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July 27th, 2020

Chair Howard and Members of the Sunnyvale Planning Commission
City of Sunnyvale
456 W. Olive Ave
Sunnyvale, CA 94086

Dear Chair Howard, Vice Chair Simons, and Commissioners Harrison, Howe, Olevson, Rheume, and Weiss,

RE: Moffett Park Specific Plan Update Study Session

On behalf of SV@Home, we would like to share a set of affordable housing principles and ideas for the City of Sunnyvale to consider as it begins the process of updating the Moffett Park Specific Plan. We want to thank city staff, the Council, and members of the Planning Commission for their ongoing support for expanding housing and affordable housing city-wide.

Moffett Park offers significant opportunities for the City of Sunnyvale to advance its housing and environmental goals. It encompasses a geography far larger than the average planning area that neighboring jurisdictions, and Sunnyvale itself, normally undertake. Its size, the structure of current landownership and uses, and its location along the Bay's shoreline make envisioning a unified future for the area challenging. At the same time, this challenge presents the city with a rare chance to craft an innovative approach to new neighborhoods, new jobs, and environmental resilience that responds to the climate crisis and the debilitating impact of COVID-19 on our economy.

At this early stage, we appreciate the efforts of the consultants, city staff, and landowners to reach out to community members and organizations to begin conversations around how we can create a plan for Moffett Park that takes these many interests into consideration. We strongly support further robust community engagement throughout this process.

As an affordable housing advocacy organization, SV@Home believes that the future of Moffett Park should prioritize the development of new walkable, bikeable neighborhoods with housing options for people of all incomes and abilities. By pursuing integrated, mixed uses in areas of Moffett Park, especially those already accessible to VTA's light rail service, Sunnyvale can provide more ways for people to get to work without cars and further connect Moffett Park with the major developments underway in neighboring East Whisman (Mountain View) and Santa Clara North.

Specific Plans like Moffett Park create opportunities not just for new housing production, but they can be used to provide additional incentives to achieve the creation of more affordable housing at different levels of affordability. This can be accomplished through a variety of methods, including by providing area-specific density bonuses linked to affordable housing development, creating programs that connect new commercial development directly to the production of affordable housing, and/or ensuring affordable housing is a top community benefit for landowners redeveloping the area.

And while we strongly support the converting of existing commercial and industrial uses into housing and mixed-use neighborhoods, we recognize that Moffett Park's location along the shore of the Bay means that appropriate measures will need to be taken to ensure that new development is environmentally sustainable. We anticipate that climate resilience and habitat restoration will be key components of the plan and believe that the specific planning process allows the city to target redevelopment and conservation resources in ways that can achieve housing, jobs, and climate goals.

In 2019, when the Sunnyvale City Council authorized this planning process, the city referenced the potential for an "Eco-innovation District" in Moffett Park. We think that Moffett can become a model for the future, meeting our housing needs, helping our economy recover from COVID-19, and setting new standards of environmental resilience and restoration. SV@Home looks forward to working with the City of Sunnyvale, community members, and landowners to design and implement a plan that does just that.

Sincerely,



David K Meyer
Director of Strategic Initiatives
Silicon Valley at Home (SV@Home)

