

ATTACHMENT 8

January 20, 2016

Planning Commission
City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94086

Dear Chair Melton and Planning Commissioners,

We are writing to express our support for MidPen Housing's proposed project, Edwina Benner Plaza, located at 460 Persian Drive, Sunnyvale, CA 94089.

We are organizations that range from grassroots and volunteer driven community groups to local chapters of national organizations. Each organization is focused on particular aspects including but not limited to:

- housing affordability
- walkable communities with transportation choices to connect people of all incomes to opportunities
- strategic growth to ensure that development happens in the right place
- civic engagement and leadership
- meeting the needs of the low-income community in the region
- representing business groups on issues affecting economic health in the region

Edwina Benner Plaza is a new affordable housing development located within walking distance to transit, parks, schools, economic opportunities, and other amenities. Additionally, up to half of the units will be reserved for persons who are at risk of homelessness, with potential for units reserved for households with developmental disabilities. MidPen Housing also manages its developments and provides on-site social services programming for its residents, ensuring that residents can take advantage of opportunities for advancement and self-sufficiency.

We appreciate the community outreach by MidPen Housing to neighboring properties in order to solicit input on the proposed project. The proposed project will be built to be reflective of the community's character and needs with this engagement process.

The proposed development will be an asset to the Sunnyvale community by providing affordable, low-income housing for the long term. We respectfully request your support for the proposed project. Thank you for your consideration.

Sincerely,



WORKING PARTNERSHIPS USA





January 13, 2016

Planning Commission
City of Sunnyvale
456 W. Olive Avenue
Sunnyvale, CA 94086

Dear Chair Melton and Planning Commissioners,

The Moffett Park Business Group (MPBG) is writing to express our support for MidPen Housing's proposed project, Edwina Benner Plaza, located at 460 Persian Drive, Sunnyvale, CA 94089.

By way of reference, the MPBG is a membership-driven organization, committed to supporting the social, environmental, and economic health of our community through mutual cooperation and advocacy. We address common business concerns within the Moffett Park area, with a focus on development, sustainability, community engagement, and improved mobility. Our members, Detati, Foothill College, Google, Infinera, Jay Paul Company, JSR Micro, Juniper Networks, Labcyte, Lockheed Martin Space Systems, Network Appliance Inc., and Yahoo!, represent a diverse socio-economic employee population.

As stated above, the MPBG members understand it is important to support matters that affect the social, environmental and economic health of our community. A common MPBG concern that impacts the community is the availability of local, quality housing for the varied workforce employed by the MPBG members. Therefore, it is important to us to support quality, housing within the City of Sunnyvale. Additionally, we back the development of housing near transit and employment centers. As we reviewed the Edwina Benner Plaza project, we found it met the important criteria of affordability, quality, near transit and the Moffett Park employment center.

For these reasons MPBG finds the MidPen Housing's proposed project, Edwina Benner Plaza, aligns with the goals of MPBG and warrants the support of our association. Thus we ask you and the Planning Commissioners to support MidPen Housing's Edwina Benner project.

Sincerely,

Kerry Haywood

Kerry Haywood
Executive Director

Cc: MPBG Board of Directors

San Francisco Office
312 Sutter Street, Suite 510
San Francisco, CA 94108
(415) 543-6771

January 20, 2016

Russell Melton, Chair
Sunnyvale Planning Commission
456 W Olive Ave
Sunnyvale, CA 94086



RE: Endorsement of Edwina Benner Plaza Apartments

Dear Chair Melton and Planning Commissioners:

For over 50 years, Greenbelt Alliance has been the champion of the places that make the Bay Area special. We defend natural and agricultural landscapes from sprawl development while helping create great cities and neighborhoods to make the Bay Area an even better place to live.

Since the 1980s, we have provided an independent validation of outstanding infill development to help ensure that the right development happens in the right place. Our endorsements have helped improve more than 140 neighborhoods around the region.

