



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 October 22, 2008 at 7:05 p.m. with Chair Plant presiding.

ROLL CALL

Commission Members Present: Commissioners: Ann Andersen, Micki Falk, Jeremy Hubble, Patrick Meyering, Pat Plant, and Demi Yezgi.

Commission Members Absent: Commissioner Charles Keeler, Florence Tindle, and Vice Chair Gal Josefsberg.

Staff Present: Hanson Hom, Director of Community Development; Katrina Ardina, Housing Programs Analyst, and Edith Alanis, Housing Programs Technician.

SCHEDULED PRESENTATION - NONE

PUBLIC ANNOUNCEMENTS

A member of the public, D. Brooks, came to the meeting to inquire about rent control in the City of Sunnyvale. The resident is under the impression that the County of Santa Clara has rent control. She inquired why the City of Sunnyvale does not have rent control.

She was informed by a couple of commissioners, as well as staff, that in order for the City of Sunnyvale to have rent control, City Council would have to implement a City ordinance. Additionally, some members of the Commission as well as some staff expressed that they were not aware that the County of Santa Clara had any rent control.

Director Hom also expressed that City Council has not chosen to give any direction with regards to rent control. He also suggested that if this was something that the resident was interested in and felt strongly about attending a Council meeting would be a better venue for this inquiry. At the meeting she could voice her concerns and ask if City Council would be interested in sponsoring a study issue to address rent control in Sunnyvale.

She asked how long that process would take. Director Hom replied that it would be a lengthy process, but that would be a start.

She was also referred to Project Sentinel to address some of her other concerns with regards to rents being raised without the adequate notice

Commissioner Yezgi suggested that the City develops a document that explains why the City chooses not to have rent control and make it readily available to the public.

CONSENT CALENDAR

Director Hom announced that Laura Simpson, Housing Officer is no longer with the City of Sunnyvale. He explained that Laura was offered a position much closer to home, that would afford her a better quality of life, and that she will be greatly missed by staff.

He also announced that the new Housing Officer will start on November 12th.

1.A. Approval of Draft Minutes of September 24, 2008.

Chair Plant asked for a motion to approve the minutes of September 24, 2008.

Commissioner Yezgi moved and Commissioner Andersen seconded to approve the minutes of September 24, 2008.

Motion passed unanimously 6-0 with Commissioners Keeler, Tindle, and Vice Chair Josefsberg absent

CITIZENS TO BE HEARD - None

PUBLIC HEARINGS/GENERAL BUSINESS

1. Discussion and Recommendation of Priority Funding Needs for FY2009/10 and FY20010/11.

Katrina Ardina, Housing Programs Analyst, explained that tonight's discussion and recommendation is in preparation for the upcoming two-year funding cycle. The Commissioners are invited to express if there is anything that they feel should be included in the priority needs list that will be forwarded to the City Council. This recommendation can be based on their personal knowledge and experience, or on their observations and perception of unmet needs in the community.

The Commission is being asked to define a list of unmet needs and to make a motion which will be included as part of a Report to Council (RTC) scheduled to be reviewed in December, prior to publishing the Request for Proposals (RFP) for human service agencies seeking Community Development Block Grant (CDBG) funds for the funding cycle.

Katrina went on to review the materials that were included in the Commissioners packets which contained data that was used two years ago to assist the Housing and Human Services Commission to develop the list that was used for current two-year funding cycle.

The Commissioners were reminded to keep in mind the goals that were adopted as part of the 2005-2010 Consolidated Plan that was submitted to the Department of Housing and Urban Development (HUD) because the City is still committed to meet those goals and the new priorities should be consistent with meeting those goals.

The Commissioners were informed that the agencies that are currently being funded were asked to complete a survey that asked for their input on unmet community needs from their perspective as service providers. The Commissioners were provided with a summary of the responses received. It was noted that a lot of the agencies pointed to the economic crisis that the country is experiencing as a whole.

