



# City of Mountain View

## Minutes

### Rental Housing Committee

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Monday, March 22, 2021

7:00 PM Video Conference with No Physical Meeting Location

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#### 1. CALL TO ORDER

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

#### 2. ROLL CALL

**Present** 5 - Committee Member Nicole Haines-Livesay, Committee Member Matthew Grunewald, Committee Member Julian Pardo de Zela, Committee Member Susyn Almond, and Chair Emily Ramos

#### 3. MINUTES APPROVAL

3.1 Approve the minutes for February 22, 2020 RHC Meeting

MOTION: M/S - Almond / Haines-Livesay - To approve the minutes for the February 22, 2021 RHC meeting.

**Yes:** 6 - Committee Member Haines-Livesay, Committee Member Grunewald, Committee Member Pardo de Zela, Committee Member Almond, Chair Ramos, and -

#### 4. CONSENT CALENDAR - None

#### 5. ORAL COMMUNICATIONS FROM THE PUBLIC

No public comments were received.

#### 6. APPEAL HEARINGS - None

#### 7. PUBLIC HEARINGS - None

#### 8. NEW BUSINESS

8.1 Mobile Homes and Rent Stabilization

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

Tim Larson

Molly Clancy

Anna Marie Morales

Edie Keating

Mountain View Resident

Bee Hanson

Alex Brown

MOTION: M/S - Ramos / Haines Livesay - To support the decision of Council to develop a City mobile home ordinance to be modeled after the CSFRA and to be administered by the RHC, provided there is adequate funding available.

**Yes:** 6 - Committee Member Haines-Livesay, Committee Member Grunewald, Committee Member Pardo de Zela, Committee Member Almond, Chair Ramos, and -

The RHC provided input regarding the development of a City Council mobile home rent stabilization ordinance. This is meant to be friendly input and is not a prerequisite for RHC support of a Council ordinance. The RHC provided the following input:

1. Straw poll - carried 4-1; Pardo de Zela no - Recommend the ordinance use one set of rules consistent through all parks, for all residents, mobile home owners as well as renters, not dual systems or an ordinance that allows for an "opt out" clause
2. Straw poll - carried 5-0 - Cover rent for both mobile homes and mobile home spaces in the ordinance.
3. Straw poll - carried 5-0 - Set a base year that is pre-pandemic of 2019 or earlier.
4. Straw poll - carried 5-0 - Structure a fee revenue sufficient to enable the RHC to administer the ordinance.
5. Straw poll - carried 5-0 - Include a streamlined capital improvement petition process in addition to a fair return petition process.
6. Straw poll - carried 5-0 - Take into account the lower income level of MHP residents when considering an Annual General Adjustment (AGA) of rent (less than 100% CPI).
7. Straw poll - carried 5-0 - Suggest Council consider stakeholder meetings without slowing down the process for the ordinance and RHC to send summaries of past stakeholder meetings, community outreach and survey results.
8. Straw poll - carried 5-0 - Chair Ramos will provide above input to City Council in a letter on behalf of the RHC.

MOTION: M/S - Grunewald/ Haines-Livesay - To move agenda item 8.3, Quarterly Financial Expenditures FY 2020-21 through December 31, 2020, and agenda item 8.4, Bi-Annual Review of Consumer Price Indices for Fair Return Calculations of Petitions for Upward Adjustment, to the next RHC meeting on April 19, 2021.

**8.2** Draft Regulations Amending Chapter 6: Upward Adjustments

Analyst Black presented a report and responded to questions.

## SPEAKING FROM THE FLOOR WITH COMMENTS:

Edie Keating

Alex Brown

MOTION: M/S - Grunewald / Haines-Livesay - To adopt a resolution amending Chapter 6: Upward Adjustment Regulations regarding Specified Capital Improvement Petitions and Joint Petition for New and Additional Housing Services.

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

**No:** 1 - Committee Member Almond

**8.3** Quarterly Financial Expenditures FY 2020-21 through December 31, 2020

This agenda item has moved to the April 19, 2021 RHC meeting.

**8.4** Bi-Annual Review of Consumer Price Indices for Fair Return Calculations of Petitions for Upward Adjustment

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

This agenda item has moved to the April 19, 2021 RHC meeting.

**9. COMMITTEE/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE****9.1** Monthly Status Report February 2021

Analyst Black presented the monthly status reports for March 2021.

**9.2** Update on Rent Registry

Analyst Kennedy presented an update on the City's landlord property registration.

**9.3** Update on City's COVID-19 Landlord / Tenant Programs

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

**9.4** Upcoming Monthly Workshops and Office Hours

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

**10. ADJOURNMENT - At 10:06 p.m., Chair Ramos adjourned the meeting to the next RHC meeting to be held on Monday April 19, 2021 at 7:00 p.m. via video conference.**