



AGENDA

- **Arrival – 6p**
- **Presentation – 6:15p (35 Min)**
- **Q&A – 6:50p (40 Min)**
 - 20 Min: Q&A via comment cards
 - 20 Min: Q&A at topic-based stations
- **Meeting Concludes – 7:30p**

(Please save questions for Q&A)

HOUSING RESOURCES

- **Need housing now?**
Housing resources flyer available at entrance table.

MidPen Housing

MidPen Housing's mission is to provide safe, affordable housing of high quality to those in need, to establish stability and opportunity in the lives of our residents, and to foster diverse communities that allow people from all ethnic, social, and economic backgrounds to live in dignity, harmony, and mutual respect.

Building Communities. Changing Lives.



Onizuka Crossing – 2016



Edwina Benner Plaza – 2018



Ira D. Hall Square – Under Construction

Who MidPen Serves

Families, Seniors, Individuals with Special Needs, Formerly Homeless Households,
Extremely low to low-income households

Resident services are critical to our mission.



295 South Mathilda

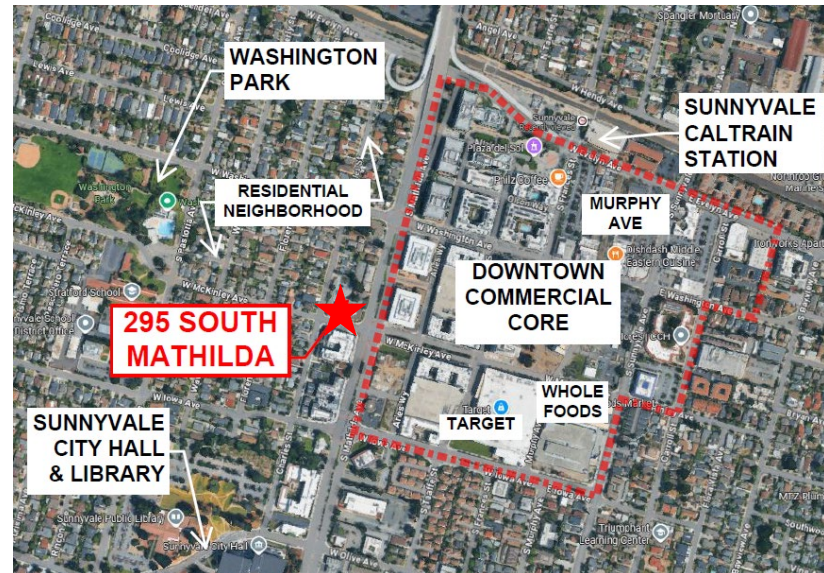
295 S. Mathilda will provide 122 affordable homes adjacent to Downtown Sunnyvale (55) 1-bdrm, (34) 2-bdrm, (33) 3-bdrm units to accommodate families of various sizes

Land owned by City of Sunnyvale

High Quality Transit and Other Amenities Nearby



Sunnyvale Caltrain Station



Downtown Murphy Ave.

295 South Mathilda

OPPORTUNITIES TO LISTEN:

July 17, 2024: Open House

No design; Concept for 120-140 units on 6-7 stories

October 30, 2024: MidPen Property Tours in Sunnyvale

Fall 2024 & Spring 2025: Direct Conversations with Neighbors who Reached Out

September 9, 2025: City Council Study Session

THEMES WE HEARD:

Height, Density, and Privacy

Parking & Transportation

Traffic Circulation & Congestion

Population

Safety

Height, Density and Privacy



EARLY MASSING CONCEPT

- Reduced from 7 stories to 6 stories
- Podium deck facing Charles removed
- Reduced from 140 units to 126 units
- 3-story stack steps back 15' to 6-story stack