Commissioner Falk asked what the outlook was on funds considering the current economic climate. Staff explained that even though the funds are not guaranteed the City still wants to set priorities. It was also asked if the City needed to apply for this grant since the five-year plan was coming to an end or if it was granted to the City automatically. Staff explained that the CDBG is automatic as long as you report your progress annually; however, the amount is never the same. It was asked if there is a penalty for not meeting these goals. Director Hom indicated that HUD takes into consideration if the projected goals are met based on the level of funding that the City actually received. They also balance the goals that were not achieved with that others exceeded expectations.

The Commission asked if there was any update or anything that gave them an indication of where the City is in terms of meeting the goals that were set. Staff referred to a table that was supplied as part of the Consolidated Annual Performance Evaluation Report (CAPER) that was reviewed at the last meeting. The table showed the current progress in meeting the City's goals. Staff added that this priority setting and identification of unmet needs process is also in preparation of the Consolidated Plan that will be developed to cover the five-year period beyond the current 2005-2010 Consolidated Plan.

This is the second year that the Commission is being asked to have input on setting priority needs and make a recommendation to the City Council.

The Commissioners discussed individual agencies in some details and asked how they have improved from the difficulties that they were experiencing during the prior year. There was also discussion with regards to the economic situation translating into a larger number of people in need and greater operating costs to the agencies. The Commissioners were reminded that the recommendation that staff was asking for needed to be broader and address the community needs as a whole, but consistent with the needs that had been identified in the Con Plan, in addition to any new needs that the Commissioners can identify.

After review of the materials and lengthy discussion the Commission narrowed down the list of unmet needs and priorities to the following:

- Transportation Assistance, not exclusive to seniors
- Services for At-Risk Youth
- Immigrant Services
- Emergency Rental Assistance
- Job Education and Training
- Food Services

Chair Plant asked for a motion.

Commissioner Hubble moved and Commissioner Andersen seconded to recommend that a list that includes services for at risk youth; immigrant services; emergency rental assistance; job education and training; food services; and transportation assistance, be forwarded to City Council as the initial basis of the Commission's sense of unmet needs in the community, and with the understanding that there probably will be more added.

Motion passed 5-1 with Commissioner Meyering dissenting, and Commissioners Keeler, Tindle, and Vice Chair Josefsberg absent.

Commissioner Yezgi requested that Commissioner Meyering explain why he voted against the motion. Commissioner Meyering expressed that it is his understanding of the objective was that the Commission was asked to define community needs not classes of people, and in his opinion the motion did not represent the needs adequately. This way, once the need is defined then anyone who has that need and needs that service can get it, based on their need and not on who they are, such as old or young, immigrant.

NON-AGENDA ITEMS AND COMMENTS

- **BOARDMEMBERS OR COMMISSIONERS ORAL COMMENTS**

- Chair Plant announced that she is involved in a housing event in San Jose at First Christian Church from 9 a.m. to 1 p.m. on October 25th called "Reclaiming the Right to Housing". This event is being co-sponsored by approximately 20 organizations who are concerned with the growing homeless situation. The intent of this movement is to organize to lobby for more low- and extremely-low-income. She handed out a flyer with all the details of the event.

- **STAFF ORAL COMMENTS**

- Director Hom informed the Commission that the City is still negotiating the ground lease with the County for the Fair Oaks site. He clarified that the ground lease does not approve the senior housing project which will be reviewed later in the process, but it is getting very close.

INFORMATION ONLY ITEMS

- Commissioner Meyering had requested a copy of the latest HUD assessment that staff had received. Staff handed a copy of the 05/06 assessment to the Commissioners. Katrina informed the Commissioners that staff had not received the 06/07 assessment yet.
- Director Hom reported on the Council Action on the housing strategy. Council adopted the housing strategy with some modifications. The most significant modification was that Council did not want to increase the percentage of BMR units for private developments as staff had recommended. Additionally, the City Council asked that before any of the changes move forward that they be incorporated into the Housing Element process since there is some overlap. Staff was directed to go back to City Council in three months with a work plan that shows how the Housing Strategy will be implemented relative to the process for the Housing Element.

ADJOURNMENT

Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Hanson Hom
Director of Community Development