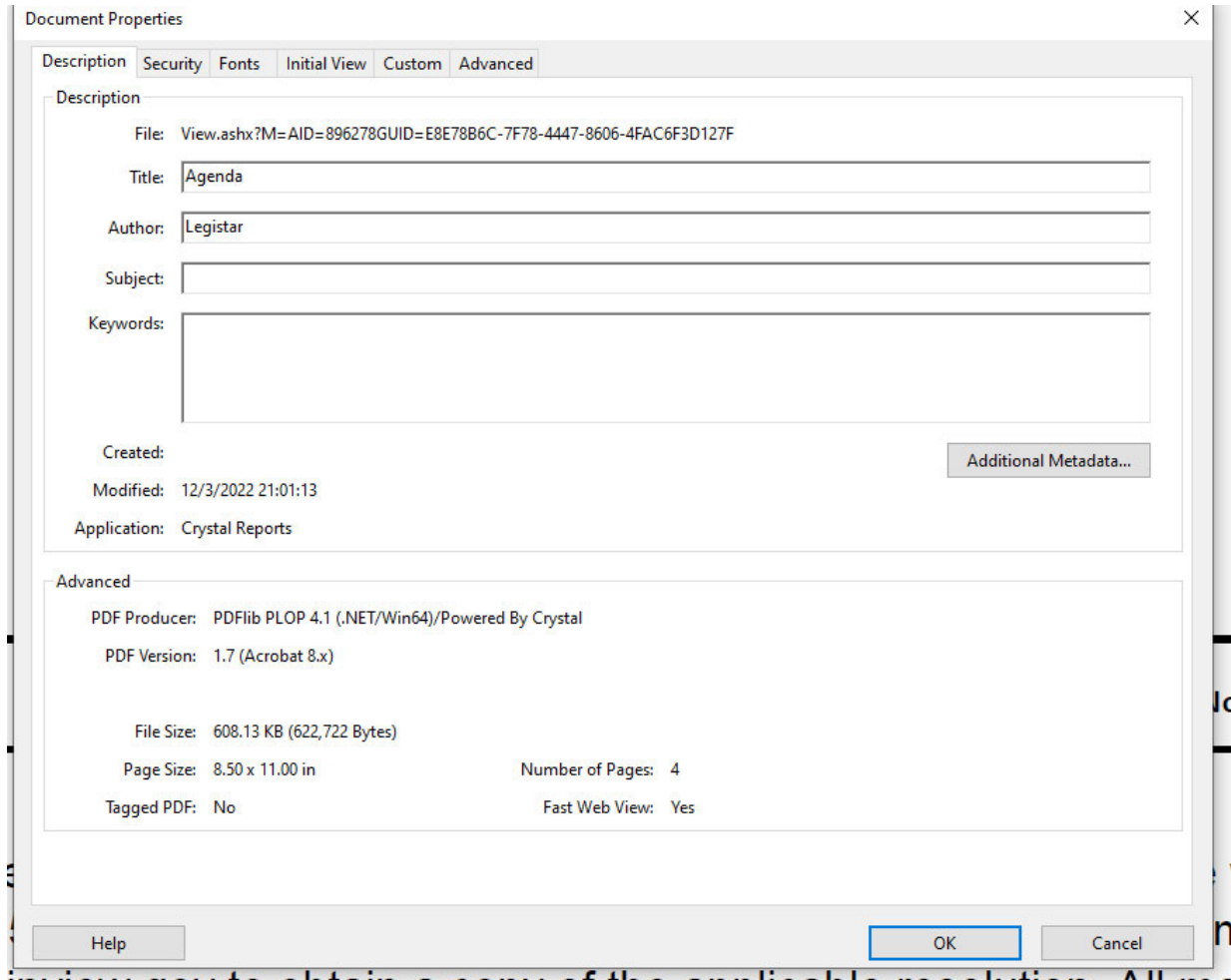


**From:** [Steven Goldstein](#)  
**To:** [Black Patricia](#); [Avny David](#); [Eric J. Stephenson](#); [REDACTED]  
**Cc:** [van Deursen Anky](#)  
**Subject:** RE: 184 Centre Street Unit 6 Notice of Tentative Appeal Decision Letters Received 12/03/2022  
**Date:** Monday, December 5, 2022 10:53:05 AM  
**Attachments:** [image002.png](#)  
[image001.png](#)  
[City of Mountain View - Meetings.pdf](#)  
**Importance:** High

**CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.**

Hello All,

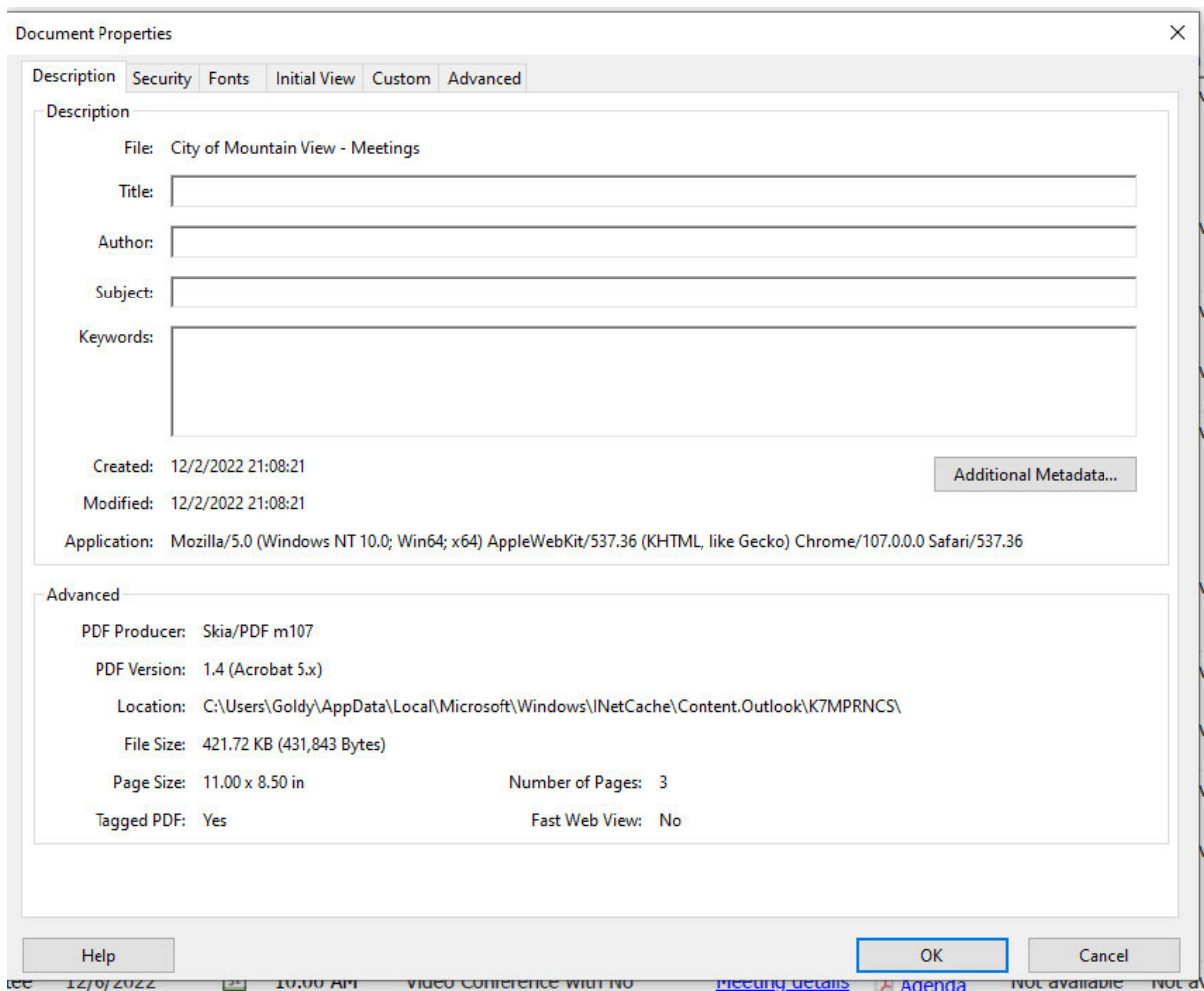
That is NOT correct. Please read the properties of the agenda file seen here



