



**MINUTES
SPECIAL MEETING
CUPERTINO HOUSING COMMISSION
Thursday, December 19, 2024**

At 5:35 p.m. Chair Connie Cunningham called the Special Housing Commission meeting to order at 10185 North Stelling Road, Quinlan Conference Room.

ROLL CALL

Present: Chair Connie Cunningham, Vice Chair Ryan Golze and Commissioners Angan Das, Yuyi He, and Govind Tatachari.

1. APPROVAL OF MINUTES

Subject: Approve the minutes of the October 24, 2024 Housing Commission meeting.

Recommended Action: Approve the minutes of the October 24, 2024 Housing Commission meeting.

Senior Housing Coordinator Nicky Vu introduced the item.

Chair Cunningham asked if anyone had questions about the minutes.

Commissioner Tatachari asked why future agenda items were not included in the minutes.

Senior Housing Coordinator Nicky Vu explained the missing items and introduced Administrative Assistant Lindsay Nelson.

Commissioners asked questions and discussed whether the future agenda items needed to be added to the minutes

MOTION: Golze moved and both Tatachari and He seconded to approve the minutes of the October 24, 2024 meeting.

The motion carried with the following vote: Ayes: Cunningham, Golze, He and Tatachari.
Noes: None. Abstain: None. Absent: Das.

POSTPONEMENTS - None

ORAL COMMUNICATIONS – None

WRITTEN COMMUNICATIONS- None

OLD BUSINESS– None

NEW BUSINESS –2. Subject: 2025 Housing Commission Meeting Schedule

Recommended Action: Establish the Housing Commission Meeting Schedule for 2025.

Senior Housing Coordinator Nicky Vu delivered the staff report.

Commissioners asked questions and made comments.

Commissioners determined that they would not like to change any of the dates on the schedule at this time.

Senior Housing Coordinator Nicky Vu requested a vote.

Commissioner Das arrived at the meeting.

MOTION: Golze moved and He seconded to establish the Commission Meeting Schedule for 2025. The motion carried with the following vote: Ayes: Cunningham, Das, Golze, He and Tatachari. Noes: None. Abstain: None. Absent: None.

3. Subject: 2025-2030 Community Development Block Grant (CDBG) Consolidated Plan Outreach Presentation Recommended Action: Conduct Public Hearing; and Receive a presentation on development of the 2025-2030 CDBG Consolidated Plan.

Chair Cunningham noted that the action was to receive the presentation, and that they would have further action in the spring to review and approve the items at that time.

Senior Housing Coordinator Nicky Vu introduced the presenter, consultant Heidi Aggler.

Heidi Aggler presented on the 2025-2029 Consolidated Plan.

Commissioners asked questions and made comments.

Senior Housing Coordinator Nicky Vu and consultant Heidi Aggler answered questions.

Chair Cunningham opened the floor for public comment and the following people spoke:

- A representative with Northern California Carpenter Union.
- Sujatha Venkatraman from West Valley Community Services
- Andy Leif from Charities Housing

Chair Cunningham closed the public comment period.

Chair Cunningham brought the conversation back to the commission and requested a motion, then asked the commission if they had comments.

MOTION: Golze moved and Das seconded to acknowledge receipt of the presentation.

Commissioners asked more questions and made comments.

Commissioner Das asked Andy Leif, a member of the public, about how they were utilizing their funding.

Andy Leif spoke.

Senior Housing Coordinator Nicky Vu clarified that the plan would be covered in March when it is complete.

Chair Cunningham asked for a vote on the motion.

MOTION: Golze moved and Das seconded to acknowledge receipt of the presentation.

The motion carried with the following vote: Ayes: Cunningham, Das, Golze, He, and Tatachari. Noes: None. Abstain: None. Absent: None.

4. Subject: Study session to amend the City's Policy and Procedures Manual for Administering Deed Restricted Affordable Housing Units (BMR Admin Manual) and/or draft new City ordinance to include a new anti-displacement policy. Recommended Action: Receive presentation and recommend approval of an anti-displacement policy for tenants residing in expiring Below Market Rate units to City Council for adoption.

Senior Housing Coordinator Nicky Vu introduced the item and requested the Commissioners state either: which of the policies they were in favor of, if they wanted to use alternatives, or if they wanted to make modifications to the policies as presented. He numbered the policies 1,2,3 and alternatives as (1B, 2B).

Commissioners discussed their options and asked clarifying questions.

Sujatha Venkatraman spoke with the Commissioners.

Commissioners further discussed items related to housing.

Senior Housing Coordinator Nicky Vu responded to questions.

Commissioners asked for clarification on the study session process.

Commissioners and Housing Manager Nicky Vu agreed to go around the table for votes.

Chair Cunningham voted for 1A or 1B.

Then changed her vote to option 3.

Commissioner Golze chose option 3.

Commissioner He chose option 3.

Commissioner Tatachari chose option 3.

Commissioner Das chose option 1B and option 2B.

Senior Housing Coordinator Nicky Vu noted that a decision had been made, with the decision being in favor of both, with one in favor of 1B in terms of the anti-displacement policy.

Senior Housing Coordinator Nicky Vu suggested they take a vote on option 3.

MOTION: Golze moved and He seconded to recommend approval of Option 3, both of the displacement priority policies.

The motion carried with the following vote: Ayes: Cunningham, Das, Golze, He and Tatachari. Noes: None. Abstain: None. Absent: None.

STAFF AND COMMISSION REPORTS

Commissioner He mentioned her friend left his apartment in Mountain View and he got a lot of things deducted from his security deposit and it said "non-negotiable". She questioned the legality of this process, and suggested that tenants should have a right to negotiate and establish clarity with property managers regarding various aspects of security deposits.

FUTURE AGENDA SETTING

Commissioner He proposed continuing the discussion on security deposits.

ADJOURNMENT

At 7:35 p.m., Chair Connie Cunningham adjourned the Special Housing Commission Meeting.

Minutes prepared by:



Lindsay Nelson, Administrative Assistant