



City of Mountain View

Minutes

Rental Housing Committee

Monday, December 14, 2020

7:00 PM Video Conference with No Physical Meeting Location

1. CALL TO ORDER

This meeting was called to order at 7:00 p.m.

2. ROLL CALL

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

3. MINUTES APPROVAL

3.1 Approve the minutes for October 19, 2020 RHC Meeting

MOTION: M/S - Haines-Livesay / Almond - To approve the minutes for the October 19, 2020 RHC meeting.

Yes: 6 - Committee Member Haines-Livesay, Committee Member Grunewald, Committee Member Pardo de Zela, Committee Member Almond, Chair Ramos, and -

4. CONSENT CALENDAR - None

5. ORAL COMMUNICATIONS FROM THE PUBLIC

No public comments were received.

6. APPEAL HEARINGS - None

7. PUBLIC HEARINGS - None

8. NEW BUSINESS

8.1 Extension Regulations for Voluntary Agreements to Temporarily Reduce Rent

Review and adopt a Resolution extending the Regulations in Chapter 7 for Voluntarily Agreements to Temporarily Reduce Rent.

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

- Neeraj Gupta
- Emily Hislop
- Tim MacKenzie
- Anna Marie Morales
- Tim Larson
- Edie Keating
- John Lashlee
- Alexander Brown

MOTION: M/S - Almond / Haines-Livesay - (also accepting a friendly amendment by Committee Member Grunewald to remove the language stating the reduction in rent is specifically meant to address economic impacts on tenants related to COVID-19 and to specify that this regulation does not apply to tenancies which began after April 30, 2020) To adopt a Resolution extending the Regulations in Chapter 7 for Voluntarily Agreements to Temporarily Reduce Rent to be effective until six months after the rescission of the California Governor's Proclamation of a State of Emergency dated March 4, 2020 in response to the COVID 19 pandemic.

Yes: 6 - Committee Member Haines-Livesay, Committee Member Grunewald, Committee Member Pardo de Zela, Committee Member Almond, Chair Ramos, and -

8.2

Request to place on a subsequent RHC agenda consideration of various issues related to CSFRA Section 1718, which allows the RHC to suspend the CSFRA if the average annual vacancy rate for controlled units exceeds 5%.

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

- Kevin Ma
- Scott Haiden
- John Lashlee
- Tim MacKenzie
- Bee Hanson
- Tim Larson
- Sebastian Brisbois
- Ana Zeiger
- Bruce England
- Edie Keating
- Annie
- Charles Fox
- Guatam Iyer
- Ana Marie Morales
- Rohin Ghosh
- Joho M.
- Eva Tang
- Alex Brown

MOTION: M/S - Julian / None - To place on the next Rental Housing Committee Agenda various items related to CSFRA Section 1718, which allows the Rental Housing Committee to consider suspension of the CSFRA if the average annual vacancy rate for controlled units exceeds 5%.

Motion failed for lack of second.

No further motions were made.

- 8.3** Draft Regulations amending Chapter 3 Rules of Conduct to Add subsection D addressing states of emergency

Karen Tiedemann, Special Counsel, Goldfarb presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

- Scott Haiden
- Kevin Ma
- John Lashlee
- Tim MacKenzie
- Tim Larson
- Bee Hanson
- Joho M.
- Eddie Keating
- Charles Fox
- Anna Marie Morales
- Bruce England
- Alex Brown

MOTION 1: M/S - Ramos / None - To adopt the Resolution amending Chapter 3: Rules and Regulations regarding Rental Housing Committee actions during a state of emergency or a local emergency.

Motion failed for lack of second.

MOTION 2: M/S - Ramos / Almond - (accepting a friendly amendment by Committee Member Haines-Livesay to remove state of emergencies declared by the President of the United States. Also accepting a friendly amendment by Committee Member Grunewald to add language specifying that any action taken by the Rental Housing Committee does not reduce protections related to excessive rent increases and no-fault evictions provided by the CSFRA) To adopt the Resolution amending Chapter 3: Rules and Regulations regarding Rental Housing Committee actions during a state of emergency or a local emergency.

Yes: 5 - Committee Member Haines-Livesay, Committee Member Grunewald, Committee Member Almond, Chair Ramos, and -

No: 1 - Committee Member Pardo de Zela

MOTION: M/S - Ramos / Almond - To move agenda item 8.5, Bi-Annual Review of Consumer Price Indices for Fair Return Calculations of Petitions for Upward Adjustment, to the next RHC meeting on January 25, 2021.

Yes: 6 - Committee Member Haines-Livesay, Committee Member Grunewald, Committee Member Pardo de Zela, Committee Member Almond, Chair Ramos, and -

8.4 Quarterly Financial Expenditures FY 2020-21 through September 30, 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 Quarterly Financial Expenditures for Fiscal Year 2020-21 through September 30, 2020 and provided feedback.

8.5 Bi-Annual Review of Consumer Price Indices for Fair Return Calculations of Petitions for Upward Adjustment

This agenda item has moved to the January 25, 2021 RHC meeting.

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

9.1 Monthly Status Report October/November 2020

Analyst Black presented the monthly status reports for October and November.

9.2 Update on City's COVID-19 landlord/tenant programs

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

9.3 Upcoming Monthly Workshops and Office Hours

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

10. ADJOURNMENT - At 10:35 p.m., Chair Ramos adjourned the meeting to the next RHC meeting to be held on Monday January 25, 2021 at 7:00 p.m. via video conference.