



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

Monday, April 23, 2018

7:00 PM

Council Chambers - 500 Castro Street

1. CALL TO ORDER

The meeting was called to order at 7:00 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

3.1 Approve the minutes for the March 26, 2018 RHC Meeting

MOTION: M/S - Ramos/ Means - To approve the minutes for March 26, 2018

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

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Steven Goldstein urged the MV Tenant's Coalition to start an initiative to amend the CSFRA in the event Costa Hawkins is repealed.

5. PUBLIC HEARING

6. UNFINISHED BUSINESS**6.1** 2016 Annual General Adjustment and Adoption of Banking of
Unimplemented Annual General Adjustments Regulations (Chapter 7)

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Fred Kiani
Steven Goldstein
Curtis Conroy
Joe Maydak
Edie Keating
Patrick Moore
Joshua Howard
Joan MacDonald

MOTION: M/S - Grunewald/ Means - To instruct staff to draft an expedited petition process to address inflation that occurred prior to 9/1/2016 (2.6%) for units that were continuously owned by the same Landlord, occupied by the same tenant, and were not subject to a rent increase between October 19, 2015 and December 23, 2016
OR

to re-consider the draft 2016 annual general adjustment resolution presented to the RHC with the requirement that the 2016 AGA would apply to units that were not subject to a rent increase between October 19, 2015 and December 23, 2016.

Yes: 3 - Committee Member Grunewald, Committee Member Ramos, and Committee Member Means

No: 1 - Vice Chair Ortiz

Abstain: 1 - Chairperson Honey

MOTION: M/S - Means/ Honey - To adopt regulations regarding the Banking of Unimplemented Annual General Adjustments with direction to staff to bring back options for tenant hardship protections.

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

7. NEW BUSINESS**7.1** Quarterly Financial Expenditures FY 2017-18 through March 31, 2018

Administrative Analyst Kennedy presented an oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Edie Keating

Joan Macdonald

The RHC heard a presentation on the quarterly financial expenditures for FY 2017-18.

7.2 Overview of CSFRA Petition & Hearing Process

Administrative Analyst Black presented an oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Karda

Joe Maydak

Elizabeth Lindsay

Edie Keating

MOTION: M/S - Grunewald/ Ortiz - Request staff to look into further streamlining evidentiary requirements in the petition process.

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

7.3 Regulations Regarding Appeals of Hearing Officer Decisions to the RHC

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

No comments were received from the public.

MOTION: M/S - Honey/ Ramos - To adopt the amendment to the Chapter 5 Hearing Procedure regulations regarding Appeals of Hearing Officer Decisions to the Rental Housing Committee.

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

7.4 CSFRA Monthly Status Report March 2018

Administrative Analyst Black presented an oral report and responded to questions.

No comments were received from the public.

The RHC heard a presentation regarding the CSFRA monthly status report for March 2018.

7.5 Election of a Chairperson and a Vice-Chairperson

SPEAKING FROM THE FLOOR WITH COMMENTS:

Edie Keating

MOTION: M/S - Roamos/ Ortiz - To elect Vice Chair Ortiz to serve as Chairperson and Member Grunewald to serve as Vice-Chairperson for an annual term from May 1, 2018 until April 30, 2019.

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

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

Vice Chair Ortiz requested to agendaize an item regarding the RHC's community outreach.

Member Ramos gave an update on the Mountain View Spring Family Parade that she, Chair Honey and Member Means participated in.

Member Grunewald thanked Chair Honey for her service as the 2017 RHC Chairperson.

9. ADJOURNMENT - At 10:25 p.m., Chair Honey adjourned the meeting to the next RHC meeting to be held on Monday, May 21, 2018 at 7:00 p.m. in the Council Chambers, 500 Castro Street.