



# City of Mountain View

## Minutes

### Rental Housing Committee

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Monday, June 12, 2023

7:00 PM

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

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#### 1. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

#### 2. ROLL CALL

**Present** 6 - Chair Edie Keating, Vice Chair Guadalupe Rosas, Member Robert Cox, Member Kevin Ma, Member Kirin Madison, and Alternate Alex Brown

#### 3. CLOSED SESSION

The closed session was called to order at 7:05 p.m.

#### SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

Conference with Legal Counsel – Existing Litigation

Name of Case: Enlightened Investments, Inc. v. City of Mountain View Rental Housing Committee, City of Mountain View, Santa Clara Superior Court Case 21CV390118.

The public meeting was reconvened at 7:30 p.m.

#### 4. CONSENT CALENDAR

#### SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION 1: M/S - Cox/Madison - To amend the May 22, 2023 minutes to read, "ADJOURNMENT - At 8:50 p.m., Chair Keating adjourned the meeting to the next RHC meeting to be held on Monday, June 12, 2023 at 7:00 p.m. in the Council Chambers and Video Conference."

**Yes:** 5 - Chair Keating, Vice Chair Rosas, Member Cox, Member Ma, and Member Madison

MOTION 2: M/S - Ma/Madison - To approve the May 22, 2023 RHC meeting minutes including the approved amendment to correct that the meeting was adjourned by Chair Keating.

**Yes:** 5 - Chair Keating, Vice Chair Rosas, Member Cox, Member Ma, and Member Madison

4.1 Approve the Minutes for the May 22, 2023, RHC Meeting

#### 5. ORAL COMMUNICATIONS FROM THE PUBLIC

Steven Goldstein told the RHC that his apartment building continues to have structural damage under the ownership.

**6. APPEAL HEARINGS - None**

**7. PUBLIC HEARINGS - None**

**8. NEW BUSINESS**

**8.1 CSFRA and MHRSO Fiscal Year 2023-24 Budget and Annual Fees**

To adopt a resolution of the Rental Housing Committee of Mountain View adopting the Fiscal Year 2023-24 budgets for the Community Stabilization and Fair Rent Act and the Mobile Home Rent Stabilization Ordinance and establishing a Rental Housing Fee and Rental Space Fee sufficient to support the Fiscal Year 2023-24 budgets, to be read in title only, further reading waived.

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

No public comments received.

MOTION: M/S - Ma/Rosas - To adopt a resolution of the Rental Housing Committee of Mountain View adopting the Fiscal Year 2023-24 budgets for the Community Stabilization and Fair Rent Act and the Mobile Home Rent Stabilization Ordinance and establishing a Rental Housing Fee and Rental Space Fee sufficient to support the Fiscal Year 2023-24 budgets, to be read in title only, further reading waived.

**Yes:** 5 - Chair Keating, Vice Chair Rosas, Member Cox, Member Ma, and Member Madison

**8.2 Amendments to CSFRA Regulations Chapter 5 and MHRSO Regulations Chapter 6 Hearing Procedure: Subpoenas**

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

Steven Goldstein

Theresa McFarland

MOTION: M/S - Cox/Madison - To amend CSFRA Regulations Chapter 5: Hearing Procedure and MHRSO Regulations Chapter 6: Hearing Procedure to clarify that a Hearing Officer may issue a subpoena to compel relevant evidence or witness testimony in a petition hearing. Parties to a petition have the right to request a Hearing Officer issue a subpoena on their behalf. The Hearing Officer has the discretion to revise a subpoena request as necessary and may approve or decline a request for a subpoena in whole or in part.

**Yes:** 5 - Chair Keating, Vice Chair Rosas, Member Cox, Member Ma, and Member Madison

**8.3 Appeal Hearings by the Rental Housing Committee**

To receive a presentation on the role and responsibilities of the Rental Housing Committee conducting Petition Appeal Hearings.

Karen Tiedemann, Special Counsel, Goldfarb and Lipman, presented an oral report and responded to questions.

