



November 1, 2021

Planning Commission
City of Sunnyvale

Via Email to planningcommission@sunnyvale.ca.gov

Dear Chair and members of the Sunnyvale Planning Commission:

On behalf of Housing Choices, I am writing to support the Special Development Permit requested by First Community Housing for Orchard Gardens Apartments at 245 W. Weddell. This project will provide 123 units of much-needed affordable housing, including 15 apartments subject to a preference for people with developmental disabilities who will benefit from coordinated onsite services provided by Housing Choices.

Housing Choices is a nonprofit organization serving people with developmental and other disabilities from our offices in Palo Alto, San Jose and Watsonville. We provide housing navigation and housing support services to enable people with disabilities to live inclusively in their home communities. In addition to helping more than 1500 people with disabilities look for affordable housing each year, we have a 25 year track record of promoting the creation of inclusive housing for people with disabilities. Housing Choices currently supports approximately 300 people with disabilities to be included in 19 affordable housing projects in Santa Clara County and Santa Cruz County. We have an additional 19 properties in the pipeline in the three counties of San Mateo, Santa Clara and Santa Cruz, including Sunnyvale's Block 15 project with Related California.

Sunnyvale is currently home to 734 people with intellectual and developmental disabilities, of whom 318 are adults. Of the Sunnyvale adults with disabilities, more than 75% continue to live at home with aging parents. Fewer than 40 Sunnyvale adults are currently living in their own apartment with supportive services provided by San Andreas Regional Center. Because of a growing adult population with developmental disabilities accompanied by a decline in licensed care facilities across Santa Clara County, inclusive housing projects like Orchard Gardens are critically important--not simply to promote independent living--but also to prevent homelessness and displacement of this vulnerable population from Sunnyvale and Santa Clara County.

We are pleased to support First Community Housing's efforts to create affordable housing in Sunnyvale for people of all incomes and abilities. First Community Housing has successfully implemented inclusive housing for people with developmental disabilities in collaboration with Housing Choices at five existing affordable housing properties in Santa Clara County.

Please contact me if I can provide any additional information in support of this project.

Respectfully submitted,

Janette E. Stokley

Janette E. Stokley

Executive Director

email [REDACTED]



November 1, 2021

Planning Commission
City of Sunnyvale
Via Email to planningcommission@sunnyvale.ca.gov

**SANTA CLARA AND
SAN BENITO COUNTIES**

6203 San Ignacio Avenue
Suite 200
San Jose, CA 95119

P.O. Box 50002
San Jose, CA
95150-0002
Tel: 1(408) 374-9960
Fax: 1(408) 281-6960

MONTEREY COUNTY

1370 S. Main Street
Salinas, CA 93901
Tel: 1(831) 900-3636
Fax: 1(831) 424-3007

SANTA CRUZ COUNTY

1110 Main Street
Suite 8
Watsonville, CA 95076
Tel: 1(831) 900-3737
Fax: 1(831) 728-5514

Dear Chair and members of the Sunnyvale Planning Commission:

On behalf of San Andreas Regional Center, I am writing to support the Special Development Permit requested by First Community Housing for Orchard Gardens Apartments at 245 W. Weddell. This project will provide 123 units of much-needed affordable housing, including 15 apartments subject to a preference for people with developmental disabilities who will benefit from coordinated onsite services provided by San Andreas Regional Center and Housing Choices.

San Andreas Regional Center is the regional organization designated under California's Lanterman Developmental Services Act to coordinate and fund services that enable Sunnyvale residents with intellectual and developmental disabilities to live in the least-restrictive environment in their home communities. We can authorize a variety of supportive services for each person, depending on their individual goals and needs. However, we are prohibited from using the state and federal funding we receive from the California Department of Developmental Services to pay for an individual's actual housing costs. For this reason, San Andreas Regional Center works collaboratively with affordable housing developers to address the growing housing need in the community we serve.

Sunnyvale is currently home to 734 people with developmental disabilities, of whom 318 are adults. Of the Sunnyvale adults with developmental disabilities, more than 75% continue to live at home with aging parents. Fewer than 40 Sunnyvale adults are currently living in their own apartment with supportive services provided by San Andreas Regional Center. Because of a growing population of adults with developmental disabilities accompanied by a decline in licensed care facilities across Santa Clara County, inclusive housing projects like Orchard Gardens are critically important--not simply to promote independent living but also to prevent homelessness and displacement of this vulnerable population from Sunnyvale and Santa Clara County when they are no longer able to live in the family home.

We are pleased to support First Community Housing's efforts to create affordable housing in Sunnyvale for people of all incomes and abilities. First Community Housing has successfully implemented inclusive housing for people with developmental disabilities in collaboration with San Andreas Regional Center and Housing Choices at five existing affordable housing properties in Santa Clara County.

Please contact me if I can provide any additional information in support of this project.

