



City of Mountain View

CITY HALL
500 CASTRO STREET

Minutes

Rental Housing Committee

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

Monday, October 22, 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

Present 5 - Chair Evan Ortiz, Vice Chair Matthew Grunewald, Committee Member Vanessa Honey, Committee Member Julian Pardo de Zela, and Committee Member Emily Ramos

3. MINUTES APPROVAL

3.1 Approve the minutes for September 24, 2018 RHC Meeting

MOTION: M/S - Honey/Grunewald - To approve the minutes for September 24, 2018 RHC meeting.

Yes: 5 - Chair Ortiz, Vice Chair Grunewald, Committee Member Honey, Committee Member Pardo de Zela, and Committee Member Ramos

4. CONSENT CALENDAR - None

5. ORAL COMMUNICATIONS FROM THE PUBLIC

Elizabeth Lindsay expressed frustration with the lack of final decision regarding the appeal for her petition for upward adjustment of rent.

Curtis Conroy suggested that rent increases awarded through the petition process should be applied retroactively from the effective date of the CSFRA.

David Avney stated that the RHC should not allow a Hearing Officer to subjectively decide whether or not the Vega standard applies in a petition for upward adjustment of rent, but instead rely on a certified inspector.

Steven Goldstein suggested that the HUD fair market rents should act as a ceiling when increasing rents during the petition process.

6. APPEAL HEARINGS - None

7. PUBLIC HEARING - None

8. UNFINISHED BUSINESS - None

9. NEW BUSINESS

9.1 Quarterly Financial Expenditures FY 2018-19

Associate Planner Van Deursen presented an oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Curtis Conroy

The RHC heard a presentation regarding the Quarterly Financial Expenditures for FY 2018-19 through September 30, 2018.

9.2 Study Session Regarding Potential Revisions to Regulations

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Emily Hislop
Steven Goldstein
Curtis Conroy
Edie Keating
David Avney
Elizabeth Lindsay
Joan MacDonald

The RHC heard a presentation regarding potential updates of the regulations and provided staff direction in drafting regulation revisions to be reviewed at a future meeting.

9.3 CSFRA Monthly Status Report September 2018

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Curtis Conroy
David Avney

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

10. COMMITTEE/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS

11. CLOSED SESSION REPORTS - None

12. ADJOURNMENT - At 9:48 p.m., Chair Ortiz adjourned the meeting to the next RHC Committee Meeting to be held on Monday, November 26, 2018 at 7:00 p.m. in the Council Chambers, 500 Castro Street.