



City of Mountain View

Minutes

Rental Housing Committee

Monday, January 24, 2022

7:00 PM Video Conference with No Physical Meeting Location

1. CALL TO ORDER

The meeting was called to order at 7:00 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

3. CONSENT CALENDAR

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION - M/S - Haines-Livesay / Ramos- To approve the Consent Calendar.

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

3.1 Approve the Minutes for December 13, 2021 and January 10, 2022 RHC Meetings

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

No public comments received.

5. APPEAL HEARINGS - None

6. PUBLIC HEARINGS - None

7. NEW BUSINESS

7.1 Introduction of the CSFRA Hearing Officers and update on petition hearings.

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

The RHC received a presentation introducing the CSFRA Hearing Officers and overview of petition hearings and provided feedback to staff.

7.2 Monthly Status Reports December 2021

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

The RHC reviewed the Monthly Status Report December 2021 and provided feedback to staff.

**7.3 MHRSO Regulations - Chapter 8 - Banking and Tenant Hardship
MHRSO Regulations - Chapter 9 - New and Additional Occupants**

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

- Mountain View Resident
- Alex Brown
- Anna Marie Morales
- Eddie Keating
- Bee Hanson
- Kevin Ma
- Jeff Zell

MOTION 1: M/S - Haines-Livesay/Ramos - To adopt Chapter 8 Banking and Tenant Hardship Regulations, including the noticing requirements for a banked Rent increase, the definitions of hardship conditions, and the petition process for Mobile Home Owner or Mobile Home Tenant hardship, with an amendment to Section C.2.a to change "Rent" to "housing costs" and define "housing costs" and an amendment to Section C.2.f to remove the income requirement from the definition of "Other Hardship."

Yes: 4 - Committee Member Ramos, Committee Member Rosas, Vice Chair Haines-Livesay, and Chair Almond

No: 1 - Committee Member Pardo de Zela

MOTION 2: M/S - Ramos/Rosas - To adopt Chapter 9 New and Additional Occupants Regulations, including the process by which to replace a departing roommate or add an eligible family member to a Mobile Home.

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

7.4 Proposed Amendments of the Tenant Relocation Assistance Ordinance

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Mountain View Resident
Anna Marie Morales
Alex Brown
Edie Keating
Tim Larson
Joan McDonald

The RHC received a presentation on the proposed amendments to the City's Tenant Relocation Assistance Ordinance, City Code Sections 36.38 through 36.48, to include mobile home residents and provided feedback to staff.

7.5 Update on Funding of the MHRSO and City budget request for MHRSO start-up funding.

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Edie Keating
Joan McDonald
Anna Marie Morales

The RHC received a presentation on funding of the MHRSO and City budget request for MHRSO start-up funding related to implementation of the Mobile Home Rent Stabilization Ordinance (MHRSO) and provided feedback to staff.

7.6 Update on the development process for a Memorandum of Understanding as a potential exemption from the Mobile Home Rent Stabilization Ordinance.

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Tim Larson
Alex Brown

The RHC received a presentation regarding the Development process for a Memorandum of Understanding and scheduled stakeholder meetings and provided feedback to staff.

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.

The RHC scheduled an Special RHC meeting on February 14, 2022 with the purpose of adopting a 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.

9. ADJOURNMENT - At 10:02 p.m., Chair Almond adjourned the meeting to the next RHC meeting to be held on Monday, February 14, 2022 at 7:00 p.m. via video conference.