



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, May 21, 2018

6:00 PM

Plaza Conference Room & Council Chambers

1. CLOSED SESSION (to be held in Plaza Conference Room)

At 6:00 p.m., an announcement was made by Finance and Administrative Services Director Kong 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.

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Closed Session recessed at 6:45 p.m.

2. REGULAR SESSION (to be held in Council Chambers)

3. CALL TO ORDER

The meeting was called to order at 6:47 p.m.

4. ROLL CALL

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

Absent: 1 - Committee Member Honey

5. MINUTES APPROVAL

5.1 Approve the minutes for April 23, 2018 RHC Meeting

MOTION: M/S - Ramos/Means - To approve the minutes for April 23, 2018 RHC meeting.

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

Absent: 1 - Committee Member Honey

6. ORAL COMMUNICATIONS FROM THE PUBLIC

No comments were received from the public.

7. PUBLIC HEARING - NONE

Chairperson Ortiz proposed to move agenda item 9.1, Staffing Issues related to the Implementation of the CSFRA, before agenda item Unfinished Business.

9.1 Staffing Issues related to the Implementation of the CSFRA

City Manager Rich presented an oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Steven Goldstein

Curtis Conroy

MOTION: M/S - Ramos/ Pardo de Zela - To approve the continued staffing of the RHC with City employees with the following modifications:

- In the hiring process for all positions, the RHC, as a body, provides input at the beginning of the process as to the attributes and key skills desired.
- For the Program Manager position, the Chair of the RHC is part of a review panel interviewing candidates.
- All hiring and evaluation is done consistent with standard City practices.
- The City's Housing Manager is the day-to-day supervisor of the Program Manager, who is the supervisor of other CSFRA staff.
- The Chair and Vice Chair meet semiannually with the Housing Manager to provide input on staff performance.

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

Absent: 1 - Committee Member Honey

8. UNFINISHED BUSINESS

8.1 Expedited Petition to Address Inflationary Effects Prior to September 1, 2016 and Adoption of Tenant Hardship Regulations (Chapter 8)

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Curtis Conroy
Steven Goldstein
Edie Keating

MOTION: M/S - Grunewald/ Means - To approve a Resolution that an Annual General Adjustment of 2.6 percent shall be deemed banked in accordance with CSFRA section 1707(d) for Landlords to the extent and applicable only to Covered Rental Units that (a) were legally owned by the Landlord as of October 19, 2015 and continued to be owned by the Landlord until the banked increase is imposed, and (b) were continuously occupied by the same Tenant household since October 19, 2015 until the banked increase is imposed, and (c) were not subject to a rent increase between October 19, 2015 and December 23, 2016, and subject to the following constraints, the banked Annual General Adjustment of 2.6 percent authorized by this Resolution: (y) must be first imposed on or before August 31, 2020 or it is forfeit, and (z) may not be imposed prior to the adoption of a formal tenant hardship process as contemplated in CSFRA section 1707(d).

Yes: 4 - Vice Chair Grunewald, Committee Member Ramos, Committee Member Means, and Pardo de Zela (alternate)

No: 1 - Chair Ortiz

Absent: 1 - Committee Member Honey

The Committee recessed at 8:39 p.m. and reconvened at 8:51 p.m.

9. NEW BUSINESS

9.2 Rental Housing Committee Fiscal Year 2018-19 Proposed Budget

Finance and Administrative Services Director Kong presented an oral report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

Edie Keating
Steven Goldstein

The RHC reviewed and provided feedback on the Fiscal Year 2018-19 Proposed Budget for the administration of the Community Stabilization and Fair Rent Act.

9.3 Relocation Assistance and First Right of Return

Adopt a Resolution regarding Relocation Assistance and the First Right of Return.

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

Steven Goldstein

MOTION: M/S - Ramos/Means - To adopt a Resolution that the parameters of Relocation Assistance and First Right of Return benefits for tenancies that are terminated under CSFRA sections 1705(a)(6), 1705(a)(7), and 1705(a)(9) are as defined in Chapter 36, Article XIII of the City Code.

Yes: 4 - Chair Ortiz, Vice Chair Grunewald, Committee Member Ramos, and Committee Member Means

No: 1 - Pardo de Zela (alternate)

Absent: 1 - Committee Member Honey

9.4 Adopt AGA for 2018

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No comments were received from the public.

MOTION: Means/ Ramos - To adopt a Resolution announcing an Annual General Adjustment of rent for 2018 of 3.6 percent.

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

Absent: 1 - Committee Member Honey

9.5 Rental Housing Committee Meeting Schedule

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No comments were received from the public.

MOTION: M/S - Grunewald/Ramos - To adopt a Resolution to revise the meeting schedule for the remainder of calendar year 2018.

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

Absent: 1 - Committee Member Honey

9.6 CSFRA Monthly Status Report April 2018

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

SPEAKING FROM THE FLOOR WITH COMMENTS:

No comments were received from the public.

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

10. CLOSED SESSION REPORT

Chair Ortiz reported that no action was taken at closed session.

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

Committee Member Ramos requested she be sent a digital copy of the RHC's PowerPoint presentations after each meeting.

12. ADJOURNMENT - At 10:12 p.m., Chair Ortiz adjourned the meeting to the next RHC meeting to be held on Monday, June 18, 2018 at 7:00 p.m. in the Council Chambers, 500 Castro Street.