



City of Mountain View

CITY HALL
500 CASTRO STREET

Minutes

Rental Housing Committee

Chair Matthew Grunewald, Vice Chair Emily Ramos, Committee Members Susyn Almond, Vanessa Honey, Julian Pardo de Zela and Nicole Haines-Livesay (Alternate)

Monday, January 28, 2019

7:00 PM

City Council Chambers - 500 Castro St

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. ROLL CALL

Present 6 - Committee Member Susyn Almond, Committee Member Vanessa Honey, Committee Member Julian Pardo de Zela, Vice Chair Emily Ramos, Chair Matthew Grunewald, and Alternate Nicole Haines-Livesay

3. MINUTES APPROVAL

3.1 Approve the minutes for December 10, 2018 RHC Meeting

3.2 Approve the minutes for November 26, 2018 RHC Meeting

MOTION: M/S - Honey/ Ramos - To approve the addendum to the November 26, 2018 RHC minutes and the minutes for the December 10, 2018 meeting.

Yes: 5 - Committee Member Almond, Committee Member Honey, Committee Member Pardo de Zela, Vice Chair Ramos, and Chair Grunewald

4. CONSENT CALENDAR - None

5. ORAL COMMUNICATIONS FROM THE PUBLIC

Curtis Conroy thanked all RHC members for their service and welcomed the new members to the Committee.

6. APPEAL HEARINGS

6.1 CSFRA Case 18190037, 1851 Latham Street, Mountain View, CA

SPEAKING FROM THE FLOOR WITH COMMENTS:

Curtis Conroy

Karen Tiedemann and Justin Bigelow, Special Counsel, Goldfarb and Lipman, presented an oral presentation and responded to questions.

PRESENTATION AND ARGUMENTS BY PETITIONER-APPELLANT-TENANT Rachel Moericke

PRESENTATION AND ARGUMENTS BY RESPONDENT-LANDLORD Sapna Agarwal

REBUTTAL BY PETITIONER-APPELLANT-TENANT Rachel Moericke

REBUTTAL BY RESPONDENT-LANDLORD Sapna Agarwal

MOTION: M/S - Ramos/ Almond - To adopt the tentative decision, as orally modified by staff to address rent paid in February 2019, affirming the Hearing Officer's decision as described below with appeal elements A.1, A.2. and A.3, which reflect the appeal requests of Appellant-Tenant, and appeal elements B.1 and B.2, which reflect the appeal requests of Respondent-Landlord:

A.1 Granting request for clarification of lawful rent by retating rent applicable to unit and affirming decision .

A.2 Denying request for reversal of decision, which found Appellant-Tenant liable for outstanding rent from June 2017 and affirming decision by subtracting outstanding rent from unlawful rent paid that must be returned to Appellant-Tenant

A.3 Denying request for apportionment of rent among current and former cohabitants and affirming decision, which does not address apportionment among persons who are not parties to the petition, decision, or appeal

B.1 Denying request for the application of the 2016 AGA and affirming decision calculating lawful rent applicable to the unit

B.2 Denying request for incorporation of management expenses and affirming decision calculating lawful rent applicable to the unit

Yes: 5 - Committee Member Almond, Committee Member Honey, Committee Member Pardo de Zela, Vice Chair Ramos, and Chair Grunewald

7. PUBLIC HEARINGS - None**8. UNFINISHED BUSINESS - None****9. NEW BUSINESS****9.1 Election of a Chairperson and a Vice-Chairperson**

To Nominate and Elect one member of the RHC to serve as Chairperson and (if needed) one member as Vice-Chairperson, determine the term for these positions and conduct an election for these positions.

Project Manager van Deursen presented an oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments were received.

MOTION: M/S - Pardo de Zela/ Honey - To elect Committee Member Grunewald as Chair and Committee Member Ramos as Vice Chair of the Rental Housing Committee for a combination of the interim and annual terms concluding on April 30, 2020.

Yes: 5 - Committee Member Almond, Committee Member Honey, Committee Member Pardo de Zela, Vice Chair Ramos, and Chair Grunewald

9.2 Update on CSFRA Project Manager Recruitment

Neighborhood and Housing Manager Wong presented and oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Eddie Keating
Sapna Agarwal

The RHC was notified that Anky van Deursen has been selected as Project Manager for the CSFRA Program.

9.3 Tenant Protections for Buyout Agreements

Project Manager van Deursen presented an oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Curtis Conroy
Eddie Keating

The RHC provided direction to staff to draft regulations including options to regulate landlord-tenant interactions when consideration is offered to tenants in exchange for voluntarily vacating a rental unit.

9.4 Update on Hearing Officer Recruitment, training and procedures

Administrative Analyst Black presented an oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments were received

The RHC received an annual update regarding the recruitment, training and procedures for hearing officers and facilitators for the CSFRA Program.

9.5 Update on CSFRA Database Management System

Administrative Analyst Kennedy presented an oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments were received

The RHC received an update regarding the development and implementation of a Database Management System to assist in the administration of the Community Stabilization and Fair Rent Act.

9.6 CSFRA Monthly Status Report December 2018

Administrative Analyst Black presented an oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments were received

The RHC heard a presentation regarding the CSFRA monthly status report for December 2018.

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

Committee Member Ramos requested that staff look into having RHC meetings video recorded.

Committee Member Honey requested that the agenda be posted by end of day on the Wednesday before each Rental Housing Committee meeting.

11. CLOSED SESSION REPORTS

12. ADJOURNMENT - At 10:07 p.m., Chair Grunewald adjourned the meeting to the next RHC meeting to be held on Monday, February 11, 2019 at 7:00 p.m. in the City Council Chambers, 500 Castro Street.