



City of Sunnyvale

Meeting Minutes - Draft (Excerpt) Housing and Human Services Commission

Wednesday, January 20, 2016

7:00 PM

West Conference Room, City Hall, 456 W.
Olive Ave., Sunnyvale, CA 94086

Special Meeting

- 2 [15-0966](#) Consider First Community Housing Proposal for \$6 Million in Housing Mitigation Funds for Redevelopment of Orchard Gardens Apartments at 245 W. Weddell Drive

Assistant Planner Shila Behzadaria gave an overview of the \$6 million funding request for the proposed project to redevelop the Orchard Gardens Apartments, a 62-unit development located at 245 W. Weddell Dr. The proposal includes rehabilitation of 30 newer existing units, demolition of 32 older units, and construction of a new four-story, 57-unit building, for a total of 87 units at project completion.

First Community Housing (FCH) President & CEO Geoffrey Morgan shared a video of the grand opening of FCH's recently built Mountain View "1585 Studios" project. He then gave a short presentation about the Orchard Gardens proposal and noted that the new building will be designed for Leadership in Energy and Environmental Design (LEED) platinum certification. He answered commissioners' questions about the project and about how tenants are selected.

Housing Choices Coalition Executive Director Jan Stokley, who works in partnership with the San Andreas Regional Center, spoke in support of the project and the commitment to designate 43 of the completed units for tenants with developmental disabilities. Housing Choices Coalition is a non-profit that focuses on creating housing opportunities for the developmentally disabled.

Chair Evans opened the public hearing at 8:10 p.m.

Stan Hendryx, housing advocate and long-time resident of Sunnyvale, spoke in support of the project.

Jacob Hob resident of Sunnyvale, spoke in support of the project. Mr. Hob gave testimony in support of the project and the real possibility of his adult children, both of whom have developmental disabilities, being able to have a place to live

independently in Sunnyvale when he is no longer able to care for them.

Chair Evans closed the public hearing at 8:26 p.m.

Commissioner Pathak moved and Commissioner Gilbert seconded and offered a friendly amendment to the motion to recommend to Council Alternative 2: Award a conditional funding commitment of \$6 million in HMF to First Community Housing for the proposed redevelopment of Orchard Gardens, based on the conditions and terms described in Attachment 4, with a modification to include a priority for Sunnyvale residents. Commissioner Pathak accepted the friendly amendment. The motion carried by the following vote:

Yes: 4 - Chair Evans
Vice Chair Schmidt
Commissioner Gilbert
Commissioner Pathak

No: 0

Absent: 2 - Commissioner Chiu
Commissioner Jeong