Greenbelt Alliance is pleased to endorse the proposed Edwina Benner Plaza apartments at 460 Persian Drive in Sunnyvale as a prime example of sustainable, equitable infill development.

Edwina Benner Plaza by MidPen Housing Corporation will provide 66 new homes for low-income residents, along with community rooms and after-school facilities, on an underutilized 1.32 acre lot. The site is within a half mile of the Fair Oaks VTA light rail station and Seven Seas Park, Sunnyvale's newest open space.

This proposal has many laudable features. It will provide opportunities for affordable healthy living, support the local economy, relieve development pressure on the region's open spaces, and provide other environmental and quality of life benefits.

Most importantly, these new homes will help address the region's housing affordability crisis, which is particularly pressing in Santa Clara County. The county currently has a shortfall of more than 67,000 affordable homes available for low-income residents. The average rent in Sunnyvale for a two-bedroom apartment is currently more than \$3,000 per month, far beyond the reach of many families. These conditions show that the need for new affordable homes is more pressing than ever.

In addition, we are pleased that the Edwina Benner Plaza will utilize a compact development pattern and is situated in a neighborhood with a variety of nearby amenities and transportation choices. This combination of

compact design and a mix of nearby uses has been shown to result in high rates of walking, biking, and transit use. This in turn improves community health, minimizes time stuck in traffic, eases the strain on the regional transportation network, and reduces air pollution and global warming pollution. It also enlivens the streetscape, creating a more inviting and active outdoor environment while generating more customers to support nearby businesses.

The project has many other components that promote healthy transportation choices. The existing site currently has no sidewalk, so the project will include a new sidewalk with street lighting. On-site secure bike parking facilities and bike racks will be provided and residents will receive VTA transit passes for at least one year. These homes will also have a relatively low parking ratio of 1.32 spaces per unit, and will utilize tandem parking to use space more efficiently. These transportation options will encourage physical activity, reduce traffic, and support our public transit systems.

Many other sustainable features will be incorporated into the building, including energy-efficient design, water-efficient landscaping, and sustainable construction materials, improving the project's environmental performance and create a healthier living environment for residents.

To make the proposal even stronger, we encourage the city to help fund the inclusion of free or subsidized transit passes on an ongoing basis. In addition, the city should lower the required parking ratio to better reflect the lower rates of car ownership among low-income residents living close to transit.

The Edwina Benner Plaza is a smart step towards making the Bay Area a better place to live. We hope that the approval of these new homes will inspire communities around the region to redouble their efforts to grow smartly.

Sincerely,



Matt Vander Sluis
Program Director
mvandersluis@greenbelt.org
(415) 543-6771 x322

CC: Deanna J. Santana, City Manager, Sunnyvale



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San Jose, California 95110
(408)501-7864 svlg.org

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Established in 1978 by
DAVID PACKARD

December 16, 2015

Chair Russell Melton and Commission
Planning Commission
City of Sunnyvale
456 W. Olive Ave.
Sunnyvale, CA 94086

RE: Edwina Benner Plaza Project

Dear Chair Melton and Planning Commissioners,

On behalf of the Silicon Valley Leadership Group, I am writing to endorse the proposed project by MidPen Housing, referred to as the Edwina Benner Plaza Project located at 460 Persian Drive.

The Silicon Valley Leadership Group, founded in 1978 by David Packard of Hewlett-Packard, represents nearly 400 of Silicon Valley's most respected employers on issues, programs and campaigns that affect the economic health and quality of life in Silicon Valley, including energy, transportation, education, housing, health care, tax policies, economic vitality and the environment. Leadership Group members collectively provide nearly one of every three private sector jobs in Silicon Valley and have more than \$6 trillion in annual revenue.

On an annual basis, the Silicon Valley Leadership Group surveys its member companies at the CEO level to find out which issues are most important to a healthy economy in Silicon Valley. Each year, housing affordability and attainability is selected as the top impediment. The cause of our housing crunch is clear. Demand consistently outpaces supply. For that reason, the Leadership Group seeks out and supports quality housing proposals that can help alleviate our persistent housing crisis by bringing more homes to the market.

