assist in the rehabilitation and preservation of Eight Trees Apartments (24 housing units – renamed Posolmi Place) and Orchard Gardens.
- Adoption of an emergency ordinance in 2019 to impose a cap on rent increases and "just cause" eviction requirements prior to Assembly Bill 1482.
- Amendment to the Downtown Specific Plan to allow an additional 550 housing units and approved an office project that resulted in a total of 793 units (550 base units, 200 density bonus units and 43 units transferred from another Downtown site). First project in Sunnyvale to include inclusionary rental units affordable to moderate income households.

In addition, the following actions are in process and are anticipated for completion within the 2015-2023 Housing Element period. **[Note this will be updated in the Adoption Draft Housing Element].**

- Development of a Right to Lease Ordinance, planned for adoption in Fall 2022. The ordinance will require landlords offer renters a lease with specific minimum lease terms to provide tenants with stability and predictability of costs during the term of their lease.
- Preparation of a Tenant Protection/Relocation Assistance Requirement, planned for adoption in Fall 2022. The Tenant Protection/Relocation Assistance Requirement will require landlords to provide financial assistance to tenants who are being displaced from rental units due to factors such as lease terminations, unaffordable rent increases, or demolition of rental units.

8.2 Progress Toward Meeting the RHNA

The City issued 4,743 permits for housing units from the start of the fifth cycle planning period (2015) through the end of 2021. Of the permits issued, 87 percent were for above moderate-income housing, 6 percent were for moderate-income housing, and 7 percent were for low- or very low-income housing. As shown in Table 8-1, the City has permitted double the number of units needed to meet the above moderate-income RHNA but has not issued sufficient permits to meet the goal in the moderate- and lower-income categories.

Table 8-1: 2015-2023 Regional Housing Needs Allocation Progress

Income Group	RHNA	Number of Permits Issued as of 2021	Percentage of RHNA met
Very Low	1,640	212	13%
Low	906	111	12%
Moderate	932	307	33%
Above Moderate	1,974	4,113	208%
Totals	**5,452**	**4,743**	**87%**

Source: City of Sunnyvale, 2021 Annual Progress Report.

8.3 Programs to Address Special Housing Needs

State housing element law (Government Code Section 65588) requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in Table 8-2, the 2015-2023 Housing Element included Programs 22 through 25 addressing reasonable accommodations for persons with disabilities, persons experiencing homelessness, and large families and single-headed households.

The City provides for reasonable accommodations and maintains its building code to meet accessibility requirements. The City provides annual funding for homeless programs and at-risk households including: WorkFirst Sunnyvale, Tenant-Based Rental Assistance (TBRA), Homelessness Prevention and Rapid Re-housing (HPRR), and Supportive Human Services. The City continues to work with developers to provide a range of unit sizes, including large units for large families, and requests special needs housing in its requests for proposals. Since 2018 the City approved two projects with units for special needs tenants (Orchard Gardens and Block 15).

In addition, the City adopted its Housing Strategy in 2020, which outlines policy recommendations for senior housing, including strategies to promote age-friendly housing, adapt homes to allow seniors to age in place, and protect at-risk housing. In 2017, the City joined the World Health Organization's Global Network of Age-Friendly Cities and Communities (GNAFCC), pledging to become more age-friendly. The City prepared an Age-Friendly Action Plan to support the community's goal to provide services and housing that meet the needs of seniors.

8.4 Evaluation of Programs

Table 8-2 provides an evaluation of the 2015-2023 Housing Element implementation programs and reviews the results and effectiveness of each program.

Table 8-2: Evaluation of 2015-2023 City of Sunnyvale Housing Element Programs

Program	Target Timeframe	Evaluation	Recommendation
1. Below Market Rate (BMR) Housing Program Continue to implement BMR Home Ownership Program. Review and refine BMR program guidelines and codes periodically as needed to accommodate changing market conditions and improve overall program effectiveness.	Ongoing: 2015-2023	Between 2015-2021, 197 BMR homes were sold (escrow closed), including 125 new and 23 resale BMR homes, and approximately $7 million in BMR In-lieu fees were collected. The City most recently updated the BMR Home Ownership Program in 2021 to increase the inclusionary requirement to 15 percent. In 2015 the City revised the BMR Ordinance to include a housing impact fee for market-rate rental housing construction in response to recent court cases, and in 2019 modified it again to require 15 percent of new rental units be affordable in response to Assembly Bill 1505. Between 2015-2021, 74 BMR rental units were built through the program. No rental in-lieu fees have been collected since the adoption of the ordinance.	Modify program to reflect changes to BMR ownership and rental housing programs.
2. First Time Home Buyer Program Continue to implement First Time Home Buyer (FTHB) Program; aim to assist 5-10 homebuyers per year, or as demand warrants.	Ongoing: 2015-2023	From 2015-2020, the City provided FTHB loans to 24 BMR home buyers. The City assists an average of 3 buyers a year with FTHB loans except in 2020, when no FTHB loans were provided. $250,000 is budgeted annually for the FTHB program.	Modify program to expand outreach to promote the FTHB program.

Program	Target Timeframe	Evaluation	Recommendation
3. Affordable Housing Development Assistance Provide financial and regulatory assistance for new affordable housing development, using available funds. Seek new sources of funding for affordable housing.	Ongoing: 2015-2023	The City has been actively assisting in the development of affordable housing since 2015. In 2015, the City issued an RFP for $10 million from 3 local funds: Housing Mitigation, BMR in-lieu, and Housing Successor Agency funds. By 2016, the City approved a $5 million HMF bridge loan and $600,000 HOME for Benner Plaza (66 units), and committed $6 million to Orchard Gardens for redevelopment (25 net new units, 87 total units). In 2017, the City closed on a $7.43 million loan to fund construction of Benner Plaza. In 2018, City approved a new "80/20" project with 22 Very Low Income units and entered a Disposition and Development Agreement with a developer to build the Sunnyvale Block 15 project, a 90-unit affordable housing on a City-owned site. In 2020, the City awarded $26.5 million in new Housing Mitigation Funds. Of those, $14.5 million have been issued to purchase a new parcel (1178 Sonora Court) that will have 177 new units of affordable housing. In 2021, $17 million was issued to the Sunnyvale Block 15 project. Staff hopes to release additional funding in 2022 and the remaining funds will be issued in 2023.	Retain program
4. Density Bonus Provisions Educate developers about density bonus incentives using outreach materials provided online and/or at the One-Stop Center. Promote use of density bonus in discussions with applicants and share the City's density bonus calculator tool with interested developers.	Ongoing: 2015-2023	Density bonus calculator developed to help developers and staff analyze various options for sites. All density bonus units (Affordable Rental Units or ARUs) completed to date are very low-income units. In 2015, one density bonus project was completed then between 2016 and 2017, 53 ARUs were completed in four projects: Ironworks (14 units), 481 Mathilda (5 units), ENCasa (16 units), and 6Ten Weddell (18 units). The City also offers a 5 percent density bonus for projects that exceed minimum green building requirements. Between 2020 and 2021, four new affordable housing developments were submitted, which featured the new super density bonus being within a half-mile of major transit.	Delete program. The City has developed a density bonus calculator and the City's density bonus requirements are consistent with State law.
5. Home Improvement Program Continue to operate the Home Improvement Program to assist lower-income households with funding for housing rehabilitation and minor improvements. Assist a total of 15–20 households per year, or as demand warrants.	Ongoing: 2015-2023	Since 2015, the City has assisted 79 households with loans and grants for housing rehabilitation and minor repairs (average of 11 households per year). Starting with the 2022-23 fiscal year, the City will be doubling program funds and expanding this program to provide roof repairs.	Modify program to focus on promoting the program.

Program	Target Timeframe	Evaluation	Recommendation
6. Multi-Family Rental Property Rehabilitation Continue to offer below-market rate financing for rehabilitation of affordable rental units, using funding sources available for this purpose. Provide rehabilitation financing to one or more properties during the planning period.	Ongoing: 2015-2023	In 2015, the City provided a $1 million HMF loan for major rehabilitation of Morse Court, a 35-unit affordable rental project (completed in 2016). City also loaned $1.05 million in HOME and CDBG funds for rehabilitation of Crescent Terrace, a 48-unit affordable senior rental project. In 2017, a $3.3 million loan was approved for Phase 2 acquisition/rehabilitation/preservation of the Eight Trees Apartments, a 24-unit development. Work was completed and occupancy obtained in 2019. In 2018, the City issued a $403,000 BIF loan to Stoney Pine Apartments, a 21-unit special needs project. No new rehabilitation financing was awarded or completed between 2020-2021.	Retain program.
7. Multi-Family Rental Property Acquisition and/or Preservation Assist in acquisition and/or preservation, alone or in combination with rehabilitation assistance, of at least one multi-family rental property during the planning period.	Enter into first funding agreement by 2017; others thereafter as feasible.	In 2016, the City embarked on an acquisition/rehabilitation/preservation project at the Eight Trees Apartments development. In November 2017, the 24-unit project was approved for a $3.3M loan for Phase 2. Escrow closed in February 2018, rehab work started in late 2018, and occupancy was obtained in 2019. In 2020, the City awarded $7.5 million towards rehabilitation and expansion of an existing affordable housing complex known as Orchard Gardens. The project submitted their planning application in late 2020. The project received planning entitlements in fall 2021 and is slated to break ground in 2023. In addition, the City awarded a CDBG grant to Plaza de las Flores to replace windows and make energy efficiency improvements in all 101 units of the senior affordable housing development near downtown.	Combine with Program 6, above.
8. Neighborhood Preservation Program Continue to implement the Neighborhood Preservation Program, with affordable housing support from the Housing Division.	Ongoing: 2015-2023	The Neighborhood Preservation Program no longer exists per the City's Code Enforcement Division.	Delete program.
9. Preservation of Assisted Rental Housing Maintain contact with owner of Life's Garden and offer financial and other assistance to maintain the affordability of the at-risk units.	Complete by 2017	Preservation/rehabilitation of Life's Garden was completed in 2017. The City held a "TEFRA" hearing in March 2016 to support the project's application for 4percent tax credits and submitted the Local Reviewing Agency form for the project. In 2020 and 2021, the City worked with various developments with current inclusionary units that are slated to expire. City staff works with management to ensure fair transition of affordable to market rate units and offers funding to extend the life of affordable units as possible. No developments have taken the City's offer of funding to extend the life of the inclusionary units.	Modify program to reflect broader preservation goals for at-risk assisted rental housing and below market rate units.

Program	Target Timeframe	Evaluation	Recommendation
10. Section 8 Rental Assistance Support the Housing Authority in its efforts to maintain adequate federal funding for Section 8. Refer residents to the Housing Authority for Section 8 and related information. Encourage landlords to participate in the program.	Ongoing: 2015-2023	Staff coordinated with the Housing Authority on several projects and mutual efforts in 2016 and 2017 including Grove Garden, Onizuka Crossing, Benner Plaza. Staff has referred several interested households to the Santa Clara Housing Authority between 2018-2021. The City has also been in negotiations with new affordable housing developers to participate in this program. In 2020, two new affordable housing developments (1178 Sonora and Block 15) received preliminary allocations of project-based vouchers.	Modify program to include targeted outreach to property owners.
11. Anti-Displacement Provisions Consider developing an anti-displacement policy applicable to redevelopment or major renovation of larger rental properties. Conduct outreach on the topic with interested stakeholders before developing proposed provisions.	Begin program by 2016	Background research completed in 2016. In 2018 the City hired a consultant to prepare a Housing Strategy and this policy was incorporated in the 2020 Housing Strategy. In 2021, the City began work on implementation of a tenant protection/relocation assistance ordinance. In 2022, the City will hold outreach and adopt the final ordinance aimed to provide relocation and support renters.	Modify program to reflect specific anti-displacement strategies from 2020 Housing Strategy.
12. Mobile Home Park Preservation Continue to implement current mobile home park protections and maintain mobile home park zones. In the event of mobile home park closure, enforce the Mobile Home Park (MHP) Conversion requirements to provide relocation assistance to park residents.	Ongoing: 2015-2023	Ongoing. One mobile home park, Nick's Trailer Ct., began the conversion process in 2015. This park was not subject to the City's park preservation policies (zoned commercial) and closed in mid-2016. The owners of Blue Bonnet MHP submitted a conversion impact report which was approved in early 2017. Park residents received relocation assistance, and several were able to purchase or rent Sunnyvale BMR homes. This park was also not subject to the City's park preservation policies (zoned for other uses). Other mobile home parks continue to be protected by MHP-exclusive zoning and related City policies. No mobile home park conversions have occurred since 2017. In 2021, the City adopted a Mobile Home Memorandum of Understanding (MOU) between the City and owners of 10 mobile home parks to establish a variety of rent policies. The MOU serves as a rent stabilization tool for MHP residents by capping rent increases at 75percent of CPI (3percent floor) and capping resales at 15percent, tiered in over 3 years in addition to 15 other protection terms.	Modify program to include new MHP tenant protections (MOU) and MHP strategies from 2020 Housing Strategy
13. Foreclosure Prevention Provide information and referrals about available foreclosure services and related information through City public outreach channels.	Ongoing: 2015-2023	The City provides foreclosure assistance and technical assistance as needed. For example, the City assisted a BMR owner that was behind in paying mortgages in 2018 by contacting the lender and remodifying the terms of the loan. In 2020 and 2021, the City used its website to inform residents of financial assistance options due to the COVID-19 pandemic.	Retain program.

Program	Target Timeframe	Evaluation	Recommendation
14. Condominium Conversion Regulations Continue to provide tenant protections through implementation of the City's condominium conversion regulations.	Ongoing: 2015-2023	No condo conversion applications were received from 2015-2018 or 2020-2021. The City worked to negotiate relocation benefits prior to entitlement.	Retain as a policy. No implementation action needed.
15. Consider Modifications to Development Standards for Accessory Living Units (ALU's) Conduct outreach, complete analysis of ALU standards and possible modifications, and provide recommendations for public, stakeholder, and Council consideration. [Note: Since 2016, the City has used the terms "Accessory Dwelling Unit" and "ADU" instead of "Accessory Living Unit" and "ALU"]	Begin program by 2017	This program was completed in 2017. There were several ADU code amendments between late 2016 and early 2020 to comply with State legislation. Sunnyvale's development standards for ADUs has most recently been updated in January 2020. The City's number of ADU permits have continued to increase and the City continues to educate and hold meetings on how homeowners can build ADUs.	Modify program to focus on outreach and facilitating ADU production.
16. Complete the "Retooling the Zoning Code" Project Complete the Retooling project by providing a final draft of the Zoning Code for Council consideration by the end of December 2015.	Complete project by 2016	Several zoning amendments have been made in recent years, and a new Land Use and Transportation Element (LUTE) and several specific plans or plan updates have been adopted. However, due to a lack of staff resources, portions of the retooling project remain in progress and this program has been placed on hold by the Planning Division. The Planning Division aims to resume this program in an upcoming year when staffing and resources can facilitate it.	Modify program to clarify objectives and timeframe.
16. Residential Sites Inventory Maintain current inventory of potential residential and mixed use sites; provide to developers with information on incentives.	Ongoing: 2015-2023	Sites inventory is online in the Housing Element; further assistance is available at the One-Stop Permit Center and by phone or email to Planning and Housing staff. Many of the major housing sites included in the inventory have been developed since 2015 or are in the pipeline.	Modify program to include a web-based inventory and address no-net-loss requirements.
17. Minimum Densities Inform developers of policy to develop to at least 75percent of General Plan density.	Ongoing: 2015-2023	Planning staff reviews development applications to ensure that proposed projects meet this standard; this information is also highlighted in reports to Planning Commission. Minimum density in the Lawrence Station Area Plan and El Camino Real Specific Plan are 85percent of base maximum density.	Maintain as a policy. No implementation action needed.

Program	Target Timeframe	Evaluation	Recommendation
18. Downtown Specific Plan Encourage provision of affordable housing by requiring BMR units to be provided on-site or within the boundaries of the Specific Plan, and by promoting density bonus incentives.	Ongoing: 2015-2023	Several projects have been completed within the Downtown Specific Plan (DSP) that have Below Market Rate (BMR) units or Affordable Rental Units (ARUs) including Mathilda Villas (3 BMRs), Ironworks (14 ARUs), 481 Mathilda (5 ARUs). The Sunnyvale Town Center or "The Flats" is another completed project within the DSP with 25 BMR units. The DSP and Development Agreement for 90 affordable units on a City-owned parcel (Block 15 of DSP) was completed in 2020. In 2021, the Planning Division approved several new affordable housing agreements for new developments within the DSP. And in 2022 the "Maxwell" apartments at 311 S. Mathilda Avenue with 75 units including 6 ARUs affordable to very low-income households will be completed.	Modify program to promote remaining development potential in the DSP.
19. Accessory Living Units Facilitate the development of new accessory living units by making information about how to obtain permits for them available to the public.	Ongoing: 2015-2023	Information is available online, at the One-Stop Permit Center, and shared via various City channels and meetings. The City maintains an ADU ordinance consistent with state law and continues to identify ways to encourage ADU development.	Rename program to Accessory Dwelling Units (ADU). Modify program to provide additional incentives to facilitate ADU development.
20. Housing Policies for Priority Development Areas Consider developing specific housing policies for designated Priority Development Areas (PDAs) in the City through preparation of specific plans or station area plans.	Begin program by 2017	Lawrence Station Area Plan (LSAP) was adopted in 2017 and updated in 2021 to promote housing development through higher densities and affordable housing incentives. The Downtown Specific Plan was updated in 2020 to increase residential development potential. Updates to the El Camino Real Specific Plan and Moffett Park Specific Plan are currently underway (2022) and will include new capacity for housing and policies to promote and incentivize affordable housing.	Delete program. Updates to the Lawrence Station Area Plan, Downtown Specific Plan, and El Camino Real Specific Plan have been adopted or are in process.
21. Fair Housing Program Contract with qualified fair housing agencies to provide fair housing services to the extent funding is available. Provide fair housing brochures at City facilities and fair housing information on the City's website, with links to HUD fair housing page. Participate in the Santa Clara County Fair Housing Task Force.	Ongoing: 2015-2023	• City provided CDBG grants to Law Foundation for fair housing services in 2015 -2018. In 2015, staff hosted a Fair Housing workshop. Housing staff also coordinated two Fair Housing presentations with the Law Foundation in 2018: one for tenants and one for property managers. • In 2019, the City started providing CDBG grants to Project Sentinel to provide fair housing and tenant mediation services on behalf of the city. • Housing Staff provided information regarding BMR ownership/rental options and City grants/ loans for housing rehab to interested parties during its annual State of City Event in 2019. • Housing staff maintains webpage with current fair housing information and resources and provides brochures and posters at City and partner agency facilities.	Retain program.

Program	Target Timeframe	Evaluation	Recommendation
22. Accessible Housing Maintain procedures for reasonable accommodations in codes and permitting. Adopt accessibility updates to codes as needed. Provide grants for accessibility improvements for eligible households, and provide CDBG funds for accessibility improvements to pedestrian facilities as needed in residential neighborhoods.	Ongoing: 2015-2023	• City codes are updated; reasonable accommodation procedures are available to Planning/Building permit applicants. • City operates Home Access Grant program. • City provides CDBG funding for accessibility retrofits of pedestrian facilities. • In 2019, the City provided $1.3 million in CDBG funding for a sidewalk project to provide ADA-compliant access along Persian Drive, where no sidewalk previously existed. This project was completed in 2020.	Modify program to focus on funding and address findings for reasonable accommodations in a new separate program.
23. Programs to Address Homelessness Provide funding for programs that seek to prevent and end homelessness and provide supportive services, such as the TBRA and WorkFirst Sunnyvale programs. Offer financing for permanent supportive housing and projects that reserve units for homeless applicants.	Ongoing: 2015-2023	City continues to provide significant annual funding for homeless programs and at-risk households including: WorkFirst Sunnyvale, Tenant-Based Rental Assistance (TBRA), Homelessness Prevention and Rapid Re-housing (HPRR), and Supportive Human Services. A study is underway starting in 2022-23 to consider overnight warming/cooling shelters and other homeless services.	Retain program; modify to expand services.
24. Special Needs Housing Development Assistance Include priority for special needs units in all City notices of funding availability for new housing construction, rehabilitation, and/or preservation projects. Aim to assist in the development of one new project with some units reserved for special needs tenants. Encourage developers to include advocacy groups in marketing and leasing efforts related to newly available units.	Begin program by 2016	This priority is noted in Housing RFPs from the City. Recent projects include: • Orchard Gardens which includes 43 units for special needs tenants. • Benner Plaza includes 13 units for special needs tenants • Block 15 project Developer Agreement includes 25percent of units to be allocated for special needs tenants. Entitled in 2020, construction started in 2021.	Retain program. Add new programs to include Aging in Place strategies from 2020 Housing Strategy.
25. Housing for Large Families and Single-Parent Households Encourage rental developers to include units with three or more bedrooms, and to provide family-friendly common areas, open space and amenities such as on-site child care. Inform developers of the density bonus incentives for qualifying projects with child care facilities.	Ongoing: 2015-2023	Recent rental developments include a range of unit sizes. City continues to encourage a range of sizes from studio to three bedrooms, as allowed by certain financing requirements, and always requires inclusionary developments to be a proportional mix as market rate sizes.	Retain as a policy.

Program	Target Timeframe	Evaluation	Recommendation
26. Sustainability and Green Building Continue the City's comprehensive sustainability and green building programs.	Ongoing: 2015-2023	City offers a 5percent density bonus for projects meeting green building standards. City's Green Building program was updated in 2019. In addition, the City recently adopted new Reach Codes which went into effect in January 2021. The City actively implements the Climate Action Playbook as well through the Environmental Services Department.	Retain program.

Appendix A Community Engagement

1.1 Community Engagement Flyers

City of Sunnyvale

2023-2031 HOUSING ELEMENT

Sunnyvale is updating its Housing Element and needs your input.
What types of housing should we have in Sunnyvale? Where should we locate new housing? The Housing Element is our 8-year plan to address the housing needs of everyone in the community and shows how the City will accommodate its fair share of housing.

Get involved!
Share your concerns, ideas, and solutions for housing at upcoming workshops or in a survey.

Attend a Virtual Workshop

ENGLISH & ESPAÑOL
Feb. 3rd, 2022
6:30pm – 8:00pm
Register here:
qrco.de/sunnyvale1

ENGLISH & 中文
Feb. 9th, 2022
6:30pm – 8:00pm
Register here:
qrco.de/sunnyvale2

Take the Community Survey

Available from January 31 to February 23 in the following languages:

ENGLISH

ESPAÑOL

中文

Visit the project website, sunnyvale.ca.gov, search "housing element" to learn more about the City's Housing Element Update

Sunnyvale

Sunnyvale 市

2023-2031 年住房要素

Sunnyvale 正在更新《住房要素》，需要您的宝贵意见。

Sunnyvale 应该拥有哪些类型的住房？应该在哪里建造新住房？《住房要素》是 Sunnyvale的八年计划，旨在满足社区中每个人的住房需求，并阐释本市公平分配住房的方式。

请您参与！

请在即将举行的研讨会或调查问卷中，分享您对住房的疑虑、想法和解决方案。

参加虚拟研讨会

英文 & 西班牙文

2022 年 2 月 3 日

下午 6:30 至晚上 8:00

在此注册：

qrco.de/sunnyvale1

英文 & 中文

2022 年 2 月 9 日

下午 6:30至晚上 8:00

在此注册：

qrco.de/sunnyvale2

填写社区调查问卷

1 月 31 日至 2 月 23 日提供以下语言版本：

英文

西班牙文

中文

访问项目网站 sunnyvale.ca.gov，搜索“住房要素”，了解本市《住房要素更新》的更多信息。

Sunnyvale

CIUDAD DE SUNNYVALE

ELEMENTO DE VIVIENDA DEL 2023 AL 2031

Sunnyvale está actualizando su elemento de vivienda y necesita su opinión.
¿Qué tipos de viviendas deberíamos tener en Sunnyvale? ¿Dónde deberíamos ubicar las nuevas viviendas? El elemento de vivienda es nuestro plan de 8 años para abordar las necesidades de vivienda de todos en la comunidad y demuestra cómo la ciudad tendrá una distribución adecuada de viviendas.

¡Participe!
Comparta sus preocupaciones, ideas y soluciones en materia de vivienda en los próximos talleres o en una encuesta.

Asista a un taller virtual

INGLÉS Y ESPAÑOL
3 de febrero de 2022
De 6:30 p.m. a 8:00 p.m.
Regístrese aquí:
qrco.de/sunnyvale1

INGLÉS Y CHINO
9 de febrero de 2022
De 6:30 p.m. a 8:00 p.m.
Regístrese aquí:
qrco.de/sunnyvale2

Realice la encuesta a la comunidad

Disponible del 31 de enero al 23 de febrero en los siguientes idiomas:

INGLÉS

ESPAÑOL

CHINO

Visite el sitio web del proyecto, sunnyvale.ca.gov, y busque "housing element" (elemento de vivienda) paraobtener más información sobre la actualización del elemento de vivienda de la ciudad.

Sunnyvale

1.2 February 3 Polling Responses

Sunnyvale HE Community Workshop - English

03 - 10 Feb 2022

Poll results

slido

Table of contents

- Which statement best describes you? /
- What is your housing situation?
- What is your age?
- How long have you lived in Sunnyvale?
- What do you like about living and/or working in Sunnyvale?
- What do you think are the greatest housing challenges in Sunnyvale?
- What do you think are the greatest fair housing issues in Sunnyvale?
- What ideas do you have for addressing housing challenges in Sunnyvale?

Multiple-choice poll

Which statement best describes you? / 0 1 6

I am a resident of Sunnyvale

63 %

I work in Sunnyvale

25 %

I am a developer in the area

0 %

I represent/work at a nonprofit or advocacy group

6 %

Other

6 %

Multiple-choice poll

What is your housing situation?

0 1 5

I own my home

53 %

I rent my home

33 %

I own my mobile home

7 %

I rent my mobile home

0 %

I live with family/friends (i.e., do not pay rent)

7 %

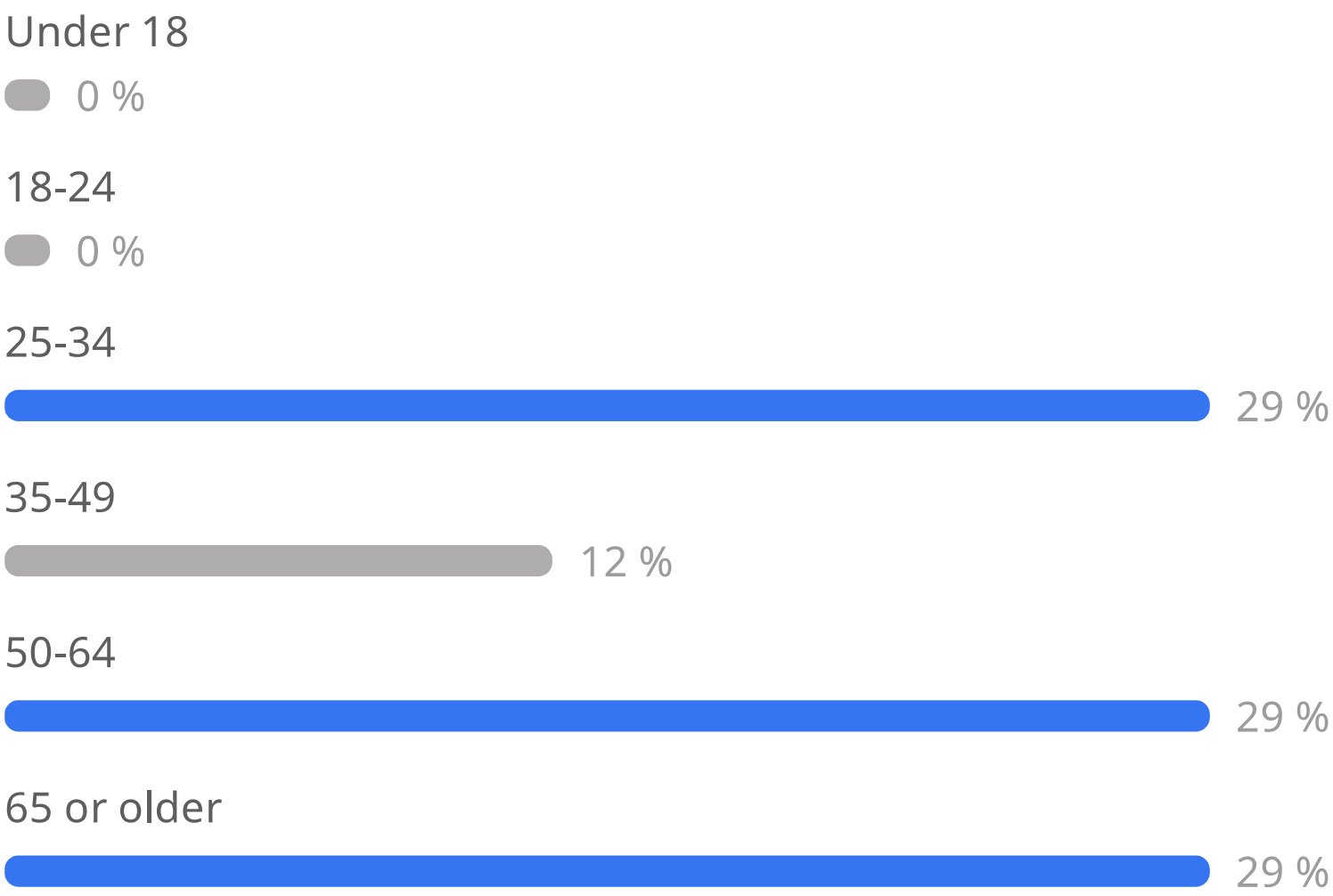
Do not currently have a permanent home

0 %

Multiple-choice poll

What is your age?

0 1 7



Multiple-choice poll

How long have you lived in Sunnyvale?

0 1 5

Less than 1 year

0 %

1-4 years

7 %

5-9 years

0 %

10+ years

67 %

I do not live in Sunnyvale, but I work here

27 %

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

0 1 6

(1/2)

- Great folks working in the housing department
- I like the svc as well
- It's a delightful community, it works well, it has great accessibility - and its government works really well. It has terrific diversity - and diversity in housing that goes along with it.
- Crows
- Great neighborhoods
- Great nearby businesses and restaurants. Strong non-profits. Opportunity for development, housing, and new growth.
- People are friendly The city has good public policies Good transportation Diversity
- Safe, nice place to live with everything you need very close
- I like how clean and it is.
- Everything! Love the environment, convenience, people, government, safe city
- Parks and commmunity services
- Diverse and safe city with lots of parks and a welcoming community.
- city services

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

0 1 6

(2/2)

- Variety of housing types
- safety
- Safe, well-run city. Good diversity, good jobs. Fairly boring.
- Convenience
- The parks and restaurants
- Sunnyvale values diversity of all types.

Open text poll

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

0 1 5

(1/2)

- Build more!
- Anyone making less than $200000 a year cannot live here. Absurb
- Senior housing
- NIMBY attitudes in south Sunnyvale neighborhoods.
- The cost to live in Sunnyvale as a renter or possible owner.
- Serving the housing needs of low-to-modest income residents.
- Housing for people with developmental disabilities many with very low income
- I ventory
- Affordability. I hardly have nothing left to buy food and other necessities.
- Lack of housing affordable to low-income households. Displacement of long-time residents due to unaffordable rents.
- Affordability
- Not enough density or height allowed
- High prices, not enough housing stock
- Prices are very high for most people

Open text poll

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

(2/2)

0 1 5

- Not enough housing for everyone who wants to live here.
- Affordability
- Affordability
- Affordability
- Cost

Open text poll

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

0 1 3

(1/2)

- Historical segregation and lack of housing in low resource areas. Also build all new housing in low resource areas
- Need more housing for people with only ssi income
- The income restrictions should be higher
- Affordability to live in Sunnyvale and low-income areas
- Correlation between low opportunity area and nonwhite residents.
- Homelessness...
- Not been able to make enough money to pay rent.
- Not enough housing. Affordability.
- Lowest income people are people of color and people with disabilities, who can least afford to live in Sunnyvale
- Fewer good schools and shopping areas in north Sunnyvale.
- Landlords not accepting vulnerable populations
- Not enough affordable housing for people with disabilities and low income

Open text poll

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

0 1 3

(2/2)

- South Sunnyvale has much more resources including both high schools
- Lack of low and very low income units in new development
- Lack of affordable housing South of El Camino

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

0 1 6

(1/3)

- Build housing on golf course
- Mixed use along ECR and Mathilda
- How to stop people leaving dilute to high rents
- Pre-approved plans for ADUs like San Jose
- More mixed use units residential/commercial
- Universal income would be great with the pandemic.
- Build different types of housing - duplex/fourplex/missing middle. EV chargers in all new builds.
- Que nos apoyen con mas viviendas de bajos ingresos en la ciudad de Sunnyvale
- Don't be afraid to build near public transportion
- Adopt Moffett ASAP
- For those who have developmental disability and have only SSI income, please have a very low income affordable housing to accommodate their needs
- Need to rezone. Need to push for multi family housing in resource rich areas.
- Partnering with housing choices

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

0 1 6

(2/3)

to create set-aside units for people with developmental disabilities

- How to reach the residents of Sunnyvale. We have low interest from residents on housing matters.
- Build higher density, more affordable housing near transit. Eliminate parking requirements Prioritize use of public land for deeply affordable housing Create specific plans to include people with developmental and other disabillities
- Encourage building in south Sunnyvale, starting with higher density for Village Centers
- City buy more land to give to nonprofits
- Increase low/very low unit requirements in all new development
- Build, build, build. Build with higher density and height to increase supply and reduce cost per unit.
- Build more affordable houses.
- Build much more housing and higher density housing

Open text poll

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

0 1 6

(3/3)

- Don’t be afraid to increase density and height.

1.3 February 9 Polling Responses

Sunnyvale HE Community Workshop - English / Mandarin

09 - 16 Feb 2022

Poll results

slido

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Multiple-choice poll (Multiple answers)

Which statement best describes you? / 以下哪一项能最好地描述您的状态？

0 1 0

I am a resident of Sunnyvale / 我是 Sunnyvale居民

50 %

I work in Sunnyvale / 我在 Sunnyvale工作

30 %

I am a developer in the area / 我是本地区的开发商

10 %

I represent/work at a nonprofit or advocacy group / 我是非营利组织或宣导团体代表/工作人员

30 %

Other / 其他

10 %

Multiple-choice poll

What is your housing situation? / 您的住房情况如何？

0 0 7

(1/2)

I own my home / 自有房产

14 %

I rent my home / 租房

71 %

I own my mobile home / 自有移动房屋

0 %

I rent my mobile home / 租用移动房屋

0 %

I live with family/friends (i.e., do not pay rent) / 与家人或朋友同住（无需付房租）

14 %

Multiple-choice poll

What is your housing situation? / 您的住房情况如何？

0 0 7

(2/2)

Do not currently have a permanent home / 目前没有固定住所

0 %

Multiple-choice poll

What is your age? / 您的年龄为？

0 0 9

Under 18 / 18岁以下

0 %

18-24

0 %

25-34

67 %

35-49

33 %

50-64

0 %

65 or older / 65岁及以上

0 %

Multiple-choice poll

How long have you lived in Sunnyvale? / 您在Sunnyvale生活了多久？

0 0 9

Less than 1 year / 少于1年

0 %

1-4 years / 1-4 年

0 %

5-9 years / 5-9 年

22 %

10+ years / 10 年以上

44 %

I do not live in Sunnyvale, but I work here / 我不在 Sunnyvale生活，但是在这里工作

33 %

Open text poll

What do you like about living and/or working in Sunnyvale? / 您喜欢在 Sunnyvale市生活或工作的哪些方面？

006

- Back in 20 years ago used to be the safest city in the US I'm not sure about now
- Easy to take VTA buses and caltrains station
- Safe and peaceful
- Involved community
- Close to my parents who are helping ne
- I appreciate our climate, the diverse culture, the fantastic dining options, and the Caltrain. Also love that we aren't afraid of building housing!
- Lots of trees, mixed use developments
- Clean
- Safe, friendly, inclisive
- Lots of job opportunities

What do you think are the greatest housing challenges in Sunnyvale? / 您认为 Sunnyvale 市最大的住房挑战是什么?

