



Minutes

Rental Housing Committee

Committee Members Honey, Ramos, Pardo de Zela and Vice Chair Grunewald

Monday, December 10, 2018

7:00 PM

Council Chambers - 500 Castro St.

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. ROLL CALL

3. CLOSED SESSION - None

4. MINUTES APPROVAL

4.1 Approve the minutes for November 26, 2018 RHC Meeting

5. CONSENT CALENDAR - None

6. ORAL COMMUNICATIONS FROM THE PUBLIC

Curtis Conroy explained that regulation revisions allowing the AGA be subject to tenant hardship petitions would likely bring a legal challenge by property owners.

Joan MacDonald stated that the RHC should reconsider the CPI index used to calculate MNOI and thanked Chair Ortiz for his ability to run impartial, objective and fair RHC meetings.

Chairperson Ortiz proposed to move agenda item 10.1, Update on CSFRA Project Manager Recruitment, before agenda item 7.1, CSFRA Case 17180015, 324 Camille Court, Mountain View, CA.

10.1 Update on CSFRA Project Manager Recruitment

Neighborhood and Housing Manager Wong presented and oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments were received.

The RHC received an update regarding the recruitment of the Project Manager for the CSFRA Program.

7. APPEAL HEARINGS

7.1 CSFRA Case 17180015, 324 Camille Court, Mountain View, CA

Karen Tiedemann, Special Counsel, Goldfarb and Lipman, presented an oral presentation and responded to questions.

PRESENTATION AND ARGUMENTS BY PETITIONER APPELLANT LANDLORD Absent
PRESENTATION AND ARGUMENTS BY RESPONDENT TENANTS Chris Hohn

The respondent representative, Chris Hohn, waived the 5 minute rebuttal time because of appellant's absence.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Curtis Conroy

8. PUBLIC HEARINGS - None

9. UNFINISHED BUSINESS - None

10. NEW BUSINESS

10.2 Draft Revisions to Regulations Providing Guidance to Hearing Officers
Regarding Allocation of Upward Adjustments of Rent and Noticing
Requirements to Tenants

Justin Bigelow, Special Counsel, Goldfarb and Lipman, presented an oral presentation and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Curtis Conroy

Steven Goldstein

10.3 CSFRA Monthly Status Report November 2018

Administrative Analyst Black presented an oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Elizabeth Lindsey

Curtis Conroy

Steven Goldstein

The RHC heard a presentation regarding the CSFRA monthly status report for November 2018.

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

Committee Member Honey requested clarification on the upcoming RHC meeting dates and an update of the appointment process by the City Council of new RHC members.

Chair Ortiz announced his resignation from the RHC; thanked staff and fellow RHC members for their service and endorsed Vice Chair Grunewald as his replacement Chair of the RHC.

Vice Chair Grunewald thanked Chair Ortiz for his service on the Committee.

12. CLOSED SESSION REPORTS - None

13. ADJOURNMENT - At 8:02 p.m., Chair Ortiz adjourned the meeting to the next RHC meeting to be held on Monday, January 28, 2019 at 7:00 p.m. in the Council Chambers, 500 Castro Street.