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

No public comments received.

The RHC received a presentation on the roles and responsibilities of the Rental Housing Committee when conducting Petition Appeal Hearings.

**8.4 Contract Renewal with Goldfarb & Lipman LLP for Fiscal Year 2023-24**

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

No public comments received.

MOTION: M/S - Madison/Ma - 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 2023-24 in an amount not to exceed \$175,000 and to represent the Rental Housing Committee and the City of Mountain View in litigation related to the Community Stabilization and Fair Rent Act for Fiscal Year 2023-24 in an amount up to \$50,000 for a total amount not to exceed \$225,000.

To authorize the Program Manager or other designee to execute an agreement Goldfarb & Lipman LLP for legal services related to the Mobile Home Rent Stabilization Ordinance for Fiscal Year 2023-24 in an amount not to exceed \$30,000 and to represent the Rental Housing Committee and the City of Mountain View in litigation related to the Mobile Home Rent Stabilization Ordinance for Fiscal Year 2023-24 in an amount up to \$50,000 for a total amount not to exceed \$80,000.

**Yes:** 5 - Chair Keating, Vice Chair Rosas, Member Cox, Member Ma, and Member Madison

**8.5 Contract renewal with Project Sentinel for Fiscal Year 2023-24**

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

No public comments received.

MOTION: M/S - Cox/Rosas - To authorize the Program Manager or other designee to execute an agreement with Project Sentinel to provide administrative and hearing process services for the CSFRA for Fiscal Year 2023-24 for a total amount not to exceed \$120,000 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 \$10,000; and
3. Deploy and reimburse Hearing Officers for the Petition Hearing Process in an amount not to exceed \$100,000.

To authorize the Program Manager or other designee to execute an agreement with Project Sentinel to provide administrative and hearing process services for the MHRSO for Fiscal Year 2023-24 for a total amount not to exceed \$30,000 as follows:

1. Administrative support services in an amount not to exceed \$1,000;
2. Deploy and reimburse Facilitators for the Prehearing Settlement Conference Process in an amount not to exceed \$4,000; and
3. Deploy and reimburse Hearing Officers for the Petition Hearing Process in an amount not to exceed \$25,000.

**Yes:** 5 - Chair Keating, Vice Chair Rosas, Member Cox, Member Ma, and Member Madison

## **8.6 Updated Rental Housing Committee Work Plan for Calendar Year 2023**

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

No public comments received.

The RHC reviewed the updated Work Plan for the Rental Housing Committee for calendar year 2023 as initially established on October 17, 2022, and provided feedback to staff, both in terms of content and timeline.

The RHC choose October 21, 2023 for a training and team building meeting for the Rental Housing Committee.

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

### **9.1 Litigation Report on final decision in Redwood Villa Inc. v. City of Mountain View, Mountain View Rental Housing Committee**

Karen Tiedemann, Special Counsel, Goldfarb and Lipman, presented an oral report and responded to questions.

**9.2** Upcoming Workshops and Housing & Eviction Help Center

Analyst Kennedy presented a report and responded to questions.

**9.3** Expected future agenda items for RHC meetings:

- o Appeal hearing (scheduled for RHC August 21, 2023)
- o The treatment of Utilities (Ratio Utility Billing Systems) in the CSFRA (scheduled for RHC August 21, 2023, and subsequent meetings)

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

Program Manager van Deursen reported back on the June 10, 2023 Summer Kick-Off event.

Committee Member Madison noted that Caltrain is currently testing new electric locomotives which are very quiet.

Vice-Chair Rosas and Committee Member Cox appreciated the news on the electric locomotives.

**10. 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.

**11. ADJOURNMENT - At 9:25 p.m., Chair Keating adjourned the meeting to the next RHC meeting to be held on Monday, August 21, 2023 at 7:00 p.m. in the Council Chambers and Video Conference.**

Submitted for approval by Andrea Kennedy

RHC Approval on 8/21/2023