PROGRESS CONCEPT

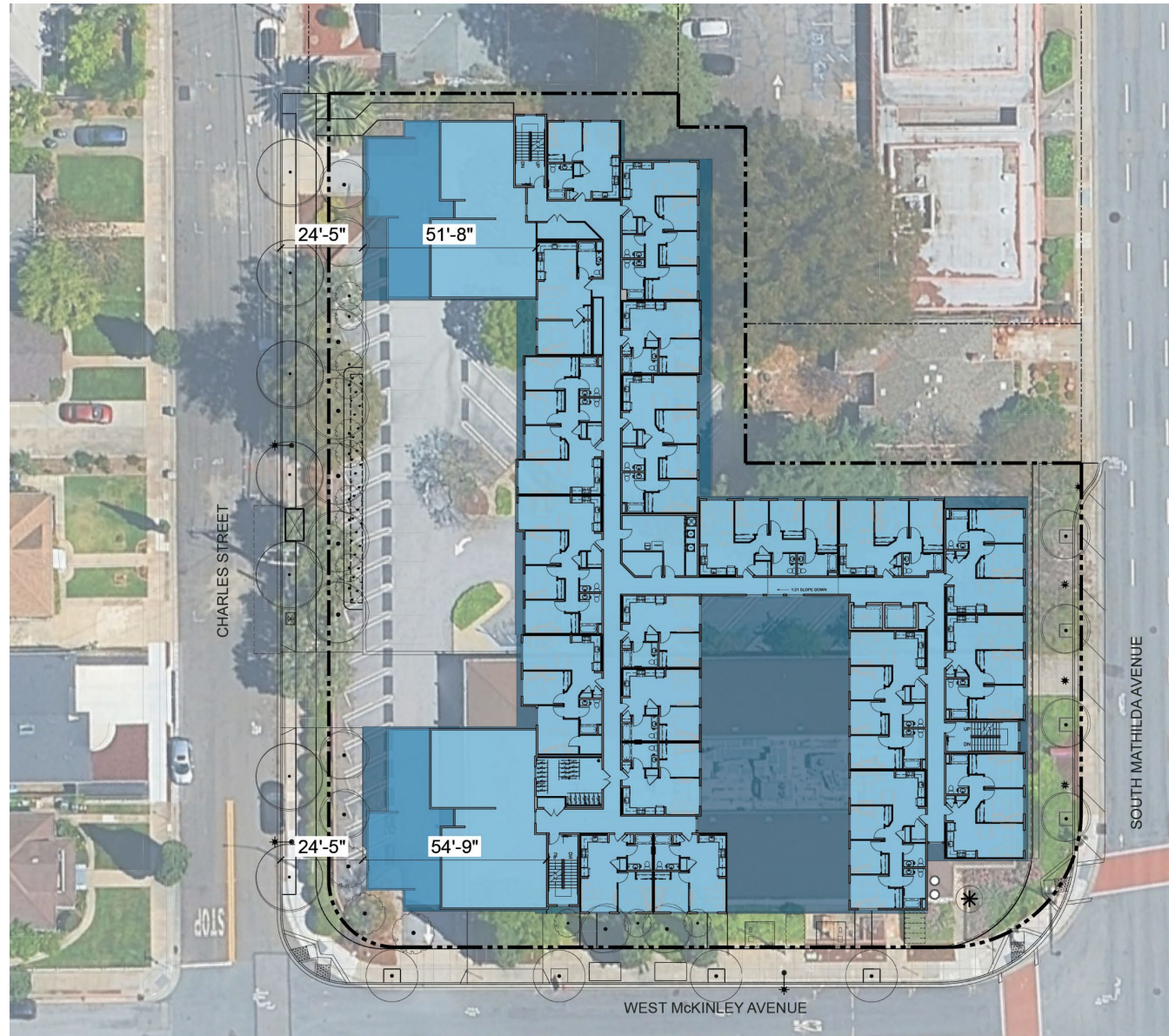
- 6-story stack pushed back additional 5' from Charles Street
- Initial material and color selection
- Parking wall design refined



CURRENT CONCEPT

- 4 units dropped from sixth floor on Charles (122 units total)
- Large double row of trees along parking for buffering and shade

