



City of Sunnyvale

Meeting Minutes - Final Housing and Human Services Commission

Wednesday, March 22, 2023

7:00 PM

Online and Conference Room
Washington Community Swim Center,
255 S. Pastoria Ave.,
Sunnyvale, CA 94086

CALL TO ORDER

Chair Stetson called the meeting to order at 7 p.m.

SALUTE TO THE FLAG

Chair Stetson led the salute to the flag.

ROLL CALL

Present: 6 - Chair Elinor Stetson
Vice Chair Leesa Riviere
Commissioner Scott Duncan
Commissioner Sue Harrison
Commissioner Ken Hiremath
Commissioner Helen Lei

Absent: 1 - Commissioner Jim Davis

Commissioner Jim Davis (excused absence)
Council Liaison Larry Klein (present)

ORAL COMMUNICATIONS

Marie Bernard, Sunnyvale Community Services Executive Director provided a slide presentation with data regarding unhoused clients that receive services at Sunnyvale Community Services.

CONSENT CALENDAR

1.A [23-0430](#) Approve the Housing and Human Services Commission Meeting Minutes of February 22, 2023

Chair Stetson asked if anyone wished to discuss the item on the Consent Calendar. No one asked to discuss or wished to speak about the Consent Calendar.

Chair Stetson asked for a motion or any additional discussion on the Consent Calendar.

MOTION: Commissioner Hiremath moved and Commissioner Duncan seconded the motion to Approve the Housing and Human Services Commission Meeting Minutes of February 22, 2023, as submitted.

The motion carried by the following vote:

Yes: 6 - Chair Stetson
Vice Chair Riviere
Commissioner Duncan
Commissioner Harrison
Commissioner Hiremath
Commissioner Lei

No: 0

Absent: 1 - Commissioner Davis

PUBLIC HEARINGS/GENERAL BUSINESS

2 [23-0450](#) Evaluations and Funding Recommendations for FY 2023/24 and FY 2024/25 Human Services Grants and FY 2023/24 CDBG and HOME Funding

Housing Programs Analyst Leif Christiansen gave the staff report and answered questions.

After a some questions of staff regarding funding amounts, Chair Stetson opened the public hearing at 7:40 p.m.

The following agency representatives spoke on behalf of their proposals:

- Alaina Purcell-Schroeder, Rebuilding Together, Low-Income Home Safety Modifications and Repairs Program
- Carole Conn, Project Sentinel Executive Director, Housing Discrimination and Tenant-Landlord Counseling Programs
- Cody Sampson, Sunnyvale Community Services Food Nutrition Program Manager, Year-Round Food Assistance Program
- Erika Laguna, Downtown Streets Team Director of Program Operations, Sunnyvale WorkFirst Program
- Georgia Bacil, Senior Adults Legal Assistance Directing Attorney, Legal Assistance to Elders Program

- Katherine Fuentes, WeeCare, Inc. Community Impact Senior Manager, BOOST Program
- Teresa Johnson, The Health Trust Director of Meals on Wheels Program

Chair Stetson closed the public hearing at 8:06 p.m.

After a short discussion and further clarifying questions of staff, Chair Stetson asked for a motion.

MOTION: Commissioner Harrison moved and Vice Chair Riviere seconded the motion to approve Alternative 1: Recommend funding the CDBG/HOME capital projects and human services proposals in the amounts shown in Attachments 2 to the report, and the General Fund human service proposals shown in Attachment 3 to the report, additionally including a cost of living, or inflationary annual increase to the General Fund Supplement.

The motion carried by the following vote:

Yes: 6 - Chair Stetson
Vice Chair Riviere
Commissioner Duncan
Commissioner Harrison
Commissioner Hiremath
Commissioner Lei

No: 0

Absent: 1 - Commissioner Davis

- 3** [23-0260](#) Forward a Recommendation to the City Council to Introduce an Ordinance to Add Chapter 19.71 of Title 19 of the Sunnyvale Municipal Code Creating a Residential Tenant Protections Programs (Study Issue)

Affordable Housing Manager Ernie Defrenchi provided the staff report and answered questions.

