



**City of Sunnyvale**  
**Meeting Minutes - Draft**  
**Housing and Human Services**  
**Commission**

---

Thursday, May 28, 2026

7:00 PM

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

---

**Special Meeting**

**CALL TO ORDER**

Chair Friedlander called the meeting to order at 7 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:** 1 - Vice Chair Leesa Riviere

Council Liaison Klein (present)

**ORAL COMMUNICATIONS**

Chair Friedlander made an announcement regarding the City's Community Equity Assessment and Community Forums, including upcoming community engagement opportunities, childcare availability, and language interpretation services.

There were no in-person or remote speakers requesting to speak.

**CONSENT CALENDAR**

Chair Friedlander opened and closed the public hearing at 7:06 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:** 1 - Vice Chair Riviere

**1.A**     [26-0519](#)     Approve the Housing and Human Services Commission Meeting Minutes of April 14, 2026

**PUBLIC HEARINGS/GENERAL BUSINESS**

**2**        [26-0511](#)     Recommend to City Council Adoption of Fiscal Year 2026-27 Recommended Budget

Housing Officer, Amanda Stoltz presented a staff report on the Housing Division portion of the City’s proposed Fiscal Year 2026–27 budget. The Commission reviewed the housing-related budget items within its purview. Staff explained that Sunnyvale’s proposed citywide budget totals approximately \$648.3 million, with 14 net new positions proposed citywide and no projected deficit. The City continues to budget using a 20-year sustainability cycle.

Staff provided an overview of major Housing Division funding sources, including:

Housing Mitigation Fund: Current balance exceeding \$38 million. Staff reported that a Notice of Funding Availability (NOFA) released in January 2026 for affordable housing development projects may reduce the fund by approximately 40% if fully awarded. The City anticipates approximately \$10 million in future biennial NOFA activity and projected loan repayments of \$6.8 million over the next decade to sustain the fund.

Below Market Rate (BMR) Fund: Balance of approximately \$14 million, with future affordable housing project commitments potentially reducing the fund by approximately 58%. Staff anticipates future biennial allocations of approximately \$3 million.

Federal Grant Programs: Staff reported that Community Development Block Grant (CDBG) funding remained stable at slightly over \$1 million, while HOME funding remained steady at approximately \$383,000 annually. Staff noted that CDBG program income supports the City’s housing loan program.

Permanent Local Housing Allocation (PLHA): Funds support the City's Senior Accessibility Modifications Program and street outreach services.

Former Redevelopment Agency Funds: Expected to phase out by 2033 and currently support components of the Tenant-Based Rental Assistance (TIBRA) program.

Staff also highlighted a Council priority related to Public Sector Workforce Housing, noting that Council directed staff to engage local school districts to explore potential participation in future workforce housing efforts, though staff did not recommend funding the feasibility study at this time.

Additionally, staff discussed proposed investments to address homelessness, including approximately \$43 million over 20 years for homelessness-related services, ongoing work on the Strategy to Address Homelessness, and feasibility studies related to interim housing, safe parking, vehicular homelessness, and related programs.

#### Commissioner Questions and Discussion

Commissioner Weiss asked about references to street outreach services and requested clarification on which organization provides those services. Staff explained that the City contracts with WeHOPE, which has provided services since August 2024 and is currently in its second contract year with renewal options available.

Commissioner Weiss also expressed concern regarding the adequacy of the proposed homelessness funding and asked whether additional funding sources may be pursued. Staff explained that the forthcoming Strategy to Address Homelessness will identify program costs, available funding sources, and funding gaps to inform future Council decisions. Staff stated the strategy is anticipated to return to the Commission in September 2026.

Further discussion occurred regarding progress on safe parking programs, community outreach efforts, feasibility studies for City-owned sites, and inclement weather shelter programming. Staff noted the City has transitioned its temporary shelter and hotel voucher efforts during inclement weather from a pilot program into an ongoing program due to continued need and full utilization.

Commissioner Duncan commented positively on the budget's increased focus on

homelessness and raised questions regarding projected increases in BMR in-lieu fees reflected in future years. Staff explained that projected increases correspond to already approved developments expected to pay fees in future years.

Commissioner Duncan also requested clarification regarding HOME reserve balances, observing increased reserve amounts in the budget. Staff explained that the reserve reflects prior-year HOME allocations and program income that were not fully expended and subsequently rolled into future years, primarily supporting the TBRA program.

Commissioner Shen requested information regarding the 14 proposed citywide positions included in the budget. Staff clarified that none of the positions were for Housing Division staff but identified where the positions were listed in the broader budget document.

Commissioner Shen also asked questions regarding the proposed Public Sector Workforce Housing feasibility study, including whether local school districts and teachers would be included and whether the study would generate actionable implementation tools. Staff clarified that Council did not move forward with the proposed study at this time and instead directed staff to engage school districts regarding potential future participation in workforce housing opportunities. Staff also emphasized that Sunnyvale's existing BMR programs currently serve workers who live or work in the city, including teachers and public sector employees.

Chair Friedlander opened and closed the public hearing at 7:30 p.m.

**MOTION:** Commissioner Duncan moved and Commissioner Weiss seconded the motion to approve Alternative 1: Recommend to City Council Adoption of FY 2026-27 Recommended Budget.

The motion carried by the following vote:

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

**No:** 0

**Absent:** 1 - Vice Chair Riviere

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

#### **-Commissioner Comments**

Commissioner Duncan highlighted a newly developed below market rate modular housing project near the Palo Alto/Mountain View border and encouraged staff and commissioners to observe the project as a potentially innovative housing model.

**-Staff Comments**

Housing Officer, Amanda Sztoltz, made the following announcements:

- The Strategy to Address Homelessness is expected to return to the Commission on September 23, 2026. Staff also informed commissioners of an upcoming June 2, 2026 City Council public hearing regarding vehicular dwelling, parking regulations, the 72-hour rule, and proposed measures addressing “van lording.”
- Three new commissioners would be joining the Commission in the coming months and would receive onboarding and orientation.

Mayor Klein's comments:

- Provided an update regarding Council’s recent decision on relocation assistance requirements, noting that Council ultimately maintained the City’s current two-month relocation assistance standard, consistent with the Commission’s prior recommendation, rather than increasing it to three months. Council additionally directed staff to improve education and enforcement efforts for landlords and tenants regarding existing protections and legal requirements.
- Thanked commissioners for their review of the budget and noted the appointment of additional commissioners to help bring the Commission to full membership.

**ADJOURNMENT**

Chair Friedlander adjourned the meeting at 7:39 p.m.