



City of Mountain View

Minutes

Rental Housing Committee

Monday, July 18, 2022

7:00 PM Video Conference with No Physical Meeting Location

SPECIAL MEETING

1. CALL TO ORDER

The meeting was called to order at 7:03 p.m.

2. ROLL CALL

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

3. CONSENT CALENDAR

MOTION: M/S - Ramos/Almond - To approve the Consent Calendar.

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

3.1 Approve the Minutes for June 20, 2022 RHC Meeting

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

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Steven Goldstein commented on his ongoing tenant petition and the Hearing Officer decision.

5. APPEAL HEARING

5.1 Appeal of Decision Re: Petition 21220008

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.

PRESENTATION AND ARGUMENTS BY APPELLANT LANDLORD Helen Deng, on behalf of the Appellant Landlord

PRESENTATION AND ARGUMENTS BY RESPONDENT TENANTS Iris Martinez

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PRESENTATION AND ARGUMENTS BY RESPONDENT TENANTS Iris Martinez

MOTION: M/S - Almond/Ramos - To approve the tentative appeal decision

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

6. PUBLIC HEARINGS - None

7. NEW BUSINESS

7.1 Amendment to CSFRA Regulations Chapter 2 and MHRSO Regulations Chapter 2

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

- Griffin
- Oceania Villancourt
- Edie Keating
- Joshua Howard
- Theresa McFarlad
- Anna Ferrari
- Steven Goldstein
- Skye Morland
- Alex Brown

MOTION 1: M/S - Ramos - To adopt amendments to the Community Stabilization and Fair Rent Act Regulations and to the Mobile Home Rent Stabilization Ordinance Regulations to further clarify the calculation of Base Rent where a rent concession offered in the first two months of a tenancy was provided by Landlord (or Park Owner or Mobile Home Landlord) to Tenant (or Mobile Home Owner or Mobile Home Tenant) during the initial term of the tenancy.

Motion failed for lack of second.

MOTION 2: M/S - Almond/Haines-Livesay - (with a friendly amendment by Chair Haines Livesay) To adopt amendments to the Community Stabilization and Fair Rent Act Regulations and to the Mobile Home Rent Stabilization Ordinance Regulations to further clarify the calculation of Base Rent where a rent concession offered in the first month of a tenancy was provided by Landlord (or Park Owner or Mobile Home Landlord) to Tenant (or Mobile Home Owner or Mobile Home Tenant) during the initial term of the tenancy. The regulations will be amended to include the Notice of Rent Concession requirement to start September 1, 2022 and to update the examples to reflect the newly adopted concession exemptions.

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

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.

9. ADJOURNMENT - At 9:30 p.m., Chair Haines Livesay adjourned the meeting to the next RHC meeting to be held on Monday, August 8, 2022 at 7:00 p.m. via video conference.