



City of Mountain View

Agenda

Rental Housing Committee

Monday, February 22, 2021

7:00 PM

Video Conference with No Physical Meeting
Location

This meeting will be conducted in accordance with State of California Executive Order N-29-20, dated March 17, 2020. 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 - Register in advance to access the meeting via Zoom Webinar: https://mountainview.gov/RHC_speakers

You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting.

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.

1. CALL TO ORDER

2. ROLL CALL

Chair Emily Ramos, Vice-Chair Susyn Almond, Committee Members Matthew Grunewald, Nicole Haines-Livesay, and Julian Pardo de Zela

3. MINUTES APPROVAL

3.1 Approve the minutes for January 25, 2021 RHC Meeting

Recommendation: Copies of the minutes for the above noted meetings have been delivered to Committee Members and copies are available online or by request. If there are no corrections or additions, a motion is in order to approve these minutes.

Attachments: [Minutes RHC Meeting for January 25, 2021](#)

4. CONSENT CALENDAR - None

5. 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.

6. APPEAL HEARINGS

6.1 Appeal of Decision Re: Petitions 2021002, 2021003, 2021005, 2021006, 2021008 and 2021009

Recommendation: Consider the Tentative Appeal Decision and either accept the Tentative Appeal Decision or modify the Tentative Appeal Decision with instructions to staff citing appropriate evidence in the record.

Attachments: [Staff Report](#)
[ATT 1 - Tentative Appeal Decision](#)
[ATT 2 - Decision of Hearing Officer, as amended](#)
[ATT 3 - Appellant-Landlord Appeal of Decision](#)
[ATT 4 - Appellant-Landlord Response to the Tentative Appeal Decision](#)
[ATT 5 - Tenant Response to the Tentative Appeal Decision](#)

7. PUBLIC HEARINGS - None

8. NEW BUSINESS

8.1 Capital Improvement Petition Process Study Session

Recommendation: Receive background information and consider potential policy options related to a Capital Improvement Petition Process for Temporary Upward Adjustment of Rent.

Attachments: [Staff Report](#)
[ATT 1 - Policies Options for Capital Improvement Petition Process](#)
[ATT 2 - Draft Authorized Expenses and Amortization Schedules](#)
[ATT 3 - Cost-Recovery Mechanisms in Rent Stabilized Jurisdictions](#)
[ATT 4 - January 25, 2021 RHC Memo](#)
[ATT 5 - August 24, 2020 RHC Memo](#)
[ATT 6 - CSFRA Regulations: Chapter 6](#)
[ATT 7 - CSFRA Regulations: Chapter 9](#)

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

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

Attachments: [Staff Report](#)
[ATT 1 - CPI Indices](#)
[ATT 2 - CPI Percentage Instruction Sheet](#)
[ATT 3 - July 10, 2017 RHC Memo](#)

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

Recommendation: Review the attached Quarterly Financial Expenditures for Fiscal Year 2020-21 through December 31, 2020.

Attachments: [Staff Report](#)
[ATT 1 - Quarterly Financial Report FY 2020-21 through December 31, 2020](#)

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

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

9.1 Monthly Status Report January 2021

Attachments: [Monthly Status Report January 2021](#)

9.2 Update on City's COVID-19 Landlord/Tenant Programs**9.3 Upcoming Monthly Workshops and Office Hours**

10. ADJOURNMENT - At 10:30 p.m., Chair Ramos adjourned the meeting to the next RHC meeting to be held on Monday March 22, 2021 at 7:00 p.m. via video conference.

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))