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Leslye Corsiglia
Executive Director

Transmitted via email

August 14, 2017

Honorable Mayor Hendricks and Members of the City Council
City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94086

Dear Mayor Hendricks, Vice Mayor Larsson, and members of the City Council,

**Re: August 15, 2017 City Council Agenda Item 3
(El Camino Real Corridor Plan)**

On behalf of our members, SV@Home thanks you for your consideration of additional housing capacity in the El Camino Real Specific Plan. The El Camino Real corridor provides a significant opportunity for higher-density uses, including residential.

While the City staff is recommending Residential Focus Alternative (R), which proposes adding 5,100 more units, **we strongly urge the Council to approve the Residential Plus (R+) alternative, which would add 6,900 more units to the El Camino Real corridor.** As the staff report concludes, there are additional opportunities for high density residential and mixed use development, especially in the downtown node, that would not impact single-family neighborhoods.

The housing crisis in the Bay Area has reached epic proportions, and nowhere is the housing shortage as apparent as in northern Santa Clara County. The impact of the shortage is illustrated by sky high home purchase and rental prices. According to Zillow, the median home value in Sunnyvale is now over \$1.5 million, with the median per square foot price of \$811 (as compared to the average of \$580 in the San Jose metro area). Renting a home in Sunnyvale is also challenging, particularly for lower- and moderate-income households, with median rents of \$3,882 (Zillow).

We have gotten to this point by successfully adding large numbers of new jobs, but not the needed homes for new workers. As a result, tens of thousands of

employees travel into Santa Clara County for work each day, sometimes commuting for hours from homes in the Central Valley.

Sunnyvale has been a leader in adding housing, having met its Regional Housing Needs Assessment (RHNA) goals for the 2007-2014 RHNA cycle. According to Plan Bay Area, Sunnyvale will add an estimated 25,000 new households between now and the year 2040. The City needs to continue to show leadership in planning for this expected growth.

We appreciate the City’s efforts in creating a more sustainable, pedestrian-friendly, mixed-use community along the El Camino Real corridor, and thank you for the opportunity to provide input.

Sincerely,



Leslye Corsiglia
Executive Director

CC: Deanna J. Santana, City Manager
Suzanne Ise, Manager, Department of Community Development