Whoever told you it was posted is in error. The document properties indicate it was posted on 12/3/2022 at 2100 hours. This is the same information from the RHC

You surely didn't think I would have not documented it? I actually kept refreshing the page hourly from 12/1/ to 12/3.

Whoever is maintaining the website obviously failed to post it. I have attached my copy of the City Calendar and the properties of this document shows



Whoever is telling you that the posting was on time is WRONG. As that pdf file points out it was captured on 12/2/2022 at 2100 and it clearly did not have the agenda attached.

Whatever is going on over there is incorrect.

You have to do better than this.

In any event, the POSTING was INCOMPLETE. Meaning that the public calendar was REQUIRED to be properly posted. Meaning even if the agenda was on the page here ([https://www.mountainview.gov/council/rental\\_housing\\_committee/rental\\_housing\\_committee.asp](https://www.mountainview.gov/council/rental_housing_committee/rental_housing_committee.asp))

It must also be properly posted on this page as well (<https://mountainview.legistar.com/Calendar.aspx>) to be PROPERLY posted in compliance with the Brown Act. So I need to inform you that even if the emails were sent and even if it was posted on the Agenda page, it was INCOMPLETE. So I would strongly urge you to get on this.

Steven M. Goldstein  
184 Centre Street #6  
Mountain View CA 94041

---

**From:** Black, Patricia <Patricia.Black@mountainview.gov>  
**Sent:** Monday, December 5, 2022 10:12  
**To:** Steven Goldstein [REDACTED]; Avny David [REDACTED]; Eric J. Stephenson <estephenson@pahl-mccay.com>; [REDACTED]  
**Cc:** van Deursen, Anky <Anky.vanDeursen@mountainview.gov>

**Sent:** Friday, December 2, 2022 21:10

**To:** Black, Patricia <Patricia.Black@mountainview.gov>; Avny David <[REDACTED]>; Eric J. Stephenson <estephenson@pahl-mccay.com>; [REDACTED]

**Subject:** RE: 184 Centre Street Unit 6 Notice of Tentative Appeal Decision

**Importance:** High

Hello All,

It is now 2100 on 12/2/2022 and as of now the agenda regarding the meeting on 12/50/2022 has not yet been posted.

Under the Brown Act, it is REQUIRED to be posted at least 72 hours prior to a regular session as described on this website

chrome-extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.bbklaw.com/bbk/media/library/pdf/major-provisions-and-requirements-of-the-brown-act.pdf

Specifically:

#### D. Notice and Agenda Requirements

Two key provisions of the Brown Act that ensure that the public's business is conducted openly are the requirements that legislative bodies post agendas prior to their meetings (Sections 54954.2, 54955 and 54956) and that no action or discussion may occur on items or subjects not listed on the posted agenda (Section 54954.2(a)(2)). Limited exceptions to the rule against discussing or taking action on an item not on a posted agenda are discussed below.

Legislative bodies, except advisory committees and standing committees, are required to establish a time and place for holding regular meetings (Section 54954(a)). Meeting agendas must contain a brief general description of each item of business to be transacted or discussed at the meeting (Section 54954.2(a)). The description need not exceed 20 words. Each agenda must be posted in a place that is freely accessible to the public and must be posted on the agency's website, if it has one. After January 1, 2019, additional online posting requirements apply. Agenda posting requirements differ depending on the type of meeting to be conducted.

If the meeting is a "regular meeting" of the legislative body (i.e., occurs on the body's regular meeting day, without a special meeting call), the agenda must be posted 72 hours in advance of the meeting (Section 54954.2(a)). For "special meetings," the "call" of the meeting and the agenda (which are typically one and the same) must be posted at least 24 hours prior to the meeting (Section 54956). Each member of the legislative body must personally receive written notice of the special meeting either by personal delivery or by "any other means" (such as fax, electronic mail or U.S. mail) at least 24 hours before the time of the special meeting, unless they have previously waived receipt of written notice. Members of the press (including radio and television stations) and other members of the public can also request written notice of special meetings and if they have, that notice must be given at the same time notice is provided to members of the legislative body. A special meeting may not be held to discuss salaries, salary schedules or compensation paid in the form of fringe benefits of a local agency "executive" as defined in Government Code section 3511(d). However, the budget may be discussed in a special meeting. Section 54956(b)."

It would appear to me that the current hearing scheduled for 12/50/2022 CANNOT commence because this agenda was NOT posted on time. And when you look at the website

<https://mountainview.legistar.com/Calendar.aspx>

as of 2100 12/02/2022 the agenda is provided for meeting occurring on 12/7/2022 and NOT the Rental Housing Committee. I have saved a copy of the webpage and I have attached it to this email.

---

What exactly is happening here? I provided my response to the tentative decision on 11/25/2022 and it too until the 29<sup>th</sup> to get acknowledgement of my submission.

Something very strange is occurring here. In any event I did make mt deadline this time. But it appears that someone has failed on your end.

Steven M. Goldstein  
184 Centre Street #6  
Mountain View CA 94041  
[REDACTED]

**Subject:** RE: 184 Centre Street Unit 6 Notice of Tentative Appeal Decision Letters Received 12/03/2022

Good morning Mr. Goldstein,

Thank you for reaching out to our office regarding your concerns below.

