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**TRANSMITTED VIA EMAIL**

November 04, 2021

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

Dear Chair Howard, Vice Chair Pyne, and Commissioners Harrison, Howe, Rheume, and Weiss:

**Re: Item 2. Special Development Permit for  
1178 Sonora Ct Affordable Housing Development**

On behalf of our members, I write today to express our strong support for the MidPen affordable housing development proposal at 1178 Sonora Court. MidPen has worked collaboratively to incorporate design feedback provided in the Commission Study Session to **bring a high-quality affordable housing proposal to Sunnyvale.**

Residents of Sunnyvale are in desperate need of affordable housing solutions and are facing extreme pressure due to the City's lack of affordable housing. The average monthly rent for a two-bedroom apartment in Sunnyvale is currently \$3,113 (Apartments.com, November 2021), requiring an annual income of over \$124,500 to afford. **This development offers a partial solution for addressing the city's affordable housing challenge.**

The project is well located in the Lawrence Station Plan Area and offers the city a unique opportunity to bring affordable housing solutions directly adjacent to Caltrain. The 176-unit multi-family development will bring **174 affordable homes within walking distance of Lawrence Station** affording residents affordable housing solutions in a vibrant, well designed, and accessible location.

Sunnyvale has been a leader in providing housing for its residents. **We urge the Planning Commission to take action on Monday to approve staff's recommendation to make the required findings to approve the CEQA determination and issue a Special Development Permit to enable this 174-unit affordable development to move forward.**

Thank you for your consideration.

Sincerely,



David K. Meyer  
Director of Strategic Initiatives, SV@Home

**From:** Lisa Bernard Jicha <[REDACTED]>  
**Sent:** Saturday, November 6, 2021 9:27 PM  
**To:** PlanningCommission AP  
**Subject:** Support affordable housing

ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear Sunnyvale planning commission,

I wanted to write with my support for the Sonora Court and Orchard Gardens affordable housing projects. Affordable housing is in a terrible shortage here. All it takes to be homeless is a lack of a place to live. More housing is a better, safer option than over-full shelters and living in their cars, keeps at-risk kids and vulnerable seniors sheltered in our community, and gives folks who've hit a rough patch a path back to self-sufficiency.

Please help Sunnyvale be a leader in our region, rather than another part of the problem making our housing crisis worse. I encourage you to support these projects to improve availability of affordable housing.

Thanks and best regards,  
Lisa Jicha  
[REDACTED]

**From:** Agnes Veith <[REDACTED]>  
**Sent:** Monday, November 8, 2021 9:18 AM  
**To:** PlanningCommission AP  
**Subject:** Support for Orchard Gardens and Sonora Court

ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Hello Commissioners,

I am writing in support of the Orchard Gardens and Sonora Court Projects. I have lived in Sunnyvale for over twenty years and am a member of Livable Sunnyvale. I know our organization has sent a letter to you earlier this year in support of these projects but, due to the recent negative public outcry against assisting those in need of housing at both county supervisor and city council meetings, I feel compelled to voice my support as well.

I think it is important to invest in our community and approving these projects will do just that. Over the past few years as noted in the recent Horizon publication, Sunnyvale Community Services has seen an increase in individuals needing their support. It is appalling to me that despite the wealth in this area as evidenced by a median income over 150K that there are so many people in our community who cannot make ends meet nor have a safe place to live and raise their children.

Please approve these projects so we can provide housing for those in need and the dignity that goes with it.

Thank you for considering my comments.

Kind regards,

Agnes Veith  
Vice Chair, Livable Sunnyvale

November 8th, 2021

Sunnyvale City Council  
456 West Olive Drive  
Sunnyvale, CA 94086



RE: Endorsement of 1178 Sonora Court

Dear Planning Commission,

For over 60 years, Greenbelt Alliance has helped create cities and neighborhoods that make the Bay Area a better place to live—healthy places where people can walk and bike; communities with parks, shops, transportation options; homes that are affordable and resilient to the impacts of climate change. Greenbelt Alliance's Climate SMART—Sustainable, Mixed, Affordable, Resilient, Transit-Oriented—Development Endorsement Program provides support for projects that advance the right kind of development in the right places. By promoting climate-smart development we can create thriving, resilient neighborhoods with ready access to transit and housing choices for all of the Bay Area's people.

