



City of Mountain View

Minutes

Rental Housing Committee

Monday, May 4, 2020

7:00 PM Video Conference with No Physical Meeting Location

1. CALL TO ORDER

This meeting was called to order at 7:15 P.M.

2. ROLL CALL

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

3. MINUTES APPROVAL

3.1 Approve the minutes for February 10, 2020 RHC Meeting

MOTION: M/S - Almond/ Ramos - To approve the minutes for the May 4, 2020 RHC meeting.

Yes: 4 - Chair Grunewald, Committee Member Pardo de Zela, Vice Chair Ramos, and Committee Member Almond

Abstain: 1 - Alternate Haines

4. CONSENT CALENDAR - NONE

5. ORAL COMMUNICATIONS FROM THE PUBLIC

Mobile Home renter told the RHC that mobile homes should be covered under the CSFRA because they experience similar issues as renters.

Anna Morales asked the RHC to reverse the decision that mobile homes are not covered under the CSFRA.

Joan Brodovsky expressed the need for mobile homes to be covered under the CSFRA.

Jesse Cardenas noted that mobile home renters are considered renters under the law should be covered under CSFRA.

Alex Brown stated that mobile home renters need help too and should be covered by the CSFRA.

Joyce Y. explained that she is facing financial hardships like all renters and mobile homes should be included in the CSFRA.

Bee Hanson said that mobile homes should have been covered by the CSFRA all along.

6. APPEAL HEARINGS - NONE

7. PUBLIC HEARINGS - NONE

8. NEW BUSINESS

8.1 Quarterly Financial Expenditures Fiscal Year 2019-20 through March 31, 2020

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments were received.

The RHC reviewed the CSFRA quarterly financial expenditures for FY 2019-20 through March 31, 2020

8.2 Rental Housing Committee Fiscal Year 2020-21 Proposed Budget

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Alex Brown
Randy Wise

The RHC reviewed the Fiscal Year 2019-20 Proposed Budget for the administration of the Community Stabilization and Fair Rent Act and directed staff to add \$1 per unit to the proposed rental housing fee to increase funding for education and reserve building, totaling \$85 fee per rental unit.

8.3 CSFRA Annual General Adjustment of Rent 2020 and draft Regulations for

Voluntary Agreements to Temporary Reduce Rent

Analyst Black presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Jesse Cardenas

Alex Brown

MOTION 1: M/S - Ramos/ Almond - To approve a resolution of the RHC announcing the Annual General Adjustment of rent for 2020 of 2.9 percent.

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

MOTION 2: M/S - Ramos/ Haines-Livesay - To approve a resolution of the RHC adopting amendments to Regulation Chapter 7, Voluntary Agreements to Temporarily Reduce Rent with the modification that in the event of a voluntary rent reduction, the AGA adopted by the RHC effective September 1, 2020 shall be calculated based on the rent for the Covered Unit in effect on March 30, 2020 instead of April 30, 2020.

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

8.4 Adoption by the Rental Housing Committee of all applicable sections in Council Advisory Bodies Handbook

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/ Haines-Livesay - To adopt a resolution of the RHC adopting all applicable rules and regulations in the City Advisory Committee Handbook as updated, specifically that all committee members receive no compensation and are subject to removal by motion of the City Council adopted by at least four affirmative votes.

Yes: 3 - Chair Grunewald, Alternate Haines-Livesay, and Committee Member Ramos

No: 2 - Committee members Almond, and Pardo de Zela

8.5 CSFRA Regulations for Just Cause for Evictions

MOTION: M/S - Ramos/ Almond - To adopt a resolution of the RHC adopting Regulation Chapter 10 Just Cause for Eviction, with a friendly amendment by Chair Grunewald, to change the noticing period for Unlawful Detainer summons, complaint or judgment and the period to notice the RHC if a tenant vacates the rental unit from three (3) day to seven (7) days.

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

Analyst Black presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Alex Brown

Anna Morales

8.6 Update on proposed modifications to the Tenant Relocation Assistance Ordinance

The RHC unanimously decided to move agenda item 8.6, Update on Proposed TRAO Modifications, to the next RHC meeting on June 1, 2020.

8.7 Election of a Chairperson and a Vice-Chairperson

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Alex Brown

Anna Morales

MOTION: M/S - Haines-Livesay/ Pardo de Zela - To elect Emily Ramos to serve as Chairperson and Susyn Almond as Vice-Chairperson for an annual term from May 1, 2020 until April 30, 2021.

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

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

9.1 Update on City's COVID landlord/tenant programs

Analyst Kennedy presented an update on the City's landlord and tenant COVID19 programs.

9.2 Monthly Activity Report February & March 2020

Analyst Black presented the monthly status report.

9.3 Upcoming Monthly Workshops, Clinics and Office Hours

Enter Staff Recommendation Here, in Regular Text

Analyst Black presented the upcoming workshop, clinic and office hours.

Chair Grunewald congratulated Committee Members Ramos and Almond for their nomination as RHC Chair and Vice Chair.

Vice Chair Ramos thanked Chair Grunewald for his service as Committee Chairperson.

10. ADJOURNMENT - At 10:00 p.m., Chair Grunewald adjourned the meeting to the next RHC meeting to be held on Monday, June 1, 2020 at 7:00 p.m. via video conference.