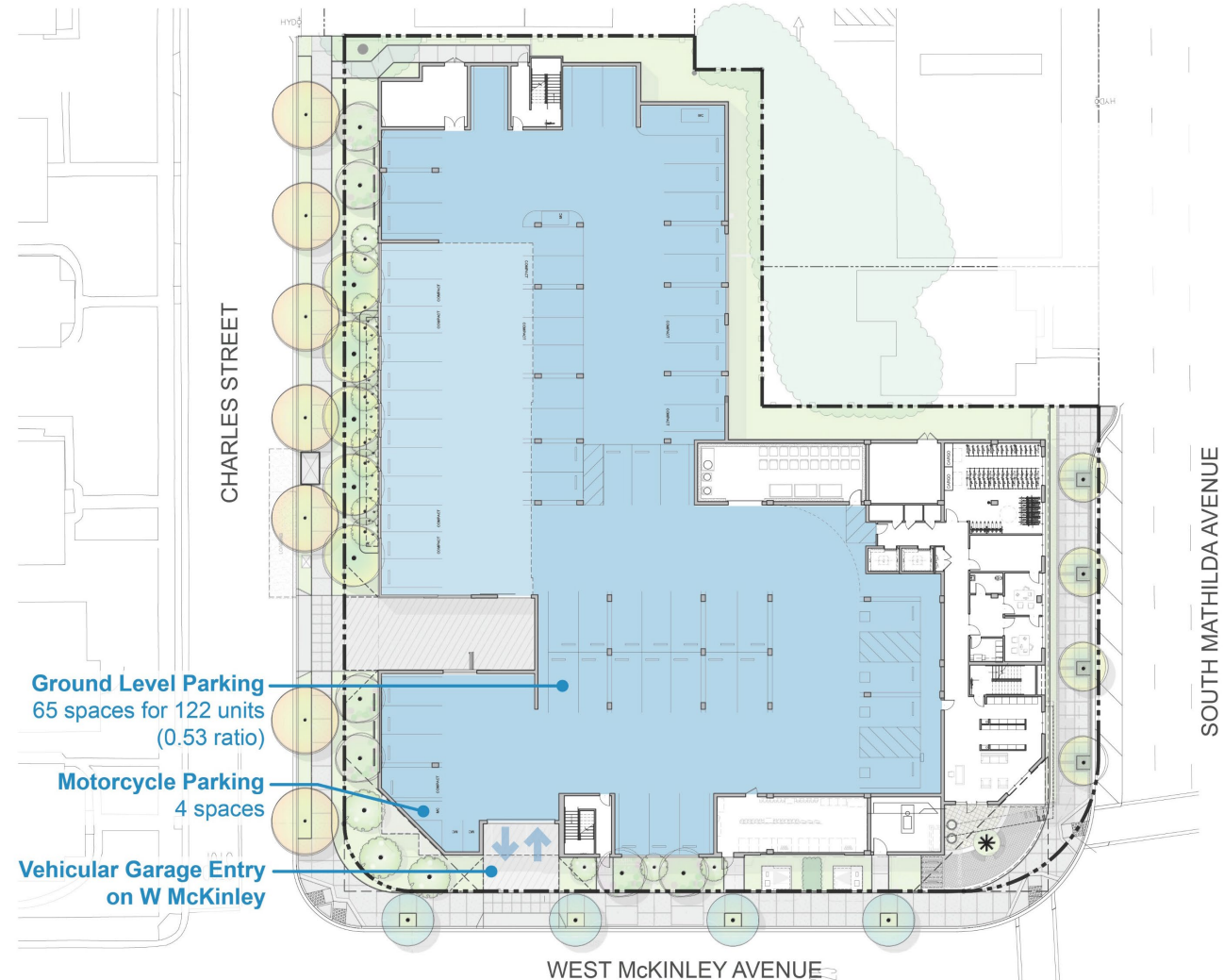
Height, Density and Privacy



Parking & Transportation

ON-SITE VEHICLE PARKING

- Zero parking required for 100% affordable housing within a 1/2 mile of transit (State Law).
- 65 Vehicle spaces (0.53 ratio) based on MidPen's experience with transit-oriented family developments in high resource locations
- 4 motorcycle spaces
- Enclosed garage with access off McKinley