The RHC agenda was posted on Wednesday November 30, 2022, online both at the rent stabilization website ([www.mountainview.gov/rentstabilization](http://www.mountainview.gov/rentstabilization)), as well as at the Legistar webpage ([www.mountainview.gov/legistar](http://www.mountainview.gov/legistar)), with all links functional. It was also posted at City Hall and the Library. Additionally staff sent emails out via the RHC contact list with the agenda attached. At some point after the agenda was posted, the *Agenda* link in Legistar was broken, however, the link to the Meeting Details (with the agenda and all the agenda items available) was still functional. Staff fixed the broken *Agenda* link as soon as the issue was discovered. In the meantime the RHC agenda is and has been available since November 30, 2022 on our rent stabilization website, the *Meeting Details* link on the Legistar webpage, as well as at City Hall and the Library.

Best,

**Patricia Black**  
**Senior Management Analyst**  
City of Mountain View  
650-903-6149

---

**From:** Steven Goldstein [REDACTED]  
**Sent:** Saturday, December 3, 2022 4:48 PM  
**To:** Black, Patricia <[Patricia.Black@mountainview.gov](mailto:Patricia.Black@mountainview.gov)>; Avny David [REDACTED]; Eric J. Stephenson <[estephenson@pahl-mccay.com](mailto:estephenson@pahl-mccay.com)>; [REDACTED], City Attorney <[CityAttorney@mountainview.gov](mailto:CityAttorney@mountainview.gov)>; Hicks, Alison <[Alison.Hicks@mountainview.gov](mailto:Alison.Hicks@mountainview.gov)>; Kamei, Ellen <[Ellen.Kamei@mountainview.gov](mailto:Ellen.Kamei@mountainview.gov)>; Matichak, Lisa <[Lisa.Matichak@mountainview.gov](mailto:Lisa.Matichak@mountainview.gov)>; Ramirez, Lucas <[Lucas.Ramirez@mountainview.gov](mailto:Lucas.Ramirez@mountainview.gov)>; Abe-Koga, Margaret <[Margaret.abe-koga@mountainview.gov](mailto:Margaret.abe-koga@mountainview.gov)>; Showalter, Pat <[Pat.Showalter@mountainview.gov](mailto:Pat.Showalter@mountainview.gov)>; Lieber, Sally <[Sally.Lieber@mountainview.gov](mailto:Sally.Lieber@mountainview.gov)>; Emily Ramos [REDACTED]; [REDACTED]; M. Guadalupe Rosas <[REDACTED]>; [REDACTED]; Nicole Hains Livesay <[REDACTED]>; Susyn Almond <[REDACTED]>  
**Subject:** FW: 184 Centre Street Unit 6 Notice of Tentative Appeal Decision Letters Received 12/03/2022  
**Importance:** High

**CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.**

Dian,

Look at the way that David and the City just proved that I am right about what is happening here. They want me to keep my case secret so that no other tenants can learn about it.

Hello all,,

Interesting that you are trying to make my case secret.

Interesting you want to prevent the public disclosure of the appeal.

First, I WILL NOT mediate this matter, I want this to become public record, so that no one like me has to go through this again.

Also so that anyone in the same situation as I am regarding landlords dropping their tax bills CANNOT continue to receive the same rent under CSFRA.

Time to just get my case heard,

Steven M. Goldstein  
184 Centre Street #6  
Mountain View CA 94041  
[REDACTED]

---

**From:** Steven Goldstein

**From:** Black, Patricia <[Patricia.Black@mountainview.gov](mailto:Patricia.Black@mountainview.gov)>  
**Sent:** Tuesday, November 29, 2022 07:43  
**To:** Steven Goldstein <[REDACTED]>; Avny David <[REDACTED]>; Eric J. Stephenson <[estephenson@pahl-mccay.com](mailto:estephenson@pahl-mccay.com)>;  
[REDACTED]  
**Subject:** Re: 184 Centre Street Unit 6 Notice of Tentative Appeal Decision

Good morning,

Your messages and all attachments were received by the City.

Best,

Patricia Black

Patricia Black, MPP  
Senior Management Analyst  
Rent Stabilization Program  
City of Mountain View  
650-903-6149 | [mountainview.gov/rentstabilization](http://mountainview.gov/rentstabilization)

---

**From:** Steven Goldstein <[REDACTED]>  
**Sent:** Monday, November 28, 2022 9:43:04 PM  
**To:** Black, Patricia <[Patricia.Black@mountainview.gov](mailto:Patricia.Black@mountainview.gov)>; Avny David <[REDACTED]>; Eric J. Stephenson <[estephenson@pahl-mccay.com](mailto:estephenson@pahl-mccay.com)>;  
[REDACTED] <[REDACTED]>  
**Subject:** FW: 184 Centre Street Unit 6 Notice of Tentative Appeal Decision

**CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.**

Hello All,

I still have not seen any acknowledgement of my submission. This is getting very serious. Since I have followed all instructions and my submission is TIMELY, it looks like you are trying to delay my submission so it cannot be processed. This is a VERY serious matter

Steven M. Goldstein  
184 Centre Street #6  
Mountain View CA 94041  
[REDACTED]

---

**From:** Steven Goldstein  
**Sent:** Monday, November 28, 2022 12:12  
**To:** [patricia.black@mountainview.gov](mailto:patricia.black@mountainview.gov); Avny David <[REDACTED]>; Eric J. Stephenson <[estephenson@pahl-mccay.com](mailto:estephenson@pahl-mccay.com)>;  
[REDACTED]  
**Subject:** FW: 184 Centre Street Unit 6 Notice of Tentative Appeal Decision  
**Importance:** High

Hello All,

I have not received the acknowledgement of my submission, It is extremely time sensitive.

Steven M. Goldstein  
184 Centre Street #6  
Mountain View CA 94041  
[REDACTED]

---

**From:** Steven Goldstein  
**Sent:** Friday, November 25, 2022 11:31  
**To:** Black, Patricia <[Patricia.Black@mountainview.gov](mailto:Patricia.Black@mountainview.gov)>; Avny David <[REDACTED]>; Eric J. Stephenson <[estephenson@pahl-mccay.com](mailto:estephenson@pahl-mccay.com)>;  
[REDACTED]  
**Cc:** van Deursen, Anky <[Anky.vanDeursen@mountainview.gov](mailto:Anky.vanDeursen@mountainview.gov)>  
**Subject:** RE: 184 Centre Street Unit 6 Notice of Tentative Appeal Decision  
**Importance:** High

Hello All,

Here is my response to the tentative decision along with proof of service, and proof of my credentials to establish my EXPERTISE in auditing businesses. In effect you can read my response and you MUST put this in the agenda for the public to read.

