



City of Mountain View

Minutes

Rental Housing Committee

Thursday, June 12, 2025

7:00 PM

Council Chambers and Video Conference, 500
Castro St., Mountain View, CA 94041

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. ROLL CALL

3. CONSENT CALENDAR

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION - MS - Cox/Ma - To approve the RHC meeting minutes for May 22, 2025 with corrections to the names of the Chair and Vice Chair.

The motion carried by the following vote:

3.1 Minutes for the May 22, 2025 RHC Meeting

4. ORAL COMMUNICATIONS FROM THE PUBLIC

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

5. APPEAL HEARINGS

5.1 Appeal of Hearing Officer's Decision Re: Petition No. 24250033

Nazanin Salehi, Special Counsel, Goldfarb and Lipman, presented an oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

PRESENTATION AND ARGUMENTS BY APPELLANT-LANDLORD - Rachael Chubey

PRESENTATION AND ARGUMENTS BY RESPONDENT-TENANT - Sandy Brooksfox

REBUTTAL BY APPELLANT-LANDLORD - Rachael Chubey

REBUTTAL BY RESPONDENT-TENANT - Sandy Brooksfox

MOTION 1 - MS - Cox/ Keating - To approve the Tentative Appeal Decision in its entirety.

The motion carried by the following vote:

MOTION 2 - M - Balch - To approve the Tentative Appeal Decision for the following items:

A: The Hearing Officer's consideration and rent reduction award based on the excessive noise from the water heater and bathtub clogging did not violate Respondent's due process rights.

B: The Hearing Officer did not err or abuse her discretion in awarding a rent reduction based on the mold and moisture conditions in the Affected Unit.

C: The Hearing Officer did not err or abuse her discretion in awarding a rent reduction based on the sewer and plumbing issues in the Affected Unit.

E: The Hearing Officer's rent reductions were not arbitrary or excessive because she applied consistent methodology; and

To remand item D to the Hearing Officer to reexamine whether the circumstances of the alleged hazardous electrical circuitry in the Affected Unit constituted a failure to maintain the Affected Unit in a habitable condition.

Motion failed for lack of second.

6. NEW BUSINESS

6.1 Contract Renewal with Goldfarb & Lipman LLP for Fiscal Year 2025-26

Rent Stabilization Manager van Deursen presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION - MS - Keating/Cox - To 1) authorize the Rent Stabilization Manager or designee to execute an agreement with Goldfarb & Lipman LLP for legal services related to the Community Stabilization and Fair Rent Act for Fiscal Year 2025-26 and to represent the Rental Housing Committee and the City of Mountain View in litigation related to the Community Stabilization and Fair Rent Act for Fiscal Year 2025-26 for a total amount not to exceed \$250,000.

2) Authorize the Rent Stabilization Manager or designee to execute an agreement with Goldfarb & Lipman LLP for legal services related to the Mobile Home Rent Stabilization Ordinance for Fiscal Year 2025-26 and to represent the Rental Housing Committee and the City of Mountain View in litigation related to the Mobile Home Rent Stabilization Ordinance for Fiscal Year 2025-26 for a total amount not to exceed \$35,000.

The motion carried by the following vote:

6.2 Contract Renewal with Project Sentinel for Fiscal Year 2025-26

1. Authorize the Rent Stabilization Manager or designee to execute an agreement with Project Sentinel to provide administrative and hearing process services for the Community Stabilization and Fair Rent Act for Fiscal Year 2025-26 for a total amount not to exceed \$180,000 as follows:

- a. Administrative support services in an amount not to exceed \$10,000;
- b. Deploy and reimburse Facilitators for the Prehearing Settlement Conference Process in an amount not to exceed \$10,000; and
- c. Deploy and reimburse Hearing Officers for the Petition Hearing Process in an amount not to exceed \$160,000.

2. Authorize the Rent Stabilization Manager or other designee to execute an agreement with Project Sentinel to provide administrative and hearing process services for the Mobile Home Rent Stabilization Ordinance for Fiscal Year 2025-26 for a total amount not to exceed \$13,000 as follows:

- a. Administrative support services in an amount not to exceed \$1,000;
- b. Deploy and reimburse Facilitators for the Prehearing Settlement Conference Process in an amount

not to exceed \$2,000; and

c. Deploy and reimburse Hearing Officers for the Petition Hearing Process in an amount not to exceed \$10,000.

Rent Stabilization Manager van Deursen presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION - MS - Cox/ Keating - To 1) authorize the Rent Stabilization Manager or designee to execute an agreement with Project Sentinel to provide administrative and hearing process services for the Community Stabilization and Fair Rent Act for Fiscal Year 2025-26 for a total amount not to exceed \$180,000 as follows:

- a. Administrative support services in an amount not to exceed \$10,000;
- b. Deploy and reimburse Facilitators for the Prehearing Settlement Conference Process in an amount not to exceed \$10,000; and
- c. Deploy and reimburse Hearing Officers for the Petition Hearing Process in an amount not to exceed \$160,000.

2) Authorize the Rent Stabilization Manager or other designee to execute an agreement with Project Sentinel to provide administrative and hearing process services for the Mobile Home Rent Stabilization Ordinance for Fiscal Year 2025-26 for a total amount not to exceed \$13,000 as follows:

- a. Administrative support services in an amount not to exceed \$1,000;
- b. Deploy and reimburse Facilitators for the Prehearing Settlement Conference Process in an amount not to exceed \$2,000; and
- c. Deploy and reimburse Hearing Officers for the Petition Hearing Process in an amount not to exceed \$10,000.

The motion carried by the following vote:

6.3 Amendments to CSFRA Regulations Chapter 2: Definitions

Review and approve amendments to Community Stabilization and Fair Rent Act (CSFRA) Regulations Chapter 2 - Definitions to add the terms "Rent Refund" and Rent Rollback".

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION - MS - Keating/Cox - To approve amendments to Community Stabilization and Fair Rent Act (CSFRA) Regulations Chapter 2 - Definitions to add the terms "Rent Refund" and Rent Rollback".

The motion carried by the following vote:

6.4 Amendment CSFRA Regulations Chapter 13: Utility Charges

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION - MS - Cox/Keating - To approve amendments to the Community Stabilization and Fair Rent Act (CSFRA) Regulations Chapter 13: Utility Charges, extending the timeframes for compliance in Section B.3 to September 30, 2025 for properties with 6-20 units, and December 31, 2025 for properties with 1-5 units.

The motion carried by the following vote:

7. COMMITTEE/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS

7.1 Upcoming Workshops and Housing Help Center Dates

Rent Stabilization Manager van Deursen presented a report and responded to questions.

7.2 Expected Future Agenda Items for RHC Meetings:

RHC Meeting Thursday July 24, 2025:

-Petition Appeal Hearing

Chair Ma provided an update on future RHC agenda items.

8. ADJOURNMENT At 9:12 p.m., Chair Brown adjourned the meeting to the next special RHC meeting to be held on Thursday, July 24, 2025 at 6:00 p.m. in the Council Chambers and via Video Conference.