CITY HALL
500 CASTRO STREET

City of Mountain View

Agenda

Rental Housing Committee

Committee Members Grunewald, Means, Ramos and Pardo de Zela (alternate), Vice Chair Ortiz, and Chair Honey

Monday, March 26, 2018 **6:00 PM** **Plaza Conference Room and Council Chambers**

1. CLOSED SESSION (to be held in the Plaza Conference Room)

2. CLOSED SESSION

2.1 CONFERENCE WITH LEGAL COUNSEL –ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9. (One potential case)

3. REGULAR SESSION (to be held in Council Chambers)

4. CALL TO ORDER

5. ROLL CALL

Chair Vanessa Honey, Vice Chair Evan Ortiz Committee Members Matthew Grunewald, Tom Means, Emily Ramos, Julian Pardo de Zela (alternate)

6. MINUTES APPROVAL

6.1 Approve the minutes for February 26, 2018 RHC Meeting

Recommendation: Copies of the minutes for the above-noted meeting have been delivered to Committee Members and copies are available at City Hall. If there are no corrections or additions, a motion is in order to approve these minutes.

Attachments: Minutes for February 26, 2018

7. 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 limited to three minutes. State law prohibits the Committee from acting on non-agenda items.

8. PUBLIC HEARING

9. UNFINISHED BUSINESS

10. NEW BUSINESS

10.1 Professional Services for the Implementation of the CSFRA for Upcoming Fiscal Year

Recommendation: Provide direction to staff regarding procurement of professional services for the upcoming fiscal year.

Attachments: Staff Report

10.2 Authorization to Execute an Agreement with Goldfarb & Lipman for Legal Services for FY 2017-18

Recommendation: That the Rental Housing Committee 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 2017-18 in an amount not to exceed $200,000

Attachments: Staff Report

ATT 1 - FY 2017-18 Legal Fee Budget Proposal

10.3 CSFRA Annual Rental Housing Fee collection overview

Recommendation: To receive a presentation on the status of the Annual Rental Housing Fee collection.

Attachments: Staff Report

ATT 1 - Example Invoice and Explanatory Leaflet for Annual CSFRA Fees

10.4 CPI Indices and the CSFRA

Recommendation: Adopt a resolution identifying replacement indices for purposes of future Annual General Adjustments and maintenance of net operating income calculations in the Petition for Upward Adjustment of Rent (Fair Return) contexts.

Attachments: Staff Report

ATT 1 - Resolution

ATT 2 - Map

ATT 3 - BLS, CPI, San Francisco Bay Area – December 2017

ATT 4 - BLS, CPI, San Francisco Bay Area – February 2018

ATT 5 - BLS, CPI, Pacific Cities – February 2018

10.5 Annual General Adjustments Pre-February 2016 and Post 2017

Recommendation: Consider the potential for and timing of any Annual General Adjustment applicable for time frames prior to February 2016 and February 2017.

Attachments: Staff Report

ATT 1 - Resolution No. RHC - 2

ATT 2 - Text of CSFRA Section 1707

ATT 3 - November 6, 2017 Staff Report

10.6 CSFRA Monthly Status Report February 2018

Recommendation: Hear a presentation regarding the CSFRA monthly status report.

Attachments: CSFRA Monthly Status Report February 2018

11. COMMISSION/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS

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

12. CLOSED SESSION REPORT

13. ADJOURNMENT

Adjourn to the Regular Meeting of the RHC on Monday, April 9, 2018, in the Council Chambers, City Hall, 500 Castro Street. Meeting date, time, and venue are subject to change. Please check online at www.mountainview.gov as an agenda will be posted the Thursday prior to the RHC meeting.

AGENDAS FOR BOARDS, COMMISSIONS, AND COMMITTEES

- The specific location of each meeting is noted on the notice and agenda for each meeting which is posted at least 72 hours in advance of the meeting. Special meetings may be called as necessary by the Committee Chair and noticed at least 24 hours in advance of the meeting.

- Questions and comments regarding the agenda may be directed to the RHC at (650) 903-6125 or RHC@mountainview.gov.

- Interested persons may review the agenda and staff reports at the Community Development offices, 500 Castro Street, First Floor; the Friday afternoon before each meeting at 4:30 p.m. or soon thereafter; or online at www.mountainview.gov; and they are available during each Committee meeting.

SPECIAL NOTICE—Reference: Americans with Disabilities Act, 1990

- Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at (650) 903-6306 48 hours in advance of the meeting to arrange for assistance. Upon request, in advance, by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format. Also upon request, in advance, an assistive listening device can be made available for use during the meeting.

- The Board, Commission, or Committee may take action on any matter noticed herein in any manner deemed appropriate by the Board, Commission, or Committee. Their consideration of the matters noticed herein is not limited by the recommendations indicated herein.

SPECIAL NOTICE—Any writings or documents provided to a majority of the RHC regarding any item on this agenda will be made available for public inspection in the Community Development Department, located at 500 Castro Street, during normal business hours and at the meeting location noted on the agenda during the meeting.

ADDRESSING THE BOARD, COMMISSION, OR COMMITTEE

- Interested persons are entitled to speak on any item on the agenda and should make their interest known to the Chair.

- Anyone wishing to address the Board, Commission, or Committee on a nonagenda item may do so during the "Oral Communications" part of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.