



# 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, November 6, 2017

7:00 PM

Council Chambers - 500 Castro

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#### 1. CALL TO ORDER

The meeting was called to order at 7:02 p.m.

#### 2. ROLL CALL

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

**Absent:** 1 - Pardo de Zela (alternate)

#### 3. MINUTES APPROVAL

Approve the minutes for October 23, 2017 RHC Meeting

**MOTION: M/S - Honey/ Means - To approve the minutes for October 23, 2017 RHC meeting.**

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

**Absent:** 1 - Pardo de Zela (alternate)

#### 4. ORAL COMMUNICATIONS FROM THE PUBLIC

Steven Goldstein mentioned the conflict of interest of Committee Member Means and mentioned the statewide ballot initiative to repeal Costa-Hawkins.

Curt Conroy announced his support of Committee Member Means.

Barbara Goodwin believes Committee Member Means should be removed from the RHC.

Tino Barragan does not believe the RHC Members make up a fair and balanced committee.

Stanley Fong, Landlord, is in support of a 100% Rental Housing Fee pass through to the tenants.

Chris Camire, representing an investment group out of Boston, is offering to buy rental properties.

Steve Welter feels that the City is taking no responsibility of providing affordable housing.

Keith Suljahn asked the RHC to reconsider the petition process to make it less cumbersome for Landlords.

#### 5. PUBLIC HEARING

**6. UNFINISHED BUSINESS****7. NEW BUSINESS****7.1 RHC Proposed Work Plan 2018**

**That the Rental Housing Committee provide input to staff regarding the proposed work plan for the calendar year 2018, both in terms of the content and timeline.**

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

Steven Goldstein

**The RHC gave direction to staff to add the following items to the proposed work plan for the calendar year 2018. Committee Member Ortiz proposed the following issues to be discussed in calendar year 2018:**  
**Section 1705(a) protection for families and school age children, Section 1707(d) hardship protections against banked AGA, Section 1711(l) procedures for compliance after decisions rendered and Section 1708(b) setting initial rates permitted by law.**  
**Committee Member Ramos proposed to add Costa Hawkins regulations and vacancy rates of Rental Units in Mountain View.**

**7.2 Pass through of the Rental Housing Fee to Tenants**

**Consider staff's analysis and recommendation and provide direction to staff to draft regulations that clarify whether the Rental Housing Fee is eligible to be passed through to tenants.**

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

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

Steven Goldstein

Tino barragan

Joe Maydak

Jackie Todesca

Jackie Satier

Edie Keating

Curtis Conroy

Joshua Howard

Elizabeth Lindsay

Jeff Gilman

Ken

Keith Suddjian

Fred Kiani

Steve Welter

Unidentified Speakers (x2)

**MOTION: M/S - Means/ Honey - The RHC Chair write a letter to City Council requesting the Mountain View City Council contribute one million dollars (\$1,000,000) to the CSFRA budget for FY 2017-2018.**

**Yes:** 3 - Chairperson Honey, Committee Member Grunewald, and Committee Member Means

**No:** 1 - Vice Chair Ortiz

**Absent:** 1 - Pardo de Zela (alternate)

**Abstain:** 1 - Committee Member Ramos

### 7.3

Consideration of Annual General Adjustment (AGA) for Gap between October 19, 2015 and February 2016

**Staff recommends the RHC continue to defer consideration of a general adjustment for 2016, since no petition data are available to determine whether or not rents are set at fair and equitable levels to achieve the purpose of the CSFRA.**

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

#### SPEAKING FROM THE FLOOR WHT COMMENTS:

Curtis Conroy

Joe Maydak

Edie Keating

Keith Suddjian

Tino Barragan

Steve Welter

Leanne M.

The Committee recessed at 9:26 p.m. and reconvened at 9:42 p.m.

**MOTION: M/S - Grunewald/ Honey - To direct staff to explore an undefined AGA gap period to be brought back to the Committee before June 2018.**

**Yes:** 3 - Chairperson Honey, Committee Member Grunewald, and Committee Member Means

**No:** 2 - Vice Chair Ortiz, and Committee Member Ramos

**Absent:** 1 - Pardo de Zela (alternate)

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

**9. ADJOURNMENT - At 10:16 p.m., Chair Honey adjourned the meeting to the next RHC Meeting to be held on Monday, December 4, 2017 at 7:00 p.m. in the Council Chambers, 500 Castro Street.**

