



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, February 12, 2018

7:00 PM

Council Chambers - 500 Castro St.

1. CALL TO ORDER

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

SPEAKING FROM THE FLOOR WITH COMMENT:

Joe Maydak

3.1 That the Rental Housing Committee approve the minutes for January 22, 2018 RHC Meeting

MOTION: M/S - Means/Ramos - To approve the minutes for the January 22, 2018 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

Fred Kiani inquired about a 2016 AGA and the CSFRA Rules and Regulations.

Luis expressed the importance of the CFSRA and how it has benefited his family.

David Offen explained that Committee Members were appointed to implement the CSFRA and not to undermine the spirit of the law.

Job Lopez was upset by the Measure V Too Costly ad and explained that the RHC has an obligation to defend the CSFRA or resign.

Joe Maydak provided input on the Landlord petition forms.

Tino Barragan suggested set the record straight in the MV Voice in response to the Measure V Too Costly ad.

Janet Workman expressed concerns about the housing crisis in Mountain View and praised the RHC on their budget.

Alex Nunez stated certain members of the RHC attempt to undermine the law and requested the resignation of Member Means.

Edie Keating pointed out the contradictions of the Measure V Too Costly ad and requested the RHC respond to the claims in the ad.

Barbara Goodwin stated that the high cost of living is driving out locals and requested Member Means step down from the RHC.

Dr. Megan Fraley encouraged Members Honey and Grunewald to look to City Staff and legal counsel for direction instead of Member Means.

Curtis Conroy explained that the market sets rental rates not individual Landlords.

Joan MacDonald suggested the RHC create a reserve with any unused funds.

5. PUBLIC HEARING

6. UNFINISHED BUSINESS

7. NEW BUSINESS

7.1 CSFRA Information Technology System

IT Director Jensen presented an oral presentation and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments were received

MOTION: M/S - Ramos/Ortiz - To approve the RFP requirements related to the selection of an IT vendor to develop an Information Technology System to effectively and efficiently implement the Community Stabilization and Fair Rent Act.

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

Absent: 1 - Pardo de Zela (alternate)

7.2 Authorize CSFRA Professional Services by Project Sentinel

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Curtis Conroy

Joe Maydak

Fred Kiani

MOTION: M/S - Means/Honey - To authorize the Program Manager to execute an amendment to the professional services agreement with Project Sentinel for the remainder of FY 2017-18:

- a. to continue to provide administrative support services for the Community Stabilization and Fair Rent Act in an amount not to exceed \$124,800;**
- b. to deploy and reimburse Facilitators for the Pre-Hearing Settlement Conference under the Community Stabilization and Fair Rent Act in an amount not to exceed \$40,000; and**
- c. to deploy and reimburse Hearing Officers for the Petition Hearing Process under the Community Stabilization and Fair Rent Act in an amount not to exceed \$200,000.**

Total contract amount with Project Sentinel shall not exceed \$364,800.

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

Absent: 1 - Pardo de Zela (alternate)

7.3 Amendments to the Tenant Relocation Assistance Ordinance

To review potential amendments to the City's Tenant Relocation Assistance Ordinance and provide recommendations to the City Council.

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Joe Maydak

The RHC unanimously decided to provide the following recommendations to the Environmental Planning Commission and the City Council regarding amendments to the Tenant Relocation Assistance Ordinance in order to create a uniform Relocation Assistance and First Right of Return policy under the CSFRA, City ordinance, and state Ellis Act:

- a. First Right of Return to be provided for up to 10 years from a qualifying termination of tenancy, but no punitive damages are authorized beyond the initial 5 year period from a qualifying termination of tenancy.**
- b. First Right of Return, including the same monthly rental payment (plus**

annual general adjustments) to be provided for up to 5 years from a qualifying termination of tenancy with punitive damages if the tenant is not notified (not to exceed 6 months rent).

c. Tenant eligible for actual and exemplary damages to be sought by tenants if a rental unit is re-rented within two years.

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

City Attorney Jannie Quinn discussed the City Code of Conduct and state Political Reform Act.

Member Means suggested the possibility of revisiting Chapter 6 section J of the regulations once more petitions have been submitted and further experience with the petition process has been gained.

Member Ortiz made a general request for civility from all attendees during RHC meetings.

The RHC unanimously requested to add an agenda item to the February 26, 2018 RHC meeting regarding CSFRA application to mobile home parks.

Chair Honey requested to add an agenda item to the March 26, 2018 RHC meeting regarding the Annual General Adjustment of rent for 2016.

9. ADJOURNMENT - At 10:33 p.m., Chair Honey adjourned the meeting to the next RHC Meeting to be held on Monday, February 26, 2018 at 6:30 p.m. in the Council Chambers, City Hall, 500 Castro.