



City of Mountain View

Minutes

Rental Housing Committee

Monday, December 13, 2021

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 6 - Committee Member Julian Pardo de Zela, Vice Chair Emily Ramos, Committee Member Guadalupe Rosas, Chair Nicole Haines-Livesay, Committee Member Susyn Almond, and Alternate Matthew Grunewald

3. CONSENT CALENDAR

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

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

Absent: 1 - Committee Member Almond

3.1 Approve the Minutes for November 15, 2021 RHC Meeting

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

Committee Member Rosas arrived at 7:06 P.M.

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Steven Goldstein expressed concern to the RHC regarding the use of electronic service for formal petition documents.

5. APPEAL HEARINGS - None

6. PUBLIC HEARINGS - None

7. NEW BUSINESS

7.1 Monthly Status Reports November 2021

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Edie Keating
Steven Goldstein
Richard Bonin

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

7.2 Draft Amendments to Chapters 5 and 11 of CSFRA Regulations

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.

MOTION: M/S - Ramos / Haines-Livesay - To amend CSFRA Regulations Chapter 5: Hearing Procedures to specify the precise process for consideration of untimely appeals and amend CSFRA Regulation Chapter 11: Registration to specify precise process for exemption determinations and appeals of exemption determinations.

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

7.3 Review and Adopt Regulations of the Mobile Home Rent Stabilization Ordinance

1. Adopt a Resolution of the Rental Housing Committee of the City of Mountain View Adopting Regulations, Chapters 1, 2, and 3, of the Mobile Home Rent Stabilization Ordinance, to be read in title only, further reading waived (Attachment 2 to the memorandum).

2. Adopt a Resolution of the Rental Housing Committee of the City of Mountain View Adopting Regulations, Chapter 7, of the Mobile Home Rent Stabilization Ordinance, to be read in title only, further reading waived (Attachment 3 to the memorandum).

3. Adopt a Resolution of the Rental Housing Committee of the City of Mountain View Adopting Regulations, Chapter 10, of the Mobile Home Rent Stabilization Ordinance, to be read in title only, further reading waived (Attachment 4 to the memorandum).

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Sahara Village Resident
Alex Brown

MOTION: M/S - Ramos / Haines-Livesay -To adopt MHRSO Regulations:

1. Chapter 1 of MHRSO Regulations clarifying purpose of MHRSO Regulations
2. Chapter 2 of MHRSO Regulations defining common terms as used in the MHRSO

Regulations

3. Chapter 3 of MHRSO Regulations establishing Rules of Conduct for RHC meetings on MHRSO-related matters

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

MOTION: M/S - Haines-Livesay / Ramos - To adopt MHRSO regulations Chapter 7 for upward adjustment of rent, including regulations for Maintenance of Net Operating Income Petitions, Capital Improvement Petitions, Joint Petitions for New and Additional Housing Services, and Mobile Home Owner and Mobile Home Tenant hardship.

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

MOTION: M/S - Rosas / Ramos - To adopt regulations MHRSO Chapter 11 for Just Cause for Eviction noticing requirements.

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

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 8:52 p.m., Chair Almond adjourned the meeting to the next RHC meeting to be held on Monday, January 10, 2022 at 7:00 p.m. via video conference.