



APPROVED MINUTES

SUNNYVALE HOUSING AND HUMAN SERVICES COMMISSION WEDNESDAY, APRIL 27, 2011

The Housing & Human Services Commission met in a regular session in the Council Chambers at 456 West Olive Avenue, Sunnyvale City Hall, Sunnyvale, CA 94087 on April 27, 2011 at 7:08 p.m. with Vice Chair Pham presiding.

SALUTE TO THE FLAG

Led by Commissioner Fowler

ROLL CALL

Commission Members Present: Hannalore Dietrich, Fred Fowler, Younil Jeong, Anna Ko, and Mathieu Pham.

Commission Members Absent: Eric Anderson (excused), Dori Hailu (unexcused).

Staff Present: Suzanne Isé, Housing Officer and Edith Alanis, Housing Programs Technician.

Others Present: Various agency representatives and members of the public.

SCHEDULED PRESENTATION

None.

PUBLIC ANNOUNCEMENTS

None.

CONSENT CALENDAR

1. A. Approval of Draft Minutes of March 23, 2011.

Vice Chair Pham asked for a motion to approve the draft minutes of March 23, 2011.

Commissioner Dietrich moved and Commissioner Ko seconded to approve the draft minutes of March 23, 2011 as presented with minor corrections provided to staff.

Motion passed unanimously 5-0-0.

PUBLIC COMMENTS

Jerry Olsen, a realtor who has been selling mobile homes for the last 16 years, wanted to raise awareness of the impact that space rent increases (due to lack of rent control in Sunnyvale), are having on mobile home sales and how it depreciates the value of the existing homes in the parks. He suggested that it may be a strategy that some of the smaller park owners can use to force mobile home owners out without compensation and ultimately sell the park.

PUBLIC HEARINGS/GENERAL BUSINESS

2. Public Hearing: Draft FY 2011-2012 HUD Action Plan

Officer Isé gave a brief presentation and some background on the purpose of the 2011 Action Plan, which sets forth how that City proposes to spend the CDBG and HOME grant funds that it receives from the federal government. She reviewed all the activities that are proposed for fiscal year 2011-2012, and pointed out that the 2011 Action Plan included the recommendations the Commission made regarding capital projects and human services at the meeting of March 23, 2011.

She also informed the Commissioners that the preliminary estimates of the City's grant amount provided by HUD were slightly higher than staff had estimated at the March meeting.

Vice Chair Pham opened the public hearing at 7:21p.m.

Bob Campbell, Executive Director of Senior Housing Solutions spoke on behalf of his agency and asked that the Commissioners reconsider funding his senior housing case management program. He stated that he researched the possibility of case management services being provided to his tenants by an outside provider and was not able to find any that would provide what his residents currently receive. He described on the direct impact that this funding cut would have on the 14 residents living at the three Sunnyvale residences: They would not receive the case management services that help them adjust to their new living situation and lead more fulfilling lives with less depression, more physical activity and better quality of life. The case manager provides these services at the residences, holds house meetings to address and work out any conflicts among the residents, and refers them to other providers for other medical or legal matters if necessary. Lastly, he pointed out that this was the first time in the 15 years that they have been in Sunnyvale providing these services that the Commission did not recommend them for funding.

Michelle Schroeder, staff of Senior Adults Legal Assistance (SALA), expressed gratitude for the many years of City support. The Commission and staff had agreed to set a minimum funding amount of \$10,000, which would have meant not funding additional agencies. Ms. Schroeder reiterated that any amount of funding would be gladly accepted by SALA and put to good use. SALA currently provides services in Sunnyvale three times a month, but without any City funding they would likely only be able to serve the City once a month.

Kathleen King, Executive Director of the Santa Clara Family Health Foundation, thanked the Commissioners for the time and effort that they have put into this process to make the difficult decisions of who to fund. She gave the following statistics: one in five Sunnyvale residents is under 19 and about one-third of those children are considered low-income. Between 500-700 Sunnyvale children are covered by the Healthy Kids program. It costs approximately \$1,000 per child for annual health coverage through Healthy Kids.

Olivia Garcia, Ombudsman for the Long Term Care Ombudsman program of Catholic Charities, thanked the Commissioners for their past support and pointed out that the Ombudsman program is federally mandated, but not federally funded. She explained that they are advocates for the most vulnerable citizens who sometimes do not have anyone else to speak for them. She gave a brief description of the types of issues that they address, such as missed meals or baths, to sexual abuse by family members or employees, or other types of abuse, such as mental or financial abuse.

