



# City of Mountain View

CITY HALL  
500 CASTRO STREET

## Minutes

### Rental Housing Committee

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

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Monday, September 11, 2017

6:00 PM Committee Room and Council Chambers - 500 Castro

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#### **CLOSED SESSION (TO BE HELD IN THE PLAZA CONFERENCE ROOM)**

##### **1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)**

At 5:01 p.m., an announcement was made by Senior Assistant City Attorney Chopra, who described the item that the Committee would consider on the Closed Session Agenda below, and invited any members of the public to provide public comments on the item.

##### **2. CLOSED SESSION**

###### **2.1 CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION**

Government Code Section 54956.9(d)(1), two cases:

Name of case: Rental Housing Committee v. California Apartment Association, Joan MacDonald, and Steven Chandler, Santa Clara County Superior Court Case No. 17-CV-314254

Name of case: Joan MacDonald and Steven Chandler v. Rental Housing Committee, and Does 1 through 50 Inclusive, Santa Clara Superior Court Case No. 17-CV-314995

At 5:05 p.m., seeing no one wishing to speak, Chairperson Honey closed the meeting to the public and called the meeting to order.

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

Absent: Committee Member Means

The Closed Session recessed at 7:35 p.m.

##### **3. CLOSED SESSION REPORT**

Senior Assistant Chopra announced there was no Closed Session Report.

#### **REGULAR SESSION (TO BE HELD IN THE COUNCIL CHAMBERS)**

##### **4. CALL TO ORDER**

The meeting was called to order at 7:40 p.m.

## 5. ROLL CALL

**Present:** 5 - Vice Chair Ortiz, Chairperson Honey, Committee Member Grunewald, Committee Member Ramos, and Pardo de Zela (alternate)

**Absent:** 1 - Committee Member Means

## 6. MINUTES APPROVAL

- 6.1** Approve the minutes for July 24, 2017 RHC Meeting  
Including clarification to Item 6.1, motion 4 regarding adoption of a resolution establishing regulations for the petition process, hearing officer, and fair return standard for petitions for individual rent adjustments under the CSFRA

**MOTION: M/S - Honey/ Ramos - To approve the minutes for July 24, 2017 RHC meeting.**

**The motion carried by the following vote:**

**Yes:** 5 - Vice Chair Ortiz, Chairperson Honey, Committee Member Grunewald, Committee Member Ramos, and Pardo de Zela (alternate)

**Absent:** 1 - Committee Member Means

- 6.2** Approve the minutes for August 28, 2017 RHC Meeting

**MOTION: M/S - Ramos/ Honey - To approve the minutes for August 28, 2017 RHC meeting.**

**The motion carried by the following vote:**

**Yes:** 5 - Vice Chair Ortiz, Chairperson Honey, Committee Member Grunewald, Committee Member Ramos, and Pardo de Zela (alternate)

**Absent:** 1 - Committee Member Means

## 7. ORAL COMMUNICATIONS FROM THE PUBLIC

Laura Cook advised the Committee to give clear guidance to Landlords regarding utility charges being included in the definition of rent.

## 8. PUBLIC HEARING

**9. UNFINISHED BUSINESS****9.1** Consideration of Establishing the Effective Date of the Community Stabilization and Fair Rent Act

## SPEAKING FROM THE FLOOR WITH COMMENTS:

Curt Conroy  
Steven Goldstein  
Job Lopez  
Fred Kiani  
Joshua Howard  
Laura Cook  
Barbara Goodwin

**MOTION: M/S - Honey/ Ramos - To adopt a Resolution Establishing December 23, 2016 as the Effective Date of the Community Stabilization and Fair Rent Act.**

**The motion carried by the following vote:**

**Yes:** 5 - Vice Chair Ortiz, Chairperson Honey, Committee Member Grunewald, Committee Member Ramos, and Pardo de Zela (alternate)

**Absent:** 1 - Committee Member Means

**10. NEW BUSINESS****10.1** Proposed Information Technology System including Database/Registry

**Approve the development of an Information Technology System including Database/Registry.**

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

## SPEAKING FROM THE FLOOR WITH COMMENTS:

Joe Maydak  
Edie Keating  
Curt Conroy

**MOTION: M/S - Honey/ Ramos - To direct staff to propose 3 options for the development of an Information Technology System ranging from a robust system to a lean system.**

**The motion carried by the following vote:**

**Yes:** 5 - Vice Chair Ortiz, Chairperson Honey, Committee Member Grunewald, Committee Member Ramos, and Pardo de Zela (alternate)

**Absent:** 1 - Committee Member Means

**10.2** Proposed Staffing Plan

Acting Assistant Director – Community Development/Housing & Neighborhood Services  
Manager Chen presented an oral staff report and responded to questions.

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

Joe Maydak

Emily Hislop

**MOTION: M/S - Honey/ Ortiz - To approve the proposed Staffing Plan.**

**The motion carried by the following vote:**

**Yes:** 5 - Vice Chair Ortiz, Chairperson Honey, Committee Member Grunewald,  
Committee Member Ramos, and Pardo de Zela (alternate)

**Absent:** 1 - Committee Member Means

**10.3** CSFRA Fee Methodology and Program

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

Joe Maydak

Scott Haiden

Edie Keating

**MOTION: M/S - Honey/ Grunewald - To adopt the same Rental Housing Fee level for both Fully and Partially Covered Units under the CSFRA and to direct City Staff to review with legal counsel the ability for the RHC to charge a reimbursable nominal fee for filing Petitions for Individual Rent Adjustment.**

**The motion carried by the following vote:**

**Yes:** 5 - Vice Chair Ortiz, Chairperson Honey, Committee Member Grunewald,  
Committee Member Ramos, and Pardo de Zela (alternate)

**Absent:** 1 - Committee Member Means

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

**12. ADJOURNMENT - At 10:02 p.m., Chair Honey adjourned the meeting to the next RHC Meeting to be held on Monday, October 9, at 7:00 p.m. in the Council Chambers, 500 Castro Street.**