



APPROVED MINUTES

SUNNYVALE HOUSING AND HUMAN SERVICES COMMISSION

April 25, 2012

The Housing and Human Services Commission met in regular session in the City Hall West Conference Room, 456 W. Olive Avenue at 7:00 p.m. with Chair Dietrich presiding.

The meeting was called to order at 7:02 p.m.

ROLL CALL

Board/Commission Members Present:

Eric Anderson, Hannalore Dietrich, Patti Evans, Younil Jeong and Mathieu Pham.

Board/Commission Members Absent: None.

Council Liaison: Councilmember Patrick Meyering (not present).

Staff Present: Community Development Director Hanson Hom, Housing Officer Suzanne Isé and Housing Programs Technician Edith Alanis.

Others: Ardie Zahedani and Megan Quisenberry of St. Anton Partners, Lillian Lew-Hailer, MidPen Senior Project Manager and Robert Baca, MidPen Housing Project Manager, Pat Castillo, human services agency representatives.

SCHEDULED PRESENTATION

Affordable Housing Projects Proposed in Response to Housing Mitigation Fund RFP

Officer Isé gave a brief introduction of the presenters in attendance to share the two proposals they submitted in response to the RFP on April 6.

St. Anton Partners LLC submitted a proposal for construction of a mixed-income rental housing project with of 124 new rental apartments, which would include 25 very low-income units.

Mr. Zahedani explained that St. Anton Partners purchases, builds and manages its rental properties and summarized his company's experience in this type of development. He also noted that the proposal site is ideal for this transit-oriented project.

MidPen Housing Senior Project Manager Lillian Lew-Hailer gave an update on MidPen's proposal to rehabilitate the Homestead Park Apartments. She noted that Homestead Park was the first affordable housing projects built in Sunnyvale: comprised of 211 apartments for lower-income seniors and families. She expressed gratitude for staff's recommendation and was confident that MidPen would be able to meet the matching fund requirement.

Commissioners asked several questions of the presented and agreed to hold further questions and discussion until this agenda item was reached later in the meeting.

PUBLIC ANNOUNCEMENTS

None

CONSENT CALENDAR

Chair Dietrich asked for a motion to approve the consent calendar.

Commissioner Anderson moved and Commissioner Pham seconded to approve the Consent Calendar.

Motion passed 4-0-1 with Commissioner Jeong abstaining because she was not present at the meeting.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS/GENERAL BUSINESS

2. Draft FY 2012-2013 HUD Action Plan

Officer Isé explained that the Action Plan is one of the requirements for securing the annual CDBG and HOME grants from HUD. The Action Plan is a strategic plan and a budget combined into one document describing proposed uses of the grant funds in the coming year. The required public hearings provide an opportunity for the public to give comments on these proposals. The 30-day comment period started last Friday. The draft Action Plan has been available online since last Friday as well.

Officer Isé explained that both grants have been reduced in the last two years, limiting the number of activities that can be funded. However, the City received a higher than expected amount of program income, resulting in a slight increase of funds available for the human services agencies, consistent with the HUD limit in public services funding. She explained that although 18 agencies are being funded by the City, only the ones receiving CDBG funds are listed in the Action Plan. The others have been notified of their proposed grant amounts by email.

Officer Isé described the remaining activities proposed for funding, such as the Garland Apartments rehabilitation project, Work First Sunnyvale, and other projects in the Plan.

Chair Dietrich opened the public hearing at 7:30 p.m.

The following representatives were present at the meeting to express support for the staff recommendation, gratitude for the City's continued support, and noted that demand for their services continues to increase:

Maritza Henry of Family and Children Services, Olivia Garcia of Catholic Charities Long Term Care Ombudsman Program, Sujatha Venkatraman of West Valley Community Services, Emily Hennessy of Santa Clara Family Health Foundation, Ben Kong of EHC LifeBuilders, Colleen Hudgen of Live Oak Adult Day Services, Joan Smithson of Senior Nutrition Program at First United Methodist Church, Marie Bernard of Sunnyvale Community Services, and Jo Bailard of Abilities United.

Chair Dietrich closed the public hearing at 7:49 p.m.

After brief discussion and some clarifying questions, Chair Dietrich asked for a motion.

Commissioner Anderson moved and Commissioner Evans seconded to recommend approval of Alternative 1: approve the Action Plan for FY 2012-13 as presented, authorize the City Manager to execute all required assurances and forms for submittal of the Action Plan to HUD, and execute a conditional loan commitment of \$1.5 million for the rehabilitation of Garland Plaza Apartments.

Motion passed unanimously 5-0-0.

3. Proposed Housing Mitigation Fund Affordable Housing Project Awards

Officer Isé briefly described the two proposals and explained the reasons for the staff recommendation to fund the rehabilitation project, but to wait to award funds to the St. Anton proposal until the applicant could provide more detail and certainty about the project such as design, density and funding gap. She noted that staff was interested in continuing to work with St. Anton, but felt that the project as presented was not quite ready for a funding commitment.

Commissioners asked questions of staff about the proposals and the RFP.

Chair Dietrich opened the public hearing at 8:35 p.m.

Ardie Zahedani asked the Commission to consider funding both projects and offered to bring back some alternatives to the next Commission meeting if they were interested.

MidPen noted that they understood the desire to fund both projects and indicated that phasing the project would cause the cost of the project to increase by approximately 10%.

Chair Dietrich closed the public hearing at 9:18 p.m.

After a lengthy discussion and questions of staff about different options and scenarios for funding both projects, Chair Dietrich asked for a motion.

Commissioner Anderson moved and Commissioner Evans seconded to recommend a variation of Alternative 2: make a conditional loan commitment to MidPen of 75% of the total cost of the exterior rehabilitation not to exceed \$2.5 million in City Funds to complete Phase I of the project, not funding Phase II at this time, and advise Council that the Commission intends to recommend award of the remaining \$2.5 million following their May meeting.

Motion passed unanimously 5-0-0.

NON-AGENDA ITEMS AND COMMENTS

B/C Members Oral Comments

- Commissioner Anderson announced a new initiative: a community-based portal with local volunteering opportunities. The website is JustServe.org.

STAFF Oral Comments

- Officer Isé announced that the Mayor, or an alternate, would be present at the next Commission meeting to recognize the Commissioners for their service and noted that there would be light refreshments.

INFORMATION ONLY ITEMS

None.

ADJOURNMENT

The meeting adjourned at 9:37 p.m.

Respectfully submitted,

Suzanne Isé
Housing Officer