006

(1/2)

- Buying is a challenge, renting is the only option for those making lower wages.
- Cost of housing even in typical affordable housing excludes seniors and people with disabilities on fixed incomes
- Lack of density on new land
- cost of living, not accessible for moderate to low income households and BIPOC populations.
- Outrageous pricing. Slow housing development. Serious lack of high rise apartment building. Not maximizing the use of land lots by not building tall high rise apartment dwelling units. Seriously we need to start building big tall buildings to accomdate those in needs
- There's a severe shortage of even relatively affordable starter homes. The cheapest form of housing to buy is generally a stacked flat condo; these often

What do you think are the greatest housing challenges in Sunnyvale? / 您认为 Sunnyvale 市最大的住房挑战是什么?

(2/2)

006

sell for under a million. But we aren't building many of these; for the most part new housing construction is townhouses, which start around 1.4m.

- The cost of housing is astronomical and continuing to soar.

Open text poll

What do you think are the greatest fair housing issues in Sunnyvale? / 您认为 Sunnyvale 最大的公平住房问题是什么?

007

(1/2)

- Need another homeless shelter
- Concentration of resources in south Sunnyvale including all the high schools
- San Jose and the surrounding cities that became a like a barrier that is pushing away the low income families
- Housing that is not accessible to people of all abilities Black and Latinx residents over represented in low income households and face highest rates of housing cost burden
- Housing growth has been heavily concentrated in North Sunnyvale, despite the fact that North Sunnyvale is the *lowest* resourced area of the city. Notably, we have no high school. While I am happy to add housing in North Sunnyvale, EVERY part of the city needs to be building housing and doing its fair share.
- NIMBYS
- Not building and providing enough affordable housing unit for low income families

What do you think are the greatest fair housing issues in Sunnyvale? / 您认为 Sunnyvale 最大的公平住房问题是什么?

(2/2)

007

- Physical barriers like 237
- Not enough units available
- Neighbors won’t allow more density or flexibility in south Sunnyvale

What ideas do you have for addressing housing challenges in Sunnyvale? / 您对满足桑尼维尔住房需求的解决方案有何看法？

005

(1/4)

- Educate the community to show them reduced parking and height isn't scary
- If certain residents do not agree with building high density apartment units we can designate a few areas in our city this massive apartment units though at least solve the problem then better than doing nothing or doing too slow
- lowering parking requirements for affordable housing and projects which include transit-dependent special needs populations
- Encourage SB 9 projects.
- develop policies that are fair and inclusive and are accessible to everyone
- Redevelopment density bonus; encourage developers to redevelop old, low-density apartment buildings by allowing them to build more units than they would

What ideas do you have for addressing housing challenges in Sunnyvale? / 您对满足桑尼维尔住房需求的解决方案有何看法？

005

(2/4)

otherwise be able to IF they ensure their residents are not displaced (save them rent-controlled units in the new building)

- The two cities out there that we can learn a lot from when is Singapore the other one is Hong Kong that dedicated housing authorities that are in charge of building this multiple apartment units for those families in needs
- Pack density along Caltrain and high employment centers
- incentivizes for developers to include deeper levels of affordability (BMR program, Affordable Housing Overlay Zone, Local Density Bonus ordinance)
- Sorry there was a typo. Feel massive multiple apartment units that can accommodate anywhere between $5,000 to 10,000 people it will be great
- prioritize affordabel housing south of El Camino
- Council needs to be pro housing
- focus on infill housing &

What ideas do you have for addressing housing challenges in Sunnyvale? / 您对满足桑尼维尔住房需求的解决方案有何看法？

005

(3/4)

transit oriented housing

- We need to prioritize a substantial fraction of our additional housing south of El Camino Real.
- Build multiple massive apartment units they're going to call me at least 5,000 people at a time that would be great
- We need to supercharge the village centers. 18 units/acre is VERY weak sauce; not enough to count toward our low income housing targets or to really support mixed use. We should target 48 units per acre.
- View multiple massive apartment units
- Increase housing fees so city can buy land
- priority for ELI or special needs units in city supported projects (land, financing etc)
- The city has a 15% inclusionary zoning requirement, and a RHNA low income

What ideas do you have for addressing housing challenges in Sunnyvale? / 您对满足桑尼维尔住房需求的解决方案有何看法？

(4/4)

005

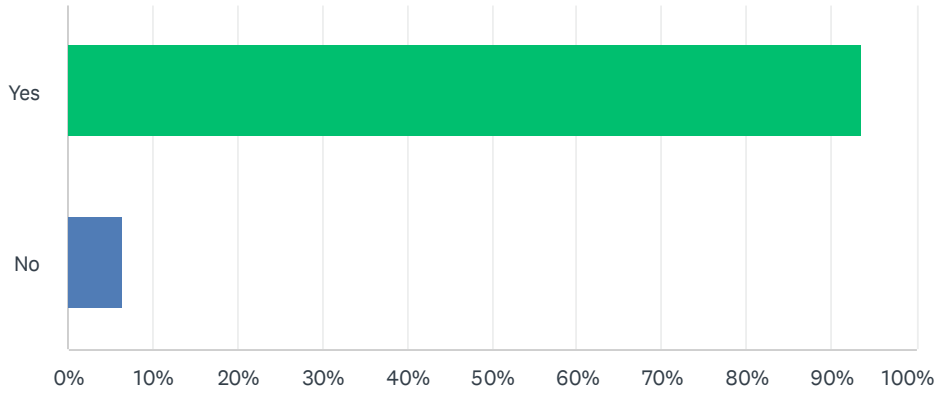
housing assessment of around 5k units. 5000 / 0.15 = 33000. If we can zone for around 35k units, we stand a good chance of actually meeting our low income housing numbers. With Moffett Park, this is possible!

- You must increase inclusionary
- Increase density everywhere, no just Lawrence Station!
- pursue state and federal funding reduce development timelines
- Act fast and maximize the use of lands.

1.4 Online Survey Responses (English)

Q1 Are you a resident of Sunnyvale? (Choose one)

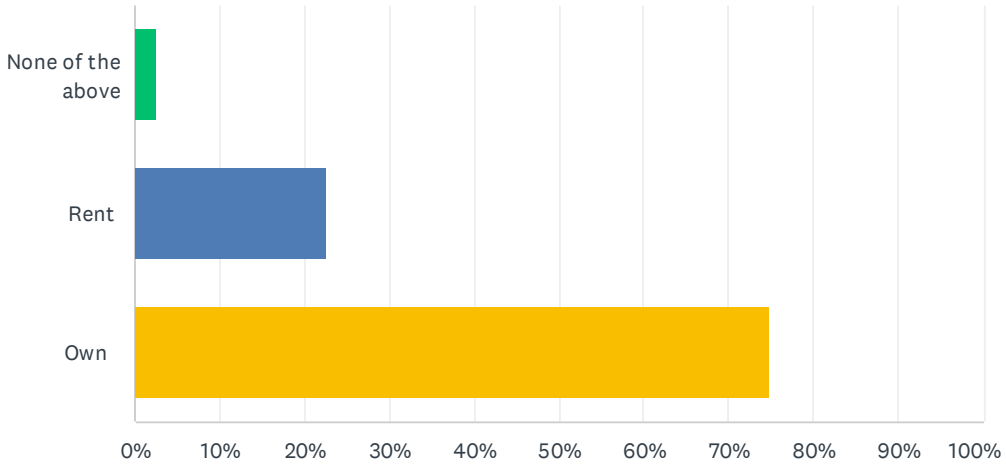
Answered: 392 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	93.62%	367
No	6.38%	25
TOTAL		392

Q2 Do you currently rent or own your home? (Choose one)

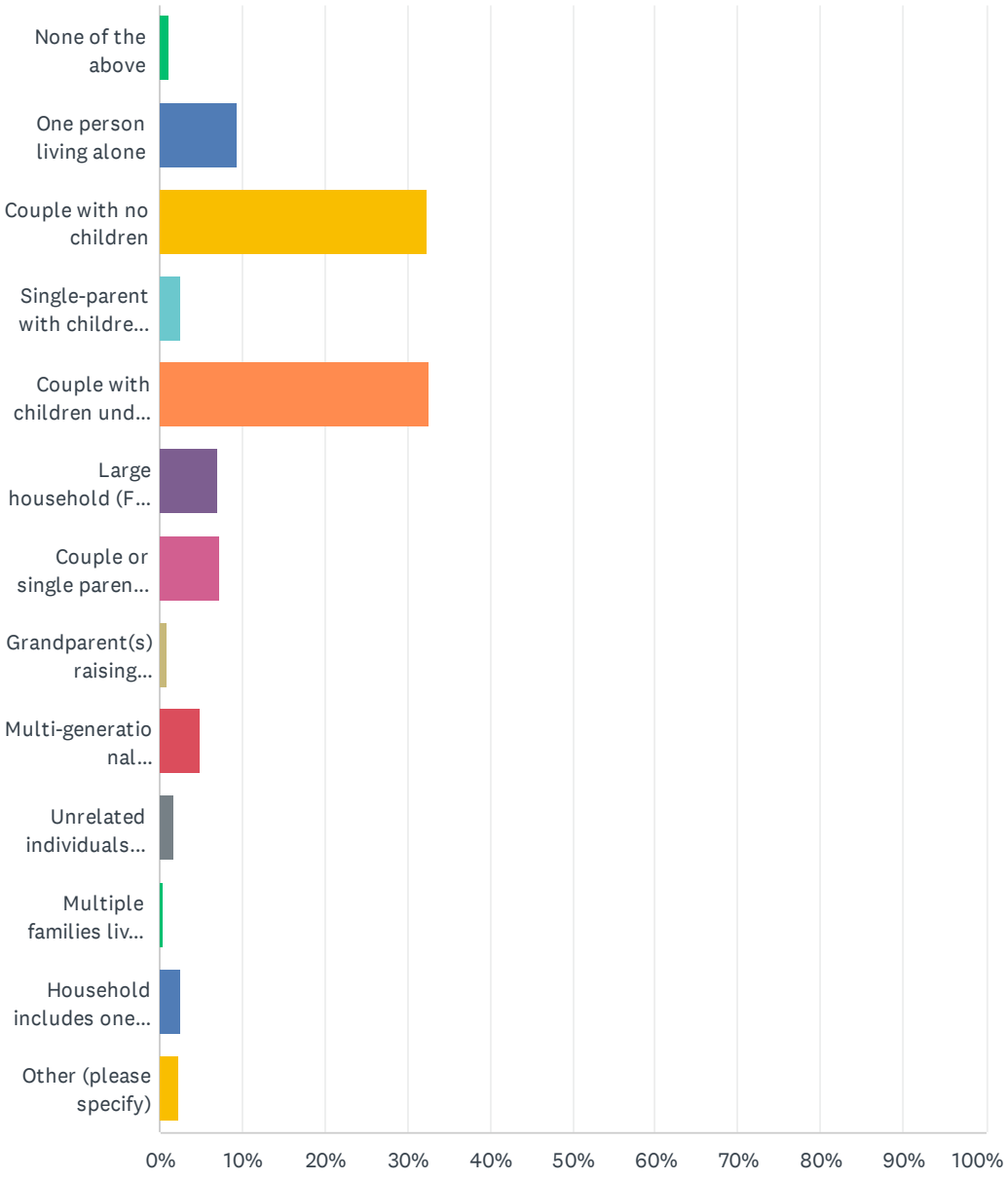
Answered: 392 Skipped: 6



ANSWER CHOICES	RESPONSES	
None of the above	2.55%	10
Rent	22.70%	89
Own	74.74%	293
TOTAL		392

Q3 Which of the following best describes your household? (Choose one)

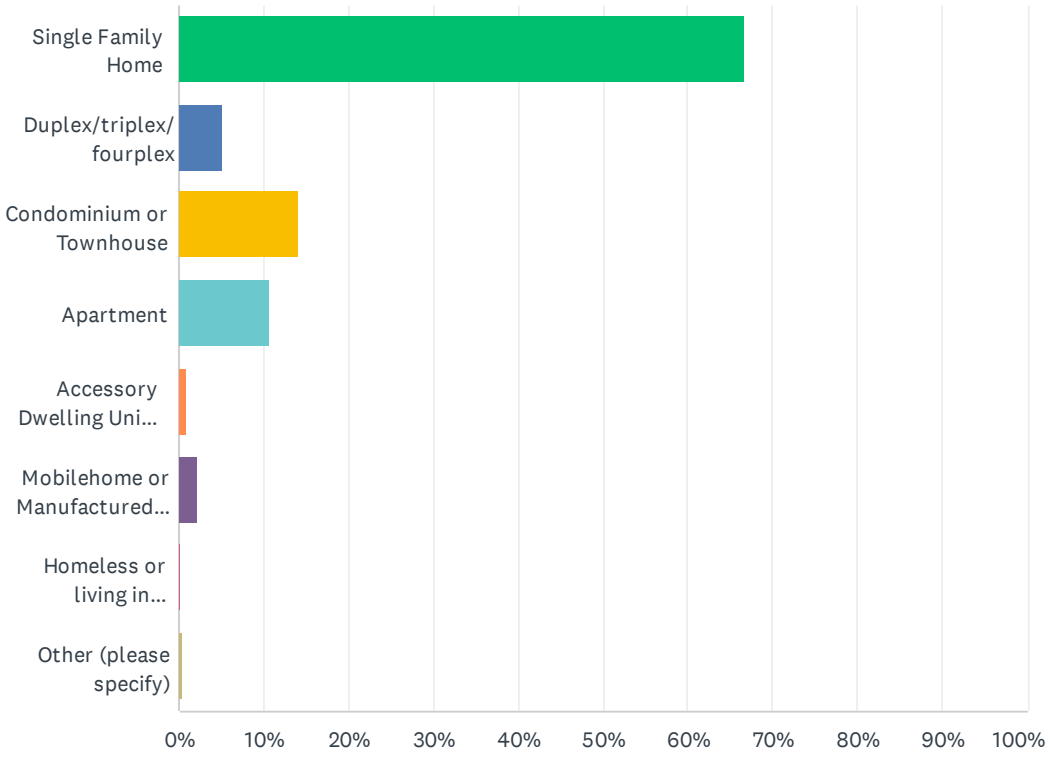
Answered: 395 Skipped: 3



ANSWER CHOICES	RESPONSES	
None of the above	1.01%	4
One person living alone	9.37%	37
Couple with no children	32.41%	128
Single-parent with children under 18 years old	2.53%	10
Couple with children under 18 years old (For households of 4 or less members)	32.66%	129
Large household (For households of 5 or more members)	7.09%	28
Couple or single parent with children over 18 years old	7.34%	29
Grandparent(s) raising grandchild(ren)	0.76%	3
Multi-generational (grandparents, parents, and grandchildren)	4.81%	19
Unrelated individuals living together	1.77%	7
Multiple families living together	0.51%	2
Household includes one or more persons with special needs or disability	2.53%	10
Other (please specify)	2.28%	9
Total Respondents: 395		

Q4 What type of housing do you live in? (Choose one)

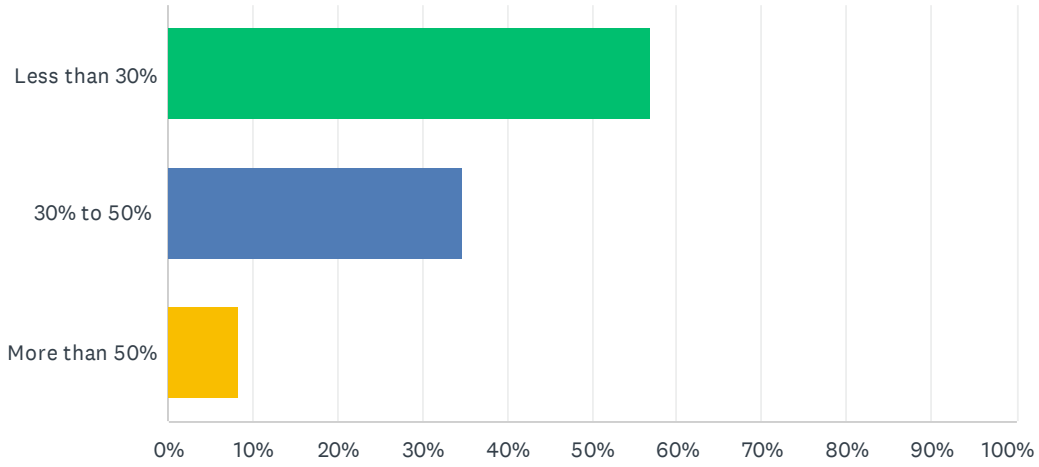
Answered: 393 Skipped: 5



ANSWER CHOICES	RESPONSES	
Single Family Home	66.67%	262
Duplex/triplex/fourplex	5.09%	20
Condominium or Townhouse	13.99%	55
Apartment	10.69%	42
Accessory Dwelling Units (granny flats/second units/guest houses)	0.76%	3
Mobilehome or Manufactured Home	2.04%	8
Homeless or living in tent/car	0.25%	1
Other (please specify)	0.51%	2
TOTAL		393

Q5 How much of your gross income (before taxes) do you spend on housing costs (rent, mortgage payments, etc) each month?

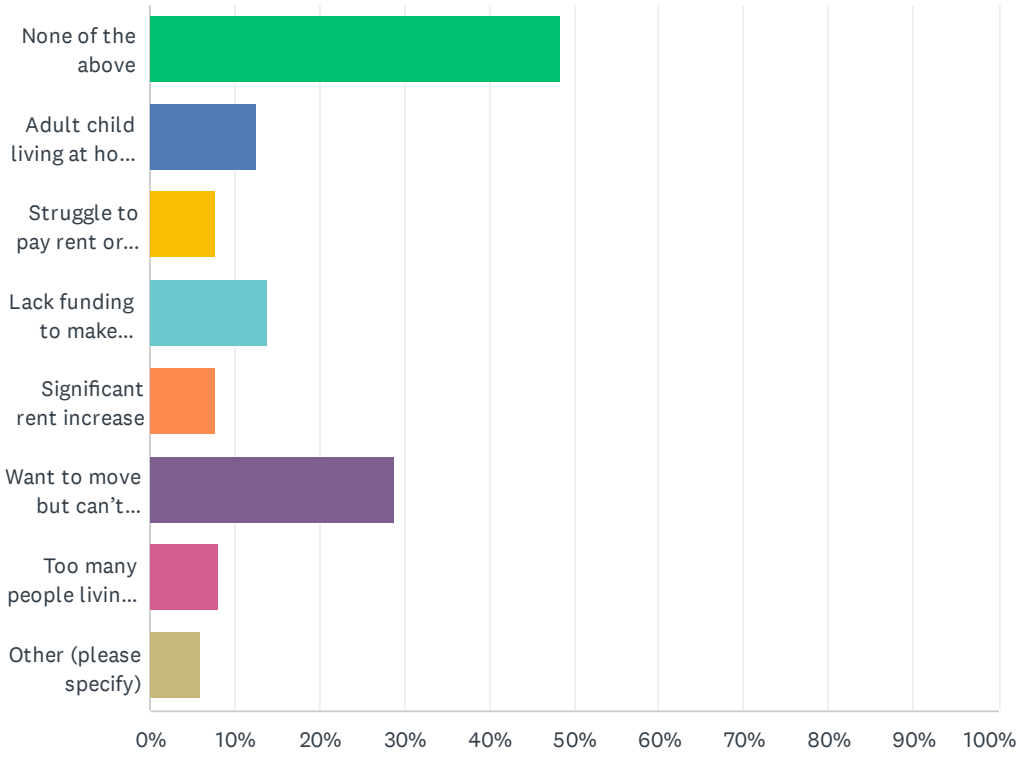
Answered: 388 Skipped: 10



ANSWER CHOICES	RESPONSES	
Less than 30%	56.96%	221
30% to 50%	34.79%	135
More than 50%	8.25%	32
TOTAL		388

Q6 Have you or are you experiencing any of the following housing issues? (Choose all that apply)

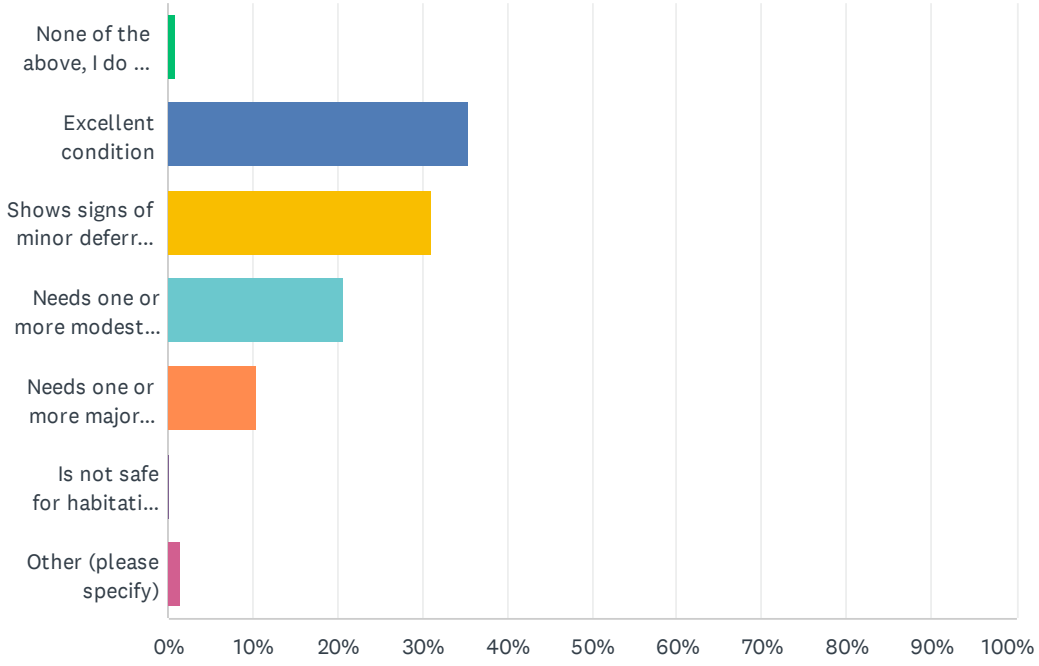
Answered: 390 Skipped: 8



ANSWER CHOICES	RESPONSES	
None of the above	48.46%	189
Adult child living at home due to inability to afford housing	12.56%	49
Struggle to pay rent or mortgage (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	7.69%	30
Lack funding to make necessary home repairs	13.85%	54
Significant rent increase	7.69%	30
Want to move but can't find/afford a home that meet my and/or my family's needs	28.72%	112
Too many people living in one home (overcrowding)	8.21%	32
Other (please specify)	5.90%	23
Total Respondents: 390		

Q7 How would you rate the physical condition of your home or apartment? (Choose one)

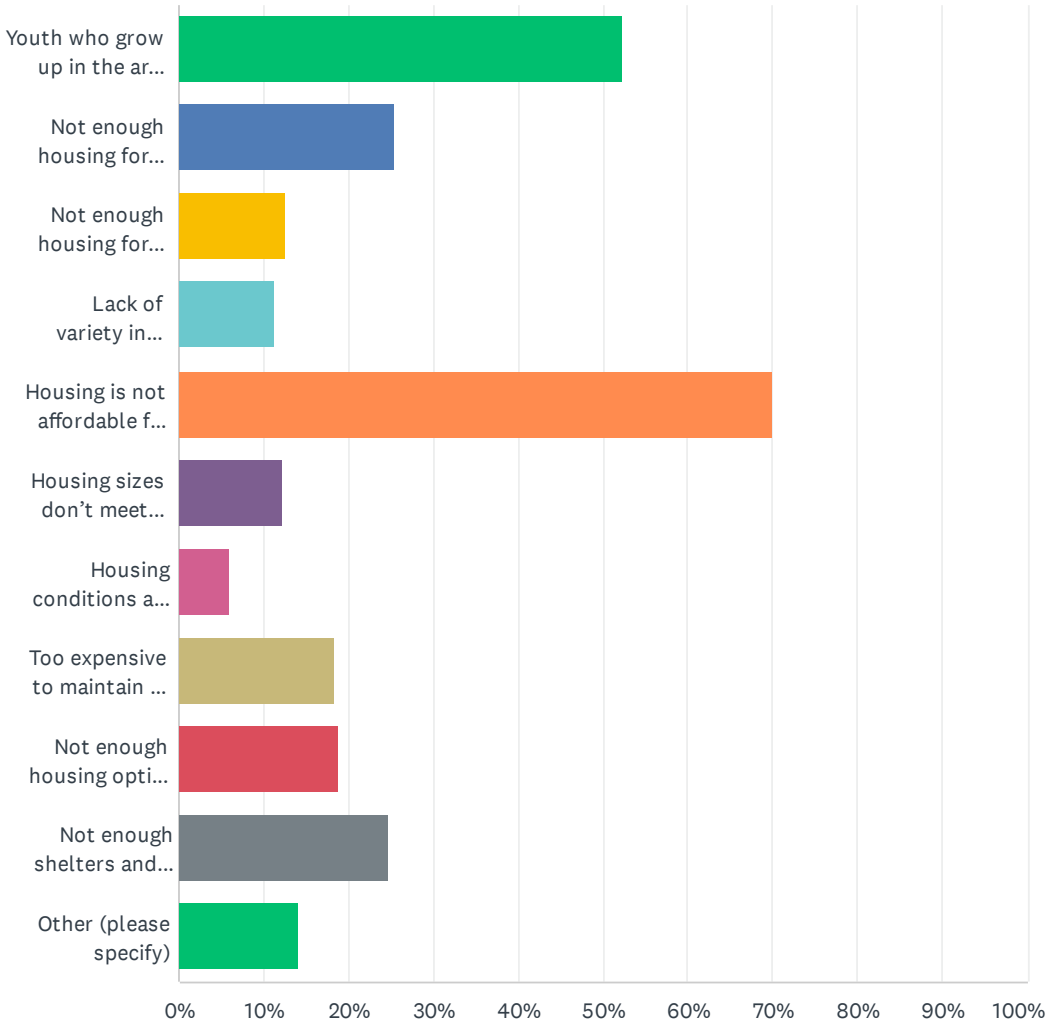
Answered: 393 Skipped: 5



ANSWER CHOICES	RESPONSES	
None of the above, I do not live in a home or apartment.	0.76%	3
Excellent condition	35.37%	139
Shows signs of minor deferred maintenance (i.e., peeling paint, chipping stucco)	31.04%	122
Needs one or more modest rehabilitation improvements (i.e., new roof, new wood siding, new paint, window repairs)	20.61%	81
Needs one or more major upgrades (i.e., new foundation, new plumbing, new electrical)	10.43%	41
Is not safe for habitation in its current condition (i.e., structurally unsound, severe mold growth)	0.25%	1
Other (please specify)	1.53%	6
TOTAL		393

Q8 What do you feel is the most significant housing problem facing Sunnyvale residents? (Choose up to three)

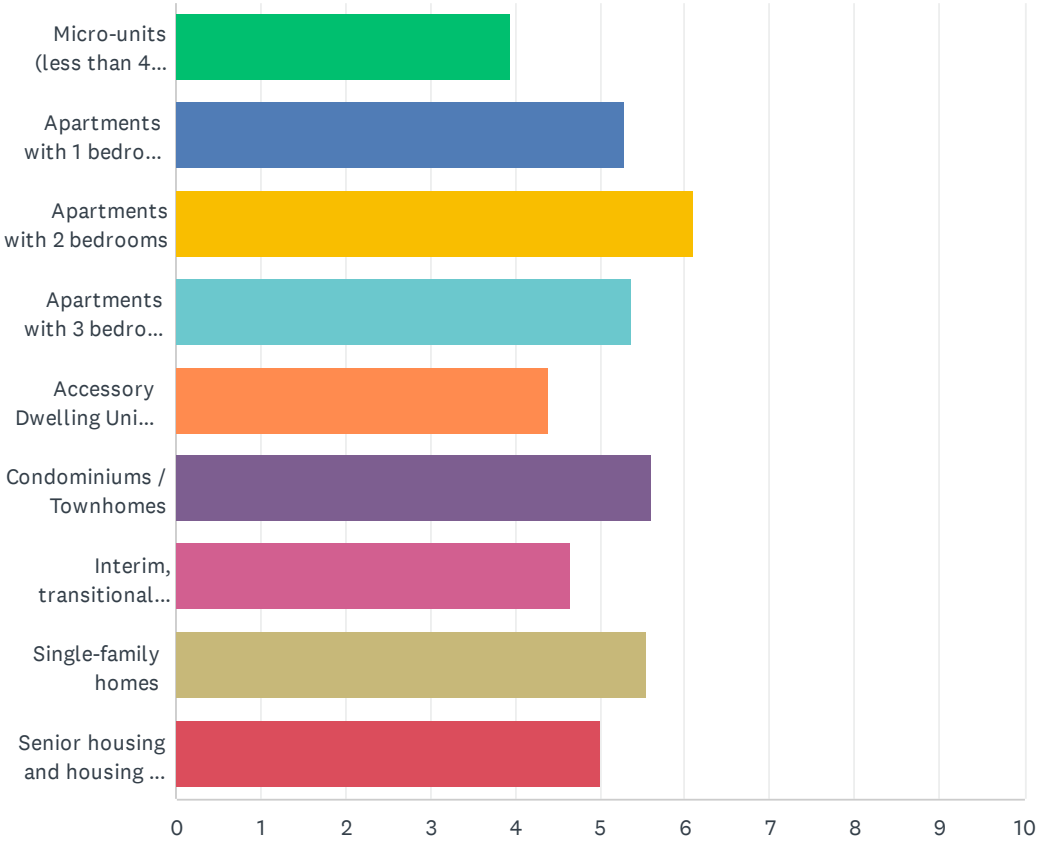
Answered: 389 Skipped: 9



ANSWER CHOICES	RESPONSES	
Youth who grow up in the area cannot afford to live here when they are adults	52.19%	203
Not enough housing for sale	25.45%	99
Not enough housing for rent	12.60%	49
Lack of variety in housing types	11.31%	44
Housing is not affordable for people who work in retail/service industry, teachers, police, fire, and health care workers cannot afford to live in Sunnyvale.	69.92%	272
Housing sizes don’t meet family needs	12.08%	47
Housing conditions are poor	5.91%	23
Too expensive to maintain my home as a property owner	18.25%	71
Not enough housing options to accommodate seniors or people with disabilities	18.77%	73
Not enough shelters and transitional housing for the homeless, along with services to help move individuals into permanent housing.	24.68%	96
Other (please specify)	14.14%	55
Total Respondents: 389		

Q9 What types of housing does Sunnyvale need the most? (Rank your answer by order of priority)

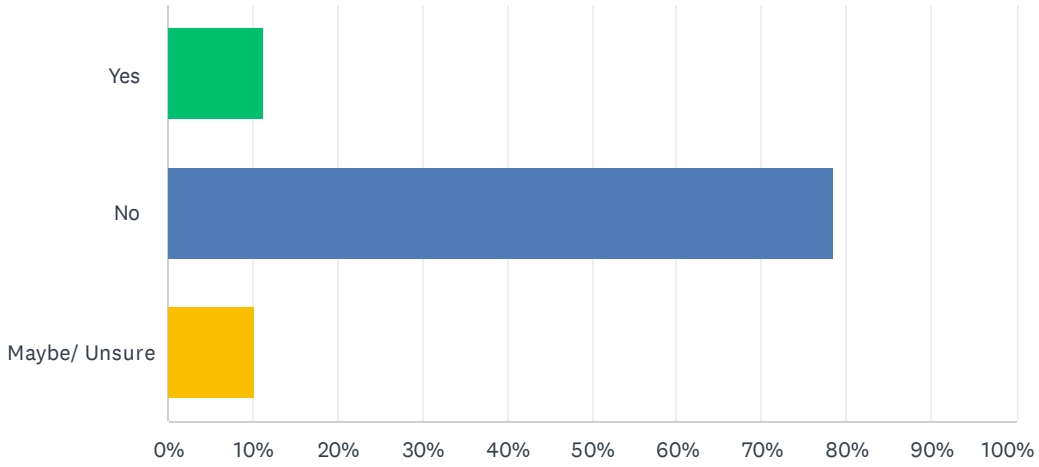
Answered: 390 Skipped: 8



	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Micro-units (less than 400 square feet)	8.78% 31	5.10% 18	7.08% 25	7.37% 26	9.07% 32	7.08% 25	14.45% 51	23.23% 82	17.85% 63	353	3.95
Apartments with 1 bedroom or less	7.00% 25	10.36% 37	14.01% 50	14.29% 51	15.13% 54	17.93% 64	11.76% 42	7.00% 25	2.52% 9	357	5.29
Apartments with 2 bedrooms	11.11% 40	15.28% 55	17.22% 62	17.50% 63	19.17% 69	9.72% 35	7.78% 28	1.67% 6	0.56% 2	360	6.10
Apartments with 3 bedrooms or more	5.68% 20	12.22% 43	17.05% 60	17.05% 60	10.23% 36	16.19% 57	9.66% 34	9.66% 34	2.27% 8	352	5.37
Accessory Dwelling Units (granny flats/second units/ guest houses)	3.08% 11	10.08% 36	10.92% 39	9.52% 34	11.76% 42	14.01% 50	13.17% 47	16.25% 58	11.20% 40	357	4.40
Condominiums / Townhomes	9.92% 36	21.21% 77	11.02% 40	12.12% 44	13.22% 48	6.06% 22	12.67% 46	8.54% 31	5.23% 19	363	5.60
Interim, transitional, and supportive housing for individuals and families experiencing or at risk of homelessness	17.55% 63	8.08% 29	7.24% 26	6.96% 25	7.24% 26	10.03% 36	10.31% 37	9.47% 34	23.12% 83	359	4.64
Single-family homes	37.02% 134	8.01% 29	5.80% 21	4.70% 17	3.59% 13	3.31% 12	4.42% 16	9.94% 36	23.20% 84	362	5.54
Senior housing and housing for people with disabilities	7.67% 28	15.07% 55	13.42% 49	9.59% 35	8.49% 31	12.60% 46	12.33% 45	10.68% 39	10.14% 37	365	5.02

Q10 Have you or a neighbor been displaced from your home in the last five years?