In any event, I look forward to the hearing, and to have the public understand the selective enforcement of the law given what my response describes.

Make sure this is in the record and placed into the official case files.

Steven M. Goldstein  
184 Centre Street #6  
Mountain view CA 94041  
[REDACTED]

---

**From:** Black, Patricia <[Patricia.Black@mountainview.gov](mailto:Patricia.Black@mountainview.gov)>  
**Sent:** Wednesday, November 23, 2022 09:16  
**To:** Steven Goldstein <[REDACTED]>; Avny David <[REDACTED]>; Eric J. Stephenson <[estephenson@pahl-mccay.com](mailto:estephenson@pahl-mccay.com)>  
**Cc:** van Deursen, Anky <[Anky.vanDeursen@mountainview.gov](mailto:Anky.vanDeursen@mountainview.gov)>  
**Subject:** 184 Centre Street Unit 6 Notice of Tentative Appeal Decision

Good morning,

Please see attached.

The Hearing on the above Tenant Petition for Downward Adjustment of Rent: Unlawful Rent was held on September 8, 2022. The Hearing Record was subsequently closed on September 20, 2022. The Hearing Officer's Written Decision was served on all parties on October 20, 2022. A timely Request for Appeal was submitted by Petitioner-Tenant on October 26, 2022. On November 15, 2022, parties were notified that the Request for Appeal was accepted and that the Appel Hearing date was set for December 5, 2022 at 7 p.m. Please find enclosed a copy of the Rental Housing Committee's Tentative Decision concerning said Request for Appeal.

Pursuant to CSFRA Regulations, Chapter 5, Section H.3.c., the parties may respond to the tentative decision, but must do so at least five (5) calendar days prior to the Appeal Hearing date by emailing their submission to [patricia.black@mountainview.gov](mailto:patricia.black@mountainview.gov). Any party submitting a response to the tentative decision must simultaneously serve their response on all other parties by email and mail, if available. Should you have any questions, you may contact Ms. Black at (650) 903-6149 or [patricia.black@mountainview.gov](mailto:patricia.black@mountainview.gov).

Sincerely,



**Patricia Black, MPP**  
**Senior Management Analyst**  
Rent Stabilization Program  
650-903-6149 | [MountainView.gov](http://MountainView.gov)  
[Twitter](#) | [Facebook](#) | [Instagram](#) | [YouTube](#) | [AskMV](#)

Sign-up for Rent Stabilization webinars at [mountainview.gov/rspwebinars](http://mountainview.gov/rspwebinars). Regístrese en los seminarios web sobre la ayuda de emergencia al alquiler en [mountainview.gov/rspwebinars](http://mountainview.gov/rspwebinars).

**From:** [Steven Goldstein](#)  
**To:** [Black, Patricia](#); [Avny David](#); [Eric J. Stephenson](#); [REDACTED]; [City Attorney](#); [Hicks, Alison](#); [Kamei, Ellen](#); [Matichak, Lisa](#); [Ramirez, Lucas](#); [Abe-Koga, Margaret](#); [Showalter, Pat](#); [Lieber, Sally](#); [Emily Ramos](#); [REDACTED]; [M. Guadalupe Rosas](#); [REDACTED]; [Nicole Hains Livesay](#); [Susyn Almond](#); [REDACTED]  
**Subject:** WHaT ARE YOU THINKING, Bailing Out on My Appeal Hearing on 12/5/2022  
**Date:** Tuesday, December 6, 2022 12:06:26 PM  
**Attachments:** [Mountain View Mediation Letters 20221201.pdf](#)  
**Importance:** High

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**CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.**

What is going on here?

Even you media page indicates 7 minutes of nothing.

You all are not responding to me emails now? This is not appropriate.

This needs to be addressed immediately

---

**From:** Steven Goldstein  
**Sent:** Monday, December 5, 2022 19:46  
**To:** [patricia.black@mountainview.gov](mailto:patricia.black@mountainview.gov); [Avny David](#) [REDACTED]; [eric.j.stephenson@pahl-mccay.com](mailto:eric.j.stephenson@pahl-mccay.com); [REDACTED]; [cityattorney@mountainview.gov](mailto:cityattorney@mountainview.gov); [alison.hicks@mountainview.gov](mailto:alison.hicks@mountainview.gov); [ellen.kamei@mountainview.gov](mailto:ellen.kamei@mountainview.gov); [lisa.matichak@mountainview.gov](mailto:lisa.matichak@mountainview.gov); [lucas.ramirez@mountainview.gov](mailto:lucas.ramirez@mountainview.gov); [margaret.abe-koga@mountainview.gov](mailto:margaret.abe-koga@mountainview.gov); [pat.showalter@mountainview.gov](mailto:pat.showalter@mountainview.gov); [sally.lieber@mountainview.gov](mailto:sally.lieber@mountainview.gov); [Emily Ramos](#) [REDACTED]; [REDACTED]; [M. Guadalupe Rosas](#) [REDACTED]; [REDACTED]; [Nicole Hains Livesay](#) [REDACTED]; [Susyn Almond](#) [REDACTED]  
**Subject:** FW: 184 Centre Street Unit 6 Notice of Tentative Appeal Decision Letters Received 12/03/2022 WHaT ARE YOU THInknig, Bailing Out on My Appela Hearing on 12/5/2022  
**Importance:** High

Hello All,

This is a VERY serious matter, given that my appeal was scheduled for tonight, and it appeared that only possibly 2 RHC members showed up because you needed three to have the hearing.

This is just another method of interfering with my Due Process Rights. Under this situation, clearly the information I provided to you has caused major issues. But by cancelling my hearing without notice is a major violation of my due process rights.

It appears that the members of the RHC really do not take their roles seriously.

When am I going to get some proper feedback or my hearing be rescheduled. It should be ASAP because it was the FAULT of the RHC that this situation has occurred.

Time to get this PUBLIC hearing going, and on the record. Otherwise, you can actually just turn around and grant me my remedies under the CSFRA and try to keep it quiet.

