



City of Mountain View

Minutes

Rental Housing Committee

Monday, May 22, 2023

7:00 PM

Council Chambers and Video Conference, 500
Castro St., Mountain View, CA 94041

1. CALL TO ORDER

The meeting was called to order at 7:05 p.m.

2. ROLL CALL

Present 6 - Chair Edie Keating, Vice Chair Guadalupe Rosas, Member Robert Cox, Member Kevin Ma, Member Kirin Madison, and Alternate Alex Brown

3. CONSENT CALENDAR

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION: M/S - Cox/Ma - To approve the consent calendar

Yes: 5 - Chair Keating, Vice Chair Rosas, Member Cox, Member Ma, and Member Madison

3.1 Approve the Minutes for the April 24, 2023, RHC Meeting

4. ORAL COMMUNICATIONS FROM THE PUBLIC

No public comments were received.

5. APPEAL HEARINGS - None

6. PUBLIC HEARINGS - None

7. NEW BUSINESS

7.1 Amendments Regulations
CSFRA Chapter 4/MHRSO Chapter 5 Petition Process and
CSFRA Chapter 7/MHRSO Chapter 8 Procedures for Annual General
Adjustments

Nazanin Salehi, Special Counsel, Goldfarb and Lipman, presented an oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Tim Mackenzie

MOTION: M/S - Ma/Madison - To amend the following CSFRA and MHRSO Regulations:

- CSFRA Regulations Chapter 4: Petition Process to add provisions regarding the determination of a respondent's duties in a petition and to adopt time limitations on former Tenants of Covered Units filing Downward Adjustment of Rent petitions.

- MHRSO Regulations Chapter 5: Petition Process to adopt time limitations on former tenants of Mobile Home Spaces or Mobile Homes filing Downward Adjustment of Rent petitions.

- CSFRA Regulations Chapter 7: Procedures for Annual General Adjustments to authorize Landlords and Tenants of Covered Units to enter into a voluntary agreement to temporarily reduce the rent for a Covered Unit.

- MHRSO Regulations Chapter 8: Procedures for Annual General Adjustments to authorize Park Owners or Mobile Home Landlords and Mobile Home Owners or Mobile Home Tenants to enter into a voluntary agreement to temporarily reduce the rent for a covered Mobile Home Space or Mobile Home.

Yes: 4 - Chair Keating, Member Cox, Member Ma, and Member Madison

No: 1 - Vice Chair Rosas

7.2 Quarterly Financial Expenditures FY 2022-23 through March 31, 2023

Program Manager van Deursen presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

The RHC received an overview of the Quarterly Financial Expenditures Report for Fiscal Year 2022-23 through March 31, 2023, for both the Community Stabilization and Fair Rent Act and the Mobile Home Rent Stabilization Ordinance and provided feedback.

7.3 CSFRA and MHRSO Fiscal Year 2023-24 Recommended Budgets

Program Manager van Deursen presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

The RHC deliberated on the draft Fiscal Year 2023-24 Recommended Budgets for the administration of the Community Stabilization and Fair Rent Act and the Mobile Home Rent Stabilization Ordinance. No further direction was provided for the CSFRA budget. The RHC directed staff to add a Reserve to the MHRSO budget of 20%, to be phased in over 5 years.

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

8.1 Workshops, Clinics, Office Hours Update

Analyst Kennedy presented a report and responded to questions.

- 8.2** Expected future agenda items for RHC meetings:
- o The treatment of Utilities (Ratio Utility Billing Systems) in the CSFRA (scheduled for RHC August 21, 2023 and subsequent meetings).

Chair Keating explained that the RHC will discuss Ratio Utility Billing System (RUBS) beginning on the August 21, 2023 meeting.

Vice-Chair Rosas thanked the Chair for running a smooth meeting and thanked her for the update on RUBS timeline.

Vice-Chair Rosas confirmed the Summer Kick-Off event will be held on June 10, 2023 at Rengstorff Park.

Chair Keating thanked committee members for their help running her first meeting and asked that members be more animated when getting the chair's attention during questions and comments.

Chair Keating clarified with legal that the committee does not need to read the whole text the agenda recommendation when making a motion. The motion can be abbreviated as long as the motion is clear.

12. ADJOURNMENT - At 8:50 p.m., Chair Keating adjourned the meeting to the next RHC meeting to be held on Monday, June 12, 2023 at 7:00 p.m. in the Council Chambers and Video Conference.