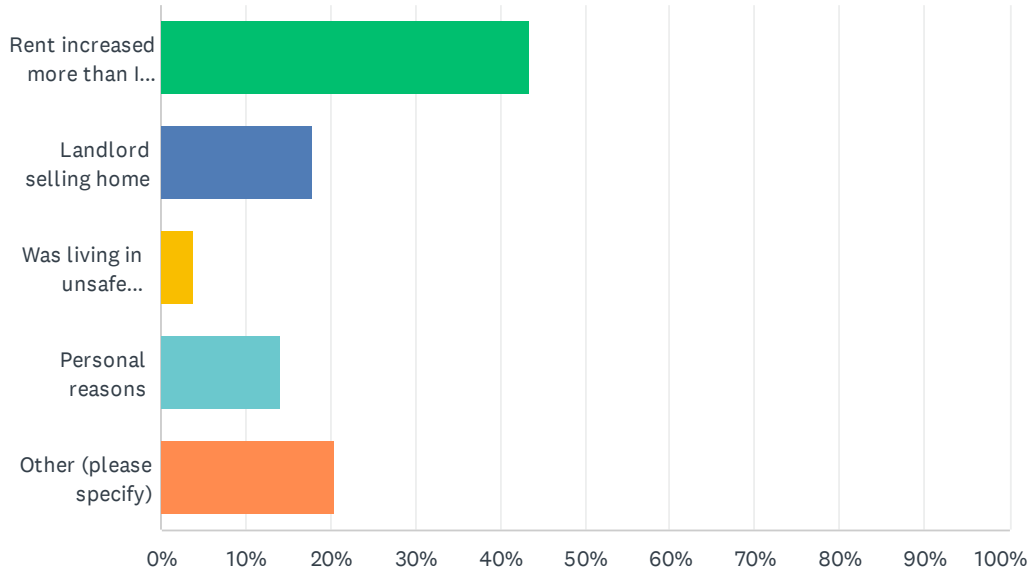
Answered: 389 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	11.31%	44
No	78.41%	305
Maybe/ Unsure	10.28%	40
TOTAL		389

Q11 Which of the following best describe the reason you (or a neighbor) were displaced?

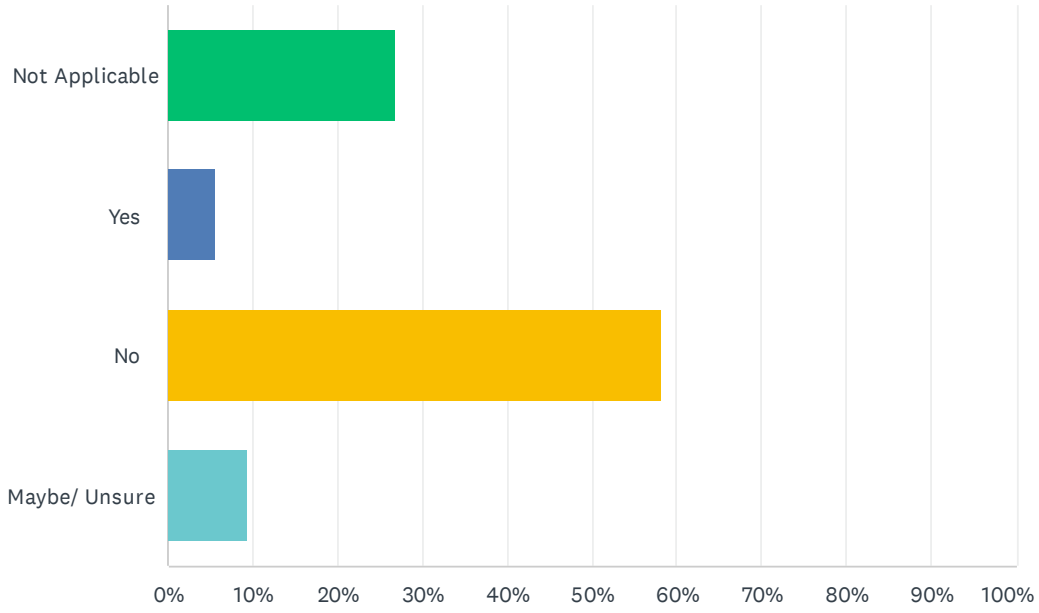
Answered: 78 Skipped: 320



ANSWER CHOICES	RESPONSES	
Rent increased more than I could pay	43.59%	34
Landlord selling home	17.95%	14
Was living in unsafe conditions	3.85%	3
Personal reasons	14.10%	11
Other (please specify)	20.51%	16
TOTAL		78

Q12 When you looked for housing in Sunnyvale in the past 10 years, did you ever feel you were discriminated against?

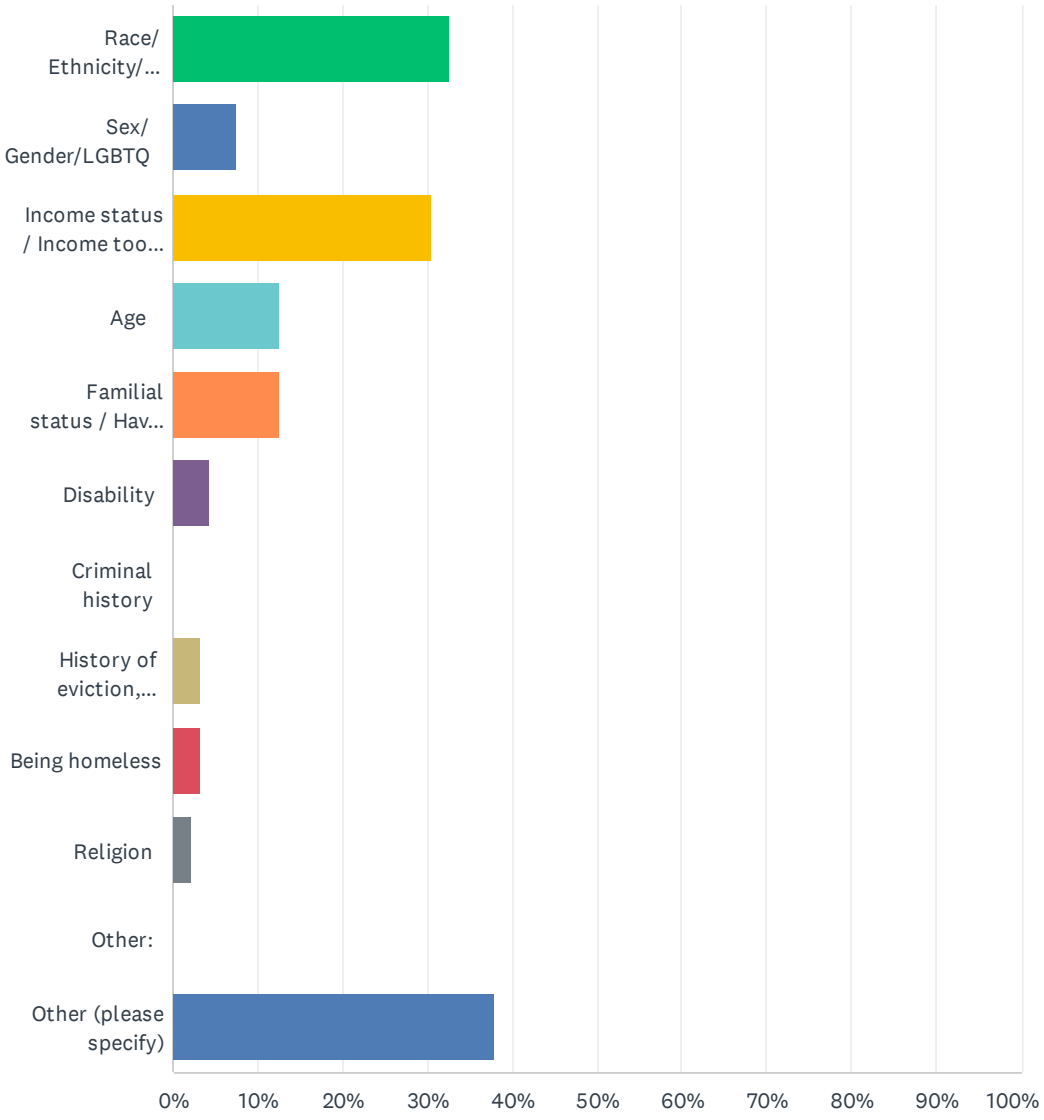
Answered: 380 Skipped: 18



ANSWER CHOICES	RESPONSES	
Not Applicable	26.84%	102
Yes	5.53%	21
No	58.16%	221
Maybe/ Unsure	9.47%	36
TOTAL		380

Q13 Why do you think you were discriminated against? (Choose all that apply)

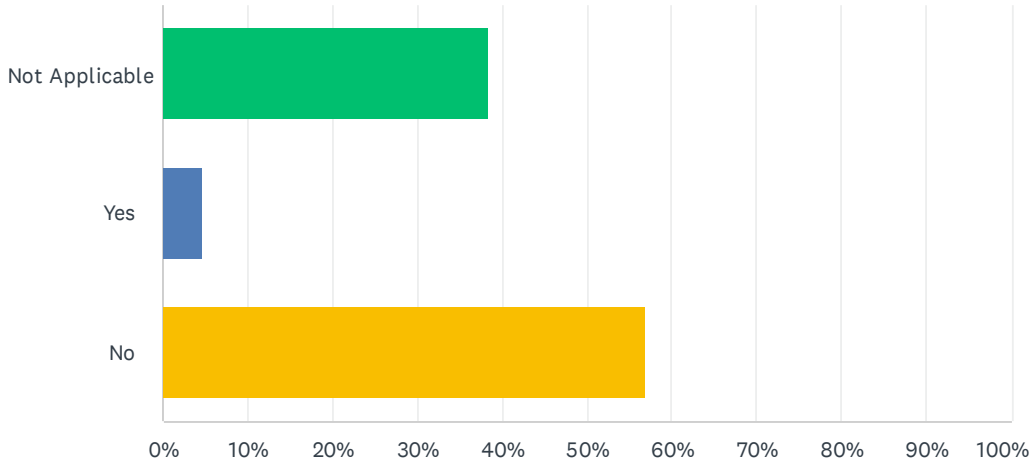
Answered: 95 Skipped: 303



ANSWER CHOICES	RESPONSES	
Race/ Ethnicity/ Language spoken	32.63%	31
Sex/ Gender/LGBTQ	7.37%	7
Income status / Income too low	30.53%	29
Age	12.63%	12
Familial status / Having children	12.63%	12
Disability	4.21%	4
Criminal history	0.00%	0
History of eviction, foreclosure, bad credit	3.16%	3
Being homeless	3.16%	3
Religion	2.11%	2
Other:	0.00%	0
Other (please specify)	37.89%	36
Total Respondents: 95		

Q14 When you looked for housing in Sunnyvale in the past 10 years, were you ever denied rental housing?

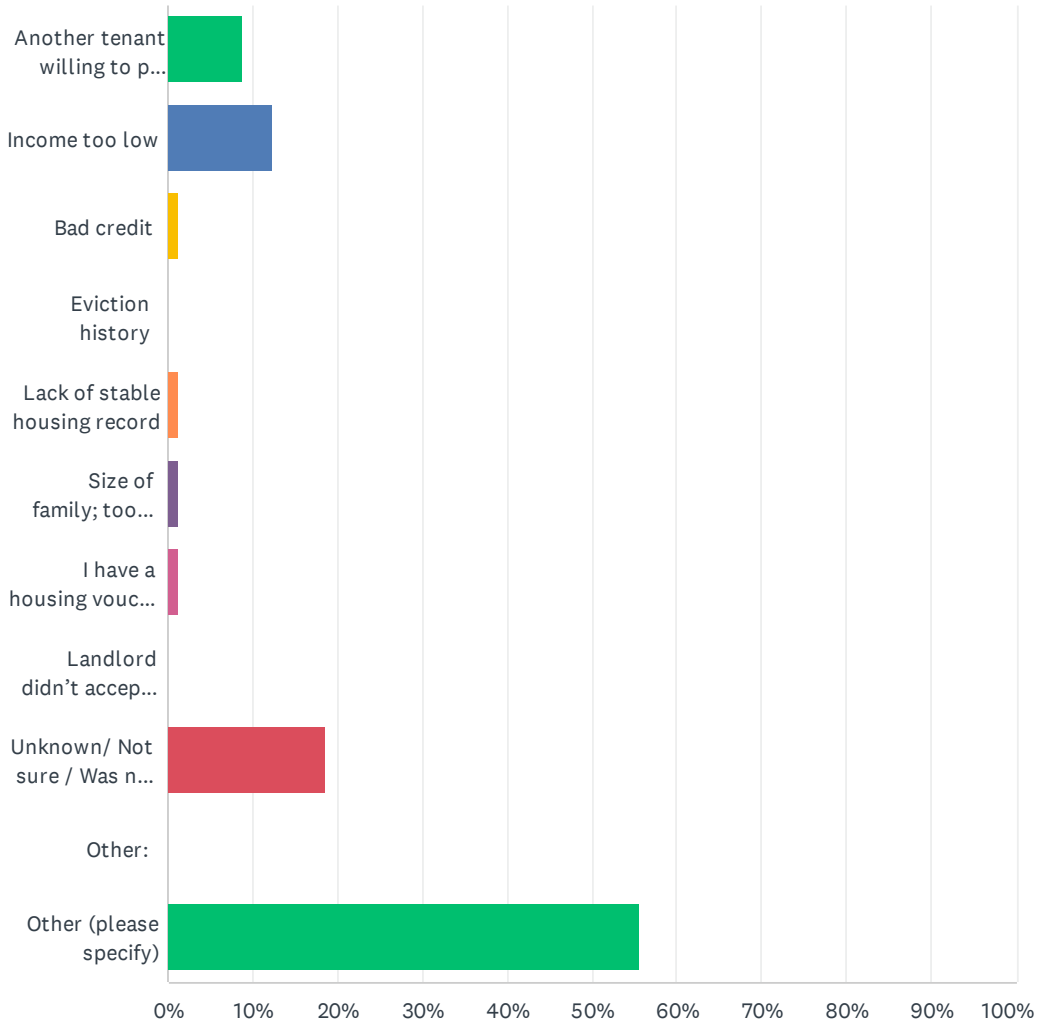
Answered: 376 Skipped: 22



ANSWER CHOICES	RESPONSES	
Not Applicable	38.30%	144
Yes	4.79%	18
No	56.91%	214
TOTAL		376

Q15 Why were you denied rental housing?

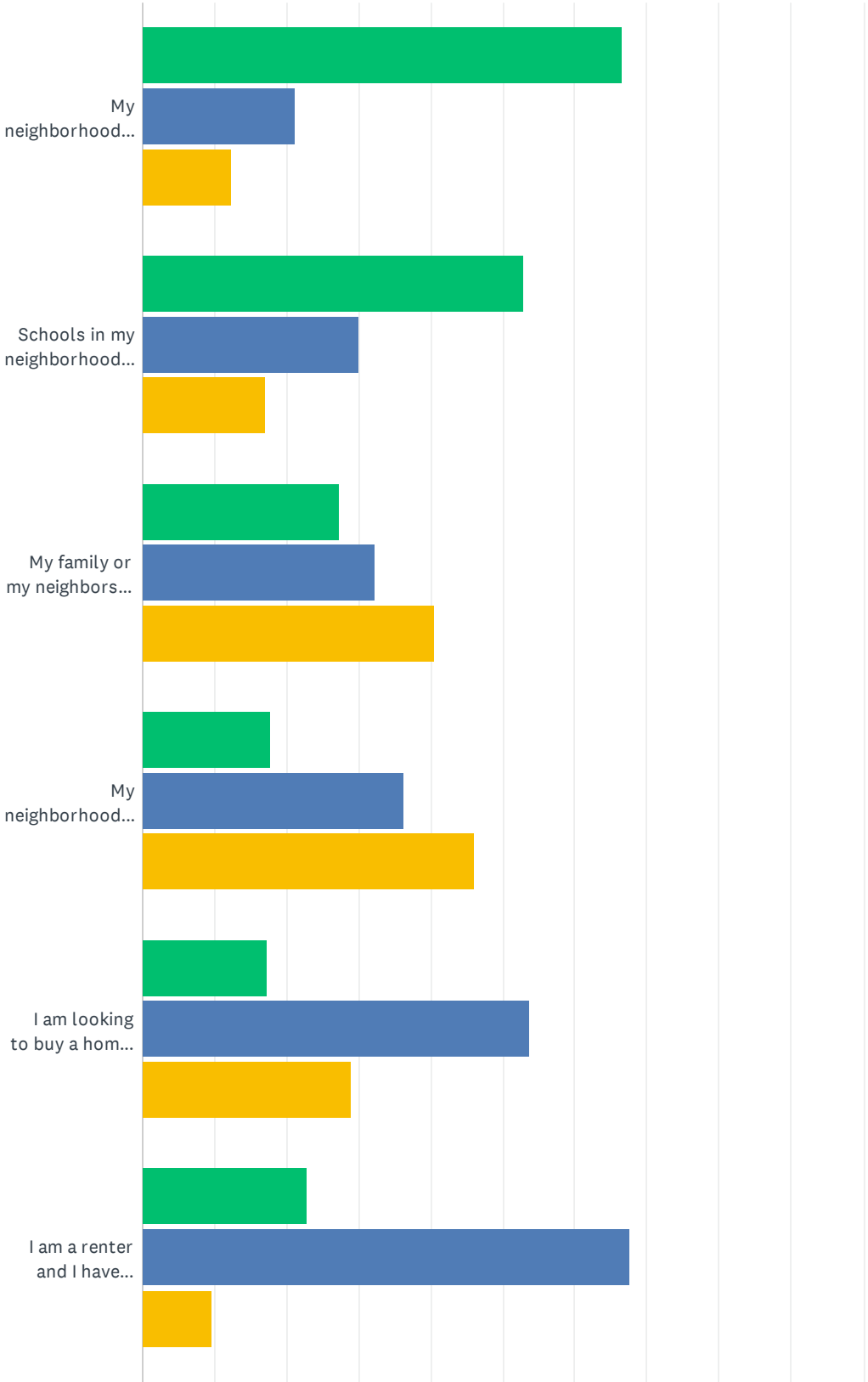
Answered: 81 Skipped: 317

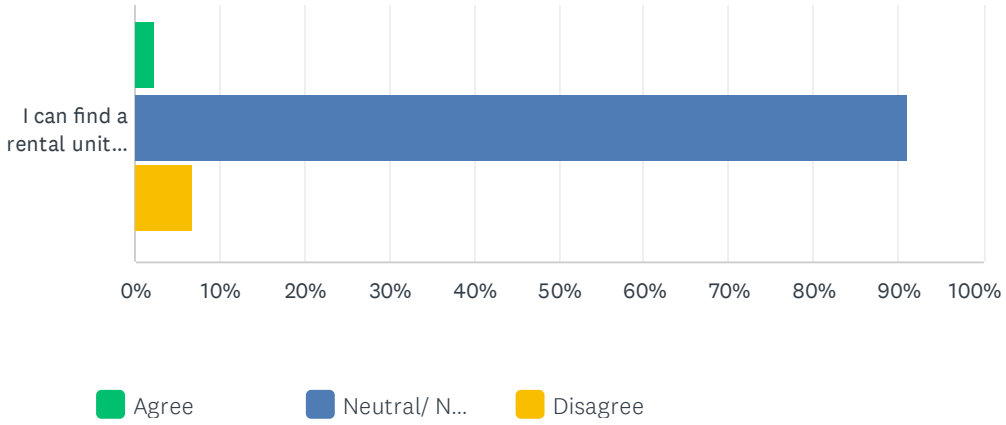


ANSWER CHOICES	RESPONSES	
Another tenant willing to pay more	8.64%	7
Income too low	12.35%	10
Bad credit	1.23%	1
Eviction history	0.00%	0
Lack of stable housing record	1.23%	1
Size of family; too many people	1.23%	1
I have a housing voucher	1.23%	1
Landlord didn’t accept the type of income I earn	0.00%	0
Unknown/ Not sure / Was not given a reason	18.52%	15
Other:	0.00%	0
Other (please specify)	55.56%	45
TOTAL		81

Q16 To what extent do you agree or disagree with the following statements:

Answered: 371 Skipped: 27

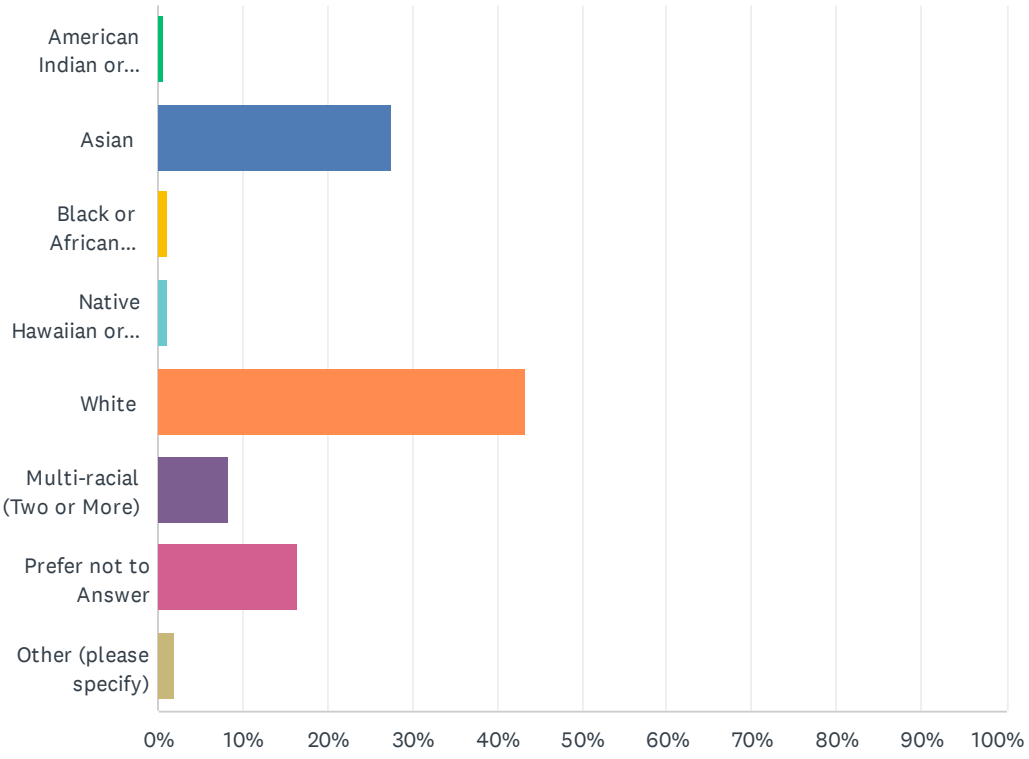




	AGREE	NEUTRAL/ NOT APPLICABLE	DISAGREE	TOTAL	WEIGHTED AVERAGE
My neighborhood is safe	66.58% 247	21.02% 78	12.40% 46	371	1.46
Schools in my neighborhood are of good quality.	52.85% 195	30.08% 111	17.07% 63	369	1.64
My family or my neighbors won't need to leave our neighborhood because of rising rents.	27.30% 101	32.16% 119	40.54% 150	370	2.13
My neighborhood has housing that is accessible and affordable for people with disabilities.	17.62% 65	36.31% 134	46.07% 170	369	2.28
I am looking to buy a home and I have enough of a down payment to afford it.	17.36% 63	53.72% 195	28.93% 105	363	2.12
I am a renter and I have enough of a security deposit to rent an apartment or a house	22.91% 82	67.60% 242	9.50% 34	358	1.87
I can find a rental unit even though I have a conviction on my record.	2.25% 8	91.01% 324	6.74% 24	356	2.04

Q17 What is your race?

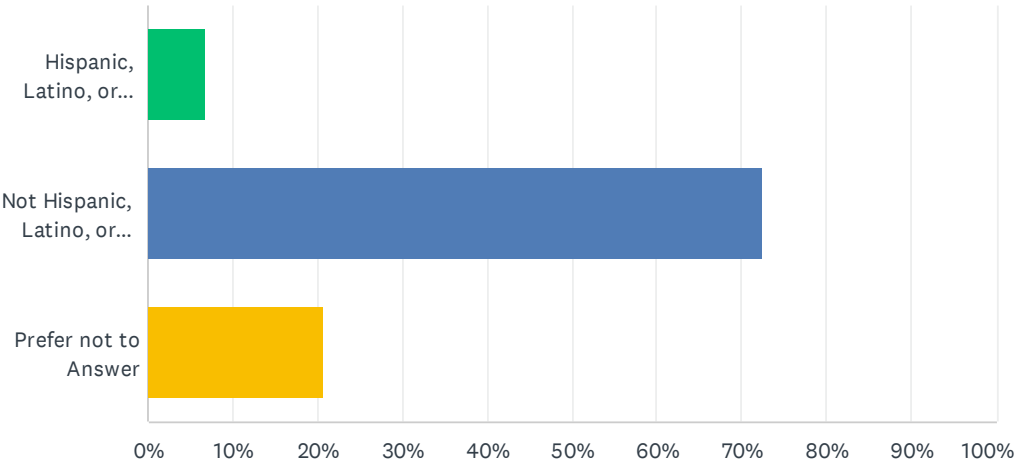
Answered: 372 Skipped: 26



ANSWER CHOICES	RESPONSES	
American Indian or Alaska Native	0.54%	2
Asian	27.42%	102
Black or African American	1.08%	4
Native Hawaiian or Other Pacific Islander	1.08%	4
White	43.28%	161
Multi-racial (Two or More)	8.33%	31
Prefer not to Answer	16.40%	61
Other (please specify)	1.88%	7
TOTAL		372

Q18 Which best describes your ethnicity?

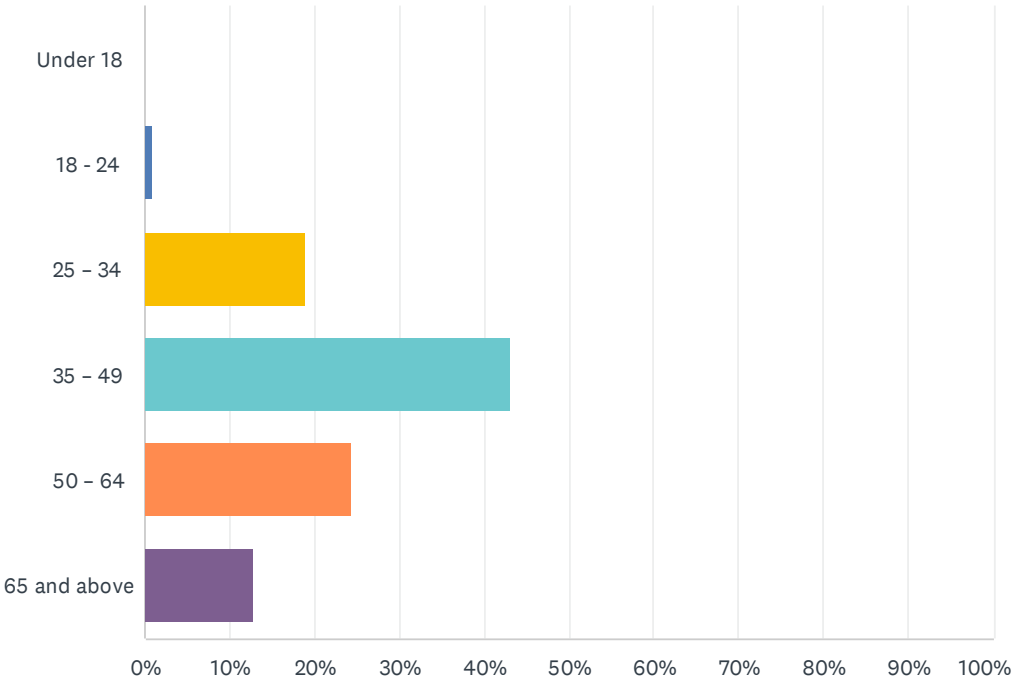
Answered: 366 Skipped: 32



ANSWER CHOICES	RESPONSES	
Hispanic, Latino, or Spanish Origin	6.83%	25
Not Hispanic, Latino, or Spanish Origin	72.40%	265
Prefer not to Answer	20.77%	76
TOTAL		366

Q19 What is your age?

Answered: 365 Skipped: 33



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18 - 24	0.82%	3
25 – 34	18.90%	69
35 – 49	43.01%	157
50 – 64	24.38%	89
65 and above	12.88%	47
TOTAL		365

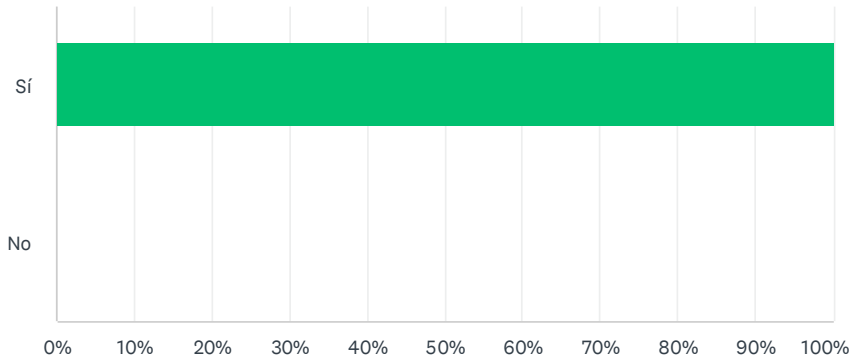
Q20 Do you have any additional housing related comments that are not listed above and should be considered in the Housing Element update process?

Answered: 179 Skipped: 219

1.5 Survey Responses (Spanish)

Q1 ¿Es residente de Sunnyvale? (Elija una opción)

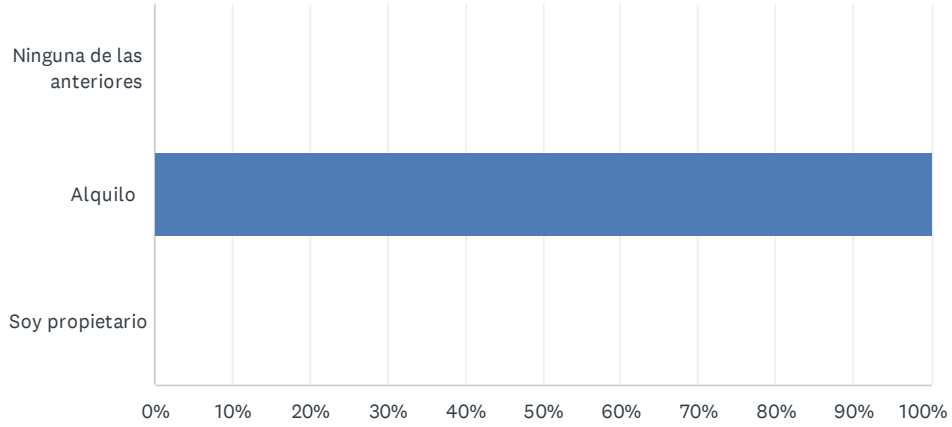
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	100.00%	5
No	0.00%	0
TOTAL		5

Q2 ¿Actualmente alquila o es propietario de su vivienda? (Elija una opción)

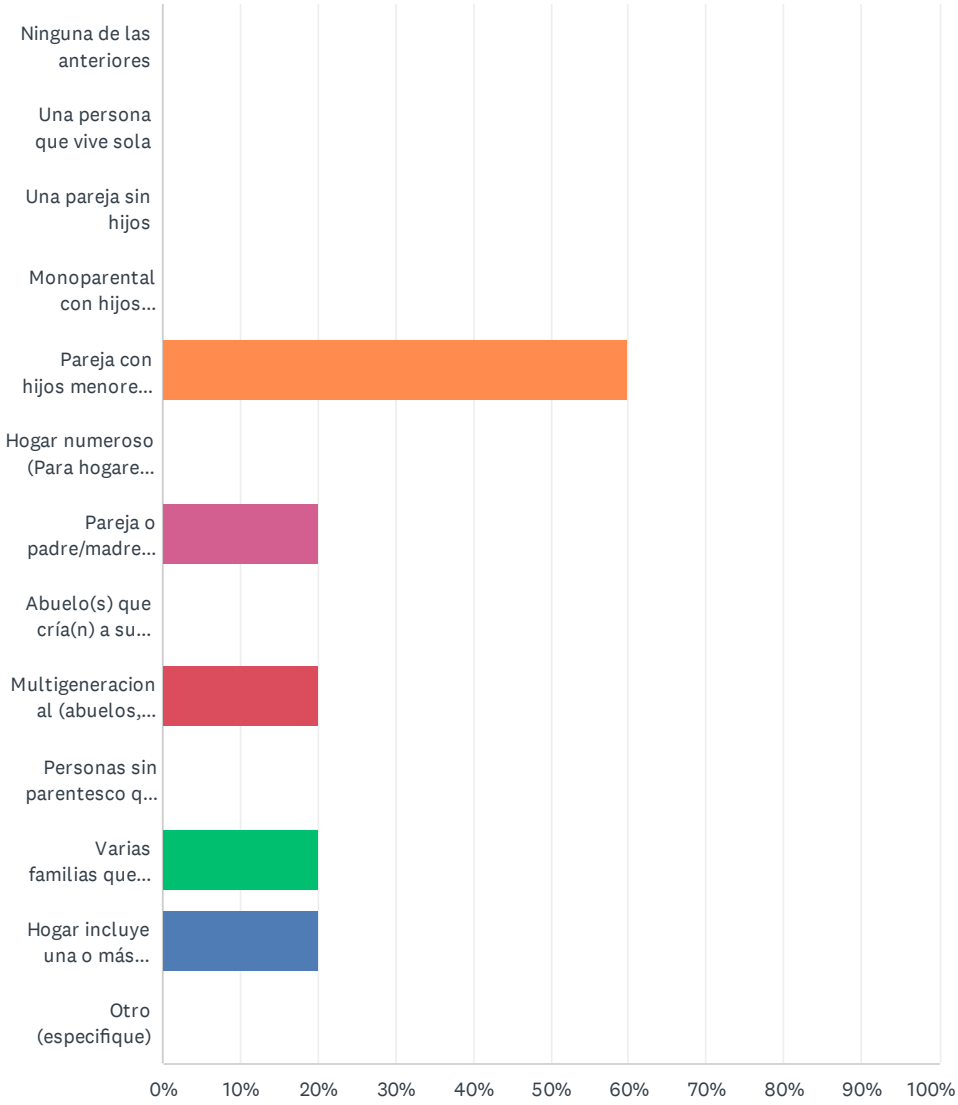
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Ninguna de las anteriores	0.00%	0
Alquilo	100.00%	5
Soy propietario	0.00%	0
TOTAL		5

Q3 ¿Cuál de las siguientes opciones describe mejor su grupo familiar? (Elija una opción)

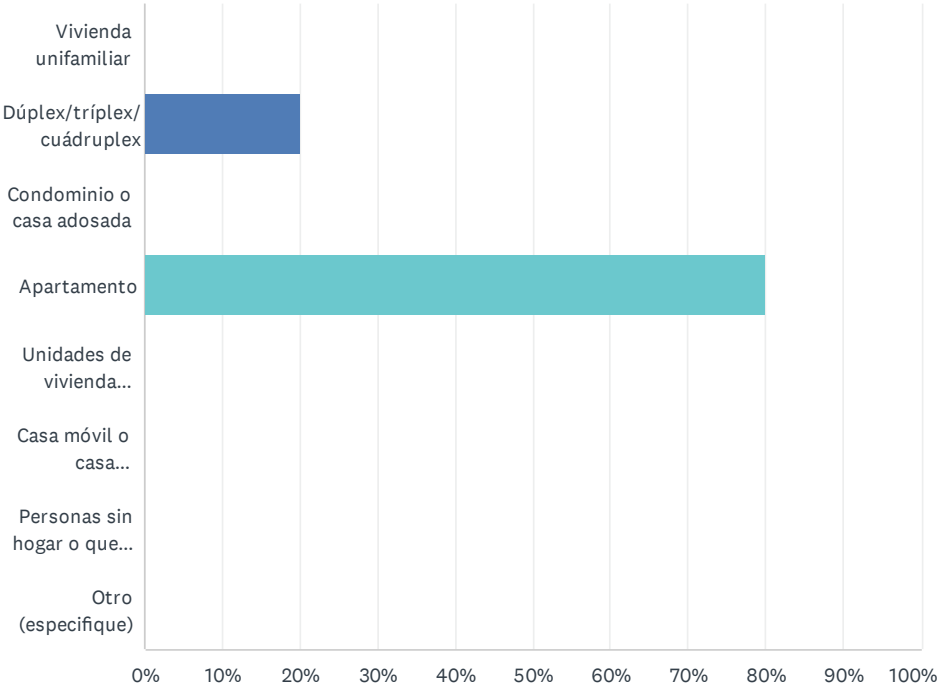
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Ninguna de las anteriores	0.00%	0
Una persona que vive sola	0.00%	0
Una pareja sin hijos	0.00%	0
Monoparental con hijos menores de 18 años	0.00%	0
Pareja con hijos menores de 18 años (Para hogares de 4 miembros o menos)	60.00%	3
Hogar numeroso (Para hogares de 5 miembros o más)	0.00%	0
Pareja o padre/madre soltero(a) con hijos mayores de 18 años	20.00%	1
Abuelo(s) que cría(n) a su(s) nieto(s)	0.00%	0
Multigeneracional (abuelos, padres y nietos)	20.00%	1
Personas sin parentesco que viven juntas	0.00%	0
Varias familias que viven juntas	20.00%	1
Hogar incluye una o más personas con necesidades especiales o discapacidad	20.00%	1
Otro (especifique)	0.00%	0
Total Respondents: 5		

Q4 ¿En qué tipo de vivienda vive? (Elija una opción)

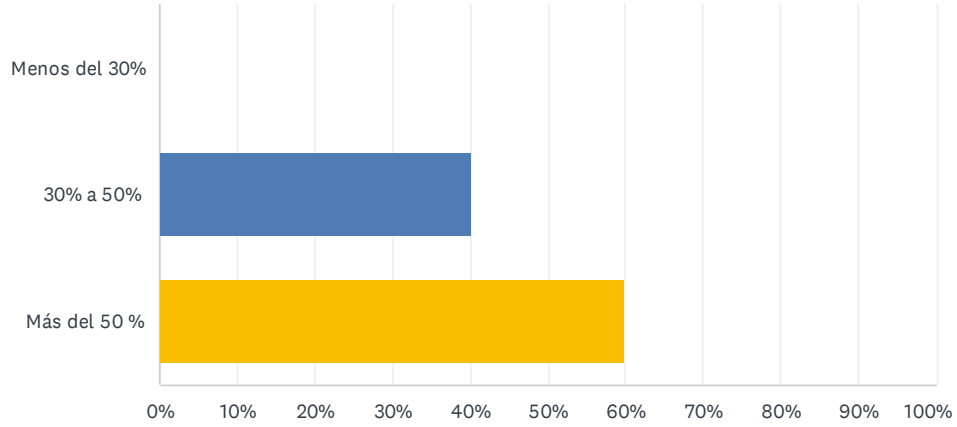
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Vivienda unifamiliar	0.00%	0
Dúplex/tríplex/cuádruplex	20.00%	1
Condominio o casa adosada	0.00%	0
Apartamento	80.00%	4
Unidades de vivienda complementarias (anexos/subunidades/casas de huéspedes)	0.00%	0
Casa móvil o casa prefabricada	0.00%	0
Personas sin hogar o que viven en una tienda de campaña/coche	0.00%	0
Otro (especifique)	0.00%	0
TOTAL		5

Q5 ¿Qué proporción de sus ingresos brutos (antes de impuestos) gasta en costos de vivienda (renta, hipoteca, etc.) cada mes?

