



City of Sunnyvale

Meeting Minutes - Draft Excerpt

Housing and Human Services Commission

Wednesday, May 20, 2015

7:00 PM

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

Special Meeting

- 2** [15-0205](#) Introduce an Ordinance and Two Resolutions to Approve Two New Affordable Housing Impact Fees: Housing Impact Fee for Nonresidential Development and Housing Impact Fee for Rental Housing

Housing Officer Suzanne Isé introduced Affordable Housing Manager Ernie DeFrenchi who provided a brief slide presentation on this item.

Mr. DeFrenchi gave a quick review of the project background and a brief summary of the draft ordinance and draft resolutions attached to the report. He noted that the new fee for non-residential development was proposed to be \$15 per net new square foot for all office, R&D, and industrial projects (\$7.50 for the first 25,000 square feet), and \$7.50 per net new square foot for all retail and lodging projects. He added that the new rental housing impact fee is proposed to be \$17 per habitable square foot for all new market-rate rental developments.

He also noted that the revenue from these fees will be used to address the City's affordable housing needs and goals, and that the fees would be adjusted for inflation annually.

Chair Gilbert opened the public hearing at 7:48 p.m.

Helen Tong-Ishikawa, Senior Associate Project Manager with MidPen Housing Corp., spoke in support of the proposed fees. MidPen is a nonprofit developer of affordable housing that currently owns 8 sites in Sunnyvale with over 700 affordable housing units, and a new project under construction. She noted that the need for affordable housing options is continually increasing, and that MidPen has approximately 2,000 people on its combined waiting lists just for its Sunnyvale properties. She also spoke in support of the flexibility of alternative options offered in the proposed ordinance. In addition, she requested that the City consider encouraging developers that opt to provide affordable units on site to connect tenants of those units to local agencies that provide supportive services because

these services are very important.

Chair Gilbert closed the public hearing at 8:02 p.m.

Commissioner Chiu moved and Commissioner McCloud seconded the motion to recommend to Council Alternative 1: Approve the Draft Ordinance and Fee Resolutions establishing the Housing Impact Fees for Nonresidential Development and Housing Impact Fee for Rental Housing, as provided in Attachments 1, 2, and 3. The motion carried by the following vote:

Yes: 7 - Chair Gilbert
Vice Chair Jeong
Commissioner Chiu
Commissioner Evans
Commissioner McCloud
Commissioner Schmidt
Commissioner Sidhu

No: 0