



City of Mountain View

Agenda

Rental Housing Committee

Monday, June 1, 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 7:00 PM Regular Session 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 for the Closed Session and Regular Session to RHC@mountainview.gov by 5:00 p.m. on June 1. 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 June 1. Voice mail comments on Closed Session items will be forwarded to the City Council. Voice mail comments for the Regular Session 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. 6:00 PM - CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATIONS

•Name of Case: Mariel Bolhouse and Tim Larson v. Rental Housing Committee and City of Mountain View, et.al. Santa Clara County Superior Court Case Number 18CV325875.

•Name of Case: Redwood Villa, Inc. v. City of Mountain View and Mountain View Rental Housing Committee, Santa Clara County Superior Court Case Number 18CV322991.

1. 7:00 PM - CALL TO ORDER REGULAR SESSION (to be held via video conference)

2. ROLL CALL

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

3. CLOSED SESSION REPORTS**4. MINUTES APPROVAL****4.1 Approve the minutes for May 4, 2020 RHC Meeting**

Recommendation: Copies of the minutes for the above noted meetings 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 RHC Meeting, May 4, 2020](#)

5. CONSENT CALENDAR - None**6. 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.

7. APPEAL HEARINGS - None**8. PUBLIC HEARINGS - None****9. NEW BUSINESS**

9.1 CSFRA Fiscal Year 2020-21 Budget and Rental Housing Fee

Recommendation: To adopt a Resolution of the Rental Housing Committee of Mountain View adopting the Fiscal Year 2020-21 Budget and Establishing a Rental Housing Fee Sufficient to Support the Fiscal Year 2020-21 Budget, to be read in title only, further reading waived.

Attachments: [Staff Report](#)
[ATT 1 - Resolution Adopting FY 2020-21 Budget and Rental Housing Fee](#)
[Exhibit A - FY 2020-21 CSFRA Proposed Budget](#)
[Exhibit B - FY 2020-21 CSFRA Fund](#)
[Exhibit C - FY 2020-21 CSFRA Proposed Annual Rental Housing Fee](#)
[ATT 2 - RHC Memo of May 4, 2020 - FY 2020-21 Proposed Budget](#)

9.2 Mobile Home Parks Rent Stabilization

Recommendation: At the request of the Chair of the Rental Housing Committee, to deliberate whether the Rental Housing Committee would like to reconsider its prior action determining that mobile homes and mobile home spaces are not covered by the Community Stabilization and Fair Rent Act.

Attachments: [Staff Report](#)
[ATT 1 - January 28, 2020 City Council Study Memo](#)
[ATT 2 - Summary of Stakeholder Meetings held in February 2020](#)

9.3 Contract for Administrative and Hearing Process Services for Fiscal Year 2020-21

Recommendation: To authorize the Program Manager or other designee to execute an agreement with Project Sentinel to provide administrative and hearing process services for Fiscal Year 2020-21 for a total amount not to exceed \$235,000, as follows:

1. Administrative support services in an amount not to exceed \$125,000;
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.

Attachments: [Staff Report](#)

9.4 Contract with Goldfarb & Lipman for Fiscal Year 2020-21

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 2020-21 in an amount not to exceed \$200,000, and to represent the RHC and the City in pending litigation related to the Community Stabilization and Fair Rent Act for Fiscal Year 2020-21 in an amount not to exceed \$50,000.

Attachments: [Staff Report](#)

9.5 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: [ATT 1 - May 12, 2020 City Council Report](#)
[ATT 2 - Draft Amendments TRAO Ordinance](#)

9.6 Quarterly Review of Consumer Price Indices for Fair Return Calculations of Petitions for Upward Adjustment

Recommendation: To receive an informational quarterly review of the Consumer Price Indices for Fair Return Calculations of Petitions for Upward Adjustment of Rent.

Attachments: [Staff Report](#)
[ATT 1 - CPI Indices](#)
[ATT 2 - CPI Percentage Instructions](#)
[ATT 3 - Staff Report 7/10/2017 - Draft Regulations for Petition Process](#)

10. COMMITTEE/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE

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

Update on City's COVID-19 landlord and tenant programs

Monthly Activity Report April 2020

Attachments: [Monthly Activity Report April 2020](#)

Upcoming Monthly Workshops, Clinics and Office Hours

11. ADJOURNMENT

Adjourn to the Regular Meeting of Monday, June 29, 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.