



APPROVED MINUTES

SUNNYVALE HOUSING AND HUMAN SERVICES COMMISSION

The Housing & Human Services Commission met in a regular session in the West Conference Room at 456 W. Olive Ave., Sunnyvale City Hall, Sunnyvale, CA 94086 on June 25, 2008 at 7:06 p.m. with Commissioner Ann Andersen presiding.

ROLL CALL

Staff informed the Commission that Commissioner Hubble and Chair Plant had previously advised that they could not attend tonight's meeting.

Commission Members Present: Commissioners: Ann Andersen, Micki Falk, Gal Josefsberg, Charles Keeler, Patrick Meyering, and Florence Tindle (via audio conference).

Commission Members Absent: Patricia Plant, and Jeremy Hubble

Staff Present: Laura Simpson, Housing Officer, and Edith Alanis, Housing Programs Technician.

SCHEDULED PRESENTATION – Bill Wilson Center

Judy Whittier explained that the Bill Wilson Center had undergone some strategic planning and realized that they were only focused on the services that they provided, but had now decided that their larger goal was to prevent poverty, by means of connecting youth to the services that they need; housing, education, and employment. Furthermore, they are focused on helping youth learn how to build connections with other people. Most of these youth come from growing up in foster care, from living on the streets, or from dysfunctional families. At age 18, if not younger, most are on their own without the necessary skills to be self-sufficient and not dependant on the systems. Their target population is youth ages ranging from 18 to 25.

The Bill Wilson Center's goal is to prevent another generation of child abuse and domestic violence.

The Bill Wilson Center is asking for funds to assist in the Rehabilitation of the 28-unit apartment complex that will house "The Commons: Permanent Supportive Housing for Youth" project. Judy shared that the cities of San Jose and Santa Clara, as well as the Housing Trust Fund had already committed funds for this project. She also added that they had already secured funds for the services that will be provided upon completion of the rehabilitation project.

Judy shared a couple success stories from youth that have been helped through the other sites that the agency runs.

The Commission asked if they were encouraged to learn a trade, what the timeframe was for the project, how many Sunnyvale youth will it be serving, whether the youth have to start paying rent right away, if there was an age limit when they had to move out, if they go on to college, how many graduate, do any want to join the armed forces.

Judy explained that although learning a trade was an option the youth are encouraged to continue school and attend college. She also mentioned that construction is scheduled to begin in October and when completed it will serve the entire County, including Sunnyvale, although it was difficult to predict how many youth would be from Sunnyvale. She explained that rent is decided on a case by case basis and that there was no age limit when the youth are forced to leave. The goal is for the youth to get to a point where they choose to move out because they have accomplished their goals and attained their independence and self-sufficiency. Judy shared that she knows first hand of some youth that have recently graduated from college and she pointed out that a lot of them choose to go into social services professions.

The Commission expressed a concern that this program, without intending to, does not create a dependency.

PUBLIC ANNOUNCEMENTS - None

CONSENT CALENDAR

Minutes of meeting of April 16, 2008

Minutes of meeting of May 28, 2008

Commissioner Andersen asked for a motion

Commissioner Keeler moved and Commissioner Josefsberg seconded to approve the minutes of April 16, 2008.

Motion passed unanimously 6-0 with Commissioner Hubble and Chair Plant absent.

Commissioner Andersen asked for a motion to approve the minutes of May 28, 2008

Commissioner Meyering provided some comments for the record with regard to the motion at the top of page five. He pointed out that the reasons why some people were voting for the motion recommending granting budget supplement no. 19 were not represented in the minutes and he asked that the minutes of May 28, 2008 be amended to include his comments.

Commissioner Keeler concurred with Commissioner Meyering that it appeared that the reasons why some commissioners voted in favor of the motion seemed to have been given less importance than the views of the dissenting commissioners.

Commissioner Falk moved and Commissioner Meyering seconded to approve the minutes of May 28, 2008 as amended.

Motion passed unanimously 6-0 with Commissioner Hubble and Chair Plant absent

CITIZENS TO BE HEARD None

PUBLIC HEARINGS/GENERAL BUSINESS

1. Review of Draft RTC for Commitment of HOME Funds Toward Affordable Senior Housing

Laura Simpson, Housing Officer, gave an overview of the RTC recommending committing \$1.2 million in HOME funds towards the development of 120-125 senior affordable housing units at the 1.2 acre Fair Oaks/Garland site, which includes a podium parking structure, partly submerged; next to the new clinic that the County is building.

Laura also gave some historical background as to how long the development of this site has been in the works and the significance of the preliminary agreement reached between the City and the County to enter negotiations on an 85-year ground lease for this project and approved the basic terms of the agreement.

Laura introduced Alok Lathi, Project Manager from Mid-Peninsula Housing, to answer any questions that the Commission may have and that she may have not covered in her presentation.

Laura explained that aside from these funds, additional funding of approximately \$4.5 million would come from the housing mitigation fund. She also pointed out that committing the \$1.2 million would help the City meet its deadline with HUD and not risk losing the funds.

Alok gave some additional information on the project, briefly explained the 4 story building layout, added that the site would include a 3,000 sq. ft. area of community space and that it was intended to provide independent living for seniors 62 and older.

Laura added that the next step would be to continue to negotiate the disposition and development agreement between the City and Mid Peninsula and which is expected to be brought back to this Commission in October for recommendation and then to City Council for approval.

Commissioner Andersen asked for a motion

Commissioner Keeler moved and Commissioner Meyering seconded to recommend that the 1.2 M be allocated to this program as recommended by staff because of the merits of the project.

Motion passed 5-1 with Commissioner Josefsberg dissenting because he does not endorse projects that target a specific section population, and Commissioner Hubble and Chair Plant absent.

2. Discussion of Study Issues

Laura reminded the commission that the city is trying to capture study issues on a quarterly basis and today they were simply being asked to give feedback as to whether staff had captured the intent of the initiator on the issues that had been proposed at the last meeting.

All study issues were discussed and only a modification to one was suggested. The Commission recommended changing the term "adult education" for "job training".

NON-AGENDA ITEMS AND COMMENTS

- BOARDMEMBERS OR COMMISSIONERS ORAL COMMENTS
NONE
- STAFF ORAL COMMENTS

Officer Simpson informed the Commission the following:

- ✓ The Housing Mitigation fees that they had made recommendations on at last meeting were increased and approved by Council.
- ✓ The City Council had also approved the backfill of General funds to maintain levels for the Outside Group agencies.
- ✓ A new Commissioner will start next month.
- ✓ The Commission will elect a new Chair and Vice Chair at the next meeting.
- ✓ We have only gotten four surveys back from the Commission and asked that they send one in as soon as possible.

INFORMATION ONLY ITEMS - None

ADJOURNMENT

Commissioner Andersen asked for a motion to adjourn the meeting

Commissioner Falk moved and Commissioner Josefsberg seconded to adjourn the meeting

Motion passed unanimously 6-0 with Commissioner Hubble and Chair Plant absent.

Meeting adjourned at 8:45 p.m.
Respectfully submitted,

Laura Simpson
Housing Officer