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TRANSMITTED VIA EMAIL

February 6, 2018

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

Re: February 6, 2018 City Council Agenda Item 2 - Proposed Project: General Plan Amendment Initiation: to consider amendments to the Moffett Park Specific Plan

Dear Mayor Hendricks, Vice Mayor Klein, and Councilmembers Goldman, Griffith, Melton, Larsson, and Smith:

On behalf of our members, we thank you for considering the proposal to initiate a General Plan Amendment for the Moffett Park Specific Plan. We write to convey our support for the Planning Commission recommendation to initiate a General Plan/Specific Plan Amendment study, and we encourage the Council to move forward with this opportunity to pursue the creation of complete, mixed-use, and mixed-income neighborhoods with the capacity to house Sunnyvale's growing workforce.

Sunnyvale has been a leader in creating affordable housing and mindfully considering the importance of jobs-housing balance. With Sunnyvale's worker population projected to reach 108,600 by 2040 (a 65 percent increase from 2010), it is critical that the City stay the course. Doing so will require collaboration across sectors, and SV@Home supports the efforts of cities like Sunnyvale to work in partnership with employers to address Silicon Valley's severe jobs-housing imbalance by planning for additional housing near jobs centers.

As noted in the January 23rd staff memo regarding options to affect Sunnyvale's jobs to housing ratio, one key way to address the imbalance is by increasing housing units. We are thrilled by the prospect of expanding the capacity for residential uses in Moffett Park, which could allow employees to live near their workplace, significantly ease traffic congestion, and create opportunities for mixed-use neighborhoods that are environmentally and economically sustainable. As the City of Sunnyvale looks into possible changes to the Moffett Park Specific Plan Area, we encourage the Council to prioritize plan features that support housing and ensure that a significant share of this housing is affordable to workers across the income spectrum.

Sunnyvale City Council

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Other jurisdictions in Santa Clara County have provided examples for how this can be achieved. For example, the City of Mountain View’s recently adopted North Bayshore Precise Plan established policies to create 9,850 new homes, which will allow the City to maintain its current ratio of employed residents per household, in light of an expansion of office uses in the North Bayshore area. Furthermore, the Mountain View City Council established a goal that 20 percent of the Plan Area’s housing be affordable to very low, low, and moderate income households. Similarly, as part of its Envision 2040 General Plan, the City of San Jose adopted a 25 percent affordability goal for all of its Urban Villages. By setting similar affordability targets for the Moffett Park Specific Plan Area, the City of Sunnyvale can align the Plan’s vision with its broader efforts to provide more affordable housing options for its residents.

We urge you to approve the recommendation to initiate a General Plan/Specific Plan Amendment study for the Moffett Park Specific Plan Area and continue exploring additional options for creating more housing opportunities and responding to the region’s affordability challenges.

Again, thank you for your leadership and commitment to affordable housing. We appreciate the opportunity to share our comments.

Sincerely,



Pilar Lorenzana
Deputy Director

