



City of Mountain View

Agenda

Rental Housing Committee

Tuesday, January 31, 2023

7:00 PM

Video Conference with No Physical Meeting Location

ADJOURNED REGULAR MEETING

During this declared state of emergency, the meeting will be conducted in accordance with California Government Code § 54953(e) as authorized by resolution of the Rental Housing Committee. Please contact mvrent@mountainview.gov to obtain a copy of the applicable resolution. All members of the Rental Housing Committee will participate in the meeting by video conference, with no physical meeting location.

Members of the public wishing to observe the meeting may do so at <https://mountainview.legistar.com>, on YouTube at www.MountainView.gov/YouTube and on Comcast Channel 26. Members of the public wishing to comment on an item on the agenda may do so in the following ways:

1. Email comments to RHC@mountainview.gov by 5:00 p.m. on the meeting date. Emails will be forwarded to the RHC. Please identify the Agenda Item number in the subject line of your email. All emails received will be entered into the record for the meeting.

2. Provide oral public comments during the meeting:

Online:

You may join the Zoom Webinar using this link: <https://mountainview.gov/meeting> and entering Webinar ID: 937 7306 8363

You may be asked to enter an email address and a name. Your email address will not be disclosed to the public.

When the Chair announces the item on which you wish to speak, click the “raise hand” feature in Zoom. Speakers will be notified of their turn shortly before they are called on to speak.

By phone:

Dial: (669) 900-9128 and enter Webinar ID: 937 7306 8363

When the Chair announces the item on which you wish to speak, dial *9. Phone participants will be called on by the last two digits of their phone number. When the Chair calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

For instructions on using the "raise hand" feature in Zoom, visit https://mountainview.gov/raise_hand.

When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Chair).

1. CALL TO ORDER

2. ROLL CALL

Chair Nicole Haines-Livesay, Vice-Chair Emily Ramos, Susyn Almond, Guadalupe Rosas, Committee Members Julian Pardo de Zela and Matthew Grunewald (alternate).

3. CONSENT CALENDAR

3.1 Approve the Minutes for December 19, 2022 and January 9, 2023 RHC Meetings

Recommendation: Approve the Rental Housing Committee meeting minutes. Copies of the minutes for the above noted meetings have been delivered to Committee Members and copies are available online.

Attachments: [Minutes RHC Meeting, December 19, 2022](#)
[Minutes RHC Meeting, January 9 2023](#)

4. ORAL COMMUNICATIONS FROM THE PUBLIC

This portion of the meeting is reserved for persons wishing to address the Committee on any matter not on the agenda. Speakers are allowed to speak on any topic for one three-minute period during this section. State law prohibits the Committee from acting on non-agenda items.

5. APPEAL HEARINGS - None

6. PUBLIC HEARINGS - None

7. NEW BUSINESS

7.1 Monthly Status Report December 2022

Recommendation: Review the Monthly Status Report for the Rent Stabilization Program.

Attachments: [ATT 1 - Rent Stabilization Program Monthly Status Report December 2022](#)
[ATT 2 - Housing and Eviction Help Center Status Report December 2022](#)

7.2 Study Session: Rent and the Treatment of Utilities in the CSFRA and Ratio Utility Billing Systems

- Recommendation:** That the Rental Housing Committee (RHC):
- Receive a presentation on the definition of “rent” and the treatment/inclusion of utilities as part of the rent as stipulated in the Community Stabilization and Fair Rent Act (CSFRA).
 - Receive information about the use of Ratio Utility Billing Systems (RUBS) by landlords to separately bill utilities for CSFRA tenants, causing monthly fluctuations in rent.
 - Provide initial input on and parameters for developing a potential strategy to address the use of RUBS in order to increase compliance with lawfully imposed rents and rent increases under the CSFRA.

- Attachments:**
- [Staff Report](#)
 - [ATT 1 - Overview of Rent Stabilized Jurisdictions in CA and Treatment of Utilities](#)
 - [ATT 2 - 2022 Santa Clara County Housing Authority Utility Allowances](#)

7.3 Election of a Chairperson and/or a Vice Chairperson

- Recommendation:** Nominate and elect one member of the Rental Housing Committee to serve as Chairperson (and/or one member as Vice Chairperson, if needed) for the remainder of the current annual term until the end of April 2023.

- Attachments:**
- [Staff Report](#)

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

No action will be taken on any questions raised by the Committee at this time.

- 8.1 Update on Displacement Response Strategy Study
- 8.2 Upcoming Monthly Workshops, Clinics and Office Hours

9. ADJOURNMENT

NOTICE TO THE PUBLIC

The agenda and staff reports are available online at <https://mountainview.legistar.com>.

Questions and comments regarding the agenda may be directed to the Rental Housing Committee at (650) 903-6125 or RHC@mountainview.gov.

The Committee may consider and act on items listed on the agenda in any order. Consideration of the matters noticed herein is not limited by the recommendations indicated herein.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the Community Services Department at (650) 903-6400. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))