



City of Mountain View

Agenda

Rental Housing Committee

Monday, October 17, 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 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. CALL TO ORDER

2. ROLL CALL

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

3. CONSENT CALENDAR

3.1 Approve the Minutes for September 19, 2022, RHC Meeting

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

Attachments: [Minutes RHC Meeting, September 19, 2022](#)

3.2 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](#)
[ATT 1 - Resolution Regarding Virtual Meetings](#)

3.3 Amendments to CSFRA Regulations Chapter 3, Rules of Conduct and CSFRA Chapter 6/MHRSO Chapter 7 Upward Adjustments.

Recommendation: To review and adopt amendments to CSFRA Regulations Chapter 3: Rules of Conduct and CSFRA Chapter 6/MHRSO Chapter 7: Upward Adjustments.

1. Amend CSFRA Regulations Chapter 3: Rules of Conduct, to update the location of in-person Rental Housing Committee (RHC) meetings from the Plaza Conference Room to Council Chambers.
2. Amend CSFRA Regulations Chapter 6 and MHRSO Chapter 7: Upward Adjustments, to clarify that qualified capital improvements must have a useful life of at least five years.
3. Update the CSFRA Maintenance of Net Operating Income Petition Authorized Expenses Amortization Schedule to be consistent with the CSFRA Specified Capital Improvement Petition Authorized Expenses and Amortization Schedule in the following two categories:
 - Elevator Repair and Replacement
 - Electrical Submetering

Attachments:

[Staff Report](#)

[ATT 1 - Draft Resolution to Adopt Amendment to Chapter 3 of the CSFRA Regulations](#)

[ATT 2 - Draft Resolution to Adopt Amendment to Chapter 6 of the CSFRA Regulations](#)

[ATT 3 - Draft Resolution to Adopt Amendment to Chapter 7 of the MHRSO Regulations](#)

4. 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.

5. APPEAL HEARINGS - None

6. PUBLIC HEARINGS - None

7. NEW BUSINESS

7.1 Review Monthly Status Report September 2022

Recommendation: To review the Monthly Activity Reports for the Rent Stabilization Programs.

Attachments: [ATT 1 - Rent Stabilization Monthly Activity Report September 2022](#)

7.2 Amendments to CSFRA Regulations Chapter 5 - Hearing Procedure
Amendments to MHRSO Regulations Chapter 6 - Hearing Procedure

Recommendation: 1. To review and adopt amendments to CSFRA Regulations Chapter 5: Hearing Procedure, to provide processes for determining compliance with final decisions of Hearing Officers or the Rental Housing Committee.

2. To review and adopt amendments to MHRSO Regulations Chapter 6: Hearing Procedure to provide processes for determining compliance with final decisions of Hearing Officers or the Rental Housing Committee.

Attachments: [Staff Report](#)
[ATT 1 - Draft Resolution to Adopt Amendments to Chapter 5 of the CSFRA Regulations](#)
[ATT 2 - Draft Resolution to Adopt Amendments to Chapter 6 of the MHRSO Regulations](#)

7.3 Update on the Tenant Relocation Assistance Ordinance and the Housing Crisis Act of 2019 (SB 330)

Recommendation: To receive an update on the activities in Fiscal Year 2021-22 under the Tenant Relocation Assistance Ordinance and the Housing Crisis Act of 2019.

Attachments: [Staff Report](#)
[Tenant Relocation Assistance Ordinance](#)
[Housing Crisis Act of 2019 \(SB 330\)](#)
[City of Mountain View Tenant Relocation Assistance Program Administrative Procedures](#)

7.4 Draft Rental Housing Committee Work Plan for Calendar Year 2023

Recommendation: To review the draft Work Plan for the Rental Housing Committee for calendar year 2023 and provide feedback to staff, both in terms of content and timeline.

Attachments: [Staff Report](#)
[ATT 1 - Draft Work Plan for Calendar Year 2023](#)

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

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

8.1 Upcoming Monthly Workshops, Clinics and Office Hours

9. ADJOURNMENT - At 8:57 p.m., Chair Haines Livesay adjourned the meeting to the next RHC meeting to be held on Monday, November 14, 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))