Steven M. Goldstein  
184 Centre Street #6  
Mountain View CA 94041

---

**From:** Steven Goldstein  
**Sent:** Monday, December 5, 2022 12:41  
**To:** Black, Patricia <[Patricia.Black@mountainview.gov](mailto:Patricia.Black@mountainview.gov)>; Avny David [REDACTED]; Eric J. Stephenson <[estephenson@pahl-mccay.com](mailto:estephenson@pahl-mccay.com)>; [REDACTED]; [cityattorney@mountainview.gov](mailto:cityattorney@mountainview.gov); Alison Hicks <[Alison.hicks@mountainview.gov](mailto:Alison.hicks@mountainview.gov)>; Ellen Kamei <[ellen.Kamei@mountainview.gov](mailto:ellen.Kamei@mountainview.gov)>; [lisa.matichak@mountainview.gov](mailto:lisa.matichak@mountainview.gov); Lucas Ramirez <[lucas.ramirez@mountainview.gov](mailto:lucas.ramirez@mountainview.gov)>; [margaret.abe-koga@mountainview.gov](mailto:margaret.abe-koga@mountainview.gov); [Pat.Showalter@mountainview.gov](mailto:Pat.Showalter@mountainview.gov); Sally Lieber <[sally.lieber@mountainview.gov](mailto:sally.lieber@mountainview.gov)>; Emily Ramos [REDACTED]; [REDACTED]; M. Guadalupe Rosas [REDACTED]; [REDACTED]; Nicole Hains Livesay [REDACTED]; Susyn Almond <[REDACTED]>  
**Cc:** van Deursen, Anky <[Anky.vanDeursen@mountainview.gov](mailto:Anky.vanDeursen@mountainview.gov)>  
**Subject:** RE: 184 Centre Street Unit 6 Notice of Tentative Appeal Decision Letters Received 12/03/2022  
**Importance:** High

Hello All,

This situation is ongoing, with new RELEVANT information just arriving on December 3,2022. Thus I could not provide it to the RHC due to failure of being timely. The attached letters indicate that the Landlord in this case has known about the seriousness of the problems but has used many methods to try to keep it secret. And the fact that it appears the City of Mountain view has been interfering with the case and the RHC from the beginning.

The RHC falsely claims that there is no rules regarding how a hearing officer must treat expert testimony. The fact that these officers are attorneys as well as being hired by the RHC clearly have the knowledge that this is incorrect

Here is some follow up information for your consideration

In the case of 1987 *Bourjaily v. United States* the U.S. Supreme Court established a universal standard regarding expert testimony. (<https://news.bloomberglaw.com/bloomberglaw-analysis/analysis-say-goodbye-to-daubert-motion-hello-to-new-rule-702>) Which was



codified under

Rule 702. Testimony by Expert Witnesses

A witness who is qualified as an expert by knowledge, skill, experience, training, or education may testify in the form of an opinion or otherwise if:

(a) the expert's scientific, technical, or other specialized knowledge will help the trier of fact to understand the evidence or to determine a fact in issue;

(b) the testimony is based on sufficient facts or data;

(c) the testimony is the product of reliable principles and methods; and

(d) the expert has reliably applied the principles and methods to the facts of the case.

But given that part b is not satisfied because there was no diagnostic testing of any kind there is not sufficient facts or data, And part C because there is no proof of their methods being reliable principles and methods, and no proof of part d since part b and c are lacking. which means the witnesses testified outside of the requirements to be expert witnesses, and also their testimony cannot be considered under any official proceeding.

Rule 702 was amended in 2000 in response to these (and other) cases to affirm the trial court's role as gatekeeper and to provide three additional prerequisites ([Rule 702\(b\)-\(d\)](#)) for admissibility of expert testimony. The amended rule contained new and very different language from that of its predecessor, which was [interpreted in \*Daubert\* and \*Kumho\*](#).

The [committee notes](#) to the 2000 amendment confirmed (consistent with *Daubert*, [Rule 104\(a\)](#), and the Supreme Court's 1987 *Bourjaily v. United States* decision) that the proponent of the expert testimony has the burden of establishing these admissibility requirements by a preponderance of the evidence.”

Thus the RHC and the Hearing Officer are in violation of Supreme Court and Federal Rules of Evidence, and since these parties are required to comply with them, this shows that there was inadmissible evidence as well as testimony in the matter. Since there was NO EVIDENCE supplied by any party. Thus the burden of establishing these admissibility requirements by a preponderance of the evidence by he city, nor the contractor makes it impossible for the HO to have the discretion to not follow a order of the U.S. Supreme Court.

On top of this HOW can the HO determine that I am not justified for a rent reduction when I received a letter from Project Sentinel that the landlord wants me to participate in CONFIDENTIAL mediation. Wouldn't that indicate that there is a problem with the inconsistent behavior of Project Sentinel. This was also followed up by a letter from the Mayor of Mountain view as well. To me this indicates a SEVERE conflict of interest because BOTH the City and the RHC are using the SAME people to operate as commingled practices.

In the end, you have now got yourselves a much bigger problem on your hands. It is clear that the RHC is trying to PREVENT public disclosure of the problems with this case.

This evidence and information will be presented in the hearing tonight.

Steven M. Goldstein  
184 Centre Street #6  
Mountain View CA 94041



**MOUNTAIN VIEW MEDIATION PROGRAM**

c/o Project Sentinel  
1490 El Camino Real, Santa Clara, CA 95050  
tel. 650.960.0495  
[mediate4mv@housing.org](mailto:mediate4mv@housing.org)  
[www.housing.org](http://www.housing.org)



December 1, 2022

Steven Goldstein  
184 Centre Street #6  
Mountain View, CA 94041

Re: Case [REDACTED]  
Open Date: 11/28/2022

Dear Steven,

The Mountain View Mediation Program has been contacted by David Avny, who would like to meet with you in a mediation to discuss tenancy issues for the property located at 184 Centre Street #6, in Mountain View, CA 94041.

We hope to help all of you find a solution to this situation, and we strongly encourage you to participate. Enclosed you will find information describing our services in more detail.

Additionally, a letter from the Mayor of the City of Mountain View is enclosed. One of our mediators will give you a call to discuss the matter at hand. If you have any concerns or questions, please feel free to contact me as well.

Sincerely,

**Maria Jimenez**

Case Manager  
Mountain View Mediation Program  
Encl. MV Mayor's Letter, Mediation Brochure  
cc: David Avny



## CITY OF MOUNTAIN VIEW

Office of the Mayor and City Council • 500 Castro Street • Post Office Box 7540 • Mountain View, California 94039-7540  
650-903-6305 • FAX 650-903-6039

### A LETTER FROM THE MAYOR ON MEDIATION SERVICES

The City of Mountain View's Mediation Program has been in operation for over 40 years and, during this time, has been very successful in helping tenants, landlords, neighbors, and other parties resolve disputes. Mediation is an effective, collaborative problem-solving tool, so I encourage you to consider the City's free and confidential mediation services.

Mediation offers a convenient, neutral, and safe environment for parties caught in a dispute to reach resolution. Mediation services are free, confidential, and can be set up quickly, usually within a week or two. The program uses trained volunteer mediators from Mountain View to meet with both parties and assist them in finding solutions and reaching agreements. The parties set the terms of the agreement and retain the freedom to end the mediation process at any time.

The Mountain View Mediation Program has a long record of success. Over 75% of the parties that participate in mediation reach agreement, and the parties comply with the resulting agreements in more than 95% of the resolved cases. Over 85% of mediation participants express a high level of satisfaction with the services they receive. A mediated resolution avoids costly and stressful alternatives, such as litigation.

