

## 2018 Sunnyvale City Council Candidate Questionnaire

Silicon Valley at Home (SV@Home) is an affordable housing policy and advocacy organization working to ensure housing affordability for all who work and live in Silicon Valley. As a candidate running for office, we invite you to participate in a survey regarding affordable housing. Responses to this survey will be shared widely with community members, and SV@Home members and partner agencies.

Please complete the survey by September 7th, 2018

Email address \*

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Candidate name

Gustav Larsson

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A. What are your housing priorities?

- \* Zoning for significantly more housing units in the Lawrence Caltrain station area and along the El Camino Real corridor
  - \* Launching more affordable housing projects
  - \* Creating a variety of housing choices for all income levels, including condo flats for aging in place
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B. To date, Sunnyvale has failed to meet any of its state mandated housing goals. Earlier this year, the Legislature considered a proposal to allow higher default densities around transit stations in an effort to create more opportunities for housing and affordable housing across our neighborhoods. Do you support or oppose this type of state intervention around the housing crisis?

I support the state's goal of spurring more housing development near transit, but I have concerns about the by-right approach. Some development objectives need to be applied on a case-by-case basis and cannot be captured in rigid development standards; examples include minimizing curb cuts to improve pedestrian and bicycle safety, addressing neighbor privacy concerns, and whether to require park land dedication vs. accepting an in-lieu park fee (some areas need parks more than others, and lots of small parks could be very costly to maintain). I was also concerned about the social justice impacts of the state's by-right approach because Sunnyvale has a less affluent neighborhood immediately north of the downtown Caltrain station and several mobile home parks near light rail stops. It would have been counterproductive to displace these residents and remove the stock of naturally affordable housing there. I would have preferred cities having some flexibility in transferring development rights to more appropriate areas.

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C. Do you support and will you advocate for Measure-A funded projects in your jurisdiction? If yes, how will you work with your community to ensure support and acceptance of supportive housing for the homeless and families earning less than \$30,000 a year?

Yes, I am strongly in favor of supportive housing, whether funded by Measure A or other sources. I would point to Onizuka Crossing and Parkside Studios as successful examples of supportive housing in Sunnyvale. I frequently encourage residents to go on housing tours when they are concerned about affordable housing in general, because I have found these tours to be a great way to see what modern affordable housing actually looks like and dispel myths.

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D. How many homes do you think are appropriate as part of a redeveloped Moffett Park? How many of these homes should be affordable to lower-income households? How many of these homes should be affordable to moderate-income households?

I am very open to considering homes in Moffett Park. Many factors need to be considered such as availability of services (parks, groceries, schools), compatibility with nearby industrial uses, and sea level rise. The city has already begun a process to update the Moffett Park Specific Plan, and that analysis will give us a better picture of what housing would be appropriate in various parts of Moffett Park and what infrastructure changes and services would be needed to support it. There are many interrelated factors, and whether, where, and how much housing to allow in Moffett Park cannot be answered without that additional analysis. I expect the affordable housing levels would be similar to the 12.5% to 15% range that we have implemented in other plan areas in Sunnyvale, or perhaps higher levels as a community benefit.

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E. Do you support or oppose fast tracked or streamlined permitting of residential or mixed-use development in Sunnyvale? Please explain your response.

We already strive to optimize Sunnyvale's permitting process for all projects, with relevant departments working together in an integrated process. It would be difficult to speed up this process much due to inherent dependencies between various steps of the process. Almost all our major projects are valuable from a smart-growth perspective, so I'm not sure which projects we would delay to provide a small speed-up for other projects. If there are opportunities to further streamline our permitting process, we should improve the process for all projects.

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