



City of Mountain View

Agenda

Rental Housing Committee

Monday, May 23, 2022

7:00 PM

Video Conference with No Physical Meeting Location

During this declared state of emergency, the meeting will be conducted in accordance with California Government Code § 54953(e) as authorized by resolution of the Rental Housing Committee. Please contact mvrent@mountainview.gov to obtain a copy of the applicable resolution. All members of the Rental Housing Committee will participate in the meeting by video conference, with no physical meeting location.

Members of the public wishing to observe the meeting may do so at <https://mountainview.legistar.com>, on YouTube at www.MountainView.gov/YouTube and on Comcast Channel 26.

Members of the public wishing to comment on an item on the agenda may do so in the following ways:

1. Email comments to RHC@mountainview.gov by 5:00 p.m. on the meeting date. Emails will be forwarded to the RHC. Please identify the Agenda Item number in the subject line of your email. All emails received will be entered into the record for the meeting.
2. Provide oral public comments during the meeting:

Online:

You may join the Zoom Webinar using this link: <https://mountainview.gov/meeting> and entering Webinar ID: 937 7306 8363

You may be asked to enter an email address and a name. Your email address will not be disclosed to the public.

When the Chair announces the item on which you wish to speak, click the “raise hand” feature in Zoom. Speakers will be notified of their turn shortly before they are called on to speak.

By phone:

Dial: (669) 900-9128 and enter Webinar ID: 937 7306 8363

When the Chair announces the item on which you wish to speak, dial *9. Phone participants will be called on by the last two digits of their phone number. When the Chair calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

For instructions on using the "raise hand" feature in Zoom, visit https://mountainview.gov/raise_hand.

When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Chair).

1. ANNOUNCEMENT (OPEN SESSION)

2. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Name of Case: Redwood Villa, Inc. v. City of Mountain View and Mountain View Rental Housing Committee
Santa Clara County Superior Court Case Number 18CV322991.

Name of Case: Enlightened Investments, Incl. vs. City of Mountain View Rental Housing Committee, City of
Mountain View, Santa Clara Superior Court Case Number 21CV390118).

3. CALL TO ORDER

4. ROLL CALL

Chair Nicole Haines-Livesay, Vice-Chair Emily Ramos, Committee Members Julian Pardo de Zela, Susyn Almond, Guadalupe Rosas and Matthew Grunewald (alternate).

5. CONSENT CALENDAR

These items will be approved by one motion unless any member of the Rental Housing Committee or audience wishes to remove an item for discussion. The reading of the full text of ordinances and resolutions will be waived unless a Committee member requests otherwise.

5.1 Approve the Minutes for April 25, 2022 RHC Meeting

Recommendation: Approve the Rental Housing Committee meeting minutes for April 25, 2022. Copies of the minutes for the above noted meeting have been delivered to Committee Members and are available online.

Attachments: [Minutes RHC Meeting, April 25, 2022](#)

- 5.2** Resolution Making Findings Authorizing Continued Remote Teleconference Meetings of the Rental Housing Committee Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361

Recommendation: To adopt a Resolution of the Rental Housing Committee of the City of Mountain View Making Findings Authorizing Continued Remote Teleconference meetings of the Rental Housing Committee Pursuant to Brown Act Provisions as Amended by Assembly Bill No. 361, to be read in title only, further reading waived (Attachment 1 to this memorandum).

Attachments: [Staff Report](#)
[ATT1 - Resolution Regarding Virtual Meetings](#)

6. ORAL COMMUNICATIONS FROM THE PUBLIC

This portion of the meeting is reserved for persons wishing to address the Committee on any matter not on the agenda. Speakers are allowed to speak on any topic for one three-minute period during this section. State law prohibits the Committee from acting on non-agenda items.

7. APPEAL HEARINGS - None

8. PUBLIC HEARINGS - None

9. NEW BUSINESS

9.1 Clarifying Base Rent and Concessions in CSFRA Regulations

Recommendation: That the RHC direct staff to draft regulations for its consideration that:

1. Clarifies that rent concessions, discounts, or reductions provided during a tenant's initial tenancy shall be factored into the Base Rent calculation when determining the rent actually paid.
2. Sets the methodology for calculating the Base Rent as the sum of the rent actually paid by the tenant over the term of the initial tenancy, and dividing the sum by the number of months in the initial tenancy, as illustrated in the two examples provided in the Analysis section, which would yield the average monthly Base Rent actually paid.
3. Defines the term of the initial tenancy as the actual number of months of the initial tenancy, or, in the case of a month-to-month tenancy or a lease longer than twelve months, the initial term will be twelve months.
4. Excludes any rent payment that a tenant may fail to pay from being factored into the calculation of Base Rent.

Attachments:

[Staff Report](#)

[ATT 1 - March 28, 2022 RHC Memo Proposed Regulations to Clarify "Base Rent"](#)

[ATT 2 - April 28, 2022 Summary of Stakeholder Meetings](#)

9.2 Monthly Status Reports April 2022

Recommendation: To review the Monthly Status Reports for the Rent Stabilization and the Eviction Prevention Programs.

Attachments:

[ATT 1 - Rent Stabilization Monthly Status Report April 2022](#)

[ATT 2 - Eviction Prevention Program Monthly Status Report April 2022](#)

9.3 Eviction Prevention Program Update

Recommendation: To receive an informational update on the Eviction Prevention Program.

Attachments:

[Staff Report](#)

[ATT1 - April 2022 Eviction Prevention Program Infographic](#)

[ATT2 - RHC Meeting Memo Update on Eviction Prevention Program, October 18, 2021](#)

9.4 CSFRA Fiscal Year 2022-23 Recommended Budget

Recommendation: To review and provide feedback on the Fiscal Year 2022-23 recommended budget for the administration of the Community Stabilization and Fair Rent Act. The Fiscal Year 2022-23 budget is scheduled for adoption at a meeting of the Rental Housing Committee (RHC) on June 20, 2022. The recommended annual Rental Housing Fee is calculated based on the recommended budget and will be established by the Rental Housing Committee.

Attachments: [Staff Report](#)
[ATT1 - CSFRA Fiscal Year 2022-23 Statement of Revenues, Expenditures and Balances](#)

9.5 Annual General Adjustment of Rent 2022

Recommendation: Review and adopt a resolution of the Rental Housing Committee (RHC) announcing an Annual General Adjustment of rent under the Community Stabilization and Fair Rent Act and Mobile Home Rent Stabilization Ordinance for 2022-23 of 5 percent, to be read in title only, further reading waived (Attachment 1 to this memorandum).

Attachments: [Staff Report](#)
[ATT1 - Draft Resolution to Adopt AGA 2022](#)
[ATT2 - BLS, Consumer Price Index, San Francisco Area](#)

10. COMMITTEE/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE

No action will be taken on any questions raised by the Committee at this time.

10.1 Upcoming Monthly Workshops, Clinics and Office Hours

11. CLOSED SESSION REPORT

12. ADJOURNMENT - At 11:09 p.m., Chair Haines-Livesay adjourned the meeting to the next RHC meeting to be held on Monday, June 20, 2022 at 7:00 p.m. via video conference.

NOTICE TO THE PUBLIC

The agenda and staff reports are available online at <https://mountainview.legistar.com>.

Questions and comments regarding the agenda may be directed to the Rental Housing Committee at (650) 903-6125 or RHC@mountainview.gov.

The Committee may consider and act on items listed on the agenda in any order. Consideration of the matters noticed herein is not limited by the recommendations indicated herein.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the Community Services Department at (650) 903-6400. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))