



City of Mountain View

Agenda

Rental Housing Committee

Monday, August 21, 2023

7:00 PM

Council Chambers and Video Conference, 500 Castro
St., Mountain View, CA 94041

This meeting is being conducted with a virtual component. Anyone wishing to address the Committee virtually may join the meeting online at: <https://mountainview.zoom.us/j/93773068363> or by dialing (669) 900-9128 and entering Webinar ID: 937 7306 8363. When the Chair announces the item on which you wish to speak, click the “raise hand” feature in Zoom or dial *9 on your phone. When the Chair calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

1. CALL TO ORDER

2. ROLL CALL

Chair Edie Keating, Vice-Chair Guadalupe Rosas, Committee Members Robert Cox, Kevin Ma, Kirin Madison and Alexander Brown (alternate).

3. CLOSED SESSION - None

4. CONSENT CALENDAR

These items will be approved by one motion unless any member of the Rental Housing Committee 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.

4.1 Minutes for the June 12, 2023, 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, June 12, 2023](#)

5. 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.

6. APPEAL HEARINGS

6.1 Appeal of Hearing Officer's Decision Regarding Petition M2223001

Recommendation: Consider the Tentative Appeal Decision and either accept the Tentative Appeal Decision or modify the Tentative Appeal Decision with instructions to staff citing appropriate evidence in the record.

Attachments: [Staff Report](#)

[ATT 1 - Tentative Appeal Decision for Petition No. M2223001](#)

[ATT 2 - Decision of Hearing Officer \(May 22, 2023\)](#)

[ATT 3 - Appellant-Tenant Appeal of Decision \(June 1, 2023\)](#)

[ATT 4 - Respondent's Response to Tentative Appeal Decision \(August 16, 2023\)](#)

[ATT 5 - Supplemental RHC Memo Appeal Hearing \(August 18, 2023\)](#)

6.2 Untimely Appeal request of Decision Regarding Petition No. 22230012

Recommendation: To receive information and evidence from Petitioner and Respondent about the untimely appeal request by Respondent-Landlord of Hearing Officer's Decision issued February 22, 2023, in Petition No. 22230012 and deny the untimely appeal request of the Hearing Officer's decision.

Attachments: [Staff Report](#)

[ATT 1 - Landlord's Request for Appeal of Petition Hearing Decision issued February 22, 2023](#)

7. PUBLIC HEARINGS - None

8. NEW BUSINESS

8.1 Presentation from Housing Department Director, Wayne Chen

Recommendation: To receive an informational presentation from the about the newly formed Housing Department.

8.2 Study Session: Rent and the Treatment of Utilities in the CSFRA and Ratio Utility Billing Systems

Recommendation: That the Rental Housing Committee (RHC):

·Receive a presentation on the definition of "rent" and the treatment/inclusion of utilities as part of the rent as stipulated in the Community Stabilization and Fair Rent Act (CSFRA).

·Receive information about the use of Ratio Utility Billing Systems (RUBS) by landlords to separately bill utilities for CSFRA tenants, causing monthly fluctuations in rent.

·Receive a summary of the results of the stakeholder meetings held February 28, 2023 (Landlord meeting), March 2, 2023 (Tenant meeting) and March 21 (General Session) as well as the feedback received during individual meetings.

·Provide initial input on and parameters for developing regulations for consideration by the RHC on the use of RUBS to provide consistent application of the CSFRA requirements regarding lawful rents and rent increases.

Attachments: [Staff Report](#)

[ATT 1 - RHC Memo \(January 31, 2023\)](#)

[ATT 2 - Overview of Rent Stabilized Jurisdictions in CA and Treatment of Utilities](#)

[ATT 3 - Summary of Stakeholder Feedback](#)

[ATT 4 - 2022 Santa Clara County Housing Authority Utility Allowances](#)

8.3 Quarterly Financial Expenditures FY 2022-23 through June 30, 2023

Recommendation: Review the Quarterly Financial Expenditures Report for Fiscal Year 2022-23 through June 30, 2023, for both the Community Stabilization and Fair Rent Act (Attachment 1) and the Mobile Home Rent Stabilization Ordinance (Attachment 2).

Attachments: [Staff Report](#)

[ATT 1 - CSFRA Quarterly Financial Report \(Fiscal Year 2022-23 through June 30, 2023\)](#)

[ATT 2 - MHRSO Quarterly Financial Report \(Fiscal Year 2022-23 through June 30, 2023\)](#)

8.4 Rent Stabilization Program Quarterly Report

Recommendation: To receive an overview of the Rent Stabilization Program's Quarterly Report and provide feedback.

Attachments: [Quarterly Report, Q4, Fiscal Year 2022-23](#)

9. COMMITTEE/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS

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

9.1 Upcoming Workshops and Housing & Eviction Help Center Dates

9.2 Expected Future Agenda Items for RHC Meetings:

o The RHC meeting for September has been moved from September 18 to September 25, 2023.

o Appeal hearings (scheduled for RHC September 25, 2023)

o The treatment of Utilities (Ratio Utility Billing Systems) in the CSFRA (scheduled for RHC September 25 2023, and subsequent meeting).

10. ADJOURNMENT- At 11:40 p.m., Chair Keating adjourned the meeting to the next RHC meeting to be held on Monday, September 25, 2023 at 7:00 p.m. in the Council Chambers and Video Conference.

NOTICE TO THE PUBLIC

The agenda, reports, and any writings or documents provided to a majority of the Rental Housing Committee regarding any item on this agenda are posted at <https://mountainview.legistar.com> under the meeting details for the date of this meeting. The agenda may also be viewed at City Hall, 500 Castro Street, the City Clerk's Office, 500 Castro Street, Third Floor and at the Mountain View Library, 585 Franklin Street, beginning Thursday, prior to Monday Rental Housing Committee meetings. Printed copies of the agenda, reports, and any writings or documents already provided to a majority of the Committee regarding any item on this agenda may be requested at the Rent Stabilization Program during normal business hours.

The Committee may consider and act on items listed on the agenda in any order and thus those interested in an item listed on the agenda are advised to be present throughout the meeting. In the event it appears that the entire agenda cannot be completed by the time of adjournment, the Committee may take up and act upon the more pressing agenda items. All agenda items not considered at the meeting shall be on the agenda of the next regular, special, or adjourned regular meeting unless the Committee directs otherwise.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the Rent Stabilization Program at (650) 903-6136 or by email at mvrent@mountainview.gov 48 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1)). If you have a hearing or speech disability, please use the California Relay System at 711, TDD 650-967-0158 or 800-735-2929.

The City of Mountain View does not discriminate on the basis of race, color, religion, national origin, sex, disability, age, source of income, gender, gender expression or identity, or any other State or Federal protected class in any of its policies, procedures or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Mountain View programs and activities. For inquiries regarding the nondiscrimination policy, please contact the City's Section 504 Coordinator at laurel.james@mountainview.gov or 650-903-6397.

Computer-generated captioning of the Rental Housing Committee meeting is unedited and should neither be relied upon for complete accuracy nor used as a verbatim transcript.