



City of Mountain View

Minutes

Rental Housing Committee

Thursday, April 24, 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

Present 6 - Alternate Mark Balch, Member Robert Cox, Member Emily Staats Hislop, Member Edie Keating, Vice Chair Kevin Ma, and Chair Alex Brown

3. CLOSED SESSION (PLAZA CONFERENCE ROOM)

The closed session was called to order at 7:03 p.m.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

3.1 Conference With Legal Counsel - Existing Litigation

- Name of Case: Leonard Siegel and Pamela Siegel, Trustees of the Siegel Family Revocable Trust, Petitioners, v. Rental Housing Committee, Rent Stabilization Program, Housing Departments, City of Mountain View, respondents.

Santa Clara County Superior Court Case Number 25CV460589.

- Name of Case: Enlightened Investments, Inc., petitions v. City of Mountain View, Rental Housing Committee et al, respondents.

Santa Clara County Superior Court Case Number 21CV390118.

4. CLOSED SESSION REPORT

Karen Tiedemann, Special Counsel, reported out from closed session that the RHC received a report on pending litigation and no action was taken.

5. CONSENT CALENDAR

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

5.1 Minutes for the March 27, 2025 RHC Meeting

MOTION - MS - Cox/ Keating - To approve the consent calendar.

The motion carried by the following vote:

Yes: 4 - Member Cox, Member Keating, Vice Chair Ma, and Chair Brown

Abstain: 1 - Member Hislop

6. ORAL COMMUNICATIONS FROM THE PUBLIC

SPEAKING FROM THE FLOOR WITH COMMENTS:

Deborah Vasquez requested the RHC that the calculations in the One Time Utility Adjustment Petition should be using the number of occupants in a unit and not the number of bedrooms.

Steve Welter asked the staff to provide information on how to implement state law AB 2747, which allows tenants to report positive rental payments to credit bureaus.

7. NEW BUSINESS

7.1 Fiscal Year 2025-26 Recommended Budgets for Community Stabilization and Fair Rent Act and Mobile Home Rent Stabilization Ordinance

Division Manager van Deursen presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

The RHC provided feedback on the Fiscal Year 2025-26 Recommended Budgets for the administration of the Community Stabilization and Fair Rent Act and the Mobile Home Rent Stabilization Ordinance.

7.2 Adoption of Annual General Adjustment of Rent for 2025-26

Division Manager van Deursen presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION - MS - Cox/ Hislop - To adopt a Resolution of the Rental Housing Committee announcing an Annual General Adjustment of Rent under the Community Stabilization and Fair Rent Act for the period of September 1, 2025-August 31, 2026 of 2.7% and an Annual General Adjustment of Rent under the Mobile Home Rent Stabilization Ordinance for the period of September 1, 2025-August 31, 2026 of 1.6%.

The motion carried by the following vote:

Yes: 5 - Member Cox, Member Hislop, Member Keating, Vice Chair Ma, and Chair Brown

7.3 Annual Election of Chairperson and Vice Chairperson

Division Manager van Deursen presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

MOTION 1 - MS - Cox/ Brown - To elect Committee Member Ma of the Rental Housing Committee to serve as Chairperson for one annual term effective May 1, 2025, through April 30, 2026.

The motion carried by the following vote:

Yes: 5 - Member Cox, Member Hislop, Member Keating, Vice Chair Ma, and Chair Brown

MOTION 2 - MS - Brown/ Keating - To elect Committee Member Cox of the Rental Housing Committee to serve as Vice Chairperson for one annual term effective May 1, 2025, through April 30, 2026.

The motion carried by the following vote:

Yes: 5 - Member Cox, Member Hislop, Member Keating, Vice Chair Ma, and Chair Brown

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

8.1 Upcoming Workshops and Housing Help Center Dates

Senior Management Analyst Kennedy presented a report and responded to questions.

SPEAKING FROM THE FLOOR WITH COMMENTS:

No public comments received.

8.2 Expected Future Agenda Items for RHC Meetings:

Chair Brown provided an update on future RHC agenda items.

Staff confirmed Committee Member Cox's question, that no Appeal Hearings were scheduled for the May Rental Housing Committee meeting.

Staff answered Committee Member Keating's question, that an update on Ratio Utility Billing Petitions will be provided in the August RHC meeting.

Staff confirmed in response to Committee Member Staats Hislop's question, that an earlier start time for RHC meetings will be addressed in the May RHC meeting.

9. ADJOURNMENT - At 8:35 p.m., Chair Brown adjourned the meeting to the next regular RHC meeting to be held on Thursday, May 22, 2025 at 7:00 p.m. in the Council Chambers and via Video Conference.