I encourage you to at least try our mediation process. You have nothing to lose and much to gain. I believe you will find it a beneficial and worthwhile process.

A handwritten signature in blue ink, appearing to read "Lucas Ramirez".

LUCAS RAMIREZ, MAYOR

LR/AK/6/CDD/001-02-14-22L

**From:** [van Deursen, Anky](#)  
**To:** [Avny David](#)  
**Cc:** [Black, Patricia](#); [Eric J. Stephenson](#); [REDACTED]  
**Subject:** 184 Centre Street Unit 6 Appeal Hearing  
**Date:** Tuesday, December 6, 2022 2:01:44 PM

---

Dear Mr. Avny,

The Rental Housing Committee cannot conduct business unless there is quorum of the body present (See CSFRA Regulations Chapter 3 Section C.2). Unfortunately, previously unforeseen circumstances resulted in multiple members of the Rental Housing Committee being unable to attend last evening's regularly scheduled meeting. As a result, the Committee did not have the required quorum of three members was unable to proceed with the meeting.

We are planning to reschedule the regular meeting of the Committee, including the appeal hearing for Petition No. 21220012, to Monday, December 19, 2022. We will provide the appropriate notices shortly.

Thank you for your patience and understanding.

Sincerely,



**Anky van Deursen**

**Rent Stabilization Program Manager**

650-903-6131 | [MountainView.gov](http://MountainView.gov)

[Twitter](#) | [Facebook](#) | [Instagram](#) | [YouTube](#) | [AskMV](#)

For regular updates on our rent stabilization programs, please visit <http://mountainview.gov/rentstabilization> or <http://mountainview.gov/mobilehomes>

**From:** [van Deursen, Anky](#)  
**To:** [Steven Goldstein](#)  
**Cc:** [Black, Patricia](#)  
**Subject:** 184 Centre Street Unit 6 Tentative Appeal Hearing  
**Date:** Tuesday, December 6, 2022 1:58:57 PM

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Dear Mr. Goldstein,

We are in receipt of your voicemail from December 6, 2022.

The Rental Housing Committee cannot conduct business unless there is quorum of the body present (See CSFRA Regulations Chapter 3 Section C.2). Unfortunately, previously unforeseen circumstances resulted in multiple members of the Rental Housing Committee being unable to attend last evening's regularly scheduled meeting. As a result, the Committee did not have the required quorum of three members was unable to proceed with the meeting.

We are planning to reschedule the regular meeting of the Committee, including the appeal hearing for Petition No. 21220012, to Monday, December 19, 2022. We will provide the appropriate notices shortly.

Thank you for your patience and understanding.

Sincerely,



**Anky van Deursen**

**Rent Stabilization Program Manager**

650-903-6131 | [MountainView.gov](http://MountainView.gov)

[Twitter](#) | [Facebook](#) | [Instagram](#) | [YouTube](#) | [AskMV](#)

For regular updates on our rent stabilization programs, please visit <http://mountainview.gov/rentstabilization> or <http://mountainview.gov/mobilehomes>

## Black, Patricia

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**From:** Steven Goldstein [REDACTED]  
**Sent:** Thursday, December 8, 2022 2:34 PM  
**To:** Black, Patricia; Eric J. Stephenson; Avny David  
**Cc:** van Deursen, Anky  
**Subject:** RE: Reminder: 184 Centre Street Unit 6 Appeal Hearing  
**Attachments:** Amended Tentative Decision Response Appeal 20221208 Signed.pdf; Amended Tentative Decision Delivered 12\_08\_2022 Signed.pdf

**Importance:** High

**CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.**

Hello All,

Here is my Amended Response. Given the hearing was rescheduled for the 19<sup>th</sup>, I have the right to amend my response as long as it is prior to 5 days before the hearing.

Make sure all are updated.

Steven M. Goldstein  
184 Centre Street #6  
[REDACTED]

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**From:** Black, Patricia <Patricia.Black@mountainview.gov>  
**Sent:** Monday, December 5, 2022 16:36  
**To:** Eric J. Stephenson <estephenson@pahl-mccay.com>; Avny David [REDACTED] Steven Goldstein [REDACTED] >  
**Cc:** van Deursen, Anky <Anky.vanDeursen@mountainview.gov>  
**Subject:** Reminder: 184 Centre Street Unit 6 Appeal Hearing

Good afternoon,

This is an email reminder that the Appeal Hearing for the *184 Centre Street Unit 6* petition is scheduled to take place during the regularly scheduled RHC meeting **tonight, December 5, 2022, which begins at 7:00 p.m.** Please use the instructions below to attend the Appeal Hearing via Zoom. Attached is the CSFRA Appeal Hearing Information Sheet as a reminder of the Appeal Hearing process. Please confirm receipt of this email.

Join Zoom Meeting:

Affected parties may join the Zoom webinar by clicking <https://mountainview.gov/meeting> and entering the **webinar ID 937 7306 8363** to participate.

Best,



**Patricia Black, MPP**  
**Senior Management Analyst**  
Rent Stabilization Program  
650-903-6149 | [MountainView.gov](http://MountainView.gov)  
[Twitter](#) | [Facebook](#) | [Instagram](#) | [YouTube](#) | [AskMV](#)

Sign-up for Rent Stabilization webinars at [mountainview.gov/rspwebinars](http://mountainview.gov/rspwebinars). Regístrese en los seminarios web sobre estabilización de renta en [mountainview.gov/rspwebinars](http://mountainview.gov/rspwebinars).

## Black, Patricia

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**From:** Steven Goldstein [REDACTED]  
**Sent:** Wednesday, December 14, 2022 12:01 PM  
**To:** Eric J. Stephenson; David Avny; housinginfo@sacredheartcs.org; [REDACTED]  
**Cc:** [REDACTED], City Attorney; Black, Patricia; [REDACTED]; Hicks, Alison; Kamei, Ellen; Matichak, Lisa; Ramirez, Lucas; Abe-Koga, Margaret; Showalter, Pat; Lieber, Sally; Emily Ramos; [REDACTED] M. Guadalupe Rosas; [REDACTED] Nicole Hains Livesay; Susyn Almond; [REDACTED]  
**Subject:** RE: Sacred Heart - Housing Assistance Intake Packet, next step of rental/deposit assistance. I need a copy of my original lease agreement (NEW EVIDENCE OF STRUCTURAL PROBLEMS)  
**Attachments:** New Cracking of ceiling in kitchen dropping light.jpeg  
**Importance:** High

**CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.**

Hello Eric,

I hate to say this, but you have no authority to tell me who I can share any correspondence with. Even if there was any provision in a lease agreement that restricts my ability to do so, I never signed anything that would imply that the information regarding my lease was confidential. And in fact it is not.

