



City of Mountain View

Agenda

Rental Housing Committee

Monday, May 4, 2020

7:00 PM

Video Conference with No Physical Meeting
Location

This meeting will be conducted in accordance with State of California Executive Order N-29-20, dated March 17, 2020. All members of the Rental Housing Committee will participate in the meeting by video conference, with no physical meeting location.

Members of the public wishing to observe the meeting may do so at <https://mountainview.legistar.com>, on YouTube at www.MountainView.gov/YouTube, and on Comcast Channel 26.

Members of the public wishing to comment on an item on the agenda may do so in the following ways:

1. Email comments to RHC@mountainview.gov by 5:00 p.m. on May 4. Emails will be forwarded to the Rental Housing Committee. Emails received after 5:00 p.m. and prior to the Chair announcing that public comment is closed for each item will be read into the record at the meeting (up to 3 minutes, at the discretion of the Chair). **IMPORTANT:** identify the Agenda Item number in the subject line of your email. All emails received will be entered into the record for the meeting.

2. Provide oral public comments during the meeting: click the following link to register in advance to access the meeting via Zoom Webinar:
https://mountainview.gov/rhc_speakers

- You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting.

- When the Chair announces the item on which you wish to speak, click the “raise hand” feature in Zoom. For instructions on using the "raise hand" feature in Zoom, visit: https://mountainview.gov/raise_hand.

Speakers will be notified shortly before they are called to speak.

- When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Chair).

3. Members of the public who would like to provide comments to the Rental Housing Committee and are unable to send an email to RHC@mountainview.gov or access the live session to provide oral comments: please call 650-903-6436 and leave your comments in a voice mail message before 5:00 p.m. on May 4. Voice mail comments will be played during public comment for the item at the meeting (up to 3 minutes, at the discretion of the Chair). **IMPORTANT:** identify the Agenda Item number at the beginning of your voice mail message. Staff capacity to receive and process messages may be limited and we encourage reserving telephone access for those who are unable to send email comments or access the live meeting to provide oral comments.

1. CALL TO ORDER

2. ROLL CALL

Chair Matthew Grunewald, Committee Members Susyn Almond, Nicole Haines-Livesay (alternate), Julian Pardo de Zela and Emily Ramos

3. MINUTES APPROVAL

3.1 Approve the minutes for February 10, 2020 RHC Meeting

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

Attachments: [February 10, 2020 RHC Meeting Minutes](#)

4. CONSENT CALENDAR - NONE

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 Quarterly Financial Expenditures Fiscal Year 2019-20 through March 31, 2020**

Recommendation: Review the attached Quarterly Financial Expenditures for Fiscal Year 2019-20 through March 31, 2020.

Attachments: [Staff Report](#)
[ATT1 - Quarterly Financial Report](#)

8.2 Rental Housing Committee Fiscal Year 2020-21 Proposed Budget

Recommendation: To review and provide feedback on the Fiscal Year 2020-21 Proposed Budget for the administration of the Community Stabilization and Fair Rent Act. The Fiscal Year 2020-21 Budget is scheduled for adoption at a meeting of the Rental Housing Committee (RHC) on June 1, 2020. The proposed annual Rental Housing Fee is calculated based on the Proposed Budget and will be established by the RHC.

Attachments: [Staff Report](#)
[ATT1 - Statement of Revenues, Expenditures, and Balances](#)
[ATT2 - CSFRA FY20-21 Proposed Budget](#)

8.3 CSFRA Annual General Adjustment of Rent 2020 and draft Regulations for Voluntary Agreements to Temporarily Reduce Rent

Recommendation: Review and adopt a Resolution announcing an Annual General Adjustment of rent for 2020 of 2.9 percent and Regulations for Voluntarily Agreements to Temporarily Reduce Rent.

Attachments: [Staff Report](#)
[ATT1 - Draft Resolution to adopt AGA2020](#)
[ATT2 - BLS, Consumer Price Index, San Francisco Bay Area](#)
[ATT3 - Draft Resolution: Regulations for Voluntary Temp. Rent Reduction](#)
[Exhibit A: Draft regulations](#)

8.4 Adoption by the Rental Housing Committee of all applicable sections in Council Advisory Bodies Handbook

Recommendation: Adopt a Resolution to adhere to and follow all applicable rules and regulations in the Council Advisory Bodies Handbook as revised on August 1, 2018, specifically that all board, commission and committee members

- Receive no compensation, and
- Are subject to removal by motion of the City Council adopted by at least four affirmative votes.

Attachments: [Staff Report](#)
[ATT1 - Draft Resolution](#)
[ATT2 - Council Advisory Bodies Handbook](#)

8.5 CSFRA Regulations for Just Cause for Evictions

Recommendation: Review and adopt a Resolution and Regulations for Just Cause Eviction.

Attachments: [Staff Report](#)
[ATT1 - Draft Resolution to adopt Regulations for Just Cause for Eviction](#)

8.6 Update on proposed modifications to the Tenant Relocation Assistance Ordinance

Recommendation: To receive a presentation on the proposed modifications to the Tenant Relocation Assistance Ordinance to enhance assistance to displaced households

Attachments: [ATT1 - April 15, 2020 EPC Staff Report](#)
[ATT2 - April 15, 2020 EPC Draft Amended TRAO Ordinance](#)

8.7 Election of a Chairperson and a Vice-Chairperson

Recommendation: To nominate and elect one member of the Rental Housing Committee to serve as Chairperson and one member as Vice-Chairperson for an annual term from May, 2020 until end of April, 2021.

Attachments: [Staff Report](#)

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 Update on City's COVID landlord/tenant programs**9.2 Monthly Activity Report February & March 2020**

Attachments: [Monthly Activity Report February](#)
[Monthly Activity Report March](#)

9.3 Upcoming Monthly Workshops, Clinics and Office Hours**10. ADJOURNMENT**

Adjourn to the Regular Meeting of Monday, June 1, 2020, in City Hall, 500 Castro Street. Meeting date, time, and venue are subject to change. Please visit www.mountainview.gov to view the agenda.

NOTICE TO THE PUBLIC

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

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

Interested persons may review the agenda and staff reports at the Community Development Department, 500 Castro St., First Floor, the Friday afternoon before each meeting or online at www.mountainview.gov.

Any writings or documents provided to a majority of the committee regarding any item on this agenda will be made available for public inspection at 500 Castro Street during normal business hours and at the meeting location during the meeting.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the the City Clerk's Office at (650) 903-6399. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))

ADDRESSING THE 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 Committee on a non-agenda item may do so during the "Oral Communications" section of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.