



City of Mountain View

Minutes

Community Stabilization and Fair Rent Act (CSFRA) Council Ad-Hoc Subcommittee

Monday, August 19, 2019

7:00 PM

Council Chambers, 500 Castro St., Mountain View

1. CALL TO ORDER

Chair Abe-Koga called the meeting to order at 7:03 p.m.

2. ROLL CALL

Present: 3 - Chair Abe-Koga, Member Clark, and Member Ramirez

3. ORAL COMMUNICATIONS FROM THE PUBLIC

No speakers.

4. MINUTES APPROVAL

4.1 Approval of Minutes

MOTION - M/S- Clark/Ramirez - To: Approve minutes of the CSFRA Ad Hoc Subcommittee Meeting of July 23, 2019.

The motion carried by the following vote:

Yes: 3 - Chair Abe-Koga, Member Clark, and Member Ramirez

5. DISCUSSION/ACTION ITEMS

5.1 Potential City-Initiated 2020 Ballot Measure to Amend the Community Stabilization and Fair Rent Act (CSFRA)

Housing and Neighborhood Services Manager Tim Wong presented the staff report. Matthew Grunewald, Rental Housing Committee Chair, provided a Rental Housing Committee presentation.

The Subcommittee received a presentation from landlord representatives and a presentation from tenant representatives.

Public Comment opened.

The following members of the public spoke:

Lee Middleman
S. Ortiz
Bee Hanson

Olga Melo
Angeles Anducho
Steve Gazzara
Kara Sanchez
Joe Maydock
Connor O' Brien
John Lashlee
Brian Parkman
Sharon Tseng
Sue Russel
Katie Fantin
Elisabeth Lindkvist
Kristina Pereyra
Alex Nunez
Trey Boorman
Alex Brown
Ron Livesey
Kelsey Baines
Fred Kiani
Jeff Zell
Guadalupe Rosas
Yamilex A.

Public Comment closed.

Following Subcommittee discussion, Housing and Neighborhood Services Manager Wong summarized the direction and input from the Subcommittee:

1. Allow some flexibility to RHC decision-making but any decisions involving the following items would require Council oversight:

- a. Units
- b. Persons
- c. Use of City funds
- d. "Significant" pass-throughs
- e. Suspending the CSFRA

2. Consensus that Mobile Home Rent Stabilization should be done as an ordinance and not in the City Charter, and concurrent or parallel with the 2020 ballot timeline.

3. Have the Rental Housing Committee design a streamlined petition process. The Subcommittee wanted the Council to have oversight of the percentage of the pass through if there was a pass through process. Required improvements, such as soft story retrofits would be eligible for the streamlined petition process. In addition, some Subcommittee members expressed interest in including eligibility for environmentally sustainable improvements and improvements that extended the life of the structure.

Other Subcommittee discussion items included Source of Income discrimination, CSFRA exemptions for single family homes and accessory dwelling units, exceeding Tenant Relocation Assistance Ordinance (TRAO) requirements and the use of CPI or a flat rate for rent increases.

5.2

Discuss Meeting Schedule

Housing and Neighborhood Services Manager Wong announced the next Subcommittee meeting will be September 4, 2019 and stated that staff will reach out to the Subcommittee to schedule the next two meetings.

6. SUBCOMMITTEE/STAFF COMMENTS, QUESTIONS AND SUBCOMMITTEE REPORTS

None.

7. ADJOURNMENT

At 10:13 p.m., Chair Abe-Koga adjourned the meeting.

TIM WONG
HOUSING AND NEIGHBORHOOD SERVICES MANAGER