

March 14, 2014

Vice Chair Amit Srivastava and Commission Members
Sunnyvale Sustainability Commission
456 W. Olive Avenue
Sunnyvale, CA 94086

Dear Vice Chair Srivastava and Sustainability Commission members,

The Silicon Valley Association of REALTORS® (SILVAR) is a trade association representing over 4,000 real estate professionals in the counties of Santa Clara and San Mateo. Our Association has historically been an advocate for homeowners and fair public policy. We would like to comment on Agenda Item 6, Climate Action Plan, on Monday's agenda.

We appreciate the City's efforts to respond to the challenges posed by climate change, reduce greenhouse gas (GHG) emissions, and develop a responsive Climate Action Plan. An effective and widely supported plan can play a significant role in maintaining the quality of life in and sustainability of Silicon Valley.

Our Association has significant concerns regarding one recommendation cited in the report as a possible strategy. Within the "GHG Reduction Emissions Strategy" is a suggestion to consider the development of mandatory energy and water efficiency disclosure at the time of sale of a property (Item EC-3.1).

Our members would oppose any ordinance or program, as suggested here, that will impose an additional burdensome requirement on the sale of real property at the time of sale. Transfer of title mandates are inefficient, unfair, and add complications and costs to the transaction. Furthermore, these programs do not achieve the goal set out. Our research has shown that any time of sale mandate would take 40 or more years to reach a majority of single-family home in a city the size of Sunnyvale. Additionally this proposal would not affect rental properties. An effective program would target all homes, not simply those that transfer title.

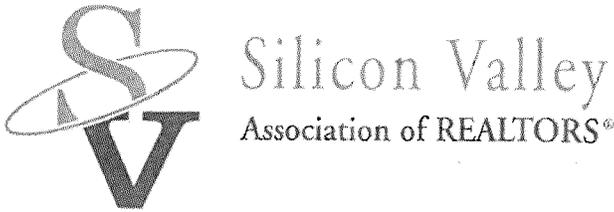
We believe there are many better alternatives available to the City, other than point of sale mandates, which will help the community meet its GHG goals sooner with less of a negative impact on homeowners. We look forward to working with you and city staff to discuss policy and strategy options available to the City that will enable Sunnyvale to meet its Climate Action Plan goals.

Thank you for allowing us the opportunity to comment regarding this item.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jessica Epstein', is written over the typed name.

Jessica Epstein
Government Affairs Director
Silicon Valley Association of REALTORS®



April 25, 2014

Chair Russell Melton and Commission Members
Sunnyvale Planning Commission
456 W. Olive Avenue
Sunnyvale, CA 94086

Dear Chair Melton and Planning Commission members,

The Silicon Valley Association of REALTORS® (SILVAR) is a trade association representing over 4,000 real estate professionals in the counties of Santa Clara and San Mateo. Our Association has historically been an advocate for homeowners and fair public policy. We would like to comment on the Climate Action Plan, which is on Monday's agenda.

We appreciate the City's efforts to respond to the challenges posed by climate change by reduce greenhouse gas (GHG) emissions and developing a responsive Climate Action Plan. An effective and widely supported plan can play a significant role in maintaining the quality of life in and sustainability of Silicon Valley.

Our Association has significant concerns regarding one recommendation cited in the report. Within the "GHG Reduction Emissions Strategy" is a suggestion to develop a mandatory energy and water efficiency audit and disclosure at the point-of-sale of a property (Item EC-3.1).

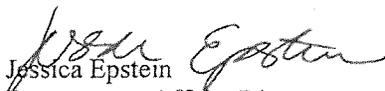
Our members oppose any ordinance or program that would impose an additional burdensome requirement at the point-of-sale of real property. Transfer of title mandates are inefficient, unfair, and add complications to the transaction. Our research shows that by 2050 a point-of-sale ordinance would only affect 44% of the current housing stock in Sunnyvale. There is also no guarantee that the recipient of the audit would make any energy upgrades to the home.

As an alternative, we propose that Sunnyvale develop a program where it works with community partners, including REALTORS®, to encourage homebuyers to install energy efficient upgrades in their homes. Our research shows most buyers are already remodeling with a focus on lighting, landscape, and appliances. The City and REALTORS® can work together to reach out to these buyers to encourage a focus on energy efficiency as they upgrade their homes.

We look forward to working with you and city staff to discuss policy and strategy options available to the City that will enable Sunnyvale to meet its Climate Action Plan goals in a way that is not potentially disruptive to home sales.

Thank you for allowing us the opportunity to comment regarding this item.

Sincerely,


Jessica Epstein
Government Affairs Director
Silicon Valley Association of REALTORS®