Joan Smithson, Site Manager of the Senior Nutrition Program which has been providing services in Sunnyvale for 36 years sponsored by the First United Methodist Church explained that she has been working diligently to try to find additional funding to make up for the lower grant amount

recommended for their program for the next two years. She hopes that they may be able to offset the reduction for the first year, but will not be able to do it for the second year. She reminded the Commissioners that her program provides nutritious meals in a congregate setting where seniors come to socialize, listen to music, and dance 5 days per week. She urged the Commission not to fund any one agency 100% of their requested grant at the expense of other agencies such as hers.

Marie Bernard, Executive Director of Sunnyvale Community Services (SCS), explained that her agency believed that everyone deserved to have something to eat and a roof over their head. She shared that about 750 families had been at SCS from 7:30 a.m. to 5:15 p.m. that day to receive about 3-4 days' worth of food. They were helped by over 300 volunteers who worked for many hours and many days to put together the food bags that they received. She asked that the Commissioners continue to put a priority to fund SCS due to the sheer volume of residents that it helps to feed and house, and to keep in mind that not only SCS serves the residents, but other agencies also provide services at SCS's facilities. In addition SCS refers clients to other agencies and vice-versa.

Colleen Hudgen, Executive Director of Live Oak Adult Day Services, thanked the Commissioners for their arduous hard work and passion to serve the City of Sunnyvale. She also thanked them for the current recommendation to fund Live Oak and explained the services they have provided for the last 30 years to Sunnyvale residents and their families. She highlighted that all the agencies are waiting to find out what the county cuts will mean for them. Lastly, she pointed out that the City is getting the biggest bang for their buck by funding all the different agencies that partner with each other because it increases the leverage and the services that they are able to provide by helping each other.

Dan McClure, Executive Director of Generations Community Wellness, "Movetrition" program thanked the Commissioners for their recommendation to give Movetrition an opportunity to promote nutritional changes that will go beyond the children that participate. He highlighted the extent of these changes from children learning how to eat fruits and vegetables, to changes in policy at the school system to change their lunch menus to include more fruits and vegetables.

Maritza Henry, with Family and Children Services, which provides crisis intervention and case management to at-risk youth at the Columbia Neighborhood Center, pointed out that these were the same youth that were mentioned earlier in the low-income category, and they are at risk of depression, suicide, child abuse, sexual abuse, neglect, and getting involved in gangs. Her agency provides services to the parents to empower them to become better parents to help the youth. They have stabilized over 20 youth over the last few months. She thanked the Commissioners for their past support and for their current funding recommendation.

Vice Chair Pham closed the public hearing at 7:54 p.m.

Vice Chair Pham opened the floor for discussion.

After some brief discussion Commissioner Fowler stated that he would like to make three motions.

After some discussion, Officer Isé clarified for the Commissioners that per their direction at the meeting of March 23, any additional CDBG funds would be split on a prorated basis among all the agencies that had been recommended for funding in March, and that if any of the smaller grants

were declined, that amount would go to Sunnyvale Community Services to get them closer to the 25% maximum.

Vice Chair Pham asked for a motion to approve the 2011 Action Plan.

Commissioner Fowler moved and Commissioner Dietrich seconded to approve the FY 2011-12 Action Plan as presented.

Motion passed unanimously 5-0-0.

Commissioner Fowler stated that he believed that the Commissioners could also provide Council additional recommendations. He explained that during his last year as Council member in 2005-2006, he voted for a 20-year budget plan which projected how much money was expected to be in the City's reserve fund in 2011. To his surprise he learned that there is actually more currently in the reserve fund than what was projected in 2005. Commissioner Fowler estimated that by using nine one-hundredths of one percent of the budget stabilization fund the City Council could back-fill this year's CDBG shortfall. He expressed that the current economic situation is exactly the rainy day that this fund was created to address.

Commissioner Fowler moved and Commissioner Dietrich seconded to recommend to Council to use the Budget Stabilization Fund to fully fund all 18 selected agencies at the "Recommended Award" level for a total of \$347,000 [as shown in the Draft Action Plan].

No VOTE

Commissioner Ko expressed confusion about the Budget Stabilization Funds and did not feel confident that it was intended for this type of use.