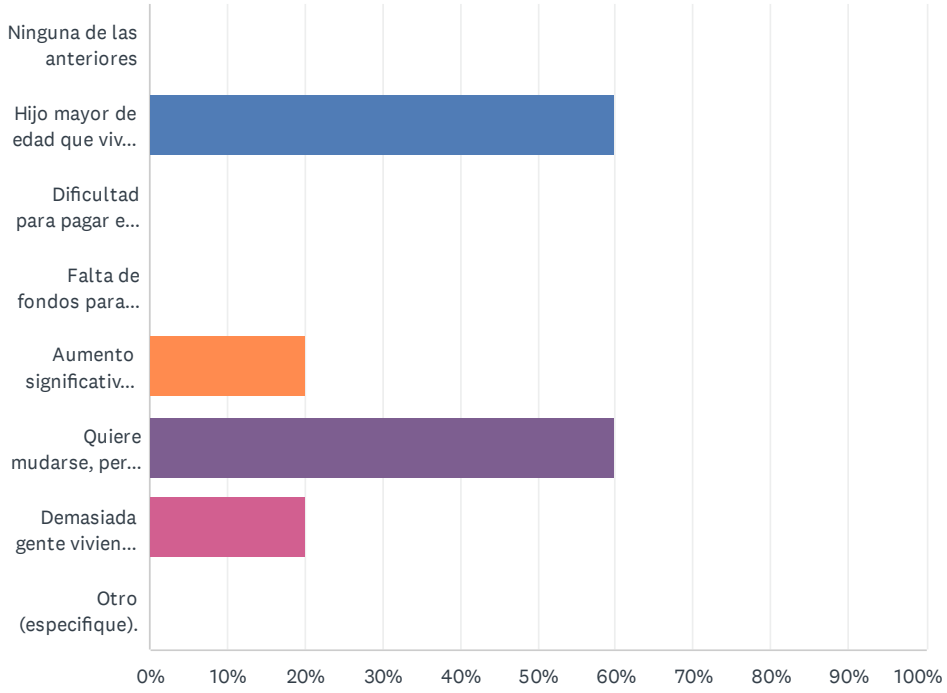
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Menos del 30%	0.00%	0
30% a 50%	40.00%	2
Más del 50 %	60.00%	3
TOTAL		5

Q6 ¿Ha tenido o tiene alguno de los siguientes problemas de vivienda? (Elija todos los que correspondan)

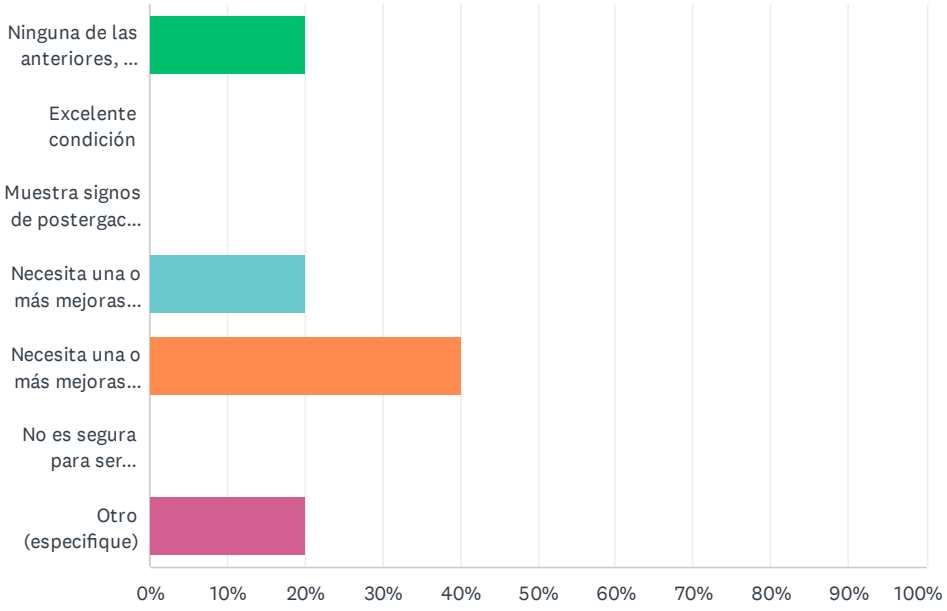
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Ninguna de las anteriores	0.00%	0
Hijo mayor de edad que vive en casa porque no puede costearse una vivienda	60.00%	3
Dificultad para pagar el alquiler o la hipoteca (por ejemplo, a veces paga con retraso, no paga otras facturas para pagar el alquiler, no compra alimentos o medicinas)	0.00%	0
Falta de fondos para realizar las reparaciones necesarias en la vivienda	0.00%	0
Aumento significativo del alquiler	20.00%	1
Quiere mudarse, pero no puede encontrar o pagar una vivienda que satisfaga sus necesidades o las de su familia	60.00%	3
Demasiada gente viviendo en una casa (hacinamiento)	20.00%	1
Otro (especifique).	0.00%	0
Total Respondents: 5		

Q7 ¿Cómo calificaría la condición física de su casa o apartamento? (Elija una opción)

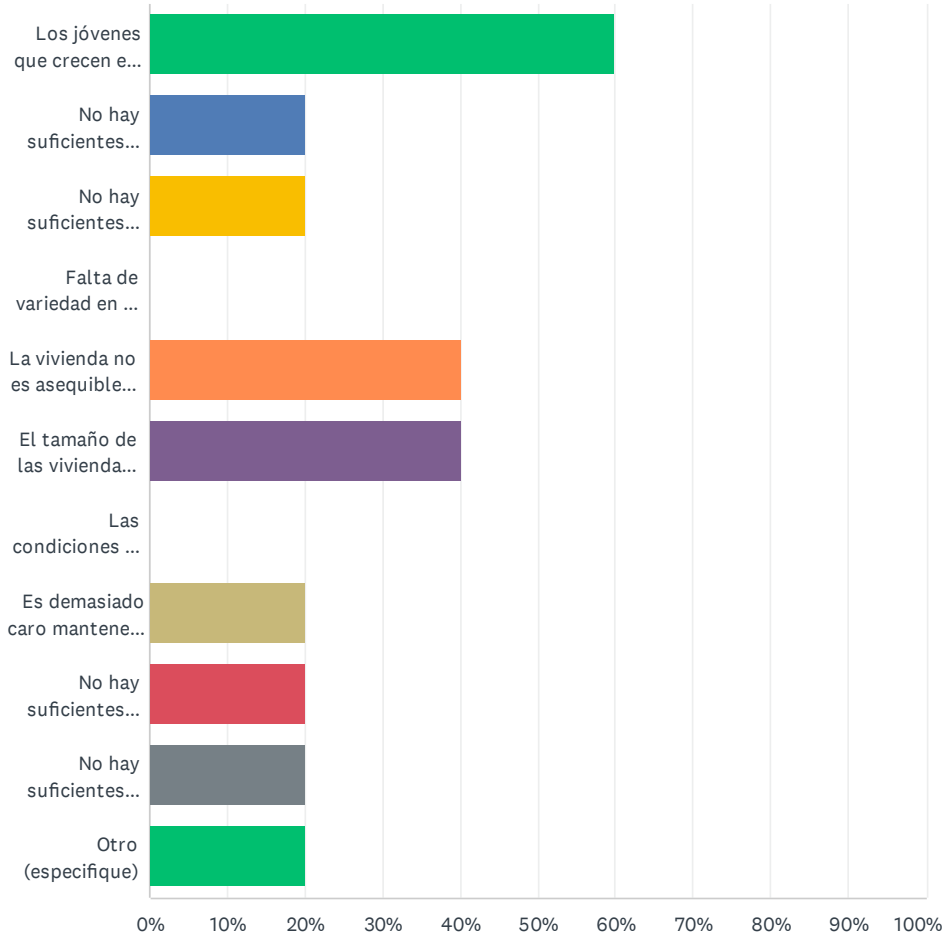
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Ninguna de las anteriores, no vivo en una casa ni apartamento.	20.00%	1
Excelente condición	0.00%	0
Muestra signos de postergación en el mantenimiento menor (p. ej., pintura descascarada, estuco desconchado)	0.00%	0
Necesita una o más mejoras modestas de rehabilitación (p. ej., techo nuevo, revestimiento de madera nuevo, pintura nueva, reparación de ventanas)	20.00%	1
Necesita una o más mejoras importantes (p. ej., cimientos nuevos, tuberías nuevas, sistema eléctrico nuevo)	40.00%	2
No es segura para ser habitada en su condición actual (es decir, estructuralmente insegura, crecimiento severo de moho)	0.00%	0
Otro (especifique)	20.00%	1
TOTAL		5

Q8 ¿Cuál cree que es el problema de vivienda más importante al que se enfrentan los residentes de Sunnyvale? (Elija hasta tres opciones)

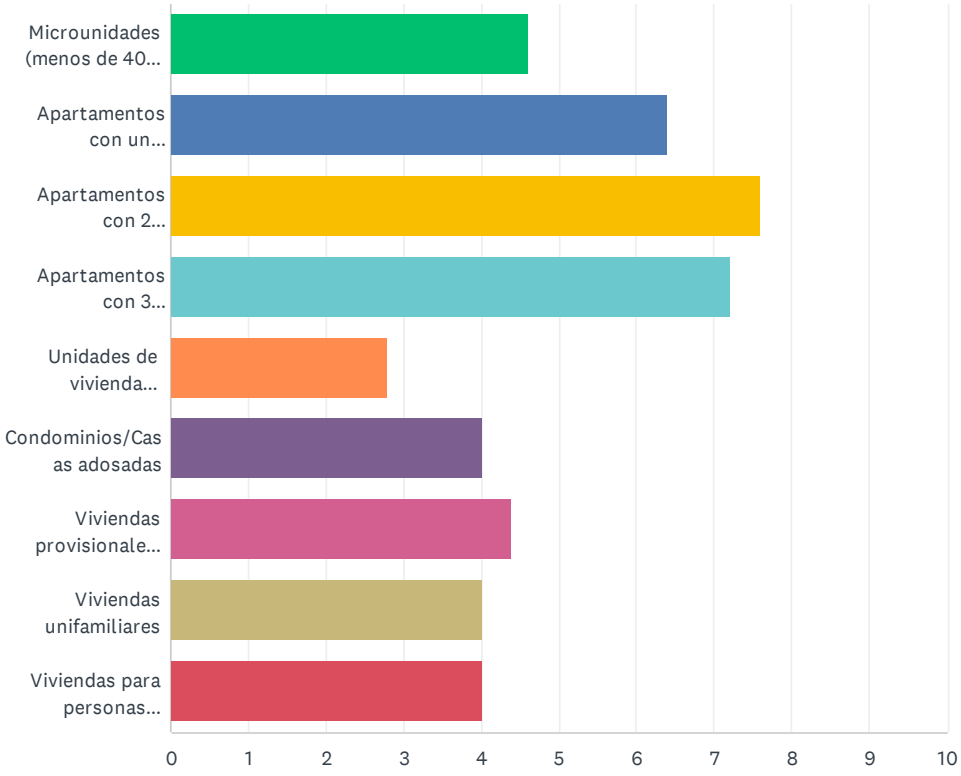
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Los jóvenes que crecen en la zona no pueden costearse vivir aquí cuando son adultos.	60.00%	3
No hay suficientes viviendas a la venta.	20.00%	1
No hay suficientes viviendas en alquiler	20.00%	1
Falta de variedad en los tipos de vivienda.	0.00%	0
La vivienda no es asequible para las personas que trabajan en comercio/industria de servicios; los maestros, la policía, los bomberos y los trabajadores de la salud no pueden permitirse vivir en Sunnyvale.	40.00%	2
El tamaño de las viviendas no se ajusta a las necesidades de las familias.	40.00%	2
Las condiciones de vivienda son deficientes.	0.00%	0
Es demasiado caro mantener mi vivienda como propietario.	20.00%	1
No hay suficientes opciones de vivienda que se adapten a las personas mayores o a las personas con discapacidad.	20.00%	1
No hay suficientes refugios y viviendas de transición para las personas sin hogar, junto con servicios que ayuden a trasladar a las personas a una vivienda permanente.	20.00%	1
Otro (especifique)	20.00%	1
Total Respondents: 5		

Q9 ¿Qué tipos de vivienda son los que más necesita Sunnyvale? (Clasifique su respuesta por orden de prioridad)

Answered: 5 Skipped: 0

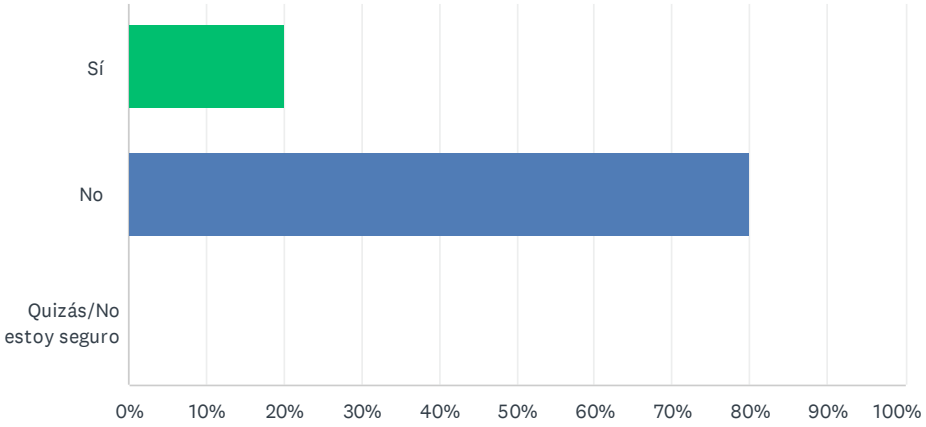


ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA DE SUNNYVALE ENCUESTA A LA COMUNIDAD
FEBRERO de 2022

	1	2	3	4	5	6	7	8	9	TOTAL	SC
Microunidades (menos de 400 pies cuadrados)	0.00% 0	40.00% 2	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	20.00% 1	20.00% 1	5	
Apartamentos con un dormitorio o menos	0.00% 0	0.00% 0	40.00% 2	60.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	5	
Apartamentos con 2 dormitorios	40.00% 2	20.00% 1	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	5	
Apartamentos con 3 dormitorios o más	40.00% 2	20.00% 1	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	5	
Unidades de vivienda complementarias (anexos/subunidades/casas de huéspedes)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	20.00% 1	20.00% 1	0.00% 0	40.00% 2	5	
Condominios/Casas adosadas	0.00% 0	0.00% 0	40.00% 2	0.00% 0	0.00% 0	0.00% 0	20.00% 1	20.00% 1	20.00% 1	5	
Viviendas provisionales, de transición y de apoyo para personas y familias sin hogar o que corren el riesgo de quedarse sin hogar	0.00% 0	0.00% 0	0.00% 0	20.00% 1	40.00% 2	0.00% 0	40.00% 2	0.00% 0	0.00% 0	5	
Viviendas unifamiliares	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	20.00% 1	40.00% 2	0.00% 0	5	
Viviendas para personas mayores y para personas con discapacidades	0.00% 0	20.00% 1	0.00% 0	0.00% 0	20.00% 1	20.00% 1	0.00% 0	20.00% 1	20.00% 1	5	

Q10 ¿Ha sido usted o algún vecino desplazado de su hogar en los últimos cinco años?

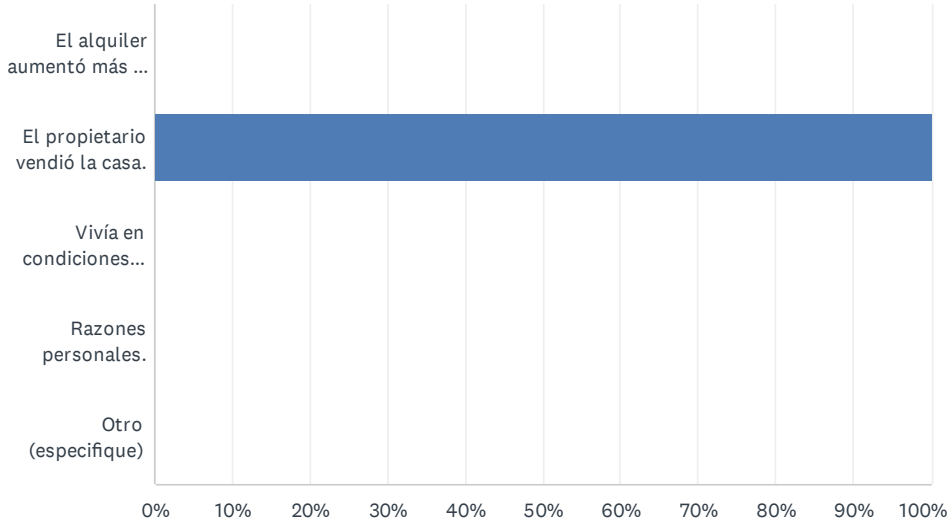
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	20.00%	1
No	80.00%	4
Quizás/No estoy seguro	0.00%	0
TOTAL		5

Q11 ¿Cuál de las siguientes opciones describe mejor la razón por la o algún vecino que fue desplazado?

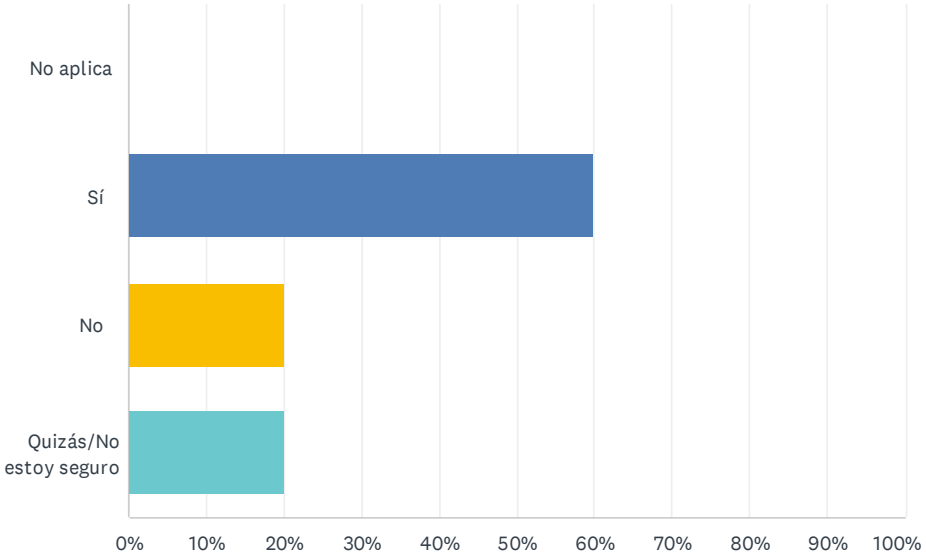
Answered: 1 Skipped: 4



ANSWER CHOICES	RESPONSES	
El alquiler aumentó más de lo que podía pagar.	0.00%	0
El propietario vendió la casa.	100.00%	1
Vivía en condiciones inseguras.	0.00%	0
Razones personales.	0.00%	0
Otro (especifique)	0.00%	0
TOTAL		1

Q12 Cuando buscó vivienda en Sunnyvale en los últimos 10 años, ¿se sintió discriminado alguna vez?

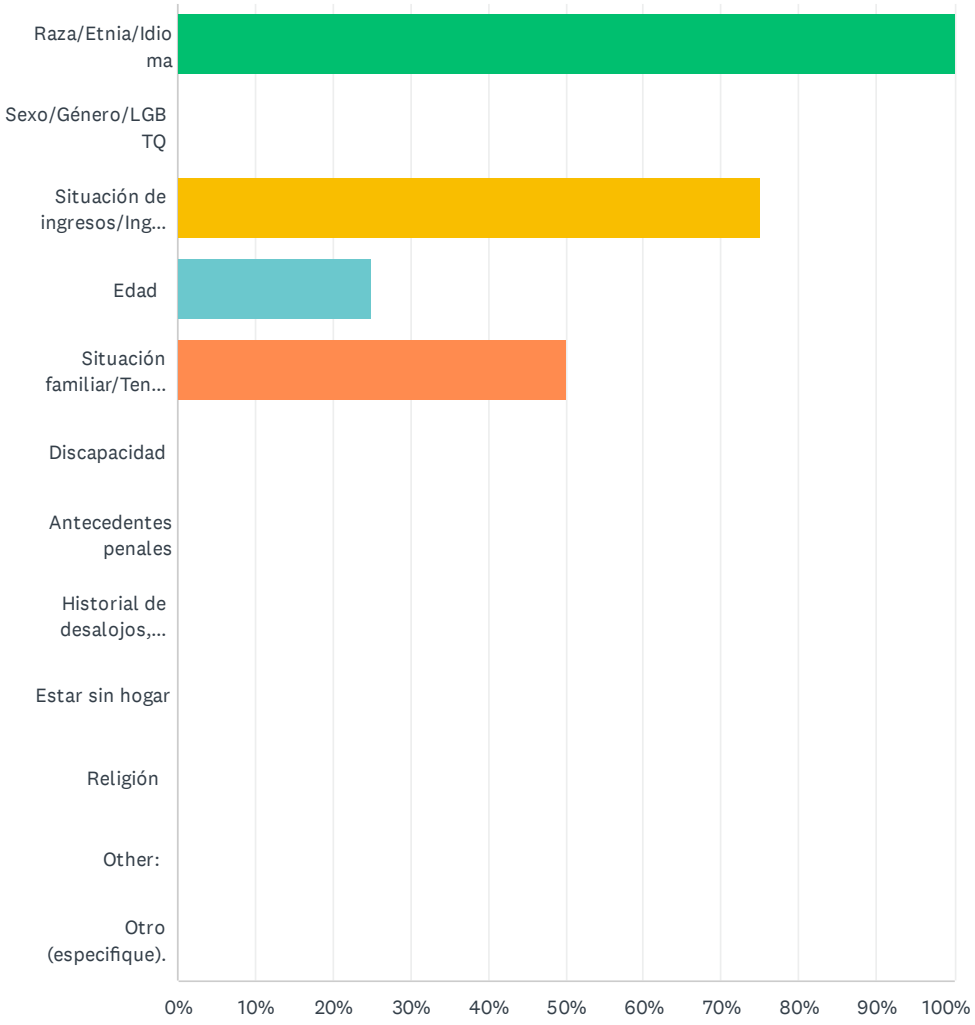
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
No aplica	0.00%	0
Sí	60.00%	3
No	20.00%	1
Quizás/No estoy seguro	20.00%	1
TOTAL		5

Q13 ¿Por qué cree que fue discriminado? (Elija todas las opciones que correspondan)

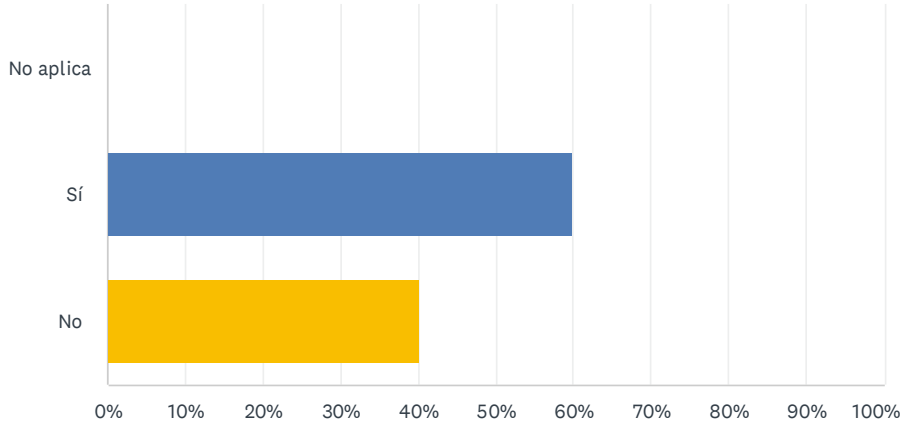
Answered: 4 Skipped: 1



ANSWER CHOICES	RESPONSES	
Raza/Etnia/Idioma	100.00%	4
Sexo/Género/LGBTQ	0.00%	0
Situación de ingresos/Ingresos demasiado bajos	75.00%	3
Edad	25.00%	1
Situación familiar/Tener hijos	50.00%	2
Discapacidad	0.00%	0
Antecedentes penales	0.00%	0
Historial de desalojos, ejecución hipotecaria, mal crédito	0.00%	0
Estar sin hogar	0.00%	0
Religión	0.00%	0
Other:	0.00%	0
Otro (especifique).	0.00%	0
Total Respondents: 4		

Q14 Cuando buscó vivienda en Sunnyvale en los últimos 10 años, ¿alguna vez se le negó una vivienda en alquiler?

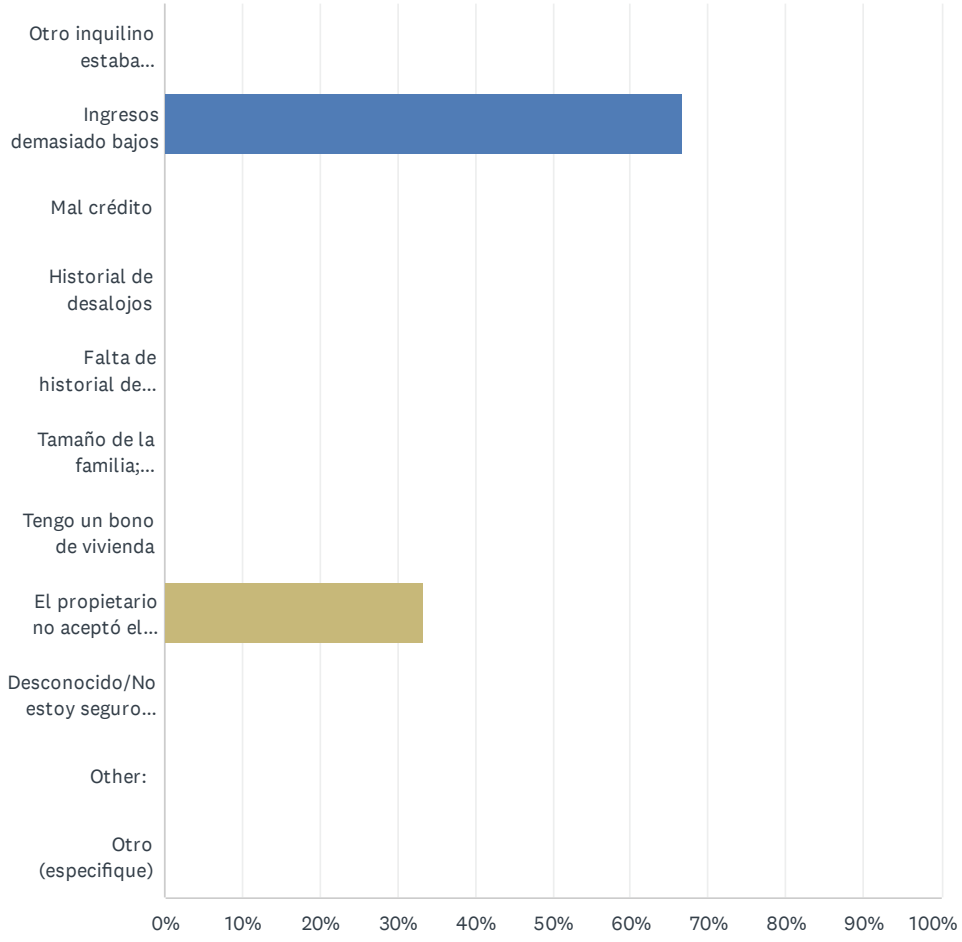
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
No aplica	0.00%	0
Sí	60.00%	3
No	40.00%	2
TOTAL		5

Q15 ¿Por qué se le negó?