(1st Floor Plan)

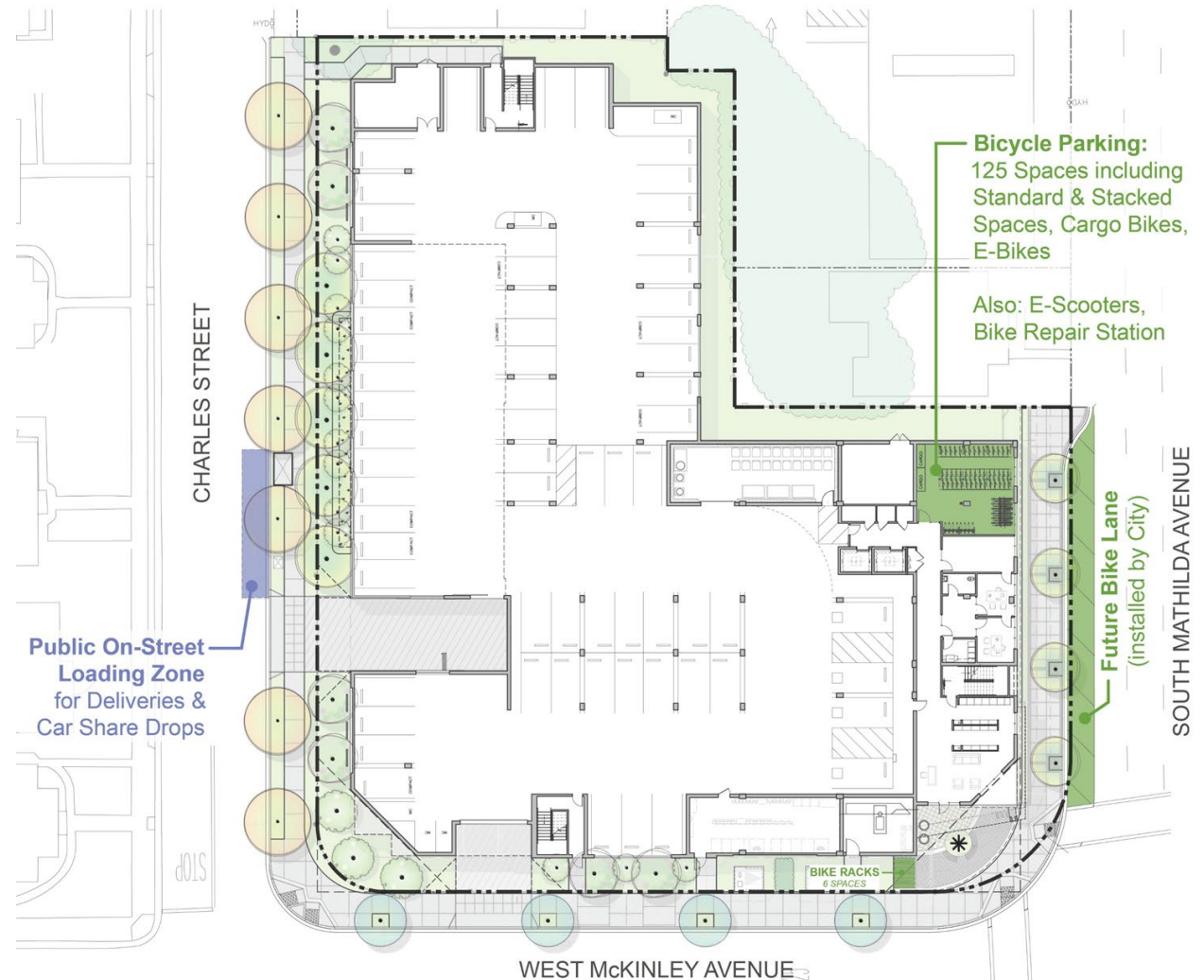
Parking & Transportation

ADDITIONAL MOBILITY OPTIONS:

- Secure Bicycle Parking /Scooter Parking
- Loading Zone for Lyft/Uber & Deliveries

WE ARE WORKING TO IMPLEMENT:

- Transit Passes
- Targeted Marketing/ No Vehicle Preference
- Shared Parking at Nearby Garage/Lots
- Partnership with Zip Car

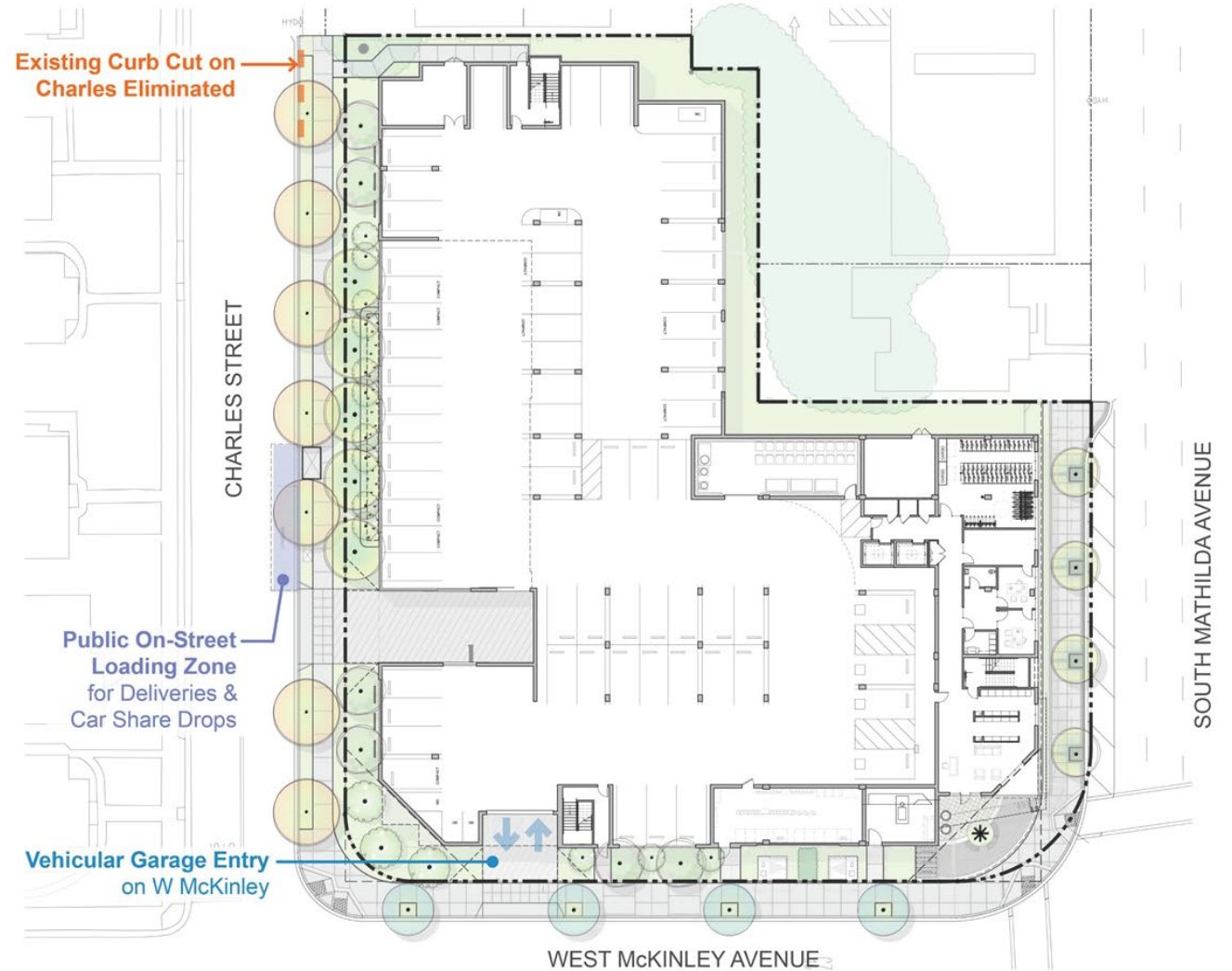


(1st Floor Plan)