**After careful review, Greenbelt Alliance is pleased to endorse the proposed 1178 Sonora Court project.**

This is a 176 unit, 1.25 acre residential development with 100% affordable units. The project site is strategically located directly adjacent to the Lawrence Caltrain Station and features ample bicycle parking, encouraging more sustainable modes of transportation. Furthermore, the proposed community will also feature planted, onsite bioretention basins that treat stormwater while being an all-electric development. The traffic and environmental benefits that will be provided by this project are exactly what Sunnyvale needs to grow smartly. This currently underutilized area will contribute to the City's vision for high quality, higher-density development. This project will encourage a walkable and vibrant community in Sunnyvale for residents across the income spectrum, provide open space with its courtyard, and offer a host of other environmental and quality of life benefits.

This is the kind of climate-smart development that we need in the Bay Area to meet our housing goals, reduce greenhouse gas emissions, and make sure that local residents are able to grow and thrive in their own communities. In closing, the development of 1178 Sonora Court is another smart step for the City of Sunnyvale to ensure the creation of homes and vibrant communities near jobs, retail, and transit. We hope its approval will inspire communities around the Bay Area to redouble their efforts to grow smartly.

Sincerely,  
Zoe Siegel

A handwritten signature in black ink, appearing to read "Zoe Siegel".

Director of Climate Resilience, Greenbelt Alliance

**Ahmad Thomas, CEO**  
Silicon Valley Leadership Group

**Jed York, Chair**  
San Francisco 49ers

**Eric S. Yuan, Vice Chair**  
Zoom Video Communications

**James Gutierrez, Vice Chair**  
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AMF Media Group

**Paul A. King**  
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**Ibi Krukuburo**  
EY

**Alan Lowe**  
Lumentum

**Judy C. Miner**  
Foothill-De Anza  
Community College District

**Rao Mulpuri**  
View

**Kim Polese**  
CrowdSmart

**Ryan Popple**  
Proterra

**Sharon Ryan**  
Bay Area News Group

**Tom Werner**  
SunPower

November 8, 2021

Chair Howard and Commissioners  
Sunnyvale Planning Commission  
456 W. Olive Ave.  
Sunnyvale, CA 94086

RE: Support for 1178 Sonora Court

Dear Chair Howard, Vice Chair Pyne, and Honorable Commissioners Harrison, Howe, Rheume, and Weiss,

The Silicon Valley Leadership Group, is proud to express support for the 1178 Sonora Court development proposed by MidPen Properties. This transit oriented affordable housing development near Caltrain an exciting smart growth opportunity for Sunnyvale.

The Silicon Valley Leadership Group is driven by more than 400 member companies to proactively tackle issues to improve our communities and strengthen our economy, with a focus on education, energy, the environment, health care, housing, tax policy, tech & innovation policy and transportation. Among the top concerns of our members is a need for high quality and affordable housing here in the Bay Area.

At present, we are in the midst of a dire housing crisis across Silicon Valley. Dense housing on scarce land is one of the most effective solutions we have to combatting this crisis. We are excited that this 176-unit all-affordable development includes homes available to those making 30 percent to 70 percent of the area median income. The inclusion of studios, one-, two- and three-bedroom layouts also allows this proposal to be attractive to families and individuals alike.

Additionally, this development is convenient to public transit, located one-tenth of a mile from the Lawrence Caltrain Station. The convenient location allows future residents the opportunity to commute easily via Caltrain as well as bike, walk, and take transit along Lawrence Expressway to numerous grocery stores, restaurants, retail facilities, parks, and more.

Thank you for your consideration of our comments.

Sincerely,



Vincent Rocha  
Senior Director of Housing and Community Development  
Silicon Valley Leadership Group