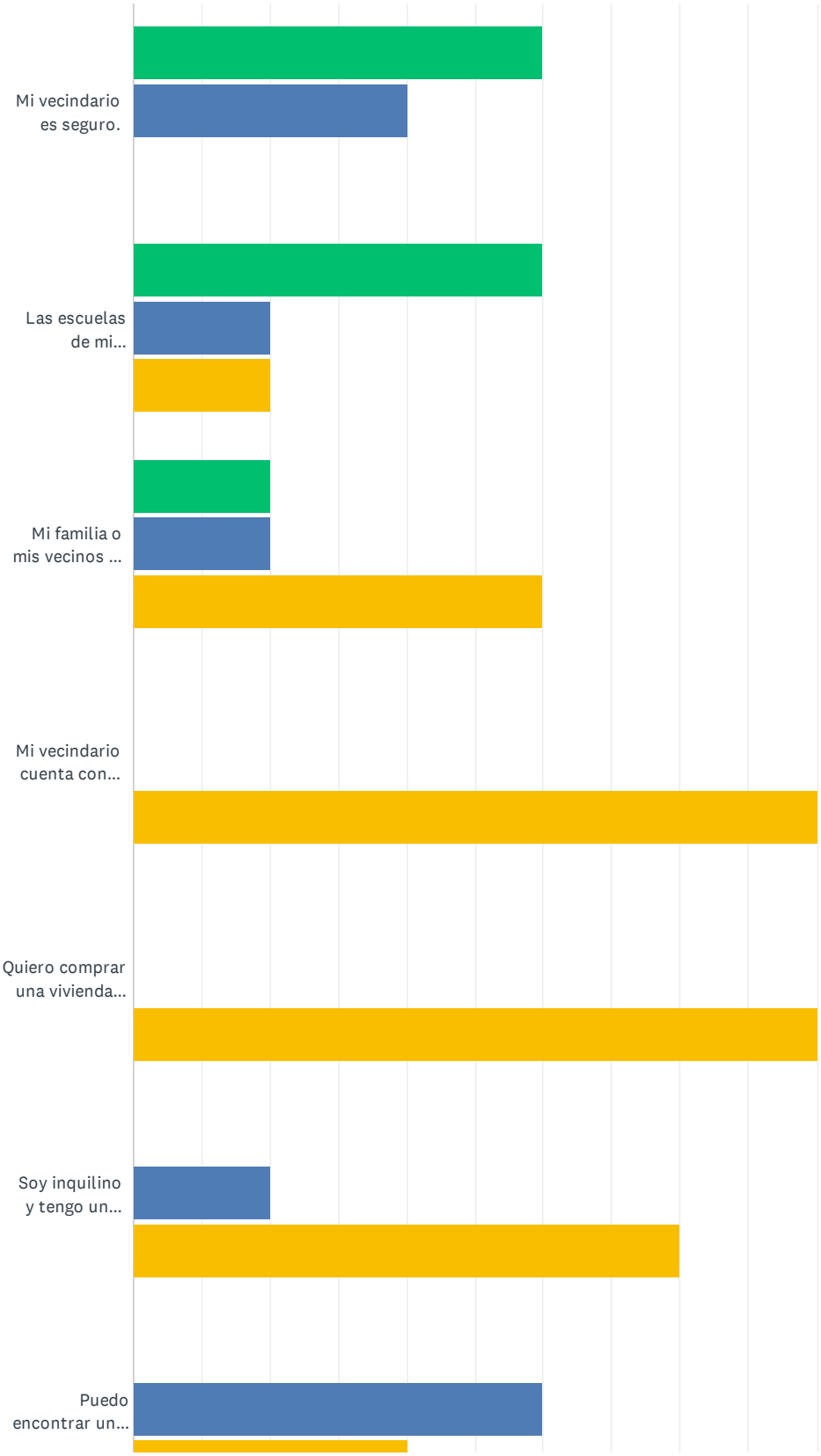
Answered: 3 Skipped: 2

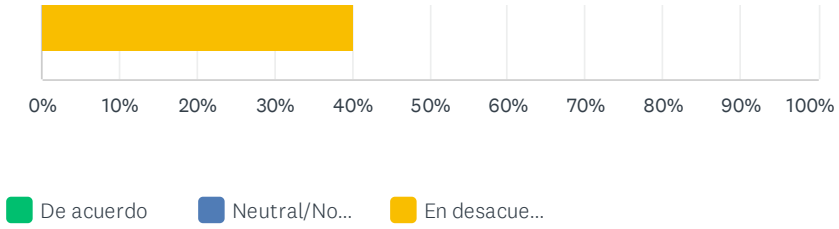


ANSWER CHOICES	RESPONSES	
Otro inquilino estaba dispuesto a pagar más	0.00%	0
Ingresos demasiado bajos	66.67%	2
Mal crédito	0.00%	0
Historial de desalojos	0.00%	0
Falta de historial de vivienda estable	0.00%	0
Tamaño de la familia; demasiadas personas	0.00%	0
Tengo un bono de vivienda	0.00%	0
El propietario no aceptó el tipo de ingresos que tengo	33.33%	1
Desconocido/No estoy seguro/No me dieron una razón	0.00%	0
Other:	0.00%	0
Otro (especifique)	0.00%	0
TOTAL		3

Q16 ¿En qué medida está de acuerdo o en desacuerdo con las siguientes afirmaciones?:

Answered: 5 Skipped: 0

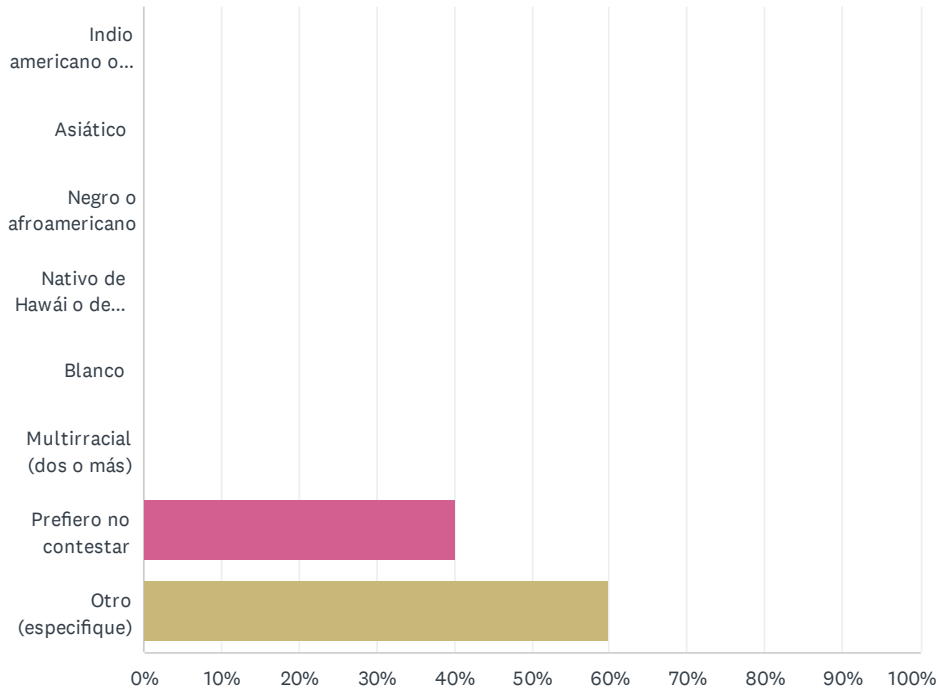




	DE ACUERDO	NEUTRAL/NO APLICA	EN DESACUERDO	TOTAL	WEIGHTED AVERAGE
Mi vecindario es seguro.	60.00% 3	40.00% 2	0.00% 0	5	1.40
Las escuelas de mi vecindario son de buena calidad.	60.00% 3	20.00% 1	20.00% 1	5	1.60
Mi familia o mis vecinos no tendrán que abandonar nuestro vecindario por el aumento de los alquileres.	20.00% 1	20.00% 1	60.00% 3	5	2.40
Mi vecindario cuenta con viviendas accesibles y asequibles para las personas con discapacidades.	0.00% 0	0.00% 0	100.00% 5	5	3.00
Quiero comprar una vivienda y tengo suficiente dinero para pagarla.	0.00% 0	0.00% 0	100.00% 5	5	3.00
Soy inquilino y tengo un depósito de garantía suficiente para alquilar un apartamento o una casa.	0.00% 0	20.00% 1	80.00% 4	5	2.80
Puedo encontrar una vivienda en alquiler, aunque tenga una condena en mi historial.	0.00% 0	60.00% 3	40.00% 2	5	2.40

Q17 ¿Cuál es su raza?

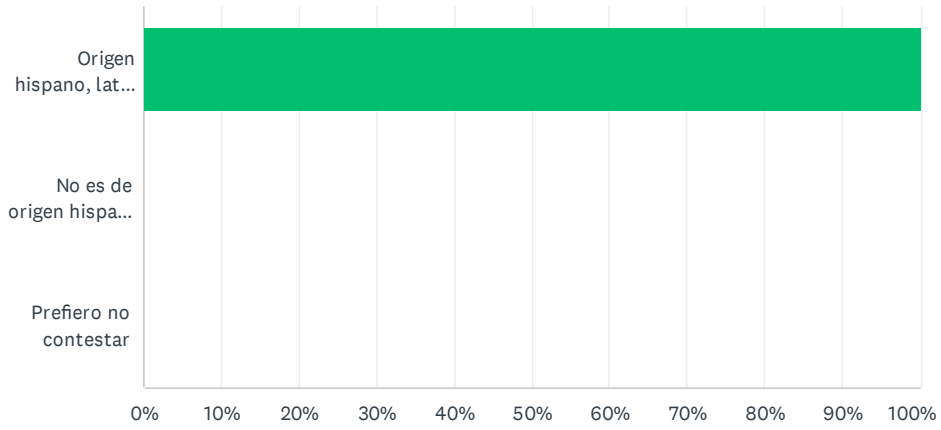
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Indio americano o nativo de Alaska	0.00%	0
Asiático	0.00%	0
Negro o afroamericano	0.00%	0
Nativo de Hawái o de otras islas del Pacífico	0.00%	0
Blanco	0.00%	0
Multirracial (dos o más)	0.00%	0
Prefiero no contestar	40.00%	2
Otro (especifique)	60.00%	3
TOTAL		5

Q18 ¿Cuál de las siguientes describe mejor su origen étnico?

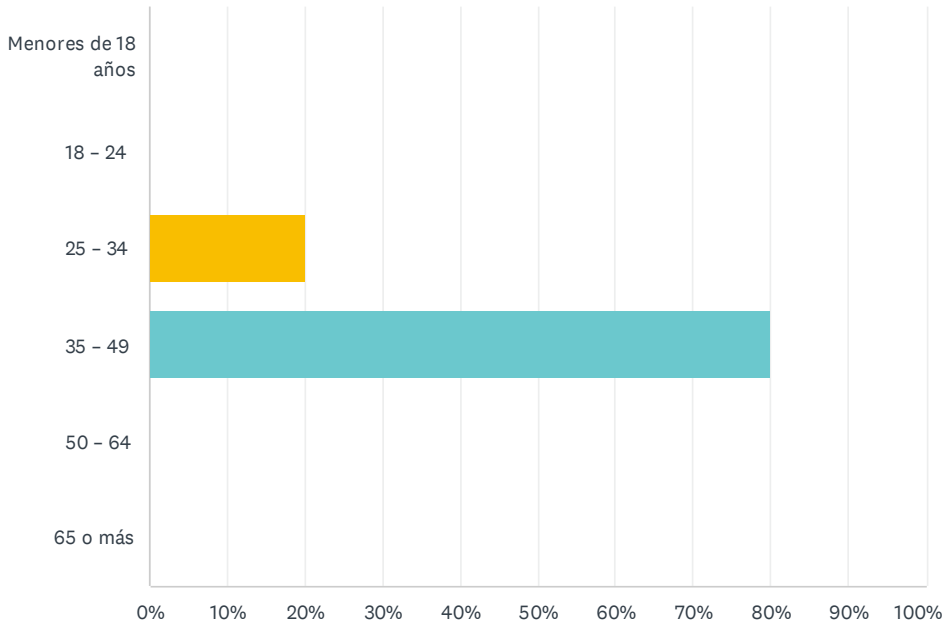
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Origen hispano, latino o español	100.00%	5
No es de origen hispano, latino o español	0.00%	0
Prefiero no contestar	0.00%	0
TOTAL		5

Q19 ¿Cuántos años tiene?

Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Menores de 18 años	0.00%	0
18 – 24	0.00%	0
25 – 34	20.00%	1
35 – 49	80.00%	4
50 – 64	0.00%	0
65 o más	0.00%	0
TOTAL		5

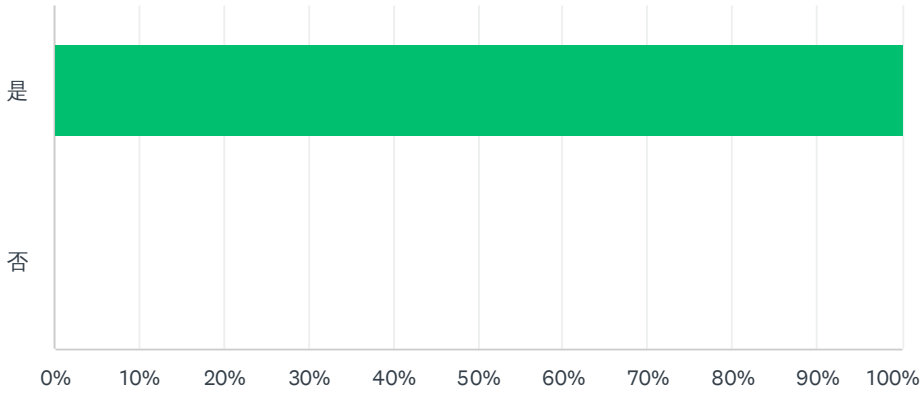
Q20 ¿Tiene algún comentario adicional relacionado con la vivienda que no se haya incluido en la lista anterior y que deba tenerse en cuenta en el proceso de actualización del elemento de vivienda?

Answered: 4 Skipped: 1

1.6 Survey Responses (Mandarin)

Q1 您是 Sunnyvale 市的居民吗？（单选）

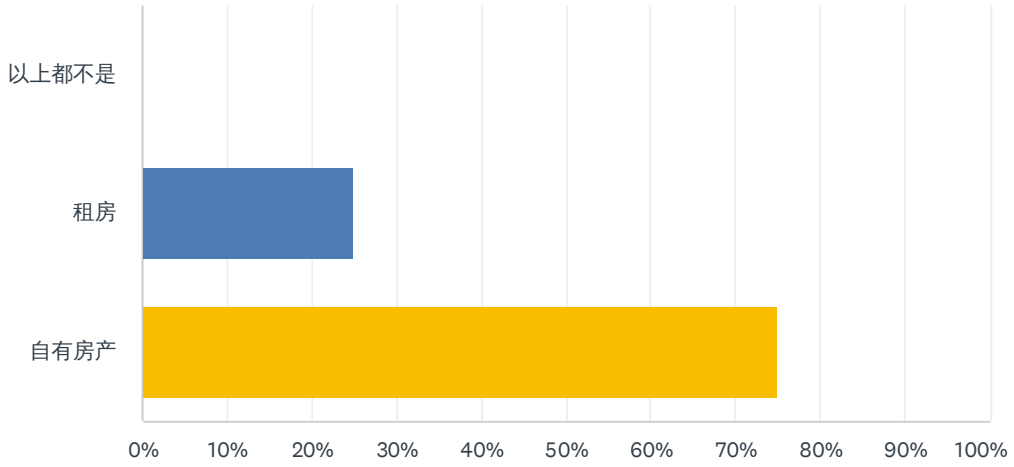
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
是	100.00%	16
否	0.00%	0
TOTAL		16

Q2 您目前是租房还是自有房产？（单选）

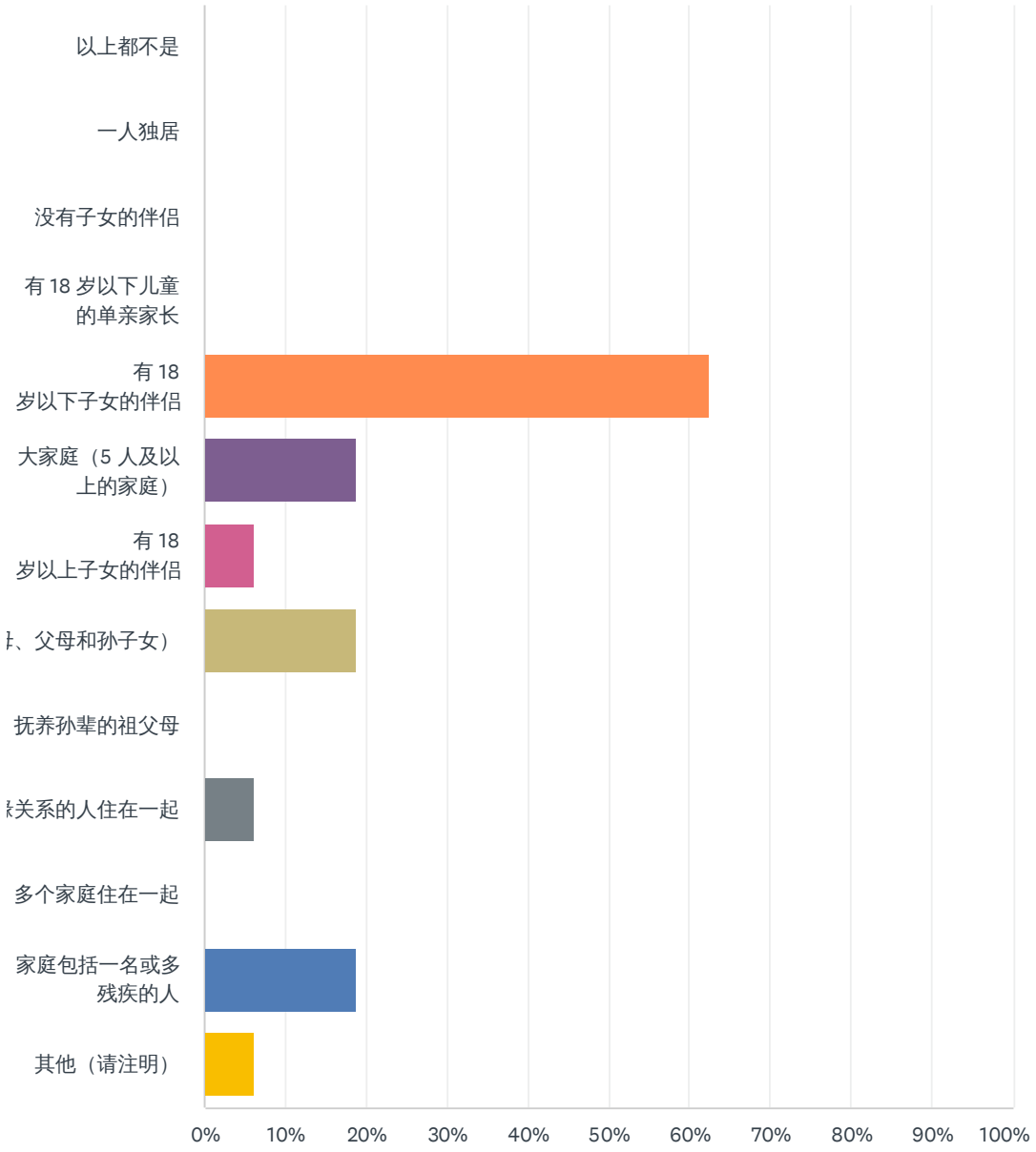
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
以上都不是	0.00%	0
租房	25.00%	4
自有房产	75.00%	12
TOTAL		16

Q3 以下哪一项能最好地描述您的家庭？（单选）

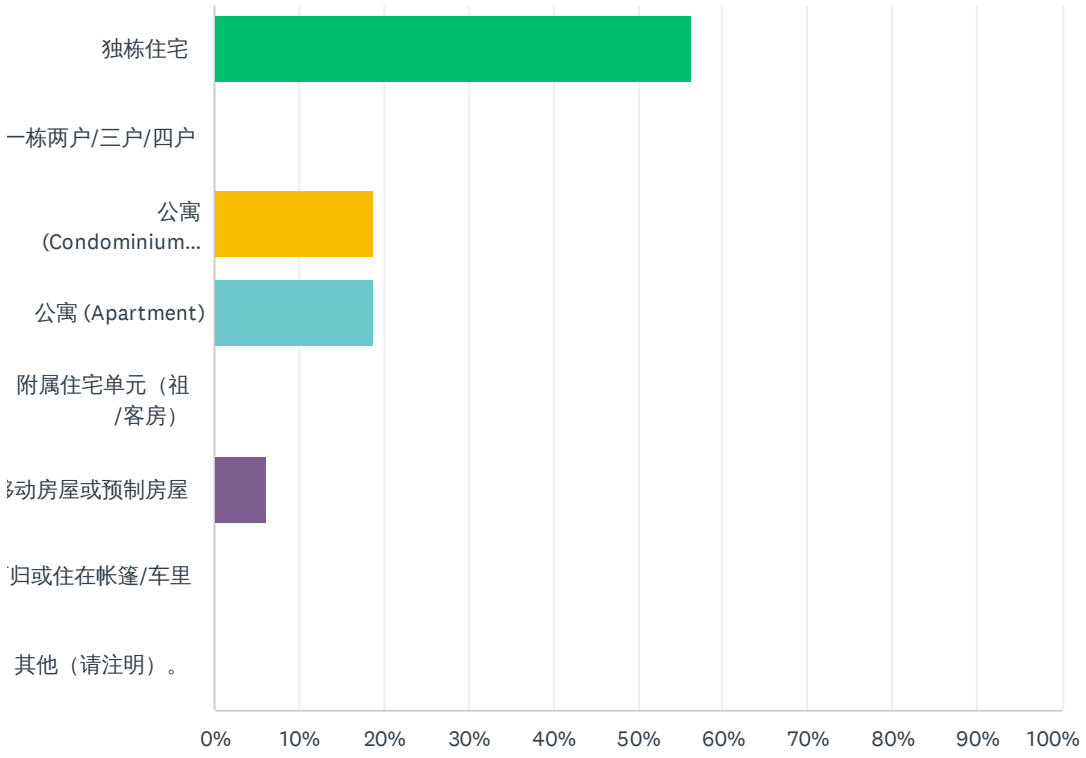
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
以上都不是	0.00%	0
一人独居	0.00%	0
没有子女的伴侣	0.00%	0
有 18 岁以下儿童的单亲家长	0.00%	0
有 18 岁以下子女的伴侣（4 人及以下的家庭）	62.50%	10
大家庭（5 人及以上的家庭）	18.75%	3
有 18 岁以上子女的伴侣或单亲家长	6.25%	1
多代（祖父母、父母和孙子女）	18.75%	3
抚养孙辈的祖父母	0.00%	0
没有亲缘关系的人住在一起	6.25%	1
多个家庭住在一起	0.00%	0
家庭包括一名或多名有特殊需要或残疾的人	18.75%	3
其他（请注明）	6.25%	1
Total Respondents: 16		

Q4 您住在什么类型的房子里？（单选）

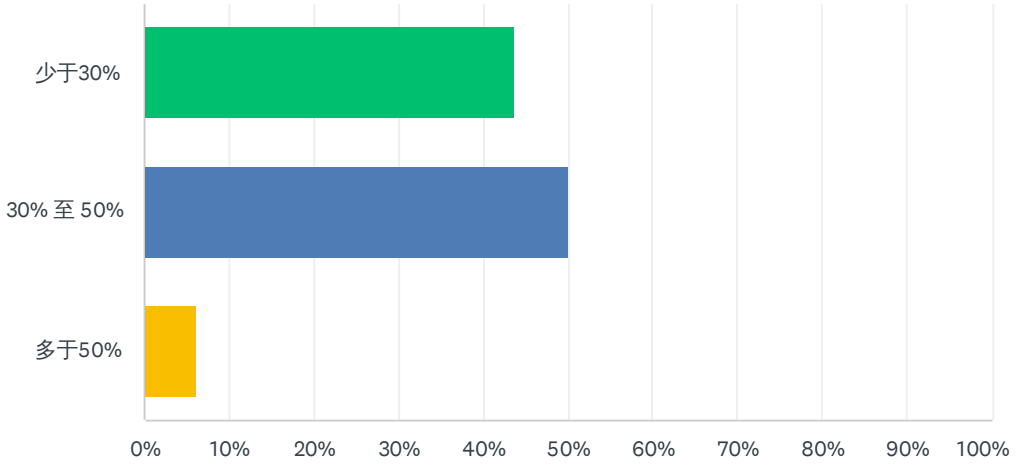
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
独栋住宅	56.25%	9
一栋两户/三户/四户	0.00%	0
公寓 (Condominium) 或联排别墅	18.75%	3
公寓 (Apartment)	18.75%	3
附属住宅单元（祖母房/二级单元/客房）	0.00%	0
移动房屋或预制房屋	6.25%	1
无家可归或住在帐篷/车里	0.00%	0
其他（请注明）。	0.00%	0
TOTAL		16

Q5 您每月的总收入（税前）中，有多少钱花在了住房成本（房租、抵押贷款等）上？

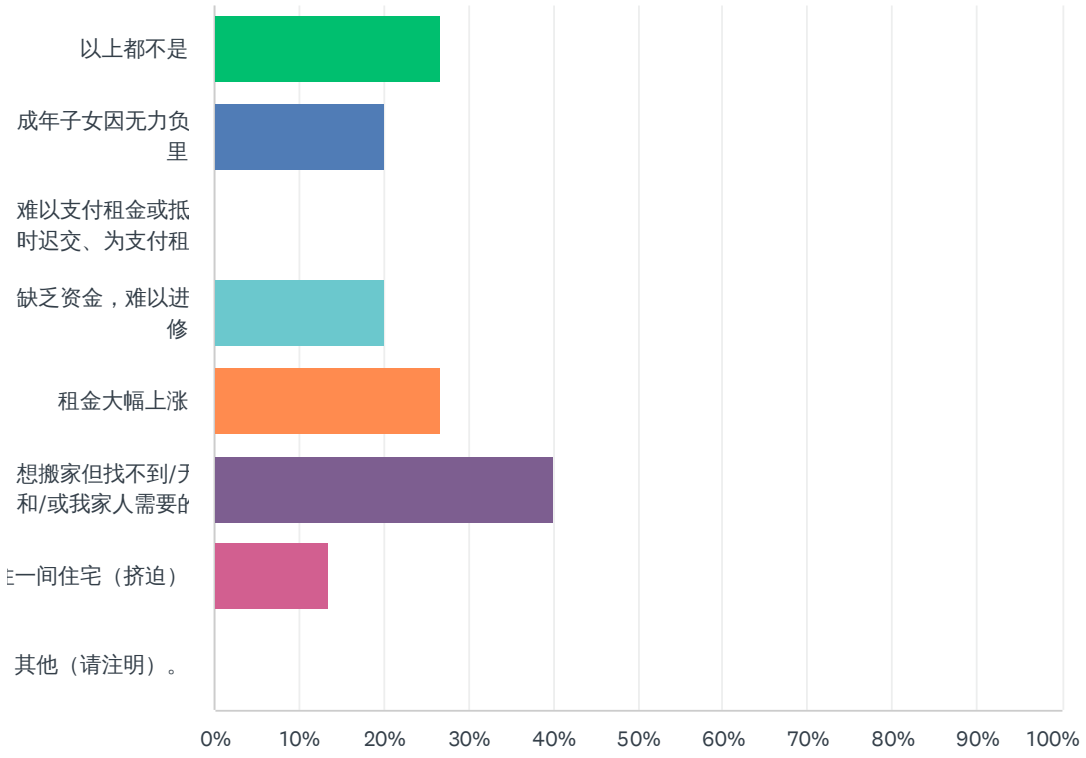
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
少于30%	43.75%	7
30% 至 50%	50.00%	8
多于50%	6.25%	1
TOTAL		16

Q6 您是否曾经或正在面临以下任何住房问题？（选择所有适用项）

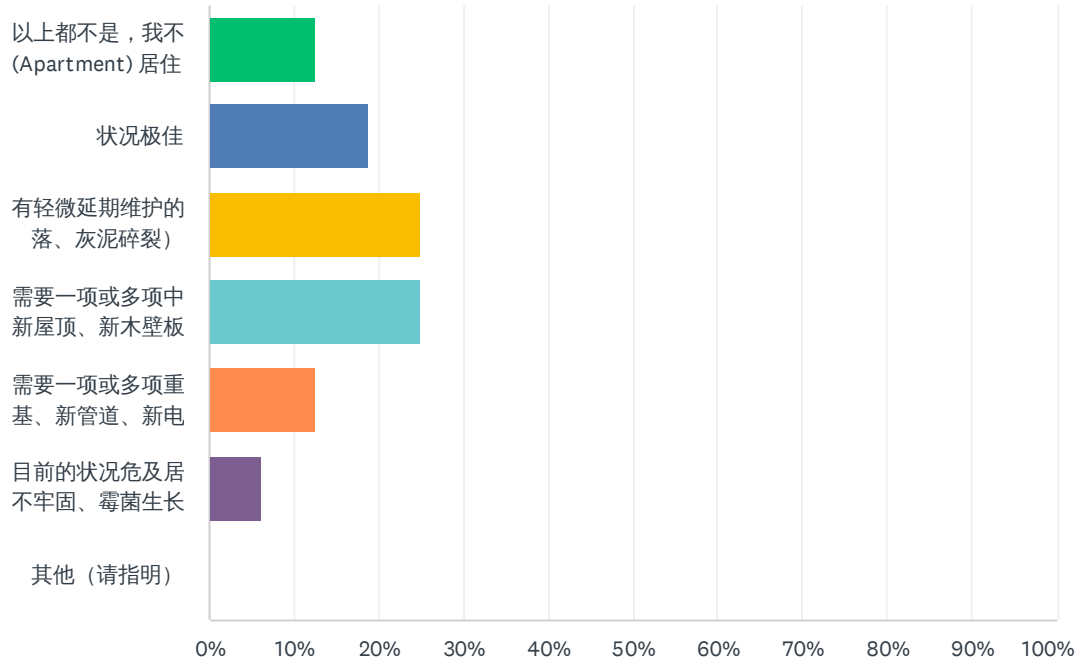
Answered: 15 Skipped: 1



ANSWER CHOICES	RESPONSES	
以上都不是	26.67%	4
成年子女因无力负担住房而住在家里	20.00%	3
难以支付租金或抵押贷款（例如有时迟交、为支付租金而不缴纳其他账单、不购买食品或药品）	0.00%	0
缺乏资金，难以进行必要的房屋维修	20.00%	3
租金大幅上涨	26.67%	4
想搬家但找不到/无力负担满足我和/或我家人需要的房子	40.00%	6
太多人同住一间住宅（挤迫）	13.33%	2
其他（请注明）。	0.00%	0
Total Respondents: 15		

Q7 您如何评价您住宅或公寓 (Apartment) 的实际状况？（单选）

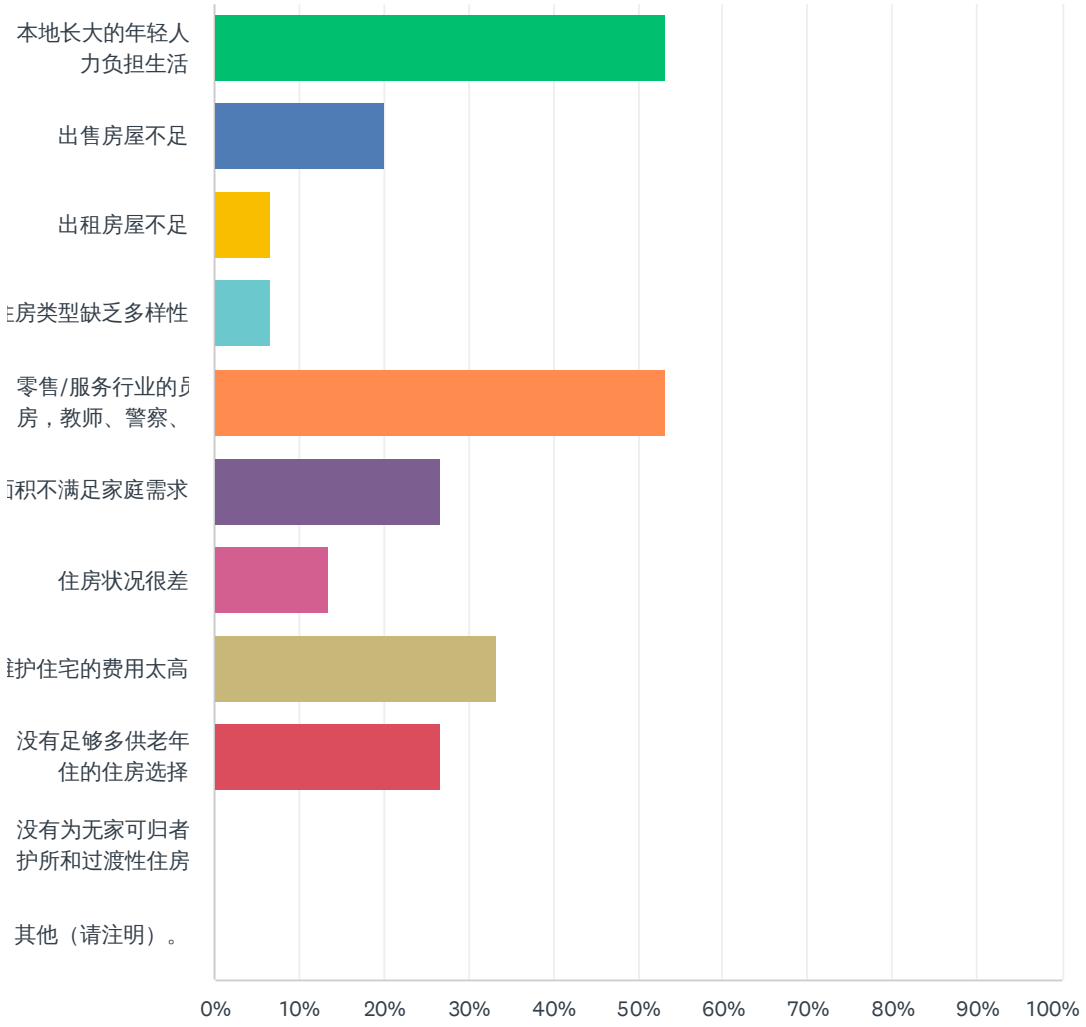
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
以上都不是，我不在住宅或公寓 (Apartment) 居住。	12.50%	2
状况极佳	18.75%	3
有轻微延期维护的迹象（即油漆剥落、灰泥碎裂）	25.00%	4
需要一项或多项中度修整改善（即新屋顶、新木壁板、新油漆、窗户维修）	25.00%	4
需要一项或多项重大升级（即新地基、新管道、新电气）	12.50%	2
目前的状况危及居住安全（即结构不牢固、霉菌生长严重）	6.25%	1
其他（请指明）	0.00%	0
TOTAL		16

Q8 您认为 Sunnyvale 市居民面临的最严重的住房问题是什么？（最多选择三项）

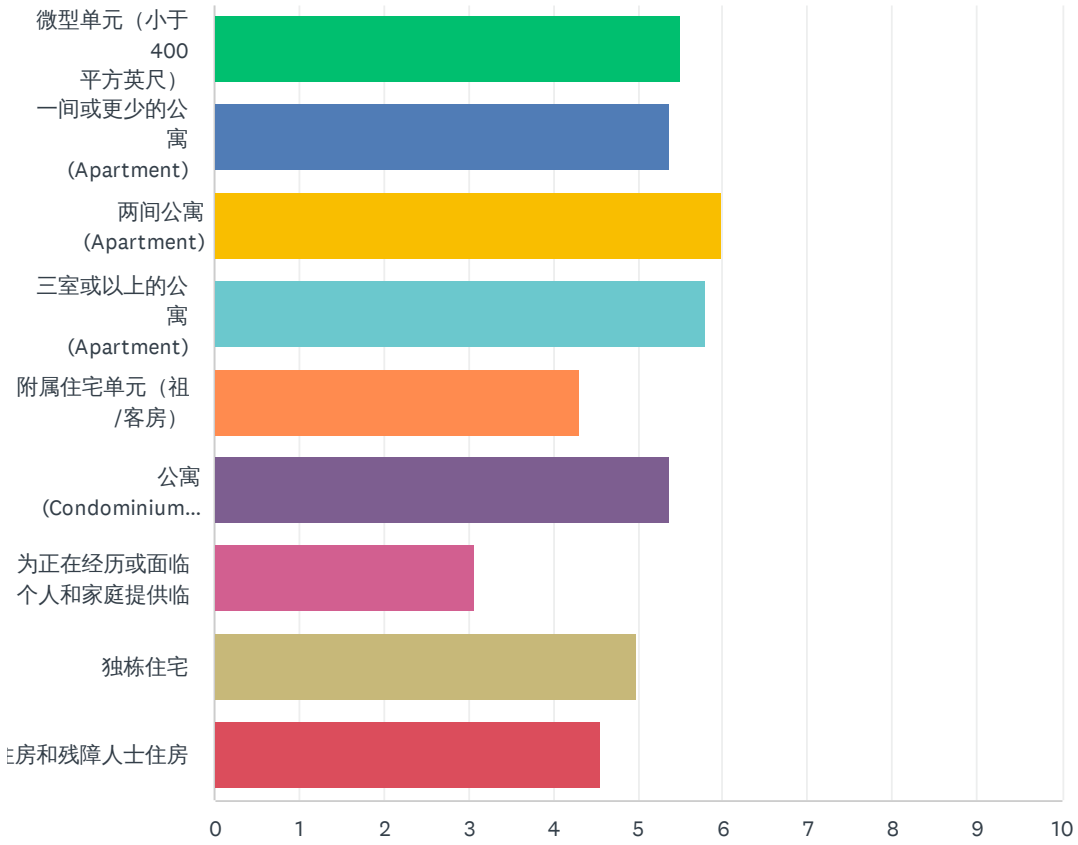
Answered: 15 Skipped: 1



ANSWER CHOICES	RESPONSES	
本地长大的年轻人成年后在当地无力负担生活	53.33%	8
出售房屋不足	20.00%	3
出租房屋不足	6.67%	1
住房类型缺乏多样性	6.67%	1
零售/服务行业的员工无力负担住房，教师、警察、消防和卫生保健工作者无力负担在 Sunnyvale 市的生活。	53.33%	8
住房面积不满足家庭需求	26.67%	4
住房状况很差	13.33%	2
业主维护住宅的费用太高	33.33%	5
没有足够多供老年人或残障人士居住的住房选择	26.67%	4
没有为无家可归者提供足够多的庇护所和过渡性住房，没有帮助个人搬入永久住房的充足服务。	0.00%	0
其他（请注明）。	0.00%	0
Total Respondents: 15		