Actually there was a time where I was not allowed to communicate directly to your client. But I expect your client did not point that out to you.

In any event, the current deterioration of the building as document recently with mew ceiling failures in the kitchen, and the flooring starting to fail, you better get to work on fixing these problems.

I am formally pointing out that multiple attempts from me to the City Inspector have gone unanswered, and you know all about it.

Steven M. Goldstein  
184 Centre Street #6  
Mountain View CA 94041  
[REDACTED]

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**From:** Eric J. Stephenson <estephenson@pahl-mccay.com>  
**Sent:** Wednesday, December 14, 2022 11:30  
**To:** Steven Goldstein [REDACTED]; David Avny [REDACTED]; housinginfo@sacredheartcs.org; [REDACTED]  
**Cc:** cityattorney@mountainview.gov; Patricia.Black@mountainview.gov; [REDACTED]; Alison Hicks <alison.hicks@mountainview.gov>; Ellen Kamei <ellen.kamei@mountainview.gov>; lisa.matichak@mountainview.gov; Lucas Ramirez <lucas.ramirez@mountainview.gov>; margaret.abe-koga@mountainview.gov; pat.showalter@mountainview.gov; Sally Lieber <sally.lieber@mountainview.gov>; Emily Ramos [REDACTED];



[REDACTED]; M. Guadalupe Rosas [REDACTED]; [REDACTED]; Nicole Hains Livesay [REDACTED]; [REDACTED]; Susyn Almond [REDACTED]; [REDACTED]

**Subject:** RE: Sacred Heart - Housing Assistance Intake Packet, next step of rental/deposit assistance. I need a copy of my original lease agreement

Mr. Goldstein,

This new 'complaint', that you insist on bringing before the recipients of this e-mail, has nothing to do with your pending appeal of your second petition that has been denied by the Mountain View Rental Housing Committee. Your e-mails have been harassing to my client and contain false and slanderous statements about my client's performance as a landlord. Frankly, the denial of your rent petitions confirms that my client has acted appropriately in the management of the property where you reside.

My client has no intention of responding to you any further on this e-mail chain, as you are attempting to use this forum to harass him and portray a false narrative to those copied here. You can submit any complaints to my client directly, in accordance with your lease agreement, and he will respond to same as he has continually done since the inception of your tenancy.

Sincerely,



**Eric J. Stephenson**  
**Attorney at Law**

Pahl & McCay, a Professional Law Corporation  
225 West Santa Clara St., Suite 1500, San Jose, CA 95113  
Main: (408) 286-5100 Direct: (408) 918-2802  
Email: [estephenson@pahl-mccay.com](mailto:estephenson@pahl-mccay.com)

Santa Monica Office:  
201 Santa Monica Blvd., Suite 550, Santa Monica, CA 90401  
Main: (424) 217-1830

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**From:** Steven Goldstein [REDACTED]  
**Sent:** Tuesday, December 13, 2022 9:52 AM  
**To:** David Avny [REDACTED]; [housinginfo@sacredheartcs.org](mailto:housinginfo@sacredheartcs.org); [REDACTED]  
**Cc:** [cityattorney@mountainview.gov](mailto:cityattorney@mountainview.gov); [Patricia.Black@mountainview.gov](mailto:Patricia.Black@mountainview.gov); Eric J. Stephenson <[estephenson@pahl-mccay.com](mailto:estephenson@pahl-mccay.com)>; [REDACTED]; Alison Hicks <[alison.hicks@mountainview.gov](mailto:alison.hicks@mountainview.gov)>; Ellen Kamei <[ellen.kamei@mountainview.gov](mailto:ellen.kamei@mountainview.gov)>; [lisa.matichak@mountainview.gov](mailto:lisa.matichak@mountainview.gov); Lucas Ramirez <[lucas.ramirez@mountainview.gov](mailto:lucas.ramirez@mountainview.gov)>; [margaret.abe-koga@mountainview.gov](mailto:margaret.abe-koga@mountainview.gov); [pat.showalter@mountainview.gov](mailto:pat.showalter@mountainview.gov); Sally Lieber <[sally.lieber@mountainview.gov](mailto:sally.lieber@mountainview.gov)>; Emily Ramos [REDACTED]; M. Guadalupe Rosas [REDACTED]; [REDACTED]; Nicole Hains Livesay [REDACTED]; [REDACTED]; Susyn Almond [REDACTED]; [REDACTED]  
**Subject:** RE: Sacred Heart - Housing Assistance Intake Packet, next step of rental/deposit assistance. I need a copy of my

original lease agreement

**Importance:** High

Hello all,

If you noticed David DID NOT send any email to Sacred Heart, obviously he is hoping to get my application closed because it is required to get my paperwork submitted by Dec. 25<sup>th</sup>.

In fact I think he wants to avoid having any email trail to be a documented history of the situation.

This also indicates that he does not take responsibility of anything regarding the apartment seriously, what contingencies did he place to ensure prompt response to legitimate problems on site while gone?

In any event he is demonstrating that he is not a "FULL TIME" landlord, and has neglected to take care of this building as pointed out in the emails regarding the flooring I sent out.

And so far no response for anyone regarding the deterioration of my floor

Steven M. Goldstein  
184 Centre Street #6  
Mountain View CA 94041

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**From:** David Avny [REDACTED]  
**Sent:** Tuesday, December 13, 2022 02:50  
**To:** Steven Goldstein [REDACTED]; David Avny [REDACTED]  
**Cc:** [cityattorney@mountainview.gov](mailto:cityattorney@mountainview.gov); [Patricia.Black@mountainview.gov](mailto:Patricia.Black@mountainview.gov); Eric J. Stephenson <[estephenson@pahl-mccay.com](mailto:estephenson@pahl-mccay.com)>; [REDACTED] Alison Hicks <[alison.hicks@mountainview.gov](mailto:alison.hicks@mountainview.gov)>; Ellen Kamei <[ellen.kamei@mountainview.gov](mailto:ellen.kamei@mountainview.gov)>; [lisa.matichak@mountainview.gov](mailto:lisa.matichak@mountainview.gov); Lucas Ramirez <[lucas.ramirez@mountainview.gov](mailto:lucas.ramirez@mountainview.gov)>; [margaret.abe-koga@mountainview.gov](mailto:margaret.abe-koga@mountainview.gov); [pat.showalter@mountainview.gov](mailto:pat.showalter@mountainview.gov); Sally Lieber [REDACTED]; Emily Ramos [REDACTED]; M. Guadalupe Rosas [REDACTED]; Nicole Hains Livesay [REDACTED]; Susyn Almond [REDACTED]  
**Subject:** Re: Sacred Heart - Housing Assistance Intake Packet, next step of rental/deposit assistance. I need a copy of my original lease agreement

Steven,

I can assure you that I'm not acting in bad faith as it is not something that I do.

