



City of Mountain View

Minutes

Rental Housing Committee

Monday, August 21, 2023

7:00 PM

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

1. CALL TO ORDER

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

2. ROLL CALL

Present 5 - Chair Edie Keating, Member Robert Cox, Member Kevin Ma, Member Kirin Madison, and Alternate Alex Brown

Absent 1 - Vice Chair Guadalupe Rosas

3. CLOSED SESSION - None

4. CONSENT CALENDAR

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION: M/S - Cox/Brown - To approve the Consent Calendar.

Yes: 5 - Chair Keating, Member Cox, Member Ma, Member Madison, and Alternate Brown

4.1 Minutes for the June 12, 2023, RHC Meeting

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.

5. ORAL COMMUNICATIONS FROM THE PUBLIC

No public comments received.

6. APPEAL HEARINGS

6.1 Appeal of Hearing Officer's Decision Regarding Petition M2223001

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.

Nazanin Salehi, Special Counsel, Goldfarb and Lipman, presented an oral report and responded to question.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

PRESENTATION AND ARGUMENTS BY APPELLANT-TENANT - Elie Sfeir

PRESENTATION AND ARGUMENTS BY RESPONDENT-LANDLORD - Anthony Rodriguez

PRESENTATION AND ARGUMENTS BY APPELLANT-TENANT - Elie Sfeir

PRESENTATION AND ARGUMENTS BY RESPONDENT-LANDLORD - Anthony Rodriguez

MOTION: M/S - Ma/Brown - To accept the Tentative Appeal Decision regarding Petition M2223001 in its entirety.

Yes: 5 - Chair Keating, Member Cox, Member Ma, Member Madison, and Alternate Brown

6.2 Untimely Appeal request of Decision Regarding Petition No. 22230012

Nazanin Salehi, Special Counsel, Goldfarb and Lipman, presented an oral report and responded to question.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

PRESENTATION AND ARGUMENTS BY APPEAL REQUESTOR - LANDLORD - Maria Roque

PRESENTATION AND ARGUMENTS BY RESPONDENT - TENANT - Juana Castillo with interpretation services by City employee Ana Jimenez.

MOTION: M/S - Cox/Brown - To deny the untimely appeal request by Respondent-Landlord of Hearing Officer's Decision issued on February 22, 2023, in Petition 22230012.

Yes: 5 - Chair Keating, Member Cox, Member Ma, Member Madison, and Alternate Brown

7. PUBLIC HEARINGS - None

8. NEW BUSINESS

8.1 Presentation from Housing Department Director, Wayne Chen

Housing Department Director Chen presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Steve Welter

The RHC received an informational presentation from the Housing Department Director about the newly formed Housing Department.

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

Program Manager van Deursen presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

- Anil Babbar
- Oceanna Vallancourt
- Sandra Esparza
- Steve Welter
- Dave Offen
- Jackie Todesco
- Andrew B.
- Ahanna Dion
- Jesse Cupp
- Reyna Dominguez

The RHC received a presentation and provided initial input on and parameters for developing regulations for the use of RUBS to provide consistent application of the CSFRA requirements regarding lawful rents and rent increases.

MOTION: M/S - Brown/Cox - To continue agenda item 8.3, Quarterly Financial Expenditures FY 2022-23 through June 30, 2023, and item 8.4, Rent Stabilization Program Quarterly Report, to a future RHC meeting.

SUBSTITUTE MOTION: M/S - Ma/Keating - To accept the staff reports and waive staff presentations for agenda item 8.3, Quarterly Financial Expenditures FY 2022-23 through June 30, 2023, and item 8.4, Rent Stabilization Program Quarterly Report.

Yes: 3 - Chair Keating, Member Ma, and Member Madison

No: 2 - Member Cox, and Alternate Brown

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

RHC accepted the staff report and waived staff presentation for this agenda item.

8.4 Rent Stabilization Program Quarterly Report

RHC accepted the staff report and waived staff presentation for this agenda item.

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

9.1 Upcoming Workshops and Housing & Eviction Help Center Dates

Analyst Kennedy presented a report and responded to questions.

- 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).

Chair Keating reviewed the agenda items for upcoming Rental Housing Committee meetings.

- 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.**

Submitted for approval by Andrea Kennedy

RHC Approval on 9/25/2023