Q9 Sunnyvale 市最需要什么类型的住房？（按优先顺序排列你的答案）

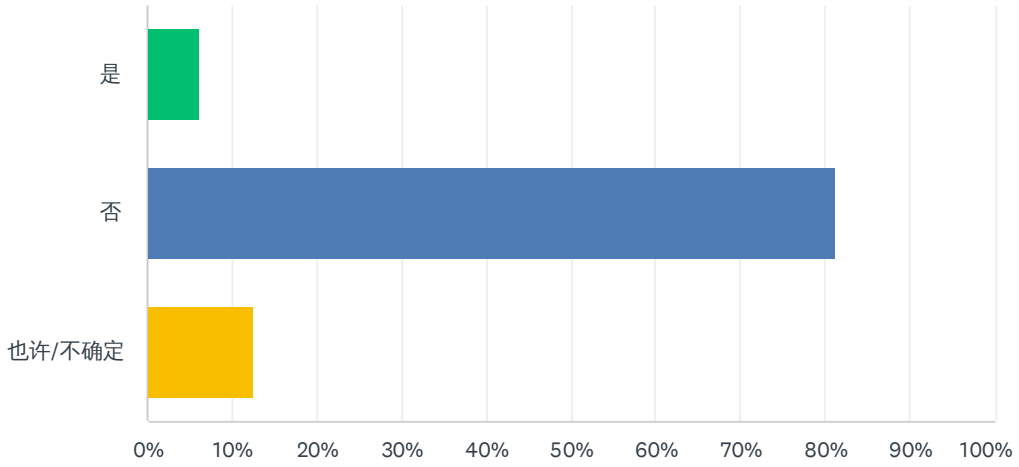
Answered: 16 Skipped: 0



	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
微型单元（小于 400 平方英尺）	25.00% 4	12.50% 2	18.75% 3	0.00% 0	0.00% 0	0.00% 0	18.75% 3	12.50% 2	12.50% 2	16	5.50
一间或更少的公寓 (Apartment)	0.00% 0	18.75% 3	12.50% 2	12.50% 2	25.00% 4	12.50% 2	12.50% 2	6.25% 1	0.00% 0	16	5.38
两间公寓 (Apartment)	18.75% 3	0.00% 0	12.50% 2	37.50% 6	12.50% 2	6.25% 1	6.25% 1	6.25% 1	0.00% 0	16	6.00
三室或以上的公寓 (Apartment)	6.25% 1	12.50% 2	18.75% 3	25.00% 4	12.50% 2	12.50% 2	6.25% 1	6.25% 1	0.00% 0	16	5.81
附属住宅单元（祖母房/二级单元/客房）	0.00% 0	12.50% 2	6.25% 1	0.00% 0	18.75% 3	18.75% 3	31.25% 5	12.50% 2	0.00% 0	16	4.31
公寓 (Condominium) /联排别墅	6.25% 1	18.75% 3	12.50% 2	12.50% 2	12.50% 2	6.25% 1	18.75% 3	12.50% 2	0.00% 0	16	5.38
为正在经历或面临无家可归风险的个人和家庭提供临时、过渡和支持性住房	0.00% 0	12.50% 2	0.00% 0	6.25% 1	6.25% 1	18.75% 3	0.00% 0	6.25% 1	50.00% 8	16	3.06
独栋住宅	31.25% 5	6.25% 1	12.50% 2	0.00% 0	0.00% 0	6.25% 1	0.00% 0	12.50% 2	31.25% 5	16	5.00
老年人住房和残障人士住房	12.50% 2	6.25% 1	6.25% 1	6.25% 1	12.50% 2	18.75% 3	6.25% 1	25.00% 4	6.25% 1	16	4.56

Q10 在过去五年中，您或邻居是否曾被迫离开住宅而流离失所？

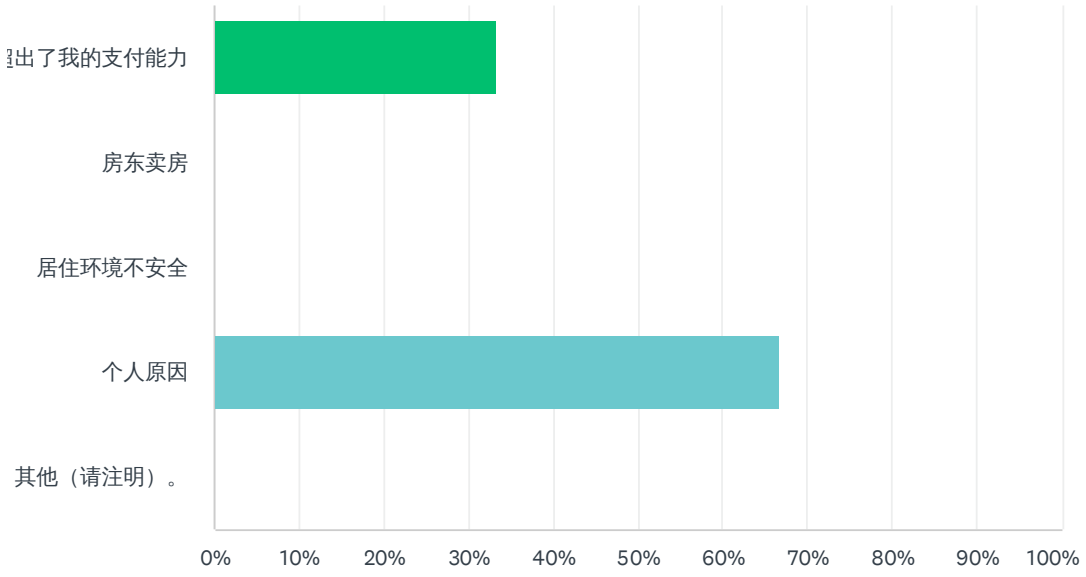
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
是	6.25%	1
否	81.25%	13
也许/不确定	12.50%	2
TOTAL		16

Q11 以下哪一项能最好地描述您流离失所的原因？

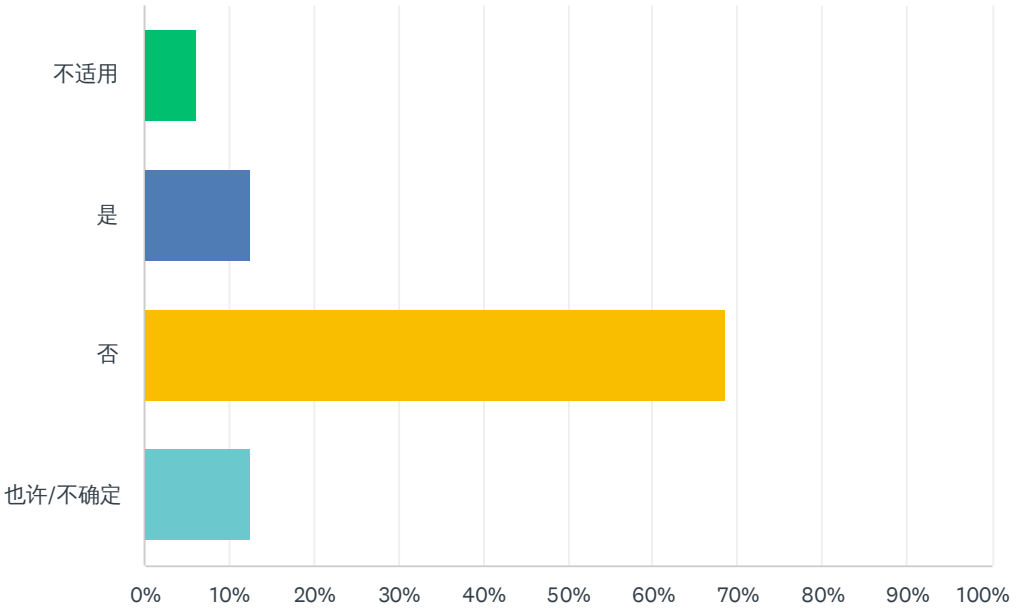
Answered: 3 Skipped: 13



ANSWER CHOICES	RESPONSES	
租金上涨，超出了我的支付能力	33.33%	1
房东卖房	0.00%	0
居住环境不安全	0.00%	0
个人原因	66.67%	2
其他（请注明）。	0.00%	0
TOTAL		3

Q12 在过去十年中，您在 Sunnyvale 市找房时是否觉得自己受到歧视？

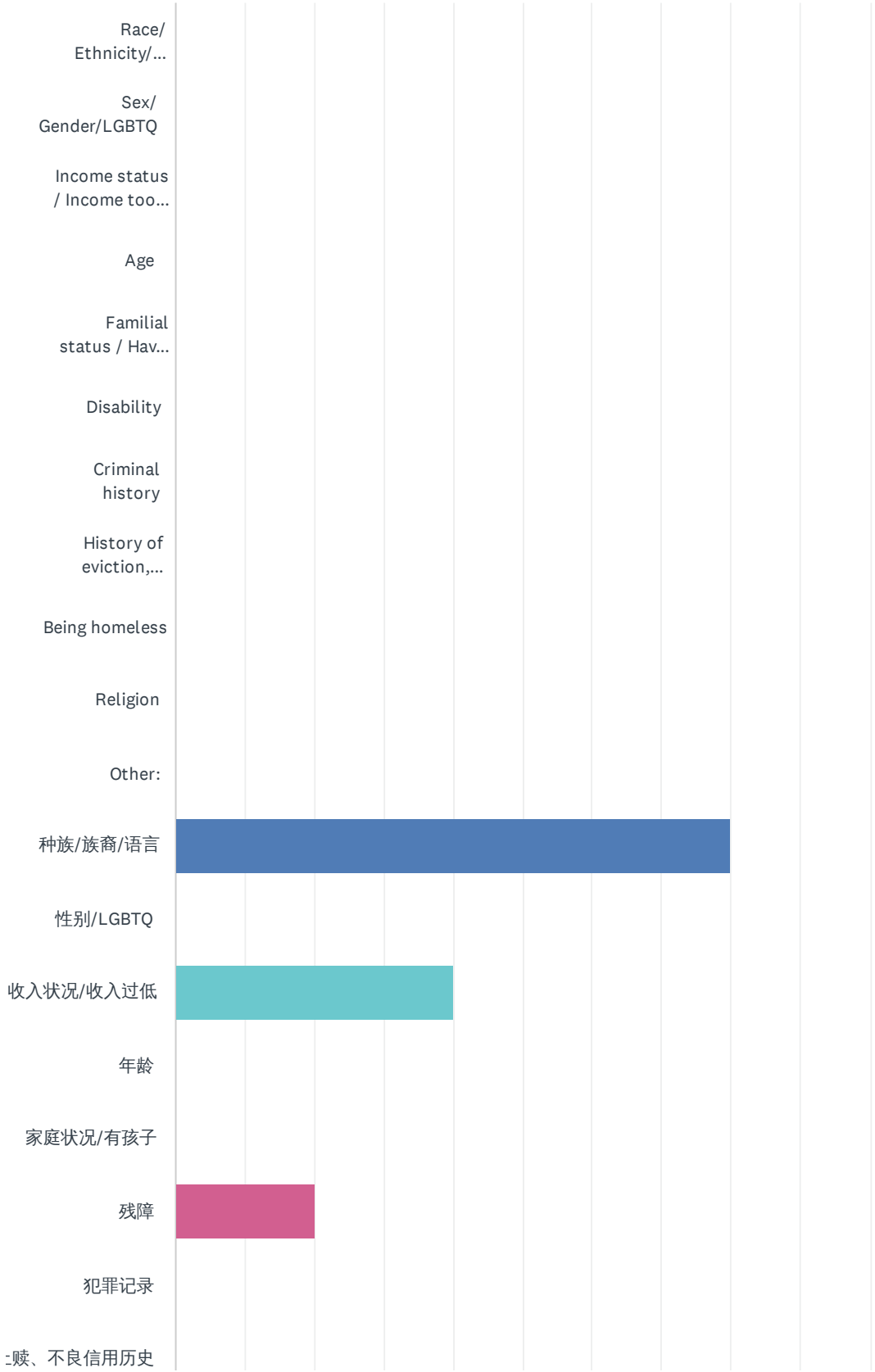
Answered: 16 Skipped: 0

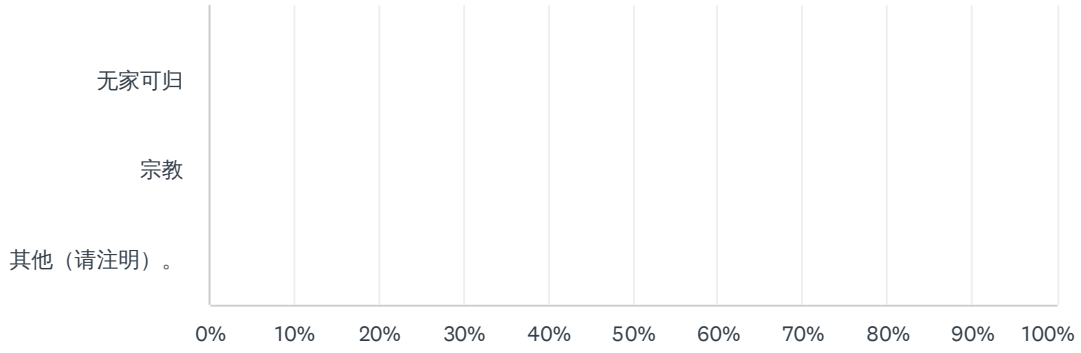


ANSWER CHOICES	RESPONSES	
不适用	6.25%	1
是	12.50%	2
否	68.75%	11
也许/不确定	12.50%	2
TOTAL		16

Q13 您认为您为什么受到歧视？（选择所有适用项）

Answered: 5 Skipped: 11

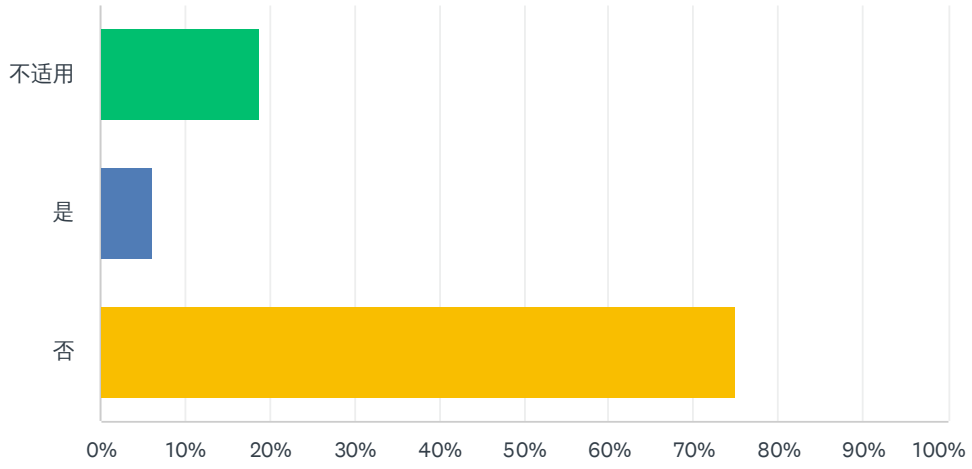




ANSWER CHOICES	RESPONSES	
Race/ Ethnicity/ Language spoken	0.00%	0
Sex/ Gender/LGBTQ	0.00%	0
Income status / Income too low	0.00%	0
Age	0.00%	0
Familial status / Having children	0.00%	0
Disability	0.00%	0
Criminal history	0.00%	0
History of eviction, foreclosure, bad credit	0.00%	0
Being homeless	0.00%	0
Religion	0.00%	0
Other:	0.00%	0
种族/族裔/语言	80.00%	4
性别/LGBTQ	0.00%	0
收入状况/收入过低	40.00%	2
年龄	0.00%	0
家庭状况/有孩子	0.00%	0
残障	20.00%	1
犯罪记录	0.00%	0
驱逐、止赎、不良信用历史	0.00%	0
无家可归	0.00%	0
宗教	0.00%	0
其他（请注明）。	0.00%	0
Total Respondents: 5		

Q14 在过去十年中，您在 Sunnyvale 市找房时是否曾租房被拒？

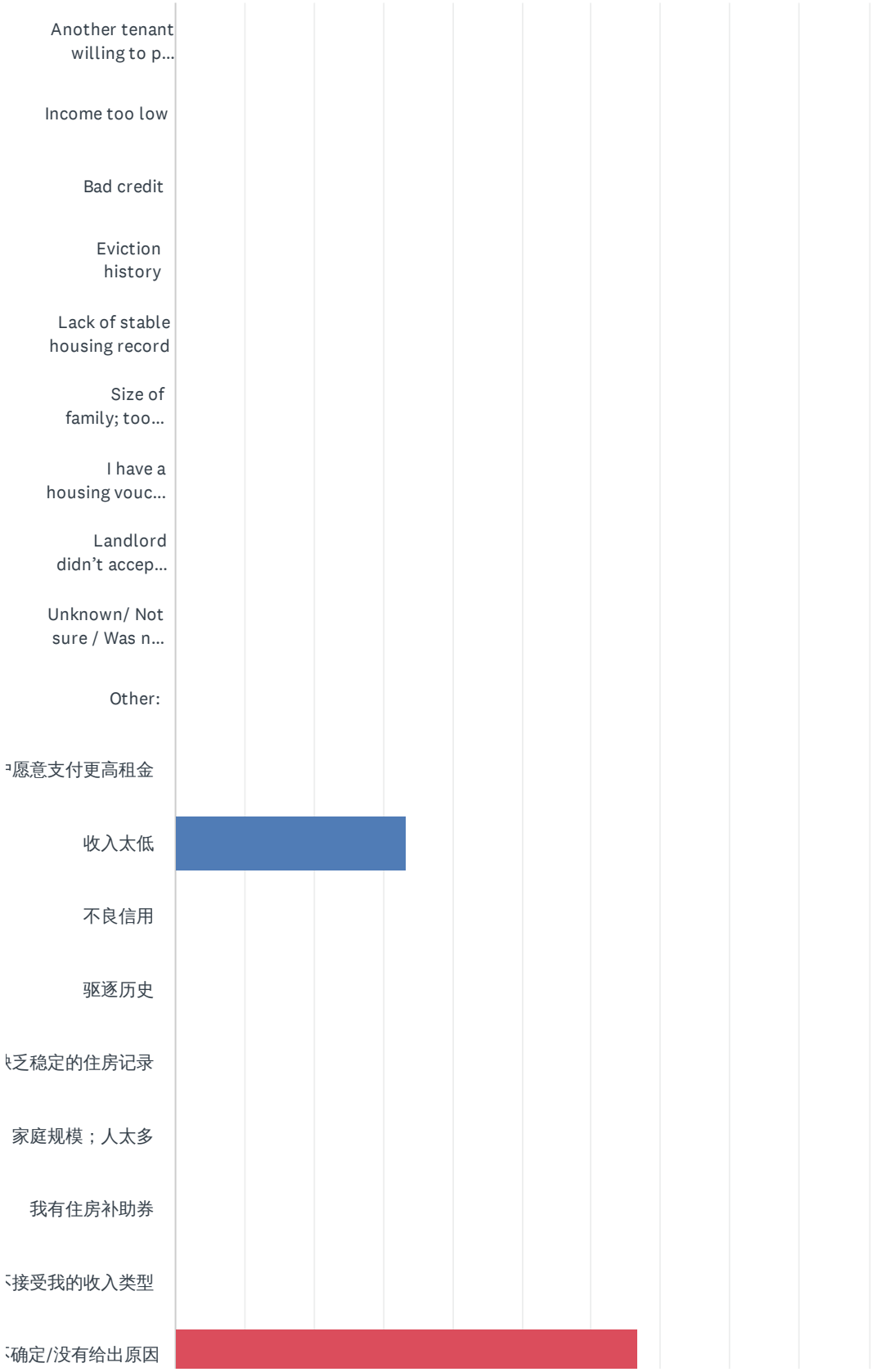
Answered: 16 Skipped: 0

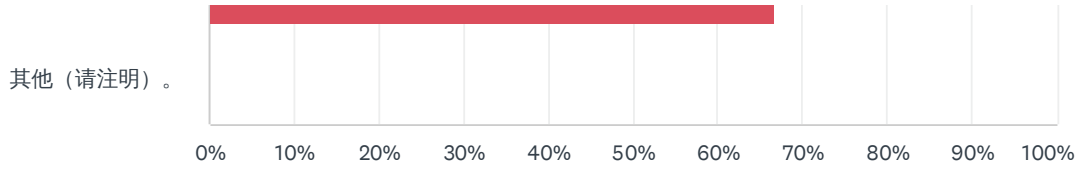


ANSWER CHOICES	RESPONSES	
不适用	18.75%	3
是	6.25%	1
否	75.00%	12
TOTAL		16

Q15 您为什么被拒绝？

Answered: 3 Skipped: 13

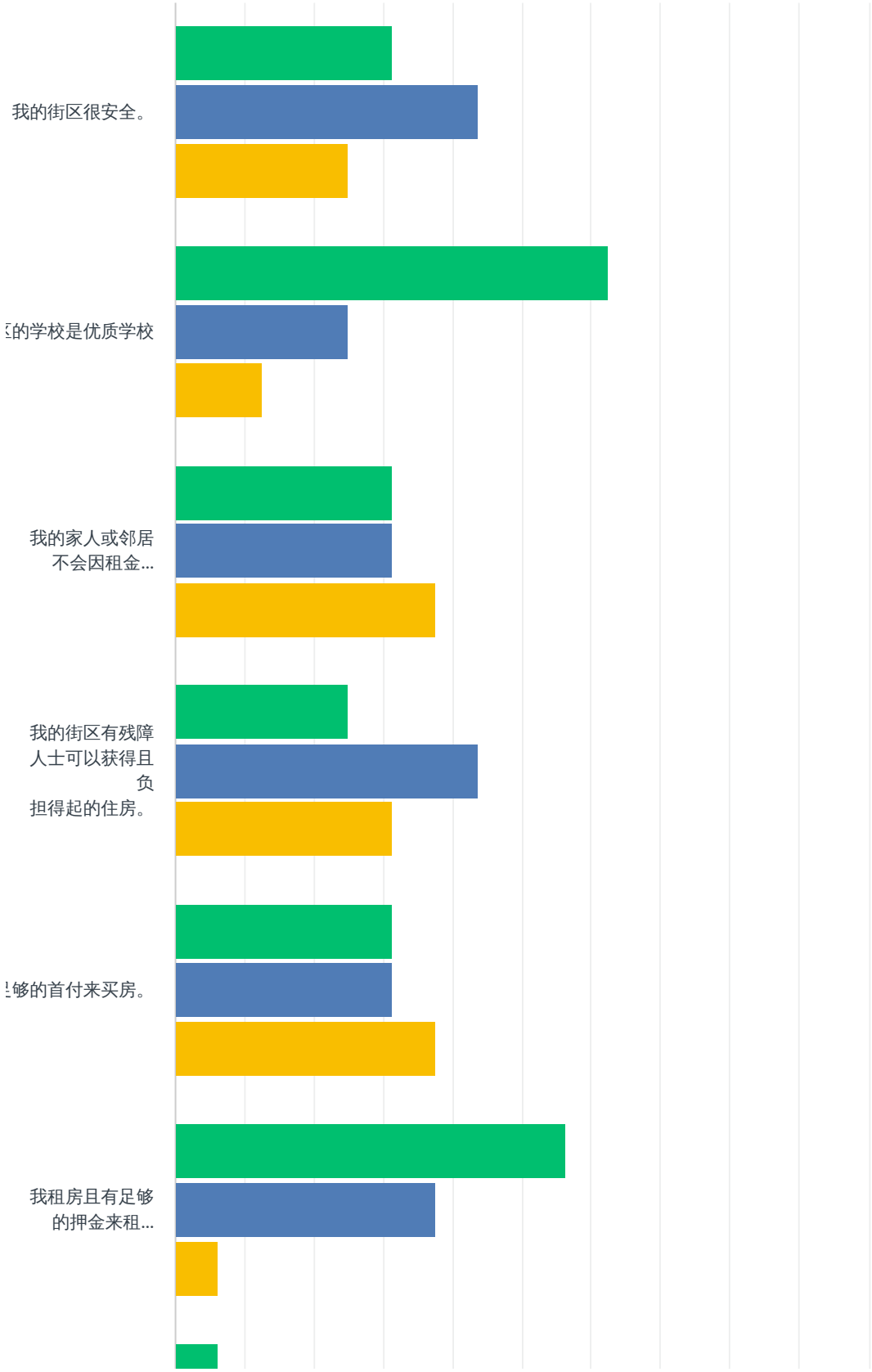


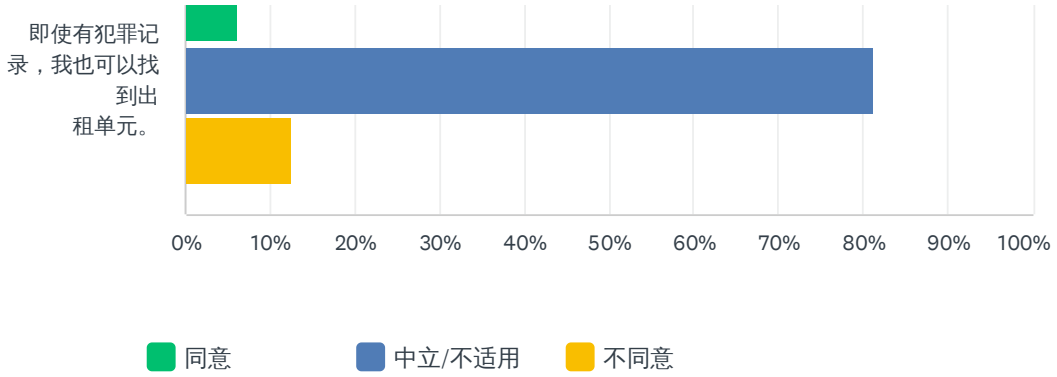


ANSWER CHOICES	RESPONSES	
Another tenant willing to pay more	0.00%	0
Income too low	0.00%	0
Bad credit	0.00%	0
Eviction history	0.00%	0
Lack of stable housing record	0.00%	0
Size of family; too many people	0.00%	0
I have a housing voucher	0.00%	0
Landlord didn’t accept the type of income I earn	0.00%	0
Unknown/ Not sure / Was not given a reason	0.00%	0
Other:	0.00%	0
另一位租户愿意支付更高租金	0.00%	0
收入太低	33.33%	1
不良信用	0.00%	0
驱逐历史	0.00%	0
缺乏稳定的住房记录	0.00%	0
家庭规模；人太多	0.00%	0
我有住房补助券	0.00%	0
房东不接受我的收入类型	0.00%	0
未知/不确定/没有给出原因	66.67%	2
其他（请注明）。	0.00%	0
TOTAL		3

Q16 您同意或不同意以下陈述的程度：

Answered: 16 Skipped: 0

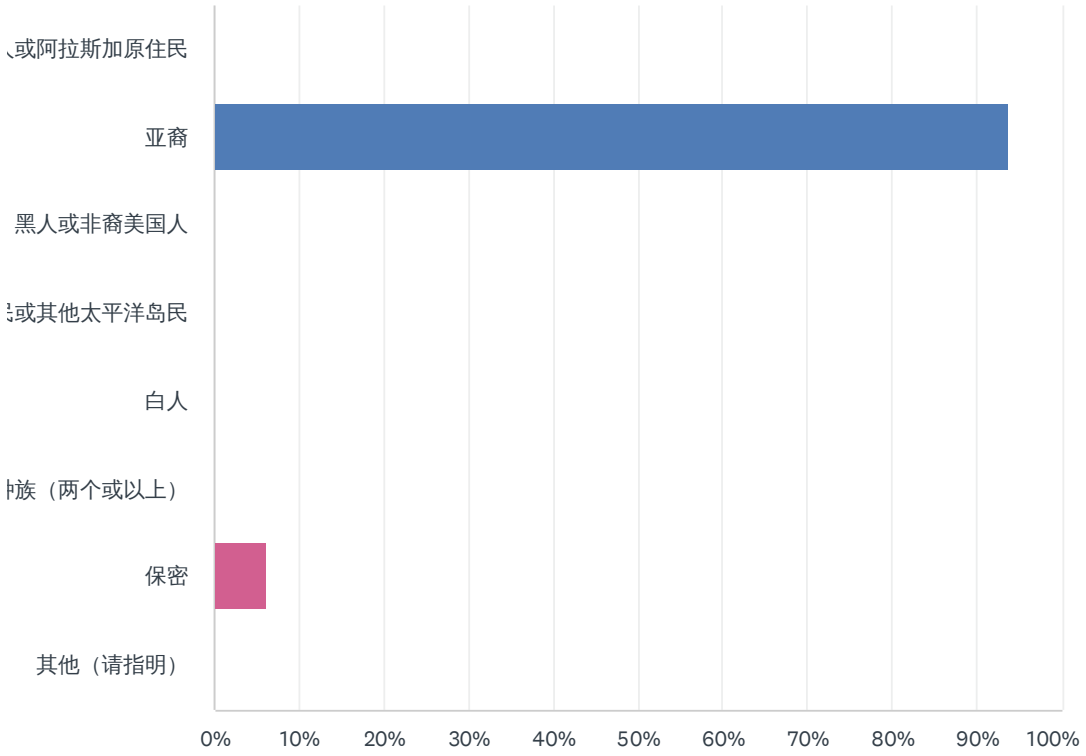




	同意	中立/不适用	不同意	TOTAL	WEIGHTED AVERAGE
我的街区很安全。	31.25% 5	43.75% 7	25.00% 4	16	1.94
我所在街区的学校是优质学校	62.50% 10	25.00% 4	12.50% 2	16	1.50
我的家人或邻居不会因租金上涨而需要离开居住的街区。	31.25% 5	31.25% 5	37.50% 6	16	2.06
我的街区有残障人士可以获得且负担得起的住房。	25.00% 4	43.75% 7	31.25% 5	16	2.06
我想买房且有足够的首付来买房。	31.25% 5	31.25% 5	37.50% 6	16	2.06
我租房且有足够的押金来租住公寓 (apartment) 或住宅。	56.25% 9	37.50% 6	6.25% 1	16	1.50
即使有犯罪记录，我也可以找到出租单元。	6.25% 1	81.25% 13	12.50% 2	16	2.06

Q17 您的种族是？

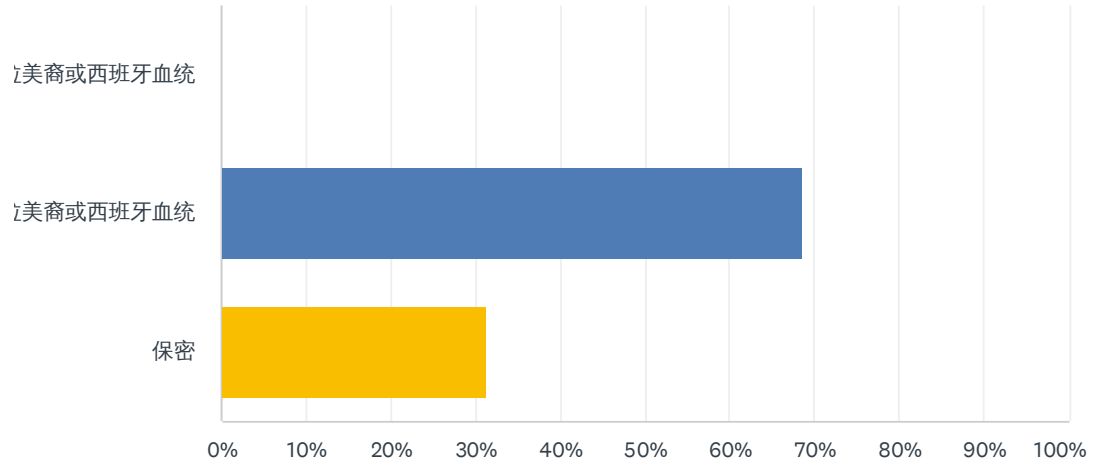
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
美洲印第安人或阿拉斯加原住民	0.00%	0
亚裔	93.75%	15
黑人或非裔美国人	0.00%	0
夏威夷原住民或其他太平洋岛民	0.00%	0
白人	0.00%	0
多种族（两个或以上）	0.00%	0
保密	6.25%	1
其他（请指明）	0.00%	0
TOTAL		16

Q18 哪一项能最好地描述您的族裔？

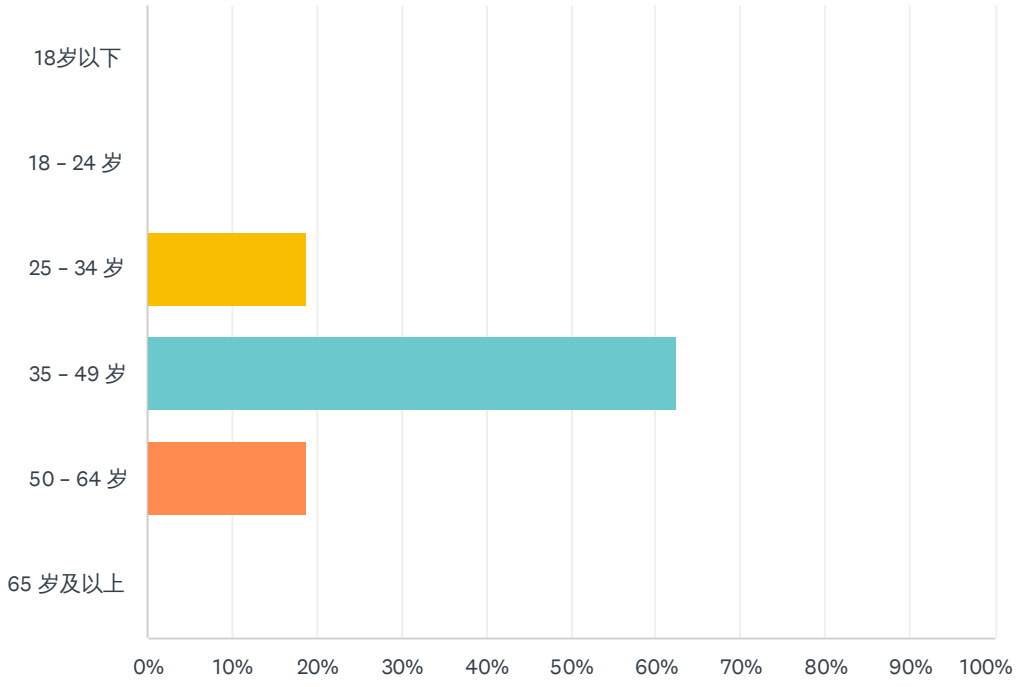
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
西班牙裔、拉美裔或西班牙血统	0.00%	0
非西班牙裔、拉美裔或西班牙血统	68.75%	11
保密	31.25%	5
TOTAL		16

Q19 您的年龄是？

Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
18岁以下	0.00%	0
18 – 24 岁	0.00%	0
25 – 34 岁	18.75%	3
35 – 49 岁	62.50%	10
50 – 64 岁	18.75%	3
65 岁及以上	0.00%	0
TOTAL		16

Q20 您是否有关于住房的其他意见未在上文列出，且应在住房要素更新过程中予以考虑？

Answered: 6 Skipped: 10

ALL COMMENTS AND VERBATIM RESPONSES TO "OTHER"

Question 2 – Do you currently rent or own your home?