After clarifying questions, Chair Stetson opened the public hearing at 8:33 p.m.

Marie Bernard, Sunnyvale Community Services Executive Director, spoke in support of the proposed ordinance providing enhanced relocation assistance for tenants. She shared that the average cost to relocate a family in Sunnyvale is approximately \$10,000.00 to cover deposit and first month's rent.

Anil Babbar, spoke on behalf the California Apartment Association. He noted that this commission had voted to limit tenant relocation assistance to one month in September 2022 and encouraged them to do it again tonight. He committed to work with staff to incorporate the with the language of the right to lease ordinance in the forms to be used by all Sunnyvale landlords. Lastly, he countered staff's statements regarding newer construction exemptions. He noted that building housing in the Bay Area is extremely expensive and this exemptions help developers keep building and are not solely the result of lobbying.

Tessa McFarland, on behalf of a housing provider the owns several multi-family properties in Sunnyvale. She noted working with Project Sentinel and other tenant's rights organizations. She spoke in opposition of enhanced relocation assistance but added that if this was to pass it should include a means testing to ensure that only tenants who truly need the assistance receive it.

Janet Murdock, fourplex owner in Sunnyvale who lives in one of the units. She shared the unintended consequences to smaller property owners, such as less flexibility to get work done on units due to long term leases. She also noted having to raise rents more frequently since her units currently rent 30% under market.

Chair Stetson closed the public hearing at 8:47 p.m.

After a lengthy discussion about means testing, Chair Stetson asked for a motion.

MOTION: Commissioner Harrison moved and Commissioner Hiremath seconded the motion to approve Introduce an Ordinance to add Chapter 19.71 (Residential Tenant Protections Ordinance) to Title 19 ("Zoning") of the Sunnyvale Municipal Code creating a Residential Tenant Protections Programs with the following modifications:

- Relocation assistance only for those named on the lease
- Only one month of rental relocation assistance
- Relocation assistance would not vary based on income of the tenant(s).

The motion carried by the following vote:

Yes: 6 - Chair Stetson
Vice Chair Riviere
Commissioner Duncan
Commissioner Harrison
Commissioner Hiremath
Commissioner Lei

No: 0

Absent: 1 - Commissioner Davis

The Housing and Human Services Commission took a recess from 9:02 p.m. to 9:07 p.m.

- 4 [23-0459](#) Proposed Project: Forward Recommendation to the City Council to:
approve the MOFFETT PARK SPECIFIC PLAN AMENDMENTS
Location: Moffett Park Specific Plan Area (APNs: Various)
File #: 2022-7673
Zoning: Various
Environmental Review: A Draft Environmental Impact Report (DEIR) has been prepared to evaluate the proposed project in accordance with the provisions of the California Environmental Quality Act (CEQA).
Project Planner: Michelle King, (408) 730-7463, mking@sunnyvale.ca.gov

Director of Community Development Trudi Ryan provided the staff report and answered questions from commissioners.

Also available to answer questions from Commissioners; Planning Officer Shaunn Mendrin, Principal Planner Michelle King, Associate Planner Kelly Cha, Rami and Associates Senior Associate Chris Sensenig and Principal Eric Yurkovich.

After some clarifying questions, Chair Stetson opened the public hearing at 10:12 p.m.

Kenneth Javier Rosales spoke on behalf of SV@HOME. Mr. Rosales thanked staff for all the work that has been done to move this project forward. He also expressed concern over being overly dependent on the inclusionary housing program to meet Sunnyvale's affordable housing needs and goals. He encouraged incentivizing more affordable housing development to reach Sunnyvale's goals, he suggested that there was an opportunity to create an explicit requirement to build at minimum 15% of residential units to be income-restricted to low, very-low and extremely-low income households, along with a 20% goal. He also suggested that there needs to be clarification of how much affordable housing is valued compared to other community benefits. Lastly, he shared that he sent a letter to the commissioners regarding how to use housing mitigation fees generated by the Moffett project, and suggesting to reduce development fees for affordable housing within the Plan area.

