



City of Mountain View

CITY HALL
500 CASTRO STREET

Minutes

Rental Housing Committee

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

Monday, May 22, 2017

8:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Present: 6 - Vice Chair Ortiz, Chairperson Honey, Committee Member Grunewald, Committee Member Ramos, Committee Member Means, and Pardo de Zela (alternate)

Julian Pardo de Zela (Alternate) arrived at 9:25 p.m.

3. MINUTES APPROVAL

3.1 Approval of Minutes

MOTION - M/S - Honey/Means

To approve the minutes for May 8, 2017 RHC Meeting.

Yes: 5 - Committee Member Grunewald, Committee Member Ramos, Committee Member Means, Vice Chair Ortiz, and Chairperson Honey

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Steven Goldstein expressed concerns regarding the effective date of the CSFRA.

John Inks encouraged the committee to look at the legal/economic effects of the CSFRA on landlords.

Alberto Martin, landlord, expressed concerns about rising utility fees and rolled back rental rates under the CSFRA.

David Avny, landlord, expressed concerns regarding high property tax rates and rolled back rental rates under the CSFRA.

Paul Norton, landlord, concerned about fair rate of return on rental property under the CSFRA
Elizabeth Lindsey, landlord, encouraged committee to adopt max CPI rate to allow landlords to maintain their property.

Beth Walsh, landlord, asked committee to consider the financial impact of the CSFRA on small landlords.

5. PUBLIC HEARING - none

6. UNFINISHED BUSINESS - none**7. NEW BUSINESS****7.1 Adopt Annual General Adjustment of Rent for 2017**

Associate Planner van Deursen presented an oral staff report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

David Avny
Paul Norton
Alberto Martin
Maria Morgan Butcher
Elizabeth Lindsey
Richard Jones
Joe Maydak

MOTION - M/S - Means/Ortiz

To adopt a Resolution of an Annual General Adjustment of rent for 2017 of 3.4%

Yes: 5 - Committee Member Grunewald, Committee Member Ramos, Committee Member Means, Vice Chair Ortiz, and Chairperson Honey

7.2 Consider Annual General Adjustment of Rent for 2016

Associate Planner van Deursen presented an oral staff report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Gemma Donofrio
Tod Spieker
Keith Sargent
Maria Morgan Butcher
Steven Goldstein

MOTION - M/S - Means/Honey

To consider agendizing an Annual General Adjustment of Rent for 2016 in the next meeting.

Yes: 4 - Committee Member Grunewald, Committee Member Ramos, Committee Member Means, and Chairperson Honey

No: 1 - Vice Chair Ortiz

7.3 Adopt Rules of Conduct for Rental Housing Committee Meetings

Associate Planner van Deursen presented an oral staff report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Joshua Howard

MOTION - M/S - Ortiz/Means

To adopt a Resolution establishing the Rules of Conduct for Rental Housing Committee Meetings.

Yes: 5 - Committee Member Grunewald, Committee Member Ramos, Committee Member Means, Vice Chair Ortiz, and Chairperson Honey

7.4 Consider A Fair Return Standard

Karen Tiedemann and Justin Bigelow, Special Council, Goldfarb and Lipman presented an oral staff report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Curt Conroy

Tod Spieker

Alberto Martin

Joe Maydak

Dave A.

Patrick Moore

Steven Goldstein

Keith Sargent

Maria Morgan Butcher

Joshua Howard

Richard Jones

Susan Ta

Committee directed staff to organize landlord and tenant stake holder meetings for public input on Fair Return Standard options.

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

9. ADJOURNMENT - At 11:23 p.m., Chair Honey adjourned the meeting to the next RHC Committee Meeting to be held on Thursday, June 8, 2017 at 7:00 p.m. in the Council Chambers, 500 Castro Street.