



City of Sunnyvale

Meeting Minutes - Final (excerpt) Housing and Human Services Commission

Wednesday, August 26, 2020

7:00 PM

Telepresence Meeting: City Web Stream

2 [20-0254](#) Consideration of Draft 2020 Housing Strategy (Study Issue)

Housing Officer Jenny Carloni and Matt Kowta, Managing Principal at BAE Urban Economics, provided the staff report.

After some clarifying questions of staff, Chair Hiremath opened the public hearing.

Gail Rubino, Sunnyvale resident, expressed that in her opinion the report lacks enough information about MOUs and rent stabilization ordinances for the Commissioners to make an informed recommendation. She added that no legal advise is available for park residents and they are expected to negotiate an MOU without an attorney. Lastly, she noted that a majority of mobile home park residents have existing leases for 12 months or longer and that renders them exempt from any MOU or rent stabilization ordinance.

Ryan Jasinsky, Director Of Property Management at Brandenburg Staedler & Moore, owners of four mobile home parks in Sunnyvale, spoke in support of an MOU. He shared having been in communication with a large contingency of park owners and working with WMA to obtain 100% participation by all Sunnyvale mobilehome park owners. Lastly, he cited some examples of successful MOUs.

Mike Serrone, on behalf of Livable Sunnyvale, spoke in support of the letter submitted by SV@Home. On demand side housing, spoke in support of right-to-lease study issue, RV parking program that includes people living in their cars. On supply side housing, spoke in support of a fifteen percent inclusionary housing requirement, upzoning and emphasizing maximum dwelling units, age friendly housing, home sharing, home repair and maintenance services. Lastly, he expressed support for MOU negotiations, but only in parallel of a rent stabilization ordinance to encourage progress.

Doug Johnson of Western Manufactured Housing Communities Association (WMA), representing owners and operators throughout California, spoke in support of

working on an MOU that is tailored to the needs of the Sunnyvale community.

Justin Wang on behalf of Greenbelt Alliance expressed support of the SV@home letter and Livable Sunnyvale statements. He urged the commissioners to take strong steps to ensure that affordable housing is created, and that the most vulnerable communities, such as mobilehome park residents, are protected.

Julia Liu, member of Livable Sunnyvale and 35-year Sunnyvale resident, spoke in support of establishing a safe parking program for vehicle residents, preparing and proceeding with a rent stabilization ordinance in parallel with MOU negotiations, and home sharing to utilize existing housing stock. She noted that home sharing was not clearly represented during outreach presentations, and could explain lesser support.

Colleen Hausler, resident of Sunnyvale and member of Livable Sunnyvale, spoke in support of the letters from SV@home and Greenbelt Alliance and noted that the overlap of sustainability regarding mobile homes being at a lower elevation and over time being at risk of flooding and tide problems was not addressed in the report. She urged to implement a safe parking program as soon as possible and to not bypass homelessness. She noted that an increase in homelessness is anticipated due to COVID-19.

Chair Hiremath closed the public hearing.

After a lengthy discussion and questions of staff, Chair Hiremath asked for a motion.

MOTION: Commissioner Gilbert moved and Commissioner Kwok seconded the motion to Recommend to City Council Alternative 2 and Alternative 5 as follows:

Alternative 2 – Approve the Housing Strategy with the following modifications:

- Include additional background information, clarification, and data on MOUs and Rent Stabilization in California.

Alternative 5 – Approve the Implementation Schedule with the following modifications:

- Create 1d to add “Facilitate New Ways to Use Homes through Home Sharing” to the Age Friendly Strategies to implement.
- 4a and 4b shall require the creation of Community Advisory Committee for implementation.
- 4a and 4b shall provide a legal expert that can advise the Community Advisory

Committee during implementation.

- 4a and 4b shall provide ongoing legal support for the residents of mobile home parks after implementation.
- 4b shall include parameters in the MOU that include residents on long term space rent leases and residents with existing space rent leases.
- 4b shall mandate that 4a be implemented after a 6 month check in with the Council if no significant progress has been made on 4b (MOU negotiations).

The motion carried by the following vote:

Yes: 6 - Chair Hiremath
Vice Chair Stetson
Commissioner Gilbert
Commissioner Kwok
Commissioner Sell
Commissioner White

No: 0