Ray Hashimoto of HMM Engineers on behalf of Miramar Capital, property owners of 352 E Java Drive. Mr. Hashimoto thanked staff and consultants for their work on developing the Specific Plan. He spoke in opposition of the proposed diagonal design. He shared that the design bisects and complicates/prevents the development of the property. He suggested a version of the design where the perimeters of properties are built into the plan. He objected to the additional 9 to 19 ft requirements for transportation and suggested use of the available landscaping area to offset this requirement. He noted that the bicycle and pedestrian features should provide a good network to travel within the area without the diagonal feature. He also asked for language to be changed to provide more flexibility for coordination between properties for a more cohesive lane way design. Lastly, he expressed that the lot coverage and paving ratios are punitive and restrictive.

Laird Bennion of Miramar Capital. Mr. Bennion thanked staff and consultant for their work in developing the Plan. He spoke of his concerns being able to develop the property at 352 E Java Dr. within the restrictions of the Plan. He asked that the Plan reflect the economic reality of developing that land, the height restrictions due to the soil, and the need for density to achieve the goals of the Plan.

Chair Stetson closed the public hearing at 10:21 p.m.

After a lengthy discussions and additional questions, Chair Stetson asked for motion.

MOTION: Commissioner Duncan moved and Commissioner Harrison seconded the motion to Recommend to the City Council Alternative 1: Approve the Moffett Park Specific Plan as proposed.

The motion carried by the following vote:

Yes: 6 - Chair Stetson
Vice Chair Riviere
Commissioner Duncan
Commissioner Harrison
Commissioner Hiremath
Commissioner Lei

No: 0

Absent: 1 - Commissioner Davis

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

[23-0431](#) Consideration of Potential Study Issues

None

STANDING ITEM: HOUSING ELEMENT UPDATE

[23-0432](#) Housing Element Update

Housing Officer Jenny Carloni shared that on March 14 Council held a study session for the draft of the Housing Element. Staff asked for feedback on three policy items: 1) Look for opportunities to increase lower income housing in South Sunnyvale; 2) Develop a missing middle program; and 3) Review the City's park fees and reduce constraints or burden on development.

The feedback received was: 1) to look at the Village Centers parcels for a minimum of 30 units per acre to allow for them to be calculated as lower income sites, as opposed to a simple rezone; 2) to address the missing middle by encouraging duplex, triplex and fourplex developments that are more affordable to build by design; and 3) to review of the park fees to ensure that they are up to date.

The feedback will be incorporated into the document and a second draft will be released in early to mid April. There will be a 7-day public review and then it will go back to the State for a 60-day review.

If no additional changes are need after the State's review, then it will come back for a recommendation to adopt it.

NON-AGENDA ITEMS & COMMENTS

-Commissioner Comments

None.

-Staff Comments

Officer Carloni thanked the commissioners and Mayor Klein for their attendance to this first in-person meeting and adapting to the temporary location. She noted that the April 19 special meeting will be held at the new City Hall building. Lastly, she invited the commissioners to visit the new building.

-Council Liaison Comments

Mayor Klein echoed Ms. Carloni's remarks. He noted that City Council went back to in-person meetings a while ago and had a chance to work out a lot of the

technological kinks.

He also encouraged the commissioners to visit the new building and noted that in the next few months, once demolition of the older buildings it replaced, there will be approximately 6 acres of open space for everyone to enjoy.

He noted that he will not attend the April meeting, but that another councilmember would attend in his place.

INFORMATION ONLY REPORTS/ITEMS

[23-0433](#)

Housing and Human Services Commission Proposed Study
Issues, Calendar Year: 2024

ADJOURNMENT

Chair Stetson adjourned the meeting at 10:29 p.m.