



City of Sunnyvale

Excerpt Meeting Minutes - Draft Housing and Human Services Commission

Tuesday, April 14, 2026

7:00 PM

Online and Redwood Conference Room
140, City Hall, 456 W. Olive Ave.,
Sunnyvale, CA 94086

CALL TO ORDER

Chair Friedlander called the meeting to order at 7:07 p.m.

ROLL CALL

- Present:** 4 - Chair Morgan Friedlander
Commissioner Scott Duncan
Commissioner Rao Shen
Commissioner Carol Weiss
- Absent:** 2 - Vice Chair Leesa Riviere
Commissioner Jim Davis

Council Liaison Klein (present)

PUBLIC HEARINGS/GENERAL BUSINESS

- 2 [26-0474](#) Introduce an Ordinance Amending Chapter 19.71 of the Sunnyvale Municipal Code Relating to the Residential Tenant Protections Program

Housing Specialists, Ryan Dyson and Samantha Luke, presented the staff report. The presentation provided background on AB 1482 and the City's existing tenant protections, including 2-month relocation assistance requirement and the proposed increase to 3 months. Additionally, staff provided a summary of expanded community outreach and survey results, and provided a comparative overview of tenant protection programs in neighboring jurisdictions.

The commission discussed:

- Survey results and outreach improvements
- Frequency and impact of no-fault evictions
- Potential impacts on rents and housing supply
- Consideration of exemptions from small landlords

- Balancing tenant protections with landlord impacts

Chair Friedlander opened the public hearing at 7:44 p.m.

Janet Murdock, Sunnyvale resident and landlord, shared her experience as a landlord and expressed her concerns with the state law changes.

Marie Bernard, Executive Director with Sunnyvale Community Services, expressed a collaborative approach to increased tenant protections and low-income residents.

Elena Barbayen, Sunnyvale resident, expressed the need for data-driven decision-making on housing stability.

Anil Babbar, with California Apartment Association, expressed the need for greater education amongst tenants and property owners.

Agnes Veith, Sunnyvale resident, spoke in overall support for increased tenant protections.

Chair Friedlander closed the public hearing at 7:58 p.m.

MOTION: Commissioner Weiss moved and Commissioner Duncan seconded the motion to approve Alternative 2 Do not introduce an Ordinance and provide direction to staff and Alternative 3: Direct staff to study additional tenant protections for "Day 1" just cause evictions, further protections for vulnerable populations, and fair market rent for relocation assistance.

Direction to Staff under Alternative 2:

1. Consider an exemption for properties with fewer than 7 units, which would still be subject to the two months of relocation assistance.
2. Approve 3 months of relocation assistance and define the 7-unit ownership exemption.

The motion carried by the following vote:

Yes: 4 - Chair Friedlander
Commissioner Duncan
Commissioner Shen
Commissioner Weiss

No: 0

Absent: 2 - Vice Chair Riviere
Commissioner Davis