



City of Mountain View

Minutes

Rental Housing Committee

Monday, September 25, 2023

7:00 PM

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

Adjourned Regular Meeting

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. ROLL CALL

Present 5 - Chair Edie Keating, Vice Chair Guadalupe Rosas, Member Robert Cox, Member Kevin Ma, and Alternate Alex Brown

3. CONSENT CALENDAR

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION: M/S Cox/Brown To approve the Consent Calendar.

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

3.1 Minutes for the August 21, 2023, RHC Meeting

3.2 CSFRA and MHRISO Funds Results for the Fiscal Year Ended June 30, 2023

3.3 Rental Housing Committee Meeting Schedule for Calendar Year 2024

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Steve Welter asked the RHC if it is necessary to create RUBS regulations because he has not seen large fluctuations in utility costs at the properties he owns.

John Doe (speaking on behalf of 5 residents) explained to the RHC that the MHRISO is not working as intended and asks the RHC to write a letter to the City Council about suggested improvements to the Ordinance.

5. APPEAL HEARINGS

5.1 Appeal of Hearing Officer's Decision Regarding Petition No. C22230037

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION: M/S - Ma/Brown - To accept the Tentative Appeal Decision regarding Petition C22230037 in its entirety.

6. PUBLIC HEARINGS-None

7. NEW BUSINESS

7.1 Hearing Officer Remuneration Scale Update and Ongoing Methodology

Senior Management Analyst Black presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION 1: M/S - Cox/Brown - To adopt an updated remuneration scale for settlement conference facilitators and hearing officers for FY 2023-24 that incorporates prior cost-of-living adjustments (COLA) for FY 2019-20 through FY 2023-24 and sets an annual COLA increase every year thereafter at the start of the Fiscal Year unless otherwise adjusted by the Rental Housing Committee

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

MOTION: M/S - Brown/Rosas - To authorize the Program Manager or other designee to execute an amendment to the agreement with Project Sentinel to provide administrative and hearing process services for Fiscal Year 2023-24 to increase the line item amount for Hearing Officer services to an amount not to exceed \$180,000, resulting in the total amount of the contract not to exceed \$200,000, in order to adequately address the increase in petitions filed with the Division and the associated hearing officer increases.

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

7.2 Amendments to Chapters 12 of the CSFRA Regulations and MHRSO Regulations

Senior Management Analyst Black presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION: M/S - Ma/Brown - To amend CSFRA and MHROS Regulations Chapter 12: Compliance and General Remedies as follows:

- CSFRA Regulations Chapter 12: Compliance and General Remedies to place a ten-month cap on the assessment of late charges for failure to timely pay annual rental housing fees and on the assessment of late fees for failure to timely register covered units.

- MHRSO Regulations Chapter 12: Compliance and General Remedies to place a ten-month cap on the assessment of late charges for failure to timely pay annual space rental fees and on the assessment of late fees for failure to timely register covered mobile home spaces and mobile homes.

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

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

8.1 Upcoming Workshops and Housing & Eviction Help Center Dates

Analyst Kennedy presented a report and responded to questions.

8.2 Expected Future Agenda Items for RHC Meetings:

- Appeal Hearing A(scheduled for RHC October 16, 2023 meeting)
- The treatment of Utilities (Ratio Utility Billing Systems) in the CSFRA (scheduled for RHC October 16, 2023, and subsequent meeting).

Chair Keating reviewed the agenda items for upcoming Rental Housing Committee meetings.

9. ADJOURNMENT - At 8:59 p.m., Chair Keating adjourned the meeting to the next RHC meeting to be held on Monday, October 16, 2023 at 7:00 p.m. in the Council Chambers and Video Conference.

Submitted for approval by Andrea Kennedy

RHC Approval on 10/16/2023