Director Hom, who had entered the meeting during this discussion, reminded the Commissioners that the current Human Services funding policy sets a maximum of \$100,000 in General funds and suggested that they might want to rephrase their motion, since this was a deviation from established policy.

Commissioner Fowler offered to restate the motion.

Commissioner Fowler moved and Commissioner Dietrich seconded to recommend to City Council that they grant an exception to the existing policy for this two-year cycle and backfill the CDBG deficit with money from the General Fund Budget Stabilization Reserve up to the amounts shown as "Recommended Awards" on page 8 of the Action Plan.

Motion passed 4-1-0 with Commissioner Ko dissenting as she did not feel that she was informed enough on the Budget Stabilization fund to vote in favor of the motion.

Commissioner Fowler moved and Commissioner Dietrich seconded to recommend that Council grant an exception to the existing policy for this funding cycle and consider awarding funding to Senior Housing Solutions in the amount of \$8,000 and to Maitri in the amount of \$4,000 out of the Budget Stabilization Reserve Fund, in addition to the prior motion to back-fill the CDBG deficit.

Motion passed 4-1-0 with Commissioner Ko dissenting for the same reason as stated for the prior motion.

2. Public Hearing: Mobile Home Park Conversions - Tenant Protection Requirements
(former CDD Study Issue 09-07)

Housing Officer Isé gave a brief slide presentation on the Mobile Home Park Conversions Ordinance Study.

She explained that the presentation was intended to provide historical background to explain the origin of the study and its focus on the current ordinance, to see if it is adequate to address the needs of park residents and other parties involved; to outline some of the issues that were identified when that the study issue was proposed; and to highlight some of the options that have been suggested to address some of the shortcomings that were identified.

Officer Isé highlighted that there are currently no parks proposed for conversion at this time.

Vice Chair Pham opened the public hearing at 8:41 p.m.

Resident Name	Comment
Christopher M. Fallon	Resident of Adobe Wells urged the City to preserve these communities that in his opinion have lower crime rate and are better kept than other areas of the City. He also expressed that mobile home owners are home and property owners just not land owners. He pointed out that mobile homes are not coaches, that they are homes sometimes larger and nicer than some condominiums. He expressed that he felt like mobile home owners were being treated as if they were disposable, and encouraged the City to include a "right of first refusal" in the conversion ordinance so the tenants can have some sense of security and stability.
Sandra Pacheco	Resident of Plaza del Rey expressed great concern at learning that park owners have the ability to sell the land and convert the parks. She highlighted that Plaza del Rey does not have any mobile home renters, therefore, the community is very close knit and the properties are well cared for. She expressed her support to the idea of having the right of first refusal. She added that she would have never come to Sunnyvale if she had known that she could be uprooted and forced to relocate if the park owners decided to sell and convert the park.
Frank Cauthorn	Resident of Plaza del Rey and former City of Sunnyvale Building Official also spoke to the high quality of life that he has enjoyed being a mobile home park resident for the last 30 years and asked for some protection from the City.
Rick Vavak	Resident of Adobe Wells expressed that he felt that residents of mobile homes are being treated as second class citizens and not being afforded the absolute full degree of first class citizen consideration as a person that lives in a single family dwelling. He spoke of his frustration at feeling that his contributions to the community somehow mean less because of where he has chosen to reside.

Resident Name	Comment
Trisha Vavak	Resident of Plaza del Rey and sister of Rick Vavak expressed relieve at finding out that the more that she learns about this process tonight she is learning that the City is indeed providing some protection for all involved. However, she expressed that if she had known that there was any possibility that she could be forced to move, she would have never bought a manufactured home in Sunnyvale. She suggested that future owners be told before they buy. She was also displeased at hearing during the presentation that owners would be compensated at 85% of the value of their home. She urged the City to afford mobile home park owners the same respect and consideration as any other resident.
Marsha Manciano	Resident of Plaza del Rey highlighted that his modular home is hardly mobile. She supported the “first right of refusal” and asked for protection from the City. She also asked that rent control be considered at the very least for the older residents who live on fixed incomes and are having trouble keeping up with the rent increases.
Margo Raff	Thanked the Commission for the opportunity to have this open discussion. She also pointed out that a lot of the residents that probably would have input or needed to hear this information are back at the mobile home parks because they either do not drive at all or do not drive at night. She suggested having a meeting at a location that is more accessible to all the residents that cannot make the trip to City Hall. She also objected to the 85% of home value and pointed out that the continued rent increases are making mobile home parks less than affordable. She also inquired to the time frame for this conversion process.

