



City of Mountain View

Minutes

Rental Housing Committee

Monday, June 3, 2019

7:00 PM

Council Chambers - 500 Castro St.

1. CALL TO ORDER

2. ROLL CALL

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

Present 5 - Committee Member Susyn Almond, Committee Member Julian Pardo de Zela, Vice Chair Emily Ramos, Chair Matthew Grunewald, and Alternate Nicole Haines-Livesay

Absent 1 - Committee Member Vanessa Honey

3. MINUTES APPROVAL

3.1 Approve the minutes for May 13, 2019 RHC Meeting

MOTION: M/S - Ramos/ Haines-Livesay - To approve the minutes for the May 13, 2019 RHC meeting.

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

Absent: 1 - Committee Member Honey

4. CONSENT CALENDAR - None

5. ORAL COMMUNICATIONS FROM THE PUBLIC

No public comments were received.

6. APPEAL HEARINGS - None

7. PUBLIC HEARINGS -None

8. NEW BUSINESS

8.1 Adoption of Fiscal Year 2019-20 CSFRA Budget and Rental Housing Fee

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/Almond - To approve a Resolution adopting the Fiscal Year 2019-20 Budget and Establishing a Rental Housing Fee sufficient to support the Fiscal Year 2019-20 Budget.

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

Absent: 1 - Committee Member Honey

8.2 Draft Regulations Chapter 9: New and Additional Occupants

Justin Bigelow, Special Counsel, Goldfarb and Lipman presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Emily Hislop

Eddie Keating

Joan Mac Donald

MOTION 1: M/S - Haines-Livesay/ Ramos - (also accepting a friendly amendment by Almond to specify that Civil Code section 1940.3 is referencing a State law) To modify the draft Chapter 9 (New And Additional Occupants), section "C2" to read as described below:

C.2. Immigration Status Protected. In accordance with California Civil Code section 1940.3, in no circumstances may a Landlord or a Housing Provider request or require documentation that would disclose, or take any negative action based on, the immigration or citizenship status of an Additional Occupant or proposed Additional Occupant.

Yes: 4 - Committee Member Almond, Vice Chair Ramos, Chair Grunewald, and Alternate Haines

No: 1 - Committee Member Pardo de Zela

Absent: 1 - Committee Member Honey

MOTION 2: M/S - Haines Livesay/ Ramos -To revise the draft resolution to instruct staff to amend Chapter 9 (New And Additional Occupants) to require that any disputes related to the rights and responsibilities identified in Chapter 9 be submitted for mandatory, nonbinding mediation, which service is sponsored by the City of Mountain View.

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

Absent: 1 - Committee Member Honey

MOTION 3: M/S - Pardo de Zela/ Haines-Livesay -To revise the draft resolution to instruct staff to amend Chapter 9 (New And Additional Occupants)) to require that copies of notices provided to a Housing Provider under Chapter 9, subsection D.1 and Chapter 9, subsection E.1 must also be provided to the RHC.

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

Absent: 1 - Committee Member Honey

MOTION 4: M/S - Ramos/Almond - To approve the draft resolution, as amended by the Rental Housing Committee, adopting regulation Chapter 9: New and Additional Occupants with instructions for staff to revise the Chapter as described in the resolution.

Yes: 4 - Committee Member Almond, Vice Chair Ramos, Chair Grunewald, and Alternate Haines

No: 1 - Committee Member Pardo de Zela

Absent: 1 - Committee Member Honey

8.3 Contract for Administrative and Hearing Process Services for Fiscal Year 2019-20

Analyst Black 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 project Sentinel to provide administrative and hearing process services for Fiscal Year 2019-20 for a total amount not to exceed \$340,000

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

Absent: 1 - Committee Member Honey

8.4 Contract with Goldfarb & Lipman for Fiscal Year 2019-20

Analyst Kennedy presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments were received.

MOTION: M/S - Haines-Livesay/Ramos - To authorize the Program Manager or other designee to execute an agreement with Goldfarb and Lipman LLP for legal services related to the Community Stabilization and Fair Rent Act for Fiscal Year 2019-20 in an amount not to exceed \$200,000 and to represent the RHC and the City in pending litigation related to the Community Stabilization and Fair Rent Act for Fiscal Year 2019-20 in an amount not to exceed \$50,000.

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

Absent: 1 - Committee Member Honey

8.5 Public Records Act and the CSFRA

Analyst Black presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments were received.

The RHC heard a presentation on the Public Records Act and the CSFRA.

8.6 Overview CSFRA Tenant Relocation Assistance Process and Activities

Analyst Kennedy presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments were received.

The RHC heard a presentation on the tenant relocation process and activities.

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

Analyst Black provided the RHC with an update of CSFRA community workshops.

Committee Member Ramos suggested CSFRA staff hold an open house at the new office location.

10. ADJOURNMENT - At 9:33 p.m., Chair Grunewald adjourned the meeting to the next RHC meeting to be held on Monday June 24, 2019 at 7:00 p.m. in the City Council Chambers, 500 Castro Street.