MidPen Housing's Project, the Edwina Benner Plaza, makes ideal use of its location by creating high density residential housing for families, with easy access to Seven Seas Park and Lakewood Elementary School. Structured parking, on-site social services programming, and a computer lab would all be major assets to its tenants, and would help to foster a sense of community within the surrounding neighborhood. Additionally, this project's close proximity to Fair Oaks Station would strengthen VTA Light Rail ridership while offering commuters a more sustainable route to their local places of employment.

We look forward to learning about the city's decision and we thank you for your consideration of our input.

Sincerely,

Carl Guardino
President & CEO



8 January 2016

As the current acting manager and tenant of Reed Square apartment homes, located directly across the street from Aster Park maintained by MidPen Housing Property Management, I have experienced no issues with them. The property upholds a good curb appeal and the buildings appear to be well maintained overall. There have been no signs of any negative activity and they have proven to be good neighbors. With no knowledge of the property one would easily assume that Aster Park was a conventional apartment complex and breaks the stereotype of affordable housing.

A handwritten signature in black ink, appearing to read 'Lidiya Alexander', is written over a solid horizontal line.

Lidiya Alexander
Acting Property Manager

Reed Square Apartment Homes
Essex Property Trust Inc.
1070 Reed Ave
Sunnyvale, CA 94086



Dated: 12/16/15

To Whom it may Concern,

I understand there is a proposal to build a new affordable housing development at 460 Persian Drive in Sunnyvale. As the manager/resident of a neighboring property, I do not foresee that additional affordable housing in our immediate area would have any negative impact on our community, and feel very strongly that it will benefit the many families that are being priced out of the area due to the extreme rental increases.

I currently live at 1180 Reed Ave, and have not experienced any negative issues due to living in close proximity to Aster Park Apartments. The property itself stands tall and appears well-maintained. We are very happy with all of our surrounding neighbors as they add to the diversity of this area.

Thank you,

Kasandra Moreno

Riverdeck Apartments

1180 Reed Ave

Sunnyvale, CA 94086

Matt Lewis
Project Manager, Edwina Benner Plaza
460 Persian Drive
Sunnyvale, CA

Dear Mr. Lewis,

Thank you for the opportunity to hear details of the proposed affordable housing project at 460 Persian Dr., Sunnyvale.

I want you to know that I fully support this project as it helps chip away at the massive need that Sunnyvale has for low income and affordable apartment rentals.

I understand the property is already zoned for high density and will have 66 units total. Thirty-three will be designated for families at risk of homelessness and the rest, 32 plus one for an on-site manager, will be "affordable". I assume that means below 60% of the median income or less if federal standards are used.

The location of the project allows for high use of existing transportation, especially if the project builds out the appropriate connectivity. It also includes thoughtful family amenities such as a computer lab, early learning and daycare, residential storage and a community room. In addition, plans for the infrastructure are sustainable and take care to use open space/green space wherever possible. I am hoping that MidPen will also take advantage of our County Master Gardener program that could help plan, organize or sustain a gardening program on-site here and at future locations.

I was very impressed with MidPen's vision for community, transportation, and sustainability which they have also admirably demonstrated in other projects in the Bay Area.

Sincerely,
Sue Serrone
Mike Serrone

665 Winggate Dr.
Sunnyvale CA 94087
408 7738851

January 19, 2016

Dear friends at MidPen Housing:

I am writing in support of the proposed Edwina Benner Plaza at 460 Persian Drive in Sunnyvale. By providing the affordable housing so badly needed in our region, you will improve the lives of individuals and families in a concrete way that makes everyone's world better.

The complexity of housing and transportation issues sometimes makes my head spin. Thanks for being professionals with a long track record who can be relied on to get it right.

Best regards,



Donald P. Veith
955 Iris Avenue
Sunnyvale CA 94086