Respectfully submitted,

Javier Zaldivar
Executive Director
email [REDACTED]

www.sarc.org

Member of the Association
of Regional Center Agencies



STAY CONNECTED

"Consumers First Through Service, Advocacy, Respect and Choice"

Serving Persons with Developmental Disabilities

From: Anita Lusebrink <[REDACTED]>
Sent: Wednesday, November 3, 2021 8:01 PM
To: PlanningCommission AP
Subject: Re: Agenda Item on Orchard Gardens development

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

Greetings,

My name is Anita Lusebrink and I am a property owner in the City of Sunnyvale.

I am writing in support of the Orchard Gardens proposal because it will provide much needed affordable housing, including 15 one-bedroom apartments for people with intellectual and developmental disabilities. In its General Plan vision statement, Sunnyvale "takes pride in the diversity of its people". Projects like Orchard Gardens demonstrate that the city shows this pride by creating housing for people of diverse abilities, incomes, and races.

My young adult child has an intellectual and developmental disability and has lived in the South Bay for her entire life. Local people with developmental disabilities have developed support systems locally, and moving far away would be very disruptive to their familiar and known routes, haunts, and services (very important to this vulnerable population). If they had to be displaced to some other more 'affordable' location in California, or even another state, as a family member I would no longer be able to as effectively help them with problems as they arise, including the challenges of navigating ADLs (Activities of Daily Living).

I have been long supporting efforts like this one to expand options for vulnerable residents with intellectual and developmental disabilities in Santa Clara County so that this population may continue to live here, near their families. I am so grateful that housing such as the 463 Mathilda project and Edwina Benner Plaza have been opened in this City so that those of us, and our families, can have a chance to stay "close to home" even though our/their earning capabilities are not at the area's 'median income', upon which 'affordable housing' prices are based (many are on SSI or SSDI incomes).

Housing Choices has advocated for affordable housing for those with developmental disabilities, but there is little available for them in Sunnyvale. Please support each new project that is proposed that will support this population to have more opportunities to continue to live in Sunnyvale. Having a place to call home is such an important place for a healthy, balanced and positive life experience. Let's provide that in Sunnyvale, especially for those that were born in this city, and whose network of support is based here. Let's not let our special needs population fall through the cracks once they become adults and yearn for some independence!

Thank you for your moving ahead with the proposed Orchard Gardens project,
Anita Lusebrink
[REDACTED]

From: [REDACTED]
Sent: Saturday, November 6, 2021 1:14 PM
To: PlanningCommission AP
Subject: Support for the Orchard Gardens Project

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

I, Clare Meyerson, am a long-time Sunnyvale resident. My husband and I bought our current house in 1981.

I support of Orchard Gardens project because it will provide much needed affordable housing, including 15 one-bedroom apartments for people with intellectual and developmental disabilities. In its General Plan vision statement, Sunnyvale "takes pride in the diversity of its people". Projects like Orchard Gardens demonstrate that the city shows this pride by creating housing for people of diverse abilities, incomes, and races.

My 31-year-old son has an intellectual and developmental disability and is a client of [REDACTED]. After he received a section 8 housing voucher in November 2020, he was able to secure an apartment in Sunnyvale within walking distance of shopping, restaurants, and even his long-time hairdresser. It is wonderful for him to be less than 4 miles from where we live.

Moving an adult child with a developmental disability such as my son into a sustainable housing situation takes a lot of effort in both securing housing and assuring that they have the appropriate support services. It is a lot of trial and error and takes time. It's to everyone's advantage when it can be done before it's a crisis. I'm grateful that we have able to move our son into an apartment in Sunnyvale and are nearby so we can assure that his services provided by [REDACTED] fit his needs.

Although at the moment my son does not need to find another apartment, I support efforts like Orchard Gardens to expand options for vulnerable Sunnyvale residents with intellectual and developmental disabilities. I also realize that circumstances can change, and he may need a different housing sometime in the future.

Clare Meyerson
[REDACTED]
[REDACTED]

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



State Council on Developmental Disabilities



STATE OF CALIFORNIA
Gavin Newsom, Governor

• website • www.sccd.ca.gov

• email • [REDACTED]

2580 N First Street, Suite 240
San Jose, CA 95131
408) 324-2106
408) 324-2108 fax

Planning Commission
City of Sunnyvale
Via Email to planningcommission@sunnyvale.ca.gov

November 8, 2021

Dear Chair and members of the Sunnyvale Planning Commission:

On behalf of the Central Coast Office of the California State Council on Developmental Disabilities, I am writing to support the Special Development Permit requested by First Community Housing for Orchard Gardens Apartments at 245 W. Weddell. This project will provide 123 units of much-needed affordable housing, including 15 apartments subject to a preference for people with developmental disabilities who will benefit from coordinated onsite services provided by Housing Choices.

The CA State Council on Developmental Disabilities (SCDD) supports systems change, capacity building, and quality of services within the community for individuals with developmental disabilities and their families, and housing is one of the focus areas in our current State Plan. Statewide inclusive housing options for individuals with developmental disabilities must be increased and enhanced through access to housing and subsidies. Permanent, affordable, accessible and sustained housing options must be continually developed to meet both current and future needs.

