



City of Mountain View

Minutes

Rental Housing Committee

Monday, June 29, 2020

7:00 PM Video Conference with No Physical Meeting Location

1. CALL TO ORDER

This meeting was called to order at 7:00 PM.

2. ROLL CALL

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

3. MINUTES APPROVAL

3.1 Approve the minutes for June 1, 2020 RHC Meeting

MOTION: M/S - Almond/ Grunewald - To approve the minutes for the June 1, 2020 RHC meeting.

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

4. CONSENT CALENDAR - None

5. ORAL COMMUNICATIONS FROM THE PUBLIC

Bee Hanson expressed disappointment in the RHC's decision on Mobile Homes.

Anna Morales stated that Mobile Home residents do not have rent protections during the pandemic and they should be included in the CSFRA.

Alex Brown explained that Mobile Homes owners and renters will continue to seek rent stabilization coverage.

Bonnie Rose said that Mobile Homes should be covered under the CSFRA.

6. APPEAL HEARINGS - None

7. PUBLIC HEARINGS - None

8. NEW BUSINESS

8.1 CSFRA Regulations

Analyst Black presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Alex Brown

MOTION 1: Almond/Haines- Livesay - To adopt Regulations for Chapter 1: Purpose of the CSFRA Regulations.

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

MOTION 2: Almond/Haines Livesay - To adopt Regulations for Chapter 2: Definitions of the CSFRA Regulations

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

Abstain: 1 - Committee Member Pardo de Zela

MOTION 3: Haines-Livesay/Almond - To adopt an Amendment to Chapter 6: Fair Return Standards

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

8.2 Implementation of Database for CSFRA Rental Properties

Analyst Kennedy presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Eddie Keating

Alex Brown

Anna Morales

MOTION: M/S - Almond/ Ramos - To adopt a Resolution and Regulations for a mandatory database for CSFRA covered rental properties with a friendly amendment from Committee Member Haines-Livesay to:

1. Increase the vacancy reporting requirement to 30 days
2. Include a one time 30 day grace period to the registration deadline, to conclude on March 1, 2021.

Yes: 3 - Vice Chair Almond, Chair Ramos, and Alternate Haines

No: 2 - Committee Member Grunewald, and Committee Member Pardo de Zela

8.3 Update on recent modifications to the Tenant Relocation Assistance Ordinance

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments we received.

The RHC received a presentation on the recent modifications to the Tenant Relocation Assistance Ordinance to enhance assistance to displaced households.

8.4 Quarterly Review of Consumer Price Indices for Fair Return Calculations of Petitions for Upward Adjustment

Analyst Black presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

The RHC received an informational quarterly review of the Consumer Price Indices for Fair Return Calculations of Petitions for Upward Adjustment of Rent.

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

9.1 CSFRA Newsletter July 2020

Analyst Black presented the draft July 2020 Newsletter.

9.2 Monthly Activity Report May 2020

Analyst Black presented the monthly status report.

9.3 Update on City's COVID-19 Landlord/Tenant Programs

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

9.4 Upcoming Monthly Workshops, Clinics and Office Hours

Analyst Black presented the upcoming monthly workshops, clinics and office hours.

11. ADJOURNMENT - At 9:45 p.m., Chair Ramos adjourned the meeting to the next RHC meeting to be held on Monday, August 24, 2020 at 7:00 p.m. via video conference.