



# City of Mountain View

## Minutes

### Rental Housing Committee

---

Monday, June 1, 2020

7:00 PM Video Conference with No Physical Meeting Location

---

#### 1. 6:00 PM - CLOSED SESSION

##### CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATIONS

•Name of Case: Mariel Bolhouse and Tim Larson v. Rental Housing Committee and City of Mountain View, et.al. Santa Clara County Superior Court Case Number 18CV325875.

•Name of Case: Redwood Villa, Inc. v. City of Mountain View and Mountain View Rental Housing Committee, Santa Clara County Superior Court Case Number 18CV322991.

#### 1. 7:00 PM - CALL TO ORDER REGULAR SESSION (to be held via video conference)

This meeting was called to order at 7:54 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. CLOSED SESSION REPORTS

Karen Tiedemann, Special Counsel, reported out from closed session that the RHC received a report on pending litigation and no action was taken

#### 4. MINUTES APPROVAL

##### 4.1 Approve the minutes for May 4, 2020 RHC Meeting

MOTION: M/S - Haines Livesay / Grunewald - To approve the minutes for the May 4, 2020 RHC meeting with a correction to item 9.3 to remove the text, "Enter Staff Recommendation Here, in Regular Text".

**Yes:** 4 - Committee Member Grunewald, Committee Member Pardo de Zela, Chair Ramos, and Alternate Haines

**Abstain:** 1 - Vice Chair Almond

#### 5. CONSENT CALENDAR - None

#### 6. ORAL COMMUNICATIONS FROM THE PUBLIC

No public comments were received.

**7. APPEAL HEARINGS - None**

**8. PUBLIC HEARINGS - None**

**9. NEW BUSINESS**

**9.1 CSFRA Fiscal Year 2020-21 Budget and Rental Housing Fee**

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

Alex Brown

MOTION: M/S - Grunewald/ Almond - To approve a Resolution of the Rental Housing Committee of Mountain View adopting the Fiscal Year 2020-21 Budget and Establishing a Rental Housing Fee Sufficient to Support the Fiscal Year 2020-21 Budget.

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

**9.2 Mobile Home Parks Rent Stabilization**

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

Jessie Cardenas  
Anna Marie Morales  
Alex Nunez  
Meghan Fraley  
Edie Keating  
Beelia Hanson  
Trey Bornmann  
Timothy Larson  
Alex Brown  
Sharon Tseng  
Kevin Ma  
Irene Yoshida  
Jim Schwartz  
Annie Nguyen-Barany  
Conner O'brian  
Guadalupe Rosas  
Mountain View Resident  
Ed  
Susan Morales

Motion 1: M/S - Grunewald/ Pardo de Zela - To uphold the RHC's prior action determining

that mobile homes and mobile home spaces are not covered by the Community Stabilization and Fair Rent Act.

**Yes:** 2 - Committee Member Grunewald, and Committee Member Pardo de Zela

**No:** 2 - Vice Chair Almond, and Chair Ramos

**Abstain:** 1 - Alternate Haines

MOTION 2: M/S - Haines-Livesay/ Grunewald - To hold a study session on mobile home and mobile home spaces coverage under the CSFRA on the September 21, 2020 RHC meeting.

**Yes:** 4 - Committee Member Grunewald, Committee Member Pardo de Zela, Chair Ramos, and Alternate Haines

**No:** 1 - Vice Chair Almond

### 9.3 Contract for Administrative and Hearing Process Services for Fiscal Year 2020-21

Analyst Black presented a report and responded to questions.

#### SPEAKING FROM THE FLOOR WITH COMMENTS:

Eddie Keating

MOTION: M/S - Almond/ Haines Livesay - To authorize the Program Manager or other designee to execute an agreement with Project Sentinel to provide administrative and hearing process services for Fiscal Year 2020-21 for a total amount not to exceed \$235,000, as follows:

1. Administrative support services in an amount not to exceed \$125,000;

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.

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

**Abstain:** 1 - Committee Member Pardo de Zela

### 9.4 Contract with Goldfarb & Lipman for Fiscal Year 2020-21

Analyst Kennedy presented a report and responded to questions.

#### SPEAKING FROM THE FLOOR WITH COMMENTS:

Eddie Keating

MOTION: M/S - Grunewald/ Pardo de Zela - 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 2020-21 in an amount not to exceed \$200,000, and to represent the RHC and the City in pending litigation related to the Community Stabilization and Fair Rent Act for Fiscal Year 2020-21 in an amount not to exceed \$50,000.

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

The RHC unanimously decided to move agenda item 9.5, Update on Proposed TRAO Modifications, and agenda item 9.6, Quarterly Review of Consumer Price Indices for Fair Return Calculations of Petitions for Upward Adjustment, to the next RHC meeting on June 29, 2020.

**9.5** Update on proposed modifications to the Tenant Relocation Assistance Ordinance

This agenda item has moved to the June 29, 2020 RHC meeting.

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

To receive an informational quarterly review of the Consumer Price Indices for Fair Return Calculations of Petitions for Upward Adjustment of Rent.

This agenda item has moved to the June 29, 2020 RHC meeting.

**10. COMMITTEE/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE**

Update on City's COVID-19 landlord and tenant programs

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

Monthly Activity Report April 2020

Analyst Black presented the monthly status report.

Upcoming Monthly Workshops, Clinics and Office Hours

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

**11. ADJOURNMENT - At 10:16 p.m., Chair Ramos adjourned the meeting to the next RHC meeting to be held on Monday, June 29, 2020 at 7:00 p.m. via video conference.**