



City of Mountain View

Agenda

Rental Housing Committee

Thursday, June 12, 2025

7:00 PM

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

Spanish or Chinese interpretation via Zoom and translation of meeting materials are available at no cost upon request. Please contact the City by 5:00 p.m. at least two business days prior to the day of the scheduled meeting by phone at (650) 903-6608 or by email at mep@mountainview.gov.

Interpretación por medio de Zoom y traducción de los materiales de la reunión estarán disponibles sin costo alguno con solicitud previa. Favor de comunicarse con la Ciudad antes de las 5:00 p. m. al menos dos días hábiles antes de la reunión agendada al (650) 903-6608 o por correo electrónico a mep@mountainview.gov.

如有需要，可通过 Zoom 获取中文翻译版，会议材料翻译版免费提供。请至少在会议预定日期前两个工作日下午 5:00 前 903-6608 或发送电子邮件至 mep@mountainview.gov 联系市政府。

This meeting is being conducted with a virtual component. Anyone wishing to address the Committee virtually may join the meeting online at: <https://mountainview.zoom.us/j/93773068363> or by dialing (669) 900-9128 and entering Webinar ID: 937 7306 8363. When the Chair announces the item on which you wish to speak, click the “raise hand” feature in Zoom or dial *9 on your phone. When the Chair calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

1. CALL TO ORDER

2. ROLL CALL

Chair Kevin Ma, Vice-Chair Robert Cox, Committee Members Alexander Brown, Edie Keating, Emily Staats Hislop, and Alternate Mark Balch.

3. CONSENT CALENDAR

These items will be approved by one motion unless any member of the Rental Housing Committee wishes to remove an item for discussion. The reading of the full text of ordinances and resolutions will be waived unless a Committee Member requests otherwise.

3.1 Minutes for the May 22, 2025 RHC Meeting

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

Attachments: [Minutes RHC Meeting, May 22, 2025](#)

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

5.1 Appeal of Hearing Officer's Decision Re: Petition No. 24250033

Recommendation: To 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 Hearing Record to support the changes.

Attachments: [Staff Report](#)

[ATT 1 - Tentative Appeal Decision for Petition No. C24250033](#)

[ATT 2 - Decision of Hearing Officer \(April 17, 2025\)](#)

[ATT 3 - Appellant-Landlord Appeal of Decision \(May 2, 2025\)](#)

[ATT 4 - Appellant-Landlord Response to the Tentative Appeal Decision \(June 9, 2025\)](#)

[ATT 5 - Supplemental RHC Memo Regarding Appeal Hearing \(June 12, 2025\)](#)

6. NEW BUSINESS

6.1 Contract Renewal with Goldfarb & Lipman LLP for Fiscal Year 2025-26

Recommendation: 1. Authorize the Rent Stabilization Manager or designee to execute an agreement with Goldfarb & Lipman LLP for legal services related to the Community Stabilization and Fair Rent Act for Fiscal Year 2025-26 and to represent the Rental Housing Committee and the City of Mountain View in litigation related to the Community Stabilization and Fair Rent Act for Fiscal Year 2025-26 for a total amount not to exceed \$250,000.

2. Authorize the Rent Stabilization Manager or designee to execute an agreement with Goldfarb & Lipman LLP for legal services related to the Mobile Home Rent Stabilization Ordinance for Fiscal Year 2025-26 and to represent the Rental Housing Committee and the City of Mountain View in litigation related to the Mobile Home Rent Stabilization Ordinance for Fiscal Year 2025-26 for a total amount not to exceed \$35,000.

Attachments: [Staff Report](#)

6.2 Contract Renewal with Project Sentinel for Fiscal Year 2025-26

Recommendation: 1. Authorize the Rent Stabilization Manager or designee to execute an agreement with

Project Sentinel to provide administrative and hearing process services for the Community Stabilization and Fair Rent Act for Fiscal Year 2025-26 for a total amount not to exceed \$180,000 as follows:

- a. Administrative support services in an amount not to exceed \$10,000;
- b. Deploy and reimburse Facilitators for the Prehearing Settlement Conference Process in an amount not to exceed \$10,000; and
- c. Deploy and reimburse Hearing Officers for the Petition Hearing Process in an amount not to exceed \$160,000.

