

COMMUNITY OUTREACH MEETING NOTES

Rental Housing Impact Fee Nexus Study
Stakeholder Outreach Meeting #1

Date/Time: 3:30 p.m. on January 7, 2015
Location: West Conference Room, City Hall

Attendees:

Richard Truempler, The Sobrato Organization
Pat Sausedo, Building Industry Association
Dennis Martin, Building Industry Association
Valerie Kane, Bill Wilson Center
Pilar Lorenzana Campo, Non-Profit Housing Association of Northern California
James Zahradka, Silicon Valley Law Foundation
Charisse Ma LeBron, Working Partnerships USA
Kevin Zwick, Housing Trust of Silicon Valley
One Member of the Public (Resident)

Presenters:

Darin Smith, Economic and Planning Systems, Inc.
Ernie DeFrenchi, Affordable Housing Manager

Other Staff Present:

Hanson Hom, Community Development Director
Suzanne Isé, Housing Officer
Lupita Gaeta, Housing Program Analyst
Trudi Ryan, Planning Officer
Momoko Ishijima, Associate Planner

Attendee Comments/Questions:

Several attendees thanked the City for being proactive in seeking ways to provide more affordable housing in Sunnyvale and for serving as a great model for other cities to follow. Several also encouraged the City to consider fees at the higher end of the range analyzed.

One participant noted a rise in requests for legal aid services from lower-income renters related to housing issues such as overcrowding, uninhabitable conditions, and abusive landlords, which indicates a need for more affordable housing in the area. Another participant requested an estimate of how many affordable units and/or dollars might be generated through the proposed rental impact fee.

Another attendee noted that there is no dispute about the need for more affordable housing in the region, but other parties, such as city residents and commercial developers, must also contribute toward meeting this need.

Another participant commented that he believes the proposed City rental housing impact fee at a rate similar to that of San Jose or Mountain View could easily be absorbed by developers.

COMMUNITY OUTREACH MEETING NOTES

Rental Housing Impact Fee Nexus Study
Stakeholder Outreach Meeting #2

Date/Time: 6:00 p.m. on January 14, 2015
Location: West Conference Room, City Hall

Attendees:

Vice Mayor Tara Martin-Milius
Two Members of the Public

City Staff Present:

Hanson Hom, Community Development Director
Ernie DeFrenchi, Affordable Housing Manager
Lupita Gaeta, Housing Program Analyst
Danielle Greene, Housing Intern

Attendee Comments/Questions:

How do the cities of Mountain View and San Jose use the impact fees that they collect?
How is the money spent to address affordable housing needs in the region?
Lower-income households and small businesses are leaving the City because of high rents.
New job creation drives growth in the City.

COMMUNITY OUTREACH MEETING NOTES
Rental Housing Impact Fee Nexus Study
Stakeholder Outreach Meeting #3

Date/Time: January 21, 2015, Noon
Location: HMM Engineering, San Jose

Attendees:

Jenel Jackson, EverBank
Dave Van Atta, Hanna and Van Atta
Mike Sheehy
Petere Lezak, KB Homes
Craig Champion, Standard Pacific
Joe Head, SH Homes
Tom Armstrong, HMMCA
Pat Sausedo, BIA
Don Babbitt, DR Horton
Andrew Turco, Sares Regis
Dennis Martin, BIA
Dave Lanferman, Rutan and Tucker
Ryan Gerding, Warmington Group

Presenters:

Ernie DeFrenchi, Affordable Housing Manager
Hanson Hom, Community Development Director

Attendees Comments/Questions:

1. Believes that the need for more affordable housing is related to new job creation rather than new market-rate housing.
2. Has there been a study on the overlap between the Commercial Linkage Fee and the Rental Impact Fee?
3. Why does the Nexus Study assume that all of the newly created lower-income households will choose to live in Sunnyvale?
4. When looking at the cost of rent in Sunnyvale, the Nexus Study only looks at rents in newly created rental developments rather than the average cost of all housing stock in Sunnyvale.
5. Where is the gap in our housing stock?
6. What would the maximum impact fee be if it compared rents of all of the housing stock not just newer rental developments?
7. The City should be looking at affordable housing in older units not brand new units.
8. It makes better sense to rehabilitate older units into affordable housing units rather than build new market rate rental units. That cost should be considered and translated into the Nexus Study. Would that bring the maximum fee down?
9. What is the average cost to construct an affordable housing unit? For example, what is the cost of constructing a unit (door-to-door) for Parkside Studios (Charities Housing project on the former Armory site)?

10. The responsibility to create affordable housing should be shared by the entire Sunnyvale community (current residents, the City and both residential and commercial developers).
11. The City should consider a parcel tax to fund affordable housing.
12. Why have a Nexus Study if you're not going to charge the maximum fee?
13. Why is San Jose and Fremont's maximum fee half of what Sunnyvale's maximum fee is listed as in the Nexus Study?
14. \$17, \$20 and \$26 (the amounts identified in the HHSC Report) will provide how many units?
15. Landowners need to understand that this Nexus Study will affect the overall price of their land.
16. The conversation should be about what the developer thinks would be an appropriate fee for affordable housing without having a Nexus Study. They stakeholders are fearful that Council could vote to approve the maximum impact fee.
17. BIA homebuilders are troubled and concerned by the Nexus Study. They are conducting a review of the Nexus Study and will submit their comments in writing.