



City of Sunnyvale

Excerpt Meeting Minutes - Draft 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)

- 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

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