

Board of Directors

Kevin Zwick, Chair
United Way Bay Area

Shiloh Ballard, *Vice Chair*
Silicon Valley Bicycle Coalition

Candice Gonzalez, *Secretary*
Sand Hill Property Company

Andrea Osgood, *Treasurer*
Eden Housing

Bob Brownstein
Working Partnerships USA

Amie Fishman
Non-Profit Housing
Association of Northern CA

Aubrey Merriman
LifeMoves

Randy Tsuda
Alta Housing

Nevada Merriman
MidPen

Steven Yang
Northern CA LIIF

Javier Gonzalez
Google

Poncho Guevara
Sacred Heart Community
Service

Jennifer Loving
Destination: Home

Chris Neale
The Core Companies

Staff
Regina Celestin Williams
Executive Director

TRANSMITTED VIA EMAIL

April 25, 2023

Mayor Klein and Councilmembers
City of Sunnyvale
456 W. Olive Ave.
Sunnyvale, CA 94086

Dear Mayor Klein, Vice Mayor Din, and Councilmembers Cisneros, Mehlinger, Melton, Srinivasan, and Sell:

RE: Agenda item 2: Introduce an Ordinance to Add Chapter 19.71 of Title 19 of the Sunnyvale Municipal Code Creating a Residential Tenant Protections Program (Study Issue)

On behalf of SV@Home, we are writing in support of staff's recommendation to introduce an ordinance to create a residential tenant protections program. Both the Tenant Relocation Assistance Ordinance and the adoption of a requirement that new tenants be offered a one-year lease, are important tenant protections that will support household stability and take steps to support Sunnyvale residents remaining in Sunnyvale.

SV@Home has been central to the development of a comprehensive policy framework for addressing the multiple dimensions of the housing crisis faced by communities throughout our region. This framework has come to be known as the "3Ps": Produce housing at all levels of affordability, Preserve housing that people can afford, and Protect tenants at risk of displacement. Policies in each of these areas are essential to addressing housing needs and vulnerabilities.

Tenant Relocation Assistance programs have been instrumental in mitigating the impact of displacement when evictions occur from landlord actions rather than tenant violations. Losing your home and being forced to find comparable housing in your community places a tremendous hardship on residents. And, the difficulty of maintaining connections to jobs, schools, family, and faith community can be profound. Acknowledging this hardship by requiring landlords to provide modest relocation assistance to displaced tenants is current policy in other local jurisdictions, such as San Jose, Mountain View, Palo Alto, Campbell, Milpitas and Monte Sereno. Additional cities in Santa Clara County have included this policy in their housing element as a critical governmental action to address displacement.

Sunnyvale's proposed policy is modest by comparison with peer cities. Others have found that two months' rent is not adequate to facilitate households' ability to remain in their cities. Most have adopted policies that require assistance equivalent to at least three months' rent and include additional assistance for vulnerable households, including elderly, disabled, or families with children. We would strongly recommend that the current proposal be considered an absolute minimum and that further consideration of increasing this assistance remain a priority for review.

April 25, 2023

Re: Agenda item 2: Introduce an Ordinance to Add Chapter 19.71 of Title 19 of the Sunnyvale Municipal Code Creating a Residential Tenant Protections Program (Study Issue)

Page 2 of 2

We also support staff recommendation to adopt a right to a one-year lease policy to protect tenants who are not covered by the protections provided by AB 1482 (The Tenant Protection Act of 2019) due to their unit being built within the last 15 years. Again, this policy is modest and has been of mixed impact throughout the region. Nonetheless, it can help provide stability to many residents that fall in the gaps of existing state protections.

We supported both of these policies in Sunnyvale's Housing Element. Adopting these policies will benefit vulnerable households in Sunnyvale. It will also be important to HCD's review of the Housing Element, which requires local action to address displacement and the disproportionate impact of access to stable housing on communities of color, seniors on fixed incomes, people with disabilities, and other groups enumerated under Affirmatively Furthering Fair Housing.

Sincerely,



Regina Celestin Williams
Executive Director