2. Authorize the Rent Stabilization Manager or other designee to execute an agreement with Project Sentinel to provide administrative and hearing process services for the Mobile Home Rent Stabilization Ordinance for Fiscal Year 2025-26 for a total amount not to exceed \$13,000 as follows:

- a. Administrative support services in an amount not to exceed \$1,000;
- b. Deploy and reimburse Facilitators for the Prehearing Settlement Conference Process in an amount not to exceed \$2,000; and
- c. Deploy and reimburse Hearing Officers for the Petition Hearing Process in an amount not to exceed \$10,000.

Attachments: [Staff Report](#)

6.3 Amendments to CSFRA Regulations Chapter 2: Definitions

Recommendation: Review and approve amendments to Community Stabilization and Fair Rent Act (CSFRA) Regulations Chapter 2 - Definitions to add the terms “Rent Refund” and Rent Rollback”.

Attachments: [Staff Report](#)

[ATT 1 - Resolution to Adopt Amendments to CSFRA Regulations Chapter 2: Definitions](#)

6.4 Amendment CSFRA Regulations Chapter 13: Utility Charges

Recommendation: Review and adopt amendments to the Community Stabilization and Fair Rent Act (CSFRA) Regulations Chapter 13: Utility Charges, extending the timeframes for compliance in Section B.3 Table 2.

Attachments: [Staff Report](#)

[ATT 1 - Resolution to Adopt Amendments to CSFRA Regulation Chapter 13 – Utility Charges](#)

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

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

7.1 Upcoming Workshops and Housing Help Center Dates

7.2 Expected Future Agenda Items for RHC Meetings:

RHC Meeting Thursday July 24, 2025:

-Petition Appeal Hearing

8. ADJOURNMENT

NOTICE TO THE PUBLIC

The agenda, reports, and any writings or documents provided to a majority of the Rental Housing Committee regarding any item on this agenda are posted at <https://mountainview.legistar.com> under the meeting details for the date of this meeting. The agenda may also be viewed at City Hall, 500 Castro Street, the City Clerk's Office, 500 Castro Street, Third Floor and at the Mountain View Library, 585 Franklin Street, beginning Thursday, prior to Monday Rental Housing Committee meetings. Printed copies of the agenda, reports, and any writings or documents already provided to a majority of the Committee regarding any item on this agenda may be requested at the Rent Stabilization Program during normal business hours.

The Committee may consider and act on items listed on the agenda in any order and thus those interested in an item listed on the agenda are advised to be present throughout the meeting. In the event it appears that the entire agenda cannot be completed by the time of adjournment, the Committee may take up and act upon the more pressing agenda items. All agenda items not considered at the meeting shall be on the agenda of the next regular, special, or adjourned regular meeting unless the Committee directs otherwise.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the Rent Stabilization Program at (650) 903-6136 or by email at mvrent@mountainview.gov 48 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1)). If you have a hearing or speech disability, please use the California Relay System at 711, TDD 650-967-0158 or 800-735-2929.

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Computer-generated captioning of the Rental Housing Committee meeting is unedited and should neither be relied upon for complete accuracy nor used as a verbatim transcript.

ADDRESSING THE COMMITTEE:

Email comments to RHC@mountainview.gov by 4:30 p.m. on the meeting date. Emails will be received directly by the Rental Housing Committee. Please identify the Agenda item number in the subject line of your email. Requests to show an audio or video presentation during a Committee meeting should be directed to mvrent@mountainview.gov by 4:30 p.m. on the meeting date.

Anyone wishing to address the Committee in person must complete a speaker card indicating the name you would like to be called by when it is your turn to speak and the item number on which you wish to speak. Please complete one speaker card for each item on which you wish to speak. Virtual and in-person speakers will be called in order as determined by the Chair.

Pursuant to Regulation Chapter 3, an individual speaker shall have up to 3 minutes to address the Committee. For any agenda item or for Oral Communications on nonagenda items, if there appears to be a large number of speakers, the Chair may reduce speaking time to no less than 2 minutes per speaker unless there is an objection from the Committee by majority vote.

If requested in advance of the public input portion of the agenda item to the Committee, a speaker who represents five or more members of the public in attendance may have up to 10 minutes to address the Committee, if the Chair determines that such extension will reduce the total number of speakers who planned to speak.

The presiding officer may remove or cause the removal of any individual(s) for disrupting a meeting in accordance with California Government Code section 54957.95, as may be amended from time to time. In accordance with California Government Code section 54957.9, as may be amended from time to time, the Committee may order a meeting room cleared and continue in session in the event a meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of the meeting impossible, and order cannot be restored by the removal of individuals who are disrupting the meeting.

Pursuant to Government Code Section 54954.3(b)(1), at least twice the allotted speaking time will be provided to a member of the public who utilizes a translator.