



City of Mountain View

Minutes

Rental Housing Committee

Thursday, April 25, 2024

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

Vice Chair Rosas arrived at 8:34 p.m. after agenda item 5.1.

3. CONSENT CALENDAR

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

3.1 Minutes for the March 28, 2024, RHC Meeting

MOTION - MS - Brown/ Cox - To approve the minutes for the March 28, 2024 Rental Housing Committee meeting. The motion carried by the following vote:

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

Absent: 1 - Vice Chair Rosas

4. ORAL COMMUNICATIONS FROM THE PUBLIC

No public comments received.

5. APPEAL HEARINGS

5.1 Appeal of Hearing Officer's Decision Re: Petition Nos. C23240003 and C23240004

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.

PRESENTATION AND ARGUMENTS BY APPELLANT-LANDLORD - Amanda Albert
PRESENTATION AND ARGUMENTS BY RESPONDENT-TENANT - Delma Maciel
REBUTTAL BY APPELLANT-LANDLORD - Amanda Albert
REBUTTAL BY RESPONDENT-TENANT - Delma Maciel

MOTION - MS - Cox/ Balch - To approve the Tentative Appeal Decision in its entirety.

The motion carried by the following vote:

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

Absent: 1 - Vice Chair Rosas

6. STUDY SESSION

6.1 Options for Determining the Value of Rent Reductions Related to Habitability, Maintenance, and Housing Services Petitions

Management Analyst Black presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:
No public comments received.

The RHC provided input on potential policy options for the valuation of habitability, maintenance and housing services petition decision rent reductions. The RHC conducted a straw poll on the following items:

1. 6-0 in opposition of pursuing Option 3, adopting regulations that specify methodologies when determining habitability and housing services rent reduction awards and include valuation guidelines listing violations and potential ranges of monetary awards.
2. Carries 5-1 in favor of the RHC communicating to Hearing Officers their desire to see detailed explanations of the methodology used to make the decision. This includes explanations of dollar amounts and percentages cited in the decision.
3. 4-2 in opposition of pursuing Option 2, adopting regulations that offer more detailed methodologies for hearing officers to consider when determining habitability and housing services rent reduction awards.

7. NEW BUSINESS

7.1 Adoption of Annual General Adjustment of Rent for 2024-25

Management Analyst Black presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION - MS - Cox/ Brown - To adopt a Resolution of the RHC Announcing an Annual General Adjustment of Rent under the Community Stabilization and Fair Rent Act and Mobile Home Rent Stabilization Ordinance for 2024-25 of 2.4%. The motion carried by the following vote:

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

7.2 Annual Election of Chairperson and Vice Chairperson

Management Analyst Black presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION 1: M/S - Rosas/ Keating - To elect Committee Member Brown of the Rental Housing Committee to serve as Chairperson for an annual term from May 2024 until the end of April 2025.

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

MOTION 2: M/S - Brown/Keating - To elect Committee Member Ma of the Rental Housing Committee to serve as Vice Chairperson for an annual term from May 2024 until the end of April 2025.

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

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

8.1 Upcoming Workshops and Housing Help Center Dates

Analyst Kennedy presented a report and responded to questions.

8.2 Expected Future Agenda Items for RHC Meetings

Chair Keating provided an update on future RHC agenda items.

The RHC discussed potential interest in limiting the length of evening meetings and encouraged staff to anticipate the length of agenda items when establishing the agenda.

Committee Member Brown thanked Chair Keating and Vice Chair Rosas for their service.

9. ADJOURNMENT - At 11:03 p.m., Chair Keating adjourned the meeting to the next RHC meeting to be held on Thursday, May 23, 2024 at 7:00 p.m. in the Council Chambers and Video Conference.