



City of Mountain View

Minutes

Rental Housing Committee

Monday, June 20, 2022

6:30 PM Video Conference with No Physical Meeting Location

1. ANNOUNCEMENT (OPEN SESSION)

The meeting was called to order at 6:30 p.m.

2. CLOSED SESSION

The closed session was called to order at 6:39 P.M.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Adrian Ferrari

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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.

3. CALL TO ORDER

The meeting was called to order at 7:32 p.m.

4. 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

5. CONSENT CALENDAR

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

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

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

No: 1 - Committee Member Pardo de Zela

5.1 Approve the Minutes for May 23, 2022 RHC Meeting

Approve the Rental Housing Committee meeting minutes for May 23, 2022. Copies of the minutes for the above noted meeting have been delivered to Committee Members and are available online.

- 5.2** 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

6. ORAL COMMUNICATIONS FROM THE PUBLIC

Steven Goldstein noted that the decrease in property value of his apartment complex could be considered a reduction in services eligible for a petition for a decrease in rent.

Scott A. commented that the RHC should not consider the last 2 years when vacancy rates were above 5% when determining base rent and concessions.

Ann Marie Morales urged the RHC to have a hybrid meeting option as to not violate the rights of people with disabilities.

7. APPEAL HEARINGS - None

8. PUBLIC HEARINGS - None

9. UNFINISHED BUSINESS

- 9.1** Amendment to Chapter 2: Definitions of the CSFRA Regulations
Amendment to Chapter 4: Petition Process of the CSFRA Regulations
Amendment to Chapter 2: Definitions of the MHRSO Regulations
Amendment to Chapter 5: Petition Process of the MHRSO Regulations

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Salim Damerdji
Tim Mackenzie
Skye Morland
Shanna
Edie Keating
Lauren Zack
Anil Babbar
Joshua Howard
Matthew Chisam
Mobile Home Resident
Jeff Zell
Kevin Ma
Alex Nunez
Theresa McFarland
Eric
Anna Marie Morales
Violet Bright
Scott A.
Steven Goldstein
Alex Brown
Tim Larson

MOTION: M/S - Almond/Ramos - To review and adopt regulations to amend CSFRA Regulations Chapter 2 and 4 and MHRSO Regulations Chapter 2 and 5 to clarify the calculation of Base Rent where a rent concession was provided during the initial term of the tenancy, and to establish a statute of limitations on the recovery of back rent due where a petition was filed on the basis of unlawful rent related to concessions.

Yes: 3 - Committee Member Almond, Committee Member Rosas, and Vice Chair Ramos

No: 2 - Committee Member Pardo de Zela, and Chair Haines-Livesay

Committee Member Grunewald left the meeting at 9:40 p.m.

10. NEW BUSINESS

10.1 Monthly Status Reports April and May 2022

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Skye Morland
Edie Keating

The RHC reviewed the Monthly Status Reports for the Rent Stabilization and the Eviction Prevention Programs.

10.2 CSFRA Fiscal Year 2022-23 Budget and Annual Rental Housing Fee

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Theresa McFarland

Alexander Brown

Jeff Zell

Edie Keating

MOTION: M/S - Almond/Ramos - To adopt a Resolution of the Rental Housing Committee of Mountain View Adopting the Fiscal Year 2022-23 Budget and Establishing a Rental Housing Fee Sufficient to Support the Fiscal Year 2022-23 Budget.

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

Abstain: 1 - Committee Member Pardo de Zela

10.3 Contract with Project Sentinel for Fiscal Year 2022-23

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments were received.

MOTION: M/S - Ramos/Rosas - 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 2022-23 for a total amount not to exceed \$115,000 as follows:

1. Administrative support services in an amount not to exceed \$10,000;
2. Deploy and reimburse Facilitators for the Prehearing Settlement Conference Process in an amount not to exceed \$5,000; and
3. Deploy and reimburse Hearing Officers for the Petition Hearing Process in an amount not to exceed \$100,000.

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

10.4 Contract with Goldfarb & Lipman LLP for Fiscal Year 2022-23

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments were received.

MOTION: M/S - Almond/Ramos - 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 2022-23 in an amount not to exceed \$175,000 and to represent the Rental Housing Committee and the City of

Mountain View in pending litigation related to the Community Stabilization and Fair Rent Act for Fiscal Year 2022-23 in an amount not to exceed \$100,000.

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

Abstain: 1 - Committee Member Pardo de Zela

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

11.1 Upcoming Monthly Workshops, Clinics and Office Hours

Analyst Kennedy presented on the monthly workshops, clinics and office hours.

Vice-Chair Ramos ask the RHC to revisit the decision on concessions and base rent to consider an option to allow for 1 month concessions.

Committee Member Pardo De Zella made a motion to stay the implementation of the Regulations adopted under item 9.1 for 90 days. the Motion failed for a lack of a second.

12. CLOSED SESSION REPORT

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

13. ADJOURNMENT At 10:42 p.m., Chair Haines-Livesay adjourned the meeting to the next RHC meeting to be held on Monday, July 17, 2022 at 7:00 p.m. via video conference.

Submitted for approval by Andrea Kennedy