



# City of Mountain View

## Minutes

### Rental Housing Committee

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Monday, June 20, 2022

6:30 PM Video Conference with No Physical Meeting Location

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#### 1. ANNOUNCEMENT (OPEN SESSION)

The meeting was called to order at 6:30 p.m.

#### 2. CLOSED SESSION

The closed session was called to order at 6:39 P.M.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Adrian Ferrari

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.

#### 3. CALL TO ORDER

The meeting was called to order at 7:32 p.m.

#### 4. ROLL CALL

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

#### 5. CONSENT CALENDAR

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION: M/S - Ramos/Almond - To approve the Consent Calendar.

**Yes:** 4 - Committee Member Almond, Committee Member Rosas, Vice Chair Ramos, and Chair Haines-Livesay

**No:** 1 - Committee Member Pardo de Zela

**5.1** Approve the Minutes for May 23, 2022 RHC Meeting

**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

**6. ORAL COMMUNICATIONS FROM THE PUBLIC**

Steven Goldstein noted that the decrease in property value of his apartment complex could be considered a reduction in services eligible for a petition for a decrease in rent.

Scott A. commented that the RHC should not consider the last 2 years when vacancy rates were above 5% when determining base rent and concessions.

Ann Marie Morales urged the RHC to have a hybrid meeting option as to not violate the rights of people with disabilities.

**7. APPEAL HEARINGS - None**

**8. PUBLIC HEARINGS - None**

**9. UNFINISHED BUSINESS**

- 9.1                   Amendment to Chapter 2: Definitions of the CSFRA Regulations
- Amendment to Chapter 4: Petition Process of the CSFRA Regulations
- Amendment to Chapter 2: Definitions of the MHRSO Regulations
- Amendment to Chapter 5: Petition Process of the MHRSO Regulations

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

Salim Damerdji  
Tim Mackenzie  
Skye Morland  
Shanna  
Edie Keating  
Lauren Zack  
Anil Babbar  
Joshua Howard  
Matthew Chisam  
Mobile Home Resident  
Jeff Zell  
Kevin Ma  
Alex Nunez  
Theresa McFarland  
Eric  
Anna Marie Morales  
Violet Bright  
Scott A.  
Steven Goldstein  
Alex Brown  
Tim Larson

MOTION: M/S - Almond/Ramos - To review and adopt regulations to amend CSFRA Regulations Chapter 2 and 4 and MHRSO Regulations Chapter 2 and 5 to clarify the calculation of Base Rent where a rent concession was provided during the initial term of the tenancy, and to establish a statute of limitations on the recovery of back rent due where a petition was filed on the basis of unlawful rent related to concessions.

**Yes:** 3 - Committee Member Almond, Committee Member Rosas, and Vice Chair Ramos

**No:** 2 - Committee Member Pardo de Zela, and Chair Haines-Livesay

Committee Member Grunewald left the meeting at 9:40 p.m.

## **10. NEW BUSINESS**

### **10.1 Monthly Status Reports April and May 2022**

Senior Management Analyst Black presented a report and responded to questions.

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

Skye Morland  
Edie Keating

The RHC reviewed the Monthly Status Reports for the Rent Stabilization and the Eviction Prevention Programs.

**10.2** CSFRA Fiscal Year 2022-23 Budget and Annual Rental Housing Fee

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

Theresa McFarland

Alexander Brown

Jeff Zell

Edie Keating

MOTION: M/S - Almond/Ramos - To adopt a Resolution of the Rental Housing Committee of Mountain View Adopting the Fiscal Year 2022-23 Budget and Establishing a Rental Housing Fee Sufficient to Support the Fiscal Year 2022-23 Budget.

**Yes:** 4 - Committee Member Almond, Committee Member Rosas, Vice Chair Ramos, and Chair Haines-Livesay

**Abstain:** 1 - Committee Member Pardo de Zela

**10.3** Contract with Project Sentinel for Fiscal Year 2022-23

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

No public comments were received.

MOTION: M/S - Ramos/Rosas - To authorize the Program Manager or other designee to execute an agreement with Project Sentinel to provide administrative and hearing process services for Fiscal Year 2022-23 for a total amount not to exceed \$115,000 as follows:

1. Administrative support services in an amount not to exceed \$10,000;
2. Deploy and reimburse Facilitators for the Prehearing Settlement Conference Process in an amount not to exceed \$5,000; and
3. Deploy and reimburse Hearing Officers for the Petition Hearing Process in an amount not to exceed \$100,000.

**Yes:** 5 - Committee Member Almond, Committee Member Pardo de Zela, Committee Member Rosas, Vice Chair Ramos, and Chair Haines-Livesay

**10.4** Contract with Goldfarb & Lipman LLP for Fiscal Year 2022-23

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

No public comments were received.

MOTION: M/S - Almond/Ramos - To authorize the Program Manager, or other designee, to execute an agreement with Goldfarb & Lipman LLP for legal services related to the Community Stabilization and Fair Rent Act for Fiscal Year 2022-23 in an amount not to exceed \$175,000 and to represent the Rental Housing Committee and the City of

Mountain View in pending litigation related to the Community Stabilization and Fair Rent Act for Fiscal Year 2022-23 in an amount not to exceed \$100,000.

**Yes:** 4 - Committee Member Almond, Committee Member Rosas, Vice Chair Ramos, and Chair Haines-Livesay

**Abstain:** 1 - Committee Member Pardo de Zela

## **11. COMMITTEE/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE**

### **11.1 Upcoming Monthly Workshops, Clinics and Office Hours**

Analyst Kennedy presented on the monthly workshops, clinics and office hours.

Vice-Chair Ramos ask the RHC to revisit the decision on concessions and base rent to consider an option to allow for 1 month concessions.

Committee Member Pardo De Zella made a motion to stay the implementation of the Regulations adopted under item 9.1 for 90 days. the Motion failed for a lack of a second.

## **12. CLOSED SESSION REPORT**

Karen Tiedemann, Special Counsel, reported out from closed session that the RHC received a report on pending litigation and no action was taken.

**13. ADJOURNMENT At 10:42 p.m., Chair Haines-Livesay adjourned the meeting to the next RHC meeting to be held on Monday, July 17, 2022 at 7:00 p.m. via video conference.**

Submitted for approval by Andrea Kennedy