- I am nearly 40, married with a son, living in my elderly father's house and not able to pay rent despite working full time
- I am a Sunnyvale landlord
- Homeless/ live in a rv
- Live with family. I work in Sunnyvale and would like to live here.
- Rent apartment
- Was renting, now with parents because house was sold
- live with parent who owns
- Live with parents, who own
- Pay space rent

Question 3 – Which of the following best describes your household?

- Married Couple with children and their girlfriends frequently living at home
- Couple with 1 "child" over 18 and one child under 18
- siblings
- Couple in main house, grown child with partner in ADU
- Single parent with son > 18yo
- Single disabled parent 3 children
- Plus one on the way
- Single adult siblings living together
- Couple with a grewup child
- 4人家庭 *[Family of 4]*

Question 4 – What type of housing do you live in?

- Room
- Single Family Home with ADU on site.

Question 6 – Have you or are you experiencing any of the following housing issues?

- Rising HOA fees
- property taxes, and services (garbage, water, etc.) prices keep going up. :-(
- HOA fees significantly increasing every year
- Thanking of active living senior housing but don't like the current options
- Cold, cant cook, or shower BC there's no hookups anywhere around here for all the rv's to go
- Not enough single family homes for sale.
- Adult child moved out once she got a ft position
- Too much taxes and NOTHING of equal value in return
- Taxes on gains from sail make it impossible to even consider moving.
- Even with a co-signor parent who will help with rent, it's hard to compete with a techie applicant for housing.

- Elderly parent living in home because she can't afford senior living
- Don't want increase rent to good tenants.
- Landlord is unwilling to repair property
- Want to move, but capital gains tax is ridiculous.
- Want to move because the city is not as safe as before
- Housing density TOO HIGH, in Sunnyvale
- Want to purchase on Sunnyvale but comparable costs too high
- Too much house tax
- adult child with disability
- neighborhood safety
- Getting too crowded. Plan to move away soon
- Worrying about security
- Want to buy a condo/townhouse, but extremely limited inventory and extremely expensive.

Question 7 – How would you rate the physical condition of your home?

- Needs upgrades to be green (all electric) & to complete dry landscaping
- It's ok
- Wanted to replace my roof/upgrade it and I deeply regretted that decision due to extreme harassment by the Permit process and those who were in the final process of approving it. My wife and I were in tears. This is not the way our residents were to be treated. It was so shameful. The big builders had no issues. What does this say?
- City should assist in "low water" landscape for owner of property
- It is perfect No way owner will ever recover his investments.
- older home - exterior excellent, but can use some interior remodeling
- Mojo y pisos rechinable la madera muy vieja de los pisos *[Dirty and old creaky wood floors]*

Question 8 – What do you feel is the most significant housing problem facing Sunnyvale residents?

- Housing is too expensive unless you work for big tech companies.
- Planning Department too restrictive.
- Too many tech companies and their workers with too much $$$ from equity compensation, competing for housing with low to mid-income people. Not everyone working for Apple, Google, FB , etc. needs to live in Silicon Valley or Sunnyvale. There's no need for ginormous tech campuses w/ every worker on-site in the Bay Area.
- Too expensive to build (permits, fees, and regulation cost)
- Planning Commission and City Council are ruining the city by overbuilding. This was a comfortable city 20 years ago with fewer apartments and fewer people. Now it is becoming a zoo!
- more high density housing needed!
- Too many apartments for the infrastructure
- Lack of affordability is confused with lack of availability. There is availability but not affordability - too many luxury housing developments have been green-lighted by Sunnyvale.
- Too many houses near my residence is making traffic congested and too crowded
- Not enough parking. Getting too crowded. Decreasing safety.

- Not enough affordable housing for larger families
- Housing not affordable period. That includes tech workers
- too much housing. No longer the small town that I knew. Might as well combine, sunnyvale, santa clara, cupertino, etc., into one big city.
- Quality of schools
- Housing here is not appropriate for young adults - shared housing is difficult to find - mostly we have expensive studios & 1-BRs
- Too many (foreign) investors buying up property just to rent it at the highest price the market will bear
- Not enough affordable housing that could accomodate a variety of different groups (ie singles, families, lower ses people, seniors/disabled people with special housing needs/pocketbooks.) Not everyone has IPO stock and we need a wide variety of different people (ses, age, ethnicities) in order to make Sunnyvale the great place where we work (or are retired), play, and live comfortably.
- Capital Gains Taxes: If government would cancel capital gains, many homes will become available and the housing shortage will be over.
- too many ugly highrise condos and apartments
- Need MUCH denser zoning in Sunnyvale. It's wrong how low density it is given housing crisis.
- It's not affordable. It seems that any BMR opportunity are rigged and that the process is not transparent and there is related corruption. There's an option above, but I think it's a gross error to lump retail/service industry workers and teachers with POLICE and FIRE workers--especially in Santa Clara County where these workers make 6-figures, double dip, and can make upwards of $200K a year. Shame on who ever made this survey.
- not enough single family homes.
- The community has become less safe to residents in the past year. That's our biggest concern. If it continue with this trend, we may have to move out
- Permits granted to builders not residents. Too much red tape but guess it's based on bank account and letting H1 visas come by up housing that should be for residents.
- The main reason for the housing problem is skyrocketing value of homes in Santa Clara County. High tech companies are the reason for that. They should be the ones to be blamed for that. They should be the ones building accommodations and rent them to their employees and should not be allowed to purchase homes as they make a lot of money and can easily gobble up the homes thus driving up the prices and making housing unaffordable to the middle /lower income people. High tech companies have saturated the county. If Apple could spend Billions of building a space ship type office complex, wouldn't they be able to build accommodations for their hard working employees? Isn't it time to look ion this direction of building accommodations for their employees to a certain percentage at least to ease housing crunch?
- Housing density too high!! Quality of life "down." Too many people, too much traffic, no place to walk to, for " Peace and quiet!!"😕😬
- The city continues to allow more housing on too small lots. This over building is stretching our resources such as water and adding to congestion and noise. We never see the police stopping speeding on our residential street because they have too many other problems. And the housing being built is not low income, just more expensive condos and apartments. The city is being ruined.
- Not enough housing for medium income household

- too much development for wealthy and business, leaving regular folks behind, who cant afford to live here, thus move out of area
- Housing is not affordable even for people in tech! I think most first time home buyers are locked out
- Need more single family homes, that's where the demand is
- Housing is permitted and built in accordance to desires of developers and has no correation with actual housing needs of community. Typically treated as investment commodity and largely sits empty (due to overpricing), creating false impression of actual housing stock and locking essential service workers out of the market.
- As a retired person, it is very expensive to maintain my home without an income. So repairs remain undone.
- Irresponsible over-development over the past few year, rezoning, lacking foresight and investment for infrastructure to accommodate the dramatic increase of households and population, resulting in low quality of life for for all Sunnyvale residents.
- Houses are more and more expensive, the environment are getting worse, more and more homeless are coming
- No more shelters & transitional housing for the homeless in residential and school area.
- Safety is the most important thing
- Crimes. Homeless shelter being put in the neighbor causing significant safety conerns.
- this area has become more crowded with influx of people, and many crimes including all kinds of theft
- Too many people, too little parks and open space. Too little water. Too much traffic at all hours of the day and night.
- Feeling unsafe in the neighborhood
- Too many shelters ,transitional housing and PSH for the homeless around Sunnyvale. Palo Alto , Los Altos and Saratoga should build more shelters, TH and PSH for those poor people. Second, Sunnyvale can not accomodate all people who can not afford to own/rent here. Palo Alto, Los Altos, Saratoga & Los Gatos should build more affordable housing for people who need a space.
- Sunnyvale is over-developed with too many companies and too many high rise apartments. It is becoming more and more unfriendly and over-crowded for families to live
- Too many apartments so that there are no enough parking spaces. Streets are jammed with cars
- Safety issue in Sunnyvale due to crimes, thefts and homeless.
- too many homeless shelters on the border without local residents' approval
- Rental control too strict. Overall community safety decreasing.
- Too many houses and people but not enough public facilities.e.g. parks, parking lots, grocery stores, restaurants, etc.
- Major problem of homeless is drug addiction. Providing more shelters and housing won't solve it. You have to fix the root cause!
- Homeless shelter around the area makes me feel unsafe
- Many shelters that are near schools, residential areas
- Not enough housing near good public transit
- houses: concern that homeowners rent/leave the area but don't maintain property; or investors leave houses empty for long time/no maintenance.

- The market supply of homes is artificially constrained, which inflates prices
- Housing prices are too high for everyone.
- No hay un control de renta, los precios son muy altos para nuestros ingresos *[There is no rent control, prices are too high for our income]*

Question 11 – Which of the following best describe the reason you (or a neighbor) were displaced?

- they lost job and could not afford mortgage
- Owner could not pay mortgage because they took out too many loans on property.
- One neighbor sold their home and moved away.
- owned home but not enough income to maintain
- Foreclosure. Could not pay mortgage.
- Landlord decided to rent home to other family members
- Could not afford mortgage
- Landlord demolishing property to rebuild
- Divorce and then inability to afford housing here
- Rent too high
- Live there 25 yrs Townhomes we're sold at auction rent tripled
- Unemployed
- Landlord decided to move back in
- not sure but seems to be landlord selling home that was being rented, then remodeling

Question 13 – Why do you think you were discriminated against?

- Not perceived as "rich" enough
- Even at S/vale BMR program I was treated less than that was 15 yrs ago and still to this day my name has never come up on the list but my new neighbors to California has they only lived in s/vale a yr when I called to ask why I ask if it was my race and I was told s/vale didn't need my crap I told to feel free to move cities and the lady didn't say crap she used the other word hey BMR I'm still waiting
- Housing Voucher
- not sure

Question 15 – Why were you denied rental housing?

- Not applicable to me, but I'm aware that housing vouchers are challenging in a competitive market like Sunnyvale
- No pets
- When I showed up as a single parent w/ two little kids, I was told the place was already rented (but I know it wasn't).

Question 17 – What is your race?

- Arab-American
- Latina

- Mexican
- Hispanic
- Latinx
- Latino
- Jewish
- Latinoamericano
- Latino o hispano
- Hispana

Do you have any additional housing related comments that are not listed above and should be considered in the Housing Element update process?

- I'm not in favor of R1 zoning.
- Unless you're in real estate (which I am), tech, or health science, it's impossible to buy a home on your own without substantial help from wealthy relatives (if you have any). I do mortgage financing for a living and see the income levels and back ground of people buying in the silicon valley, east bay, central valley, etc. It's impossible for teachers, healthcare workers, public safety to buy a home unless their spouse happens to be in one of the high earning fields I mentioned. To keep quality essential people here, there should be a down payment assistance program catered to them specifically. The ones available are a joke and is a catch 22. You only qualify for assistance if you make under x amount but if you make under x amount, you want be able to qualify for an average price home here. We have BMR units but they are not a good long term solution. The deed restrictions on these units cap the future resale value which put the owners at a disadvantage. Owners aren't able to build wealth through real estate like everyone else. Instead, I recommend giving these essential workers assistance of up to 10% of the sales price with repayment waived for x amount of years of service in their field. In addition, all tax supported services (hospitals, schools, fire dept, police station, etc) will pay housing allowance as part of the employee compensation package. Employees can use the money towards rent or mortgage. In addition, there should be a real estate tax of 15% for non US citizens or non permanent resident aliens that buy a home. That tax goes to the county to help pay for the down payment assistance program and employer paid housing allowance I mentioned earlier. Canada has this foreign tax in place for years to curb their heated housing market. Other countries outright ban foreigners from owning properties. Building more home won't matter if people we're trying to keep in the community can't afford to pay for it. The truth is, their salary is a joke. Teachers have been fighting for decades for increase pay and there has been no significant change. We lured all of these service workers in with a great pension and benefits when they retired but how come we don't take care of them now? Especially with the pandemic, we know they are valuable and irreplaceable.
- As Sunnyvale develops more housing, I would like the city to consider providing more public transportation including more and safer bike lanes, etc. to ensure that our roads do not get too congested.
- Crime in Sunnyvale has increased in the past few years and housing remains unaffordable for most looking to buy. My wife and I lucked out buying a townhome in 2015 at Sunnyvale Roundtree. I do appreciate the city services including police, as they are very responsive when I call in and take suggestions or complaints seriously.

- There is not enough water available for the current residents let alone an additional 12,000 units. Where do the additional natural resources come from? Solar power needs to be a major component of any new housing. PG&E needs to make hookup and buy-back more reasonable to encourage green energy. Traffic needs to be planned and implemented BEFORE any housing is built. Low/medium income needs to be a majority of the housing. Maybe the cost should be a percentage of income vs flat rate.
- Sunnyvale is doing a great job compared to neighboring towns and it should keep doing that and go beyond. Build more housing, communities need it.
- Allow for more dense development through zoning.
- Services such as water, sewer, emergency, schools, etc. need to be considered when creating all this new housing. As it is there's barely any sun left in Sunnyvale with all the new high rises. In addition, there is traffic and parking to consider. The bike lanes on Fair Oaks are a joke - no one uses them, and Sunnyvale is not set-up to be a car-less city. Maybe some of the gigantic employers could spread their employees out across the country instead of having them all located here. This would improve everyone's quality of life. We are losing nurses, teachers, janitors, retail workers, and only retaining tech employees as they are the only ones who can afford housing. A 3 bedroom/2 bath home built in 1962 currently selling for over $3M is ridiculous. More housing is not the answer, we need fewer people, but with a better mix of what type of work they do so we don't have just tech employees represented in town.
- Why not make it easier for people to build larger homes?
- "Density, ownership. We need raw loft spaces near the center of town and more density in zoning next to the train station. We need to curb foreign investment in our properties and stop investment companies that are backed by the fed from buying and renting in residential neighbourhoods, we need to have laws and consequences to protect zoning and community.
- All golf courses need to be redeveloped especially one’s city or state owned."
- Stop tearing down single family housing and replacing with multi unit apartments and stop building mor high rise apartments buildings!
- No
- I'm more concerned about housing density and infrastructure. Roads can't handle more traffic higher density of housing would bring and existing homeowners are experiencing reduced home value as a result of these multi-family units being built up right next door.
- Please build more homes so people can put down roots in this area.
- BMR housing is not big enough for large families. We have 5 kids and our BMR home has 3 bedrooms
- "Housing density and walkable/bikeable communities is *MUCH* better than suburban sprawl and car-based everything!
  MIXED communities with different kinds of (dense) housing, bringing together people from many cultures and walks of life is how to build a city for the future.
  NIMBY's have had their say. They made their millions. The world is SO much worse for that. Change it!"
- Honestly there is entirely too much property owned by large entities and this is going to ruin the city in the long run.
- More housing near commercial areas/transportation. In general, more housing to increase supply.
- Transit-oriented development, walking and biking corridors

- "New developments should blend in with existing properties. Don't permit 4-story condos adjacent to single story single family homes. The proposed 4-story condos at Fremont Corner Shopping Center will tower over the homes on Berwick and Bobolink, reducing the privacy and property value for existing residents."
- Specifically need more ADA units for non-seniors. Myself and friends found it near impossible to find available wheelchair accessible units that weren't only for seniors
- I'd like to see taxes imposed on unoccupied housing to deter companies/people from buying houses as an investment and letting them sit empty. A sliding tax based on last occupied rental rate or purchase price would be amazing.
- Demand for single family homes continues to raise...building more condos does not address this demand.
- Please consider effects on school. Existing schools are becoming too large. Need new schools
- "Higher density housing along public transportation lines is needed.
  It's OK to build in my backyard. We need affordable housing for young people. TY."
- Before adding more housing please plan the infrastructure. Schools, playgrounds, retail, roads, parking. Schools are the most important. Currently the schools are very crowded. Elementary schools are not neighborhood schools, missing at least one high school.
- Please improve the quality of schools. Hire good teachers. Invest in your future generation.
- I'd love to own our house instead of rent, but there is no way I could afford it while working in healthcare. Even our tech friends can't find a house because they keep getting outbid. They quit looking out of frustration.
- I feel we are building too many condos and townhouses.
- Sunnyvale does not need more housing. Sunnyvale needs more affordable housing. It is irrational and somewhat biased to believe that someone who grew up in Sunnyvale should be able to live as an adult/raise a family in Sunnyvale. Frankly, that sounds like entitlement. A former councilmember who now works with Governor Newsom lamented on his first day as a Sunnyvale councilmember that many people who grew up in Sunnyvale could not afford to live here as adults. When looking for a home, I chose Sunnyvale because it was affordable. My first choice wasn't affordable. Life is like that-sometimes people don't get what they want. Sunnyvale continually favors developers of luxury housing as opposed to affordable housing. Luxury housing is significantly more profitable for developers/investors/government entities than affordable housing. This is likely a major reason for the shortage of affordable housing in Sunnyvale. If Sunnyvale is being required by the state to build 12,000+ more units by 2031, the area to consider for such development is the Moffet Park area, similar to Santa Clara's general plan and development near Levi Stadium.
- There's no mention of mobile home parks in this survey. I do not live in a mobile home park, but the way that companies have bought up these parks in Sunnyvale and then demanded high increases in space rents is appalling. The city should support everything it can to keep mobile home parks affordable - including helping residents turn the parks into resident-owned communities. Also, we must increase the amount of housing in developments that is reserved for low-income residents to more than the current 15%. Mixed income housing developments are the best way to get residents housed and avoid the stigma that comes with "the projects."
- There are too many houses in my residential area. If new houses are required it needs to be planned where there is space and does not crowd the area.
- We need a mix of affordable housing options. We need to support housing for the homeless.

- no
- I actually think the housing in Sunnyvale is by far the most varied and diverse compared to our northern neighbors, but I also think it's incredibly expensive to live here regardless. So it's not actually that there is a lack of housing that is the biggest barrier- it's the lack of affordable housing. Without any outside interventions like rental caps or rules restricting foreign or large investor property ownership, it is almost impossible to keep it affordable. I think the city can raise the number of affordable units or below market housing caps on developers to keep a healthy inventory.
- My husband was underemployed for several years, and paying rent was really hard to do. He just got a well-paying job, which is the only reason we're able to afford our current place, which is really well-maintained and new-looking
- If you are not working for a corporate company here you can not afford living in Sunnyvale comfortably
- Homes need to be affordable. 2 over 40 adults working in tech making 200k a year should be able to afford. Single family home
- Feel unsafe to walk on street .
- We need to help people find good neighborhoods and affordable housing.
- More mixed-use zoning! More affordable housing!
- I love seeing all of the new construction of high density housing- we need it! People should be able to live here instead of commuting so far for jobs that are here.
- Sunnyvale has become unsafe. :-(. Me and my neighbors do not feel safe walking around. More housing brings more people. We would rather have the money spent on quality school education and reducing food insecurity. No more building!
- "Schools are too crowded - we do not have enough schools or teachers to support the population. Traffic is dangerous to kids - we live in the ponderosa neighborhood and kids are assigned to Braly Elementary school. Little kids need to cross Wolfe to get to school. This is dangerous and unacceptable. Don't build more housing if you can't come up with proper school solutions for the kids who already live here.
  —I've lived in Sunnyvale all my life and don't want to leave because my whole family is here. For those of us who are here - make the situation better not worse"
- You should allow builders to build two story or three story duplexes or single families that have in-law (self contained) units inside of them, like say a ground floor. When two homes share a same wall, you save space. But you still get a small backyard this way. Sharing a wall doesn't reduce privacy bc of sound barrier construction options now. This satisfies those who want a single family type home as well as have in-law needs. Or if no in-laws, can be rentable space to help with mortgages.
- "Green space and playgrounds in our community to foster outside time and community
  Housing and how it affects traffic.
  Safe neighborhoods"
- I live in a single family home that I own. If you build homeless housing or apartments across the street from me, then that would be a good thing. Please ignore all the shrieks from racist, classist home-owners who only want to be able to see other rich people on their street.
- My rent increased 120% within the last ten years, my salary didn't, it's not sustainable

- I’d like you to include insulation/air conditioning/heating availability as climate changes and it becomes difficult to handle summers without AC
- This needs to be more widely advertised.
- I'd like Sunnyvale to choose 1 or more locations to designate as walkable villages, with high density apartment buildings (maybe 8-16 stories?), transit hub, & onsite basics (grocery, school, restaurants, shopping, playground, dog park), and LIMITED parking, where seniors, disabled, and others could live without requiring a car. Those areas could handle high growth without adding to the traffic problem.
- "I want to reduce my purchases on Amazon but find a challenge as many malls and stores are closing,
  We do not have good malls in Sunnyvale. You have to travel to eastridge or valley fair mall to shop"
- need to comply with HCD guidance to identify and address constraints to housing
- "There has been a lot of new construction in Sunnyvale which leads to overcrowded schools. I hope the Housing Element will work to ensure that more schools open instead of leasing Sunnyvale schools to private entities.
  Also, property tax makes it very difficult for families to be mobile. "
- Need improvement/increase in public transit along with housing - bus route through my neighborhood was eliminated.
- My children don't want to live here because they think it's becoming a dorm for young engineers with none of the culture a real city should have.
- There are a LOT of office buildings going up in Sunnyvale! I am concerned about the infrastructure being able to withstand this, the actual necessity of more office space, and propose an equal number of housing opportunities are created as the number of employees each of these office buildings will need.
- We need more affordable housing, more variety and more dense housing. Not more single family homes.
- Rent control
- City needs to approve plans and permits more efficiently and with more clarity to allow for production in general, homeowner remodels/additions and ADUs. Need more housing to increase affordability.
- MUCH more affordable housing is needed for our diverse economic population. The process to build more housing is too slow, bureaucratic, and expensive.
- There should be some RV hook up areas for people to rent to have electricity, running water, and warmth or be able to cook a meal or take a shower or use a toilet and not have to use a bottle or bag to go to the bathroom in!
- no
- Affordable housing should be made available in all districts of the city of Sunnyvale.
- "We should build a lot more housing in the south side of Sunnyvale. Both high schools are in the south side which means a long commute for those living in the north side. And the Cupertino Union School District are closing schools due to low enrollment. That is wasting resources not to utilize existing resources.
  We also have many amenities such as grocery stores, drug stores, and all sorts of services on the south side."
- Recommend garage conversion adu policy funding in exchange for providing affordable housing

- It is very difficult to find reasonably priced housing for substantially disabled people with very low incomes.
- Our city is in a crisis stage with its housing stock. I look to city staff to write a housing element section of our general plan to address the low housing stock, infill housing and multiple multifamily size units.
- I have family that would like to move here from Los Banos but can't afford it.
- The focus seems to be on issues that are affecting very few people. Wish there was more focus on regular people and there needs.
- We need a lot more affordable housing
- Build single family housing. That should be the priority for all of California.
- Build more medium density housing. Build more high density housing. Then go build even more medium density housing.
- I think that, as with Santa Cruz County, houses that are vacant for a good portion of the year (second houses, AirBNB, houses that are owned by non-legal residents and/or citizens) should be taxed at a much higher amount that owned, occupied properties. I see a lot of this in Palo Alto, where large (and smaller)houses sit vacant because owners are investing their money from abroad over here to safeguard it.
- More BMR housing for large families.
- We need high density housing and mass transportation
- Housing should be grouped. High density housing should be near transportation, shopping, etc.
- "1. City needs more entry level for-sale housing i.e., townhomes, condos (so people can invest in the city.
  2. The city's fees & regulations are an obstacle to housing production and need to be reformed
  3. While the city does plan well, the plans take too long to complete i.e, specific plans, precise plans. Need to complete faster so housing can meet ""current"" needs."
- The new downtown plan is good, and I encourage the council to allow as much density as they can. But I'd love to see the housing around that area, within walking distance, add townhomes, duplexes, etc. that are denser.
- Need a diversity of housing sizes. Too many small units BMR's cause the developers to do small units.
- I've been a Sunnyvale resident and a techie for 25 years, so housing is not a problem for me personally. But I feel strongly about our inability to do enough for the unhoused people in Sunnyvale and want to use this survey to make their voice heard by the City. Regular residents can't solve this issue without engagement and commitment from the city. Thanks!
- prioritize housing near transit! if there isn't enough space by transit we need to build more dense areas ready to add into into our transit systems
- I have lived in Sunnyvale my whole life raised 5 intelligent children sent the to all Nimitz, sunnyvale middle, Homestead and two to Stanford I worked El Camino hospital as an RN till being hit by a car going into work being disabled in sunnyvale isn't easy I've been treated amazingly when trying to get help but also being treated so awful for being extremely low income I've worked my whole only to be treated like this it's not my fault I was hit I don't ask for a hand out but a hand up it's not fair Ive been over looked for the BMR program because of the pigment or lack of pigment in my skin or the balance in my checking account it's one thing to be poor it's another thing to be treated bad because you are and still I never want to leave Sunnyvale but we all know sunnyvale will leave me

not I say or have said will make a difference to anyone I've lost two children because of homelessness but I choose to live for the 3 remaining we've been homeless off and on since my husbands suicide on lakeknoll Dr after his death the home being a family home of his parents was sold at auction I don't wish this on anyone my two babies in their twenties still have Faith it will turn around for us. I only ask you keep us in your prayers I know God has us in the palm of his hand

- The density in Sunnyvale and other parts of Silicon Valley is too low. I some more support dramatic increases to density, especially near transit but in other areas too. We have to solve our housing crisis by taking hugely bold moves. We also need more rail transit but if the very least should have much higher density near the rail we do have.
- I feel I am fortunate that I have an income that I can pay my rent. I am 74 still working, but when I retie, that may be a different story :(I have live here for 12 years and really don't want to leave. My son does has good income, also, but his rent is almost my take home pay !!!
- We need more housing close enough to rail systems to be reached on foot.
- Actually speak to your citizens about the housing they want. Do not assume everyone wants these colossal apartment complexes. Build more homes.
- Rent keeps going up and house market is too expensive. Even mobile home park have high space rent.
- My greatest concern and complaint is the deteriorating safety of the community. We choose to live in here to raise our young family because of the quality and safety of the neighborhood. Anything that take away that is utterly unfortunate. It may drive away good families like us.
- I love that Sunnyvale is allowing higher density development (apartment buildings) close to the Caltrain station in downtown Sunnyvale. I'm scandalized by the rental prices though - they are so high! Can more of these units be offered for sale, so we have high density homeowners, as well as renters?
- Stop building large condos there are not enough schools. Traffic is a mess and too many dogs without yards they use home owners lawns as toilets. You are driving out all the Sunnyvale residents. Builders come in with no restrictions because of the size of their wallets. This is no longer Sunnyvale but only for profit when city can line pockets. More parks less condos. They aren't even affordable.
- Expand the building options. Reduce zoning restrictions. Reduce builder red tape. Think very hard on what is really required. Don't force affordable housing, focus on volume.
- this survey seems very bias, it's obvious to me what answers you are looking for.
- Neighborhoods with a mix of higher density and lower density housing zoned for the same school would help with reducing racial and economic segregation that we currently see between North and south Sunnyvale. I'm sure you know that teachers in Sunnyvale often live 30-45 minutes away because of the lack of affordable options here; this leads to higher staff turnover which is suboptimal for our schools.
- N/a
- Repeal prop 13.
- Please build more micro apartments for single people.
- Condos should be for sale not just rent/lease. Why is the city against ownership of condos? Not a single condo unit of the downtown area is for sale.

- With many businesses now allowing remote work or at least hybrid schedules, more families need bigger houses/apartments since they are spending more time in them. Don't destroy our single family neighborhoods.
- preserve single family home neighborhoods
- Please keep Sunnyvale safe place to live. Converting hotel or motel in the city is not the way to help homeless with mental health or drug issue. People who works hard and spends wisely can survive here.
- Please look into the Assembly bill for Social Housing
- The City has allowed saturation of high tech companies to build multi storied buildings. They are are the ones that need to build multi storied buildings as rental accommodation for those employees as long as they work for them. Quit then vacate it. If provided accommodation why would they venture to buy houses and drive out the seniors and other low income residents ? I am sure the City can put this in the permit process. Look at the conditions and harassments how owners face when they go to get permits for home improvement. I haver made up my mind to never go again to the City myself to get a permit. They drive you to tears in the process. What a shame to us Seniors to go and cry in front of the permit department
- "Need more for-sale Studios (for people who need to build equity and no longer rent).
  Need ways to encourage and fund ADUs."
- Don't build more homeless shelters. No, it's NOT a solution to the homeless problem.
- We desperately need more housing anywhere it can be built/expanded in the city.
- "Yes. I personally feel the city is only concerned with "tax revenues," when it comes to "housing,". There is currently a over supply of rentals in the city, particularly near El Camino Real and Lawrence Expressway all along El Camino Real. The new " Murphy Station" apartments displaced a previous RV rental location. We DON'T need more high density housing!! The monstrosity recently built on Lawrence Expressway and Keifer, is what, 2,700 housing units in a already congested location across from the over used Costco across the street. We don't need this!!
- Life in the city has gone downhill from what it was, 30 plus years ago. So sad. Just like the city of Cupertino, all the city wants, is additional "tax revenues," at the expense of "quality of life." Sad reality, nothing I could do. My wife sadly said " this is how "progress" looks like. So ugly. To even consider building more housing is Ludacris, as this state is entering a "Mega-drought."(s/p). So lack of water, lack of infrastructure currently to handle wastewater treatment, as Sunnyvale goes about a "25-year plan," to increase the ability to handle the current and future demands. Lack of 100% reliable electrical supply, and Newsom requesting in a few short years, only EVs, could be sold. With the lack of water for future hydroelectric electric demands, how can Sunnyvale and particularly the entire State of California, going to meet these demands?? We should have a " moratorium" on ALL future housing builds, until we FIRST are able to supply the resources needed to meet the demands of a growing population.
- No one is looking at the Big Picture, and have their "head in the sand", hoping someone else address the problems they created. Please, NO MORE DEVELOPMENT, until we have the resources and infrastructure in place. And more importantly, focus on the local quality of life for your citizens, instead of looking for more tax revenues."
- A neighbor has built some sort of unit in their very small backyard. The unit is within feet of our back fence. This is ridiculous. We had no warning and just discovered the completed unit after a period of noise. We assume it's a rental. It faces our direction. We might as well move to SF the

calm of Sunnyvale is gone and yet we still have unhoused people. We have made Sunnyvale community services our main charity and hope the city leaders understand that the residents want quiet spaces to live. Stop the over building of four story expensive residences.

- The Bay Area needs to build more housing. Maybe some SROs. I admit that I wouldn't want to live next door to a homeless shelter. Government should fully fund Section 8.
- Only long term solution to housing problem in Silicon Valley is too stop adding jobs. In the 45 years I have lived here the number of new jobs has increased at a rate that no housing plan could keep up.
- There is BMR units available the waiting list is years to get an apartment usually residents in bmr units never move out and the residents that get priority are they first priority for city residents
- "i moved to the suburbs from san francisco in 1988. i loved the suburbs instead of the city life of san francisco, however, sunnyvale is no longer the cute open suburbs of yesteryear, which wasn't very long ago,
  sunnyvale is nearly unrecognizable with the tremendous amount of building developments over the years. Time for me to seek the country again to get out of the city that's been built in my time here. It used to be quaint and cute, with easy parking and open fields and views to the hills. I guess you can't slow down ""progress"" but is it really progress?
  The biggest distraction and travesty is the number of RV's and blatant homelessness allowed on our streets. I love to camp too, but shouldn't camping be restricted to campgrounds and not just anywhere you choose to park or set up a tent, in any one's community and it be allowed? This can't be OK. Please offer maps to the nearest campsites so they can enjoy their camping experience properly, rather than behind safeway or on my street. its getting disgusting. There should be some standards established and laws enforced about camping and it shouldn't be within city limits where others pay taxes and follow rules to reside there.
  Maybe more campgrounds are needed, rather than housing, seems that's what they prefer anyway. Then guide them to park and ""live"" there. Affordably and with dignity.
  Thank you"
- Stop cramming as many people as possible into the limited space we gave
- My immediate neighborhood is reaching a tipping point in which too many single family homes are occupied by renters. The properties are poorly maintained and the renters seem to be here too briefly to form attachments to civic life.
- Part of our challenge with rental housing is pets - very limited single family housing market allowing pets that are too large for condos or need a backyard. Seems like a Sunnyvale is building mainly condos
- "I have no objection to building taller buildings to accommodate more residents as long as the taller buildings do NOT impact single family neighborhoods. For example, high rise housing in Downtown Sunnyvale, or intermixed with newly planned business areas makes sense. These high-rise buildings should at minimum be 1 bedroom units, or large enough units to accommodate families. Currently there seems to be a blatant attack on single family zoning, and that is concerning to residents who have been living in Sunnyvale for decades. As long-time residents, it often feels like outside forces are trying to steal our homes. -Homes that we worked very hard, and sacrificed a great deal to finally reach. I have heard comments from some Sunnyvale groups that single family zoning should be eliminated. This is disturbing.

When I moved to Sunnyvale, I had to progress from one apartment to another, then to progress by purchasing multiple cheaper homes on the other side of the bay, before I had enough capital to buy a single-family home in Sunnyvale. It took me more than 15 years of planning, hard work, sweat equity, and sacrifice to reach my goal of buying a home in Sunnyvale, and I never complained, and never expected someone to give me anything. I reached the goal by very hard work and sacrifice. Now people want to take our quality of life away, and steal what they are not willing to work hard for. I'll admit, I am angry about those who will not lift a finger, and expect everything to be given to them without working for it.
Affordable housing and increased density in areas without impacting single family neighborhoods makes perfect sense. However, single-family neighborhoods and single-family home zoning are important to preserve.
One other note: When considering affordable housing and/or especially permanent supportive housing (PSH), I would recommend NOT using Santa Clara County resources managed by the Office of Supportive Housing (OSH). OSH appears to be incapable of managing or populating PSH effectively – For example, crime adjacent to those facilities skyrockets- per a study published last August 2021.
https://www.sanjoseca.gov/home/showpublisheddocument/76629/637659099894900000
See Page 8 of the report -
Chart B, which shows the Permanent Supportive housing facilities (Second Street Studios & Villas At the Park in San Jose), clearly shows that the two PSH facilities had ""a sharp increase in calls to SJPD within that block.""