I'm away on a trip and my lease file is not on line.

I will be back only on December 26; I will email you then a copy of your lease agreement just as soon as I get back. (You should however have your own copy.)

I called them a few times on Friday, hoping that I could at least verify for them that you are a tenant at 184 Centre st, Ap-6, in MountainView but I was unable to get through. I left a message asking them to call me back but I did not hear from them yet.

I'm in Southern CA and will be happy to speak with them if they return my call.

Best time to reach me is usually after 1:00 pm.

Regards,

*David Avny*

On Dec 12, 2022, at 3:43 PM, Steven Goldstein [REDACTED] wrote:

Hello David,

It appears you are acting in BAD FAITH because I was granted approval for rental assistance, but you refuse to provide the lease agreement. In effect you are trying to deny me my benefits by intentionally ignoring my appropriate request. This kind of behavior is evidence of BAD FAITH, and it will be mentioned likely during the appeal hearing scheduled on Dec 19.

I did already provide them with a copy of your 3 day pay or quit, so they already know who you are, I would not be surprised if they already called or emailed you too.

It is NOT appropriate for a PROFESSIONAL landlord to not perform your work. This is YOUR JOB. I am not at fault for your inappropriate behavior.

Please just provide me or the Sacred Heart the lease documentation, it is your responsibility to do it whether or not I failed to retain the copy.

Steven M. Goldstein  
184 Centre Street #6  
Mountain View CA 94041

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**From:** Steven Goldstein  
**Sent:** Friday, December 9, 2022 10:09  
**To:** Avny David [REDACTED]  
**Subject:** FW: Sacred Heart - Housing Assistance Intake Packet, next step of rental/deposit assistance. I need a copy of my original lease agreement  
**Importance:** High

Hello David,

I have been accepted to receive services via Sacred Heart for rental assistance, they would prefer to have an copy of my signed lease. It was singed almost 7 years ago, so I may have lost it. I tried to find it. You should be able to send me and Sacred Heart a copy of it.

Steven M. Goldstein  
184 Centre Street #6  
Mountain View CA 94041

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**From:** Sacred Heart Financial Assistance Team <[housinginfo@sacredheartcs.org](mailto:housinginfo@sacredheartcs.org)>  
**Sent:** Wednesday, December 7, 2022 10:56  
**To:** [REDACTED]  
**Subject:** Sacred Heart - Housing Assistance Intake Packet, next step of rental/deposit assistance

Hello,

**PLEASE OPEN ATTACHMENT**

Thank you for your patience while we scheduled your screening appointment and for answering my questions over the phone today. As discussed during our appointment, the next step in the process is for you to meet with a staff member at our agency to submit the required documentation and sign forms. The programs that provide the funding for assistance require us to collect various documents that support your financial needs. Because each case is unique, we may ask for additional documentation later on. If possible, bring all the adults in the household to the document collection appointment. Attached is the Intake Packet with the list of documents you will bring to your document collection appointment.

Your document collection appointment is at\* **Friday December 9th 2022\*** with \* [REDACTED] Your appointment is at **\*1381 South First Street, San Jose\***. When you arrive at your appointment, call the phone number of the staff member on the Intake Packet, attached below, so they can let you in the building. **408-278-2162.**

**By providing the required paperwork within 15 business days of the date of your screening, you will help us determine your eligibility in a timely manner.** Your application will be active for 15 days, after which time, your file will be closed if we do not receive the requested forms and documents. If you wish to re-apply, you may do so but you will need to start at the beginning of the process.

If you have received a written late notice from your landlord, let us know by calling or emailing us. We can connect you to free legal help to respond to the notice.

**Best,**

Sacred Heart Community Service



<S. Goldstein intake.pdf>

## Financial Assistance Intake Packet

**First and Last Name:** Steven Goldstein

**Member ID:** [REDACTED]



**Your in person document collection appointment is on:**

**\*Friday, December 9<sup>th</sup> @ 9am \* with [REDACTED]**

Your appointment will be at 1381 South First Street, San Jose. If possible, bring all adults in the household with you to the document collection appointment. When you arrive to the front of the agency, call [REDACTED]. She will come out to meet you to bring you inside the building. If you are unable to make your appointment or are running late, give her a call to let her know.

In order to provide financial assistance, our funders require us to collect various documents that support your financial need. Each case is unique and may require additional paperwork after you have been interviewed. You have 15 business days, not including weekends or holidays, to submit these documents from the date listed below.

**Documents must be turned in before: \*Friday Dec 30<sup>th</sup> \*, 5pm**

**AGENCY WILL BE CLOSED ON**

- MONDAY DEC 26<sup>th</sup>
- TUESDAY DEC 27<sup>th</sup>

To request an extension, call or email us at the contact information at the bottom of the page. Providing the required paperwork will help us to determine your eligibility in a timely manner. If you are having difficulty finding a document, reach out to us to see if there are other options. Your application will remain active for 15 business days. If we do not receive the documentation listed below, your file will be closed. If you wish to re-apply, you may do so, but you will need to start from the beginning of the process.



**Questions?**

[REDACTED] Monday-Friday 9am-5pm or send an email to [housingprescreening@sacredheartcs.org](mailto:housingprescreening@sacredheartcs.org)



**Type of Assistance Requesting:** \*RENT 2022; DEC \*



**Documentation to submit:**

- **Photo ID**
  - Examples: Passport **OR** driver license
- **Signed lease agreement - all pages**
- **Social Security Disability income from the last 30 days ( Nov 7<sup>th</sup>- to present)**
  - Letter from Social Security **OR** bank statements



**Documentation to fill out:**

- **Confidentiality agreement and terms of assistance ( in person)**

Note: Please have information from your property management; name, email, and phone #



**Questions?**

Call [REDACTED] Monday-Friday 9am-5pm or send an email to [housingprescreening@sacredheartcs.org](mailto:housingprescreening@sacredheartcs.org)



**Tips for turning in documents:**

- Be sure all documents are labeled with your full name.
  - Income documents must show your full name, date of pay, and pay amount.
- 

**Examples of Acceptable Documentation:**

- Identification: Driver's License or Passport for adults; Health Insurance Card (full date of birth - month/day/year), Immunization Card, or Birth Certificate for children.
- All forms of identification must show the complete name and date of birth of the applicant. For adults 18 and over, the identification must also include a photo.
- **Please do not submit Social Security Cards**



**Questions?**

Call Alondra at 408-278-2162 Monday-Friday 9am-5pm or send an email to [housingprescreening@sacredheartcs.org](mailto:housingprescreening@sacredheartcs.org)