Traffic Circulation & Congestion

TRAFFIC SAFETY MEASURES:

- Existing Curb on Charles Eliminated
- Vehicular Entry on W. McKinley
- On-Street Loading Zone Available to All Neighbors



(1st Floor Plan)

Safety

RESIDENT SAFETY

Secured Lobby

Fobbed Entry at Garage &
Bike Rooms

Security Cameras

Property Manager's Office
Adjacent to Lobby
monitoring access

NEIGHBORHOOD SAFETY

Streetlight upgrade to
current city standards

Widened sidewalks for
pedestrian safety

Community building events
such as hosting National
Night Out

MIDPEN PROPERTY MANAGEMENT POLICIES

Onsite property manager
addresses issues quickly

Regular business hours &
after-hours emergency
contact available

Maintenance: Ensure
property is consistently
clean, safe and welcoming.

Population

The need for affordable housing is great.

In 2022, there were 10 lower wage workers in Sunnyvale competing for each 1 affordable home.



MidPen's Ira D. Hall Square in Sunnyvale

Income Level	Household Size			
% of Area Median Income	1	2	3	4
30% AMI	\$42,210	\$48,240	\$54,270	\$60,270
40% AMI	\$56,280	\$64,320	\$72,360	\$80,360
50% AMI	\$70,350	\$80,400	\$90,450	\$100,450
60% AMI	\$84,420	\$96,480	\$108,540	\$120,540
70% AMI	\$98,490	\$112,560	\$126,630	\$140,630

Source: State of California Tax Credit Allocation Committee
(https://www.treasurer.ca.gov/ctcac/2025/supplemental/income_040125.pdf)

Other Populations Suggested

In response to community feedback, we also studied whether the property could be 100% senior or 100% single room occupancy (SRO) units.

SENIOR HOUSING

Fixed Incomes

Rental Subsidies are Critical

Federal Landscape/
Scarcity of Rental Subsidies

SINGLE ROOM OCCUPANCY (SRO)

Same Issues as Senior Housing

PLUS

High Turnover

Strong preference for 1-bdrm's for
Quality of Life

Building Design & Amenities



(2nd Floor Plan)



(1st Floor Plan)



View from Southeast Corner at S. Mathilda Ave and W. McKinley Ave.

October 2, 2025



View from Northeast at S. Mathilda Ave

October 2, 2025



View from Southwest at W. McKinley & Charles

October 2, 2025



View from Northwest at Charles St.

October 2, 2025



TARGET SCHEDULE:

October 2, 2025:
2nd Community Meeting

October 2025:
Planning Application Resubmittal

October 27, 2025:
Planning Commission Study Session (scheduled)

Q1 2026:
Planning Commission Hearing (not yet scheduled)

Q1 2026:
City Council Action to Enter
Disposition and Development Agreement (DDA)

Q1 2028 (Projected):
Construction Start

Q4 2029 (Projected):
Construction End

OPEN FLOOR:

- Q&A via comment cards [20 Min]
- Q&A at topic-based stations [20 Min]
 - Design Feedback & Questions
 - Property Management & Resident Services Questions

Written comments can also be noted on posters regarding key themes.





Thank You!

Opportunities for Further Questions & Input:

Planning Commission Study Session - Oct 27

Email MidPen Housing:

jlliu@midpen-housing.org

Visit Project Website:

<https://295southmathilda.midpenproperties.org/>

Comments and Q&A from tonight's meeting will be posted on project website by October 15th.