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TRANSMITTED VIA EMAIL

September 20, 2019

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

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

RE: Inclusionary Below Market Rate Rental Housing Ordinance

On behalf of SV@Home and our members, along with a coalition that includes Livable Sunnyvale, Greenbelt Alliance, and the Silicon Valley Leadership Group, we write today in support of Sunnyvale's adoption of an inclusionary housing ordinance for rental developments. We are thrilled as Sunnyvale is the final major city in Santa Clara County to pass or reinstitute a rental inclusionary ordinance.

In general, we support staff's recommendations as aligned with our coalition's shared vision for Sunnyvale's ordinance, which we have attached to this letter. We thank staff for all of the research and public engagement that went into preparing these recommendations, which reflect regional best practices.

At the same time, in line with our coalition's vision, we encourage the Council to adopt Option #3, \$30 per square foot, for the dense development in-lieu fee. We believe this fee is reasonable and comparable to neighboring jurisdictions. It will have the dual positive impact of incentivizing the on-site construction of affordable units and, if the City chooses to accept an alternative mitigation, also helping Sunnyvale more quickly raise funds to finance 100% affordable developments.

A robust inclusionary policy is an essential tool in making Sunnyvale an even more inclusive, sustainable, and resilient community that can be a home for people of all incomes and abilities. We would like to thank the Council for your prioritization of this critical affordable housing development tool. SV@Home is excited by the opportunity this presents to develop more affordable homes and looks forward to working further with Council, staff, and stakeholders on the other elements of Sunnyvale's upcoming Housing Strategy.

Sincerely,



David K Meyer
Director of Strategic Initiatives