



# City of Sunnyvale

## Meeting Minutes - Draft

### Housing and Human Services Commission

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Tuesday, April 14, 2026

7:00 PM

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

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#### **CALL TO ORDER**

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

#### **SALUTE TO THE FLAG**

Chair Friedlander led the salute to the United States flag.

#### **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)

#### **ORAL COMMUNICATIONS**

Chair Friedlander announced recruitment for various City Boards and Commissions, including the Housing and Human Services Commission. Applications were due April 16, 2026, with interviews scheduled for April 27–28, 2026.

There were no public speakers for this agenda item.

#### **CONSENT CALENDAR**

Chair Friedlander opened and closed the public hearing at 7:12 p.m.

**MOTION:** Commissioner Weiss moved and Commissioner Duncan seconded the motion to approve the Consent Calendar.

The motion carried with the following vote:

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

**No:** 0

**Absent:** 2 - Vice Chair Riviere  
Commissioner Davis

**1.A**     [26-0441](#)     Approve the Housing and Human Services Commission Meeting Minutes of March 25, 2026

**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 Barbayan, 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

- 3**      [26-0383](#)      Consider Approval of Draft 2026 Housing and Urban Development (HUD) Action Plan

Housing Programs Analyst, Matt Hazel, presented the staff report on the Draft 2026/27 HUD Action Plan, including proposed allocation of CDBG and HOME

funds.

The staff report included:

- Proposed funding allocations for capital projects and public services, including Upwards - BOOST Program and Rebuilding Together Silicon Valley (RTSV) - Minor Home Repair Program, consistent with Commission direction from the previous meeting to allocate remaining available CDBG funds.
- Continued funding for the Tenant-Based Rental Assistance (TBRA) program.
- Compliance with HUD requirements and funding caps.

Commissioners asked clarifying questions regarding federal funding programs and implementation capacity. Staff reported that they worked directly with Upwards and RTSV to confirm their capacity to increase their CDBG funding and expand their services.

Chair Friedlander opened the public hearing at 8:29 p.m.

Deanne Everton, Executive Director with RTSV, expressed her overall support for the proposed Action Plan and highlighted program impacts, and confirmed that RTSV is prepared to increase its capacity with the proposed increase in funding.

Melanie Faure, with Upwards BOOST Program, shared her overall support for the proposed Action Plan and continued partnership with the City of Sunnyvale, and confirmed that Upwards is prepared to increase its service capacity with the proposed increase in funding.

Pilar Furlong, Chief Community Resource Officer with Bill Wilson Center (BWC), spoke in favor of the proposed Action Plan and highlighted program impacts.

Marie Bernard, Executive Director with Sunnyvale Community Services (SCS), spoke in overall support for the proposed Action Plan and continued partnership with the City of Sunnyvale.

Chair Friedlander closed the public hearing at 8:41 p.m.

MOTION: Commissioner Duncan and Commissioner Weiss seconded the motion to approve Alternative 1: Recommend to Council Alternative 1: Adopt the draft 2026/27 HUD Action Plan as shown in Attachment 2 to this report.

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

### **NON-AGENDA ITEMS AND COMMENTS**

#### **-Commissioner Comments**

None.

#### **-Staff Comments**

Housing Officer, Amanda Sztoltz, provided the staff comments:

- Upcoming City Council discussion on Safe Parking and vehicular homelessness (April 21)
- Draft Homelessness Strategy to be presented to the Commission in June and City Council in July

### **INFORMATION ONLY REPORTS/ITEMS**

### **ADJOURNMENT**

Chair Friedlander adjourned the meeting at 8:43 p.m.