Vice Chair Pham closed the public hearing at 9:44 p.m.

Vice Chair Pham reopened the public hearing at 9:46 p.m.

A resident suggested raising the 85% value of home to 115% value of the home as consideration and compensation for the inconvenience to have to relocate and to make the timeline for the process 5 years rather than 1 year.

Costa Karkalemis owner of Aloha RV and Trailer Park since 1977 when the park was converted from commercial zoning to high-density residential explained that he expected that someday it would be converted into residential as has included language in his rental agreements alerting his tenants to the potential of conversion ever since. He also expressed that he did not feel that the mobile home ordinances should apply to him, since his park does not have any mobile homes, only RVs and does not feel that he should have to pay for relocation.

Mr. Karkalemis was advised to seek professional legal advice for his individual circumstances and also to contact City staff for zoning questions that he may have.

Vice Chair Pham closed the public hearing 10:05 p.m.

During the public hearing Commissioner Fowler pointed out that the City is trying to balance the rights of all property owners; park owners and individual mobile homes owners. He expressed that mobile home owners had the right to live in and enjoy their homes just as park owners had the right to use the land as they see fit.

Housing Officer Isé reassured the residents that this process is not happening because any park owner has informed the City of their intent to convert, but more as preparation for if or when it happens. She also highlighted that a mobile home park owner selling did not automatically mean a conversion since a lot of them are zoned to be used exclusively as mobile home parks.

Commissioner Fowler spoke about rent control and explained that it is a law and that there is no such law in Sunnyvale. Rent control could be put in place in one of two ways; via collection of enough signatures for a ballot measure for the residents to vote on, or via City Council having 4 votes in favor of enacting such law.

Residents were advised of future meetings on this topic tentatively scheduled for July and September, and that they could also provide input in writing to housing and planning staff. Further, they were informed that all their input would be included in the minutes of this meeting and posted online at the Housing and Human Services Commission webpage.

There was a lengthy discussion with regards to the housing specialist, its importance in this process, and how it is chosen.

Commissioner Fowler also questioned the soundness of the "85% value of the home" required compensation when compared to the City exercising its right to eminent domain and still having to pay full market value. He asked that staff bring back information on the basis for the 85% value to a future meeting.

There was lengthy discussion and more clarification from staff on various aspects of the process.

Commissioner Fowler asked that staff explore the possibility of having the next Housing and Human Services Commission meeting at one of the club houses in the mobile home parks. Commissioner Fowler recalled that City Council held a meeting at Adobe Wells.

Officer Isé informed the Commissioners that they did not need to take any action and could provide a recommendation at their July meeting.

3. Public Hearing: Draft Language Access Plan

Officer Isé gave a brief report on the Language Access Plan. She explained that implementing it is a condition of receiving federal funds and is enforced by the Department of Justice.

She added that although HUD gives very specific direction, it does not expect the City to spend funds that are not within its budget and that would be a hardship to implement. She reviewed the many resources that are available, including regular City staff that assists in one-on-one translation as well as in translating brochures.

Vice Chair Pham asked for a motion to recommend adopting, deferring or taking any action on the Language Access Plan.

Commissioner Fowler moved and Commissioner Dietrich seconded to endorse the Language Access Plan.

Motion passed unanimously 5-0-0.

NON-AGENDA ITEMS AND COMMENTS

- BOARDMEMBERS OR COMMISSIONERS ORAL COMMENTS
 - Commissioner Dietrich attended the Fair Housing Law Project event at the Library.
 - Commissioner Fowler advised the Commissioners that he will be out of the country May 20-June 5.
 - Commissioners agreed by consensus to cancel the May meeting.
 - Remember to vote. Measure B ballot for school district to add \$59.00/parcel annual tax. Mail ballot by tomorrow 5/28/2011.
- STAFF ORAL COMMENTS
 - Announced that the Mayor will attend the June meeting
 - Reminder of tour of Fair Oaks Senior Housing
 - Film Series coming up in May

INFORMATION ONLY ITEMS

None

ADJOURNMENT

Meeting adjourned at 10:52 p.m.

Respectfully submitted,

Suzanne Isé
Housing Officer