Sunnyvale is currently home to 734 people with developmental disabilities, of whom 318 are adults. Of the Sunnyvale adults with developmental disabilities, more than 75% continue to live at home with aging parents. Fewer than 40 Sunnyvale adults are currently living in their own apartment with supportive services provided by San Andreas Regional Center. Because of a growing adult population with developmental disabilities, accompanied by a decline in licensed care facilities across Santa Clara County, inclusive housing projects like Orchard Gardens are critically important--not simply to promote independent living--but also to prevent homelessness and displacement of this vulnerable population from Sunnyvale and Santa Clara County.

We are pleased to support First Community Housing's efforts to create affordable housing in Sunnyvale for people of all incomes and abilities. First Community Housing has successfully implemented inclusive housing for people with developmental disabilities in collaboration with Housing Choices at five existing affordable housing properties in Santa Clara County.

"The Council advocates, promotes & implements policies and practices that achieve self-determination, independence, productivity & inclusion in all aspects of community life for Californians with developmental disabilities and their families."

Please contact me if I can provide any additional information in support of this project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jennifer Lucas".

Jennifer Lucas
Central Coast Office
CA State Council on Developmental Disabilities
2580 N. First Street, Ste. 240
San Jose, CA 95131
[REDACTED]
408.324.2106



TRANSFORM | 560 14th St #400 Oakland, CA 94612 www.TransformCA.org 510.740.3150

November 8, 2021

City of Sunnyvale Planning Commission
City Hall at 456 W. Olive Ave
Sunnyvale, CA 94612

Dear Commission Chair Howard and Planning Commissioners,

TransForm would like to express its support of First Community Housing's (FCH's) Orchard Gardens development proposal at 245 W Weddell Drive. This proposal will create the community necessary for walkable, affordable, and climate-friendly housing. Our evaluation demonstrates this project qualifies for Conditional GreenTRIP Certification.

Since 1997, TransForm has been working for world class public transportation and walkable communities in the Bay Area and beyond. In 2008, TransForm launched GreenTRIP, a certification program for new residential development, focused on **Traffic Reduction and Innovative Parking**. Since 1997, TransForm has been working for world class public transportation and walkable communities in the Bay Area and beyond. GreenTRIP certifies projects that will allow new residents to drive less while increasing their mobility in a variety of ways. When residents have access to affordable homes close to services, jobs and transit, and developments are designed with traffic reduction and innovative parking, there are benefits for all:

- Increased household transportation savings.
- Economic support for locally serving businesses.
- Less freeway traffic and fewer vehicle collisions.
- Improved public health through increased walking and better air quality.
- Greater demand and support of transit services.
- Reduced greenhouse gas emissions, supporting compliance with SB375 and AB32.

Orchard Gardens meets the GreenTRIP Certification Standards for the "Neighborhood" place type. The Place Type is determined according to definitions set forth by the Metropolitan Transportation Commission's (MTC) Station Area Planning Manual, 2007. GreenTRIP Certification standards are designed according to these Place Types and tailored to create a feasible yet innovative standard. We expect to see the following commitments included in the project's proposed conditions of approval and project description. As part of minimum eligibility requirements for certification, the project must participate in GreenTRIP's Transportation & Parking Survey for annual monitoring to assess parking demand and trip reduction at the site.

The following describes how **Orchard Gardens** meets the criteria for Standard Certification:

1. Orchard Gardens must create less than 35 miles/household/day.

Using a model created by the California Air Resources Board for estimating greenhouse gas emissions, future residents at Orchard Gardens are projected to drive at most 10.29 daily miles per household, or **62% less than the Sunnyvale City average**. The primary reasons for reduced driving are the project's density, location, and proximity to jobs, services and transit.

2. Orchard Gardens must have no more than 1.5 residential parking spaces per unit and must provide at least 1 secured and protected bike parking space per unit.

The conceptual design of Orchard Gardens meets this standard by proposing 90 residential parking spaces for 123 units, or 0.76 spaces per unit. Fewer spaces provided for parking allows more resources to be spent on other community amenities including transit passes. The project is also designed to give each unit a long term bike parking space in a storage room.

3. Orchard Gardens must provide at least 1 of 3 Traffic Reduction Strategies for 40 years (Transit Passes, Carshare Memberships, and/or Unbundled Parking).

For our Standard Certification of a project with the Neighborhood place type, we require Orchard Gardens to implement at least one Traffic Reduction Strategy. Unbundled Parking is one of these strategies, but federal financing rules prohibit unbundled parking at affordable housing sites, and therefore GreenTRIP waives this requirement for affordable housing projects. First Community Housing will exceed this requirement by providing transit passes to all residents for the life of the project.

We will award a full certification to Orchard Gardens when the project includes the following characteristics:

1. Build no more than 1.5 parking spaces per unit.
2. Install no fewer than one secure, long term bike parking space per unit.
3. Install guest bike parking spaces, aiming for 12 spaces.

For more information please refer to our website at: www.GreenTRIP.org.

Sincerely,

Nina Rizzo and Kendra Ma

A black rectangular redaction box covering the signature of the sender.