



City of Mountain View

Agenda

Rental Housing Committee

Monday, June 20, 2022

6:30 PM

Video Conference with No Physical Meeting Location

During this declared state of emergency, the meeting will be conducted in accordance with California Government Code § 54953(e) as authorized by resolution of the Rental Housing Committee. Please contact mvrent@mountainview.gov to obtain a copy of the applicable resolution. 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 the meeting date. Emails will be forwarded to the RHC. Please 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:

Online:

You may join the Zoom Webinar using this link: <https://mountainview.gov/meeting> and entering Webinar ID: 937 7306 8363

You may be asked to enter an email address and a name. Your email address will not be disclosed to the public.

When the Chair announces the item on which you wish to speak, click the “raise hand” feature in Zoom. Speakers will be notified of their turn shortly before they are called on to speak.

By phone:

Dial: (669) 900-9128 and enter Webinar ID: 937 7306 8363

When the Chair announces the item on which you wish to speak, dial *9. Phone participants will be called on by the last two digits of their phone number. When the Chair calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

For instructions on using the "raise hand" feature in Zoom, visit https://mountainview.gov/raise_hand.

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

1. ANNOUNCEMENT (OPEN SESSION)

2. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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.

3. CALL TO ORDER

4. ROLL CALL

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

5. 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.

5.1 Approve the Minutes for May 23, 2022 RHC Meeting

Recommendation: Approve the Rental Housing Committee meeting minutes for May 23, 2022. Copies of the minutes for the above noted meeting have been delivered to Committee Members and are available online.

Attachments: [Minutes RHC Meeting, May 23, 2022](#)

- 5.2** Resolution Making Findings Authorizing Continued Remote Teleconference Meetings of the Rental Housing Committee Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361

Recommendation: To adopt a Resolution of the Rental Housing Committee of the City of Mountain View Making Findings Authorizing Continued Remote Teleconference meetings of the Rental Housing Committee Pursuant to Brown Act Provisions as Amended by Assembly Bill No. 361, to be read in title only, further reading waived (Attachment 1 to this memorandum).

Attachments: [Staff Report](#)
[ATT 1 - Resolution Regarding Virtual Meetings](#)

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. UNFINISHED BUSINESS

- 9.1** Amendment to Chapter 2: Definitions of the CSFRA Regulations
Amendment to Chapter 4: Petition Process of the CSFRA Regulations
Amendment to Chapter 2: Definitions of the MHRSO Regulations
Amendment to Chapter 5: Petition Process of the MHRSO Regulations

Recommendation: To review and adopt amendments to the Community Stabilization and Fair Rent Act ("CSFRA" or "the Act") Regulations and to the Mobile Home Rent Stabilization Ordinance ("MHRSO" or "the Ordinance") to clarify the calculation of Base Rent where a rent concession was provided by Landlord (or Park Owner or Mobile Home Landlord) to Tenant (or Mobile Home Owner or Mobile Home Tenant) during the initial term of the tenancy and to establish a statute of limitations on the recovery of back rent due where a Tenant (or Mobile Home Owner or Mobile Home Tenant) files a Petition on the basis of unlawful rent related to concessions.

Attachments: [Staff Report](#)
[ATT 1 - Resolution to Amend Chapter 2 and 4 of the CSFRA Regulations](#)
[ATT 2 - Resolution to Amend Chapter 2 and 5 of the MHRSO Regulations](#)
[ATT 3 - March 28, 2022 RHC Memo Clarifying Base Rent and Concessions](#)
[ATT 4 - April 28, 2022 Summary of Stakeholder Meetings](#)
[ATT 5 - May 23, 2022 RHC Memo Clarifying Case Rent and Concessions](#)

10. NEW BUSINESS

- 10.1** Monthly Status Reports April and May 2022

Recommendation: To review the Monthly Status Reports for the Rent Stabilization and the Eviction Prevention Programs.

Attachments: [ATT 1 - Rent Stabilization Monthly Status Report April 2022](#)
[ATT 2 - Eviction Prevention Program Monthly Status Report April 2022](#)
[ATT 3 - Rent Stabilization Monthly Status Report May 2022](#)
[ATT 4 - Eviction Prevention Program Monthly Status Report May 2022](#)

- 10.2** CSFRA Fiscal Year 2022-23 Budget and Annual Rental Housing Fee

Recommendation: To adopt a Resolution of the Rental Housing Committee of Mountain View Adopting the Fiscal Year 2022-23 Budget and Establishing a Rental Housing Fee Sufficient to Support the Fiscal Year 2022-23 Budget, to be read in title only, further reading waived (Attachment 1 to the memorandum).

Attachments: [Staff Report](#)
[ATT 1 - Resolution Adopting CSFRA Budget and Rental Housing Fee for FY 2022-23](#)
[ATT 2 - May 23, 2022 RHC Staff Report - Fiscal Year 2022-23 Recommended Budget](#)

10.3 Contract with Project Sentinel for Fiscal Year 2022-23

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 2022-23 for a total amount not to exceed \$115,000 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 \$5,000; and
3. Deploy and reimburse Hearing Officers for the Petition Hearing Process in an amount not to exceed \$100,000.

Attachments: [Staff Report](#)

10.4 Contract with Goldfarb & Lipman LLP for Fiscal Year 2022-23

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 2022-23 in an amount not to exceed \$175,000 and to represent the Rental Housing Committee and the City of Mountain View in pending litigation related to the Community Stabilization and Fair Rent Act for Fiscal Year 2022-23 in an amount not to exceed \$100,000.

Attachments: [Staff Report](#)

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

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

11.1 Upcoming Monthly Workshops, Clinics and Office Hours**12. CLOSED SESSION REPORT****13. ADJOURNMENT**

NOTICE TO THE PUBLIC

The agenda and staff reports are available online at <https://mountainview.legistar.com>.

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

The Committee may consider and act on items listed on the agenda in any order. Consideration of the matters noticed herein is not limited by the recommendations indicated herein.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the Community Services Department at (650) 903-6400. 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))