



# City of Mountain View

## Agenda

### Rental Housing Committee

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Monday, June 12, 2023

7:00 PM

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

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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 Edie Keating, Vice-Chair Guadalupe Rosas, Committee Members Robert Cox, Kevin Ma, Kirin Madison and Alexander Brown (alternate).

#### 3. CLOSED SESSION

Conference with Legal Counsel – Existing Litigation

Name of Case: Enlightened Investments, Inc. v. City of Mountain View Rental Housing Committee, City of Mountain View, Santa Clara Superior Court Case 21CV390118.

#### 4. CONSENT CALENDAR

*These items will be approved by one motion unless any member of the Rental Housing Committee or audience 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.*

##### 4.1 Approve the Minutes for the May 22, 2023, 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 or by request.

**Attachments:** [Minutes RHC Meeting, May 22, 2023](#)

## 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 - None

## 7. PUBLIC HEARINGS - None

## 8. NEW BUSINESS

### 8.1 CSFRA and MHRSO Fiscal Year 2023-24 Budget and Annual Fees

To adopt a resolution of the Rental Housing Committee of Mountain View adopting the Fiscal Year 2023-24 budgets for the Community Stabilization and Fair Rent Act and the Mobile Home Rent Stabilization Ordinance and establishing a Rental Housing Fee and Rental Space Fee sufficient to support the Fiscal Year 2023-24 budgets, to be read in title only, further reading waived.

**Attachments:**

[Staff Report](#)

[ATT 1 - Resolution Adopting the CSFRA and MHRSO Budgets](#)

[ATT 2 - May 22, 2023, RHC Staff Report](#)

### 8.2 Amendments to CSFRA Regulations Chapter 5 and MHRSO Regulations Chapter 6 Hearing Procedure: Subpoenas

**Recommendation:**

Amend CSFRA Regulations Chapter 5: Hearing Procedure and MHRSO Regulations Chapter 6: Hearing Procedure to clarify that a Hearing Officer may issue a subpoena to compel relevant evidence or witness testimony in a petition hearing.

**Attachments:**

[Staff Report](#)

[ATT 1 - Draft Resolution to Adopt Amendment to Chapter 5 of the CSFRA Regulations](#)

[ATT 2 - Draft Resolution to Adopt Amendment to Chapter 6 of the MHRSO Regulations](#)

### 8.3 Appeal Hearings by the Rental Housing Committee

**Recommendation:**

To receive a presentation on the role and responsibilities of the Rental Housing Committee conducting Petition Appeal Hearings.

**8.4 Contract Renewal with Goldfarb & Lipman LLP for Fiscal Year 2023-24**

**Recommendation:** To authorize the Program Manager, or other designee, to execute an agreement with Goldfarb & Lipman LLP for legal services related to the Community Stabilization and Fair Rent Act for Fiscal Year 2023-24 in an amount not to exceed \$175,000 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 2023-24 in an amount up to \$50,000 for a total amount not to exceed \$225,000.

To authorize the Program Manager or other designee to execute an agreement Goldfarb & Lipman LLP for legal services related to the Mobile Home Rent Stabilization Ordinance for Fiscal Year 2023-24 in an amount not to exceed \$30,000 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 2023-24 in an amount up to \$50,000 for a total amount not to exceed \$80,000.

**Attachments:** [Staff Report](#)

**8.5 Contract renewal with Project Sentinel for Fiscal Year 2023-24**

**Recommendation:** To authorize the Program Manager or other designee to execute an agreement with Project Sentinel to provide administrative and hearing process services for the CSFRA for Fiscal Year 2023-24 for a total amount not to exceed \$120,000 as follows:

1. Administrative support services in an amount not to exceed \$10,000;
2. Deploy and reimburse Facilitators for the Prehearing Settlement Conference Process in an amount not to exceed \$10,000; and
3. Deploy and reimburse Hearing Officers for the Petition Hearing Process in an amount not to exceed \$100,000.

To authorize the Program Manager or other designee to execute an agreement with Project Sentinel to provide administrative and hearing process services for the MHRSO for Fiscal Year 2023-24 for a total amount not to exceed \$30,000 as follows:

1. Administrative support services in an amount not to exceed \$1,000;
2. Deploy and reimburse Facilitators for the Prehearing Settlement Conference Process in an amount not to exceed \$4,000; and
3. Deploy and reimburse Hearing Officers for the Petition Hearing Process in an amount not to exceed \$25,000.

**Attachments:** [Staff Report](#)

**8.6 Updated Rental Housing Committee Work Plan for Calendar Year 2023**

**Recommendation:** To review the updated Work Plan for the Rental Housing Committee for calendar year 2023 as initially established on October 17, 2022, and provide feedback to staff, both in terms of content and timeline.

**Attachments:** [Staff Report](#)  
[ATT 1 - 2022.10.17 RHC Work Plan for Calendar Year 2023](#)  
[ATT 2 - 2023.06.12 Updated RHC Work Plan for Calendar Year 2023](#)

**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 Litigation Report on final decision in Redwood Villa Inc. v. City of Mountain View, Mountain View Rental Housing Committee**

**9.2 Upcoming Workshops and Housing & Eviction Help Center****9.3 Expected future agenda items for RHC meetings:**

- o Appeal hearing (scheduled for RHC August 21, 2023)
- o The treatment of Utilities (Ratio Utility Billing Systems) in the CSFRA (scheduled for RHC August 21, 2023, and subsequent meetings)

**10. CLOSED SESSION REPORT****11. 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.

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