



# City of Mountain View

## Minutes

### Rental Housing Committee

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Monday, March 28, 2022

7:00 PM Video Conference with No Physical Meeting Location

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#### 1. CALL TO ORDER

The meeting was called to order at 7:01 P.M.

#### 2. ROLL CALL

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

Chair Almond congratulated Committee Member Ramos for being chosen Woman of the Year by Senator Josh Becker who represents California District 13.

#### 3. CONSENT CALENDAR

Committee Member Pardo de Zela pulled Item 3.2 for individual discussion.

#### SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

#### 3.1 Approve the Minutes for February 28, 2022 RHC Meeting

MOTION - M/S - Haines-Livesay/Ramos - To approve the February 28, 2022 minutes with a correction to the agenda item 3, "Consent Calendar", to correct the vote to read "Ramos/Rosas".

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

#### 3.2 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

This item was pulled from the Consent Calendar by Committee Member Pardo de Zela for discussion.

#### SPEAKING FROM THE FLOOR WITH COMMENTS:

Alex Brown

Tim Larson

Jeff Zell

MOTION: M/S - Ramos/Hanies-Livesay -To adopt the 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.

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

**4. ORAL COMMUNICATIONS FROM THE PUBLIC**

Philip Cosby asked the RHC to consider clarifying that utility management company bills, such as Conservice, should be considered part of rent under the CSFRA and should follow the same restrictions under the eviction moratorium.

**5. APPEAL HEARINGS - None**

**6. PUBLIC HEARINGS - None**

**7. NEW BUSINESS**

**7.1 Monthly Status Reports February 2022**

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

No public comments received.

The RHC reviewed the Monthly Status Report February 2022 and provided feedback to staff.

**7.2 CSFRA Compliance and Enforcement Mechanisms**

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

- Joshua Howard
- Jeff Zell
- Eddie Keating
- Kevin Ma
- Meghan Fraley
- Alex Brown
- Anna Marie Morales
- Andrew Bonin

In order to provide clarity regarding potential compliance and enforcement mechanisms under the CSFRA, the RHC conducted a straw poll to further research the following enforcement options:

Option 1: carries 6-0 in favor of non-compliance letters to landlords with a copy to affected tenants.

Option 2: carries 6-0 in favor of posting non-compliant properties to the City website.

Option 3: carries 6-0 in favor of implementing late fees for failure to pay the Rental Housing Fee or failure to register.

Option 4: fails 2-4 against a petition to withhold rent for non-compliant landlords.

Option 5: 3-3 vote for developing an administrative citation program.

**MOTION: M/S - Haines-Livesay/Pardo de Zela - To move agenda item 7.3, Draft Amendments to Chapters 2 and 11 of CSFRA Regulations, to a future RHC meeting.**

**Yes:** 3 - Committee Member Pardo de Zela, Vice Chair Haines-Livesay, and Chair Almond

**No:** 2 - Committee Member Ramos, and Committee Member Rosas

**7.3** Draft Amendments to Chapters 2 and 11 of CSFRA Regulations

Agenda item 7.3 was moved to a future RHC meeting.

**7.4** Mobile Home Rent Stabilization Program Recommended Budget for FY 2021-22 and FY 2022-23

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

Alex Brown

Edie Keating

The RHC reviewed and provided feedback on the recommended budget for the MHRSO program for FY 2021-22 and FY 2022-23.

**8. COMMITTEE/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE**

**8.1** Upcoming Monthly Workshops, Clinics and Office Hours

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

Committee Member Rosas would like to agendize utility management services, such as Conservice, at a future RHC meeting.

**9. ADJOURNMENT - At 10:28 p.m., Chair Almond adjourned the meeting to the next RHC meeting to be held on Monday, April 25, 2022 at 7:00 p.m. via video conference.**