



City of Mountain View

Minutes

Rental Housing Committee

Monday, February 28, 2022

7:00 PM Video Conference with No Physical Meeting Location

1. CALL TO ORDER

The meeting was called to order at 7:01 P.M.

2. ROLL CALL

Present 5 - Vice Chair Emily Ramos, Committee Member Guadalupe Rosas, Chair Nicole Haines-Livesay, Committee Member Susyn Almond, and Alternate Matthew Grunewald

Absent 1 - Committee Member Julian Pardo de Zela

3. CONSENT CALENDAR

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

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

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

Absent: 1 - Committee Member Pardo de Zela

3.1 Approve the Minutes for January 24, 2022 and February 14, 2022 RHC Meetings

Approve the Rental Housing Committee meeting minutes for January 24, 2022 and February 14, 2022. Copies of the minutes for the above noted meetings have been delivered to Committee Members and copies are available at City Hall.

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 Monthly Status Reports January 2022

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

The RHC reviewed the Monthly Status Report January 2022 and provided feedback to staff.

7.2 Draft Amendments to Chapters 5 and 7 of CSFRA Regulations

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Alex Brown

MOTION 1: M/S - Ramos / Haines-Livesay - To amendment to CSFRA Regulations Chapter 5 to clarify the definitions of “place” to include virtual conferencing platforms and “mailing” to include electronic transmission of correspondence to a recipient’s provided email address.

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

Absent: 1 - Committee Member Pardo de Zela

MOTION 2 - M/S - Ramos / Rosas - To amend the definition of “Other Hardship” in the AGA regulations as follows:

- Eliminates income requirement for Tenants filing Tenant Hardship Petitions based on the “Other Hardship” category

- Tenant must demonstrate they do not qualify under other categories but are experiencing other extenuating circumstances

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

Absent: 1 - Committee Member Pardo de Zela

7.3 Update on Relevant Legislation and Case Law in California

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

The RHC received a presentation regarding updates on legislation adopted by the California legislature during the 2021 legislative year related to landlord-tenant laws as well as recent court cases related to tenant relocation assistance and rent stabilization.

7.4 Update on City Funding Request for the Implementation of the MHRSO

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Edie Keating
Alex Brown

The RHC received an update on City funding request for the implementation of the MHRSO and provided feedback to staff.

7.5 Quarterly Financial Expenditures Fiscal Year 2021-22 through December 31, 2021

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

The RHC reviewed the attached Quarterly Financial Expenditures Report for Fiscal Year 2021-22 through December 31, 2021 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.

9. ADJOURNMENT - At 10:02 p.m., Chair Almond adjourned the meeting to the next RHC meeting to be held on Monday, March 23, 2022 at 7:00 p.m. via video conference.