



## City of Sunnyvale

### Meeting Minutes - Draft (excerpt) Housing and Human Services Commission

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Wednesday, July 27, 2016

7:00 PM

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

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- 3      [16-0574](#)      Consider Charities Housing Development Corporation Proposal for \$403,000 in BMR In-Lieu Fee (BIF) Funds for Rehabilitation of Stoney Pine Villa Apartments at 267 W. California Ave.

Assistant Planner Shila Behzadiaria gave a brief report on the Charities Housing proposal to rehabilitate Stoney Pine Villa Apartments, a 23-unit affordable rental property for tenants with developmental disabilities, located at 267 W. California Avenue. She noted that Charities had originally applied for and been awarded \$201,000 in CDBG Revolving Loan funds for this project, but the project was not initiated as scheduled due to workload issues. Charities Housing has now resubmitted and slightly expanded the scope of work for the project, and is requesting \$403,000 in BIF funds instead of the CDBG funds. If this request is successful, the CDBG award would be rescinded and those funds would become available for reallocation to other projects in the next fiscal year.

Commissioners asked what changed in the scope of work to justify the increase in funds requested and why had the project been delayed.

Staff explained that the scope of work was expanded slightly to include a more comprehensive rehabilitation of the property's interior and exterior, including the parking area. Staff also noted that the cost of construction has also gone up significantly since 2014 when they originally applied for CDBG funds, and that the amount of funding available at that time had forced Charities Housing to limit the scope of work to the most urgently needed work items.

Staff added that the other two projects that Charities Housing had in Sunnyvale, Parkside Studios and two senior group homes, had taken priority over the Stoney Pine project. In addition, the Housing staff also had significant workload issues with a number of urgent projects such as the winter shelter relocation and other capital projects.

Charities Housing staff Maureen Wormley described the services provided to residents of Stoney Pine Villa.

Chair Evans opened the public hearing at 7:32 p.m.

Sue Serrone, member of the public, spoke in favor of the project and inquired about the property's waiting list. Charities staff noted that they had just closed their waiting list and noted that there is very little turnover in these units so they don't keep a large waiting list.

Chair Evans closed the public hearing at 7:40 p.m.

Chair Evans asked for a motion.

Commissioner Pathak moved to approve Alternative 1; Commissioner Gilbert offered a friendly amendment to restate the motion as "recommend to approve." Commissioner Pathak accepted the friendly amendment, and Commissioner Gilbert seconded the motion to Recommend to Council Alternative 1: Award a one-year conditional commitment of BIF in the amount of \$403,000 to Charities for rehabilitation of Stoney Pine consistent with the terms described in Attachment 4. The motion carried by the following vote:

**Yes: 6 -** Chair Evans  
Commissioner Gilbert  
Commissioner Grossman  
Commissioner Kwok  
Commissioner Pathak  
Commissioner Stetson

**No: 0**

**Absent: 1 -** Commissioner Chiu