- Page 7 excerpt:
- ""While the report states that studies have shown affordable housing and/or permanent supportive housing (PSH) does not depress or negatively impact property values or the surrounding communities, it would be remiss to say that a senior affordable housing development affects a neighborhood in the same way a 100% PSH development does. This is based on the experiences of Districts 3 and 7, which have two of the largest PSH developments in the nation.""
- IMO – This shows that OSH is incapable of effectively selecting the client mix or managing PSH facilities. OSH track record is poor, and an extreme rise in crime is experienced due to their obvious mismanagement of these types of facilities. Best to find more capable resources and funding for affordable housing/PSH. Stay away from OSH or County resources that designate OSH as the managing facility.
- "Please partner with Destination: Home to end homelessness in Sunnyvale.
  I'm very much against cramming more people into single family home neighborhoods. We must maintain our relatively low-density housing neighborhoods.
  We do not have the infrastructure to handle all these multiple high rise places being forced on our city. The state and city leaders aren't thinking clearly by approving this high density housing. (And I think this survey is pretty biased.
  Ethnicity note related to being denied rental housing in past: I'm white, but my children are Latina and African American. Race was likely a factor in difficulty finding housing.
- I know single family homes give less housing for the land use. But those are most in demand. Those are the most expensive (a mortgage is way higher the rental costs which shouldn't be the case). We need more single family homes to meet the demand and to stabilize the housing prices.

- "There's plenty of housing. We do not have a ""housing"" crisis, we have a housing *affordability* crisis. This is due to several factors: Apartment complexes (especially newer ones) are charging exorbitant rents and sitting largely empty rather than lower rents to *true* market rates; short-term rentals (both legal and illegal) are removing homes for purchase or rent from the market thus driving up prices; investors (largely absentee) are purchasing properties and letting them sit empty, again reducing stock and driving up prices (ironically, loosening ADU rules has further exacerbated this situation by making all SFH properties even *more* valuable as investment commodities); the city continues to approve new office building and expansion for an industry that essentially imports 100% of its workforce growth from outside of the region.
  Until we have adopted serious measures to address these issues affecting housing *affordability*, we should *not* approve further housing developments and zoning changes. Our transportation infrastructure, schools, and and city services will face serious challenges if even our current vacant housing stock experienced a sudden rise in occupancy. Serious measures to address the housing *affordability* crisis would include: Levying a *vacancy tax* significant enough to motivate apartment complex and rental property owners to lower rents to *true market rates*; complete *ban* on short-term rentals that eat up available homes for purchase and rooms for rent; suspension of ADU permits (to reduce desirability for absentee investors flooding the single-family home market); requirement for all multi-unit rental dwellings to transition to mixed-income rental pricing representative of actual community needs; explore *all available options* to deter absentee investment in our local housing market; full stop to new office starts and expansions. Until such measures to truly deal with the *affordability crisis* have been undertaken, we should *not* permit new housing which will only remain unaffordable for now, and could prove burdensome to support from a transportation and services standpoint if full-occupancy is achieved at some point in the future. Permitting and building more overpriced housing solves nothing now, and could cause huge problems down the road. "
- Trying to buy a home with yard near downtown Sunnyvale is impossible.
- I support having a variety of housing options, including allowing ADU’s and duplexes on a single-family zoned lot.
- "Need to address homelessness/displaced people/people living in RVs/ tent cities
  Prior to more high density housing need to address traffic issue on major roads (el camino, central, homestead, lawrence, fair oaks, mathilda, fremont) and expand schools. "
- The practice of fair housing should be shared by all cities across the Bay Area, not just Sunnyvale. The real expensive neighborhoods are not joining the conversation and the same time Sunnyvale is overly developed, making Sunnyvale a second-choice for the young generation residents as they prefer higher quality lifestyle which is detrimental for our city's future with this great sacrifice at Sunnyvale residents' expense.
- Please update zoning to allow more density. Please reduce our eliminate parking minimums to reduce traffic and lower the cost of new housing.
- The city of Sunnyvale should do better to spread new housing throughout the city and not just rely on Moffett Park and the LSAP to accommodate all growth. Sunnyvale should also pursue HCD's Pro-housing designation by adopting policies found on the application at this site: https://hcd.ca.gov/community-development/prohousing/ Sunnyvale should permit missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones and eliminate parking minimums.

- Don’t bring homeless from other places into this city, Don’t accommodate criminals in the city. Safety is most important to all residents
- Sunnyvale should not put high rise buildings in Single family area. It creates too much traffic congestion.
- The school in this district need more support
- There are already too many people in this area. We don't need more condos/apartments/lofts built up.
- "Not support homeless shelter in residential and school.
  Security is biggest concern now."
- "Multi-unit housing will impact schools and if such need arises, then the developers should mitigate the costs for new schools."
- "1. Community safety is the most important thing. I feel our community isn't as safe as before.
  2. don’t bring homeless from other places into this city
  3.don’t accommodate criminals in the city"
- Strongly oppose homeless shelters, interim housing, etc., being putting into neighborhoods
- I've noticed more and more safety concern recently in the neighborhood, also rising number of homeless shelter projects are on the way to the residence area, which is greater concern over the safety.
- Do not put homeless housing in our communities. Increase police presence.
- From talking to my neighbors, safety is what people want the most, and is clearly lacking these days.
- Quality of life in sunnyvale continues to be crushed by too much density, and over development driving out all recreational businesses and places I like to shop
- I support affordable housing for low income families and seniors. But I am strongly against the city and county trying to put homeless shelters in the middle of family oriented neighborhoods. This year, The neighboring cities Santa Clara and Mountain View had tried to sneak in homeless shelters in the middle of family oriented neighborhood. Apparently, there was a strong push back from the residents. Please don’t do it again. You are damaging the resident’s feelings, forcing us moving out of our beloved community, and encouraging violence and stealing. This is not a healthy community is supposed to be. Thanks
- I have concerns about more and more break in for houses and cars , robbery and stolen mail packages. Our neighbor cities like Palo Alto, Los Altos and Saratoga should contribute more affordable housing, shelters, TH and PSH. Sunnyvale has done a lot for this part. Enough is Enough.
- Sunnyvale is over developed, over built and over crowded. Not safe to live anymore. It is at the wrong direction. There are too many influence from big tech companies, real estate developers and progressive politicians. All need to be changed so it becomes a family centered, safe, quiet, and prosperous suburban town.
- 1. The survey questions are crafted in a very misleading way skewed towards the direction of assuming the housing condition in Sunnyvale is not fair/affordable. I am not sure if this is the best way to design a public survey. 2. Many SFHs in Sunnyvale do not have pedestrian/sidewalk ways around their house. This compromises safety. 3. There are thefts and gunshots in residential areas. Again safety is a big issue.
- Recently, they are too many shelters built at Sunnyvale border. All the decisions are made without Sunnyvale residents’ approval. Even though local residents expressed the concerns about safety

and lack of management and lack of transparency during city council meetings, our voices are not heard.

- Top priority is to keep Sunnyvale a safe and healthy city! Drug facilities and shelters can bring huge safety and health issues to us residents who pay high property taxes to our city.
- It is not a priority to support homeless in Sunnyvale; instead, a safe neighborhood suitable for families with multiple generations is more desirable in our city.
- I am against the housing first policy, which has been proven to be a failure. We should have better law enforcement, control the drug supply and have dedicated mental health program in order to alleviate homeless problem
- San Francisco has policies that attracts many homeless people from other states. Major problem of many of them is drug addiction (said themselves). For Sunnyvale to build more shelters and transitional housing for homeless won't solve this problem. Do not make Sunnyvale unsafe and unattractive like the shithole San Francisco!
- No more shelter
- More incidents and crimes are happening as more homeless are coming to the neighborhood. No shelters around the residential neighborhood!!
- Homeless and homeless shelter around neighborhood makes it unsafe and i experienced homeless people breaks into my yard and sleep inside it
- Airplane noise
- Don't put high density interim housing/ supportive housing in the sfh neighborhood.
- Do not bring homeless from other places into the town. Do not bring criminals into the town.
- Top priority is to increase housing capacity and affordability for low income workers(not homeless people with mental or drug problems)! And to make this community safe!
- Keep Sunnyvale small and safe and more SFH
- "Build more housing near public transit. Also build more public transit.
  Single family housing should be the exception, not the default"
- Improve the public schools!
- homes with a lot of sq footage on street corners would be an option to convert to duplex since you could have entrances on either side and still roomy. could be 2 small attached homes/home ownership. Also support not allowing short term rentals (airbnb style), especially by investor/owners from out of state. these prevent people who live and work in or near sunnyvale from finding homes/rentals
- Many BMR apartments are not affordable to the working class. Rent was increased in the program despite average rental market in Sunnyvale declining over the past two years. Excessive building charges by corporate landlords are confusing and out of renter’s control to save money.
- Build different types of housing - duplex/fourplex/missing middle/ flats..,
- One thing we don’t need in Sunnyvale is the dense housing that has been allowed in recent years. I thought that buildings over 7 stories were not allowed in Sunnyvale but recently learned that a 12 story building is going to be built downtown. Please, consider the lack of water, traffic and schools. Thanks!
- Care should be taken not to stress the existing infrastructure. Traffic concerns and burden on public utilities should be seriously considered

- I totally and vehemently oppose the "right" of developers to sweep into residential neighborhoods, buy up single family properties, and tear them down to build up to 4 story buildings among single family residences with no requirements for accompanying infrastructure such as parking, improved streets, etc.
- I would love to be able to participate in housing ownership in Sunnyvale, but it is impossible with prices that have risen far beyond my ability to save a down payment. Can the city do anything to facilitate lower cost ownership options such as co-op apartment buildings?
- Expansion of the BMR program would be amazing, especially if it can include more single-family dwellings and less townhomes or condos that are apartment-like. Also, who keeps green-lighting luxury apartments? They are an absolutely ridiculous concept that just drive up rents and home values all around.
- Inclusion of supportive services with housing for homeless.
- "Missing middle" and mixed used developments need to be prioritized. Lot splitting should be incentivized, especially as it relates to providing alternatives to "luxury" homes in the Sunnyvale real estate market.
- "One serious issue is the lack of so-called ""starter homes""--market-rate units which are nevertheless relatively affordable. In general, this survey groups condos and townhouses; however, townhouses are typically far more expensive than stacked flat condos, and townhouses make up the majority of new ownership development in the city. The city should be exploring ways to encourage the production of smaller, stacked-flat condominiums rather than townhouses to increase the available stock of starter homes.
  Furthermore, the survey fails to examine issues of geographic equity. New housing construction in Sunnyvale has been concentrated north of ECR, and especially north of Caltrain. However, the highest opportunity areas of the city are in the South. In order to meet the state mandate to affordably further fair housing, the City MUST add substantial new housing opportunities to the highest opportunity areas in South Sunnyvale."
- Remove the constraints on new housing and allow the developers to build what they think they can sell.
- House sales at 40-70% over listing price are not normal. A normal family even with tech jobs has a hard time finding a house in a safe neighborhood in this market. It doesn’t feel like we are competing with other families but probably with investors. We will have to leave Sunnyvale when we finally find a home to buy.
- There should be a rent cap in Sunnyvale. Big tech companies pay for corporate apartments in apartment complexes and cause a huge increase in rental prices.
- I would like to see duplexes and triplexes in Sunnyvale. Affordability for all but the highest incomes is the number one issue for the region. It took my husband and I 13 years and a pandemic with no childcare expenses to save enough money to purchase our first home. We bought three months ago. We are nearly 50 and will most likely need to sell in 12 or 15 years when we retire because we will not be able to pay our mortgage and property taxes on our retirement income. I know a half dozen people who have had to move out of the area because they could not afford rents. I have coworkers who commute from San Juan Batista and Turlock to work in San Jose because they wanted to buy a house. These are people who make six figure salaries. I have met an elderly woman who works at Wendy's in Sunnyvale on Mathilda and commutes 2 hours one way to work on the bus from Gilroy because she can't afford closer housing. My children will not be able to live

near us when they graduate high school unless there are cheaper housing options. Increase density, build more apartments, condos, ADU's, and enact rent control. Our community suffers when people can't put down roots.

- My father worked in the blue cube when I was growing up and I returned back to Sunnyvale. We had to purchase a mobile home because it was all we could afford soon because of space rent, we will be priced out. Affordable housing for everyone is a necessity, more senior communities are needed.
- We do noy need high density housing. We are ruining our city by over crowding it
- Please greenlight housing accessible to lower income residents. Thank you.
- Solamente quería información para poder ser parte de las personas que están en lista de espera para comprar una propiedad por housing tengo 30 años viviendo en Sunnyvale y no e podido comprar mi propio hogar *[I just wanted information to be part of the people who are on the waiting list to buy a property for housing I have lived in Sunnyvale for 30 years and I have not been able to buy my own home]*
- Solo los costos de vivienda que cada día son más altos y no hay un control de rentas y aparte la gente que tiene más ingresos puede ocupar estos departamentos más fácilmente que una persona que tiene día empleos o mas *[Only that housing costs are higher every day and there is no rent control and apart from that people who have more income can occupy these apartments more easily than a person who has jobs or more.]*
- Pago impuestos y no calificó para ayuda de vivienda no es justo para personas como yo solo necesitamos un poco de ayuda gracias *[I pay taxes and didn't qualify for housing assistance it's not fair to people like me, we just need a little help thank you]*
- **最关系安全**问题。最近犯罪率提升了。*[Most concerned with security issues. The crime rate has increased recently.]*
- consider traffic issue and attracts more restaurants and grocery stores when permits more condos / apartments buildings
- **我最**为关注社区安全。*[I am most concerned with community safety.]*
- no homeless shelter anymore for criminals and drug addictors. do background check, give the good people who want to get out of homeless the chance to fight back, instead of giving the criminals and drug addictors the chance to ruin others life. the government is not helping people back to job, but helping people back to crime. use the money to really help them go to training, college, do background check, use your wisdom. I already dont feel safe on the road, playground, park, where I usually take kids to. Sunnyvale is getting dangerous and if you live in sunnyvale you should feel this already.
- For those who have severely disabilities and are unable to work due to their disability, their only income is $1000 SSI . Sunnyvale is unable to provide affordable rental for them. Especially when their parents are also low income and are not able to support them to pay the rent. Please have extremely low income affordable rental for this population.

City of Sunnyvale

2023-2031 HOUSING ELEMENT

SHARE YOUR FEEDBACK ON OUR HOUSING PLAN

The City of Sunnyvale has been working to update the 2023-2031 Housing Element. We want to hear your input on the public draft. Share your ideas on how the City can meet the housing needs of everyone in the community at a virtual workshop or public hearing.

REVIEW THE DRAFT 2023-2031 HOUSING ELEMENT

On May 6, 2022, the public draft 2023-2031 Housing Element will be available on the project website. Provide your comments to:

Ryan Dyson
Sunnyvale's Housing Specialist
Phone: 408-730-7466
Email: rdyson@sunnyvale.ca.gov

You're Invited

REGISTER HERE
qrco.de/sunnyvale3

Virtual Workshop
Wednesday, May 11, 2022
Time: 6:30 p.m. to 8 p.m.
(Spanish and Chinese interpretation will be provided)

ATTEND HERE
qrco.de/sunnyvale4

Planning Commission Meeting
Monday, May 23, 2022
Time: 7 p.m.

ATTEND HERE
qrco.de/sunnyvale5

Housing and Human Services Commission Meeting
Wednesday, May 25, 2022
Time: 7 p.m.

ATTEND HERE
qrco.de/sunnyvale6

City Council Meeting
Tuesday, June 21, 2022
Time: 7 p.m.

Visit the project website, sunnyvale.ca.gov, search "housing element" to learn more about the City's Housing Element Update

Sunnyvale

CIUDAD DE SUNNYVALE

ELEMENTO DE VIVIENDA DEL 2023 AL 2031

COMPARTA SUS COMENTARIOS SOBRE NUESTRO PLAN DE VIVIENDA

El Municipio de Sunnyvale ha preparado una actualización del Elemento de Vivienda 2023-2031. Queremos escuchar su opinión sobre el documento preliminar público. Comparta sus ideas sobre cómo podemos satisfacer las necesidades de vivienda de todos en la comunidad mediante su participación en un taller virtual o una audiencia pública``.

REVISE EL DOCUMENTO PRELIMINAR DEL ELEMENTO DE VIVIENDA 2023-2031

El 6 de mayo de 2022, el borrador público 2023-2031 del Elemento de Vivienda estará disponible en el sitio web del proyecto. Comparta sus comentarios con:

Ryan Dyson
Sunnyvale's Housing Specialist
Teléfono: 408-730-7466
Correo electrónico:
rdyson@sunnyvale.ca.gov

You're Invited

INSCRÍBASE AQUÍ:
qrco.de/sunnyvale3

Taller Virtual
Miércoles, 11 de mayo, 2022
Hora: 6:30 p.m. a 8 p.m.
((Habrá interpretación a español y chino)

INSCRÍBASE AQUÍ:
qrco.de/sunnyvale4

Sesión de Comisión de Planificación
Lunes, 23 de mayo, 2022
Hora: 7 p.m.

INSCRÍBASE AQUÍ:
qrco.de/sunnyvale5

Sesión de Comisión de Servicios Sociales y Vivienda
Miércoles, 25 de mayo, 2022
Hora: 7 p.m..

INSCRÍBASE AQUÍ:
qrco.de/sunnyvale6

Sesión del Concejo Municipal
Jueves, 21 de junio, 2022
Hora: 7 p.m.

Visite el sitio web del proyecto, sunnyvale.ca.gov, y busque "housing element" (elemento de vivienda) paraobtener más información sobre la actualización del elemento de vivienda de la ciudad.

Sunnyvale

Sunnyvale 市

2023-2031 年住房要素

分享您对我们的住房计划的反馈

Sunnyvale 市一直在更新 2023-2031 年住房要素。我们希望听到您对公开草案的意见。请在虚拟研讨会或公开听证会中，分享您的想法，谈谈您认为本市如何能满足社区中每个人的住房需求。

审查2023-2031年住房要素草案

2022年5月6日，2023-2031年住房要素公开草案将在项目网站 上发布。请将您的意见提交给本市住房专员Ryan Dyson：

致电 408-730-7466 或发送电邮至 rdyson@sunnyvale.ca.gov。

邀请函

在此注册：

qrco.de/sunnyvale3

虚拟研讨会

2022年5月11日，周三

时间：下午6点30分 至晚上 8点

(将提供西班牙语和中文口译)

在此注册：

qrco.de/sunnyvale4

规划委员会会议

2022年5月23日，周一

时间：晚上7点

在此注册：

qrco.de/sunnyvale5

住房和人类服务委员会会议

2022年5月25日，周三

时间：晚上7点

在此注册：

qrco.de/sunnyvale6

市议会会议

2022年6月21日，周二

时间：晚上7点

访问项目网站 sunnyvale.ca.gov，搜索“住房要素”，了解本市《住房要素更新》的更多信息。

Sunnyvale

SUNNYVALE HOUSING ELEMENT

SUMMARY OF COMMUNITY WORKSHOP **MAY 2022**

Overview

On May 11, 2022, the City of Sunnyvale held a virtual community workshop on the Draft Housing Element. The workshop started with a presentation by the Consultants providing an overview of the contents of the Draft Housing Element. Throughout the workshop, audience members provided comments through interactive polling, and the workshop concluded with a question and answer and discussion session. Simultaneous Spanish and Mandarin interpretation was provided. 30 participants attended the workshop.

Summary of Feedback

The following is a summary of the key themes of the comments provided through the interactive polling and discussion. The full polling results are attached.

Sites Inventory

- The assumed percentage of lower-income units on high-density zoned sites seems too high given that inclusionary requirement is only 15 percent
- Support for adding more lower-income housing opportunities in the Village Centers
- Not enough housing sites in south Sunnyvale

Promoting Affordable Housing in High Resource Areas

- Increase density of Village Centers and add new Village Centers
- Programs and incentives for building accessory dwelling units and Senate Bill 9 lot splits/duplexes in single family neighborhoods

Most Effective Programs

- Safe RV parking and programs to prevent homelessness
- ADU toolkit
- Housing for very low income people with developmental disabilities and other special needs populations

Additional Program Ideas to Consider

- Increase density in Village Centers
- Increase inclusionary requirements
- Community Opportunity to Purchase Act (COPA) and Tenant Opportunity to Purchase Act (TOPA)
- No net loss provisions beyond the SB 330 sunset date and one-to-one replacement at same or deeper level of affordability for demolished units

Sunnyvale HE Community Workshop - May 2022

10 - 16 May 2022

Poll results

slido

Table of contents

- Were there any findings that stood out to you as significant or surprising?
- What are your reactions to the sites inventory?
- Do you have suggestions to further promote affordable housing in high resource areas?
- Which programs do you think are most effective?
- Are there additional programs or ideas you would like to see the City consider?

Were there any findings that stood out to you as significant or surprising?

0 1 3

- Overpaying percentages
- 33% of renters are cost burdened
- Given current price of homes...when homes are $4million who will buy them
- Population growth may have slowed since 2019.
- Census track is confusing including San Jose and Sc
- No
- None, possibly income level requirements and population size overall as 2nd largest to SJ
- Significant that we have 12% extremely low income
- no
- Price of homes is currently closer to $2.1 million
- No surprises.
- Increase in senior population
- Slightly surprised at income needed to buy medium priced home.
- no
- Not surprising.
- Data made sense
- None

Open text poll

What are your reactions to the sites inventory?

0 1 4

(1/3)

- How can you accurately reflect opportunity in north Sunnyvale if no one lives there?
- The site inventory needs to more clearly reflect how it will address AFFH.
- I don't understand why above-median income RHNA numbers increase so much more than lower income.
- Interested in learning how ADU units factor into spacing for the city and overall plan
- Moffett Park and El Camino will have high percentage of lower income housing!

Normally areas with large lower income housing do not become high resourced area.

- Correction - wishing to see any Lower-Income sites at Village Center.
- Is it possible to go over some of the slides with lots of data
- Low resource areas are based on more than just demographics. HCD wants cities to increase housing access in High Resource areas why are majority of sites in low resource areas?
- I'm glad we're over planning for lower income units-

What are your reactions to the sites inventory?

0 1 4

(2/3)

we don't want to leave our vulnerable populations up to developer whims! I'm excited about the village centers, a great way to bring density to our sprawl

- I am concerned that Moffet Park is going to severely impact our job/business. This will impact our budget.
- Should have way more sites in South Sunnyvale.
- How did you determine a 60 percent building assumption.
- Wishing to see more Lower-income sites at Village Centers
- The percentage of lower income sites in Moffett and other high density areas seems way too high.
- Interested in learning more about the AUD units
- Moffett Park Plan assumes >50% low-income units, but the city only requires developers to build 15% below market-rate units. What is assumed to greatly increase low income units?
- Not much planned in south sunnyvale
- I do not understand any of the slides you presented. You

What are your reactions to the sites inventory? 0 1 4
(3/3)

went much too fast with too much data on each slide

- Moffett Park is confusing considering the census tract.
- It makes sense that the greatest capacity is in Moffit Park, Lawrence Station and ECR..
- A lot of eggs being thrown in the MPSP area. Not sure if it aligns with AFFH.
- I am impressed you made the RHNA all fit!

Do you have suggestions to further promote affordable housing in high resource areas?

009

(1/2)

- Have a very strong program to help seniors (and other) build ADUs
- Pass rent stabilization ordinance.
- Work with small developers to convert SF homes to townhomes or rowhouses
- Providing a live/continuously updated count of progress towards RHNA housing goals
- Since the state now allows up to 4 units on a formerly single family lot, perhaps there could be incentives offered by the city for a converting single family lots into 4 units of lower income housing with design guidelines
- Lower parking minimums to allow more units
- Increase density of village centers. Add shopping center at corner of Hollenbeck/Homestead to village center list. Increase density and provide incentives for R3 zoned block between Hollenbeck/Homestead/Sunnyvale-Saratoga.
- Higher density in village centers

Open text poll

Do you have suggestions to further promote affordable housing in high resource areas?

0 0 9

(2/2)

- I'd love to see affordable units in village centers
- Increase village center minimum density.
- Identify more strip malls as village centers.
- Why can't all areas become high resource areas? Why do we keep some areas as low resource?
- Expand/reduce constraints to voucher program.
- City buy land in village centers for non profits
- A dashboard for factors assessed in the displacement risk populations, especially near schools, community resources

Which programs do you think are most effective?

009

(1/2)

- Make sure low and very low ami are a priority
- We need better job assistance and healthcare for the unhoused, not just housinhg
- G35, we need to make sure low income areas are receiving bike and ped infrastructure
- ADU toolkit
- Safe parking is a pleasant surprised.
- And TOPA.
- Wish to have seen COPA in there.
- Housing for very low income people with developmental disabilities
- Safe rv parking
- H 24, the best way to help the unhoused is to make sure they never lose the roof over their head
- Low barrier navigation centers, and support for aging in place home renovations
- H23 and H25
- Difficult to say until the completion dates are noted and the language reviewed.
- Prioritizing City funding for projects which include special needs populations.

Which programs do you think are most effective?

(2/2)

009

- Review of development fees

Open text poll

Are there additional programs or ideas you would like to see the City consider?

0 0 8

(1/2)

- Prioritize Deed-Restricted, Affordable Housing on Publicly Owned Land
- End free street parking
- Increase inclusionary percent to 20.
- Waiver for first and last month rent deposit, support funds
- If parking minimum is deceased, there need to be checking that residents do not own cars - and not just use streets as parking garages.
- Include SB 35 provisions without a sunset date
- Inclusionary zoning should apply to rental housing. Waive all or some impact fees for 100% affordable projects.
- Increase village center minimum density.
- Assistance with purchasing e bikes so those living in new, denser areas can easily navigate
- Set asides for people with developmental disabilities in new developments
- Student based housing support and navigation centers for seniors, intergenerational and

Are there additional programs or ideas you would like to see the City consider?

0 0 8

(2/2)

limited income resources at navigation centers with non profits overall

- Find a way to allow low income residents to buy.
- Displaced tenants should have the right of first refusal to rent new comparable units at the same rent as demolished units.
- Mandate one-to-one replacement that also applies the same or a deeper level of affordability as the housing units demolished.
- Decrease parking minimums.
- 35 programs are a lot! I hope they all get implemented
- Include the no net loss provisions currently outlined in SB 330, without a sunset date.

Appendix B Glossary

Above Moderate-Income Unit: A housing unit suitable to accommodate above moderate-income households (i.e., households earning above 120 percent of the County median family income).

Accessible Housing: The construction or modification of housing to enable independent living for individuals with disabilities.

Accessory Dwelling Unit (ADU): A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes known as "granny flat" or "second unit."

Acre: a unit of land measure equal to 43,560 square feet. Net acreage refers to the portion of a site exclusive of existing or planned public or private road rights-of-way.

Access to Opportunity: Geographic access to goods, resources, and services (including employment, education, and transportation) that offer individuals, particularly low-income households and individuals, the best chance at economic advancement, high educational attainment, and good physical and mental health. Low-income communities and communities of color often have disproportionate access to opportunity. Access to opportunity is generally expressed as "high resource" or "low resource"

Affirmatively Further Fair Housing (AFFH): A state mandated requirement for government agencies and grantees to take meaningful actions to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to strengthen fair access to housing and more inclusive communities.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and related costs.

Age in Place: The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

Assisted Housing: Housing that has received subsidies (such as low interest loans, density bonuses, direct financial assistance, etc.) by federal, state, or local housing programs in exchange for restrictions requiring a certain number of housing units to be affordable to very low-, low-, and moderate-income households.

Association of Bay Area Governments (ABAG): The regional government agency authorized by the Federal and State Government to address regional transportation, housing, and other planning issues in Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.

At-Risk Housing: Assisted rental housing that is at risk of losing its status as housing affordable for extremely low, very low-, low-, and moderate-income residents due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development (HCD): The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Census Tract: A relatively permanent statistical subdivisions of a county or statistically equivalent entity, generally including a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. The spatial size of census tracts varies widely depending on the density of settlement.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Continuum of Care: A community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness.

Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," (e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre).

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: Fees required by City code, ordinance, resolution or other City law to be paid as a condition of, or prerequisite to, issuance of a building permit for the development of residential uses, as those fees may be amended from time to time.

Displacement: Occurs when certain groups of individuals or households (often low-income) are forced to move from neighborhoods as a result of rising housing costs and neighborhood conditions associated with new investments in those neighborhoods.

Diversity: The practice or quality of including or involving people from a range of different social and ethnic backgrounds and of different genders, sexual orientations, etc.

Dwelling Unit: means one or more rooms that include permanent provision for living, sleeping, eating, cooking, and sanitation that are occupied for residential purposes by one or more persons living as a single housekeeping unit. (Sacramento City Code 17.108)

Energy Conservation: Reducing the consumption of energy through using less of an energy service. This can be achieved either by using energy more efficiently or by reducing the amount of service used.

Emergency Shelter: Emergency shelter is defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (See Government Code, § 65582, subd. (d) and Health and Safety Code, § 50801, subd. (e).)

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or metropolitan area. Fair Market Rents are used for the Section 8 Rental Program and other HUD programs.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Floor Area Ratio (FAR): The ratio of gross building area (GBA) of development divided by the total net lot area (NLA). For example, a one-story building covering its entire lot would have a FAR of 1.0. A two-story building covering half its lot would also have an FAR of 1.0. The formula for calculating FAR is GBA/NLA = FAR.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted to address local needs.

Gentrification: The process by which higher income households displace lower income residents of a neighborhood, changing the essential character of that neighborhood.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

High Resource Area(s): Area(s) identified by HCD and the Tax Credit Allocation Committee's Opportunity Area Mapping Tool that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homelessness: As defined in the HEARTH act, homeless means: (1) an individual or family who lacks a fixed, regular, and adequate nighttime residence, such as those living in an emergency shelter, transitional housing, or places not meant for habitation; (2) an individual or family who will imminently lose their primary nighttime residence (within 14 days), provided that no subsequent housing has been identified and the individual/family lacks support networks or resources needed to obtain housing; (3) unaccompanied youth under 25 years of age, or families with children and youth, who qualify under other Federal statutes, such as the Runaway and Homeless Youth Act, have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed; (4) an individual or family who is fleeing or attempting to flee domestic violence, has no other residence, and lacks the resources or support networks to obtain other permanent housing.

Household: The U.S. Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income: The total income of all the persons living in a household. Household income is commonly grouped into income categories based upon household size, and income, relative to the regional median family income. The following categories are used in the Housing Element:

- Extremely Low: Households earning less than 30 percent of County median family income;

- Very low: Households earning less than 50 percent of County median family income;
- Low: Households earning 51 percent to 80 percent of the County median family income;
- Moderate: Households earning 81 percent to 120 percent of County median family income; and
- Above- Moderate: Households earning above 120 percent of County median family income.

Housing Choice Voucher Program (formerly Section 8 vouchers): A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Housing First: A homeless assistance approach or policy that prioritizes providing permanent housing to people experiencing homelessness as quickly as possible, and other supportive services afterward.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30 percent of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is provided to the family (called "tenant-based") who can then use the assistance to find suitable housing in the housing unit of their choice.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Inclusion: This is an active state of being valued, respected and supported. Inclusion focuses on the needs of every individual and ensures the right conditions are in place for each person to achieve his or her full potential. An inclusive environment ensures equitable access to resources and opportunities for all. It also enables individuals and groups to feel safe, respected, engaged, motivated, and valued for who they are and for their contributions toward organizational and societal goals.

Infill: The process of developing vacant or under-utilized parcels within existing developed areas.

Integration: Generally, a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Junior Accessory Dwelling Unit (JADU): An additional, independent living unit created through the conversion of an existing legally permitted bedroom in a single-family dwelling. (See definition of Accessory Dwelling Unit)

Large Household: A household with five or more members.

Low Barrier Navigation Center(s): A "Housing First", low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. For emergency shelters, creating a "low barrier" environment means removing as many pre- conditions to entry as possible and responding to the needs and concerns of people seeking shelter.

Lower-Income Unit: A housing unit suitable to accommodate extremely low-, very low-, or low-income households (i.e., households earning less than 80 percent of the County median family income).

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Missing Middle Housing: Housing typologies such as duplexes, triplexes, townhomes, and accessory dwelling units that tend to be more affordable to middle-income households.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Moderate-Income Unit: A housing unit suitable to accommodate moderate-income households (i.e., households earning 81 percent to 120 percent of the County median family income).

Mortgage Revenue Bond: A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Racial Equity: A core value in which race does not affect life outcomes. Regardless of one's identity, equity is when all people have just treatment, access to opportunities necessary to satisfy their essential needs, advance their well-being and achieve their full potential while identifying and eliminating barriers that have prevented the full participation of some groups.

Redlining: A discriminatory practice in which services or goods by federal government agencies were denied or restricted in certain areas of a community, often based on race or ethnicity.

Reasonable Accommodations: Amendments to a City's standard procedures for processing permits or application in order to enable people with disabilities to participate fully in the process.

Regional Housing Needs Plan: A quantification by a Council of Government or by the State Department of Housing and Community Development of existing and projected housing need, by household income group, for all localities within a region.

Regional Housing Needs Allocation (RHNA): Each city and county in the Regional Housing Needs Plan receives a Regional Housing Needs Allocation (RHNA) of a total number of housing units that it must plan through their General Plan Housing Elements within a specified time period (June 30, 2022, through December 15, 2030, for this Housing Element period). Allocations are also distributed within four economic income categories; these four categories must add up to the total overall number a jurisdiction is allocated.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Residential Energy: The total energy used in residential buildings, including heating, cooling, and "plug load" from appliances, lights, and electrical devices.

Segregation: The separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area. Neighborhood level (intra-city) segregation refers to the segregation of race and income groups from neighborhood to neighborhood within a city. Regional (inter-city) segregation refers to race and income divides between jurisdictions in a region.

Senior Household: One- or two- member (family or nonfamily) households in which the head or spouse is age 65 or older.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single Room Occupancy (SRO): An SRO is a cluster of residential units of a smaller size than normally found in multiple dwellings within a residential hotel, motel, or facility providing sleeping or living facilities in which sanitary facilities may be provided within the unit and/or shared, and kitchen or cooking facilities may be provided within the unit or shared within the housing project.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups include older adults, people with disabilities, large families with five or more members, female-headed households, farmworkers, extremely low- income households, and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract, or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards in the State Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units which are structurally sound and for which the cost of rehabilitation is economically warranted are considered suitable for

rehabilitation. Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible are considered in need of replacement.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

California Tax Credit Allocation Committee (TCAC): TCAC allocates federal and state tax credits to the developers of affordable rental housing projects. TCAC verifies that the developers have met all the requirements of the Low Income Housing Tax Credit program and ensures the continued affordability and habitability of the developments for the succeeding 55 years.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

Non-Vacant Site: Non-vacant sites that have structures or other site improvements but are capable of being redeveloped with residential uses at a higher density under the zoning and General Plan land use designations. Examples include sites with vacant or abandoned buildings, surface parking lots, and large sites that are only partially developed.

Universal Design: The design of buildings, products, and environments that make them accessible and safe to all people regardless of age, size, ability, or disability.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Housing Choice Vouchers, among others.

Vacant Site: A vacant site is a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, etc.) or structures on a property that are permanent and add significantly to the value of the property.

Zoning: Local codes regulating the use and development of property. A zoning ordinance divides the city or county into land use districts or “zones”, represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.